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AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, September 10, 2012
7:00 PM

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC
(Citizens are asked to limit comments to three minutes and to complete a speaker card)

PUBLIC HEARING
Setting the Property Tax Rate for 2012

ACCEPTANCE OF AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. – 7:00 p.m. – Work Session
7:00 p.m. – Regular Meeting of the City Council

1. CONSENT AGENDA

a. Council Minutes dated August 27, 2012

BILLS PAYABLE REPORT

For Information Only
Summary: A report of bills payable dated September 4, 2012 in the amount of $284,538.41 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. Bill No. 5384 - An Ordinance Approving A Final Subdivision Plat For Spectrum Retirement Communities, Lot 1, City Of Creve Coeur, St. Louis County, Missouri. Final Reading and Passage
Summary: An application was submitted by Spectrum Retirement Communities, LLC, for approval of the Spectrum Retirement Communities Subdivision Plat, described as part of adjusted Lot A of the "Boundary Adjustment Plat of Part of Lots 7, 8, 9, and 15 of the Lake House Farm subdivision and all of Trojan Place Addition" as recorded in Plat Book 348

pages 58 and 59, submitted by Marler Surveying Company, Inc. in conjunction with the application for Conditional Use Permit and Site Development Plan for 693 Decker Lane. Planning and Zoning Commission recommended approval on August 20, 2012.

3. **Bill No. 5385 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 43,254 Square-Foot, Assisted Living, Home For The Aged, With Health Care Incidental, Facility Located At 693 Decker Lane In The "CB" Core Business District. Final Reading and Passage**
   Summary: An application was submitted by Spectrum Retirement Communities, LLC, for a conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility, at 693 Decker Lane. Section 405.370(C), "CB" Core Business District, assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. Planning and Zoning Commission recommended approval on August 20, 2012.

NEW BUSINESS

4. **Bill No. 5386 - An Ordinance To Repeal Ordinance Numbers 2206 And 5174, Issue A New Conditional Use Permit For Saint Timothy's Episcopal Church And Authorizing The Installation Of Three (3) Fire Hydrants On The Property Addressed As 808 N. Mason Road In The "C" Single Family Residential Zoning District. First Reading**
   Summary: Saint Timothy's Episcopal Church submitted a request to amend its Site Development Plan and Conditional Use Permit to allow an 8,350 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district. Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003 and Ordinance Number 5174 on January 24, 2011. Planning and Zoning Commission recommended approval for the application on September 4, 2012.

5. **Bill No. 5387 - An Ordinance Repealing Ordinance Number 5060 And Approving A New Master Sign Plan For The BJC West County Hospital Campus Located South Of Olive Boulevard And Zoned "PH" Planned Hospital District. First Reading**
   Summary: Jon Krone of Warren Sign Company on behalf of Barnes Jewish West County Hospital BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the campus at 12634 Olive Boulevard, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus. A master sign plan for the campus was originally approved by Ordinance 5060 on October 27, 2008. Planning and Zoning Commission recommended approval for the application on September 4, 2012.

6. **Bill No. 5388 - An Ordinance Repealing Ordinance Number 3041 And 5095, And Approving A New Master Sign Plan For The Mercy Campus Located At 615 S. New Ballas Road And Zoned "PH" Planned Hospital District. First Reading**
   Summary: Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a new Master Sign Plan for the campus at 615 S. New Ballas Olive, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus and, a master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009. Planning and Zoning Commission recommended approval for the application on September 4, 2012.

7. **Bill No. 5389 - An Ordinance Repealing Ordinances Number 835, 972 And 5189 And Authorizing The Issuance Of A New Conditional Use Permit For A New And Used Automobile Dealership Located At 11654 Olive Boulevard. First Reading**
   Summary: Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits. Conditional use permit ordinances #835 was approved by the City Council on February 27, 1978, and ordinance #972,was approved by the City Council on October 27, 1980, for the operation of a new and used automotive dealership, and ordinance #5189 was approved on April 11,

2011 for the operation of an automotive detailing center for Waterways. An application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the redevelopment of the site for the same use.

8. **Bill No. 5390 - An Ordinance Ordering The Levy And Establishment Of The Rates Of Annual Taxes For Municipal Purposes In The City Of Creve Coeur For The Year 2012. First Reading**
   Summary: An ordinance to levy and establish the rates of annual taxes for the City of Creve Coeur for 2012.

9. **Bill No. 5391 - An Ordinance Amending Provisions Of Chapter 385 Of The Creve Coeur Code Of Ordinances Regarding The Displaying Of License Plates. First Reading**
   Summary: This Bill revises Section 385.060 of the Code to provide for temporary license plates on cars carrying bicycles that obstruct the view of permanent plates. The state statute was changed this past session to allow for such plates, through the efforts of the Police Department and Representative Schupp.

10. **Bill No. 5392 - An Ordinance Amending Provisions Of Chapter 600 Of The Code Of Ordinances Of The City Of Creve Coeur Regarding Liquor Control. First Reading**
    Summary: This Bill revises provisions of the Code regarding liquor control, to address recent changes in state law.

11. **Bill No. 5393 - An Ordinance Establishing Chapter 621 Of The Municipal Code Regarding Scrap Metal Dealers And Making Related Changes To The Code Of Ordinances. First Reading**
    Summary: The Police Department has determined that it is in the public interest to revise minimum standards for scrap metal dealers doing business within the City and make related changes to the Code of Ordinances. St. Louis County has enacted similar legislation for the unincorporated areas.

12. **Bill No. 5394 - An Ordinance Amending Provisions Of Chapter 605 Of The Creve Coeur Code Of Ordinances Regarding License Taxes. First Reading**
    Summary: This Bill revises Section 605.110 concerning penalties for failure to pay license taxes in accordance with recent change in state law.

13. **Resolution No. 1023 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing Execution Of An Agreement With International Truck & Engine Corp. For The Purchase Of A 2013 International Diesel Powered Two-Ton Dump Truck With A Stainless Steel Salt Spreader With Calcium Chloride Saddle Tanks And A 10 Foot Snow Plow For An Amount Of $113,579.**
    Summary: The purchase of this 2-ton International truck is part of our routine truck replacement program. If the purchase is approved it will replace a 2001 Chevy 7500 dump truck which will be sold through the St. Louis County auction after the International truck is delivered.

14. **Resolution No. 1024 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of An Agreement With Luby Equipment Services For The Purchase Of A 2012 Case Sv250 Skid Steer With Brawler Solid Flex Tires For An Amount Of $39,601.00.**
    Summary: This purchase of a new 2012 Case SV250 Skid Steer from the State Cooperative Bid Program will replace a John Deere 240 which is a smaller unit and not capable of operating any attachments used for road and sidewalk repair/replacement.

APPOINTMENTS

15. **Appointment of Special Counsel for Fiber Optic Fees**
    Summary: Nominating Committee met on September 5, 2012 at 7:30 a.m. and is recommending Special Counsel for fiber optic fees.

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

16. **Guidelines For Residents Hosting Parties**
    Summary: The Police Department has developed guidelines for residents hosting parties.

17. Deer Mitigation

Summary: The Police department will discuss the upcoming deer season and procedural changes to the city's deer mitigation program.

18. Olive Graeser Transportation Development District Update

Summary: Staff will provide an update on OGTDD matters.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 9/6/12
Deborah Ryan, MRCC
City Clerk

MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, August 27, 2012
7:00 PM

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N New Ballas Road on Monday, August 27, 2012.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz said the invocation.

ROLL CALL

Mr. Glantz	Mayor
Mr. Kreuter	Council Member Ward I
Mr. Wang	Council Member Ward II
Mrs. Nealey	Council Member Ward II
Mr. Hoffman	Council Member Ward III
Mrs. D'Alfonso	Council Member Ward III
Mrs. Rhoades	Council Member Ward IV
Mr. Saunders	Council Member Ward IV

***** Absent: Council Member Kistner

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)
Mel Klearman resident of 739 Bergerac requested Council move Item 12 up on the agenda so he can be present during the discussion.

Council Member D'Alfonso read an e-mail message from Mr. Gyman stating the Lion's Club donated $20,000 toward the gazebo at Laverne Collins Park along with grants the City obtained and manual labor. The gazebo portion is complete and currently there is no seating under the gazebo which defeats part of its purpose. Lions Club members would like to know when seating will be added to complete this long standing project bringing forth further usage to this park. Council Member D'Alfonso stated she would like to personally thank the Lions Club, American Legion and Kiwanis Club for their contributions to bettering our City and all of their contributions to Laverne Collins Park.

ACCEPTANCE OF AGENDA

Council Member Rhoades moved, seconded by Council Member Saunders to amend the agenda and move Item 12 – Olive Graeser Transportation Development District immediately following Bills Payable, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades - Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Mark Perkins requested the addition of Item 8A – Nominating Committee for Special Counsel under Appointments.

Council Member Rhoades moved, seconded by Council Member D'Alfonso to add Item 8A to the agenda under Appointments, and approve agenda as amended, with the vote upon such motion being as follows, to-wit:

Council Member Nealey – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. – 7:00 p.m. – Work Session
7:00 p.m. – Regular Meeting of the City Council

FUTURE PUBLIC HEARINGS
Monday, September 10, 2012 - 7:00 p.m. - Setting the Property Tax Rate for 2012

1. CONSENT ORDINANCE READINGS

a. Bill No. 5380 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 1,465 Square-Foot Eating And Drinking

Establishment Located At 12784 Olive Boulevard Within The Schnucks/Bellerive Plaza Shopping Center. Final Reading

b. **Bill No. 5382 - An Ordinance Amending Provisions Of Chapters 135, 210, 300, 310, And 340 Of The Creve Coeur Code Of Ordinances Regarding Procedures Of And Offenses Prosecuted In The City's Municipal Court. Final Reading**

City Clerk read Bill Nos. 5380 and 5382 for the final time.

2. CONSENT AGENDA

Council Member Rhoades moved, seconded by Council Member Saunders to approve the consent agenda as presented.

a. **Council Minutes dated August 13, 2012**

b. **Bill No. 5380 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 1,465 Square-Foot Eating And Drinking Establishment Located At 12784 Olive Boulevard Within The Schnucks/Bellerive Plaza Shopping Center. Final Passage**

c. **Bill No. 5382 - An Ordinance Amending Provisions Of Chapters 135, 210, 300, 310, And 340 Of The Creve Coeur Code Of Ordinances Regarding Procedures Of And Offenses Prosecuted In The City's Municipal Court. Final Passage**

d. **Resolution No. 1020 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of An Agreement With The City Of Chesterfield, Under The Cooperative Salt Program, For Purchasing 1,200 Tons Of Salt For An Amount Of $50,268.00.**

e. **Resolution No. 1021 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Approval Of Change Order #1 In The Amount Of $3,452 For The Contract With Horner & Shifrin, Inc. For Engineering Design Services Related To The Development Of The Ladue Road Sidewalk Design, Project Manual, And Approvals From MoDOT.**

f. **Resolution No. 1022 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The City Administrator To Execute A Contract With The Harris Company For Support For The**

Accounting, Financial, Human Resources/Payroll Software In An Amount Not To Exceed $23,747.

Mayor Glantz called the question to approve the consent agenda as presented, with the vote upon such motion being as follows, to-wit:

Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye
Council Member Nealey – Aye
Council Member Saunders - Aye
Council Member Hoffman – Aye
Council Member Rhoades - Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5380 becomes Ordinance No. 5263 and Bill No. 5382 becomes Ordinance No. 5264.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated August 22, 2012 in the amount of $104,684.05 has been provided for Council review. No vote is required.

12. Olive Graeser Transportation Development District

Mark Perkins stated he put this on the agenda to make Council and the public aware of his response on August 16th to Les Steinberg's July 5th letter regarding the outstanding bills regarding the Olive/Graeser TDD. The TDD had requested an amendment to the District Development Agreement between the City and the TDD, which would allow the District to make a onetime payment of administrative expenses in excess of the annual cap as included as part of that agreement. The City Council has considered that request and a couple of points came out of that discussion. One, Council decided collectively it would not be feasible to amend the agreement given the very large number of parties that are in fact a party to that agreement. In addition, all the TDD sales tax revenues are now dedicated toward paying down the City's Series A Notes and any form of amendment that would provide funding for these additional expenses would result in a delay in the city receiving payment for those Series A Notes. For those reasons, the City has denied the request of the Olive/Graeser TDD. The Council and City staff appreciates the hard work of that Board and the citizen members including Mr. Steinberg, Mr. Klearman and others that continue to serve on that Board and appreciate their efforts. The cap that occurs year to year does allow for payment and over the next few years the administrative costs will be reducing. As a result there will be additional money that will be carried over from year to year to pay down those administrative expenses that are currently due to two parties.

Mr. Klearman stated that he understands that there is a sale tax exempt entity that is applied to occupy the old Walgreens. Mr. Klearman stated it that is the case and if there is nothing that can be done to stop them then some consideration should be given to asking them to voluntarily impose the one percent special tax.

Carl Lumley stated he feels it would be problematical because they would be imposing the tax on their purchasers but yet they are telling the state that they are tax exempt.

David Caldwell resident of 257 Brooktrail Court stated per the City Attorney's response regarding the notes and asked by the notes have not been issued yet. Mr. Caldwell stated he has encouraged the Council to release the closed session minutes of the discussions relative to this matter and ask the Council Members to state how they voted if these minutes will not be release and it is something the public should know about.

Mark Perkins stated there is still an issuance of the notes that need to occur. The interest rate is still eight percent so the City, under the agreement, the City has purchased the notes and completed our end of it. We are earning eight percent interest on those notes. We agreed to a voluntary reduction of five percent but they have a process to go through of actually issuing those notes and that has not been completed yet and is still in process.

Carl Lumley stated in terms of the minutes the discussions were with him and they are privileged communications and he will continue to recommend the City to not release the information. Carl Lumley stated he would like to make a correction, a couple of meetings ago there was some discussion regarding the double payments issue and the City was successful in negotiating with PACE that those several payments not be covered and there is no future opportunity to recover those.

David Caldwell stated the City Attorney's advice is protected by the Sunshine Law but is asking the Council Members if they think the public deserves to know how they voted on this matter and whether they were supporting or opposed to the decision to turn down the TDD request. Don't their constituents have a right to know how they voted?

Carl Lumley stated he could not comment further but Mr. Caldwell is making an assumption that isn't justified.

UNFINISHED BUSINESS

3. **Bill No. 5379 - An Ordinance Amending The Official Zoning Map Of The City Of Creve Coeur To Rezone Land "C" Single-Family Residential To "GC" General Commercial, Authorizing The Installation Of One (1) Fire Hydrant, And Approving The Site Development Plan For The Property Addressed As 11224 Olive Boulevard. Final Reading and Passage**

City Clerk read Bill No. 5379 for the last time.

Council Member Hoffman moved, seconded by Council Member Wang to approve Bill No. 5379.

Council Member D'Alfonso asked if there is any way to make the approval of the zoning contingent upon the purchase of the property is completed.

Carl Lumley stated yes, however the factors that goes into whether the property should be rezoned or not has nothing to do with the ownership of the property. So we would really be straying from the analysis of whether the property should be rezoned or not. We would be getting into a dangerous area if we started factoring in the owners also.

Council Member D'Alfonso stated she isn't as concerned about whom the owners are but thought we would have more leverage on items such as sidewalks, easements and items that we would prefer when we are talking about zoning.

Carl Lumley stated the site plan review process gives the City control over those property development details. There certainly can be some things that the zoning decision can give you some additional leverage on. Carl Lumley stated he isn't suggesting that Council couldn't make that condition but staff and he have been trying to steer the City away from basing zoning decisions on factors other than the criteria in the code so that applicants would know what to expect.

Council Member D'Alfonso asked why we are continuing to do this piece meal instead of rezoning that whole swath of land GC and making applicants keep coming to Council.

Paul Langdon stated essentially we are always trying to strike a balance between a development that is requested and a development that we encourage. When you rezone a large section we inadvertently send a message to the development community that the City is interested in a large redevelopment. That maybe great for the development community but may not be great for the people that own the properties that have to be redeveloped and it also causes difficulties to the properties adjacent to it. Large rezoning may assist in a more coordinated development but it also causes more development. This is an area where we have wanted the market to dictate the development.

Council Member D'Alfonso stated when we are talking about things like cross streets and those types of things and talking about the traffic. The continuity in those cases would probably be easier when we are making decisions about allowing a business to us a side street. If they are all rezoned then we will know. Right now we are basing things on the property located next door.

Paul Langdon stated those issues are something we look at every project that comes along. In circumstances like this he relies on the right thing to do which isn't necessarily the easiest thing to do, and two the process is one that in planning terms is enlightened incrementalism. Which

means we don't know what the next step is but when it comes we will do our best to coordinate it with what we do know. That is not always easy to do. Unless he hears from the Planning Commission and the City Council to change the entire area over to commercial then we will proceed as we have been and deal with developments as they come.

Council Member Saunders asked if Paul Langdon could comment on the Shops at Questover and would sort of view that as an analogous situation where the City pursued rezoning with an emphasis on the City trying to control that development and asked how it compares with this situation.

Paul Langdon stated he was not here when Questover was developed but understands it was the developer's proposal and they had secured agreements for the properties. If that were the case in this area that we are discussing tonight then staff would have dealt with it that way.

Andrew Brown, applicant stated he does not have an issue with Council placing a contingency in the Bill.

Council Member Rhoades moved, seconded by Council Member Nealey to amend Bill No. 5379 to make the rezoning approval contingent upon the sale of the property to the applicant, with the vote upon such motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Nay
Council Member Wang – Nay
Council Member Kreuter – Nay
Council Member Nealey – Nay
Council Member Saunders – Aye
Council Member Hoffman – Nay

The vote on the motion being 2 ayes and 5 nays, motion failed.

Mayor Glantz called the question to approve Bill No. 5379, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter - Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades - Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Hoffman – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5379 becomes Ordinance No. 5265.

4. Bill No. 5381 - An Ordinance Approving A Master Signage Plan Pursuant To Section 405.950.6 Of The City Of Creve Coeur Code Of Ordinances For The Congregation Of B'nai Amoona And Saul Mirowitz Jewish Community School Campus Located At 324 S. Mason Road. Final Reading and Passage

City Clerk read Bill No. 5381 for the final time.

Council Member Hoffman stated he will be recusing himself for the reasons stated at the August 13, 2012 Council meeting.

Council Member Wang moved, seconded by Council Member D'Alfonso to approve Bill No. 5381.

Carl Lumley stated there is a memo from staff proposing an amendment to Section 2, Item 4.

Council Member Rhoades moved, seconded by Council Member Wang to amend the language in Section 2, Item 4 in Bill No. 5381, with the vote upon such motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

Council Member Rhoades moved, seconded by Council Member Nealey to approve Bill No. 5381 as amended, with the vote upon such motion being as follows, to-wit:

Council Member Nealey – Aye
Council Member Saunders – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 5381 becomes Ordinance No. 5266.

5. Bill No. 5383 - Amendment To The Defined Benefit Retirement Plan For Employees Of The City Of Creve Coeur. Final Reading and Passage

City Clerk read Bill No. 5383 for the final time.

Council Member Hoffman moved, seconded by Council Member D'Alfonso to approve Bill No. 5383.

Carl Lumley stated there is a memo from staff proposing additional amendments to Section 3.02 of the plan in Section 2 of the ordinance.

Council Member Rhoades moved, seconded by Council Member D'Alfonso to amend Bill No. 5383 be adding amendments to Section 3.02 of the plan, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades - Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Council Member Rhoades moved, seconded by Council Member Saunders to approve Bill No. 5383 as amended, with the vote upon such motion being as follows, to-wit:

Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 5383 becomes Ordinance No. 5267.

NEW BUSINESS

6. Bill No. 5384 - An Ordinance Approving A Final Subdivision Plat For Spectrum Retirement Communities, Lot 1, City Of Creve Coeur, St. Louis County, Missouri. First Reading

City Clerk read Bill No. 5384 for the first time.

7. Bill No. 5385 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 43,254 Square-Foot, Assisted Living, Home For The Aged, With Health Care Incidental, Facility Located At 693 Decker Lane In The "CB" Core Business District. First Reading

City Clerk read Bill No. 5385 for the first time.

Mike Longfellow of Spectrum, the applicant, made a presentation on the application.

Paul Langdon stated this is a two part application process and starts with a subdivision to create the property as a fee simple lot separate from the condominiums to the west and second the site development of the facility. This property, at one time, was to be part of the overall Summit Lofts West Village condo project. Because it was part of a condominium the applicants could not develop it without separating it from the development. This was reviewed by P & Z and was viewed as ultimately a fulfillment of the lot layout that was originally approved with Summit Lofts. The project itself is bookended by two parking garages and we don't have any active uses in terms of office or residential space. Staff tries to make pedestrian orientation to the landscape when there is a sidewalk and there are sidewalks already in this area on both sides of the street. In the project there is an outside dining area and really the landscape as initially proposed treated Decker Lane like an alley. Staff wanted to encourage the project to push that landscape a little more and add more interest at the ground level and the applicant hasn't had reservations with that condition. Paul Langdon stated the other area in the discussion was to increase the privacy between the proposed development and the pool area in Summit Lofts. It is a bit difficult because this property does slope up quite a bit. Vegetation would be difficult to grow on a hill because the water drains away and a fence at this scale would have almost no value. Nonetheless, the condominiums requested a privacy fence and the applicant has agreed to install the fence. The ordinance requires conformance to the drawings submitted.

Council Member Rhoades stated staff to address the parking capacity issue.

Paul Langdon stated the zoning code as we have it today doesn't really address assisted living. The problem we run into is that the code lumps all categories and lump them together which requires so many spaces per sq ft or some other standard. With something like assisted living or nursing care you actually have a much lower generation of traffic and lower demand for parking. The current standard doesn't make sense for this proposed use. Staff did some additional research with neighboring municipalities as well as obtained information from local assisted living facilities and the applicant has submitted information for parking requirements from their other properties. The draft ordinance contains a standard that sets the parking rate as one space for every two resident beds for this project and the plan proposed would meet that standard. A similar issue regarding setback, the CB District where this is a conditional use requires are least fifty percent of the building be within fifteen feet of the right of way. The

difficulty in doing that with this project is that there is an MSD easement that fills all of that fifteen feet. It is very difficult to be certain that development or construction to the inch and the applicant asked if they could push it off of the fifteen. The draft ordinance grants seventeen.

Council Member Rhoades asked if staff is satisfied that the upscale landscaping is already covered in the conditions laid out.

Paul Langdon stated yes and it requires submittal of a revised plan to staff for approval.

Council Member Saunders stated there was discussion in the public hearing regarding holiday parking and how the applicant has handled that in similar developments.

Mike Longfellow stated what we have typically done in all of our communities set up agreements with neighboring properties to use their parking during holidays and weekends when the need would arise.

Mayor Glantz asked how many parking spaces will be on site and how many employees will be working at any given time and where will they park.

Mike Longfellow stated there are 45 spots and there will be approximately 22 employees working at once.

Council Member Saunders asked when the shift change will be for the facility.

Mike Longfellow stated between 2 and 3 p.m.

David Caldwell resident of 257 Brooktrail Court asked what is the height of the proposed building and how does it compare to the surrounding buildings and has there been any analysis of any effects it might have on the light for the viability of the landscaping.

Mike Longfellow stated the building height is 48 feet.

Paul Langdon stated he expects the proposed building to be lower than Summit Lofts and approximately the same height at the two neighboring parking garages.

APPOINTMENTS

8. Appointment and Reappointment of Council Members to the Olive Boulevard TDD Board

Mayor Glantz stated he is recommending the appointment of Council Member Saunders and reappointment of Council Member Kreuter each for a term to expire September 17, 2015. Mayor Glantz stated he has spoken with both candidates and they have agreed to serve.

Council Member Hoffman moved, seconded by Council Member Nealey to appoint Council Member Saunders and Council Member Kreuter to the Olive Blvd TDD Board.

Council Member D'Alfonso asked if a Council Member is appointed to the Board and their Council term expires in April, how long do they continue to serve on the TDD Board.

Mark Perkins stated the elected official would serve until the end of their three year term on the TDD Board.

Council Member Saunders stated he wanted to say that it is quite obvious to anyone in the City that the Olive Blvd TDD has had a lot of problems over the years. It has, therefore been the focus of a great deal of controversy. Council Member Saunders stated he is hoping that it is now in a phase now that it is moving in a direction of finally bringing a closure that development, construction and expenditure phase. Having said that, with the controversies of the past it is far to say that this is not an appointment that necessarily any of us are clamoring to win as a prize but is a job that has to be done. Council Member Saunders stated he has given this appointment a good deal of thought and Mayor Glantz has asked that he serve and the agreement requires a Council Member serve in that position. Council Member Saunders stated that isn't a decision that he was a part of when it was originally made but that is what the agreement is for the Olive Blvd TDD and he is certainly willing to participate in trying to move the process forward.

Mayor Glantz called the question to appoint Council Member Saunders and reappoint Council Member Kreuter to the Olive Blvd TDD Board each for a term to expire September 17, 2015, with the vote upon such motion being as follows, to-wit:

Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

8A. Nominating Committee – Special Counsel

Mark Perkins stated staff would like for a Nominating Committee to be formed per the Charter for purposes of Special Council. The members of that Nominating Committee are to be the Mayor, Council President and a third member selected by the City Council. The purpose of this is to hire a special Counsel to assist the City in the review of some of our right of way agreements with users who we feel we are not being properly compensated for under those agreements. This would be something Carl Lumley would have a conflict of interest and is unable to assist staff in this. This item was discussed several months ago and at the time Beth Kistner had been selected but as staff has reviewed potential applicants there could be potential conflict of interest because her spouse is in the same office area as one of the candidates.

Council Member Rhoades moved, seconded by Council Member Nealey to appoint Council Member Wang to serve as the third member of the Nominating Committee for Special Counsel, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades - Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Nealey – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

BUSINESS FROM THE MAYOR and CITY COUNCIL

9. Coffee with the Mayor

Mayor Glantz wanted to remind everyone that he will be starting a new program, Coffee with the Mayor, which will take place the first Thursday of the month. Everyone is welcome to come and the first scheduled coffee is on Thursday, September 6, 2012 from 7:30 a.m. to 8:30 a.m.

10. Sale of Naming Rights for Dielmann Complex

Council Member D'Alfonso stated since this has been brought up twice at prior Council meetings and she has received an e-mail on it she thought the Council could discuss some more. Council Member D'Alfonso stated she does not have a strong opinion on the subject one way or another.

Mark Perkins stated staff has never seriously pursued the idea. Kirsten Barnes, Parks Director, has called around to a few different ice areas but they have more than 1 ice rink at those facilities and have the seating capacity for several thousand. At our arena there just aren't enough seats from a marketing standpoint to sell the naming rights.

Council Member Saunders asked how much are those arenas getting.

Mark Perkins stated each arena is different and most of the naming comes from the facility trying to recoup construction costs of the facility itself.

Council Member Saunders stated it is easy to think about generating revenue with little expenditure, like a naming. He has received some comments from the public regarding stewardship of public spaces and what is the impact of emblazing that space with an advertised name. Advertising comes with a message and the question is will those messages appeal to all of our users and residents.

Mark Pasewark resident of 1 Chassell Lane stated that often times corporate sponsorships comes with unintended consequences. If we sell the naming rights to the Dielmann Complex then we will have a loss of history all in the name of revenue and dislodging us from within the community in which we live.

BUSINESS FROM CITY ADMINISTRATOR

11. St. Louis Audubon Society Bring Conservation Home Program - Partnership

Mark Perkins stated this is really not an action item but wanted to bring it to the Council's attention. This would be co-promoting with outside organizations and wanted the Council to be aware. Fran Cantor, Chair of the Horticulture, Environmental and Beautification Committee is present and would like to present information to the Council.

Fran Cantor resident of 11700 Terrytown and Chair of the HEB Committee stated the program consists of a member of the St. Louis Audubon Society coming out and evaluating a home at the homeowner's request and will cost $25 per home. This will give the homeowner on-site landscaping assessment and written assessment and recommendations on ways to improve habitat value. In exchange for this reduced cost in service they are asking the City to publicize the program and to use of the City's logo for that purpose. The City gets more beautification and assists homeowner to plant native plants and have advisors to do it. When homeowners plant native plants they use less fertilizer, water, gas and improve storm water management. The City gets the opportunity to be a trend setter. The biggest benefit is the quality of life and each person is creating their own individual sanctuary.

Council Member Rhoades thanked Fran for coming to the meeting and it seems like a win-win situation.

12. Olive Graeser Transportation Development District

Item moved up on the agenda and discussed immediately following Bills Payable.

Council Member Hoffman moved, seconded by Council Member D'Alfonso to adjourn at 8:30 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Kreuter - Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades - Aye
Council Member Saunders – Aye
Council Member Nealey – Aye
Council Member Hoffman – Aye

The vote on the motion being 7 ayes and 0 nays, motion carried.

Submitted by:

Deborah Ryan	Barry Glantz
City Clerk	Mayor

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: September 4, 2012

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills payable dated September 4, 2012 in the amount of $284,538.41.

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

NO DEPT - NO DIV

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00080	0		6044126	28-Aug-12	DIERBERGS	CUPS FOR PRISONERS	01-00-00-2410	6.54	
01796	0		082212	22-Aug-12	ENLOE, CHIP	SEWER LATERAL REPAIR REIMBMNT	02-00-00-1901	2,360.00	
00066	0		208907	27-Aug-12	FROESEL OIL	DIESEL FUEL-GARAGE	01-00-00-1653	8,778.67	
01323	0		037517900	23-Aug-12	INDOX SERVICES	BLUEPRINT COPIES	01-00-00-4722	509.85	
00116	0		2908	28-Aug-12	SAM'S CLUB	PRISONER MEALS	01-00-00-2410	76.34	
01795	0		082212	22-Aug-12	SPECTOR, CANDICE	SEWER LATERAL REPAIR REIMBMNT	02-00-00-1901	2,105.60	
01797	0		082212	22-Aug-12	WILHELMS, PETER	SEWER LATERAL REPAIR REIMBMNT	02-00-00-1901	1,516.80	
01798	0		082212	22-Aug-12	WINSON, RICHARD	SEWER LATERAL REPAIR REIMBMNT	02-00-00-1901	5,816.00	
							Sum of Invoices		*21,169.80*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

LEGISLATIVE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00303	0		10126917	22-Aug-12	MISSOURI LAWYERS MEDIA	PUBLIC HRG NOTICE 8/24/12	01-11-13-6260	232.00	
							Sum of Invoices		*232.00*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

Administration

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00856	0		16246	03-Aug-12	CBIZ BENEFITS & INSURANCE SVCS	ANNUAL PASSPORT FEES	01-12-11-6203	840.00	
01718	0		1840	24-Aug-12	FRANKEL PUBLIC RELATIONS	OLIVE-WARSON CORRIDOR STUDY	01-12-11-6203	2,500.00	
00053	0		15111	15-Aug-12	MERCY CORPORATE HEALTH	DOT TESTING	01-12-11-6271	90.00	
00053	0		15013	15-Aug-12	MERCY CORPORATE HEALTH	PHYSICAL, 9 PANEL LC	01-12-11-6271	85.00	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-12-11-6253	52.00	
							Sum of Invoices		*3,567.00*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

IT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00050	0		INV0024269	15-Aug-12	REJIS	PIX FIREWALL MAINTENANCE	01-12-51-6213	21.24	
00070	0		I120820559	20-Aug-12	TECH ELECTRONICS	SWAPPED EXT 2545 & 2521-PD	01-12-51-6213	125.00	
00280	0		S28710740101	09-Aug-12	ZONES CORPORATE SOLUTIONS	WIFI FOR GOLF SHED	01-12-51-6213	509.22	
							Sum of Invoices		655.46

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

FINANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00005	0		1659429	29-Aug-12	AMERICAN STAMP	REPLACEMENT STAMP PADS	01-13-11-7304	57.89	
00072	0		XT00070692	24-Aug-12	MSGOVERN, A DIVISION OF N. HARRIS CORP	2012 TAX FORMS	01-13-11-7304	190.50	
00041	0	P001475	083012	30-Aug-12	MUNI FINANCIAL	SVCS 8/19 - 8/30/12	01-13-11-6202	2,031.25	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-13-11-6253	52.00	
							Sum of Invoices		*2,331.64*

9/4/2012

MUNICIPAL COURT

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00779	0	P001277	INV00009597	30-Jun-12	AMERICAN TRAFFIC SOLUTIONS, INC.	CAMERA FEES-JUNE 2012	01-13-14-6248	44,604.70
00779	0	P001277	INV00009272	31-May-12	AMERICAN TRAFFIC SOLUTIONS, INC.	CAMERA FEES -MAY 2012	01-13-14-6248	48,029.80
00050	0		INV0024268	15-Aug-12	REJIS	AUGUST 2012 SUBSCRIPTION FEES	01-13-14-6202	2,291.06
							Sum of Invoices	94,925.56

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

INTERDEPARTMENTAL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00077	0		5268143	22-Aug-12	QUILL	TONER FOR DETECTIVES	01-13-15-7312	360.37	
01169	0		3180622257	25-Aug-12	STAPLES ADVANTAGE	TONER FOR CITY CLERK	01-13-15-7312	382.54	
01169	0		3180622256	25-Aug-12	STAPLES ADVANTAGE	VARIOUS SUPPLIES	01-13-15-7312	47.57	
01169	0		3180622254	25-Aug-12	STAPLES ADVANTAGE	TONER FOR CHEIF'S OFC	01-13-15-7312	931.73	
01169	0		3180622255	25-Aug-12	STAPLES ADVANTAGE	TONER - COPPS OFFICE	01-13-15-7312	101.85	
01169	0		3180622253	25-Aug-12	STAPLES ADVANTAGE	TONER - BLDG DEPT	01-13-15-7312	496.78	
01169	0		3180622252	25-Aug-12	STAPLES ADVANTAGE	CHAIRMATS FOR PD	01-13-15-7312	148.82	
00340	0		1278	14-Jun-12	ST. LOUIS AREA INSURANCE TRUST	LIABILITY INSURANCE	01-13-15-6220	43,088.00	
00340	0		1278	14-Jun-12	ST. LOUIS AREA INSURANCE TRUST	WORKERS COMP INS.*		79,867.00	
							Sum of Invoices		*125,424.66*

* Workers' Comp Insurance is charged to each department/division.

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

ICE ARENA

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5099242	28-Aug-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (082812)	06-14-31-7301	0.88
01550	0		452-5072601	21-Aug-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (082112)	06-14-31-7301	0.80
01550	0		452-5099242	28-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORMS (082812)	06-14-31-7308	3.96
01550	0		452-5072601	21-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORMS (082112)	06-14-31-7308	3.60
00080	0		2471-111-5	25-Aug-12	DIERBERGS	BIRTHDAY CAKE	06-14-31-7304	29.99
00164	0		027738	22-Aug-12	NEW SYSTEM CARPET & BUILDING CARE LTD.	CLEANING SUPPLIES	06-14-31-7301	84.06
01693	0		1035493557	18-Aug-12	RICOH USA, INC	TONER COPY MACHINE	06-14-31-6213	39.57
01777	0		271145	08-Aug-12	STARBEAM SUPPLY CO.	LIGHT BULBS DIELMANN COMPLEX	06-14-31-6212	260.50
01048	0		2779673566.	01-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2-8/1/12	06-14-31-6253	52.00
							Sum of Invoices	*475.36*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

GOLF MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01724	0	P001483	5100	13-Aug-12	D-J'S GARAGE DOOR PLACE	410 COMMERCIAL REPLACE GARAGE	06-14-32-6212	784.66	
01415	0		0005858	15-Aug-12	GREENSPRO, INC.	MARKING DYE & INSECTICIDE	06-14-32-7303	245.00	
00660	0	P001485	8522	22-Aug-12	KEEVEN BROTHERS, INC.	700 YDS ZOSIA SOD FOR #5 MENTS	06-14-32-6212	2,205.00	
00660	0	P001485	8522	22-Aug-12	KEEVEN BROTHERS, INC.	SHIPPING	06-14-32-6212	157.50	
00970	0		1388-425677	29-Aug-12	O'REILLY AUTO PARTS	TRANSMISSION FLUID, FUEL SYST	06-14-32-6210	44.47	
00970	0		1388-425677	29-Aug-12	O'REILLY AUTO PARTS	LITHIUM LUBRICANT	06-14-32-6211	7.98	
00173	0		IN105810	20-Aug-12	SUPREME TURF PRODUCTS	SEED FOR RESTORATION IN ROUGH	06-14-32-6212	700.00	
01479	0		JI64575	15-Aug-12	TURFWERKS	WHEEL FOR CUSHMAN	06-14-32-6210	64.73	
01479	0		JI64520	14-Aug-12	TURFWERKS	STEERING CYLINDER 3400	06-14-32-6211	208.71	
							Sum of Invoices		*4,418.05*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

PRO SHOP

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01159	0		541615	02-Aug-12	1ST AYD CORPORATION	VEHICLE MAINTENANCE	06-14-33-6210	234.72
01140	0		55039	17-Aug-12	ARCHWAY BOWLING & TROPHY	TROPHIES AND AWARDS	06-14-33-7304	164.00
00222	0		955704	10-Aug-12	HORNUNG'S PRO GOLF SALES INC	TOURNAMENT SUPPLIES	06-14-33-7304	223.00
00665	0		0156586	27-Jul-12	M & M GOLF CARS	CART MAINTENANCE	06-14-33-6210	402.12
01693	0		1035493557	18-Aug-12	RICOH USA, INC	TONER COPY MACHINE	06-14-33-6212	39.57
01586	0		108870	02-Aug-12	STAAB BATTERY	BATTERIES VEHICLE MAINTENANCE	06-14-33-6210	80.00
							Sum of Invoices	*1,143.41*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

SNACK BAR

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01159	0		541615	02-Aug-12	1ST AYD CORPORATION	CLEANING SUPPLIES	06-14-34-7301	239.42
01550	0		452-5099242	28-Aug-12	ARAMARK UNIFORM SERVICES	WIPING TOWELS (082812)	06-14-34-7301	3.58
01550	0		452-5072601	21-Aug-12	ARAMARK UNIFORM SERVICES	WIPING TOWELS (082112)	06-14-34-7301	3.25
01001	0		57375	08-Aug-12	BI-STATE REFRIGERATION	ICE MACHINE REPAIR	06-14-34-6211	312.68
00084	0	P001476	3868185120	10-Aug-12	COCA-COLA	SODA FOR RESALE (8/10/12)	06-14-34-8317	484.74
00116	0	P001478	3945	16-Aug-12	SAM'S CLUB	FOOD FOR RESALE (8/16/12)	06-14-34-8315	62.70
00116	0	P001478	3945	16-Aug-12	SAM'S CLUB	SNACKS FOR RESALE (8/16/12)	06-14-34-8319	252.22
00116	0	P001478	3945	16-Aug-12	SAM'S CLUB	MISC ITEMS (8/16/12)	06-14-34-8321	30.64
00086	0	P001477	208060263	06-Aug-12	SYSCO FOOD	FOOD FOR RESALE (8/6/12)	06-14-34-8315	548.35
00086	0	P001477	208060263	06-Aug-12	SYSCO FOOD	SNACKS FOR RESALE (8/6/12)	06-14-34-8319	145.74
00086	0		208060263.	06-Aug-12	SYSCO FOOD	MISC ITEMS NOT ON PO	06-14-34-8321	206.18
							Sum of Invoices	*2,289.50*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

BUILDING MAINTENANCE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01550	0		452-5072600	21-Aug-12	ARAMARK UNIFORM SERVICES	CH UNIFORN RENTAL (8/21/12)	01-16-11-7308	7.20	
01550	0		452-5099241	28-Aug-12	ARAMARK UNIFORM SERVICES	CH UNIFORM RENTAL-(8/28/12)	01-16-11-7308	7.92	
00693	0		255211	16-Aug-12	BMC ENTERPRISES, INC.	CONCRETE BLOCKS-EAST LEAF SITE	01-16-11-6212	405.00	
01448	0	P001474	684657	01-Aug-12	BUILDINGSTARS	CLEANING SVC CITY HALL-AUG 201	01-16-11-6212	1,420.00	
01448	0	P001474	684657	01-Aug-12	BUILDINGSTARS	CLEANING SVC POLICE DEPT-AUG 2	01-16-11-6212	1,350.00	
00164	0		027700	24-Aug-12	NEW SYSTEM CARPET & BUILDING CARE	HAND SANITIZERS & DISPENSER	01-16-11-7301	283.92	
00116	0		2908	28-Aug-12	SAM'S CLUB	LOUNGE SUPPLIES	01-16-11-7304	448.92	
00968	0	P001511	75432560	30-Jul-12	SIMPLEX GRINNELL	ANNUAL TESTING CHARGE FOR FIRE	01-16-11-6211	1,659.00	
00087	0		43458	31-Jul-12	SYSTEMAIRE	REPAIR HEAT PUMP-COURT OFC	01-16-11-6211	144.00	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-16-11-6253	32.30	
							Sum of Invoices		*5,758.26*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

POLICE-ADMIN

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00094	0		153747	23-Aug-12	FIRESTONE	CAR 2412 FRONT BRAKES/INST TRS	01-21-11-6210	602.54
00094	0		153760	23-Aug-12	FIRESTONE	CREDIT FOR OVERCHARGE	01-21-11-6210	-76.04
00125	0		275800	27-Aug-12	LEON UNIFORM	(100)CCPD SUBD EMBLEMS	01-21-11-7308	245.00
00125	0		273545	21-Aug-12	LEON UNIFORM	(110) BADGES FOR PD	01-21-11-7308	289.50
00125	0		275799	27-Aug-12	LEON UNIFORM	(518) CCPD EMBLEMS	01-21-11-7308	699.30
00053	0		17744	22-Aug-12	MERCY CORPORATE HEALTH	PRE EMPLY EXAM FOR RES OFFICER	01-21-11-6271	359.00
00053	0		17745	22-Aug-12	MERCY CORPORATE HEALTH	PRE EMPLOY EXAM RES OFFICER	01-21-11-6271	434.00
00050	0	P001462	INV0024269.1	15-Aug-12	REJIS	REJIS USER CHARGES/FEES-AUG 20	01-21-11-6202	4,030.39
00050	0	P001497	INV0024269.3	15-Aug-12	REJIS	CHARTER FIBER CONNECTION-AUG 2	01-21-11-6202	855.00
00050	0		INV0024269	15-Aug-12	REJIS	IMDS ORACLE DB MAINT	01-21-11-6202	21.00
00050	0		INV0024269	15-Aug-12	REJIS	LIVESCAN	01-21-11-6202	50.00
00050	0		INV0024270	16-Aug-12	REJIS	(2) BACKGROUND CHECKS	01-21-11-6203	20.00
00050	0	P001498	INV0024270.	01-Aug-12	REJIS	(2) FRID BADGES	01-21-11-6213	15.00
00050	0	P001498	INV0024269.2	15-Aug-12	REJIS	GLOBAL SOFTWARE SVCS-AUG 2012	01-21-11-6213	1,102.50
01048	0		2788029910	18-Aug-12	VERIZON WIRELESS	MONTHLY AIRCARD FEES	01-21-11-6253	43.01
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-21-11-6253	84.30
							Sum of Invoices	*8,774.50*

9/4/2012

POLICE-INVESTIGATIONS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00007	0		379-610405	10-Aug-12	BATTERIES PLUS - 270	(2) PACKS 3 VOLT CR2 BATTERIES	01-21-21-7302	16.98	
00050	0		INV0024269	15-Aug-12	REJIS	IMDS ORACLE DB MAINT	01-21-21-6202	10.50	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-21-21-6253	193.80	
00311	0		550782	28-Aug-12	WEBER CHEVROLET	CAR 2423 REPLACE ACTUATOR	01-21-21-6210	268.51	
							Sum of Invoices		*489.79*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

POLICE-PATROL

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00096	0	P001441	125268	01-Aug-12	EVS	5 EA LABOR TO INSTALL CODE 3	01-21-22-6210	500.00
00096	0		125294	26-Aug-12	EVS	VARIOUS VEHICLE REPAIRS	01-21-22-6210	65.36
00094	0		153927	28-Aug-12	FIRESTONE	CAR 2404 3000 MILE SERVICE	01-21-22-6210	22.99
00094	0		153682	22-Aug-12	FIRESTONE	CAR 2410 3000 MILE SERVICE	01-21-22-6210	22.99
00094	1		163633	20-Aug-12	FIRESTONE	CAR 2419 R/F HEADLIGHT PIGTAIL	01-21-22-6210	192.78
00094	0		154008	30-Aug-12	FIRESTONE	CAR 2410 INSTALL 4 TIRES; ALIG	01-21-22-6210	373.99
00094	1		153228	09-Aug-12	FIRESTONE	CAR 2419 HDLIGHT BULB	01-21-22-6210	36.99
00094	1		153689	21-Aug-12	FIRESTONE	CAR 2419 CREDIT FOR HDLGHT BLB	01-21-22-6210	-36.99
00094	1		153688	22-Aug-12	FIRESTONE	CAR 2411 HDLGHT PIGTAIL	01-21-22-6210	127.84
00970	0		1852-322519	22-Aug-12	O'REILLY AUTO PARTS	CAR MAINTENANCE ITEMS	01-21-22-6210	36.13
00050	0		INV0024269	15-Aug-12	REJIS	14 VERIZON DATA LINES	01-21-22-6253	672.00
00266	0		240455	24-Aug-12	SUNTRUP	CAR 2416 REPROGRAM PCM	01-21-22-6210	184.00
00266	0		240414	21-Aug-12	SUNTRUP	CAR 2407 REPL. AIRBAG PAD ASSY	01-21-22-6210	184.78
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-21-22-6253	353.45
							Sum of Invoices	*2,736.31*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

PUBLIC WORKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-31-11-6253	168.60	
01048	0		2786032993	13-Aug-12	VERIZON WIRELESS	AIR CARD CHG 7/14-8/13/12	01-31-11-6253	43.01	
							Sum of Invoices		*211.61*

9/4/2012

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5099239	28-Aug-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (8/28/12)	01-31-41-6212	8.91
01550	0		452-5046411	14-Aug-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (8/14/12)	01-31-41-6212	8.10
01550	0		452-5020162	07-Aug-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (8/7/12)	01-31-41-6212	8.10
01550	0		452-2072597	21-Aug-12	ARAMARK UNIFORM SERVICES	CLEANING SUPPLIES (8/21/12)	01-31-41-6212	8.10
01550	0		452-5099239	28-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/28/12)	01-31-41-7308	39.80
01550	0		452-5046411	14-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/14/12)	01-31-41-7308	37.87
01550	0		452-5072615	21-Aug-12	ARAMARK UNIFORM SERVICES	CREDIT FOR OVERBILLINGS	01-31-41-7308	-33.90
01550	0		452-5020162	07-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/7/12)	01-31-41-7308	37.87
01550	0		452-2072597	21-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/21/12)	01-31-41-7308	37.87
00102	0		734657	24-Aug-12	BEYERS LUMBER	PLYWOOD=SKIDSTEER TRAILER DECK	01-31-41-6211	30.70
00013	0		1763-198639	27-Aug-12	CARQUEST AUTO PARTS	COPPER SPARK PLUGS FOR TRUCKS	01-31-41-6210	10.95
00013	0		1763-198362	21-Aug-12	CARQUEST AUTO PARTS	GREASE GUN HOSE-SHOP STOCK	01-31-41-6210	7.57
00049	0		35225	29-Aug-12	EMPLOYEE STAFFING GROUP	TEMP HELP W/O 8/20/12	01-31-41-6207	540.00
00049	0		35213	21-Aug-12	EMPLOYEE STAFFING GROUP	TEMP HELP W/O 8/13/12	01-31-41-6207	540.00
00127	0		1074735	15-Aug-12	ERB EQUIPMENT COMPANY	BOLTS,PINS FOR CHIPPER TONGUE	01-31-41-6211	16.68
00023	0		282598	28-Aug-12	FRED WEBER	ASPHALT-TRIP HAZARD REPAIR	01-31-41-7305	413.00
00023	0		280178	16-Aug-12	FRED WEBER	ASPHALT-SIDEWALK TRIP HAZARD	01-31-41-7305	177.00
00023	0		279959	15-Aug-12	FRED WEBER	ASPHALT-TRIP HAZARD/POTHOLES	01-31-41-7305	236.00
00081	0		9909627581	23-Aug-12	GRAINGER	DRILL BITS-SKID STEER TRAILER	01-31-41-7302	11.08
00117	0		96939	20-Aug-12	HOME DEPOT	IMPACT DRIVER & BITS	01-31-41-7302	263.85
01136	0		62405398	20-Aug-12	JOHN DEERE LANDSCAPES	IRRIGATION PARTS-OLIVE & 270	01-31-41-6211	53.52
00789	0		386945	22-Aug-12	K&K SUPPLY	DRILL BITS FOR SHOP STOCK	01-31-41-7302	3.56
01134	0		2559353	06-Aug-12	KIMBALL MIDWEST	DISK,CLAMPS,WASHERS FOR STOCK	01-31-41-6211	332.78
00156	0		082112	21-Aug-12	L & C TRUCK REPAIR, INC.	REPLACE DIPSTICK-TRUCK #310	01-31-41-6210	313.68
00042	0		I92446	20-Aug-12	MPR SUPPLY	IRRIGATION PARTS-OLIVE & 270	01-31-41-6211	47.28
00042	0		I93001	27-Aug-12	MPR SUPPLY	IRRIGATION PARTS-MILLENIUM PK	01-31-41-6211	272.50
01095	0		641082	28-Aug-12	NAPA AUTO PARTS	U-JOINT-FLAIL MOWER	01-31-41-6211	49.98
00970	0		1852-316914	16-Jul-12	O'REILLY AUTO PARTS	BRAKE SHOES - BILLS OLD TRUCK	01-31-41-6210	9.49
00110	0		312179	22-Aug-12	RICMAR INDUSTRIES	ACIDIC CHEM-DEAD DEER REMOVAL	01-31-41-7301	286.54
00609	0		S-1305	09-Aug-12	SUPERIOR EQUIPMENT CO., INC.	REPLACE GAS PUMP HOSE-GARAGE	01-31-41-6211	223.35

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

STREETS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00270	0		61361-00	17-Aug-12	TERMINAL SUPPLY CO.	TAIL LIGHTS-TRUCKS & STOCK	01-31-41-6210	78.12	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-31-41-6253	127.36	
00104	0		S14486	17-Aug-12	VERMEER	REPAIR OF LIMB CHIPPER	01-31-41-6211	141.62	
00104	0		S14338	10-Aug-12	VERMEER	REPAIR OF LIMB CHIPPER	01-31-41-6211	323.17	
							Sum of Invoices		*4,662.50*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

HEALTH & WELFARE

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-31-42-6253	32.30	
							Sum of Invoices		*32.30*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

PARKS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550	0		452-5099239	28-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/28/12)	01-31-43-7308	39.80
01550	0		452-5046411	14-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/14/12)	01-31-43-7308	37.88
01550	0		452-5020162	07-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/7/12)	01-31-43-7308	37.88
01550	0		452-2072597	21-Aug-12	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (8/21/12)	01-31-43-7308	37.88
00040	0		A50286	31-Aug-12	MILBRADT	STIHL CHAINSAW FOR LG TREES	01-31-43-6211	478.99
00042	0		92964	27-Aug-12	MPR SUPPLY	DIAPHRAM FOR VALVE BOX-MILL PK	01-31-43-6212	75.46
01095	0		641266	29-Aug-12	NAPA AUTO PARTS	U-JOINT - FLAIL MOWER	01-31-43-6211	24.99
00110	0		312215	23-Aug-12	RICMAR INDUSTRIES	TP FOR PARKS RESTROOMS	01-31-43-6212	247.20
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-31-43-6253	37.68
							Sum of Invoices	*1,017.76*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-32-11-6253	149.19	
01799	0		136263	30-Jun-12	VOLZ	PROFESSIONAL SVCS THRU 6/30/12	01-32-11-6203	1,276.00	
							Sum of Invoices		*1,425.19*

CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

9/4/2012

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
01762	0		083112	31-Aug-12	MABOI	MABOI FALL CONFERENCE	01-32-61-6265	200.00	
01048	0		2779673566	27-Aug-12	VERIZON WIRELESS	CELL PHONE USEAGE 7/2 - 8/1/12	01-32-61-6253	196.75	
							Sum of Invoices		396.75

9/4/2012

CAPITAL IMPROVEMENTS

Vendor Number	Address Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount	
00023	0		281619	23-Aug-12	FRED WEBER	ASPHALT-MICRO CONCRETE PROJECT	02-61-71-9510-13601	826.00	
00023	0		281985	24-Aug-12	FRED WEBER	ASPHALT FOR MICRO PROJECT	02-61-71-9510-13601	295.00	
00023	0		281527	22-Aug-12	FRED WEBER	ASPHALT REPAIR-M&H CONCRETE	02-61-71-9510-13601	531.00	
00303	0		10117725	01-Aug-12	MISSOURI LAWYERS MEDIA	ADV FOR OLIVE LIGHTING PROJ	02-61-71-9510	749.00	
							Sum of Invoices		*2,401.00*

GRAND TOTAL OF ALL INVOICES ***284,538.41***

BILL NUMBER 5384 **ORDINANCE NUMBER _____**

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR SPECTRUM RETIREMENT COMMUNITIES, LOT 1, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

WHEREAS, an application was submitted by Spectrum Retirement Communities, LLC, for a conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility, at 693 Decker Lane; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 6, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, the public hearing was continued on August 20, 2012, to allow for supplemental mailing of notices to adjacent property owners within 300 feet of the subject property regarding the application; and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 votes, recommended approval of the conditional use permit, subject to the conditions contained herein, and related subdivision, at its meeting on August 20, 2012; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Spectrum Retirement Communities Subdivision Plat, described as part of adjusted Lot A of the “Boundary Adjustment Plat of Part of Lots 7, 8, 9, and 15 of the Lake House Farm subdivision and all of Trojan Place Addition” as recorded in Plat Book 348 pages 58 and 59, as heretofore submitted by Marler Surveying Company, Inc., and more particularly described as follows:

> All that part of Adjusted Lot A of the "Boundary Adjustment Plat of Part of Lots 7, 8, 9 and 15 of the Lake House Farm Subdivision and all of Trojan Place Addition" as recorded in Plat Book 348 Pages 58 and 59 of the St. Louis County records, described as follows:
>
> Beginning at the northeast corner of said Adjusted Lot A, also on the West line of Decker Lane;

Thence along said West line of Decker Lane South 00 Degrees 15 Minutes 54 Seconds West a distance of 303.94 feet to the South line of said Adjusted Lot A;

Thence along said South line of said Adjusted Lot A South 89 Degrees 27 Minutes 57 Seconds West a distance of 227.09 feet to the East line of Amendment No. 1, the Summit Lofts, a Condominium as recorded in Plat Book 355 Page 141 of the St. Louis County records;

Thence along said East line of Amendment No. 1, the Summit Lofts, a Condominium North 00 Degrees 30 Minutes 00 Seconds West a distance of 304.05 feet to the North line of the aforesaid Adjusted Lot A;

Thence along said North line of Adjusted Lot A North 89 Degrees 30 Minutes 00 Seconds East a distance of 231.15 feet to the point of beginning and containing 69,647 square feet or 1.60 acres, more or less,

is hereby approved subject to the following conditions:

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
2. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring maintenance of the underground stormwater basin together with the adjoining Summit Lofts property, as approved by the City Attorney.

SECTION 2: Such approval of the Plats for the resubdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

SECTION 3: This ordinance shall become effective as an emergency measure in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

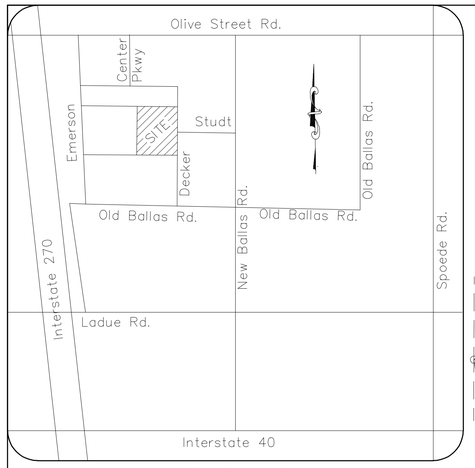
ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

SPECTRUM RETIREMENT COMMUNITIES SUBDIVISION PLAT

PART OF ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7, 8, 9 AND 15 OF THE LAKE HOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION" AS RECORDED IN PLAT BOOK 348 PAGES 58 AND 59

CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

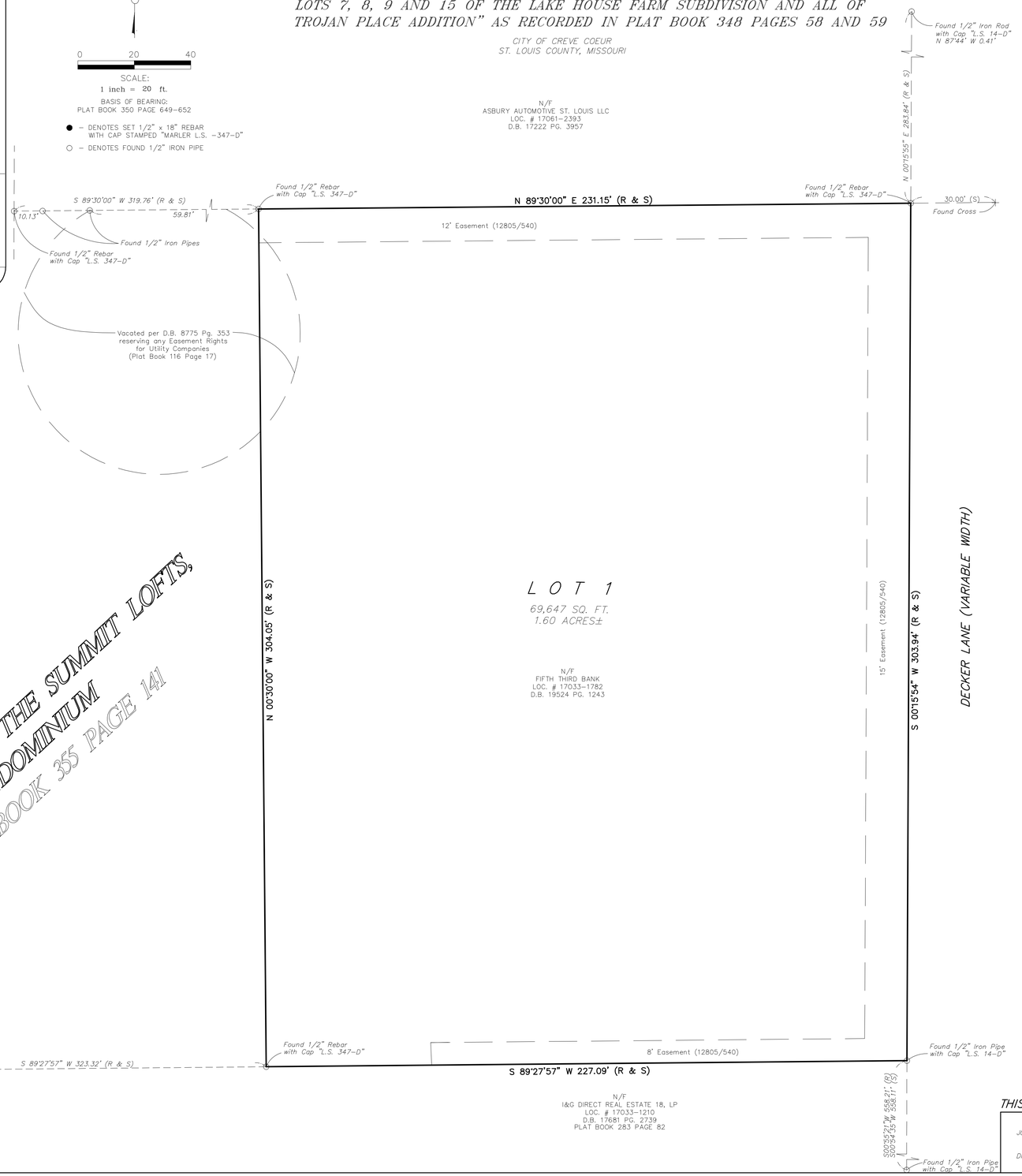


VICINITY MAP
NOT TO SCALE

0 20 40
SCALE:
1 inch = 20 ft.

BASIS OF BEARING:
PLAT BOOK 350 PAGE 649-652

● – DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S. -347-D"
○ – DENOTES FOUND 1/2" IRON PIPE



THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "SPECTRUM RETIREMENT COMMUNITIES"

IN WITNESS HEREON, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF_____, 2012.

SPECTRUM RETIREMENT COMMUNITIES, LLC

_____

STATE OF MISSOURI)
) S.S.
ST. LOUIS COUNTY)

ON THIS _____ DAY OF _____, 2012, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS SUBDIVISION PLAT. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 2012.

_____

STATE OF MISSOURI)
) S.S.
ST. LOUIS COUNTY)

ON THIS _____ DAY OF _____, 2012, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

I, PAUL LANGDON, THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR CITY OF CREVE COEUR, MISSOURI DO HEREBY CERTIFY THAT THE PLAT OF SPECTRUM RETIREMENT COMMUNITIES WAS APPROVED BY THE CITY OF CREVE COEUR PLANNING DIVISION, THIS ____ DAY OF _____, 2012, AND HEREBY AUTHORIZE THE RECORDING OF THIS PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS, AS PER ORDINANCE NO. _____.

_____
PAUL LANGDON, DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF CREVE COEUR, MISSOURI

_____
DEBORAH RYAN, CITY CLERK
CITY OF CREVE COEUR, MISSOURI

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY TO **SPECTRUM RETIREMENT COMMUNITIES, LLC**, WE HAVE DURING THE MONTH OF JULY 2012, PERFORMED A BOUNDARY RETRACEMENT SURVEY AND PREPARED A SUBDIVISION PLAT FOR PART OF ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7, 8, 9 AND 15 OF THE LAKE HOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION" AS RECORDED IN PLAT BOOK 348 PAGES 58 AND 59 OF THE ST. LOUIS COUNTY RECORDS AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING:
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.070) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2012.

NO TITLE COMMITMENT WAS PROVIDED TO THE LAND SURVEYOR AT THE TIME OF THIS SURVEY.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

By: _____
MARTY L. MARLER
MISSOURI PLS# 2501

THIS PLAT CONTAINS 1.60± ACRES

JOB NO. 1206-162 DRWN BY: M.S.B.	MARLER SURVEYING COMPANY, INC. 11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX email: marler@marlersurveying.net	DEPUTY C.B. CHK'D BY: M.L.M.

BILL NO. 5385 **ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 43,254 SQUARE-FOOT, ASSISTED LIVING, HOME FOR THE AGED, WITH HEALTH CARE INCIDENTAL, FACILITY LOCATED AT 693 DECKER LANE IN THE "CB" CORE BUSINESS DISTRICT

WHEREAS, under Section 405.370(C), "CB" Core Business District, assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Spectrum Retirement Communities, LLC, for a conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility, at 693 Decker Lane; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 6, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, the public hearing was continued on August 20, 2012, to allow for supplemental mailing of notices to adjacent property owners within 300 feet of the subject property regarding the application; and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 votes, recommended approval of the conditional use permit, subject to the conditions contained herein, and related subdivision, at its meeting on August 20, 2012; and

WHEREAS, the City Council has approved the related subdivision by Ordinance No._____; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.

4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 90-unit assisted living facility (home for the aged, with health care incidental) located at 963 Decker Lane, in the "CB" Core Business zoning district, whose legal description is as follows:

> All that part of Adjusted Lot A of the "Boundary Adjustment Plat of Part of Lots 7, 8, 9 and 15 of the Lake House Farm Subdivision and all of Trojan Place Addition" as recorded in Plat Book 348 Pages 58 and 59 of the St. Louis County records, described as follows:
>
> Beginning at the northeast corner of said Adjusted Lot A, also on the West line of Decker Lane;
>
> Thence along said West line of Decker Lane South 00 Degrees 15 Minutes 54 Seconds West a distance of 303.94 feet to the South line of said Adjusted Lot A;
>
> Thence along said South line of said Adjusted Lot A South 89 Degrees 27 Minutes 57 Seconds West a distance of 227.09 feet to the East line of Amendment No. 1, the Summit Lofts, a Condominium as recorded in Plat Book 355 Page 141 of the St. Louis County records;
>
> Thence along said East line of Amendment No. 1, the Summit Lofts, a Condominium North 00 Degrees 30 Minutes 00 Seconds West a distance of 304.05 feet to the North line of the aforesaid Adjusted Lot A;
>
> Thence along said North line of Adjusted Lot A North 89 Degrees 30 Minutes 00 Seconds East a distance of 231.15 feet to the point of beginning and containing 69,647 square feet or 1.60 acres, more or less.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for a 43,254 square-foot assisted living, residential care facility with a maximum of 90 resident beds at 693 Decker Lane.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated August 22, 2012 as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated July 27, 2012, as bound together and submitted in

conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants.

4. The Final Landscape Plan shall be in substantial conformance with the "Planting Plan" by Landscape Technologies dated July 6, 2012, except where additional plantings shall be provided along the ground floor main dining elevation between the Decker Lane entrance and the outdoor patio, to meet with the intent of the Design Guidelines for the Zoning Administrator's approval.
5. All exterior plans shall demonstrate grading and stormwater protection of the existing parking garage for the property to the west, and shall indicate that the exiting requirements for the garage per Building Code requirements are not impeded by the development of the assisted living facility, consistent with the drawing attached hereto as Exhibit A. Additionally, improvements shall be installed to preserve the privacy of the pool are of the adjoining Summit Lofts property consistent with the drawing attached hereto. The applicant shall either complete such improvements regarding that parking garage and privacy screening or reimburse the owners thereof for the cost of such improvements prior to the issuance of an occupancy permit for the assisted living facility.
6. In recognition of a pre-existing Metropolitan St. Louis Sewer District (MSD) easement adjacent to the Decker Lane right-of-way, the front setback for the assisted living facility may be a maximum of 17 feet in accordance with Section 405.240, Setback and Building Lines, of the Zoning Ordinance.
7. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring maintenance of the underground stormwater basin together with the adjoining Summit Lofts property, as approved by the City Attorney.
8. Off-street parking requirements shall be calculated as one parking space per every two resident beds. Because this parking determination is driven by the unique demands of an assisted living facility, no other use shall be made of the property without the approval of the City Council.
9. Accessory structures, including the generator and dumpster enclosure, and the supporting structure of the ground monument shall be of materials consistent with the main building.
10. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building

commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

Exhibit A

SITE DEVELOPMENT PLAN
FOR
SPECTRUM RETIREMENT COMMUNITIES

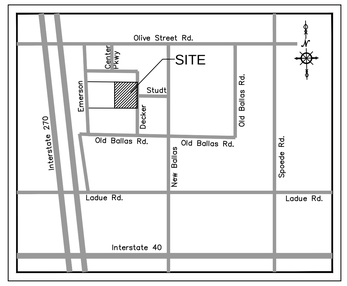
ALL THAT PART OF ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7, 8, 9 AND 15 OF THE LAKE HOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION" AS RECORDED IN PLAT BOOK 348 PAGES 58 AND 59 OF THE ST. LOUIS COUNTY RECORDS
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

LEGEND

EXISTING CONTOURS	433
PROPOSED CONTOURS	433
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
RIGHT-OF-WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	18"
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.
TO BE ADJUSTED	T.B.A.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W
GAS MAIN	G
UNDERGROUND TELEPHONE	T
OVERHEAD WIRE	O.H.
UNDERGROUND ELECTRIC	E
FIRE HYDRANT	
POWER POLE	
WATER VALVE	WV
LIGHT STANDARD	

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED
(T.B.R.&R.)	TO BE REMOVED AND REPLACED



LOCATION MAP
NOT TO SCALE

PROPERTY DATA

OWNER	= FIFTH THIRD BANK
OWNER UNDER CONTRACT	= SPECTRUM RETIREMENT COMMUNITIES, LLC
SITE ADDRESS	= 693 DECKER LANE CREVE COEUR, MO 63141
LOCATOR NUMBER	= 170331782
SITE AREA	= 1.60 ± ACRES
ZONING	= "CB" CORE BUSINESS DISTRICT
FIRE DISTRICT	= CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
WATER SHED	= DEER CREEK
FEMA MAP	= FIRM 29189C0162 H, AUG. 2, 1995 UNSHADED ZONE X
MSD BASE MAP	= 17-0

UTILITIES / AGENCIES

ELECTRIC COMPANY = AMERENUE – DORSETT
DISTRICT 12121 DORSETT ROAD
ST. LOUIS, MO 63043 PH.
(314) 344-9575

PHONE COMPANY = AT&T
402 NORTH THIRD STREET ST.
CHARLES, MO 63301 PH. (636)
949-4228

GAS COMPANY = LACLEDE GAS COMPANY
720 OLIVE STREET ROOM
1408 ST. LOUIS, MO 63101
PH. (314) 342-0686

WATER COMPANY = MISSOURI AMERICAN WATER COMPANY
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
PH. (314) 996-2464

CABLE TELEVISION = CHARTER COMMUNICATIONS, INC.
MAPPING & DESIGN DEPARTMENT
941 CHARTER COMMONS
CHESTERFIELD, MO 63017 PH.
(636) 220-2174

FIRE DISTRICT = CREVE COEUR FIRE PROTECTION DISTRICT
11221 OLIVE BOULEVARD
ST. LOUIS, MISSOURI 63141
PH. (314) 432-5570
FAX: (314) 432-2367
ATTN: MR. ART OESTEREICH, FIRE MARSHAL

LEGAL DESCRIPTION

All that part of Adjusted Lot A of the "Boundary Adjustment Plat of Part of Lots 7, 8, 9 and 15 of the Lake House Farm Subdivision and all of Trojan Place Addition" as recorded in Plat Book 348 Pages 58 and 59 of the St. Louis County records, described as follows:

Beginning at the northeast corner of said Adjusted Lot A, also on the West line of Decker Lane;

Thence along said West line of Decker Lane South 00 Degrees 15 Minutes 54 Seconds West a distance of 303.94 feet to the South line of said Adjusted Lot A;

Thence along said South line of said Adjusted Lot A South 89 Degrees 27 Minutes 57 Seconds West a distance of 227.09 feet to the East line of Amendment No. 1, the Summit Lofts, a Condominium as recorded in Plat Book 355 Page 141 of the St. Louis County records;

Thence along said East line of Amendment No. 1, the Summit Lofts, a Condominium North 00 Degrees 30 Minutes 00 Seconds West a distance of 304.05 feet to the North line of the aforesaid Adjusted Lot A;

Thence along said North line of Adjusted Lot A North 89 Degrees 30 Minutes 00 Seconds East a distance of 231.15 feet to the point of beginning and containing 69,647 square feet or 1.60 acres, more or less.

End of Description

BENCHMARKS

MSD BENCHMARK– 13-59– 676.98' – "L" ON THE SOUTHEAST CORNER OF CONCRETE STEP, 1' EAST AND 0.4' SOUTH OF THE SOUTH SIDE OF DOOR ENTRANCE TO OFFICE OF SERVICE STATION; SOUTHWEST CORNER OLIVE STREET ROAD AND BALLAS ROAD.

SITE BENCHMARK
ELEV. – 644.28' – CROSS AT THE CENTERLINE OF DECKER LANE AT THE INTERSECTION OF THE CENTERLINE OF STUDT LANE, AS SHOWN ON SURVEY.

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	SCHEMATIC ELEVATIONS
	PERSPECTIVES
A3.10-A3.40	FLOOR PLANS
L-1, L-2	PLANTING PLAN
LP-1	PHOTOMETRIC PLAN
LP-2	LIGHTING DETAILS

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR 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 PROPOSED UTILITIES SHALL BE UNDERGROUND.

2.) ALL ELEVATIONS ARE BASED ON BENCHMARK INFORMATION SHOWN.

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.

4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND M.S.D.

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR.

6.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

7.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

8.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

9.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

10.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE THE CITY OF CREVE COEUR, ST. LOUIS COUNTY AND M.S.D.

11.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

12.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

13.) 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 ADAA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

14.) NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS APPROVED BY GEOTECHNICAL ENGINEER

15.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.

16.) ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.

17.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR UPON COMPLETION OF WORK IN THE AREA AFFECTED.

18.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.

19.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.

20.) ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW.

21.) MAXIMUM STRUCTURE HEIGHT PER ZONING SECTION 405.370(E):
ALLOWABLE: NO BUILDING OR STRUCTURE SHALL EXCEED FOUR (4) STORIES OR SIXTY (60) FEET IN HEIGHT.
PROPOSED: 4-STORIES, HEIGHT=48'

22.) MAXIMUM SITE COVERAGE PER ZONING SECTION 405.370(E)
ALLOWABLE: THE AMOUNT OF GROSS SITE AREA COVERED BY BUILDINGS AND STRUCTURES, SURFACE PARKING, PAVEMENT FOR AUTOMOBILE CIRCULATION OR PERMITTED EXTERIOR BUSINESS SERVICES, STORAGE, MERCHANDISE DISPLAY, REPAIR OR PROCESSING SHALL NOT EXCEED SIXTY-THREE PERCENT (63%) OF THE SITE.
PROPOSED: BUILDING FOOTPRINT = 0.49± Ac.
SURFACE PARKING + PVMT. FOR AUTOMOBILE CIRCULATION = 0.51± Ac.
TOTAL =*1.00± Ac.
*EXCLUDES PEDESTRIAN WALKS, SEATING AREAS, AND GRASS-CRETE PAVERS
SITE COVERAGE % = 1.00/1.60 x 100%
= 62.50% < 63%

23.) FLOOR AREA RATIO
ALLOWABLE: CLASS 2 DEVELOPMENTS SHALL NOT EXCEED A FLOOR AREA RATIO OF ONE (1.0) (ONE (1) SQUARE FOOT OF FLOOR AREA PER SQUARE FOOT OF SITE).
PROPOSED: GROSS FLOOR AREA = 43,254 S.F. (GROSS LEASABLE FLOOR AREA)
TOTAL SITE AREA = 69,647 S.F.
F.A.R. = 43,254/69,647
= 0.62 < 1.0

24.) YARD AND SETBACK REQUIREMENTS PER ZONING SECTION 405.370(E):
MAXIMUM FRONT YARD:
A MINIMUM OF FIFTY PERCENT (50%) OF THE BUILDING ELEVATION PARALLEL TO THE STREET RIGHT-OF-WAY SHALL BE LOCATED A MAXIMUM OF FIFTEEN (15) FEET FROM THE RIGHT-OF-WAY ESTABLISHED BY THE ADOPTED SITE DEVELOPMENT PLAN FOR THE "CB" CORE BUSINESS DISTRICT.

SIDE YARD = 10 FT.
REAR YARD = 10 FT.

25.) SITE LIGHTING SHALL COMPLY WITH THE ORDINANCE REQUIREMENTS PER SECTION 405.680(B)(4) WHICH STATES THAT 'LIGHTING SHALL NOT BE CAST UPON AN ADJACENT PROPERTY OR RIGHT-OF-WAY NOR SHALL GLARE BE EMITTED FROM AN ILLUMINANT SOURCE.' FIXTURES SHALL BE DUSK-TO-DAWN FIXTURES.

26.) LANDSCAPING SHALL COMPLY WITH THE ORDINANCE REQUIREMENTS PER SECTION 405.540.

27.) PARKING REQUIREMENTS PER SECTION 405.820:
PARKING REQUIRED: NURSING AND PERSONAL CARE FACILITIES (SIC CODE 8050). ONE (1) SPACE PER TWO (2) PATIENT BEDS.
NUMBER OF UNITS = 90
SPACES REQIRED = 90/2 = 45 SPACES

PARKING PROVIDED: 45 SPACES

28.) TENANT SIGNAGE IS REVIEWED UNDER A SEPARATE PERMIT PROCESS AND ANY APPROVAL OF THE PROJECT DOES NOT CONSTITUTE APPROVAL FOR ANY SIGNAGE SHOWN ON THESE DRAWINGS.

PREPARED FOR:
SPECTRUM RETIREMENT COMMUNITES, LLC
200 SPRUCE STREET, SUITE 200
DENVER, COLORADO 80230
PHONE (303) 360-8812
FAX (303) 360-8814

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, MO 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

Site Development Plan for
SPECTRUM RETIREMENT COMMUNITIES
693 Decker Lane
Creve Coeur, Missouri

Proj. # 1193

No.	Description	Date
	Submittal	07/06/12
	City Comments	07/26/12
	City Comments	08/22/12

TITLE SHEET

DRAWING NO.
SDP-1

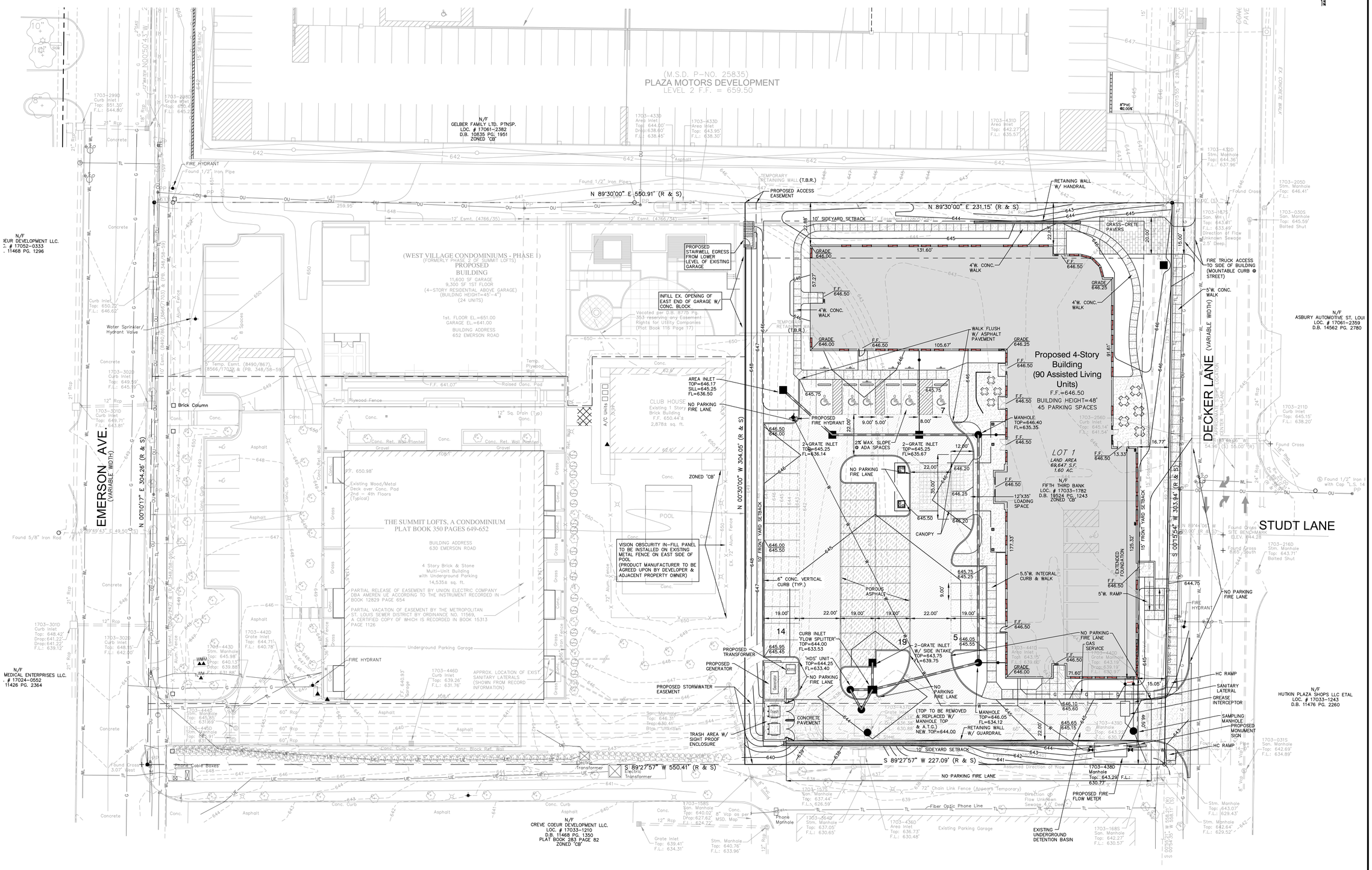
SITE DEVELOPMENT PLAN

FOR

SPECTRUM RETIREMENT COMMUNITIES

PART OF ADJUSTED LOT A OF BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5, 7, 8, 9, AND 15 OF THE LAKEHOUSE FARM SUBDIVISION AND ALL OF TROJAN PLACE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348 PAGES 58–59
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



PAUL K. BOYER, P.E. E–28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, MO 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

Site Development Plan for
SPECTRUM RETIREMENT COMMUNITIES
693 Decker Lane
Creve Coeur, Missouri

Proj. # 1193	
No. Description	Date
Submittal	07/06/12
City Comments	07/26/12
City Comments	08/22/12

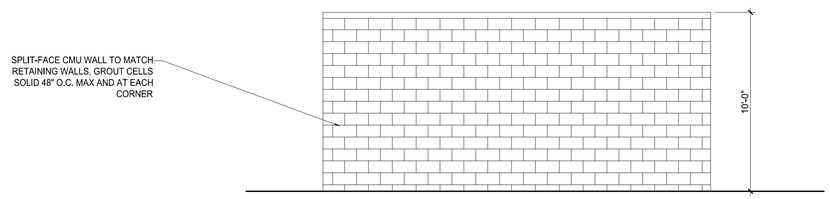
SITE DEVELOPMENT PLAN

DRAWING NO.

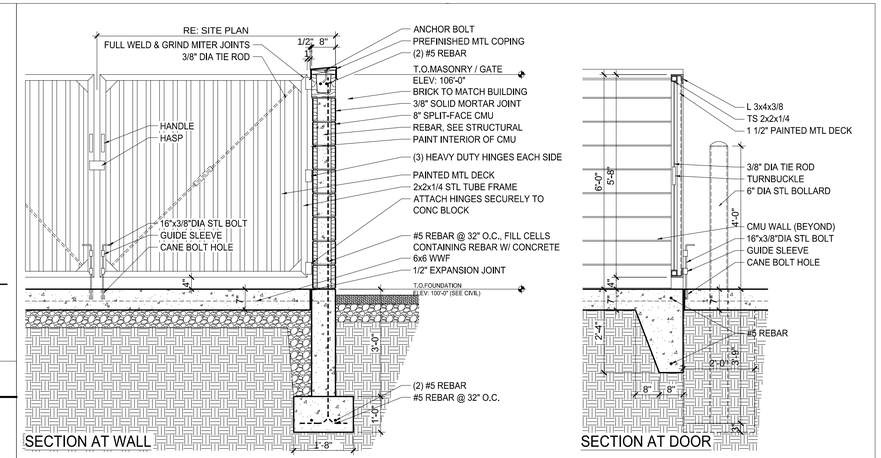
SDP-2

VESSEL
ARCHITECTURE & DESIGN

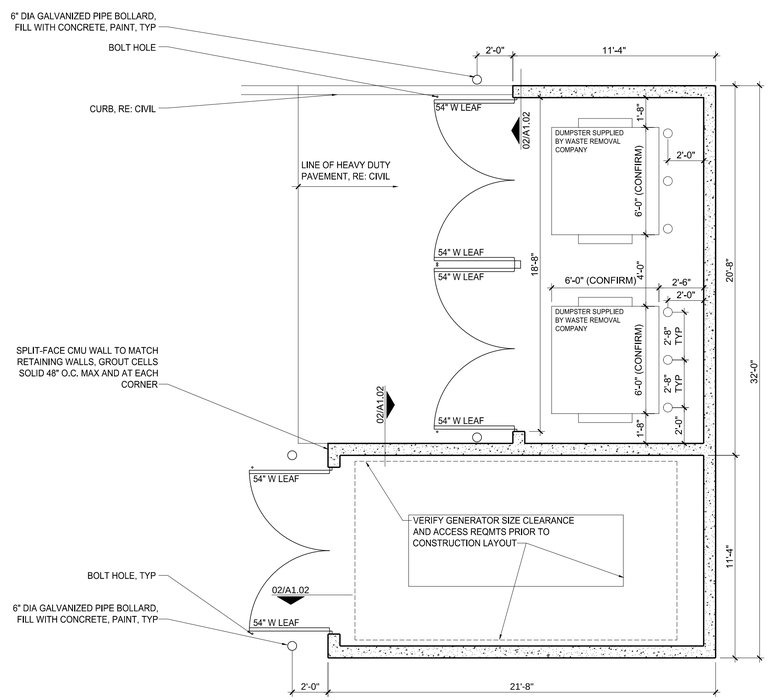
SPECTRUM



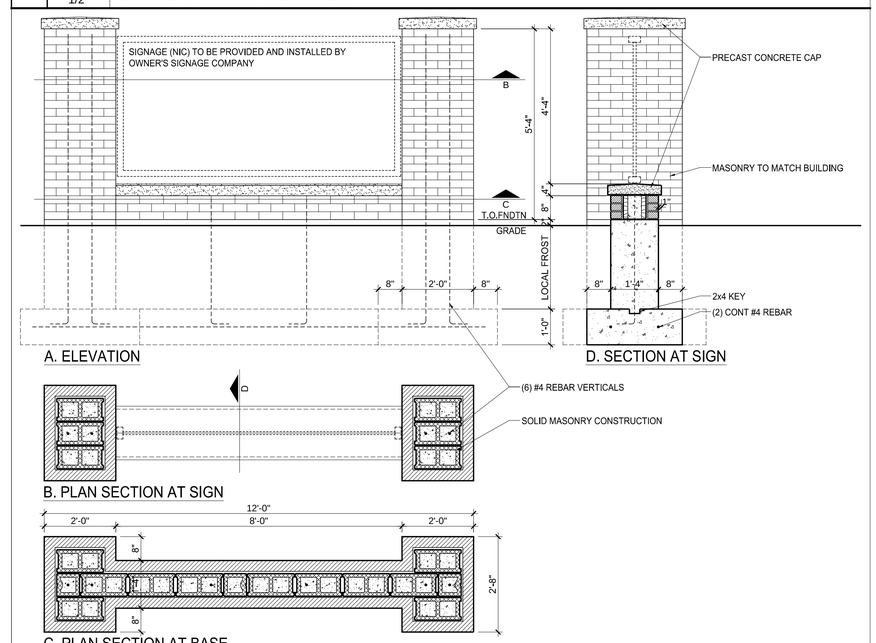
05 A1.02 1/4" DUMPSTER AND GENERATOR ELEVATION



02 A1.02 1/2" ENCLOSURE DETAILS



04 A1.02 1/4" DUMPSTER AND GENERATOR ENCLOSURE PLAN



01 A1.02 1/2" MONUMENT SIGN

SPECTRUM ASSISTED LIVING COMMUNITY

Creve Coeur, Missouri

SITE DETAILS

A1.02

Front Elevation (West)

SCALE: 1/8"=1'-0"
0 4' 8' 16' 32'

Rear Elevation (East)

North Elevation

SCALE: 1/16"=1'-0"
0 8' 16' 32' 64'

South Elevation

SCALE: 1/16"=1'-0"
0 8' 16' 32' 64'

SPECTRUM
RETIREMENT COMMUNITIES, LLC

VESSEL
ARCHITECTURE & DESIGN

SCHEMATIC ELEVATIONS

Spectrum Senior Living - Creve Coeur, Missouri

Revised July 25, 2012

aerial from South

aerial from North

SPECTRUM
RETIREMENT COMMUNITIES, LLC

VESSEL
ARCHITECTURE & DESIGN

SCHEMATIC PERSPECTIVE RENDERINGS

Spectrum Senior Living - Creve Coeur, Missouri

July 25, 2012

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 1
FLOOR PLAN

SCALE: 1" = 10'-0"
0 5' 10' 20'
N

A3.10

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 2
FLOOR PLAN

SCALE: 1" = 10'-0"
0 5' 10' 20'

N

A3.20

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

SCALE: 1" = 10'-0"
0 5' 10' 20'

SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 3
FLOOR PLAN

A3.30

VESSEL
ARCHITECTURE & DESIGN

SPECTRUM

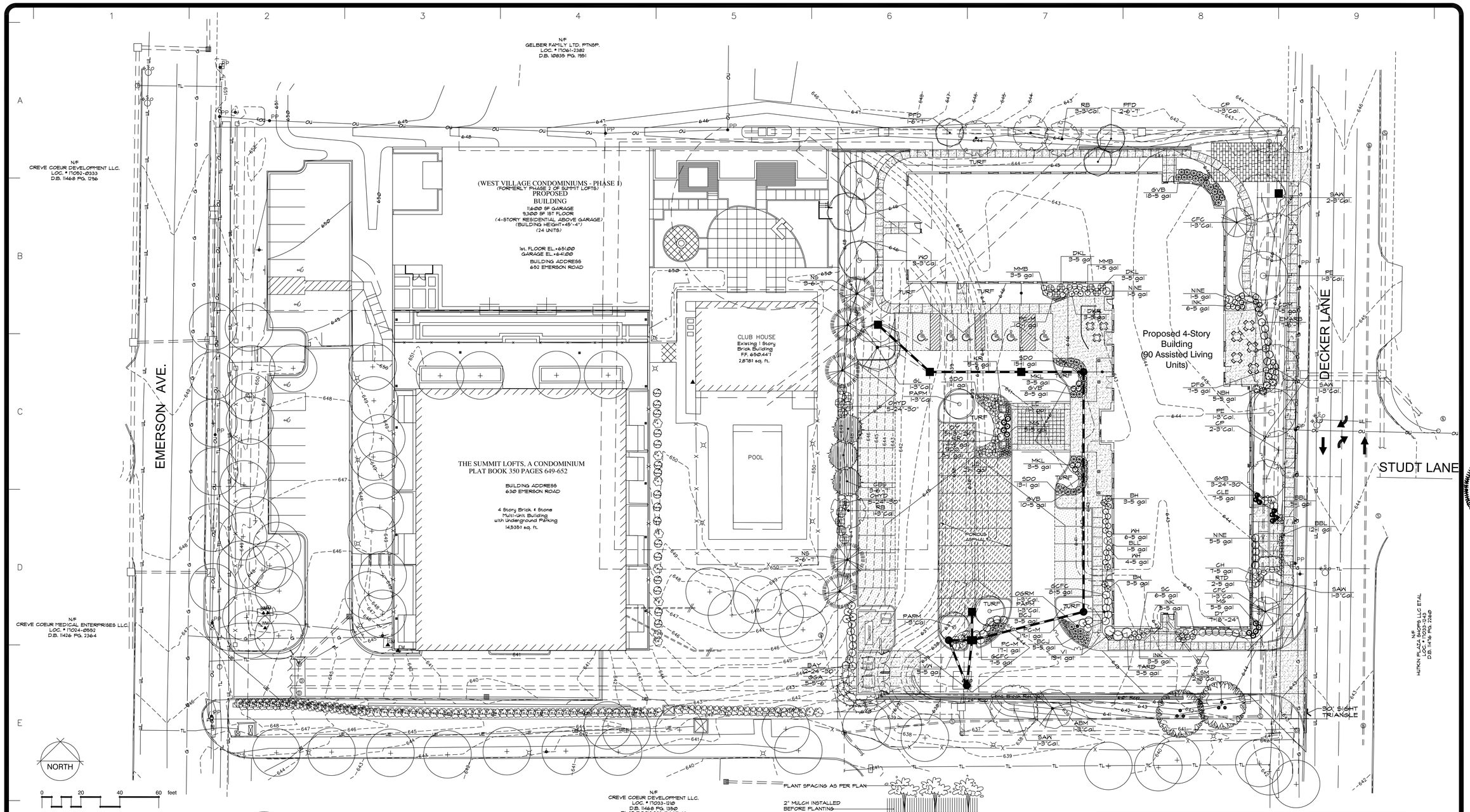
SCALE: 1" = 10'-0"
0 5' 10' 20'

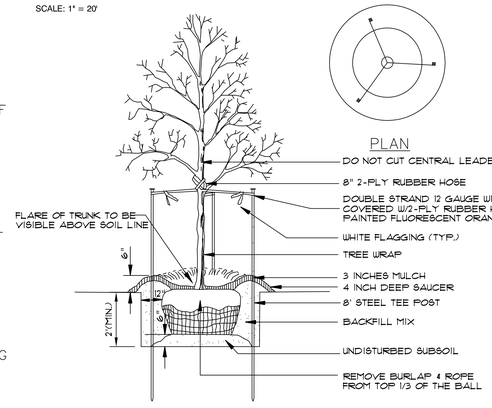
SPECTRUM
ASSISTED LIVING
COMMUNITY

Creve Coeur, Missouri

LEVEL 4
FLOOR PLAN

A3.40

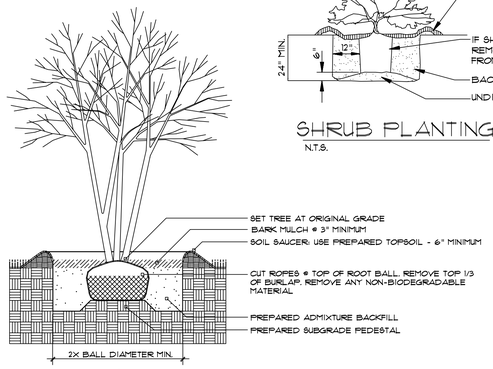




NOTE: USE SHREDDED BARK MULCH ONLY

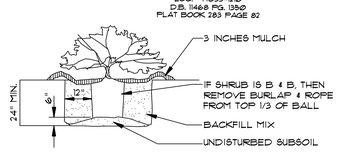
DECIDUOUS TREE PLANTING

N.T.S.



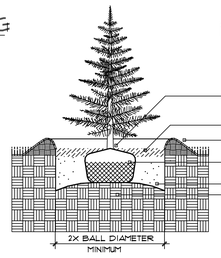
MULTI-STEM TREE PLANTING

N.T.S.



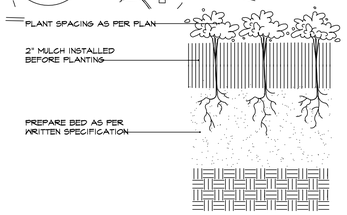
SHRUB PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.

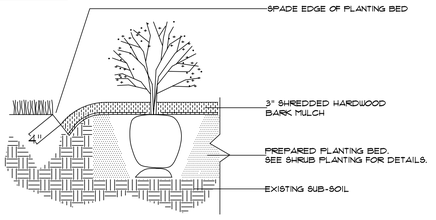
LANDSCAPE REQUIREMENTS:

ONE (1) STREET TREE PER 30' OF FRONTAGE OR PART THEREOF
303.94 LF FRONTAGE ALONG DECKER LN; THEREFORE, 11 TREES REQUIRED & PROVIDED

ONE (1) TREE PER 100' OF PARKING ROW OR PART THEREOF
405.00 LF PARKING ROW; THEREFORE, 5 TREES REQUIRED & PROVIDED

1,296 SQ. FT. (0.03 ACRES) OF PARKING LOT GREEN SPACE IS PROVIDED (28.75% GREEN SPACE IS PROVIDED THROUGHOUT SITE)

IN-GROUND, AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AND WILL BE PROVIDED AS A CONDITION OF DEVELOPMENT (By Others)



SPADE-CUT EDGE DETAIL

N.T.S.

REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4569
MO Landscape Architectural Corporation #2006008752

RANDALL W. MARDIS NUMBER 019 REGISTERED LANDSCAPE ARCHITECT STATE OF MISSOURI

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 7/6/12

PLANTING PLAN FOR THE PROPOSED
Spectrum Retirement Community
693 DECKER LANE CREVE COEUR, MISSOURI 63141

DRAWN	R. MARDIS
CHECKED	RWM/GJB
DATE	7/6/12
SCALE	1"=20'-0"
JOB No.	2012-143
SHEET	L-1

OF TWO SHEETS

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ABM	1	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	3"Cal.
GL	1	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	3"Cal.
LSM	2	Legacy Sugar Maple / Acer saccharum 'Legacy'	3"Cal.
PAPM	3	Paperbark Maple / Acer griseum	3"Cal.
PE	2	Pioneer Elm / Ulmus 'Pioneer'	3"Cal.
SAW	5	Sawtooth Oak / Quercus acutissima	3"Cal.
WO	3	Willow Oak / Quercus phellos	3"Cal.
OGRM	1	'October Glory' Maple / Acer rubrum 'October Glory'	3"Cal.
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CBS	3	Colorado Blue Spruce / Picea pungens 'Glauca'	6'-7'
EMARB	7	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'
GGA	5	Green Giant Arborvitae / Thuja plicata 'Green Giant'	5'-6'
NS	5	Norway Spruce / Picea abies	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CP	3	Chanticleer Pear / Pyrus calleryana 'Chanticleer'	3"Cal.
CFC	2	Coralburst Crabapple / Malus 'Coralburst'	3"Cal.
PFD	3	Pink Flowering Dogwood / Cornus florida rubra	6'-7'
RB	4	Redbud / Cercis canadensis	3"Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RTD	2	Bailey's Red-twig Dogwood / Cornus sericea 'Cardinal'	5 gal
BLL	1	Bloomerang Lilac / Syringa x 'Penda'	5 gal
BCJ	8	Blue Chip Juniper / Juniperus horizontalis 'Blue Chip'	5 gal
BH	6	Blue Holly / Ilex meserveae 'Blue Princess/Prince' TM	5 gal
GMB	3	Boxwood / Buxus x 'Green Mountain'	24"-30"
CDM	7	Cherry Dazzle Myrtle / Lagerstroemia 'GAMAD 1'	5 gal
CH	7	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal
INK	14	Compact Inkberry / Ilex glabra 'Compacta'	5 gal
DY	12	Dense Yew / Taxus media 'Densiformis'	18"-24"
NINE	7	Diabolo Purple Ninebark / Physocarpus opulifolius 'Diabolo' TM	5 gal
DKL	6	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal
VW	5	Dwarf Variegated Weigelia / Weigela florida 'Variegata Nana'	5 gal
GCFC	15	Golden Charm False Cypress / Chamaecyparis pisifera filifera 'Golden Charm'	5 gal
GVB	36	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
MKL	6	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal
MMB	10	Morris Midget Boxwood / Buxus microphylla japonica 'Morris Midget'	5 gal
NBH	5	Nikko Blue Hydrangea / Hydrangea macrophylla 'Nikko Blue'	5 gal
BAY	12	Northern Bayberry / Myrica pensylvancia	24"-30"
OHYD	10	Oakleaf Hydrangea / Hydrangea quercifolia	24"-30"
WH	10	Red Sprite Winterberry / Ilex verticillata 'Red Sprite'	5 gal
SC	6	Sugartina Clethra / Clethra alnifolia 'Crystalina'	5 gal
TARD	3	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	5 gal
CLE	7	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BBL	17	Big Blue Liriope / Liriope muscari 'Big Blue'	1 gal
LE	32	Lamb's Ears / Stachys byzantina 'Silver Carpet'	1 gal
PC-M	44	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal
SDO	47	Stella de Oro Daylily / Hemerocallis hybrid 'Stella de Oro'	1 gal
VI	13	Variegated Iris / Iris pallida 'Variegata'	1 gal
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DFG	7	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hameln'	5 gal
MG	10	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal
ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DKR	3	Double Knockout Rose / Rosa hybrids 'Double Knockout'	5 gal
KR	9	Knockout Rose / Rosa 'Knockout'	5 gal

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4563
MO Landscape Architectural Corporation #2006008782

STATE OF MISSOURI
RANDALL W. MARDIS
NUMBER 019
REGISTERED LANDSCAPE ARCHITECT

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 7/6/12

PLANTING PLAN FOR THE PROPOSED
Spectrum Retirement Community
693 DECKER LANE CREVE COEUR, MISSOURI 63141

DRAWN	R. MARDIS
CHECKED	RAM/GJB
DATE	7/6/12
SCALE	N.A.
JOB No.	2012-143
SHEET	L-2

OF TWO SHEETS

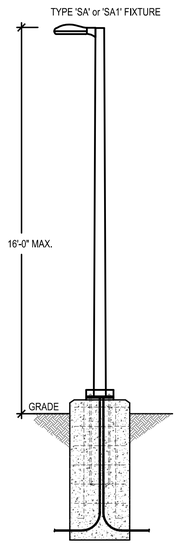
PHOTOMETRIC PLAN

Spectrum
Retirement Communities, LLC

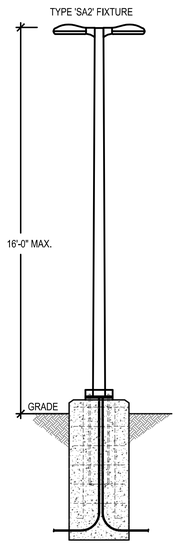
693 Decker Lane, Creve Coeur, MO 63141

LUMINAIRE SCHEDULE

	Label	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	SA	ANS100MPXXXXSL	SMALL ARCHITECTURAL AREA LUMINAIRE SPILL LIGHT ELIMINATOR	100WATT MP CLEAR ED-17	8500	1.00	100
	SA1	ANS100MPXXXX4S	SMALL ARCHITECTURAL AREA LUMINAIRE TYPE IV DISTRIBUTION	100 WATT MP CLEAR ED17	8500	1.00	100
	SA2	ANS100MPXXXX4S	SMALL ARCHITECTURAL AREA LUMINAIRE TYPE IV DISTRIBUTION	100 WATT MP CLEAR ED17	8500	1.00	200
	SD	C6042-6080LI3G	PORTFOLIO 6 IN RECESSED DOWNLIGHT WITH CLEAR TRIM	CF42DT/E/IN/827 42 WATTS 3200 LUMENS TTT	3200	1.00	45
	SD1	QD9-9950LI	HALO 9" DIA DOWNLIGHT WITH SPECULAR REFLECTOR DIFFUSE LENS	85 WATTS 6000 LUMENS QL INDUCTION LIGHTING SYSTEM	6000	1.00	90
	WP	PLIP-X-26/32/42-E	IMPACT WITH 42 WATT CFL LAMP WITH CLEAR GLASS AND SEMI-SPECULAR REFLECTOR	CF42DT/E/IN/827 42 WATTS 3200 LUMENS	3200	1.00	50



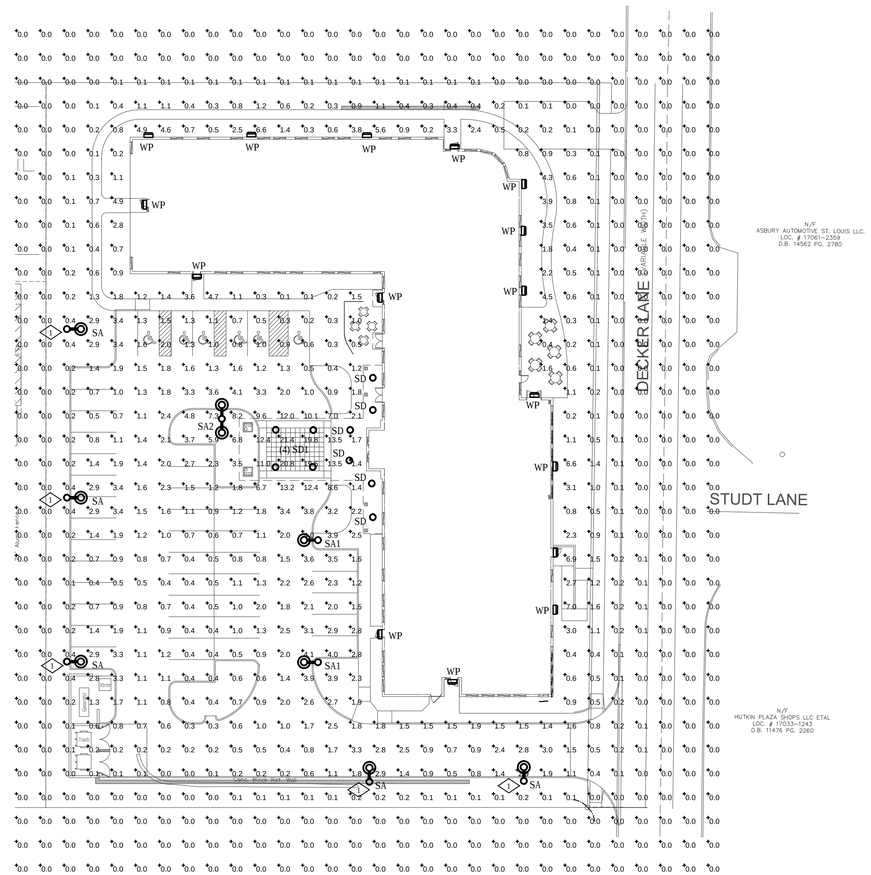
3 TYPE 'SA' and 'SA1' POLE DETAIL
SCALE: NTS



2 TYPE 'SA2' POLE DETAIL
SCALE: NTS

NOTE:

1. POLES MUST BE LOCATED 5 FEET FROM TIRE STOPS OR BE INSTALLED ON CONCRETE BASES 30" ABOVE THE PARKING SURFACE, ADJUST POLE HEIGHTS AS REQUIRED TO COMPLY WITH FIXTURE HEIGHT LIMITS.
2. MATCH EXISTING DEVELOPMENT STANDARD POLE HEIGHTS AS REQUIRED, FIELD VERIFY PRIOR TO ANY WORK OR ORDERING OF MATERIALS AND INFORM ENGINEER OF ANY DISCREPANCY.



1 LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	0.5fc	21.4fc	0.0fc	NA	NA
PARKING/PAVED AREAS:	1.5fc	4.5fc	0.3fc	15:1	5:1

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.

◇1 PHOTOMETRY PLAN KEYED NOTES:

1. PROVIDE HOUSE-SIDE SHIELD ON LIGHT FIXTURE TO LIMIT LIGHT PROJECTED TOWARDS PROPERTY LINE.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO THE CITY OF CREVE COEUR DESIGN REVIEW GUIDELINES, CHAPTER 5, PART B. LIGHTING.

SPECTRUM RETIREMENT COMMUNITIES
LP-1 PHOTOMETRIC PLAN

REVISION BLOCK		
REV	DATE:	COMMENT:
1	7/6/12	ORIGINAL SUBMITTAL
2	7/25/12	REVISION

LIGHTING DETAILS

Spectrum
Retirement Communities, LLC

693 Decker Lane, Creve Coeur, MO 63141

PORTFOLIO™

Catalog #		Type: SD
Project		
Comments		Date
Prepared by		

DESCRIPTION

Low brightness 6" aperture reflector for use with 26W and 32W Triple Twin Tube 4-pin lamps. The deeply regressed lens provides superb shielding in comparison to shallow lenses. Reflector trim eliminates brightness at higher angles. Choice of lens types for various aesthetics. Standard features include low iridescent finish on all reflector colors to eliminate "rainbowing". One electronic ballast operates all 26W and 32W triple lamps. Venting ensures maximum lamp life and lumen output. Adjustable socket locks lamp into optimal position and cannot be disturbed by normal maintenance. Medium beam, wide beam, lens and open wall wash reflectors are interchangeable within the same housing.

SPECIFICATION FEATURES

A ... Reflector
.050 thick aluminum, in a one piece spun macrofocal parabolic contour. Available in a variety of Alzak® finishes. Positive reflector mounting pulls trim tight to ceiling. Available with White or Black Baffle.

B ... Lens
Choice of tempered fresnel, prismatic, diffuse, or clear glass lenses or molded prismatic acrylic, opal diffuser or clear UV stabilized acrylic. Lens is fixed to lower reflector.

C ... Trim Ring Options
Self flanged or molded white trim ring.

D ... Socket Cap
One piece vented and finned die cast aluminum cap for maximum thermal performance.

E ... Housing Mounting Frame
One piece precision die cast aluminum 1 1/2" deep collar accommodates varying dimensions of ceiling materials.

F ... Universal Mounting Bracket
Accepts 1/2" EMT, C Channel, T bar fasteners, and bar hangers. Adjusts 5° vertically from above or below ceiling.

G ... Conduit Fittings
Die cast screw tight connectors.

H ... Junction Box
Listed for eight #12AWG (four in, four out) 90°C conductors feed through branch wiring. 1/2" and two 3/4" pry outs. Positioned to allow straight conduit runs. Access to junction box by removing reflector.

I ... Socket
4 pin G×24q3/4 base with fatigue free stainless steel lamp spring ensures positive lamp retention.

J ... Electronic Ballast
Electronic ballast provides full light output and rated lamp life. Provides flicker free and noise free operation and starting. End of lamp life protection is standard.

Labels
cULus listed, standard wet label.

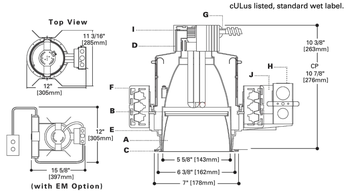
C6042 6081/80

26W, 32W TTT
Compact Fluorescent

6" LENSED DOWNLIGHT

Energy Data
26W Triple 4-pin
Ballast: Electronic
120V Input Watts: 29, Line Amps: 0.10
277V Input Watts: 29, Line Amps: 0.10
Power Factor: >.99, THD: <10%:
Min Starting Temp.: -10°C (15°F)
Sound Rating: A
32W Triple 4-pin
Ballast: Electronic
120V Input Watts: 36, Line Amps: 0.32
277V Input Watts: 36, Line Amps: 0.16
Power Factor: >.99, THD: <10%:
Min Starting Temp.: -10°C (15°F)
Sound Rating: A
32W Triple 4-pin
Ballast: Dimming
120V Input Watts: 36, Line Amps: 0.31
277V Input Watts: 37, Line Amps: 0.13
Power Factor: >.95, THD: <20%:
Min Starting Temp.: 10 °C (50°F)
Sound Rating: A

NOTES: Accessories should be ordered separately. For additional options please consult factory. Alzak is a registered trademark of Aluminum Company of America.



ORDERING INFORMATION

Sample Number: Complete unit consists of housing, ballast and trim.

Housing
C60- 6" CF Vertical

Wattage
42- (1) 26W or 32W TTT Lamp

Ballast
E- 120/277V 50/60 Hz Electronic
3E- 347V 50/60 Hz Electronic
1D26- 26W 120V Dimming, Lutron Compact SE
2D26- 26W 277V Dimming, Lutron Compact SE
1D32- 32W 120V Dimming, Lutron Compact SE
2D32- 32W 277V Dimming, Lutron Compact SE
EDR26- DeRated Wattage Label, 26W
EDR32- DeRated Wattage Label, 32W

Options
CP- Chicago Plenum
EM- Emergency Module with remote test switch

Trims
6081- Self Flanged
6080- Molded Trim Ring, White

Finish
LI- Low Iridescent Clear
H- Haze
WMH- Warm Haze
G- Gold
WH- Wheat
W- Gloss White
GP- Graphite
GPH- Graphite Haze
K- Cognac
KH- Cognac Haze
BB- Black Baffle (6080 only)
WB- White Baffle (6080 only)

Lens
1- Prismatic Lens
2- Diffuse Lens
3- Clear Lens
1G- Prismatic Glass
2G- Diffuse Glass
3G- Clear Glass
4G- Fresnel Glass

Option
WF- White Painted Flanged (Self Flanged only)

Accessories
HS20- C Channel Bar Hangers, 20" Long, Pair
HS50- C Channel Bar Hangers, 50" Long, Pair
FKS- 5 Amp Field Installable Fuse Kit 300V Max
RMB-22- Wood Joist Bar Hanger, 22" Long, Pair
HSAd- Slope Adapter for 6" Aperture Housings, Specify Slope

COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADP040641
10/27/2008 3:49:59 PM

PORTFOLIO™

Catalog #		Type: SD1
Project		
Comments		Date
Prepared by		

DESCRIPTION

A 9" diameter open downlight utilizing the QL induction lamp. This lamp is rated for 100,000 hours of life, has color rendering equal to compact fluorescent, and no color shift throughout its life. Lamp color is 3000K. The scale of the luminaire is well suited to large architectural spaces with taller ceiling heights that would normally pose maintenance concerns.

SPECIFICATION FEATURES

A ... Reflector
Spun 0.040" aluminum. Available in a variety of Alzak® finishes. Springs pull trim tight to ceiling. Reflector provides 55° cutoff optics to lamp and lamp image.

B ... Trim Ring
Self flanged or molded white trim ring.

C ... Housing
One piece die-cast 1-1/2" deep collar. Housing is painted optical matte black to eliminate stray light.

D ... Mounting Bars
Pre-installed telescoping mounting bars are suitable for T-bar ceilings or wood joists, 24" O.C.

E ... Conduit Fittings
Die-cast screw-tight connectors.

F ... Junction Box
U.L. listed for eight #12 (four in, four out) at 90°C pull through branch wiring. Five 1/2" and two 3/4" knockouts provided. Access to junction box through panel on side of housing.

G ... Electronic System
All items for operation of the induction lamp-generator and antenna can be serviced through the aperture.

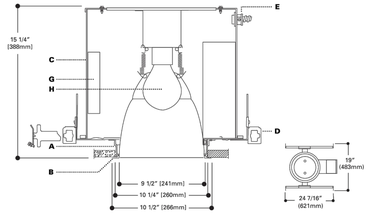
H ... Lamp
QL induction lamp is shipped from factory with each fixture.

Labels
cULus listed, C.S.A. certified, standard damp label, IBEW union made.

QD9
9951/9950

85W QL
Induction lamp

9-1/2" OPEN DOWNLIGHT



ENERGY DATA
Lamp: 120V 85W QL
Input Watts: 87
Operating Current: 0.75:
Lamp: 277V 85W QL
Input Watts: 88
Operating Current: 0.40:

Power Factor 0.9
Sound Rating: A
Min. Starting Temp.: -20°C/-4°F

NOTES:
Alzak is a registered trademark of Aluminum Company of America.

ORDERING INFORMATION: Complete unit consists of housing, ballast and trim.

Housing	Lamp	Ballast	Trims	Finish	Options	Accessories
QD9=(1) 85W Vertical Induction Lamp	**8530**=(1) 85W QL Lamp, 3000K (included with fixture) **8540**=(1) 85W QL Lamp, 4000K (included with fixture)	**1E**=120V Electronic Ballast **2E**=277V Electronic Ballast	**9950**=Molded Trim Ring, White **9951**=Self-Flanged	**LI**=Low Iridescent Clear **H**=Haze **G**=Gold **WH**=Wheat **WMH**=Warm Haze **W**=Gloss White **GP**=Graphite **GPH**=Graphite Haze **K**=Cognac **KH**=Cognac Haze	**WF**=White Painted Flanged (Self Flanged only)	**H277**=Step Down Transformer, 300VA Max **FKS**=5 Amp Field Installable Fuse Kit, 300VA Max

COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADP012587
11/19/2009 11:41:52 AM

McGRAW-EDISON®

Catalog #		Type: WP
Project		
Comments		Date
Prepared by		

DESCRIPTION

The IMPACT Elite Quarter Sphere cutoff wall luminaire makes an ideal complement to site design. Rugged construction and full cutoff classified optics provide facade and security lighting for light restricted zones surrounding schools, office complexes, apartments, and recreational facilities. U.L. and cUL Listed for wet locations in down mount applications and damp locations in up mounted applications.

SPECIFICATION FEATURES

Construction
Two-piece die-cast aluminum housing and removable hinged door frame nests securely for precise tolerance control and repeatability. Hinged door frame inset for clean mating with housing surface and secured via two (2) captive stainless steel fasteners. Optional tamper resistant torx head fasteners (TR) offer vandal resistant access to the electrical compartment. 1/8" clear, heat and impact resistant tempered flat glass lens combined with molded silicone gasket to seal the integrated optical assembly while ensuring peak optical performance.

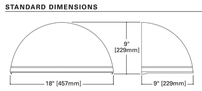
Electrical
Integral hard mount electrical components are secured and grounded within the die-cast aluminum housing for optimal heat sinking and extended component life. Minimum starting temperatures are -40°C (-40°F) for HPS and -30°C (-22°F) for MP. Compact fluorescent luminaires feature electronic universal 120-277V high efficiency 50/60Hz ballast with -18°C (-0°F) minimum starting temperature. Available in 50-175W HID or 26-84W CF. Emergency power pack available for 26-84W CF.

Optical
Premium anodized 95% reflective aluminum optical assemblies provide high efficiency Type II distribution. Optional silk screened house side flat glass shield provides decreased wall brightness. All Impact Elite Wall Series luminaires classify as IESNA full cutoff in downlight applications.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" system for fast installation and mounting in both traditional downlighting [wet location] or inverted uplighting [damp location] mounting positions. Secured via two [2] captive corrosion resistant allen head set screws concealed from view, but accessible from bottom of fixture.

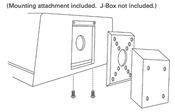
Finish
Housing and door are protected with 5-stage premium TGIC polyester powder coat paint. Premium TGIC powder coat finishes withstand extreme climate changes while providing optimal color and gloss retention over the fixture's installed life. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult McGraw-Edison Architectural Colors Brochure for complete selection.

STANDARD DIMENSIONS

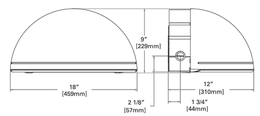


HOOK-N-LOCK MOUNTING

(Mounting attachment included. J-Box not included.)



DIMENSIONS WITH BACK BOX



iMPACT™

COOPER Lighting
www.cooperlighting.com

ISS
IMPACT ELITE QUARTER SPHERE

50 - 175W
Pulse Start Metal Halide
Metal Halide
High Pressure Sodium
26 - 84W
Compact Fluorescent

FULL CUTOFF WALL MOUNT LUMINAIRE

DARK SKY COMPLIANT FCO Full Cutoff

NOTE: In downlight applications only.

TECHNICAL DATA
UL1598 Listed, CUL Listed
25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Down Mounted—Wet Location
Up Mounted—Damp Location

ENERGY DATA
High Reactance Ballast Input Watts
50W HPS HPF (66 Watts)
50W MH HPF (72 Watts)
70W HPS HPF (91 Watts)
70W MH HPF (90 Watts)
100W HPS HPF (130 Watts)
100W MH HPF (129 Watts)
150W HPS HPF (190 Watts)
150W MH HPF (185 Watts)

CWA Ballast Input Watts
175W MH HPF (210 Watts)

Electronic Ballast Input Watts
26W CF HPF (29 Watts)
32W CF HPF (36 Watts)
42W CF HPF (46 Watts)
52W CF HPF (55 Watts)

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

ADH100163 pc
2011-03-24 11:05:45

Ⓔ STREETWORKS™

Catalog #		Type: SA,SA1,SA2
Project		
Comments		Date
Prepared by		

DESCRIPTION

ICON's gentle curves and sleek profile create a shape that is beyond common. Designed to sustain a lifetime of tough environmental conditions, ICON's precisely engineered die-cast aluminum housing utilizes an IP65 rated gasketing strategy combined with a seamless 5-stage polyester powder coat finish to seal out performance degrading contaminants. Environmental and legislative challenges continue to propagate as the public awareness of lighting in the environment expands. ICON responds to these evolving design trends by offering targeted solutions for full cutoff compliance, spill light control, and path of egress illumination, while merging the latest in high efficiency lamp technologies.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. DOOR: Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed.

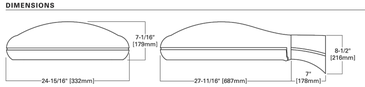
Electrical
ELECTRICAL TRAY: Ballast and related electrical components are mounted to a reinforced one-piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation. SOCKET: Features mogul-base socket for HID lamp sources.

Optical
LENS: Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. OPTICAL SYSTEMS: Choice of five (5) high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments.

Mounting
UPSWEEP ARM: Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. LINEAR ARM: Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. STRUCTURAL MOUNT: Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. Poles provided pre-drilled for suspension mount applications. STRUCTURAL WALL MOUNT: Die-cast cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

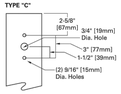
Finish
Housing and arm finished in premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic.

DIMENSIONS



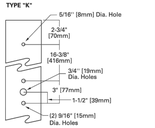
ARM DRILLING

TYPE "C"



STRUCTURAL MOUNT

TYPE "K"



COOPER Lighting
www.cooperlighting.com

ANM
ICON MEDIUM

150 - 400W
Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL AREA LUMINAIRE

DARK SKY COMPLIANT FCO Full Cutoff

CERTIFICATIONS
IP65 Rated
UL 1598
CSA Listed
25°C Ambient
3G Vibration Tested

EPA
Effective Projected Area:
Single 1.09
Single Structural 1.11

SHIPPING DATA
Approximate Net Weight:
53 lbs. (24.09 kgs.)

ADW090406 pc
2010-06-03 11:34:13

SPECTRUM RETIREMENT COMMUNITIES
LP-2 LIGHTING DETAILS

REVISION BLOCK

REV	DATE:	COMMENT:
1	7/6/12	ORIGINAL SUBMITTAL
2	7/25/12	REVISION

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

APPLICATION TO PLANNING AND ZONING COMMISSION #12-022 FOR THE SUBDIVISION AND CONDITIONAL USE PERMIT OF AN ASSISTED LIVING FACILITY FOR SPECTRUM RETIREMENT COMMUNITIES FOR THE PROPERTY LOCATED AT 693 DECKER LANE

FOR THE MEETING OF: August 6, 2012

LOCATION: 693 Decker Lane

REQUEST:
Spectrum Retirement Communities, LLC, has submitted an application for the subdivision and conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility, at 693 Decker Lane. The property is zoned "CB" Core Business District.

ADDITIONAL INFORMATION:
Assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires approval of a conditional use permit in the "CB" Core Business District.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business Commercial?
- Does the request with the required findings for a conditional use permit?

Comp. Plan References
- Central Business District
- Design Guidelines

Zoning Code References
- Section 405.370 "CB" General Core Business District
- Section 405.820, Required Off-Street Parking Spaces
- Section 405.1070, Conditional Use Permits

APPLICANTS: Spectrum Retirement LLC
200 Spruce Street, Suite 200
Denver CO, 80230

APPLICANTS REPRESENTATIVE: Paul Boyer
Civil Engineering Design Consultants, Inc.
11402 Gravois Rd., Suite 100
St. Louis, MO 63126

REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner — 8/3/2012 Date

ATTACHMENTS:
Applicant's Materials Submitted July 26, 2012
Subdivision Plat
Draft Ordinance

INTRODUCTION
Spectrum Retirement Communities, LLC, has submitted an application for the subdivision of 1.6 acres in the "CB" Core Business District at 693 Decker Lane along with a conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility. The property is located between the Plaza Motors structured parking deck to the north and the parking deck for the office development to the south. Assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires approval of a conditional use permit in the "CB" Core Business District.

The subject property was originally included as the location of the third, 4-story building of Summit Lofts Condominium complex that received approval in 2004. However this phase of the project was never completed and the property has remained vacant since that time.

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Plaza Motors	"CB" Core Business District	NA
South	Office	"CB" Core Business District	NA
East	Plaza Motors, and Hutkin Development Company offices	"CB" Core Business District	Decker Lane
West	Residential, Summit Lofts Condominium	"CB" Core Business District	NA

COMPREHENSIVE PLAN REVIEW
The subject property is located in the Key Property Area 1 in the Central Business District that is bounded by I-270 to the west, Old Ballas Road to the east and south, and Olive Boulevard to the north. The Comprehensive Plan encourages redevelopment that incorporates design elements including "human scale" storefronts and the majority of off-street parking located behind or beside buildings, or within strategically placed parking structures (page 87).

The site development plan shows that the building is oriented to the street with parking behind it. There are pedestrian connections throughout the site, and outdoor dining along Decker Lane. Thus the project meets with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW
The Design Review Guidelines provide specific direction for the redevelopment of properties:

Chapter 1 for Site Layout
A. Physical Features and Site Relationships
3. Size, design, and orientation of buildings should be sensitive to existing terrain, existing buildings, and the surrounding area. Design outdoor spaces to be sensitive to views, climate, solar angles, and the nature of outdoor activities that could occur in conjunction with the project.
B. Streetscape/Pedestrian Orientation
1. High Quality, pedestrian scale and walkable area are the objective. Site and building design should address pedestrian needs and develop creative approached to improving pedestrian interest, access, and enjoyment
2. Avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways and service entries. Continuous pedestrian activity is strongly encouraged.

3. Pedestrian open spaces, such as covered walkways, courtyards, and plazas, are encouraged, as is the development of open and attractive passageways between buildings and adjoining developments.

4. Plazas, courtyards, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are strongly encouraged.

5. Solid, blank walls and other "dead" or dull spaces at the street level should be avoided. Visually interesting building facades and activities should be maintained and/or established to engage pedestrian interest, such as primary entrances and display windows. Outdoor seating and dining area that face the street are encouraged.

6. Building frontages should provide at least one (1) public entrance from the street. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. Active building fronts with large window openings at ground level with transparent, non-reflective, minimally tinted glass are strongly encouraged.

11. Vehicular access is limited with no more than one (1) access per street frontage. The sharing of vehicular access between properties to minimize the number of curb cuts is encourages.

13. All sidewalks should conform to the City of Creve Coeur Pedestrian Plan.

C. Pedestrian and Vehicular Circulation

3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas should be safe and convenient, while not detracting, from the design of the building and adjacent properties. Direct access from the street and from parking areas to the principal structure should be provided.

4. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.

5. Pedestrian linkages between uses in commercial development should be provided and emphasized.

The site development plan provides for a new sidewalk connecting with the existing sidewalk at the north and south property line. The design of the sidewalk along Decker Lane is 5 feet in width, and approximately 3 feet from the curb. This is consistent with the Pedestrian Plan for Decker Lane which is identified as a secondary street type. Pedestrian circulation is also provided throughout the site consistent with the Design Guidelines for Site Layout.

Chapter 2 / Building

A. General Architectural Guidelines

1. The City of Creve Coeur strongly encourages interesting, articulated and high quality structures. Long or continuous wall planes should be avoided. Buildings should exhibit detail and elements appropriate for pedestrian view.

2. Defined outdoor spaces including courtyards, patios, plazas, covered walkways, arcades, colonnades, gardens, trellised area and similar activity centers, should be incorporated into the building design.

3. Building surfaces two(2) stories high or more or 60 feet in length should be relieved with changes of wall plane that provide strong shadow or visual interest.

C. Design

1. A diversity of high quality architectural design is strongly encouraged. Building design should incorporate a clear and well-articulated design concept.

2. Building facades that provide for a linear and repetitive streetscape appearance are strongly discouraged. Variations between the front elevations and the use of landscaping elements are strongly encouraged.

3. *The primary building entrance that is clearly defined and provide a sense of entry. It should be oriented to the street and provide protection from the elements, such as recesses roof overhangs, projecting canopies or other similar features.*
4. *Special attention and detail should be given to the design of buildings at street level. Design elements at street level that attract pedestrians and reinforce street activity are strongly encouraged. Varied and interesting building facades are key to creating a "pedestrian oriented" place. Streets with monotonous and unarticulated buildings, which are not conducive to pedestrian activity and make walking less appealing, are strongly discouraged.*

D. Relationship to Neighboring Development

1. *Architectural design should be compatible with the developing character of the neighborhood area. Design compatibility includes complementary building style, form, size, color and materials.*

E. Materials/Colors

1. *Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged.*

F. Building Services

1. *Services and trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties.*

Further, the Design Guidelines provide additional recommendations based on the "use" of the structure for multiple-family, attached residential developments. While the proposed use is not in the strict sense a multi-family development, the development of the building functions in much the same way. Therefore analysis of the recommendations is also included:

Chapter 3 / "Use" Specific Guidelines

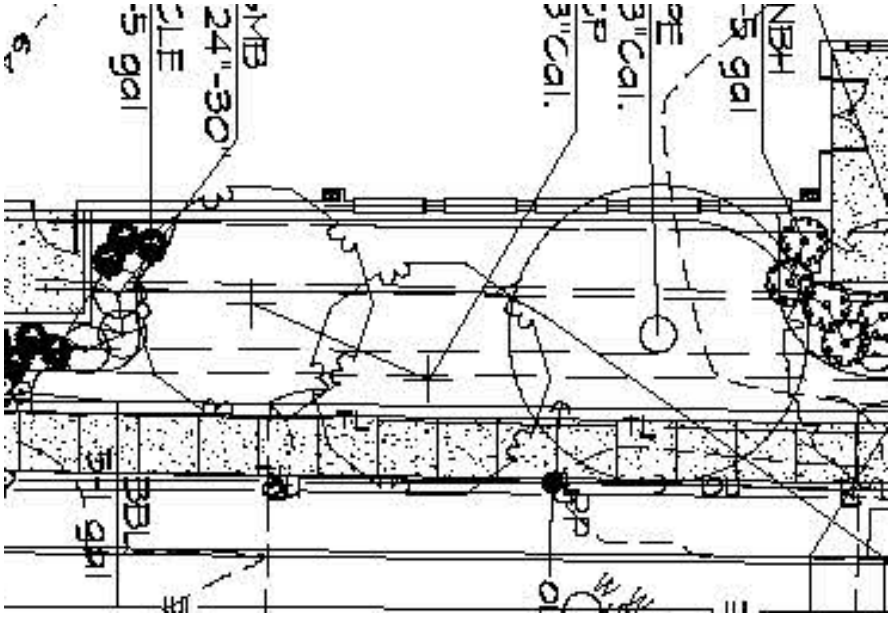
D. Multiple-Family/Attached Residential Development

1. *New multiple-family residential developments are encouraged to respect the scale and character of any adjacent residential neighborhood. Attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, topography and landscape should be respected.*
2. *Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth, or direction. Extremely long facades should be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering institutional appearance.*
3. *Individual dwelling units should be architecturally expressed. Such expression shall help reduce the apparent scale of the building and shall increase the feeling of individual identity of each unit.*

Overall the design of the building meets with the Design Guidelines. The applicant is utilizing tan and red brick and manufactured stone throughout the building that is similar in color to the existing Summit Loft buildings, and the darker brick on the Plaza Motors garage structure. While the main entrance of the building is located along the west elevation to provide safe arrival of vehicles at the front door, pedestrian features such as large windows at the dining area and an outdoor patio along Decker Lane are provided. The area designated for the ground floor dining is centered on the vehicular approach from Studt Lane. The applicants have made an attempt to create additional presence at this point with the use of manufactured stone.

Below is a close up view of the section of the east façade referenced:

While these elements are most effective at a distance, Staff believes that a greater connection to the pedestrian corridor that also adds focus to the view from Studt Lane would better fulfill the Design Guidelines. The applicant has indicated that the programmatic requirements would not allow for easy changes to that portion of the elevation of the building. However, landscaping in this area could be effective. The current design provides little small-scale plantings in this area (see below). Therefore, in consideration of design costs of bringing this side of the building forward to meet with the intent of the Design Guidelines, Staff has included a condition of approval for a revised landscape plan to add pedestrian scale planting along the windows and flag pole that add to the presence along the street in compliance with the Design Guidelines.



Close-up of Landscape Plan in the area identified as the ground floor Main Dining area

Landscape Design Guidelines:
The Design Guidelines recommendations for the landscape design are as follows:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
3. *The design of a landscape plan should aid and direct vehicular and pedestrian circulation and encourage pedestrian interaction.*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
9. *Landscape plans should incorporate all site elements, such as outdoor lighting, signage, trash receptacles and fencing.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

Staff finds that the landscaping is well designed throughout most of the site and incompliance with the Design Guidelines and the Zoning Code requirements, except as discussed above, where additional landscaping is needed to provide interest and focus to the area aligns with the end point of Studt Ave. A condition of approval has been included for this revision.

ZONING REVIEW
The property is zoned "CB" Core Business District. Section 405.370(C)(m) includes Residential care, homes for the aged, with health care incidental as a conditional use.

Development Regulations

Section 405.370: "CB" CORE BUSINESS DISTRICT

D. Site Concept And Site Development Plan Required. Site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "CB" District as provided for in Section 405.1080.

E. Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.

2. *Lot size requirements.*
   - a. *Minimum lot area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B). In no event shall any lot or site be developed or improved which has an area of less than one-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet) in single ownership.*
   - b. *Minimum lot width. One hundred (100) feet.*
   - c. *Minimum lot depth. One hundred (100) feet.*
3. *Building bulk regulations.*
   - a. *Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height.*

b. Maximum site coverage.

(1) The amount of gross site area covered by buildings and structures, surface parking, pavement for automobile circulation or permitted exterior business services, storage, merchandise display, repair or processing shall not exceed sixty-three percent (63%) of the site.

(2) The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus (not to exceed the total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provision of:

(a) Special pedestrian facilities and features such as fountains, seating areas and outdoor recreation amenities;

(b) Objects of art or beautification; statuary or other unique visual features;

(c) Burial of overhead transmission lines and removal of utility poles.

c. Maximum floor area ratio. Class 1 developments shall not exceed a floor area ratio (FAR) of twenty-five hundredths (.25) (one (1) square foot of gross building floor area per four (4) square feet of site area). Class 2 developments shall not exceed a floor area ratio of one (1.0) (one (1) square foot of floor area per square foot of site).

4. Yard and setback requirements.

a. (1) Maximum front yard. A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

(2) Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

b. Minimum side yard. Ten (10) feet.

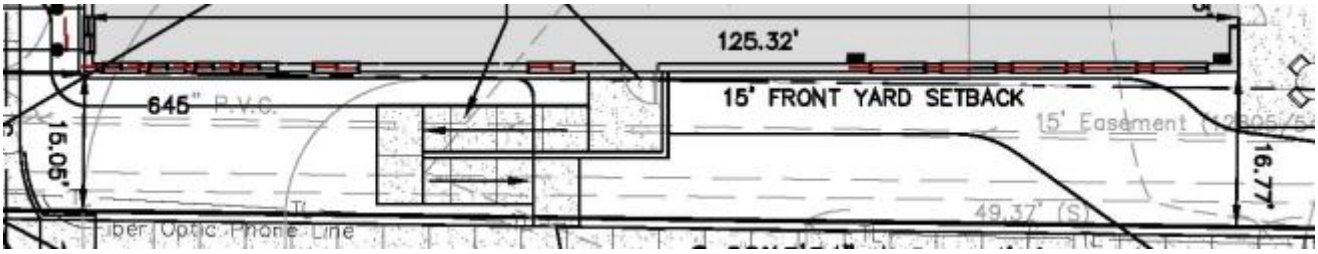
c. Minimum rear yard. Ten (10) feet.

d. Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3)

> *stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from these setback requirements shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.*

The site meets the minimum requirements above regarding lot dimensions and site coverage. The new lot is 1.6 acres, with proposed site coverage of 62.5%. Lot depth is 227.09 feet along the south property line and lot width is 303.94. The building is 4-stories, with the highest element at 48 feet above grade, and a F.A.R of 0.62.

However, the plans indicate that the south corner is located 15.05 feet from the property line, and the northern corner of the bump out is at 16.77 feet from the property line, which is inconsistent with the maximum setback requirement that 50% of the building must be within 15 feet from the right-of-way. Below is a detail of this section of the building, and the perspective of the building façade that provides a view of the building facade:



This section of the building is 125.32 feet of 216.93 feet (or 58%) of the width of the building. The Applicant's representative has indicated that this section can be revised to meet with the maximum setback requirement. Given this, staff recommends a condition of approval that includes that the building plans be revised to meet this requirement.

The grading of the property at the northwest property line includes accommodating the existing Summit Lofts garage egress door, and retaining wall. Originally the building on this proposed site included tying into the underground parking of the other buildings at this location. The existing door and plywood wall were allowed as a temporary measure until the second half of Summit Lofts was constructed. Obviously, that never happened. Spectrum Retirement Communities has indicated that they will coordinate with Summit Lofts to develop a solution for finishing the wall and exit door, per Building Code requirements, and the site plans indicate a retaining wall to prevent stormwater issues. A condition of approval includes that the final site development plan show that all Building Code exiting issues regarding the Summit Lofts garage are not blocked by this development..

Landscaping Review
The Zoning Code regulates landscaping through Section 405.540 *Landscaping*. As discussed above under the Design Guidelines review, the proposed landscaping is well designed throughout most of the site and meets with the minimum requirements of the Zoning Code. Plans indicate that of the 20,641 sq. ft. of parking lot and drive aisle on site, 1,236 sq. ft. of green space has been provided, where the Code requires a minimum of 589.7sq.ft. Eleven trees are provided along Decker Lane per the requirement of one street tree for every 30 feet of frontage, and 5 trees provided to meet the requirement of one tree per 100 linear feet of parking row.

Parking Requirements
The City of Creve Coeur does not have an existing assisted living facility aside from the single floor of rooms within the much larger Hallmark development on Craig Road. As such, there has never been a

need to fully investigate the parking requirements for such a use beyond a simple read of the Zoning Code text. However, staff has uncovered several concerns in the process of analyzing this application:

1. The 1987 SIC aggregates several disparate uses together under one code (Major Group 83, Social Services) that includes childcare, residential care for various groups (including assisted living for the elderly), job training facilities and conventional social service agencies.
2. Functionally, the above grouping of uses is quite varied, from unique facilities like childcare and assisted living homes, to school-like facilities and to traditional office building settings. Clearly, these uses do not all create similar parking demands.
3. Section 405.820, Required Off-Street Parking Spaces, separates childcare parking as a unique class, but then leaves all other uses under "Social Services" and applies a conventional office parking requirement (1 space per 300 square feet of floor area) even though residential care facilities do not operate in this fashion and would be incorrectly assessed an absurd amount of parking (145 spaces) relative to the true demand based upon experience. This is not a usable parking standard for assisted living facilities.
4. Under the 1987 SIC and Section 405.820 of the current Zoning Code, nursing and personal care facilities are placed in Major Group 80, Health Services, and assigned an appropriate parking demand of one space for every two resident beds.
5. The 2002 NAICS takes a more operational approach and categorizes nursing care in the same group as all other residential care and places social services in a completely different category that is primarily other offices uses.
6. If the NAICS approach is used to determine parking demand for assisted living, then the nursing and personal care facilities standard would appear to be the correct standard to use, rather than an office parking standard.
7. The effort to convert the Zoning Code from SIC use designations to NAICS designations is already begun and will correct the apparent over-sight in the Zoning Code.

With these facts and interpretations in mind, Staff believes that the current Zoning Code standards fail to recognize assisted living as a unique use and, therefore, do not contain a parking requirement for assisted living, only childcare and office-based social services. Absent a directly applicable standard, the next nearest and appropriate standard is that used for nursing care. This is borne out by the trend in the NAICS definitions, the City's experience with the true parking demands at Hallmark, and the applicant's experience on the many facilities they already operate.

Applying the one space per two beds standard yields a parking requirement of 45 for the proposed facility where 45 parking spaces are provided. Based on this interpretation, sufficient parking appears to be provided but a condition of approval is included that limits the number of resident beds and establishes the appropriate parking requirement. If the members of the Planning Commission are concerned that the interpretation is flawed and more parking should be provided, they should discuss off-site parking arrangements with the applicant or reducing the size of the building as there is insufficient site area to provide any more parking spaces with the current building floor area.

Photometric Plan
The applicant has submitted a photometric plan that indicates that all lighting is downcast and fully shielded, and not cast upon an adjacent property or right-of-way in compliance with Section 405.680 of the Zoning Code. Site lighting usage will be from dusk to dawn. The properties to the north and south are parking garages; therefore staff does not foresee a problem with the lighting.

Signage
The drawings show a low monument sign. All signage is approved under a separate review process and any approval of the rezoning and site development plan does not constitute approval of the signage shown on the drawings. However, the supporting structure of the sign can be reviewed with the Design Guidelines, which is of materials consistent with the main building.

Subdivision
The new 1.6 acre lot meets with all of the district requirements in the "CB" Core Business District.

SUMMARY AND RECOMMENDED CONDITIONS OF APPROVAL
Conditions discussed within the staff report which are included in the draft ordinance include:

- The Conditional Use Permit shall be for a 43,254 square-foot assisted living, residential care facility with a maximum of 90 resident beds at 693 Decker Lane.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated July 26, 2012 as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants, except that the plans shall be revised to indicate that 50% of the building setback is at a maximum of 15 feet from the property line along Decker Lane per zoning district regulations.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated July 27, 2012, as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants.
- Landscape Plan shall be revised to provide additional plantings along the ground floor main dining elevation between the Decker Lane entrance and the outdoor patio, to meet with the intent of the Design Guidelines for the Zoning Administrator's approval.
- All exterior plans shall demonstrate grading and stormwater protection of the existing parking garage for the property to the west, and shall indicate that the exiting requirements for the garage per Building Code requirements, are not impedded by the development of the assisted living facility.
- Off-street parking requirements shall be calculated as one parking space per every two resident beds.
- Accessory structures, including the generator and dumpster enclosure, and the supporting strucure of the ground monument shall be of materials consistent with the main building.

ACTION
If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION
The following are example motions for this application:

> "I move to approve the site development plan and conditional use permit ordinance attached to the staff report on application #12-022, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 6, 2012." (Conditions may be added, eliminated, or modified by preceding motion).

An additional motion is needed for the subdivision of the property:

> "I move to recommend approval of the final subdivision plat for Spectrum Retirement Communities as presented during the August 6, 2012 Planning and Zoning Commission Meeting date." (Other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 07/27/2012
	Description: View of the property looking west where Studt Avenue ends at Decker Lane. Summit Lofts Condominium is in the background.
	Description: View looking northwest from across Decker Lane at the neighboring development. (Parking garage for Plaza Motors).
	Description: View looking southwest from across Decker Lane at the neighboring development. (Parking garage and office development in the background.)

	Description: View looking east from the south east corner of the subject property to the single story office development across Decker Lane.
	Description: View looking east from the northeast corner of the subject project to Plaza Motors garage parking and ground floor.
	Description: View of the temporary measures at the Summit Lofts parking garage.

	Description: View looking north from the south corner of the subject property along Decker Lane.
	Description: View looking south from the south corner of the subject property along Decker Lane.

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

APPLICATION TO PLANNING AND ZONING COMMISSION #12-022 FOR THE SUBDIVISION AND CONDITIONAL USE PERMIT OF AN ASSISTED LIVING FACILITY FOR SPECTRUM RETIREMENT COMMUNITIES FOR THE PROPERTY LOCATED AT 693 DECKER LANE

FOR THE MEETING OF: August 20, 2012

LOCATION: 693 Decker Lane

REQUEST:
Spectrum Retirement Communities, LLC, has submitted an application for the subdivision and conditional use permit of a 43,254 square foot, 4-story, 90-unit assisted living facility, at 693 Decker Lane. The property is zoned "CB" Core Business District.

ADDITIONAL INFORMATION:
Assisted living facilities are classified as a "home for the aged, with health care incidental" by the Zoning Code which requires approval of a conditional use permit in the "CB" Core Business District.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business Commercial?
- Does the request with the required findings for a conditional use permit?

Comp. Plan References
- Central Business District
- Design Guidelines

Zoning Code References
- Section 405.240 Setback and Building Lines
- Section 405.370 "CB" General Core Business District
- Section 405.820, Required Off-Street Parking Spaces
- Section 405.1070, Conditional Use Permits

APPLICANTS:
Spectrum Retirement LLC
200 Spruce Street, Suite 200
Denver CO, 80230

APPLICANTS REPRESENTATIVE:
Paul Boyer
Civil Engineering Design Consultants, Inc.
11402 Gravois Rd., Suite 100
St. Louis, MO 63126

REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner — 8/16/2012 Date

ATTACHMENTS:
Applicant's letter dated August 13, 2012
Subdivision Plat
Draft Ordinance
Staff Report from August 6, 2012 Planning and Zoning Commission
Public Comment received August 16, 2012

PARKING DISCUSSION FOLLOW-UP

In response to the concerns raised during the public hearing on August 6th, Spectrum Retirement Communities, LLC, has submitted a letter for further information on the parking requirements of their other locations around the country. The parking summary table provided by Spectrum indicates that the average amount of parking provided at their facilities is 0.52 spaces per bed.

In addition, Staff reviewed several communities around the country for parking requirements for assisted living facilities. While not all of the Zoning Codes reviewed listed assisted living centers as a particular use, it would be categorized in the larger group of a group care home, or institutional home. Below is the list of communities reviewed:

Riverside, CA:	1 space for every 3 beds
Seattle, WA:	Assisted living facilities:1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space
Indianapolis, IN:	0.5 spaces per unit, plus 1 parking space per/6 units for visitors, plus one space per each employee on duty during peak work shift
Davis , CA:	Group care homes: two spaces if six or fewer clients, three spaces if twelve or fewer clients, and one per three beds if more than twelve clients. Rest home, sanatorium, convalescent home or hospital: one space for each three beds.
Renton, WA:	1 space per unit, plus dedicated parking spaces for facility fleet
Broomfield, CO:	0.5 spaces per unit
Carbondale, IL:	1 space per 3 beds
Clayton, MO:	Sanitarium, nursing home or institutional home. One (1) parking space for each four (4) beds.
Rock Hill, MO:	Hospitals and similar institutions. 1space for every 8 beds.

Further, the Institute of Transportation of Engineers Parking Generation Manual, 3rd edition (2004), has a parking ratio of 0.5 spaces per dwelling unit for assisted living centers. In 2007, the Pennsylvania Housing Research Center completed a study for residential development standards that included recommended parking rates. Their recommended parking rate of 1 space for every 3 residents for assisted living facilities was based on data from 12 sites in mostly suburban settings [Illinois (1), Virginia (1), California (2), New Jersey (3), and New York (5) (studies were conducted between 1988 and 2002)].

Therefore, based on these new findings that mostly require one space for every two or more beds, the prior analysis of the use, the upcoming change in classification under the NAICS, and the applicants stated requirements based on experience, staff believe the parking rate for nursing and personal care facilities at 1 space for every 2 beds should provide adequate parking on site. If the applicant finds that they require more parking in the future, they will have the option to seek approval of an off-site parking agreement with the parking garage to the south.

COORDINATION WITH SUMMIT LOFTS/WEST VILLAGE CONDOMINIUMS

The letter referenced above also states that the applicants have been meeting with the Summit Lofts board to develop an agreement to close up the garage wall, maintain a fire exit, and grade out the northwest corner of the Spectrum property for safe exiting. Further, they are working with the condominium board to design a mutually-acceptable landscape buffer, that increases privacy for the Summit Lofts pool. Since it appears that a solution is at hand, but not yet finalized, the attached draft ordinance contains the same prior requirement for coordination with the condominiums.

NOTIFICATION FOLLOW-UP

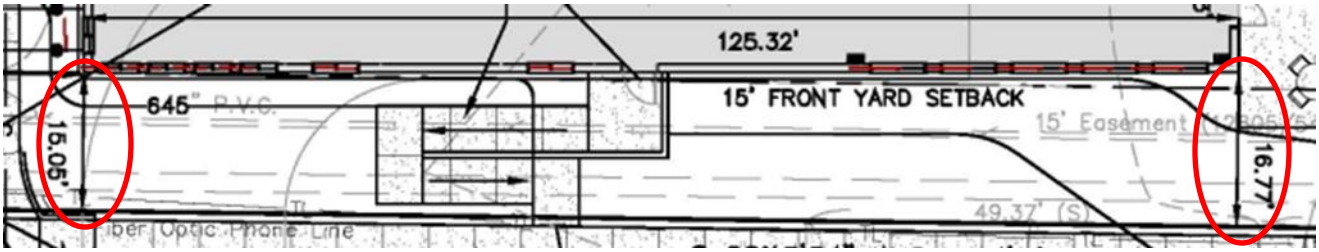
Staff sent out follow-up notification to all of the owners of the adjacent condominiums and commercial properties within 300 feet of the subject property. The addresses were taken from the St. Louis County online property owner information database – this is the most current information available. Other than a resident of Summit Lofts expressing an interest in locating at the new facility and submitting an email in support for the project, no other comments have been received. Information has remained available on the City's website (follow the "Current Planning Projects" link from the Planning Division page), in recent editions of the City newsletter and on a sign posted along the Decker Lane frontage.

ZONING DISTRICT SETBACK REQUIREMENT

At the prior meeting, Staff included a recommendation that the final site development plan reposition the building such that 50% of the building is within 15 feet of the property line. During the meeting, however, the applicant indicated that a 15-foot wide MSD easement within this area may prevent the location of the building closer to the road. It is likely that the easement will consistently affect all of the setbacks along Decker Lane. To address such situations, Section 405.240, *Setback and Building Lines*, of the Zoning Ordinance allows the Planning and Zoning Commission to increase the distance to ensure a consistent right-of-way along such a thoroughfare or if a road expansion is projected in an adopted land use plan. The section reads as follows:

> *SECTION 405.240: SETBACKS AND BUILDING LINES*
> *A. Purposes. The purposes of the setback lines provided for in this Chapter are to establish safe and clear rights-of-way and to provide adequate light, air and open space in conformity with buildings now in existence.*
> *B. Setback Requirements On Certain Streets And Rights-Of-Way.*
> *1. No building or structure shall be located further from a major street or highway in the City of Creve Coeur than provided for by the standards specified below:*
> *b. Major collector streets (Conway, Ladue, Old Olive Street, Warson, Spoede, Graeser, Mason, Mosley, Shulte, Craig, Emerson, Old Ballas and Ross Roads and Cross Creek, Decker, Trojan and Tempo Drives): Thirty (30) feet setback from the centerline of said major collector street plus the permitted setback distance established in the zoning district. The Planning and Zoning Commission may increase the distance measured from the centerline of a major collector street to ensure a consistent right-of-way along such a thoroughfare or if a road expansion is projected in an adopted land use plan.*

Given that the easement runs the entire length of the street and adjacent parking garages vary in setback from 12 to 30 feet, the condition of the Ordinance has been revised to specifically approve the setback at the proposed location as shown below.



If the Commission members wish to see the building moved closer to the right-of-way, a motion to modify the condition will be needed.

SUMMARY AND RECOMMENDED CONDITIONS OF APPROVAL

Based on the discussions within the staff reports of both August 6th and 20th, the following conditions are included in the draft ordinance along with the customary CUP requirements:

- The Conditional Use Permit shall be for a 43,254 square-foot assisted living, residential care facility with a maximum of 90 resident beds at 693 Decker Lane.

- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements and landscaping, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan," dated July 26, 2012 as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants and the Landscape Plan.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" dated July 27, 2012, as bound together and submitted in conjunction with Application #12-022 by Paul Boyer, of CEDC, Civil Engineering Design Consultants.
- The Final Landscape Plan shall be in substantial conformance with the "Planting Plan" by Landscape Technologies dated July 6, 2012, except where additional plantings shall be provided along the ground floor main dining elevation between the Decker Lane entrance and the outdoor patio, to meet with the intent of the Design Guidelines for the Zoning Administrator's approval.
- All exterior plans shall demonstrate grading and stormwater protection of the existing parking garage for the property to the west, and shall indicate that the exiting requirements for the garage per Building Code requirements, are not impeded by the development of the assisted living facility.
- In recognition of a pre-existing Metropolitan St. Louis Sewer District (MSD) easement adjacent to the Decker Lane right-of-way, the front setback for the assisted living facility may be a maximum of 17 feet in accordance with Section 405.240, *Setback and Building Lines*, of the Zoning Ordinance.
- Off-street parking requirements shall be calculated as one parking space per every two resident beds.
- Accessory structures, including the generator and dumpster enclosure, and the supporting strucure of the ground monument shall be of materials consistent with the main building.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following are example motions for this application:

> "I move to approve the site development plan and conditional use permit ordinance attached to the staff report on application #12-022, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 20, 2012." (Conditions may be added, eliminated, or modified by preceding motion).

An additional motion is needed for the subdivision of the property:

> "I move to recommend approval of the final subdivision plat for Spectrum Retirement Communities as presented during the August 20, 2012, Planning and Zoning Commission Meeting date." (Other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

SPECTRUM
RETIREMENT COMMUNITIES, LLC

August 13, 2012

Mr. Paul Langdon, Community Development Director
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

Re: Spectrum Retirement Communities, 693 Decker Lane

Dear Mr. Langdon:

We appreciate the Planning & Zoning Commission's consideration of our application on August 6. Thank you for the opportunity to provide more information to the city prior to our next hearing on August 20. We understand that there are three issues of concern, which are addressed below.

1. **Parking Count:** Adequate parking is critical to the satisfaction of our residents, their families, and our team members. It is even more critical for the first impression of prospective residents who are visiting our community for the first time. As such, we are very careful in determining the appropriate amount of parking spaces that provides everyone a space while not creating empty asphalt. Please consider the attached summary of parking counts at our existing assisted living communities. We are also beginning to speak with owners of nearby parking lots and parking garages for use on the rare occasions (e.g. Mother's Day) when additional parking might be a concern.

2. **Summit Lofts Garage:** We have spoken with the Summit Lofts board about the best solution to this issue, and we are meeting with the board this evening, August 13. Attached is a sketch of the proposed solution to close up the garage wall, maintain a fire exit, and grade out the northwest corner of the Spectrum property to create a landscape buffer between the two properties.

3. **Summit Lofts Pool Privacy:** As with the garage, we have spoken with the Summit Lofts board to create a privacy fence for their pool, either by constructing a new privacy fence between their pool and our parking lot, or by modifying the east side of their existing fence to create more privacy.

Thank you for your consideration of the above items. We look forward to our next meeting with the Planning & Zoning Commission, and look forward to being a member of the Creve Coeur community.

Sincerely,

Michael Longfellow, Sr. Vice President of Construction & Development

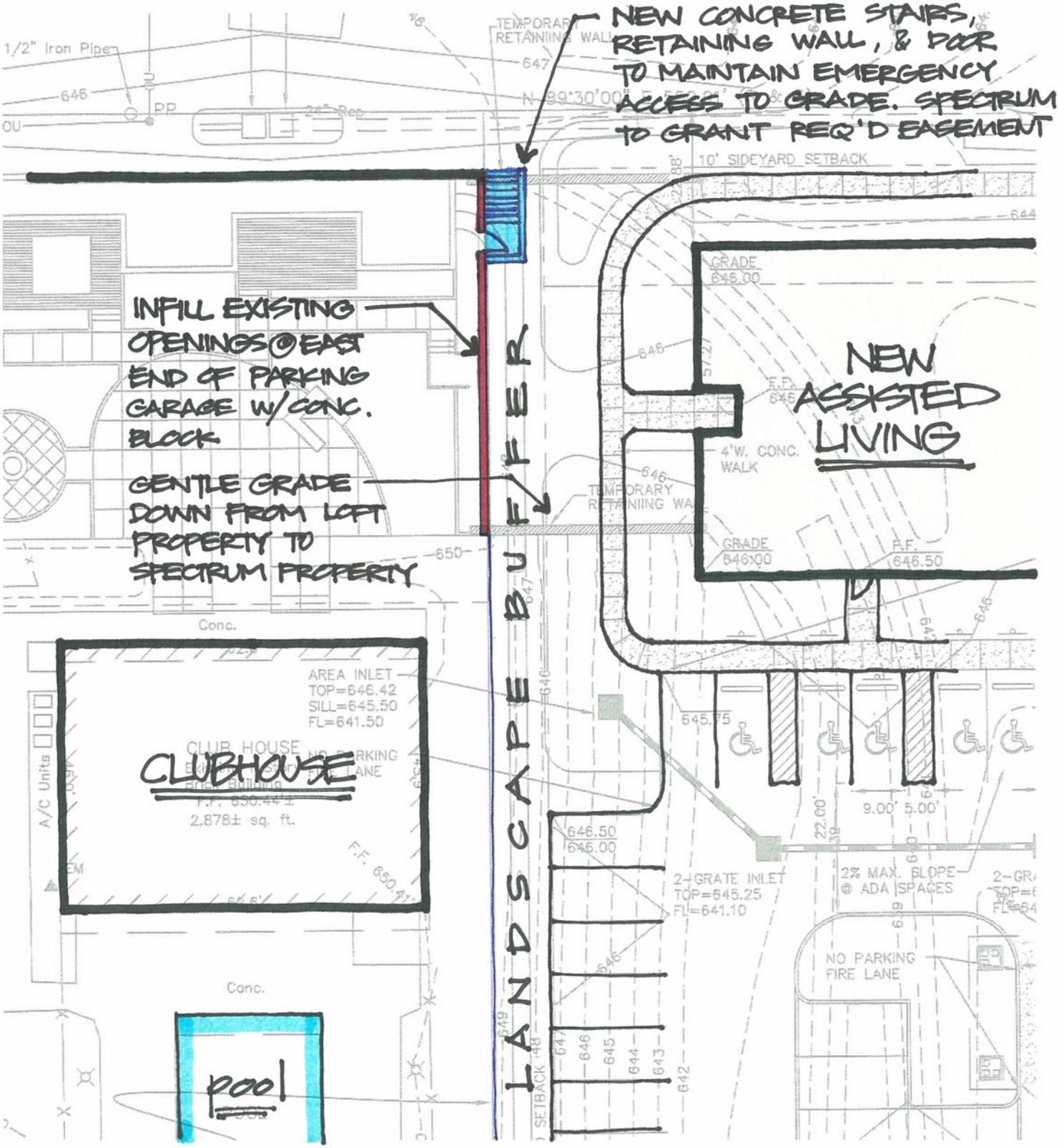
Cc: Whitney Kelly, City of Creve Coeur

Enclosures: Parking Summary, Sketch Plan for Summit Lofts

SPECTRUM
RETIREMENT COMMUNITIES, LLC

Parking Summary at Assisted Living Communities

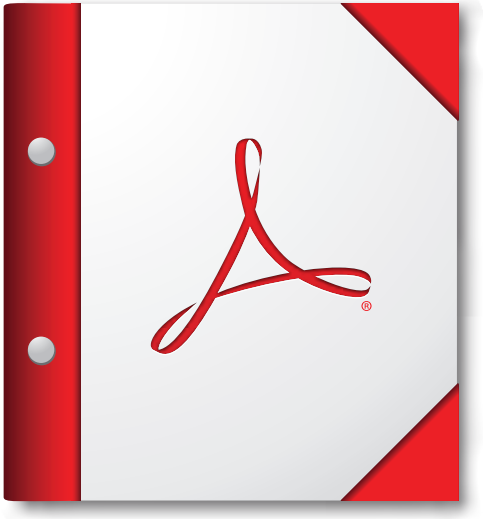
Property Name	Location	Property Type	Number of Beds	Parking Spaces	Ratio (spaces per bed)
Cedar Village	Salem, OR	AL w/Memory Care	75	36	0.48
Redwood Heights	Salem, OR	Assisted Living	80	37	0.46
Pheasant Point	Molalla, OR	AL w/Memory Care	57	34	0.60
Ocean Ridge	Coos Bay, OR	Assisted Living	81	33	0.41
Ocean Crest	Coos Bay, OR	AL w/Memory Care	61	25	0.41
Clearwater Springs	Vancouver, WA	Assisted Living	80	37	0.46
Lincoln Meadows	Parker, CO	Independent + Assisted	213	133	0.62
Park Meadows	Overland Park, KS	Independent + Assisted	221	96	0.43
Palos Verdes	Peoria, AZ	Independent + Assisted	144	71	0.49
Three Oaks	Cary, IL	AL w/Memory Care	94	54	0.57
Westview at Ellisville	Ellisville, MO	AL w/Memory Care	82	48	0.59
Southview	Affton, MO	AL w/Memory Care	104	68	0.65
TOTALS			**1,292**	**672**	**0.52**



SPECTRUM
RETIREMENT COMMUNITIES, LLC

Garage/Grading Modifications
at boundary between subject property
and Summit Lofts property

August 13, 2012



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PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, AUGUST 6, 2012

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Gary Eberhardt, Chair
Dr. Michael Barton
Mr. James Faron
Ms. Cynthia Kramer
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

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CHAIRMAN EBERHARDT: The Creve Coeur Planning &

Zoning Commission for Monday, August 6th will come to order.

I'd like to begin by calling the roll.

Dr. Michael Barton?

MR. BARTON: Here.

CHAIRMAN EBERHARDT: James Faron?

MR. FARON: Present.

CHAIRMAN EBERHARDT: Ken Howard, absent.

Cynthia Kramer, absent. Tim Madden, absent.

Jim Schnarr?

MR. SCHNARR: Present.

CHAIRMAN EBERHARDT: Carl Lumley, our City Attorney?

MR. LUMLEY: Present.

CHAIRMAN EBERHARDT: Paul Langdon, our Director of Community Development?

MR. LANDGDON: Present.

CHAIRMAN EBERHARDT: Ms. Whitney Kelly, City Planner?

MR. KELLY: Present.

CHAIRMAN EBERHARDT: And, Ms. Julie Lowery, Recording Secretary?

MS. LOWERY: Present.

(Cynthia Kramer is now present.)

CHAIRMAN EBERHARDT: The next item on the agenda will be our third public hearing, No. 12-022, Application for the Subdivision and Conditional Use Permit of an Adjusted -- an Assisted -- excuse me -- Living Facility for the Spectrum Retirement Communities for the property located at 693 Decker Lane.

Will those people that will be speaking about this issue come and be sworn in, please.

(Speakers were sworn by the court reporter.)

CHAIRMAN EBERHARDT: Okay. Is Mr. Boyer here for the presentation? Is he the representative for the applicant?

Mr. Boyer. Please state your name and address for the record.

MR. BOYER: My name is Paul Boyer. I'm with Civil Engineering Design Consultants with an office at 11402 Gravois Road, St. Louis 63126.

I appreciate the opportunity to be here tonight, Mr. Chairman and Members of the Commission.

We're here on behalf of Spectrum Retirement Communities.

With me tonight also is Mike Longfellow. He's with Spectrum. And then also the architect, Brian Van Winkle and Pete Schwartz with Vessel Architecture.

I'll just -- I'll jump right in, and I'll turn

it over to Mike to talk little more detail about Spectrum.

2 Basically what we're here tonight, we are
3 requesting -- we are requesting site plan approval for,
4 see if I get this -- a four-story senior living facility.
5 There's 90 assisted living units proposed with this
6 development.
7 If you're familiar with the site, it's on the
8 west side of Decker Lane, and to the west of this
9 development is Summit Lofts and West Village Condominiums;
10 to the north it's Plaza Motor, is the parking garage for
11 Plaza Motors, and then south there's another parking
12 garage, which is affiliated with the business -- the
13 office building there.
14 Again, it's a four-story building, 90 assisted
15 living units. We have a single access proposed off of
16 Decker Lane. There's 45 parking spaces proposed for this
17 development.
18 We meet the zoning requirements for that, and we
19 are also meeting the site coverage as well.
20 There's some unique instances with this site
21 where, and staff has pointed this out, where the original
22 Summit Lofts and West Village Condominiums was intended to
23 be expanded, and they had future phases for this
24 development.
25 When that did not follow through, Spectrum came

1 in and they're proposing this development.
2 There's a unique circumstance where there's an

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3 open access garage, if you're familiar with the site, that
4 we have begun discussions with the adjacent property
5 owner, and they are represented here tonight as well, as
6 far as coordinating our development with them.
7 Another unique feature of this development,
8 there is an underground detention basin. Originally when
9 this site was developed, it was developed for one regional
10 detention basin, which is buried 60 inch diameter pipes,
11 which run across the development, so we will have storm
12 water maintenance agreement with that.
13 Part of our petition also is -- is to plat this
14 lot. The overall tract, including the Lofts is
15 3.48 acres. We are taking 1.6 acres of that development.
16 The storm water detention does cross property
17 lines, so we will be doing an agreement with that as well.
18 We find we are in keeping with the overall --
19 the intended use for this facility.
20 At this time I can turn it over to Mike to talk
21 a little bit more about Spectrum and their developments.
22 Then, again, Brian Van Winkle is here. He can
23 talk about the facade of the building.
24 CHAIRMAN EBERHARDT: State your name and
25 address, sir.

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1 MR. LONGFELLOW: My name is Mike Longfellow with
2 Spectrum Retirement Communities, 200 Spruce Street,
3 Denver, Colorado 8013 -- or excuse me -- 80230.

4 I am in charge of all the construction
5 development for Spectrum Retirement, and I just want to
6 give a little bit of background, as Paul said, on who we
7 are and what we do.
8 We are an owner, developer and operator of
9 senior housing, independent living, assisted living and
10 memory care.
11 I always like to point out that not only are we
12 a developer, but we're also operators, and that's really
13 what we do.
14 My team is basically here to serve the operating
15 group in our company, so we don't build these and flip
16 these. We build these and operate them. Become long-term
17 citizens and long-term neighbors in the communities that
18 we go into.
19 To drive the point home to its conclusion, I
20 guess, there are about -- we have about 1200 employees at
21 Spectrum Retirements, and eight of us are in development,
22 and the other 1192 are in operations.
23 So that's -- that's really what the company is
24 all about is -- is operating these facilities.
25 Based in Denver. We have 24 properties

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1 currently operating in ten states. Three of those are
2 here in the St. Louis area; there's one in Crestwood,
3 there is one in Ellisville that just opened, and then we
4 have one down in Washington. We also have another one

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5 under construction just about ready to be completed and
6 opened in the Affton area. And on top of that, we have
7 four additional ones under construction and lots more in
8 development.
9 We're a private company. We're well-funded. We
10 have good private equity partners and good lending
11 partners with several different banks. All conventional
12 financing. No HUD. And we've, across our entire
13 portfolio, excluding the two that we now have in lease,
14 we're 95 percent occupied.
15 So in the -- in any industry, I think that's
16 good. In senior housing, that's -- that's an excellent
17 record and, certainly, I -- it's not so much what we
18 design, as our operating group deserves the credit for
19 that, but that, I think, is very important to point out to
20 know that with the funding that we have and with the
21 operational history that we have and the -- and the -- the
22 partnerships that we have with banks, our intent is to get
23 approved and get building and get opened as soon as
24 possible.
25 We have -- we have yet to leave a half-built

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1 building or half empty lot and we don't intend to.
2 So this is a very good time for senior housing
3 to be developed. The need is, frankly, off the charts,
4 both nationally and in this area.
5 St. Louis is a, in general, is a community we

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6 feel very strongly about, as evidenced by our presence
7 here already. One of our two principals of our company is
8 from St. Louis originally; grew up here. And so we know
9 the area very well. Our architecture firm is based here.
10 And Creve Coeur is -- is an area that we've had
11 in our sights for a while. We feel very strongly about
12 Creve Coeur in specific and in the surrounding area.
13 In terms of what we build, Paul already talked
14 about the basics of what we're proposing. This is
15 assisted living and memory care. No independent living in
16 this. Ninety units.
17 And the only thing really that I want to point
18 out, in addition, just to give a general flavor for any of
19 you who don't know about assisted living and memory care
20 in its current state versus 20 or 30 years ago, is that
21 these are very high-end facilities; a lot of common areas;
22 very high amenities.
23 The two most important things that we provide in
24 our communities are dining and activities. Everything
25 else that we do with the units and all the nice design

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1 that our architects and engineers do, everything is
2 secondary to dining and activities.
3 And so the large dining spaces that we have, and
4 we have more than one of them in the building, and then
5 our activities programs are all supported by the multiple
6 amenities basis that we provide as well.

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7 So that's the overview of Spectrum. I could --

8 I could go on for hours, but want to, I think, open it up

9 for questions at this point and with anything that you

10 have as far as the architecture and engineering, and we do

11 have the full team here, so we can, I think, answer

12 anything you have.

13 Thank you.

14 CHAIRMAN EBERHARDT: Okay. Are you going to

15 make one more presentation or do we -- are we free to ask

16 questions?

17 MR. LONGFELLOW: I think -- I think we're done.

18 CHAIRMAN EBERHARDT: Okay. Thank you.

19 First of all, any questions from the Members of

20 the Commission?

21 Mr. Langdon.

22 MR. LANDGDON: Mr. Chair, if I may jump in here.

23 I just want to ask the applicant to explain a

24 little more about the type of residents.

25 As you know, this has been advertised as an

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1 assisted living facility, and you just mentioned memory

2 care.

3 MR. LONGFELLOW: Uh-huh.

4 MR. LANDGDON: Perhaps for everyone's benefit,

5 could you explain if those are functionally the same or is

6 this more of a nursing care or -- because it does make a

7 difference.

8 MR. LONGFELLOW: Absolutely. Thank you for the
9 question.
10 The memory care is, basically, it's assisted
11 living. It's a component within our assisted living where
12 the level of care is the same level. It's not skilled
13 nursing at this point, but, basically, the care that's
14 provided by our caregivers really focuses on those with
15 dementia.
16 In this case, it would be on the second floor.
17 It is a more secured area of the building, just, you know,
18 because of any potential issues with wandering, but it is
19 not skilled nursing, and it's considered assisted living,
20 you know, as far as state license is concerned.
21 MR. LANDGDON: Thank you.
22 MR. SCHNARR: And when you come up with 45
23 spaces, you're assuming -- that's half the number of units
24 you have, correct?
25 MR. LONGFELLOW: Correct. Yes. And from our

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1 operational history, 45 spaces in this case or one for two
2 units is ample without over parking or having lots of
3 empty space.
4 We -- the numbers on parking are difficult to
5 pin down from -- from jurisdiction to jurisdiction as we
6 go around the country.
7 Typically, it's not provided for in -- in the
8 parking requirements.

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9 Denver -- the City of Denver actually just
10 completely revamped its zoning code, and it's one of the
11 first cities that we've seen that addresses assisted
12 living in a very comprehensive way. And, interestingly,
13 their parking requirement ended up .5 per unit, which is
14 what we've basically argued for every place that we've
15 been that does not have parking requirements.
16 We've -- we've had to argue for more, and we've
17 actually had to argue for less. There are times where
18 cities have wanted us to have one per unit or even more
19 and sometimes it's .25. So .5 is something that we feel
20 very good about. And being under parked is a -- is a
21 serious problem for us, and especially for the adult
22 children who are coming to visit their parents, so we
23 certainly want to avoid that.
24 CHAIRMAN EBERHARDT: Thank you.
25 MR. FARON: Just a question, if I could, please.

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1 CHAIRMAN EBERHARDT: Please.
2 MR. FARON: So the -- the extremes of the care
3 would be on the second floor. Beyond the memory care,
4 there wouldn't be any other kind of level of care that
5 would go above that?
6 MR. LONGFELLOW: Correct. That's -- yeah, just
7 to get a general sense of plan. The first -- the ground
8 floor is primarily common area. There are only ten or
9 twelve units. Second floor is all memory care, and then

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10 the third and fourth floor are all assisted living units.

11 MR. FARON: So that first floor services

12 activities and things of that nature, entrance. So, okay,

13 third and fourth floor just assisted living, and so second

14 floor just more security -- secure area. Okay. Thank

15 you.

16 MR. SCHNARR: What is the opportunity for

17 additional parking on Sundays, for example, when the

18 parents [sic] come. Is it going to be a problem?

19 MR. LONGFELLOW: Typically what we've done, I

20 mean, unfortunately, we would like for parking to be a

21 bigger problem because that means more visitors are coming

22 in on a daily basis.

23 There are really only two holidays out of the

24 year where we ever have any sort of issue, Christmas being

25 one, but -- and Easter can be, but really the single

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1 biggest day of the year for us is Mother's Day.

2 And -- and what we've done, typically, is we've

3 entered into an agreement or talked to a nearby shopping

4 center, sometimes schools, places that aren't necessarily

5 as busy on -- on a -- or on the holiday, and -- and then

6 shuttled over.

7 We do have, one thing I did not mention is that

8 we do have a community van and also a community car. And

9 that's one of the ways that we really try to cut down on

10 traffic into and out of the facility.

11 Really in this particular product type, the
12 traffic in and out, the parking requirements are really
13 made up almost entirely of visitors and then staff.
14 The number of trips generated is surprisingly
15 low, but the Mother's Day is the big one.
16 CHAIRMAN EBERHARDT: Dr. Barton.
17 MR. BARTON: Can you elaborate a little bit more
18 on the criteria that allows a person to meet independent
19 living versus, you know --
20 MR. LONGFELLOW: Versus assisted and memory?
21 MR. BARTON: Assisted versus skilled nursing?
22 MR. LONGFELLOW: Absolutely. The -- with
23 independent living that's really more of a lifestyle
24 choice, I mean and I'm oversimplifying a little bit, but
25 this is, I think, generally the -- the divisions.

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1 It's really a lifestyle choice where very little
2 assistance is needed. Assistance with activities of daily
3 living, we refer to them as ADLs in the industry, and
4 those activities of daily living can consist of dressing
5 assistance, eating assistance, medications, toileting,
6 bathing. And so in independent living, really what we are
7 providing are senior apartments. They typically have full
8 kitchens, even though we still do have with -- in an
9 independent living facility, we still have central dining
10 and a central commercial kitchen providing the meals for
11 them.

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12 But in -- with assisted living, once that
13 threshold is crossed, we are actually providing care and
14 assistance of daily living in the community.
15 So those kinds of things that I just mentioned,
16 with medication, assistance and eating, and, you know,
17 even -- even escorting people to and from meals, that sort
18 of thing, that is what distinguishes independent living
19 from assisted living.
20 In terms of -- and then memory care would just
21 basically be a subset of that assisted living level. And,
22 again, there the care -- the assistance with ADLs is just
23 more focused on people with memory issues.
24 Skilled nursing really is when it comes down to
25 more medical -- medical care, and people who aren't --

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1 people who tend to be less ambulatory.
2 And so in terms of the medical assistance that's
3 provided, that's really the -- what divides assisted
4 living from skilled nursing is that no actual, you know,
5 skilled nursing is -- is provided at this facility.
6 MR. BARTON: And are your residents free to come
7 and go? Are they -- will we expect to see them walking
8 out on the sidewalks?
9 MR. LONGFELLOW: They -- they are free to come
10 and go with assisted living. They are -- they are heavily
11 monitored, so it's not as if we don't at any time know
12 where they are, and they're kind of just wandering in and

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13 out.

14 Memory care is -- is a secured facility. And

15 memory care, I mean it's kind of a monolithic term for a

16 very un-monolithic issue, but because some -- there are

17 some people who -- who oppose kind of a wandering problem

18 or a flight risk, but at the assisted living level, we --

19 it is not lockdown; it is not a secured facility.

20 But -- but really all of the traffic in and out

21 of the building is through the front door of this, and

22 that's staffed 24 hours, and so the comings and goings of

23 our residents are -- are monitored, but not restricted.

24 MR. BARTON: Do you anticipate any need for

25 additional signage in the area to, you know, in terms of

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1 pedestrian crossing or anything in terms of cautionary

2 signage?

3 MR. LONGFELLOW: We typically don't or we

4 haven't really had to.

5 In this -- I can't really think of anything in

6 this specific situation that would -- that would warrant

7 that.

8 You know, in terms of people moving around the

9 site, we have -- we always have sidewalks and walking

10 paths around the site, so that they can -- so that they

11 can freely move around.

12 Typically, there are caregivers with them.

13 But -- but I don't see anything, you know, if we were

14 right on Olive, I think maybe we would be a little bit
15 more concerned, but this actually -- this site, we feel,
16 suits us very well in that regard.
17 CHAIRMAN EBERHARDT: Thank you.
18 MR. FARON: Mr. Chairman.
19 CHAIRMAN EBERHARDT: Anything further? I'm
20 sorry, go ahead.
21 MR. FARON: Related to that, so the patio area,
22 the dining area outside, that's going to be landscaped, I
23 guess, a bit more?
24 MR. LONGFELLOW: It will.
25 MR. FARON: At least it's not on the west side

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1 of the building in the sun --
2 MR. LONGFELLOW: Right.
3 MR. FARON: -- but so there is going to be some
4 kind of buffer there to the street and sidewalk.
5 The second question, have you been -- have you
6 discussed any additional parking overflow with the other
7 -- Plaza Motors or the -- the strip center across the
8 street, or even Summit Lofts, has that ever come up at all
9 or have they confronted doing that?
10 MR. LONGFELLOW: We haven't discussed any
11 specific agreements yet with any of the neighbors, and --
12 but that's something that we actually typically are
13 marketing in outreach folks are the ones who oftentimes
14 deal with, you know, they look around the community and

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15 look at who would be available, or -- and I think all of
16 those would make sense, certainly, Plaza Motors being
17 right there --
18 MR. FARON: Sure.
19 MR. LONGFELLOW: -- would be very convenient for
20 us.
21 MR. FARON: There's a parking lot too across
22 from you that's more business hour oriented.
23 And then the last question, is there any access
24 to Summit Lofts, or are you just kind of north and east on
25 the -- the face of your building? You don't -- you can't

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1 get into Summit Lofts in terms of vehicular traffic or
2 even pedestrian traffic in any of the residence --
3 MR. LONGFELLOW: Correct, we're --
4 MR. FARON: Just on that corner basically?
5 MR. LONGFELLOW: -- just dividing it, yes.
6 MR. FARON: Thank you, Mike.
7 MR. LONGFELLOW: Okay.
8 CHAIRMAN EBERHARDT: Anyone else on the
9 Commission?
10 Mr. Langdon or Ms. Kelly, do you have comments?
11 MR. KELLY: Good evening. Whitney Kelly, City
12 Planner.
13 The applicants have asked for a subdivision and
14 a conditional use permit for a 43,425 square foot
15 four-story 90-unit assisted living facility.

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16 As you're aware, this was a property was
17 originally considered as part of the Summit Lofts, however
18 that did not move forward.
19 The Comp Plan discusses various elements
20 regarding the design of the facility and that there should
21 be human scale storefronts with parking located behind or
22 beside the building and with the parking oriented towards
23 the street.
24 This would be the Decker Lane view right here.
25 This is the interior view, north elevation and the south

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1 elevation.
2 We find that it does meet with the overall
3 intent of the design guidelines, however there are a few
4 points that we need to discuss.
5 We found that Studt Avenue would have direct
6 viewpoint from right here along Decker Lane. We found
7 that the -- this area needed more focus in order to
8 fulfill the design guidelines, create a focal street view
9 along this area.
10 Due to the operational constraints by the
11 applicant, they can't really bring that forward, so we are
12 suggesting that the landscaping, in this area
13 particularly, provide some pedestrian scale for the --
14 those that would be walking along the sidewalk. There are
15 sidewalk connections throughout the building -- throughout
16 the site, and we find that that would further the intent

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17 of the design guidelines, as well as meet with the
18 operational needs of the applicant.
19 The Zoning District also requires that
20 50 percent of the building setback be within 15 feet, and
21 right now they're showing this to be 15.5 at this corner
22 and 16.7 at this corner. And this area would be roughly
23 58 percent of the building width.
24 They have indicated that they can shift that
25 over a foot or two to meet with this requirement, and,

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1 therefore, we have included a condition for that for staff
2 approval.
3 Again, the existing Summit Loft garage was
4 granted temporary measures until the garage extension
5 could be completed, and that was not done.
6 Therefore, we have required that the applicant
7 provide some grading and some sort of retaining wall to
8 work within the Building Code requirements so not to
9 create any storm water or egress problems for the Summit
10 Loft development.
11 We really did look at the parking thoroughly per
12 the Code. And in 1987, the SIC Code list the uses as --
13 this use as a social service, but it left it in the same
14 category as conventional office requiring one space for
15 every 300 square feet of floor area or 145 spaces.
16 As the applicant has indicated, that is way
17 outside the bounds of their needs. So we have looked at

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18 the nursing and personal care, which is calculated at one

19 space per every two resident beds.

20 As we have started the discussion of

21 transitioning over from the SIC to the NAICS, they revised

22 this category assisted living within the same category as

23 residential care, and this would fix that problem in their

24 code at that time.

25 So, therefore, we are -- we would specify to

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1 utilize nursing and personal care standard of one space

2 for every two beds.

3 This is still in excess of what the actual

4 parking needs of the applicant has indicated, as well as

5 our experience with Hallmark off of Craig Road.

6 Therefore, with 90 units, one space for every

7 two beds requires 45 spaces, and they have provided 45

8 spaces on the site.

9 If you're uncomfortable with this

10 interpretation, you should discuss further-off site

11 requirements as a condition for parking arrangements with

12 the applicant.

13 If you have any other questions.

14 CHAIRMAN EBERHARDT: Commission Members, any

15 questions?

16 Just one question, and maybe the -- the

17 applicant needs to answer.

18 How many staff people will likely be staffing

19 this -- forget about residents for the moment -- what --

20 what -- and I'm looking this -- at this from a parking

21 requirement, what is your typical staffing?

22 MR. LONGFELLOW: The -- the max staff number at

23 changeover would be approximately 22. It's -- so --

24 MR. SCHNARR: So 22 and 45 spaces is going to be

25 taken up by --

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1 MR. LONGFELLOW: Yeah, that would be the maximum

2 at one time at the shift change. Typically, like

3 overnight, it's eight at the most, but at the -- at the

4 shift change, you know, around ten o'clock in the morning

5 there would be that -- that one time where there would be

6 as many as 22 staff members.

7 CHAIRMAN EBERHARDT: So only half left during

8 the daytime hours for -- for visitors, essentially?

9 MR. LONGFELLOW: Yeah, which, again,

10 unfortunately, that's more than enough typically.

11 It's very, very rare that between visitors and

12 potential that -- that we would even come close to that

13 number.

14 MR. SCHNARR: Well, how is your living space

15 apportioned? How many are just apartments where, for

16 example, a retired couple would live and how many are this

17 full staff nursing?

18 MR. LONGFELLOW: Well, the -- with assisted

19 living, very very few residents would -- would have a car,

20 and, in fact, it's almost not -- no memory care residents

21 would have a car at all.

22 MR. SCHNARR: Right, I understand that.

23 MR. LONGFELLOW: Right.

24 MR. SCHNARR: But the assisted living, my

25 experience in this area has been primarily with Friendship

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1 out in Chesterfield, and everybody in an assisted living

2 apartment has a car. They don't drive too well, but they

3 have --

4 MR. LONGFELLOW: Right. Right.

5 MR. SCHNARR: -- they have a car.

6 MR. LONGFELLOW: Yeah.

7 CHAIRMAN EBERHARDT: They don't have licenses,

8 but they have cars.

9 MR. BARTON: Just for clarification, do you --

10 do you intend that the mean is eleven employees and at

11 shift change you have 22 parking spots being taken up, but

12 then it drops back down to eleven?

13 MR. LONGFELLOW: Yeah, correct.

14 MR. BARTON: So it's a temporary period, about a

15 half hour or so --

16 MR. LONGFELLOW: Yeah.

17 MR. BARTON: -- that 22 spots are taken up.

18 Okay.

19 CHAIRMAN EBERHARDT: Thank you.

20 MR. BOYER: If I may, not to change the subject,

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21 but I want to interject one thing as far as the condition.

22 The 15 foot setback along the front of the

23 property, there's actually -- it's a -- there's a 15 foot

24 sewer easement, so our intention is to meet the City's

25 requirement, but that would be subject to MSD's review and

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1 approval.

2 There's a sanitary sewer which runs right along

3 that 15 foot, so they may ask us for a foot or slightly

4 buffers -- typically as long as we're outside the

5 easement, we're okay, but I just wanted to caveat that

6 that we're going to be subject to MSD's review.

7 CHAIRMAN EBERHARDT: Anything further,

8 Ms. Kelly?

9 MR. KELLY: No, sir.

10 CHAIRMAN EBERHARDT: Okay. We have some people

11 who -- in the audience who have given speaker cards.

12 Carl Bolm, 63 -- excuse me -- 630 Emerson. Is

13 Carl here?

14 MR. BOLM: I'll defer to be last, please.

15 CHAIRMAN EBERHARDT: Okay.

16 Tom Prince.

17 MR. PRINCE: Yes, sir.

18 CHAIRMAN EBERHARDT: If you state your name and

19 address for the record, please.

20 MR. PRINCE: I will. My name is Tom Prince. I

21 live at 630 Emerson Road, Unit No. 201.

22 I'm here speaking as a member of the board of
23 trustees of Summit Loft Property Owners Association.
24 And we're here in a neutral position this
25 evening. We are going to ask the Commission to delay any

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1 approval of any application, and for this reason. We want
2 to be good neighbors. We -- this project, we think, could
3 probably be the best project that's leftover to go in --
4 into the area.
5 When we moved into the Summit Lofts, we thought
6 we were getting four more high-end condominium units, but
7 it didn't work out that way.
8 We just found out about this project about two
9 weeks ago when I looked out my back porch, and noticed
10 some guys over there with a heavy drilling rig taking core
11 samples, about two weeks ago. I walked over to talk to
12 them, and they didn't have a clue what was going in there.
13 So we have begun to -- one of them said, yes,
14 sir, I think it's a parking lot. I believe that's what
15 it's going to be is a parking lot. Well, it was early
16 Sunday morning, they were making a lot of noise, that's
17 all I know.
18 But anyway we began to snoop around and finally
19 got wind that there was a hearing tonight of some sort.
20 So about four o'clock this afternoon I came up to find
21 out, at the direction of the board, to find out what was
22 going on. And we found out that, yes, there's a hearing

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23 and there's also a vote for approval.

24 We hadn't yet met with these gentlemen. I'm

25 talking about four this afternoon, we hadn't heard one

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1 word from these guys -- and these are great guys. I'm not

2 begrudging them, but we just hadn't talked to them.

3 So we got on the phone and called them, and they

4 were kind enough to come over to our building.

5 And I'm going to show you where we live and try

6 to bring some -- some perspective to this whole project,

7 if I can.

8 And they were kind enough to come over and talk

9 with us, and we felt really good about the meeting. We

10 felt good about these guys. But there are probably, as a

11 result of that meeting, more questions that have -- that

12 are to be asked for us and answered than were, in fact,

13 answered.

14 Just to kind of give you an idea, if I can

15 figure out this high-end equipment here, this is a

16 swimming pool. I hate to wake up one morning about

17 six o'clock and have one of the memory assisted people

18 doing aerobics in our pool. And so, you know, I say that

19 kind of tongue-in-cheek, but it's a real serious problem

20 is our swimming pool. And so we've begun to have some

21 conversations, but there's been no resolution yet about

22 how do we properly buffer this area between their building

23 and our area.

24 There is some landscape. They've got a great
25 landscape plan. They showed us -- I don't know a Juniper

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1 from a come-here or sick-um, but they said they got some
2 nice Juniper and trees going in, but we want to have some
3 conversation about proper buffer for safety, the pool, for
4 site.
5 If you just step it off, their parking lot, when
6 you see it on paper like this, doesn't look like it's very
7 close, but when you get out there actually on site, their
8 parking lot is pretty darn close to our swimming pool and
9 our area there where we have folks who like to sunbathe
10 and -- and enjoy themselves in this private property that
11 they bought into when they thought right next to them was
12 going to be other condominium units and not assisted
13 living units.
14 And then we have the notion of -- of site.
15 We're going to be looking out at -- at a parking lot
16 that's right now set for 45 cars. I hope that's enough
17 parking, but, you know, what are the employees going to
18 do, take a bus? There's nothing wrong with public
19 transit, by the way, I'm all for public transit, but in
20 this case, I don't think you'll see a bus running by here.
21 And, by the way, someone mentioned that there's
22 a parking lot across the street. Well, I walk around this
23 block, you know, this is a big -- big circle, big loop
24 here in our town. And I walk around this block every day.

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25 Four times is a mile. And that parking lot across the

1 street, when business hours closes, they chain that sucker
2 up. You couldn't get a semi in there. So that parking
3 lot's not going to be accessible to anybody who wants to
4 park there.
5 And then there's another issue in that area over
6 there, and as it relates to ingress and egress, and
7 that -- Decker is a three lane road. The middle lane has
8 been taken over by Plaza Motors, and they use it as an
9 unloading dock, which is an issue for another day.
10 But they've got trucks there seven days a week
11 four o'clock in the morning unloading fancy cars. And
12 that's going to be a big issue that -- that -- that kind
13 of comes into play here now.
14 There's an issue of landscaping. I talked about
15 that already.
16 Oh, drainage, I want really to be sure and
17 mention drainage cause this is a drainage nightmare,
18 this -- this property is.
19 I just learned this afternoon, these guys were
20 telling us about it, and I appreciate them telling us
21 about it, but there's shared underground drainage between
22 our piece of ground that Summit Lofts and West Village sit
23 on. And, by the way, our board serves both Summit Lofts
24 and West Village Lofts, so we're speaking for about 45
25 property owners and voters in this fine community when we

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get up here and address this board tonight, none of whom knew anything about this until today. So, you know, you think we might, as members of our board of trustees, have an obligation to find out, well, how is this drainage going to work, are we going to have -- you know, is it a good plan, is it not a good plan. We don't know. We haven't had the opportunity to talk to anybody yet.

And then up in -- does it show up -- up in this area right up here, this is really a problem. It's -- this is where our underground garage makes its way into the light of day, only it was intended to continue -- in the original zoning and in the original plan that was approved by the City, it was intended to continue as an underground garage all the way through these two buildings over here. But today it just kind of crops up, and it's an eyesore, it's a drainage sore, you know, and to top things off, at the very end of it there's a fire escape door that's required by the fire code. And if we don't deal with that, if that's not dealt with, and you just drain this thing -- if you grade this so that everything drains down towards that -- that eyesore where the fire escape door is, it's going to drain right to it and be on the same grade. You know, I wonder if that's going to impede with the fire escape that's required to be there coming out of our garage.

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We -- we talked about that today, and we made some great progress on it, and I appreciate it, but we didn't get it resolved. We don't know how that's going to sort itself out. Remember, we only met with them at 5:30 today. We made great progress in thirty minutes, but you can only do so much. You can't ride a horse that fast.

Let's see, what else have I got.

Light protection. We're a residence. All the buildings around us are office buildings, but we're residents, we tend to want to go to sleep at night.

And we're concerned, although they had a great answer for this, but we're concerned that the lights in the parking garage are going to provide some light invasion into our properties.

Now, they did a great job. They've got some sort of lumens plan or something that shows where lights are going to be blocked off, and they're not going to be coming over on our property and what have you, and that sounds good. We'd like -- we'd like to be able to study on it just a little bit, make sure that that's -- that we don't have a problem with that.

And I know we can't dictate things. It's a free world. They're going to get the property and they can do things, but we want to be good neighbors and they want to be good neighbors. We just need a little bit of -- little

bit of time here to sort through some of these issues.

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2 And there's some other things. Proper buffering
3 for site, sound and safety. You know, worry about our
4 swimming pool. I know there's a way that we can block it
5 off, but, you know, we're concerned about that cause right
6 now it's accessible. Granted, there's a lock on the gate,
7 but it's still -- still an issue that we're concerned
8 about.
9 So, having said all of that, we want to be good
10 neighbors; we want to work with these guys; we're
11 delighted to see progress in our community. We think that
12 Spectrum will do a great job, but we would ask that the
13 Commission delay approval, if you are about to take a
14 vote. I haven't had the time to even to figure out if
15 you're about to take a vote on anything. But if you are
16 about to take a vote, we would ask that you delay it for
17 some time to give us the opportunity because we, you know,
18 we're not a mile away. We're right there. These folks
19 are in our backyard. I mean they're like becoming part of
20 us, and we're becoming part of them, whether we like it or
21 not, we're going to be living together for a long time,
22 and we'd like to have the opportunity to sort through some
23 of these issues.
24 Thank you very much. I appreciate it.
25 Carl, did you have anything of value?

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1 MR. BOLM: If I may.
2 CHAIRMAN EBERHARDT: Please.

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3 MR. PRINCE: Thank you very much.

4 MR. EBERHARDT: Thank you.

5 MR. BOLM: Thank you for your time and what you

6 do for our community.

7 CHAIRMAN EBERHARDT: Name and address, please.

8 MR. BOLM: Sure. Good evening. My name is Carl

9 Bolm, and I'm also on the board of directors and trustees,

10 and reside at 630 Emerson.

11 I think Tom hit on most all the points. I just

12 wanted to reiterate, but Planning & Zoning said is that we

13 were not -- when we bought into these units, there wasn't

14 going to be a parking lot there, street lights there,

15 street cars, dumpster, nothing looking out over our pool

16 area. Everything was to be underground. Underground

17 parking. No cars, no lights. Underground dumpster.

18 That did not happen, but that too is not, I

19 don't feel, our problem to then be -- suffer the

20 consequences if there are any, but I think there's a plan.

21 I too met, along with Tom, with these gentlemen.

22 I think with proper planning, some type of privacy fence

23 on the outside of our existing fence, yeah, all pools have

24 to be fenced. Tonight's a good example when we're trying

25 to get in there, the lock was not working, we couldn't get

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1 in. Many times the lock does not shut. It's got a gate

2 on the side that faces the development.

3 We have to go back to our board and to our

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4 people and explain what's going on here.

5 Heavy landscaping, and I mean heavy, not five,

6 ten years from now when it finally grows up, but heavy

7 landscaping that you can't see through now and -- and

8 immediately.

9 A privacy fence that does two things; no

10 headlights and -- and -- coming in the, you know, in the

11 nighttime or the early mornings, and blocking the visual

12 of all the -- the streets would -- would definitely be a

13 welcome to this development.

14 Again, they're free to come and go. It's not a

15 lockdown facility, hence, for the fence.

16 And I might also add, it's interesting, but

17 Plaza had to put up a privacy fence between us and Plaza

18 and the parking garage because we've had that fail before

19 and they've had to do that, so that is part of what we

20 have on the north side of our building.

21 The drainage and the fire marshal, that'll also

22 be addressed through Planning & Zoning, I'm sure. That's

23 all I have.

24 Thank you.

25 CHAIRMAN EBERHARDT: Thank you.

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1 Anyone else?

2 Yes, ma'am.

3 MS. BERRY: I'm not sworn in.

4 CHAIRMAN EBERHARDT: Were you sworn in, I --

5 MS. BERRY: No, sir.

6 CHAIRMAN EBERHARDT: Well, would you then be

7 sworn in, please.

8 (Speaker was sworn in by the court reporter.)

9 MS. BERRY: My name is Lynn Berry, 626 Graeser

10 Road.

11 I hadn't planned on speaking this evening, but I

12 was just curious, if you're going to have all these people

13 doing ADLs in the morning, feeding people, are you going

14 to have an in-home therapy, agency people coming in, which

15 will need additional parking, cause you only have eleven

16 in place, you have 90 people?

17 MR. LONGFELLOW: Yeah, I can answer that.

18 MS. BERRY: That's all.

19 CHAIRMAN EBERHARDT: Thank you.

20 MR. LONGFELLOW: That -- to answer your

21 question, ma'am, that -- those ADLs are taken care of

22 by -- by caregivers in-house.

23 There are sometimes some instances where

24 individual residents will contract with -- with outside

25 agency people, but in this case, we would expect them to

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1 be -- to be cared for by the caregivers.

2 The ratios that we have, as far as the

3 caregivers per resident, that's something that we're used

4 to, that we have, and in terms of, for instance,

5 showering, bathing assistance, that sort of thing, that's

6 on a very staggered schedule.

7 And so from a staffing perspective, we feel

8 comfortable with that as far as the caregiver ratio per

9 resident.

10 In terms of responding to our potential future

11 neighbors at Summit Lofts, I felt like our conversations,

12 our meeting, went very well.

13 Our preference would be to keep moving with the

14 timeframe we have with a vote for approval this evening.

15 Understanding that the conditions that were discussed

16 this, I think -- I think with the exception of the privacy

17 fence, are covered by the conditions that are already

18 recommended by staff in terms of the resolution of the

19 issue at the northwest corner.

20 And in terms of the privacy fence, we are very

21 willing to work with Summit Lofts and with the City on --

22 on providing a privacy fence there.

23 And whatever the, you know, whatever the

24 preferred material and height would be, but we have no

25 issue with that whatsoever, so -- and understanding,

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1 again, that they would have another opportunity at City

2 Council, our preference would be to -- to keep moving, if

3 we could, and, again, that those conditions are, we feel

4 like are already provided for except for the fence.

5 CHAIRMAN EBERHARDT: Thank you.

6 Mr. Caldwell. Were you sworn in?

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7 MR. CALDWELL: Yes.

8 CHAIRMAN EBERHARDT: That's good. Thank you.

9 MR. CALDWELL: I just want to speak to a minor

10 point, and that is with regard to the setback on the -- on

11 Decker.

12 If I read it -- heard it correctly, staff is

13 asking for more landscaping on -- in that area, but less

14 area to put the landscaping in.

15 And so it seems like that a little bit of a

16 conflict there. And that the -- that 15 foot, it seems to

17 be kind of a robotic adherence to the Code, and it would

18 seem to be a possibility for the tradeoff that the

19 Commission might consider to not worry so much about the

20 15 foot zero inches than being more to get the type of

21 landscaping and appearance that is desired for that visual

22 effect coming in from Studt.

23 Thank you.

24 CHAIRMAN EBERHARDT: Thank you.

25 Anyone else have a comment in the audience?

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1 Staff, any further information -- excuse me,

2 yes, sir, were you sworn in?

3 MR. GELLMAN: Marvin Gellman.

4 CHAIRMAN EBERHARDT: Were you sworn in,

5 Mr. Gellman?

6 MR. GELLMAN: No.

7 CHAIRMAN EBERHARDT: Would you now be sworn in,

please.

MR. GELLMAN: Okay.

(Speaker was sworn in by the court reporter.)

CHAIRMAN EBERHARDT: State your name and address, please.

MR. GELLMAN: Marvin Gellman, 12 Sackston Woods, Creve Coeur 63141.

How big is that lot? How many square foot?

MR. BOYER: It's 1.6 acres.

MR. GELLMAN: That's -- Hallmark has 200 units on about 10 acres, and there's a big parking lot for 200. 45 is not enough for even the people living in it.

My mother lived at Hallmark -- on McKnight Place. They had two cars and they lived there. This is not enough parking. This is way too much building for not 2 acres even.

And I know the people in the apartments and the original building this gentleman was talking about,

they've had problems the whole life over there.

And I think we're opening up a big can of worms with 90 people talking to the City complaining about Plaza Motors.

Have they talked to Plaza Motors about what they think? Have you talked to Plaza Motors?

MR. LONGFELLOW: No, sir.

MR. GELLMAN: What they think?

9 MR. LONGFELLOW: No, sir.

10 MR. GELLMAN: Well, it's a good idea because I

11 own the lease, the ground, and most -- most of Plaza, not

12 all of it, not the 5 acres, but there's a good idea to

13 look at Plaza Motors, cause you're -- they got a big

14 business there on -- on about 7, 8 acres, 10 acres, and

15 you got 1.78. Don't make sense. Thank you.

16 CHAIRMAN EBERHARDT: Thank you, Mr. Gellman.

17 Anyone else have any comments?

18 Any further staff or reports?

19 MR. LANDGDON: Mr. Chair, just to maybe provide

20 a little more information on some of the issues that have

21 been raised.

22 I was dismayed to hear about the potential

23 notice problem, and so we did some investigating into why

24 Summit Lofts apparently did not receive enough notice.

25 And, basically, what we have is a timing issue in terms of

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1 when our address list was last compiled and when Summit

2 Lofts began to get occupied.

3 Notices did go out to occupied -- well,

4 addresses at Summit Lofts, but either those owners have

5 not spoken up, or they have since moved and just were not

6 aware of it. So we did advertise through all the other

7 venues. There's a sign on the property. There is notice

8 on the City website. There was notice in St. Louis

9 Countian. But it does appear that not that many of the

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10 current residents received the direct mailing. But we
11 did -- did use the methods that are required of us by the
12 Zoning Code.
13 Regarding the -- the parking. You know, as the
14 applicant testified, most cities, and this would be one of
15 them, doesn't have a well-exercised code on assisted
16 living parking. We're relying on observations of the use
17 of parking at Hallmark, and then, otherwise, relying on
18 a -- on a interpretation of the Zoning Code for a
19 regulation. Just because a regulation is met, doesn't
20 mean that the need is met.
21 On the other hand, regulations often
22 overestimate. Traditionally in parking, there has been a
23 severe over assumption on parking, and we've started to
24 cut that back to avoid vacant asphalt sitting there
25 collecting heat.

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1 But if you want to look into it further, if you
2 would like us to look into it further, we can do that and
3 try to get a -- a more state of the art number that is
4 independent of the applicant's testimony.
5 Regarding the storm drainage by the garage. The
6 condition that's in the draft ordinance is, I would say,
7 fairly broad because we don't know all the issues. We did
8 identify with the applicant that we thought there -- there
9 probably would be a problem based on their initial design.
10 I see they've already begun to change that

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11 design to try to allow for it, but I will agree that we
12 still don't know what the final solution is relative to
13 that parking garage.
14 I do want to make it clear, however, that fixing
15 the parking garage itself is not up to the applicant.
16 That parking garage is owned by the residents of Summit
17 Lofts and West Village, and if they don't like their
18 private wall then it is their responsibility to address
19 it.
20 If they can come to terms with this applicant
21 tonight on some joint solution, then that is between those
22 property owners, but it is not the obligation of the
23 applicant to fix that parking garage. They, however,
24 cannot create an effect where they are harming that
25 property, neither as a matter of good business nor as a

1 condition of a -- nor as a requirement of the conditional
2 use permit.
3 Regarding the light. The Zoning Code does have
4 a operational standard that no light be spilled from one
5 property to another beyond 1 foot candle. Anything less
6 than 1 foot candle is barely appreciable as light. The --
7 the glow of the city is a base somewhere between a half
8 and a quarter of a foot candle, so one is kind of the
9 cutoff line.
10 If they build a light system that does not
11 perform as well as the photometric study that they have

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12 provided, then we will hold up approval of the final
13 project until we get that compliance. It is a
14 requirement. The light must be confined. If their
15 photometric plan is flawed, then we'll deal with it when
16 we get to the end of the project.
17 Obviously, that creates a significant incentive
18 for the property owner to get it right the first time.
19 They do not want to change it after it's installed.
20 Regarding security for the property. They've
21 mentioned -- the applicant has mentioned their willingness
22 to install a privacy fence. I don't see any issue with
23 that, and if the Planning Commission believes it's a good
24 addition, then you should add that as a condition of
25 approval.

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1 Regarding the use of the turn lane on Decker by
2 Plaza Motors, that is actually an approved use of the
3 street. When the parking garage was approved, that was a
4 condition or an allowance provided at the time because of
5 the property limitations that Plaza Motors faces. It was
6 felt that the turn lane on a fairly low volume street
7 represented the best alternative to a proper truck court,
8 so as odd as it is, and, frankly, not something that I'm
9 thrilled with either, it is something they are allowed to
10 do.
11 The only other issue is buffering of the pool
12 with landscape. You know, we just actually talked about

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13 this with the Goddard School. When you combine a privacy
14 fence with limited land area, I'm not sure how much thick
15 landscaping really does. One, you can't get it very
16 thick, and two, the fence largely addresses the problem.
17 But, certainly, we will pursue landscape as much
18 as we can in that area if that is a concern of the
19 Commission.
20 Finally, regarding the front setback, the
21 Section 405.240 allows the Planning Commission to adjust
22 front setbacks for consistent right of way.
23 The parking garages are very close to the
24 street. The reality is we're talking about a foot or less
25 in terms of adjusting this building one way or the other,

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1 either to meet the 15 feet or to provide them the space to
2 leave the building where it is and not have to deal with
3 MSD.
4 Frankly, I defy most of us in this room to spot
5 a foot or less from any distance out in the field.
6 So if the Planning Commission wishes to approve
7 the plan, then I strongly suggest that we add that as a
8 condition to the approval to say that you are specifically
9 allowing the front setback in consideration of consistent
10 right of way.
11 That's all I have, sir.
12 CHAIRMAN EBERHARDT: Thank you, Mr. Langdon.
13 Anyone else? Mr. Gellman.

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14 MR. GELLMAN: I just want to make the -- isn't

15 there a requirement for parking for employees? There's a

16 lot of employees in 98 -- I mean 90 units.

17 CHAIRMAN EBERHARDT: I think Mr. Langdon tried

18 to address that issue, Mr. Gellman.

19 MR. GELLMAN: Okay. Thank you.

20 CHAIRMAN EBERHARDT: Thank you.

21 Anyone else have comments?

22 Is there anyone that has a -- the public hearing

23 is closed.

24 MR. LUMLEY: Well, my recommendation is that you

25 leave it open.

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1 CHAIRMAN EBERHARDT: Okay.

2 MR. LUMLEY: It's apparent that we had some --

3 some degree of deficiency in our public notice, and it

4 sounds like there might be some more detailed information

5 that might come forward.

6 My suggestion is that you defer it to provide

7 better notice to comply with those requirements.

8 CHAIRMAN EBERHARDT: And to continue the public

9 hearing at another time.

10 Is there anyone who would like to comment on

11 Mr. -- yes, Cynthia.

12 MS. KRAMER: Right. So two questions.

13 For the pool issue, what's really the purview of

14 the Commission with regard to that?

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15 MR. LANDGDON: When you say the pool issue what
16 exactly are you speaking to?
17 MS. KRAMER: Well, with regard to the buffering,
18 you know, making sure that someone can't get into the pool
19 and --
20 MR. LANDGDON: The conditional use permit
21 process requires the finding that the proposal will not
22 create a hazard or harm to adjacent property or to the
23 users of the proposal. So if the Commission feels like
24 there is a security and/or privacy issue here, then you
25 can certainly ask the applicant to, one, demonstrate their

1 solution to those issues, and then, two, engage them in
2 other solutions if you don't feel like it's sufficient.
3 MS. KRAMER: And then one more question, please,
4 if I may.
5 CHAIRMAN EBERHARDT: Sure.
6 MS. KRAMER: With regard to the parking, and I
7 do want to say I'm glad to see that everyone feels very
8 well that everyone can sort of work together on these
9 issues, and it looks like there's, you know, definitely
10 moving in the right direction.
11 But I guess my question would be, particularly
12 with regard to the issues of the parking, how much is
13 actually needed, and I do understand how it -- you -- that
14 information may not be where we'd like it at this point.
15 So have there been any findings of any of the

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16 other assisted living residences in the surrounding
17 community or perhaps any of the other properties that are
18 currently held by the applicant?
19 MR. LANDGDON: We have not investigated the
20 applicant's other properties. I assume their testimony is
21 honest in that regard. But the -- and that's all I'm
22 going to say on that.
23 The experience that we have in town is limited
24 to Hallmark. It's the only other assisted living
25 facility. Less than half their parking is currently

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1 built. The rest of it is so-called phantom parking. And
2 a lot of that existing parking lot goes unused most of the
3 time. So there is not a heavy demand for parking there.
4 In prior communities that I have worked, the one
5 bed -- one parking space for two beds is the common
6 standard.
7 City of Denver has adopted that standard, so I
8 think that's what we'll find is the most common, but I
9 would say our research is not exhausted.
10 MS. KRAMER: And just let the record show that I
11 was not questioning whether there was honest testimony.
12 It was merely a question just in terms of there was
13 something brought forth from the community that perhaps it
14 would be good to just sort of --
15 MR. LANDGDON: And we can look at the size of
16 those facilities and amount of parking.

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17 MS. KRAMER: But I would never -- never say

18 that.

19 MR. FARON: I would second that facility we're

20 looking is just one floor is assisted living, right, the

21 Hallmark --

22 MR. LANDGDON: Yes, sir.

23 MR. FARON: -- and is probably a good soundboard

24 for that. Okay. Thank you.

25 CHAIRMAN EBERHARDT: Dr. Barton.

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1 MR. BARTON: So just the terms of clarification.

2 The -- what's your policy with regards to the --

3 your occupants, I mean assuming you would have -- how many

4 occupants would there be at peak occupation -- or

5 occupancy, how many residents?

6 MR. LONGFELLOW: We would have -- excuse me. We

7 have 90 units so.

8 MR. BARTON: And 90 units, and that's one bed

9 per unit?

10 MR. LONGFELLOW: Correct. Yes.

11 MR. BARTON: And what's your policy with respect

12 to cars? Do -- do you discourage them from having cars?

13 MR. LONGFELLOW: Yes.

14 MR. BARTON: I mean having -- I preface that

15 with, you know, having had that conversation with my

16 father, that was the hardest conversation we ever had and

17 that they --

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18 MR. LONGFELLOW: Yeah.

19 MR. BARTON: Giving up that car is the hardest

20 thing to do, and it's the hardest conversation a son can

21 have with his dad is taking the keys away.

22 MR. LONGFELLOW: Right.

23 MR. BARTON: So sometimes, you know, it's

24 helpful if there is a policy at a place where you wanted

25 to move that they discourage cars, you know, dad, mom, if

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1 you want to move here, you probably need to give up the

2 car because parking is a premium, that sort of thing.

3 But then, again, it might be that that might be

4 something that they look for in where they move to is that

5 they can keep their car, knowing that it's just going to

6 be parked and they won't drive it --

7 MR. LONGFELLOW: Right.

8 MR. BARTON: -- and giving it up for the

9 long-term.

10 But can you enlighten us, and for the record, as

11 to what your policy is with parking and cars and --

12 MR. LONGFELLOW: Yes. The -- and thank you for

13 the question.

14 The -- the -- our policy, basically, is to

15 actively discourage it, but we do not outright restrict.

16 We don't prohibit the use of cars. But do we actively

17 discourage, yes.

18 And -- and -- and part of the way we do that

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19 is -- is by encouraging the use of our -- of our community
20 car and our community van with activities.
21 We have a program called Medical Concierges.
22 And the idea behind that is that the -- is that with the
23 Medical Concierges, they actually help to get the
24 residents to and from, specifically, their doctors'
25 appointments.

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1 Part of the reason for that or really the focus
2 of that is that so when the adult children do visit their
3 parents, they're not spending all their time shuttling
4 them back and forth to doctors' offices, but instead they
5 actually have meaningful visiting time in the community or
6 around the community.
7 With the community van, we have a lot of
8 organized activities. We, of course, try to engage the
9 greater community of Creve Coeur and the surrounding areas
10 with community centers, schools, et cetera, and so that's
11 a -- that's a big part of what we do with operation is
12 outreach, and so we use the community van extensively in
13 that regard.
14 MR. BARTON: So being in assisted living
15 facility, I mean most of these people probably shouldn't
16 be driving --
17 MR. LONGFELLOW: Correct.
18 MR. BARTON: -- ideally.
19 MR. LONGFELLOW: Ideally, yes.

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20 MR. BARTON: And your experience, you know, for
21 the record, at other properties, how many people drive,
22 what percentage of your occupants drive and what
23 percentage of them have cars that just sit?
24 MR. LONGFELLOW: You know, I don't have an exact
25 percentage that I could give you this evening.

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1 It varies, certainly a little bit by community
2 and by part of the country. But the most common problem
3 we have is -- is empty asphalt.
4 And -- and, in fact, I do have another
5 representative from Spectrum here tonight who could attest
6 to it.
7 We've actually had issues with that lately where
8 we've -- where the amount of asphalt that we have and that
9 we have to maintain than for no other reason than just to
10 have that many parking spaces is difficult at times to --
11 to swallow.
12 But we would not want to, frankly, we would not
13 want to go less or much less than .5 per unit, but we
14 would prefer not to go more on this site. Actually it
15 would -- it would prove a hardship to do so.
16 But, and I say that, our most common problem is
17 dealing with empty asphalt. We, frankly, just haven't had
18 problems with -- with under parking. And the one time
19 that we added parking, it was completely proactive, and it
20 was at an independent living, not an assisted living

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21 facility cause they really are two completely different

22 products from --

23 CHAIRMAN EBERHARDT: One of the ways actively

24 discouraging use would be to charge parking.

25 Is there a charge -- an additional charge if

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1 someone has a car?

2 MR. LONGFELLOW: There is not a charge for --

3 for taking up parking spaces.

4 In the -- on the properties where we have

5 garages or where we have carports, we do charge for those

6 spaces, but, then again, that's actually not a good

7 comparison or statement because that's independent living

8 only.

9 So if we were up here proposing independent

10 living, I grant you it would be an entirely different

11 conversation, but at assisted living, it really is just --

12 has not been an issue for us.

13 MR. LUMLEY: Just to clarify the question about

14 units. So you don't have any double occupancy?

15 MR. LONGFELLOW: We do not, no. No, I mean it's

z

16 the number of beds and the number of units.

17 CHAIRMAN EBERHARDT: Okay.

18 MS. KRAMER: Mr. Chair.

19 CHAIRMAN EBERHARDT: Ms. Kramer.

20 MS. KRAMER: Just two more quick questions.

21 Sorry. Thank you so much.

22 So does your community transportation also take
23 the residents shopping if they need? I would imagine that
24 would probably be one of the most important things to
25 them?

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1 MR. LONGFELLOW: Yeah, it is. And that's one of
2 the most popular activities and outings is certainly
3 shopping.
4 So they would -- and that would be a big one.
5 MS. KRAMER: So you do provide that?
6 MR. LONGFELLOW: Yes, we do.
7 MS. KRAMER: Okay. And then the second question
8 is, so do you have plans to reach out to your neighbors
9 with regard to parking issues in case there's the over --
10 you know, it does become an issue --
11 MR. LONGFELLOW: We do.
12 MS. KRAMER: -- like on Mother's Day?
13 MR. LONGFELLOW: And that's something that we
14 typically do. We haven't done it yet, and honestly we
15 haven't done it -- we typically don't do it this early in
16 the process, because we don't know if we're at reality
17 yet.
18 So we don't like to start outreach in any sense
19 before we know that the project is real. But -- but that
20 is something that we've done, whether it's independent
21 living or assisted living, and we've always had success
22 because, again, with community van, the ability to

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23 shuttle, we can go a little bit farther afield than across

24 the street. I mean if there's a shopping center and,

25 obviously, there are several shopping centers in

1 relatively close proximity, that's worked very well.

2 There have been instances where we've gone a couple miles.

3 And it's been fine.

4 Again, on Mother's Day, I mean I'd like to say

5 we have 300 visitors, but we don't. We have maybe 30

6 people or 40 people instead of the dozen or so we can

7 accommodate easily on site. It's not like the shuttle's

8 speeding back and forth thirty times. I'd like to say

9 that's the case, but it's not.

10 MS. KRAMER: Thank you.

11 CHAIRMAN EBERHARDT: Any other questions from

12 Commission Members?

13 I have just a general comment, and that is to

14 say, based on the -- the information from Mr. Prince and

15 Mr. Bolm and on the information that -- and on the

16 suggestion from Mr. Lumley, for reasons of -- is one space

17 for every two units, every two beds, appropriate? Maybe,

18 but I don't think that -- I think it's been indicated that

19 the indications are that's probably okay, but we're not

20 sure and maybe that could look at -- maybe that could be

21 looked at a little more closely.

22 And, two, the site-proof fence between the --

23 the new facility and the -- and the existing apartment

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24 building, I think there are site-proof fences and there

25 are site-proof fences. I think there can be different

1 materials, different densities, different all sorts of

2 things, and I think the residents across the street have

3 a -- or across the back pool certainly ought to have an

4 opportunity to explore a little further with -- with the

5 developer.

6 And, finally, I think if -- Mr. Lumley also

7 indicated that there's some question as to whether there

8 was timely notice or adequate notice, I guess.

9 For all of those reasons, I certainly would

10 favor a postponement until the next meeting, but that's --

11 that's my opinion.

12 So does anyone have a motion to make?

13 MR. BARTON: On advice of counsel, I would move

14 to --

15 CHAIRMAN EBERHARDT: Pardon?

16 MR. BARTON: On advice of counsel, I would move

17 to suspend -- to table it until the next meeting.

18 CHAIRMAN EBERHARDT: One made the motion to

19 table, is there a second?

20 MR. BOYER: Could I interject?

21 CHAIRMAN EBERHARDT: Yes. Go ahead.

22 MR. BOYER: I'm not sure when would the next

23 Planning Commission meeting cause if it's a month it would

24 pose a hardship.

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25 CHAIRMAN EBERHARDT: Two weeks.

1 MR. LANDGDON: Two weeks.

2 CHAIRMAN EBERHARDT: Two weeks.

3 MR. FARON: I would second --

4 MR. SCHNARR: If we do table, it gives our staff

5 the opportunity to work on what I see as three major

6 problems. One is parking code. If they -- if we adopt

7 the new parking code, we're in compliance with the code.

8 There is no old code so.

9 The privacy fence issue at the pool, I have

10 mixed emotions about that.

11 And the drainage plan, you know, if it's going

12 to dump into their -- their garage, then we have to make

13 sure that doesn't happen.

14 But beyond that, if we can solve those three

15 problems, I think we're in pretty good shape.

16 MR. LANDGDON: We will do our best.

17 CHAIRMAN EBERHARDT: Question is can we solve

18 them tonight.

19 MR. SCHNARR: Well, I can.

20 CHAIRMAN EBERHARDT: Anyway, we have a motion.

21 Do we have a second?

22 MR. FARON: I would second Dr. Barton's motion.

23 CHAIRMAN EBERHARDT: We have a motion, a second.

24 Any further discussion before we vote on the

25 motion to table for two weeks until the next Planning &

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Zoning Commission?

Call for a vote.

MR. BARTON: Just for clarification --

CHAIRMAN EBERHARDT: Sure.

MR. BARTON: -- would that be able to go to Council then the following week?

MR. LANDGDON: Yes, sir, if -- if it receives a Planning Commission recommendation on the 20th, then it would, in all likelihood, it would go to the City Council on the 27th.

CHAIRMAN EBERHARDT: All right. The motion has been made and seconded to table until the next Planning & Zoning meeting.

Mr. Schnarr?

MR. SCHNARR: Aye.

CHAIRMAN EBERHARDT: Ms. Kramer?

MS. KRAMER: Aye.

CHAIRMAN EBERHARDT: Mr. Faron?

MR. FARON: Aye.

CHAIRMAN EBERHARDT: Mr. -- Dr. Barton?

MR. BARTON: Aye.

CHAIRMAN EBERHARDT: Chair votes aye.

Thank you all.

MR. LANDGDON: Mr. Chair, just to clarify for everyone's benefit, the public hearing is still open --

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CHAIRMAN EBERHARDT: Is still open.

MR. LANDGDON: -- on that item.

We will contact St. Louis County to try to get a up-to-date mailing list, or perhaps the gentlemen present tonight can provide us the current list of owners in the Summit Lofts and West Village, and we'll get supplemental notice out to them this week.

CHAIRMAN EBERHARDT: Okay. The -- that closes our public hearings.

(Public hearing was closed.)

STATE OF MISSOURI)

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) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning Public Hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, AUGUST 20, 2012

7:00 P.M.

THOSE IN ATTENDANCE:

Mr. Tim Madden, Chair
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314)487-2259

CHAIRMAN MADDEN: Like to call to order the Planning Zoning Commission Meeting for the City of Creve Coeur, Missouri for Monday, August 20, 2012.

We'll start with role call.

Dr. Barton? Don't see him.

Mr. Gary Eberhardt?

MR. EBERHARDT: Present.

CHAIRMAN MADDEN: Mr. James Faron?

MR. FARON: Present.

CHAIRMAN MADDEN: Mr. Ken Howard?

MR. HOWARD: Present.

CHAIRMAN MADDEN: Ms. Cynthia Kramer?

MS. KRAMER: Present.

CHAIRMAN MADDEN: Don't see Mr. Schnarr.

Mr. Carl Lumley, our City Attorney?

MR. LUMLEY: Present.

CHAIRMAN MADDEN: Paul Langdon, our Director of Community Development?

MR. LANDGDON: Present.

CHAIRMAN MADDEN: Whitney Kelly, our City Planner?

MR. KELLY: Present.

CHAIRMAN MADDEN: And Judy [sic] Lowery, our Recording Secretary?

MS. LOWERY: Present.

CHAIRMAN MADDEN: We'll move to Number 5, Unfinished Business. No. 12-022 public hearing -- we're continuing the public hearing for application for the subdivision and conditional use permit of an assisted living facility for Spectrum Retirement Communities for the property located at 693 Decker Lane.

Everybody's here for Spectrum?

Is it Michael Longfellow? If you come forward, please, state your name, address for the record.

(Mr. Longfellow was sworn by the court reporter.)

CHAIRMAN MADDEN: Before we go on, is there anybody else that may want to comment on this? If you all come up and get sworn in now, it'll be a lot easier, I think. I'm sorry I forgot.

(The speakers were sworn by the court reporter.)

CHAIRMAN MADDEN: Thank you, all.

And, Mr. Longfellow.

MR. LONGFELLOW: All right. My name is Mike Longfellow. I'm with Spectrum Retirement Communities, 200 Spruce Street, Suite 200, Denver, Colorado 80230.

Since our last hearing, there were a few things that we wanted to address that -- that came up as concerns in the last hearing.

And we had sent a letter to Mr. Langdon

addressing these issues. But one is on the parking count, we had provided some additional information in terms of, basically, a survey of our existing communities, the number of spaces versus the number of units that we have that we feel supports our current proposal of .5 spaces per unit.

Also, in relation to the Summit Lofts, we have spoken with the Summit Lofts, met with their Board. And regarding the issue at the northeast corner of their property, this is a little rolled here, but, this area here, what we have talked with them about, essentially, is solving the situation by moving their existing door to the far northeast corner of their garage. We would then associated retaining wall and stairs coming out of that garage. In fact, I can put the sketch, just kind of memorializes our understanding with Summit Lofts.

And so this is the northeast corner of their

garage. Thank you very much. So new concrete stairs, retaining wall and door. Infill the existing openings in that garage with concrete block and then grading it out flat.

We really feel like this is going to create the best situation, the best solution, not only for the Summit Lofts' existing condition, but also for our development, so that we don't have a retaining wall and a hole going

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down to that -- going down, basically, to their garage level.

But we're going to be able -- it's going to give us the opportunity to, essentially, grade that area out naturally and put landscaping on there, so that we don't, essentially, lose landscaping space that we would if we had to maintain the current situation, the current grades as they are.

So I think this is really a win/win situation. We certainly feel that it is. And I think -- hopefully Summit -- the Summit Lofts Board does as well.

Those are really -- oh, also, the -- I'm sorry, the other thing was the privacy fence and the concern about privacy with the swimming pool. We've spoken with them about paying for some sort of privacy screen, whether it's an actual new fence, second fence or somehow modifying their existing swimming pool enclosure.

So those are the things that we've spoken with them about and committed to is addressing the situation at the northeast corner and then also the privacy screen.

And that -- in terms of new information from the last hearing, that's -- that's what has happened.

CHAIRMAN MADDEN: Are there any questions up here for Mr. Longfellow?

Is there anybody in the audience who would like

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to make a comment or ask a question?

First I'll call, this one person did fill out a card, Linda Rezny.

MS. REZNY: I'm going to have to have somebody plug in my computer, so it'll show up over there, and if you like, while somebody's doing that, the next person to speak.

CHAIRMAN MADDEN: Okay. Who else would want -- yes, sir, come forward, state your name and address, please.

MR. PRINCE: Thank you for extending the meeting last week.

My name is Tom Prince. I'm a member of the Board of Trustees of Summit Lofts. And I will say that we -- the City did a great job in getting notice out to the residents of Summit Lofts, and we appreciate the effort made there. And if we were in error in terms of the listing of residents or what have you, we'll -- we hope to correct that, and we appreciate the effort of the City in getting that done.

Also appreciate the efforts of Spectrum in meeting with us. Once everybody met everybody, they were gracious and met with us, basically, whenever we wanted to meet.

And we agree with the two resolutions; the one

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dealing with our garage and the exit of the garage area there and the moving of the -- of the fire door and what

have you, and then the other with the privacy fence.

There is one matter that'll have to be done in the future, and that's the negotiation of a storm water agreement. But there's not going to be any problem getting that done. These guys are great guys to work with and they're going to be great neighbors in our -- in our city, and we appreciate the project of putting back behind our building, so thank you. We appreciate their efforts.

CHAIRMAN MADDEN: Thank you very much.

MR. FARON: Thank you.

CHAIRMAN MADDEN: Is there anybody else?

I guess that's it. We'll just wait on --

MR. LANDGDON: Mr. Chairman.

If I could just ask a quick question of the applicant or both gentlemen.

In terms of who's this -- this wall that's going in the garage, who's actually responsible for building those improvements? Are you saying that you will do it, Spectrum, or that the condominium association is agreeing to do it?

MR. PRINCE: As I understand that --

CHAIRMAN MADDEN: Could you come forward, sir, because we're recording this.

MR. PRINCE: Sure.

CHAIRMAN MADDEN: Sorry.

MR. PRINCE: Sorry.

Okay. As the agreement -- as we agreed to the agreement, the contract for getting it done will be in the name of Summit Lofts, and Spectrum will reimburse us for the expense that we incur in actually building the wall.

That was their preference. It doesn't matter to us one way or the other, but they felt more comfortable with. It's on our property, so it should be a contract in our name.

Candidly, I suspect we'll work with their contractor since he's going to be on site and already activated and mobilized and work with their contractor and get it done, but that's the way I understand it.

MR. LONGFELLOW: And I'm coming up just to agree with you on the record. So that's --

MR. PRINCE: We're best friends now.

MR. LONGFELLOW: Right. Yeah. That's -- that's what we've agreed to.

CHAIRMAN MADDEN: Okay. Thank you.

Are you ready?

MS. REZNY: Yes.

Linda Rezny, 104 Graeser Acres.

And what I've come to say is that Spectrum has

built some nice things, but this isn't one of their nicest things. This isn't their best proposal.

This is a picture of what they just built in Crestview, and if you notice, it's got a grassy space, a big wide sidewalk, a gazebo, and the -- some of the units have actual balconies instead of a metal railing in front of the windows to, you know, to give an architectural thing.

These are actually --

CHAIRMAN MADDEN: Ms. Rezny, could you use this.

MS. REZNY: I'm sorry. These are actual balconies that you walk out on.

Is this working for you?

CHAIRMAN MADDEN: Yes.

MS. REZNY: Okay. Okay. This is -- I'm sorry, I got ahead of myself.

Okay. I lost -- I lost Crestview's -- okay, that's what I was looking for. Okay. This is a -- this is another view showing how many of the units have actual usable little balconies or -- or patios on the first floor.

And this is a Crestview apartment. This is, let's see, this is a one bedroom, one bathroom, and it's got a little balcony. This is -- this is one of the nice things they have there.

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And this is -- this is a Lincoln Meadows Studio B. Notice that it doesn't have a balcony, and it's a B.

All of the drawings, and I -- I believe this is correct, basically, the smaller units are A, B, C, and -- and it goes up. And in your plan here you have A, B, C, all the way up to G, okay. So -- so these are smaller, and -- and this doesn't have a balcony. This is in Fort Collins. This is more like the sort of thing that would be here instead of the one that you just saw.

I see, my thing is rearranging my numbers on me. Okay.

Let's see. I'm looking for the Crestview C. Okay. This -- this is a Crestview with a balcony.

Okay. This is an A, a much smaller unit. Okay. And it's in Fort Collins. It doesn't have a balcony, but it's actually bigger than some of the As here because it's got a -- this little bump out here gives it a big closet, and some of the As here just have that little, you know,

your little bedroom closet with the sliding doors in front of it that's -- that's just as deep as your hangers, okay.

So, basically, what I'm saying is that they have -- in Crestview they don't -- they don't go down to A. And they do have a lot of -- of balconies; they have a lot of grass; they have a place to walk when you go outside.

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When a person would leave -- if you say, grandma, let's go out for a walk, okay, you can barely walk around the outside of the building continuously.

The sidewalks, as you have it planned, aren't actually going to connect to each other. And all you have to see through the window are -- as you walk around outside is the parking lot across the street, the parking garage.

The best view is from the back side where the people who are lucky enough to be on that side can look at the back of Summit Lofts, okay.

Basically, you're talking at the previous hearing about the building too far set back because they were wise enough to think there should be at least a little grass in front of the place, and you're saying that really doesn't belong in this neighborhood. And the problem is the whole thing doesn't belong in this neighborhood.

When they're paying a million dollars an acre, I think that they could do better with their money by buying cheaper, larger acreage where they have room for more amenities, and there's more than a good market in Creve Coeur for people who would be interested in actually putting their parents in a place like this.

25 If you really thought about it, would you want

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1 to put grandma in a four-story straight-sided building
2 where there's no place to go.
3 And it's not just outside. In -- in my mind,
4 there's problems with having L-shaped building, especially
5 with Alzheimer's people. They want to walk and they want
6 to walk, and they don't want to walk down to the end of
7 the hall and they'll have no place to go. They want to
8 have things to do.
9 I know that's only one floor. Actually the
10 Alzheimer's rooms are even smaller than anything you saw
11 here. Okay. Those are on the plans that -- that you guys
12 have in front of you. Have you shown them last week, the
13 size of the rooms, okay, the Alzheimer's rooms are
14 unnecessarily small.
15 My father had Alzheimer's, and the -- the --
16 the -- he -- he started off at Parc Provence in the
17 basement, not in the nice part, okay, he started off in
18 the basement, and then we left and he was in a single room
19 in a -- in a group home, but it doesn't have to be that
20 small just because you have Alzheimer's. You should have
21 more than a bed and a closet.
22 At any rate, I think that there's a market for
23 it; that it's in the wrong place. There's a market for
24 something better. They know how to build something
25 better, and they would be happier if they did something

12

1 better in Creve Coeur, we would be happier if they did
2 something better in a different spot.
3 Anything else? Okay.

CHAIRMAN MADDEN: Thank you very much.

Is there anybody else?

Mr. Longfellow, would you come up and respond, please.

MR. LONGFELLOW: I -- well, I appreciate the comments and certainly the compliments on our Crestview facility here and in the St. Louis area, in Crestwood.

I feel like I'm, to some degree, defending one of my children against the other one here. They're all very, obviously, equally valuable in my eyes.

That being said, first of all, Crestview is an independent living only facility. There are only independent units, so by nature, those are going to be larger units. And that ties in -- in a different way, and certainly just from market conditions and market expectations, walk-out balconies are really a basic expectation in an independent living setting.

The -- the best thing I can say, I guess, about the quality of this development is that we are doing a very similar development right now in -- in the City of Denver.

It's the closest -- it's the closest site to our

home office. It's really a main and main sort of location in the greater Denver area, kind of like Olive and 270. It's interesting how -- how similar they are in that respect.

We are doing a similar -- while we custom design everything to every site, it's very important to say, but we're doing a very similar development there, and all I can tell you is the excitement in our office for that development, the quality of the development, the quality

of the design, is higher than we've ever -- than we've ever had in the office.

I'm trying to look around to see if there's anybody from Crestview here before I say this, but certainly we could not be happier with Crestview, but this in no way is going to play second fiddle to Crestview.

This is a, in our minds again, a very high-end development. It is a bit more urban in terms of how it's situated on the site. We're comfortable with that. Sidewalks that we have and the outdoor areas that we have, while somewhat smaller than what we have at Crestview, we're very comfortable with. The memory garden that we have in this -- in this particular space we feel comfortable with and the patio on the east side.

So I would say that this is absolute highest quality. I'm not going to say it's higher than Crestview,

14

but it's -- it's certainly, by no means, less than Crestview.

CHAIRMAN MADDEN: Thank you very much.

MS. REZNY: Okay. I've got the pictures of the -- of the -- I've got their drawing up there, okay, this is the third floor, correct. Okay, not the Alzheimer's floor. And you notice the numbers of As and Bs in there, okay, the small units.

And -- and those are the smallest units. And I'll scroll to the Alzheimer's. I'm not saying that these are all small because they're Alzheimer's, there's a lot of small units in the normal assisted living floor.

Okay. And those are the units on the Alzheimer's floor where it's -- it's kind of -- I don't

15 know how it's going to work out. There's a little alcove
16 that you go in and open the door, and each person has
17 their own bathroom and their own bedroom, but for some
18 reason there's a -- there's a single outside door there,
19 but their bedrooms actually have doors that close. But it
20 means all they really have is a bedroom and -- and -- and
21 a bathroom. And even Alzheimer's -- all Alzheimer's
22 people aren't blithering idiots. I think there's a market
23 for higher -- for Alzheimer's people who are capable of
24 doing a little bit more than this.
25 But, at any rate, I think you understand what

15

1 I'm saying.
2 CHAIRMAN MADDEN: Thank you Mrs. Rezny.
3 MS. REZNY: Thank you.
4 MR. LONGFELLOW: I'll respond just one more
5 thing here.
6 On the memory care floor. The goal in memory
7 care really is to do -- is to have our residents outside
8 of their rooms to the greatest extent possible for social
9 activities in our considerable activities programs that we
10 have.
11 And even though some of these units may be on
12 the smaller side, the fact that they have private
13 bedrooms, we have 100 percent private bedrooms and
14 100 percent private bathrooms. State of Missouri
15 regulation is no where near that, actually in terms of
16 what's -- what's required. And I don't know the exact
17 numbers, but it's one bath -- bathroom for every X number
18 of residents. So in terms of the, you know, the quality
19 of the accommodation that we have here, and, certainly,
20 within the industry where we are in the industry, we feel

very, very good about it.

You know, would it be a little bit more luxurious if the rooms were twice as big, well, perhaps, but especially with memory care, and, certainly, even with assisted living, the -- the care and the human element is,

and I'm a real estate guy, so it kind of pains me to say this, but that is more important than the real estate part of it.

So the activities programs that are happening in all the common areas that you see are -- are extremely important, especially on the memory care floor.

So, and again, on a market -- from a market standpoint, we feel 100 percent comfortable about what we're providing as far as unit size and height.

Thank you.

CHAIRMAN MADDEN: Thank you.

Mr. Lumley, do you have stuff you have to enter into the public hearing?

MR. LUMLEY: Offer the following exhibits into the record of the public hearing: Documentation in possession of the City Clerk reflecting the notice that was provided to the public regarding both sessions of the public hearing; staff's reports regarding the application; the materials presented tonight, including Ms. Rezny's photos and drawings. If it's possible if you could email those to the City --

MS. REZNY: Yeah.

MR. LUMLEY: -- to have in the file, as well as the drawing that was presented concerning the work to be done at the Summit Lofts garage; the City's Code of

17

Ordinances and Charter; the City's Comprehensive Plan; the public file regarding the application.

CHAIRMAN MADDEN: Okay. That'll officially close our public hearing.

(THE PUBLIC HEARING WAS CLOSED.)

18

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois

Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning Public Hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

_____, RPR, MO-CCR, IL-CSR, KS-CCR
Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

BILL NO. __5386_____ **ORDINANCE NO. _____**

AN ORDINANCE TO REPEAL ORDINANCE NUMBERS 2206 AND 5174, ISSUE A NEW CONDITIONAL USE PERMIT FOR SAINT TIMOTHY'S EPISCOPAL CHURCH AND AUTHORIZING THE INSTALLATION OF THREE (3) FIRE HYDRANTS ON THE PROPERTY ADDRESSED AS 808 N. MASON ROAD IN THE "C" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

WHEREAS, Saint Timothy's Episcopal Church submitted a request to amend its Site Development Plan and Conditional Use Permit to allow an 8,350 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003 and Ordinance Number 5174 on January 24, 2011; and

WHEREAS, Section 405.1070(G)(1) states that a conditional use permit granted by the City Council shall not be valid for a period longer than one (1) year from the date it is granted, unless within such period a building permit is obtained and substantial construction is begun, and Section 405.1080 (F)(4) states that no site development plan or minor site plan approval by the Planning and Zoning Commission shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 4, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.

2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinance #2206 and Ordinance #5174 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 6 hereof for the operation of a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church, in the "C" Single Family zoning district, whose legal description is as follows:

> Part of lot 4 of the subdivision of John Hezel Estate in U.S. Survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 ½ minutes west, 416 feet to a point; thence north 81 degrees 28 ½ minutes west, 523.5 feet to the point of beginning.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for a 16,000 square foot religious institution, including an 8350 sq. ft. addition on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" prepared by Chiodini Associates, last dated June 23, 2012.
3. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" last dated June 23, 2012 as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
4. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Site Development Submission for New Parish Center" dated June 23, 2012, as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
5. Dumpster enclosure shall consist of an opaque screen of quality materials.
6. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.

7. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
11. Any mechanical equipment installed for the site shall be properly screened with approved materials.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
14. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
15. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The Missouri American Water Company shall, in accordance with the terms of franchise contract, Ordinance No. 165, between the City of Creve Coeur and the Missouri American Water Company, install three (3) public fire hydrants in the City of Creve Coeur at the following location, to-wit:

Three (3) new public fire hydrants with no greater than 300 feet travel distance apart east of Mason Road.

Section 5: All of said work for the new fire hydrants shall be done under the supervision of the City Council or its proper representative, and for the purpose of this ordinance, the Missouri American Water Company is hereby given permission to make all necessary excavations for the proper execution of said work.

Section 6: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 7: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

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
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APPLICATION TO PLANNING AND ZONING COMMISSION #12-024 FOR THE SITE DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR ST. TIMOTHY'S EPISCOPAL CHURCH, LOCATED AT 808 N. MASON ROAD

FOR THE MEETING OF: September 4, 2012

LOCATION: 808 N. Mason Road

REQUEST:
Chris Chiodini, of Chiodini Associates, on behalf of St. Timothy's Episcopal Church, has submitted a request to amend their Conditional Use Permit and Site Development Plan approval for an 8,350 sq. ft. addition that includes a new parish hall and entry plaza. St. Timothy's received approval for an 11,979 addition on January 24, 2011. However, the project was delayed and the scope of the project has been reduced.

ADDITIONAL INFORMATION:
The project site is located in the "C" Single-Family Residential zoning district. Churches and other places of worship are conditional uses in all residential districts. Section 405.1080 states that no site development plan is valid for a period longer than 12 months from the date it is approved unless substantial construction is commenced.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "C" Single Family Residential District?
- Does the request with the required findings for a conditional use permit?

Comp. Plan References
- Residential Neighborhoods

Zoning Code References
- Section 405.270 "C" Single Family Residential District
- Section 405.1070, Conditional Use Permits
- Section 405.1080 Site Concept, Site Development, and Minor Site Plan Approval

APPLICANTS:
Ron Batty
St. Timothy's Episcopal Church
808 N. Mason Road
Creve Coeur, MO 63141

APPLICANTS REPRESENTATIVE:
Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd, Suite 425
Saint Louis, MO 63144

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner — Date: 8/30/2012

ATTACHMENTS:
Applicant's Materials Submitted July 23, 2012 and revised Photometric Plan received August 30, 2012
Draft Ordinance
Ordinance 2206 and 5174
Prior approved materials dated December 2, 2010

BACKGROUND AND PROJECT SUMMARY

St. Timothy's Episcopal Church was originally built in 1962, with the school facilities added in 1969, and remodeled in 1979. The property sits on five acres. In 2003, St. Timothy's Episcopal Church received a Conditional Use Permit (Ordinance Number 2206) for an addition that included the current sanctuary. On December 6, 2010, the Planning and Zoning Commission reviewed and recommended approval to amend the Site Development Plan and Conditional Use Permit for an 11,979 sq. ft. addition. The project included a new parish hall, and entry plaza, as well as the relocation of the existing entrance driveway from the southwest corner to further north along Mason Road and additional parking to be built into the hillside at the southeast portion of the property. City Council approved the conditional use permit on January 24, 2012 (Ordinance 5174).

The project has not started construction and the overall project has been reduced. Section 405.1070(G)(1) and Section 405.1080(F)(4) states that no Conditional Use Permit or Site development plan or minor site plan approval by the Planning and Zoning Commission shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Therefore, Staff recommends that the prior ordinances be replaced with a new conditional use permit that references the current proposal.

The current proposal includes a new of 8,350 sq. ft. parish hall, and renovating the existing educational center. The overall design and layout of the addition is largely the same as the prior proposal with an all brick exterior that will match the existing structure. However, the roof line will be pitched instead of the articulated design, as shown below. The current proposal also includes maintaining the existing driveway entrance. The architect has indicated that, for the construction bids, an alternative will include the relocation of the entrance further north along Mason Road as previously approved. Below are the prior approval north elevation and the current proposed north elevation and site plans for comparison:

2010 elevation

NORTH ELEVATION

2012 elevation

NORTH ELEVATION

2010 Site Plan

2012 Site Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hope Montessori School	"C" Single Family Residential	NA
South	Residences	"C" Single Family Residential	NA
East	Residences	"C" Single Family Residential	NA
West	Residences	"A" Single Family Residential	Mason Road

COMPREHENSIVE PLAN REVIEW
The subject property is located within the "C" Residential District. The Comprehensive Plan contains many goals directed at the protection of residential areas from non-residential development. The "Residential Preservation and Economic Development" section of the overall goals contains the following:

2. *Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent (p. 21).*
4. *Protect residential areas from encroachment of non-residential uses (p.21).*

This is further supported by a goal within the Residential Neighborhoods chapter that reads as follows:

4. New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

The applicants have proposed lighting that, when used correctly, can be well controlled. The use of adequate trash receptacles will also help control trash. The new parking area is located further away from the residential homes, along the northeast and next to the Hope Montessori School, and the lights will be shielded from view with the new berm that will extend three feet in height. The additional plantings of new deciduous and evergreen trees within the required 50 foot buffer should provide adequate screening.

What is less easy to control is noise. However, the use of the property will not be changing and therefore no further impact of noise is expected once the development is completed.

DESIGN GUIDELINES

The architecture and materials of the new addition will match the existing church facility in design and materials that are already in reasonable conformance with the Design Guidelines. Note that the submitted site development plan shows a trash enclosure, however, no elevations were included. It is located behind the main building and screened from the residents with a berm. Staff recommends that a condition of approval include that that the trash enclosure consists of an opaque screen of quality materials. This could include vinyl, or metal fencing, or masonry.

The site already has as an existing sidewalk along Mason Road and pedestrian connections will be added with the school to the north within the parking area. Therefore, the project meets with the intent of the Comprehensive Plan and Design Guidelines.

ZONING REVIEW

The subject property is located on five acres within the "C" Single Family Residential District.

"C" Single Family Residential District Requirements:

Maximum structure height for schools, churches and other places of worship: 50 feet.
No portion of the building or structure shall penetrate this sky exposure plane.
Proposed Maximum height of new addition: 22 feet

Maximum floor area ratio (FAR): 0.4
Proposed Maximum FAR: 0.14

Maximum site coverage: 40%
Proposed site coverage: 38%

Minimum front yard for conditional uses: 50 feet
Minimum side yard for conditional uses: 50 feet
Minimum rear yard for conditional uses: 50 feet
Proposed side yard setback for addition: approximately 120 feet
Proposed rear yard setback for addition: approximately 118 feet

> *Buffer yard for conditional uses: Any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.*

The proposed addition will meet the requirements regarding site setbacks and coverage requirements. The buffer yard of over 50 feet has been provided for those residential properties abutting the church property along the southeast property line.

Landscaping
The applicant has provided a landscape plan that includes adding 34 new deciduous and evergreen trees to the buffer areas surrounding the property and along N. Mason Road. Also included are new planter beds on the east side of the existing church. The applicant has indicated that the Church has a volunteer committee to maintain the plantings. A condition of the ordinance includes that annual planting areas shall be renewed and replanted every year to maintain the overall approved landscape design.

Section 405.540.F.2 of the *Design Standards for Landscape Plans* requires a continuous opaque screen when parking is located adjacent to a residential district to prevent headlights from entering the adjacent residential unit. The legally pre-existing non-conforming parking along the north property line abuts to the "C" Single Family Residential District; however the property's use is the Hope Montessori School and is unlikely to change to residential uses. The applicant has included additional trees to add to the buffer, but has not proposed adding an opaque wall. If the Commission feels that one is necessary, a condition can be included to require a low wall or fence for screening, otherwise it can remain a legally non-conforming site. As identified above, should the school convert to residential uses, the code provides that the construction of an opaque screen and buffer would be required upon notification of the Planning and Zoning Commission.

Parking
Section 405.820(B)(3) of General Parking Requirements for churches, synagogues, temples, other places of worship, public buildings, auditoriums and other places of public assembly requires one space for each four seats. In the case of bench seating, such as pews in a place of worship, twenty-four (24) lineal inches of bench seating shall equate to one(1) seat [Section 405.820(A)(5)].

1 space/4 seats – Church seating for 324: 81 spaces
1 space/300 sq. ft. – Education Center: 26 spaces

The new Parish Hall will have a seating capacity for banquets at 194 seats and 238 seats when arranged for lecture seating:

1 space/4 seats – Lecture seating for 238: 60 spaces
1 space/200 sq. ft. – Banquet Facility (calculated as the new addition of 8,350): 42 spaces

Exiting Parking Provided – 108
Total Proposed Parking Provided – 108

Requiring parking for the cumulative activities is not necessary, as none of the activities of the church will occur at the same time. We need to only look at the largest parking demand of the church, which requires 81 spaces. The applicants are maintaining the total number of parking spaces of 108, which should provide plenty of parking available on site. The applicant has also indicated that the Montessori School allows the use of their parking for any overflow should it become necessary.

Photometric Plan
Section 405.680(4) of the Zoning Code states that lighting shall not be cast upon an adjacent property or right-of-way, or glare be emitted from an illuminate source. The applicant has submitted a photometric plan that indicates that all lighting is downcast and fully shielded and no light greater than 1.0 fool-candle illumination, in compliance with the Zoning Requriement.

Signage
The drawings show a new location for a sign but no details were provided. All signage is approved under a separate review process and any approval of the conditional use permit and site development plan does not constitute approval of the signage shown on the drawings.

FORM OF THE DRAFT ORDINANCE
The draft ordinance will repeal the prior ordinance (Ordinance #2206 and 5174) but is generally similar with the exception of the site improvements conditions as discussed within the staff report which are included in the draft ordinance include:

- The Conditional Use Permit shall be for a 16,000 square foot religious institution, including an 8350 sq. ft. addition on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
- The site shall be developed and maintained in conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" prepared by Chiodini Associates, last dated June 23, 2012.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" last dated June 23, 2012 as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Site Development Submission for New Parish Center" dated June 23, 2012, as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.

- Dumpster enclosure shall consist of an opaque screen of quality materials.
- Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the associated draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

> "I move to recommend approval of the Conditional Use Permit and Site Development Plan Amendment for the St. Timothy's Episcopal Church, submitted with Application #12-024, subject to the conditions contained in the draft ordinance attached to the staff report dated August 30, 2012" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP

Legend

Property Lines

St. Timothy's Episcopal Church, 808 N. Mason Road

N
W E
S

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 12/12/2010
	Description: View of St. Timothy's and school from across N. Mason Rd.
	Description: View of the existing drive that may be relocated and the Educational Center that will be remodeled.
	Description: View of St. Timothy's from the back parking lot looking west.

	Description: View of the hillside that will be utilized for the new parking area that creates a natural screening for the residential units to the south east.
	Description: View of house rooftops at the south east property line.
	Description: View from the parking lot looking north west at the Hope Montessori School.

SITE PLAN

Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Legal Description:

Part of lot 4 of the subdivision of John Hezel Estate in U.S. survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 ½ minutes west, 416 feet to a point; thence north 81 degrees 28 ½ minutes west, 523.5 feet to the point of beginning.

Owner:

Saint Timothy's Episcopal Church

Subdivision:

J.W. Hezel Estate

Zoning:

C District
Fire District - Creve Coeur
School District - Parkway

Acres:

5.3 ac.
(234,700 s.f.)

Green Space:

141,150 s.f.+-

Paved Area:

63,550 s.f.+-
(not including buildings)

Coverage Area:

38%+-

Floor Area Ratio:

.14

Building Data:

New Addition = 8,350 s.f. +-
Remodeled Educational Center = 7,650 s.f +-
(Total for both floors)
Total Area of Addition and Existing Buildings = 16,000 S.F.+-

Parking Data:

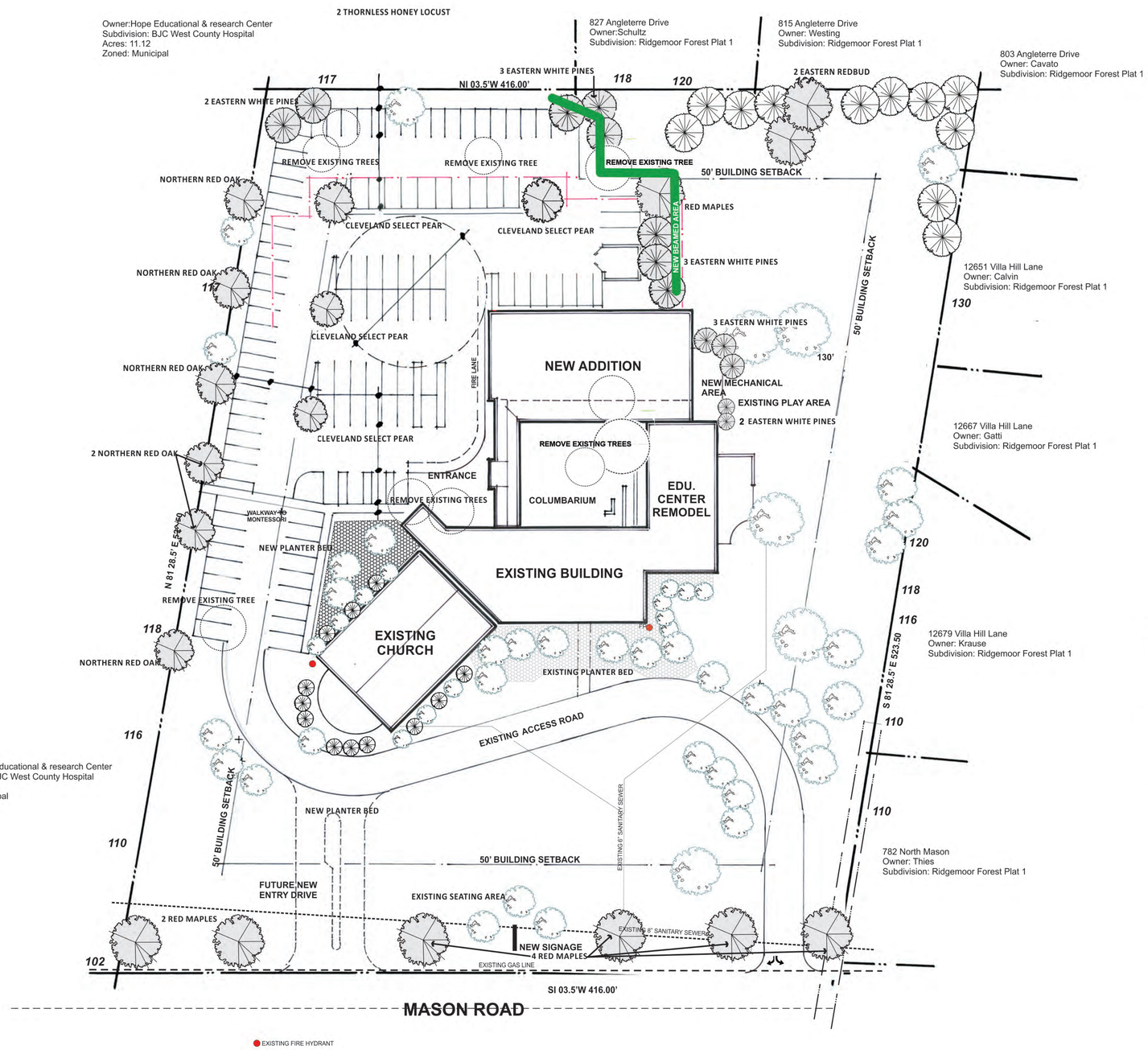
Existing Parking Spaces = 108 Spaces
New Parking Layout = 108 Spaces
(Req. Parking - 1 space per 4 seats - 238 seats)
Handicapped spaces provided - 8
Loading Space - 2
3-New Fire Hydrants with no greater then 300' Travel Distance

St. Timothy's EPISCOPAL CHURCH

Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date:
City Submittal: June 23, 2012

Chiodini ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



Location Map

PROJECT LANDSCAPE DATA

Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Plant Legend:

Botanical Name	Common Name	Counts
Acer Rubrum	Red Maple	7
Gleditsia Triacanthos Inermis	Thornless Honey Locust	2
Quercus Rubra'borealis	Northern Red Oak	6
Picea Glauca	White Spruce	3
Pinus Strobus	Eastern White Pine	9
Cercis Canadensis	Eastern Redbud	2
Pyrus Calleryana Cleveland	Cleveland Select	4

Existing Deciduous Tree
Existing Evergreen Tree
Existing Tree to be Removed
New Deciduous Tree
New Evergreen Tree
New Planter Bed

SITE PLAN - LANDSCAPE

0 15 30 60

St. Timothy's EPISCOPAL CHURCH

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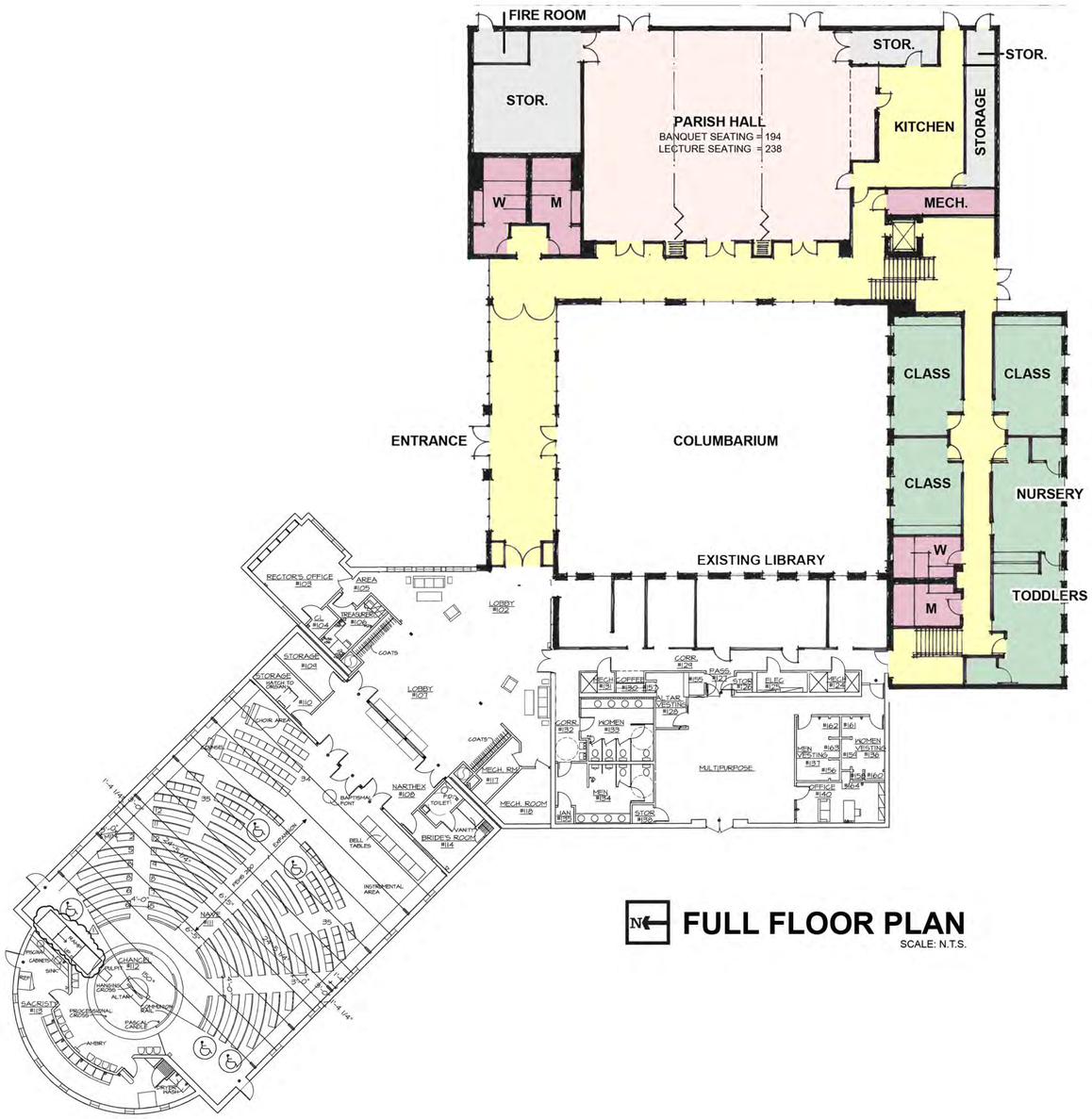

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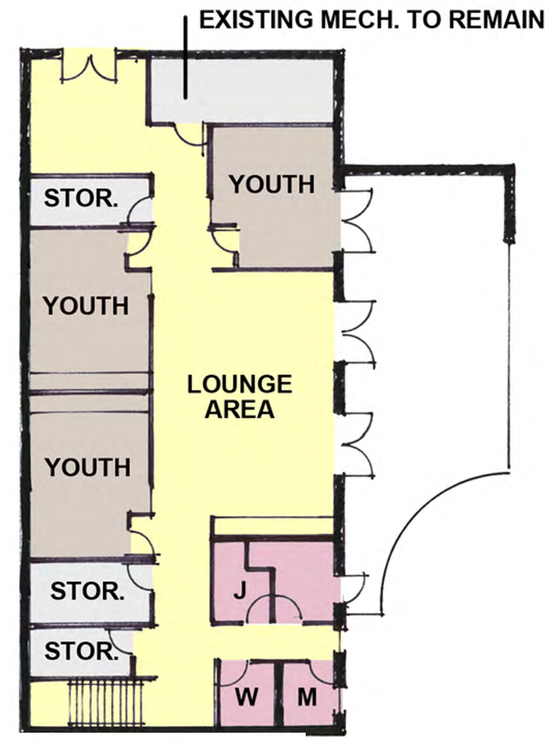
MAIN ADDITION
FLOOR PLAN



LOWER ADDITION
FLOOR PLAN

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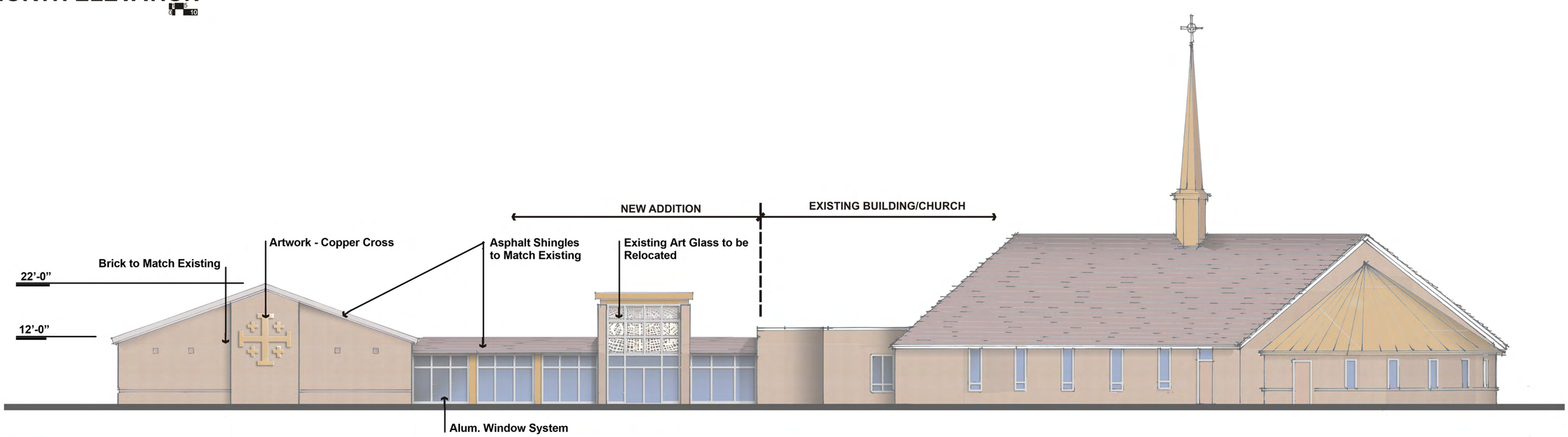
NORTH ELEVATION



NORTH ELEVATION

St. Timothy's EPISCOPAL CHURCH

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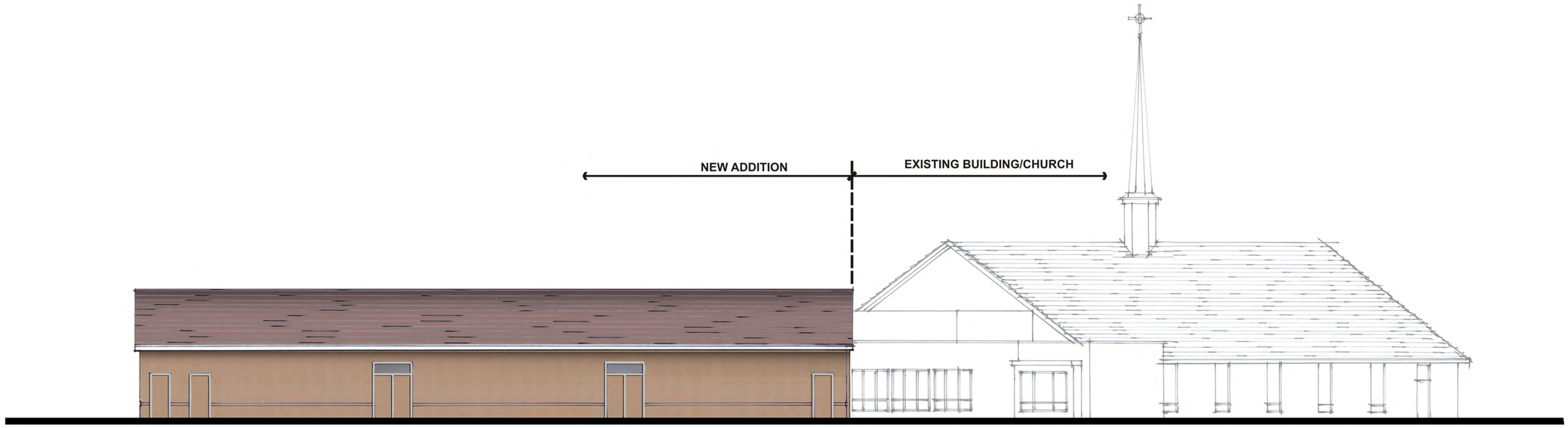
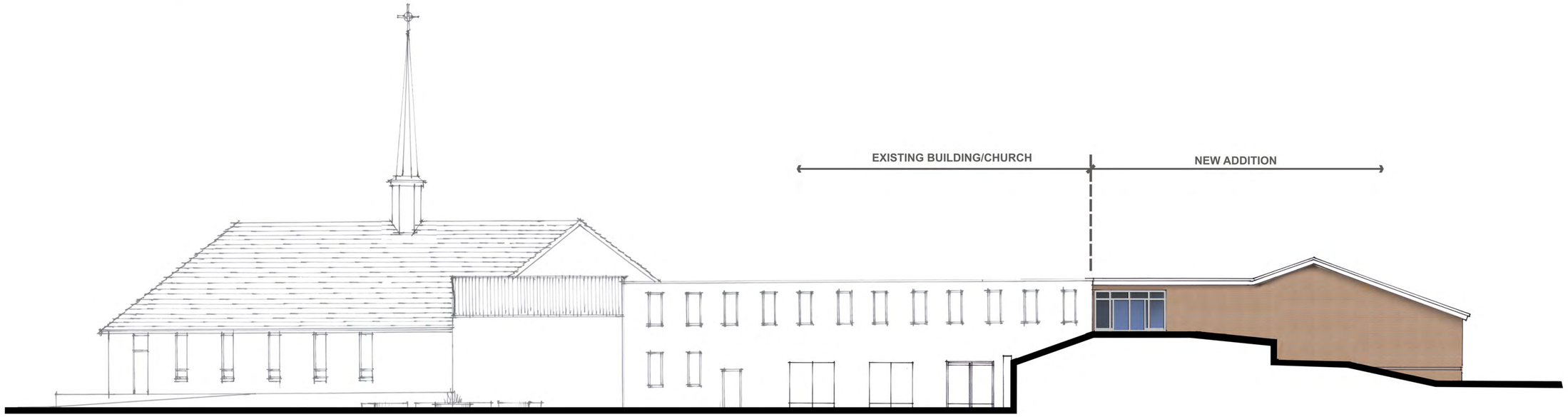


EAST ELEVATION



SOUTH ELEVATION

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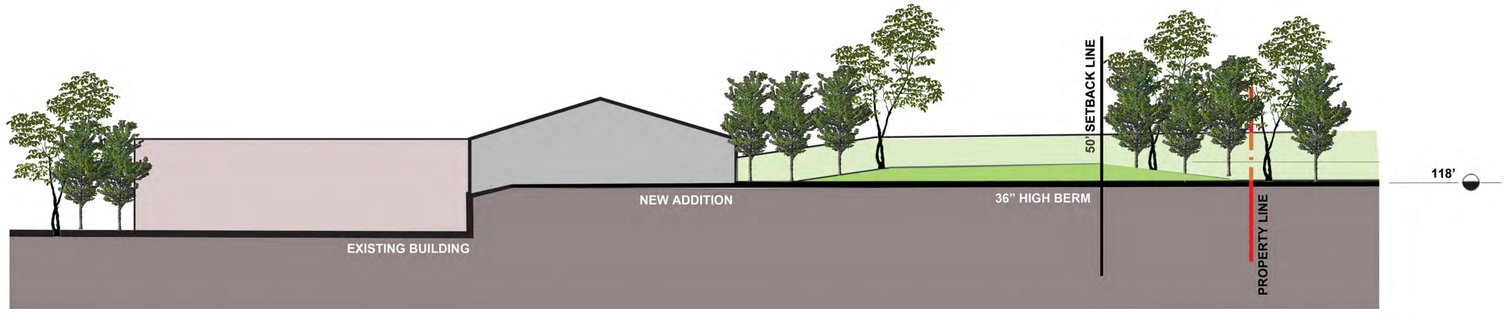
SITE SECTION AA

0 15 30 60



SITE SECTION BB

0 15 30 60

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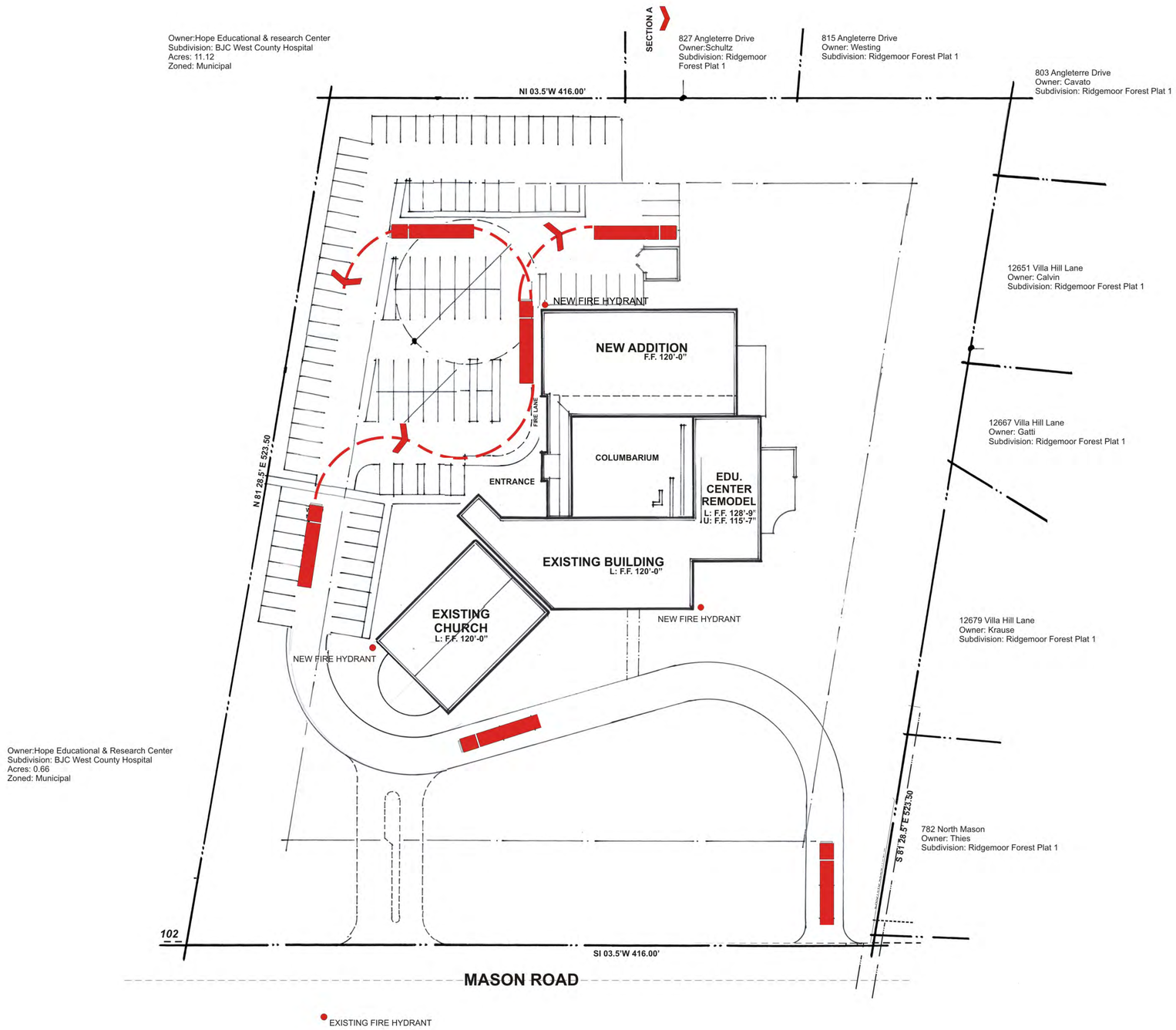

Location Map

SITE PLAN - FIRE PROTECTION

0 15 30 60

PROJECT DATA

Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Zoning :
C District - Creve Coeur
Fire District - Creve Coeur
School District - Parkway

Creve Coeur Fire Protection District Apparatus Chart

Vehicle#	Type	Length	Width	Turning Radius W/W
2315	Ladder	44.5'	10' 3"	43' 7" W/W
2324 A/B	Pumper	32'	10' '	34' W/W
2317	Amb.	25' 6"	10'	25' W/W
2327	Amb.	25' 6"	10'	25' W/W
2397	Amb.	25' 4"	10'	25' W/W

Note: W/W is wall to wall turning radius that is measured from the outside edge od driver side of truck bumper.

3 NEW FIRE HYDRANTS
WITH NO GREATER THEN 300' OF TRAVEL DISTANCE

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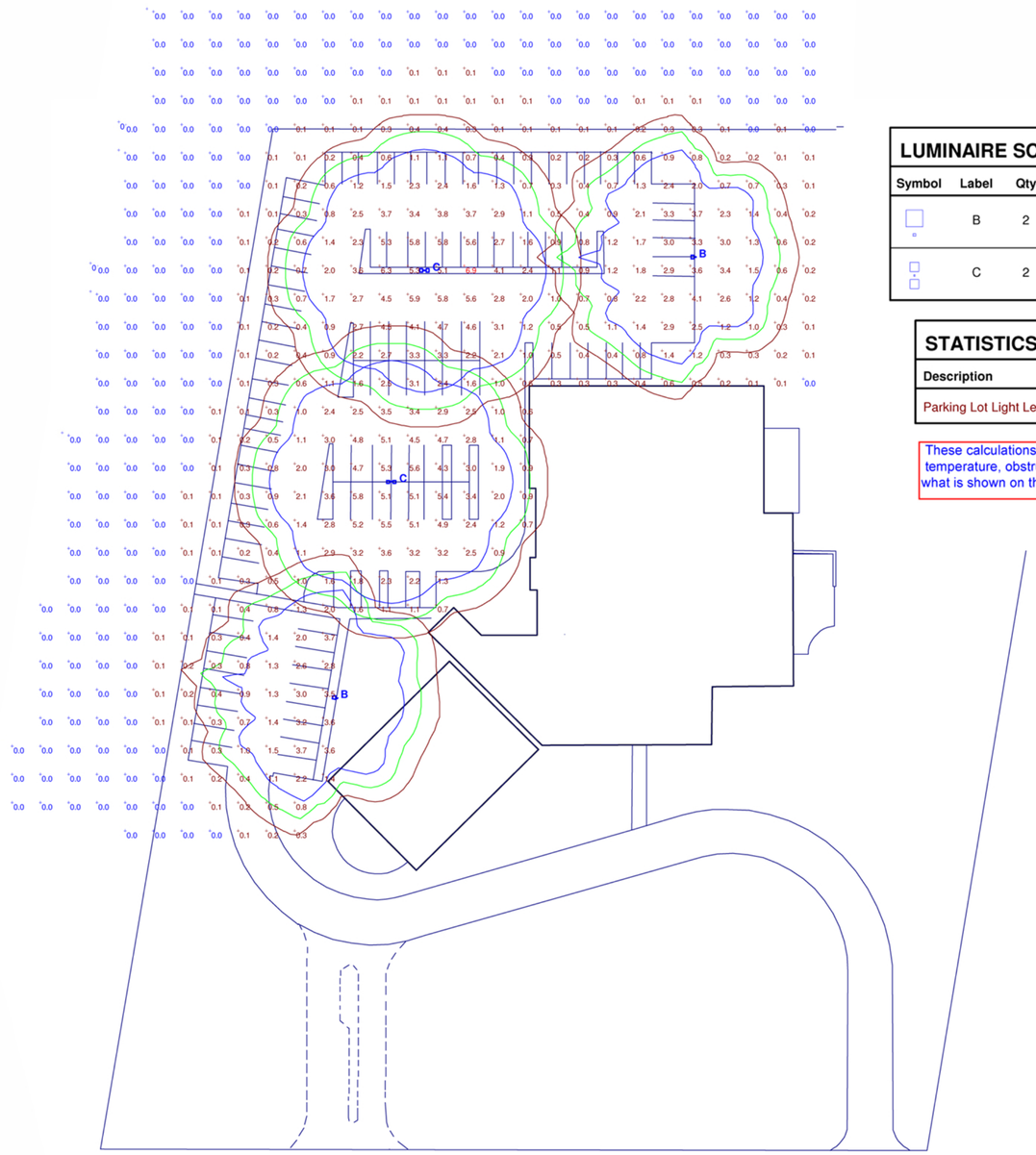

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	B	2	AME-2-T3-320-P	Single American Series 320w Pulse Start Metal Halide Area (Type 3)	(1) - 320w PSMH Lamp	32000	0.72	368
	C	2	AME-2-T5-320-P	Single American Series 320w Pulse Start Metal Halide Area (Type 5)	(1) - 320w PSMH Lamp	32000	0.72	736

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	1.0 fc	6.9 fc	0.0 fc	N / A	N / A

These calculations are for estimation or informational purposes only. Actual light levels may vary due to reflectance, temperature, obstructions and other factors. SSL Lighting will not be held responsible for light levels that differ from what is shown on this or any layout provided. Consult with a professional engineer if a more detailed study is needed.

18ft. Pole Height with 2.5ft. Base

N

PHOTOMETRIC PLAN - PROPOSED

0 15 30 60

Site Development Submission for
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808 North Mason Road
Creve Coeur, Missouri 63141

Date:
City Submittal: June 23, 2012
Rev. City Submittal: August 30, 2012

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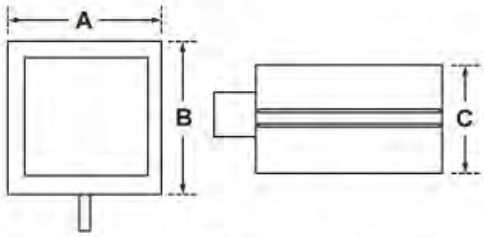
American
HID

Project Name	Type
Catalog Number	

Dimensional Drawings



Fixture	A	B	C	Stripe	Max. Watts	Lbs
AME-1	14"	14"	10"	2"	175 W	35
AME-2	19"	19"	12"	2"	400 W	50
AME-3	23"	23"	13"	2"	1000 W	70
AME-4	23"	23"	15"	2"	1000 W	75

The **American** series features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary reflector system unlike any other. The flat lens, vertical lamp, IES full cutoff luminaire is Dark-Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. Convex glass lens is available when required.

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.

Model	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
AME-1 Flat Glass Only	Type II **(T2)**	100 **(100)** 150 **(150)** 175 **(175)**	PS, HPS PS, HPS PS **(P) (S)**	120 **(1)** 208 **(2)** 240 **(3)** 277 **(4)** 480 **(5)** M-Tap *Multi-Tap ballast wired at 277 V unless specified **(6)** 347 **(8)**	Bolt-On Arm 6" **(BOA6)** Bolt-On Arm 10" *Supplied for all AME sizes with D90, T90 & Quad Mounting **(BOA10)** Spider Mount *Fits 2⅞ O.D. **(SM)** Wall Mount *Cast Wall Plate (BAWP) to be ordered separately. Standard length for WM bolt-on arm is 6". **(WM)** AME-1 uses 4" tall arm. Round Pole Plate Adaptors (RPP) are to be ordered separately.	Bronze **(BZ)** Black **(BK)** White **(WH)** Forest Green **(FG)** Grey **(GY)** Silver Metallic **(SL)** Custom Color **(CC)** Stripe Color Blue Metallic **(94)** Red Opaque **(188)** Silver Metallic **(58)** Gold Metallic **(41)** White Opaque **(50)** Black Metallic **(60)** Charcoal Metallic **(20)**	Photocell & Receptacle *Specify voltage **(PCR120) (PCR208) (PCR240) (PCR277) (PCR480)** Photo Receptacle **(PER)** *With shorting cap Button Type Photocell *Specify voltage **(PC120) (PC208) (PC240) (PC277)** Quartz Restrike **(QR)** Fusing *Specify voltage Single in-line fuse **(SF120) (SF277)** Double in-line fuse **(DF208) (DF240) (DF480)** House Side Light Shield **(LS)** Internal Light Shield *AME-2 & AME-4 only **(ILS)** Convex Glass Lens *AME-2 only **(VLCG)** Round Pole Plate Adaptor **(RPP)** Cast Wall Plate **(BAWP)**
AME-2 Flat Glass (Convex Glass Optional)	Type III **(T3)** Type IV **(T4)**	200 **(200)** 250 **(250)** 320 **(320)** 400 **(400)** *Reduced envelope lamp on 400 W	PS PS, HPS PS PS, HPS **(P) (S)**				
AME-3 Convex Glass Only	Type IV-A *Not available for AME-1 & 2 **(T4A)**	400 **(400)** 750 **(750)** 1000 **(1000)** *Reduced envelope lamp on 1000 W	PS, HPS PS, HPS MH, PS, HPS **(M) (P) (S)**				
AME-4 Flat Glass Only	Type V **(T5)**	750 **(750)** 1000 **(1000)** *Reduced envelope lamp on 1000 W	PS MH, PS, HPS **(M) (P) (S)**				

MH - Metal Halide
PS - Pulse Start Metal Halide
HPS - High Pressure Sodium

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

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SNTS

Project Name	Type
Catalog Number	

Specifications

Square Non Tapered Steel Pole

Pole Shaft
• ASTM A500 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.

Base Plate
• Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.
• Base templates provided with order. Do not pre-pour.

Base Cover
• Die-formed from heavy gauge quality aluminum. Two piece cover for easy installation.

Pole Cap
• Color-impregnated polymer snap-to-close pole cap provided in black.

Finish
• All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 ºF to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (external prime coat and internal rust inhibiting coating).

Anchor Bolts
• Poles are provided with hot-dip galvanized anchor bolts, with a J bend on one end and two hex nuts and two flat washers per bolt. Anchor bolts conform to ASTM-A36, meets or exceeds a minimum yield strength 36,000 PSI. Anchor bolts conform to ASTM F1554 Grade 55 and are provided.

Model	Shaft Size	Gauge	Height	Base	Anchorage	Mounting	Finish	Options
SNTS	4" × 4" **(4S)**	11 **(11)** 7 **(7)**	10' 12' 14' 16' 18' 20'	9" Base *9-3/16" BC **(9BC)**	¾" × 30" **(343)**	Bolt-On Arm Single **(S1)** D180 **(D2)** D90 **(D9)** T90 **(T9)** Quad **(QD)** Tenon Options 2⅜" **(T238R)** 3" **(T3R)**	Bronze **(BZ)** Black **(BK)** White **(WH)** Tennis Green **(GN)** Forest Green **(FG)** Grey **(GY)** Silver Metallic **(SL)** Custom Color **(CC)** Galvanized *No paint **(GAL)**	GFI Receptacle *Standard location is in hand hole **(GFI)** Coupling *Specify size and location **(CUP)** Custom Bolt Circle *Consult factory **(CBC)** Rust-Inhibiting Internal Coating & Primer **(HCR)** Single Banner Arm **(SBA)** Double Banner Arms **(DBA)**
			22' 25' 28'	12" Base *12¾" BC **(12BC)**	1" × 36" **(136)**			
	5" × 5" **(5S)**	11 **(11)** 7 **(7)**	20' 22' 25' 28' 30'	12" Base *12¾" BC **(12BC)**	1" × 36" **(136)**			
	6" × 6" **(6S)**	7 **(7)**	28' 30' 35'	12" Base *12¾" BC **(12BC)** Custom Base *Consult factory **(CB)** Direct Burial *Specify below-grade length in the form of DB-xx, where "xx" = feet **(DB-___)** NOTE: CUP and/or HHC Options required.	1" × 36" **(136)**			Direct Burial Coupling *Specify Size and Location as CUP_S-xx_L-yy, "xx" = ½" or ¾" "yy" = feet from bottom of pole **(CUP_S-__L-__)** Hand Hole *Specify cover and location as HHC_C-xx_L-yy, "xx" = Y for yes, or N for no "yy" = feet from bottom of pole **(HHC_C-__L-__)**

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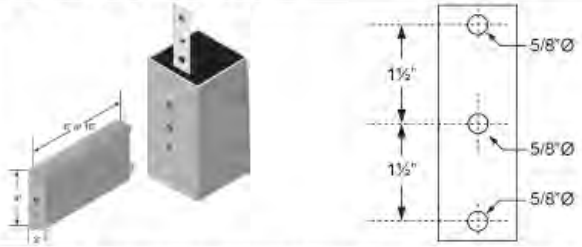
Pole EPA for Square Non-Tapered Steel Poles

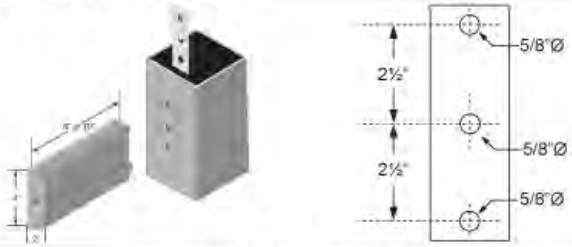
Pole Height	Maximum Allowable EPA (ft²) with 1.3 gust factor							O.D.	Pole Gauge	Base Plate	Bolt Circle	Anchor Bolts
	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph					
10'	30.1	23.5	18.4	11.0	10.3	7.6	6.1	4"	11	9"sq × ¾"	9"	¾" × 30"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4"	11	9"sq × ¾"	9"	¾" × 30"
14'	18.6	13.9	10.6	6.6	5.7	4.3	3.1	4"	11	9"sq × ¾"	9"	¾" × 30"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4"	11	9"sq × ¾"	9"	¾" × 30"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4"	11	9"sq × ¾"	9"	¾" × 30"
20'	9.3	6.4	4.3	2.4	1.7	1.3	-	4"	11	9"sq × ¾"	9"	¾" × 30"
20'	15.8	10.9	8.2	5.0	4.2	3.1	2.0	4"	7	9"sq × ¾"	9"	¾" × 30"
20'	17.1	12.3	8.9	5.0	4.1	3.0	1.4	5"	11	12"sq × 1"	12"	1" × 36"
20'	27.4	22.1	16.7	13.2	8.3	6.0	3.9	5"	7	12"sq × 1"	12"	1" × 36"
22'	6.3	3.7	1.9	1.3	-	-	-	4"	11	12"sq × 1"	12"	1" × 36"
22'	11.8	8.0	5.4	3.5	2.3	2.0	-	4"	7	12"sq × 1"	12"	1" × 36"
22'	12.6	8.4	5.4	3.2	1.9	1.6	-	5"	11	12"sq × 1"	12"	1" × 36"
22'	21.4	15.4	11.1	6.9	5.0	4.3	2.3	5"	7	12"sq × 1"	12"	1" × 36"
25'	5.0	2.9	1.3	-	-	-	-	4"	11	12"sq × 1"	12"	1" × 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4"	7	12"sq × 1"	12"	1" × 36"
25'	10.2	6.6	4.0	1.6	-	-	-	5"	11	12"sq × 1"	12"	1" × 36"
25'	18.8	13.0	9.5	4.8	3.7	2.7	-	5"	7	12"sq × 1"	12"	1" × 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4"	7	12"sq × 1"	12"	1" × 36"
28'	5.5	3.0	1.3	-	-	-	-	5"	11	12"sq × 1"	12"	1" × 36"
28'	12.0	7.6	4.4	2.8	1.3	1.1	-	5"	7	12"sq × 1"	12"	1" × 36"
28'	20.9	14.1	9.4	5.7	3.6	3.1	-	6"	7	12"sq × 1"	12"	1" × 36"
30'	5.0	2.2	-	-	-	-	-	5"	11	12"sq × 1"	12"	1" × 36"
30'	11.4	6.8	4.0	1.7	-	-	-	5"	7	12"sq × 1"	12"	1" × 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	6"	7	12"sq × 1"	12"	1" × 36"
35'	6.7	2.3	1.8	-	-	-	-	5"	7	12"sq × 1"	12"	1" × 36"
35'	12.1	7.0	3.8	-	-	-	-	6"	7	12"sq × 1"	12"	1" × 36"

*9" bolt circle is 9- 3/16", 12" bolt circle is 12-3/4".
For Direct Burial EPA, consult factory

2 × 4 BOA Drill Pattern



2 × 6 BOA Drill Pattern



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PARKING AREA LOOKING SOUTH TOWARDS
RIGDEMOOR FOREST SUBDIVION

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ARCHITECTS
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Chiodini
ARCHITECTS
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Saint Louis, Missouri 63144

BILL NUMBER 3186

ORDINANCE NUMBER 2206

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR ST. TIMOTHY'S EPISCOPAL CHURCH ON PROPERTY ADDRESSED AS 808 N. MASON ROAD, ZONED "C", SINGLE FAMILY RESIDENTIAL DISTRICT

WHEREAS, St. Timothy's submitted a request for to expand the existing building, located at 808 N. Mason Road, by a total of 6,180 square feet, and

WHEREAS, the property is zoned C, Single Family Residential District and said use is classified as a Conditional Use under Article 3, Section 26-32.3 (c) Churches and other place of worship, under Ordinance Number 1903, and requires a recommendation from the Planning and Zoning Commission, a Public Hearing before the City Council, and approval by City Council, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, on Monday, November 18, 2002, reviewed the plans dated (Received) November 12, 2002, by the Department of Community Development and unanimously recommended approval of said request, and

WHEREAS, pursuant to Article 9, 26-114 *Conditional Use Permits,* a Public Hearing was held by the City Council on Monday, January 13, 2003, at 7:30 PM, or immediately following the close of the previous Public Hearing, and

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countian on December 27, 2002, and in the West County Journal on December 29, 2002, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this bill having been read by title in open meeting three (3) times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it Ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for St. Timothy's Episcopal Church addressed as 808 N. Mason Road in the 'C', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

Part of Lot 4 of the Subdivision of John Hezel Estate in U.S. Survey 1923, Township 45 North, Range 5 East, described as follows:

Beginning at a point in the center of said Lot 4 thence along the center line of Mason Road, south 1 degree 3.5 minutes west, 416 feet to a point thence north 81 degrees 28.5 minutes west, 523.5 feet to the point of beginning.

SECTION 2: The Conditional Use Permit for St. Timothy's Episcopal Church as defined under Article 3, Section 26-32.3 (c) Churches and other places of worship under Ordinance Number 1903 is to be granted and shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the construction of a 6,180 square foot addition for a religious use on property addressed as 808 N. Mason Road, known as St. Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance to the Site Development Plan prepared by Gary Dedeke Architect, Inc., dated (Received) November 12, 2002, by the Department of Community Development, or as further revised as required and approved by the City of Creve Coeur.
3. Any mechanical equipment installed for the school shall be properly screened with approved materials.
4. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued.
5. The church and associated uses must have sufficient proper signs to comply with the "No Smoking" Ordinance No. 1392 and amending Ordinance No. 1548.
6. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
7. All conditions contained within this permit shall be openly posted upon the property in such a manner that it is visible to the public and the operator of said facilities.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided,

however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

9. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date the Conditional Use Permit is granted, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions not exceeding one hundred and eighty (180) days each, upon written application filed and granted prior to the expiration of the Conditional Use Permit period.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth.
11. All lighting shall consist of full cut-off, downcast fixtures with the illuminant source shielded from view.

SECTION 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this Ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this Ordinance.

SECTION 4: This ordinance shall become effective at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

ADOPTED THIS 27th DAY OF January, 2003

DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF January, 2003

ANNETTE KOLIS MANDEL
MAYOR

ATTEST:

LAVERNE COLLINS, CMC
CITY CLERK

BILL NO. 5288 ORDINANCE NO. 5174

AN ORDINANCE TO AMEND THE SAINT TIMOTHY'S EPISCOPAL CHURCH CONDITIONAL USE PERMIT, ORDINANCE NUMBER 2206, ALLOWING AN 11,979 SQUARE FOOT ADDITION ON PROPERTY ADDRESSED AS 808 N. MASON ROAD, IN THE "C" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

WHEREAS, Saint Timothy's Episcopal Church submitted a request to amend the Site Development Plan and Conditional Use Permit to allow an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003; and

WHEREAS, on December 6, 2010, the Planning and Zoning Commission of the City of Creve Coeur, by a unanimous vote, recommended approval of said application subject to certain conditions as provided by Section 405.1070(D)(2); and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, January 10, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(3); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.

6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Section 2, of Ordinance #2206, shall be amended to include the following new conditions and all subsequent sections renumbered accordingly:

1. The Conditional Use Permit shall be for the construction of an 11,979 sq. ft. addition for a total of 28,089 sq. ft facility for a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Amended Site Development Plan for New Parish Center" prepared by Chiodini Associates, last dated December 2, 2010.
3. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 24 DAY OF January, 2011.

A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS 24 DAY OF January, 2011.

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

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

September 5, 2012

Mr. Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd, Suite 425
Saint Louis, MO 63144

Re: Application #12-024: Request for approval of a site development plan and conditional use permit
St. Timothy's Episcopal Church – 808 N. Mason Road

Mr. Chiodini:

The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for a site development plan and amended conditional use permit for St. Timothy's Episcopal Church, located at 808 N. Mason Road.

By unanimous vote, the Planning Commission recommends approval of the site development plan and a new conditional use permit for St. Timothy's Episcopal Church, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

BILL NO. __5387___ **ORDINANCE NO. _____**

AN ORDINANCE REPEALING ORDINANCE NUMBER 5060 AND APPROVING A NEW MASTER SIGN PLAN FOR THE BJC WEST COUNTY HOSPITAL CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD AND ZONED "PH" PLANNED HOSPITAL DISTRICT

WHEREAS, Jon Krone of Warren Sign Company on behalf of Barnes Jewish West County Hospital BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the campus at 12634 Olive Boulevard, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received July 13, 2012 and attached as Exhibit 1; and

WHEREAS, a master sign plan for the campus was originally approved by Ordinance 5060 on October 27, 2008; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on September 4, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, the City Council being fully informed finds that approving the Plan subject to certain conditions would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: Ordinance #5060 is hereby repealed.

SECTION 2: A Master Sign Plan is approved for the Barnes West County Hospital campus at 12634 Olive Boulevard, in the "PH" Planned Hospital zoning district whose legal description is as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE JOHN HEZEL ESTATE IN U.S. SURVEY 1923, TOWNSHIP45 NORTH – RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE EAST LINE OF MASON ROAD, BEING 15.00 FEET EAST OF THE ORIGINAL CENTERLINE OF MASON ROAD; SAID POINT BEING DISTANT NORTH 01 DEGREE 03 MINUTES 30 SECONDS EAST 215.32 FEET FROM THE INTERSECTION OF SAID EAST LINE OF MASON ROAD WITH THE NORTH LINE OF PROPERTY CONVEYED TO HOPE EDUCATIONAL & RESEARCH CENTER BY DEED RECORDED IN BOOK 6923, PAGE 1292 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF MASON ROAD NORTH 01 DEGREE 03 MINUTES 30 SECONDS EAST 456.88 FEET TO A POINT; THENCE SOUTH 88 DEGREES 55 MINUTES 58 SECONDS EAST 261.50 FEET TO A POINT; THENCE NORTH 01 DEGREE 52 MINUTES 39 SECONDS EAST 206.07 FEET TO A POINT; THENCE NORTH 60 DEGREES 51 MINUTES 07 SECONDS EAST 494.05 FEET TO A POINT; THENCE NORTH 59 DEGREES 03 MINUTES 39 SECONDS WEST 178.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 75 DEGREES 14 MINUTES 25 SECONDS EAST 60.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 92.34 FEET TO A POINT; THENCE NORTH 12 DEGREES 56 MINUTES 24 SECONDS EAST 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 12 DEGREES 56 MINUTES 24 SECONDS WEST110.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 50.88 FEET TO A POINT; THENCE SOUTH 50 DEGREES 33 MINUTES 30 SECONDS EAST 25.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 39 DEGREES 26 MINUTES 30 SECONDS EAST 100.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 143.12 FEET TO A POINT; THENCE NORTH 47 DEGREES 26 MINUTES 30 SECONDS EAST 41.94 FEET TO A POINT; THENCE NORTH 86 DEGREES 06 MINUTES 00 SECONDS EAST 74.38 FEET TO A POINT; THENCE NORTH 29 DEGREES 40 MINUTES 18 SECONDS EAST 119.83 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1352 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340 THE FOLLOWING COURSES AND DISTANCES: SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 225.44 FEET, SOUTH 57 DEGREES 26 MINUTES 51 SECONDS EAST 100.12 FEET, SOUTH 63 DEGREES 10 MINUTES 20 SECONDS EAST 200.25 FEET, SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 150.00 FEET, SOUTH 54 DEGREES 35 MINUTES 57 SECONDS EAST 150.75 FEET, AND SOUTH 65 DEGREES 16 MINUTES 45 SECONDS EAST 115.44 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WEST LINE OF RAYMOND H. ROGERS PROPERTY AND THE WEST LINE OF PROPERTY CONVEYED TO UNION ELECTRIC COMPANY BY DEED RECORDED IN BOOK 6354, PAGE 1740 (TRACT NO. 13) OF THE ST. LOUIS COUNTY RECORDS SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 342.72 FEET TO A POINT; THENCE CONTINUING ALONG A WEST LINE OF SAID UNION ELECTRIC COMPANY PROPERTY, THE WEST LINE OF PROPERTY CONVEYED TO DONALD J. ALLMAN AND WIFE BY DEED RECORDED IN BOOK 6863, PAGE 1536 OF THE ST. LOUIS COUNTY RECORDS, AND THE WEST LINE OF PROPERTY CONVEYED TO FRED W. TAPPMEYER AND WIFE BY DEED RECORDED IN BOOK 5878, PAGE 35 OF THE ST. LOUIS COUNTY RECORDS SOUTH 01 DEGREE 33

MINUTES 02 SECONDS WEST 679.43 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 59 SECONDS WEST 1202.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING DISTANT SOUTH 29 DEGREES 45 MINUTES 36 SECONDS WEST 286.86 FEET FROM THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1362 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 55.86 FEET TO A POINT; THENCE SOUTH 01 DEGREES 33 MINUTES 02 SECONDS WEST 86.52 FEET TO A POINT; THENCE NORTH 33 DEGREES 45 MINUTES 22 SECONDS WEST 154.77 FEET TO A POINT; THENCE NORTH 30 DEGREES 05 MINUTES 22 SECONDS WEST 261.91 FEET TO A POINT; THENCE NORTH 24 DEGREES 48 MINUTES 22 SECONDS WEST 259.89 FEET TO A POINT; THENCE NORTH 20 DEGREES 54 MINUTES 22 SECONDS WEST 146.73 FEET TO SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340; THENCE SOUTH 63 DEGREES 10 MINUTES 26 SECONDS EAST 148.68 FEET ALONG SAID SOUTHWEST LINE OF MISSOURI STATE HIGHWAY ROUTE 340 TO A POINT; THENCE SOUTH 29 DEGREES 54 MINUTES 22 SECONDS EAST 33.30 FEET TO A POINT; THENCE SOUTH 24 DEGREES 48 MINUTES 22 SECONDS EAST 251.29 FEET TO A POINT; THENCE SOUTH 30 DEGREES 05 MINUTES 22 SECONDS EAST 194.09 FEET TO A POINT; THENCE SOUTH 53 DEGREES 45 MINUTES 22 SECONDS EAST 56.05 FEET TO THE POINT OF BEGINNING.

969 MASON BUILDING CREVE COEUR

LOTS 15 AND 16 OF THE RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, ALSO DESCRIBED AS:

A TRACT OF LAND BEING LOT 15 AND LOT 16 OF THE “RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE,” A RESUBDIVION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH – RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

> BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16 OF THE “RESUBDIVISON OF LOTS 3, 4, AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE;” THENCE ALONG THE WEST LINE OF SAID LOT 16, NORTH 01 DEGREES, 04 MINUTES, 15 SECONDS EAST 265.00 FEET AND NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 87.65 FEET TO THE SOUTH LINE OF EXECUTIVE PARKWAY, VARIABLE WIDTHS; THENCE ALONG SAID SOUTH LINE OF EXECUTIVE PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 183.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 153.37 FEET,

NORTH 66 DEGREES, 43 MINUTES, 30 SECONDS EAST 126.50 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES, 16 MINUTES, 30 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 51.29 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 13 DEGREES, 48 MINUTES, 42 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 140.99 FEET, SOUTH 86 DEGREES, 04 MINUTES, 45 SECONDS EAST 114.14 FEET, SOUTH 88 DEGREES, 56 MINUTES, 30 SECONDS EAST 55.00 FEET, AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 45.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 40.10 FEET TO THE WEST LINE OF MASON ROAD; THENCE ALONG SAID WEST LINE OF MASON ROAD, SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 337.28 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 15 OF THE "RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE;" THENCE ALONG SAID SOUTH LINE OF LOT 15 AND THE SOUTH LINE OF SAID LOT 16, SOUTH 85 DEGREES, 08 MINUTES, 15 SECONDS WEST 694.63 FEET TO THE POINT OF BEGINNING.

SECTION 3: Such approval of the Master Signage Plan for the Barnes West County Hospital campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received July 13, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
4. No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
5. There may be a total of 200 banners on light standards, other than as prohibited in item 4.
6. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

BILL NO. _5387____ **ORDINANCE NO. _____**

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

Exhibit 1

CAMPUS SIGN PLAN
GROUND SIGN LOCATORS

1. DIRECTIONAL PYLON SIGN
2. DIRECTIONAL PYLON SIGN
3. SECONDARY ENTRANCE MONUMENT
4. SECONDARY ENTRANCE MONUMENT
5. MOB #2 ENTRANCE MONUMENT
6A. D/F ILLUM. DIRECTIONAL SIGN (PROPOSED)
6B. D/F DIRECTIONAL SIGN (RELOCATED)
7. S/F DIRECTIONAL SIGN (ER REPLACEMENT)
8. D/F DIRECTIONAL SIGN
9. S/F DIRECTIONAL SIGN
10. L SHAPED DIRECTIONAL SIGN
11. D/F DIRECTIONAL SIGN
12. S/F DIRECTIONAL SIGN
13. S/F DIRECTIONAL SIGN (PROPOSED)

NEW SIGNS PROPOSED

CLIENT BARNES-JEWISH WEST COUNTY HOSPITAL
LOCATION 12634 OLIVE BLVD., ST. LOUIS, MO
DATE 8/13/08 | REVISED 8/27/08, 9/05/08, 6/4/12
DRWG.# CSP-SITEMAP -G | PREPARED BY Keith Hempen

SIGN & PICTORIAL PAINTERS UNION LOCAL 774
Intl. Union of Painters & Allied Trades
An Affiliate of Painters District Council 2

APPROVED _____

WARRENSIGN
2955 Arnold Tenbrook Rd., Arnold, MO 63010
Ph: 636-282-1300, Fx: 636-282-3388
www.warrensign.com

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BARNES-JEWISH WEST COUNTY HOSPITAL - CAMPUS GROUND SIGN PLAN 2012

1 DIRECTIONAL PYLON SIGN

2 DIRECTIONAL PYLON SIGN

3 SECONDARY ENTRANCE MONUMENT

4 SECONDARY ENTRANCE MONUMENT

5 NEW POB #2 ENTRANCE MONUMENT

6A D/F DIRECTIONAL MONUMENT SIGN (PROPOSED)

NEW ILLUMINATED SIGN TO BE FABRICATED & INSTALLED
PER BJC CORPORATE SIGN SPECIFICATIONS

6B D/F DIRECTIONAL SIGN (RELOCATED)

EXISTING SIGN TO BE REFURBISHED & RELOCATED
PER BJC CORPORATE SIGN SPECIFICATIONS

7 DIRECTIONAL SIGN (ER REPLACEMENT)

8 D/F DIRECTIONAL SIGN

9 S/F DIRECTIONAL SIGN

10 L SHAPED DIRECTIONAL SIGN

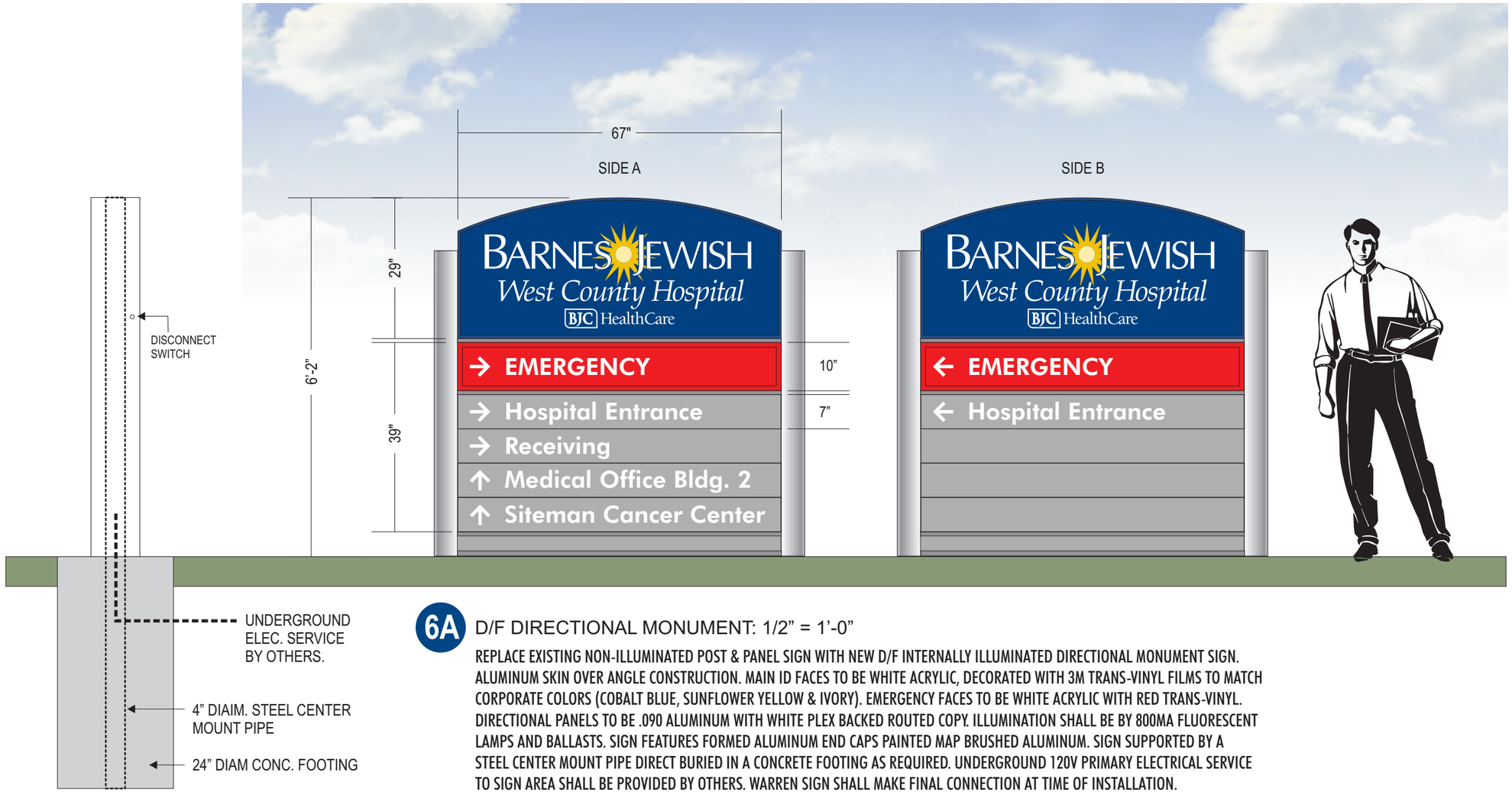
11 S/F DIRECTIONAL SIGN

12 S/F DIRECTIONAL SIGN

13 S/F DIRECTIONAL SIGN (PROPOSED)

NEW SIGN TO BE FABRICATED AND INSTALLED
PER BJC CORPORATE SIGN SPECIFICATIONS

NEW SIGNS PROPOSED



6A D/F DIRECTIONAL MONUMENT: 1/2" = 1'-0"

REPLACE EXISTING NON-ILLUMINATED POST & PANEL SIGN WITH NEW D/F INTERNALLY ILLUMINATED DIRECTIONAL MONUMENT SIGN. ALUMINUM SKIN OVER ANGLE CONSTRUCTION. MAIN ID FACES TO BE WHITE ACRYLIC, DECORATED WITH 3M TRANS-VINYL FILMS TO MATCH CORPORATE COLORS (COBALT BLUE, SUNFLOWER YELLOW & IVORY). EMERGENCY FACES TO BE WHITE ACRYLIC WITH RED TRANS-VINYL. DIRECTIONAL PANELS TO BE .090 ALUMINUM WITH WHITE PLEX BACKED ROUTED COPY. ILLUMINATION SHALL BE BY 800MA FLUORESCENT LAMPS AND BALLASTS. SIGN FEATURES FORMED ALUMINUM END CAPS PAINTED MAP BRUSHED ALUMINUM. SIGN SUPPORTED BY A STEEL CENTER MOUNT PIPE DIRECT BURIED IN A CONCRETE FOOTING AS REQUIRED. UNDERGROUND 120V PRIMARY ELECTRICAL SERVICE TO SIGN AREA SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.

SAVED AS
BARNES-JEWISH W. COUNTY DIR MONUMENT # 6A

CLIENT BARNES-JEWISH WEST COUNTY HOSPITAL	
LOCATION 12634 OLIVE BLVD., ST. LOUIS, MO	
DATE 2/23/12	REVISED 6/4/12
DRWG.# Jk021712	PREPARED BY Keith Hempen

SIGN & PICTORIAL PAINTERS UNION LOCAL 774

APPROVED _____

WARRENSIGN
2955 Arnold Tenbrook Rd., Arnold, MO 63010
Ph: 636-282-1300, Fx: 636-282-3388
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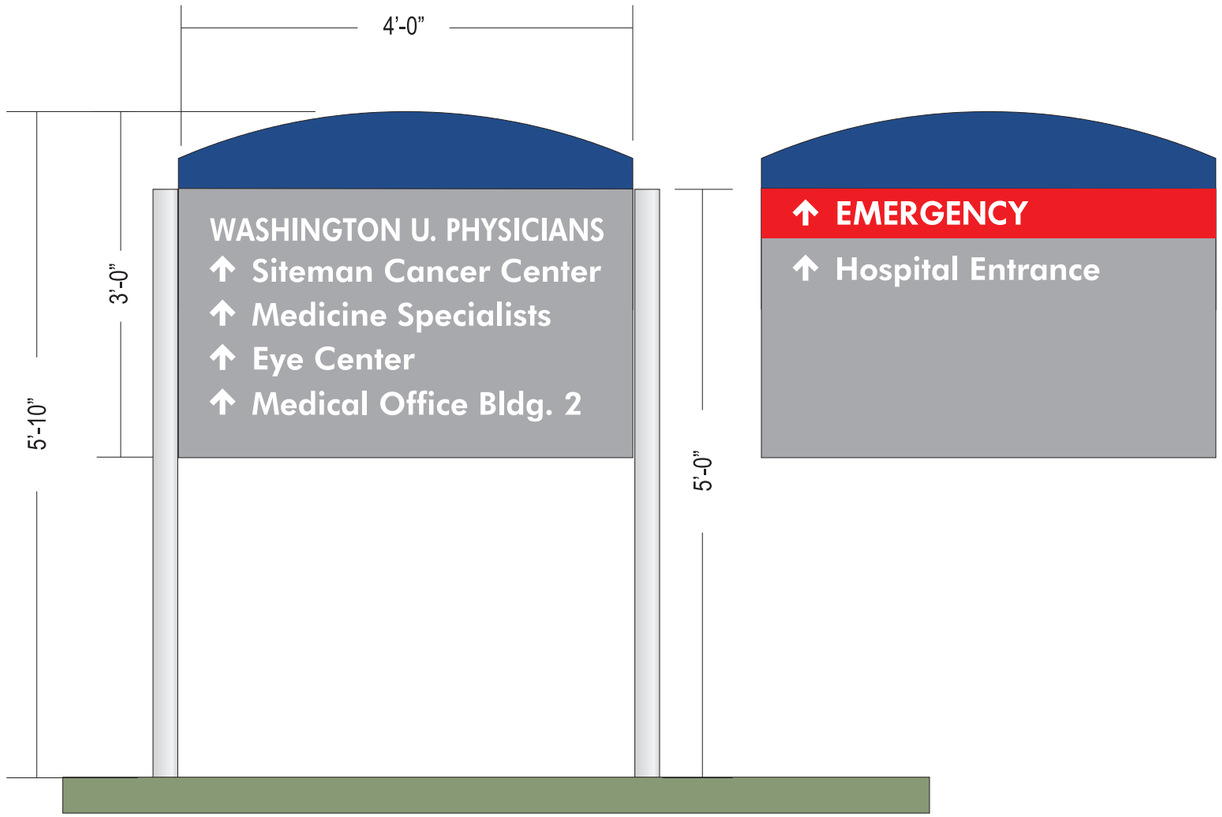

6B SIGN FACE SIDE A: 3/4" = 1'-0" (36" X 48")

REMOVE, REFACE AND RELOCATE EXISTING SIGN
REPAINT CABINET IN CORPORATE COLOR GREY & BLUE DECORATED WITH
3M WHITE & RED SCOTCHLITE REFLECTIVE VINYL GRAPHICS.
PROVIDE NEW HALF ROUND ALUMINUM POSTS PAINTED BRUSHED ALUMINUM
AND SHALL BE INSTALLED 36" BELOW GRADE IN 12" DIAMETER CONCRETE FOOTINGS.

COORDINATE NEW PLACEMENT WITH SITE PLAN.
SIGN TO BE LOCATED SOUTH OF EXISTING LOCATION.

PHOTOS OF EXISTING SIGN

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CLIENT
BJC WEST COUNTY
PROJECT
DIRECTIONAL SIGN REFURB-RELOCATE
LOCATION
12634 OLIVE BLVD., CREVE COEUR, MO
SCALE
NOTED
DATE
4/5/12
SAVED AS
BARNES-JEWISH WEST COUNTY DIRSIGN 6B
DRAWING NO.
JK 040612
REVISED
5/25/12
DESIGNED BY
Keith Hempen

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SIGN & PICTORIAL PAINTERS UNION LOCAL 774

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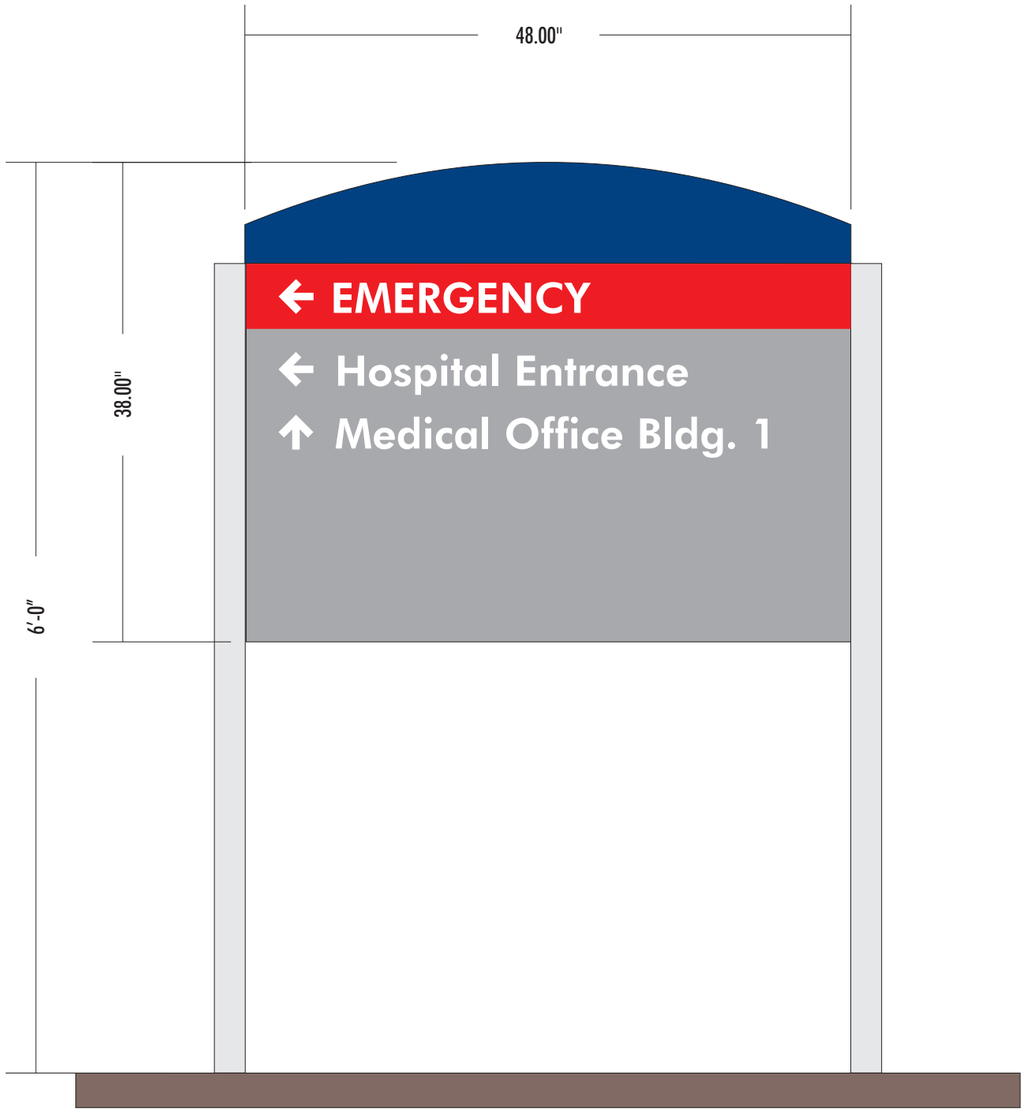

13 MOB 1 DIRSIGN ELEVATION: 1" = 1"-0"

Fabricate and install one single face directional sign as noted:

4" deep aluminum cabinet construction painted PMS 288 Blue Header, Dupont DS 097 Grey face. All grsphics to be 3M Scotchlite White & Red reflective vinyl.

Signs supported by Aluminum half round posts painted MAP Brushed Aluminum and direct buried in concrete footings as required.

Coordinate placement with survey photo (See JK).

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CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL
PROJECT
MOB 1 DIRECTIONAL SIGN
LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO
SCALE
NOTED
DATE
9/8/11
SAVED AS
BARNES-JEWISH W.COUNTY MOB 1 DIR SIGN
DRAWING NO.
JK 090611
REVISED
5/25/12
DESIGNED BY
Keith Hempen

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CAMPUS SIGN PLAN
WALL SIGN LOCATORS

- **A** HOSPITAL ENTRANCE SIGN - ILLUMINATED UNDER CANOPY SIGN (D/F)
- **B1** HOSPITAL ILLUMINATED EMERGENCY SIGN
- **B2** HOSPITAL ILLUMINATED EMERGENCY SIGN
- **B3** HOSPITAL ILLUMINATED EMERGENCY SIGN
- **C** MOB #1 NON-ILLUMINATED (BUILDING 1)
- **D** MOB #1 NON-ILLUMINATED (BUILDING 1)
- **E** MOB #2 ILLUMINATED (SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)
- **F** MOB #2 ILLUMINATED (SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)
- **G** MOB #2 NON-ILLUMINATED (BUILDING 2)
- **H** MOB #3 ILLUMINATED (HEART CARE INSTITUTE) & (PEDIATRIC SPECIALISTS)
- **I** MOB #3 NON-ILLUMINATED (BUILDING 3)
- **J** 969 N. MASON ILLUMINATED (IMAGING CENTER)

NEW SIGNS PROPOSED

CLIENT BARNES-JEWISH WEST COUNTY HOSPITAL
LOCATION 12634 OLIVE BLVD., ST. LOUIS, MO
DATE 8/14/08 REVISED 6/1/12
DRWG.# CSP-SITEMAP -W PREPARED BY Keith Hempen

SIGN & PICTORIAL PAINTERS UNION LOCAL 774 Intl. Union of Painters & Allied Trades

APPROVED _____

WARRENSIGN
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NEW SIGNS PROPOSED

BARNES-JEWISH WEST COUNTY HOSPITAL - CAMPUS WALL SIGN PLAN 2012

A ILLUMINATED UNDER CANOPY "HOSPITAL ENTRANCE" SIGN. (PROPOSED)

B1, B2
ILLUMINATED EMERGENCY SIGN (PROPOSED)

B3
ILLUMINATED EMERGENCY SIGN (RELOCATED)

C MOB #1 NON-ILLUMINATED (BUILDING 1)

D MOB #1 NON-ILLUMINATED (BUILDING 1)

E MOB #2 ILLUMINATED(SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)

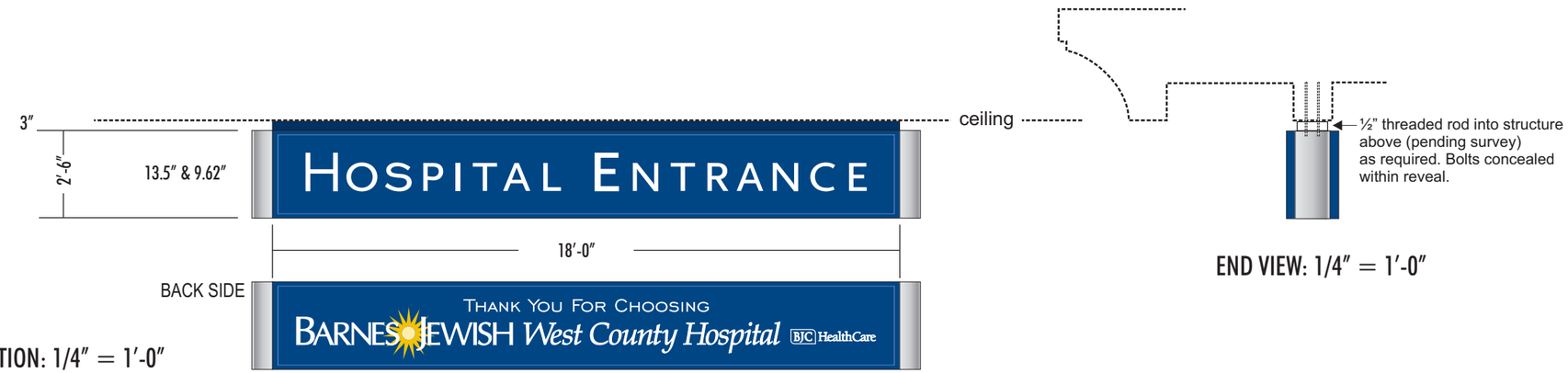
F MOB #2 ILLUMINATED (SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)

G MOB #2 NON-ILLUMINATED (MEDICAL OFFICE BUILDING 2)

H *PHOTO LEFT*
MOB #3 ILLUMINATED (HEART & VASCULAR CENTER) (PEDIATRIC SPECIALISTS)

I *PHOTO RIGHT*
MOB #3 NON-ILLUMINATED (MEDICAL OFFICE BUILDING 3)

J 969 N. MASON ILLUMINATED (IMAGING CENTER)



END VIEW: 1/4″ = 1′-0″

A SIGN ELEVATION: 1/4″ = 1′-0″

FABRICATE AND INSTALL ONE DOUBLE FACE, INTERNALLY ILLUMINATED CABINET SIGN. ALUMINUM CABINET PAINTED PMS 288C BLUE. FACES TO BE 3/16″ THICK LEXAN DECORATED WITH 3M TRANS-VINYL FILM (CORPORATE COLORS). ILLUMINATION SHALL BE BY WHITE LED MODULES POWERED BY LOW VOLTAGE TRANSFORMERS CONCEALED WITHIN CABINET. SIGN MOUNTED WITH STEEL TUBE BRACKETS FASTENED TO CANOPY STRUCTURE WITH NON-CORROSIVE HARDWARE AS REQUIRED. (FIELD SURVEY REQUIRED).

A 120V PRIMARY ELECTRICAL CIRCUIT TO EACH SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL PROVIDE TIMER SWITCH AND MAKE FINAL CONNECTIONS AT TIME OF INSTALLATION.

FRONT ELEVATION: 1/8″ = 1′-0″

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CLIENT
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PROJECT
BUILDING IDENTIFICATION
LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO
DATE
11/16/11
SAVED AS
BJC WEST COUNTY HOSP ENTR CANOPY ID SIGN

DRAWING NO.
JK 111211
REVISED
6/4/12
DESIGNED BY
Keith Hempen

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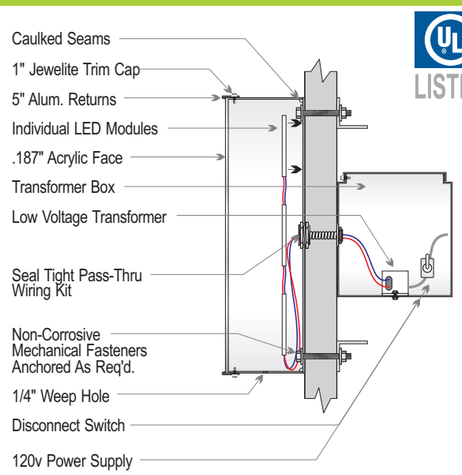
Remote LED Letter Detail



B1 SIGN ELEVATION: 1/2" = 1'-0"

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS. 5" DEEP ALUMINUM RETURNS PAINTED WHITE. 3/16" THICK #2793 RED ACRYLIC FACES WITH WHITE TRIM. ILLUMINATION SHALL BE BY RED LED MODULES POWERED BY SELF CONTAINED LOW VOLTAGE POWER SUPPLIES. LETTERS MOUNTED FLUSH TO WALL WITH NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.

FRONT ELEVATION: 3/16" = 1'-0"

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CLIENT
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PROJECT
EMERGENCY IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

SCALE
NOTED

DATE
9/8/11

SAVED AS
BJC WEST COUNTY EMERGENCY LETTERS

DRAWING NO.
JK 090411

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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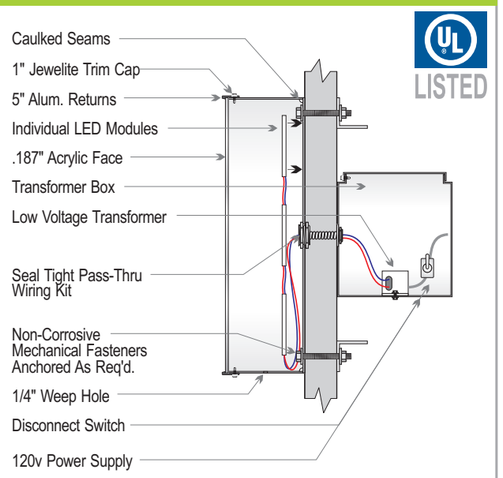
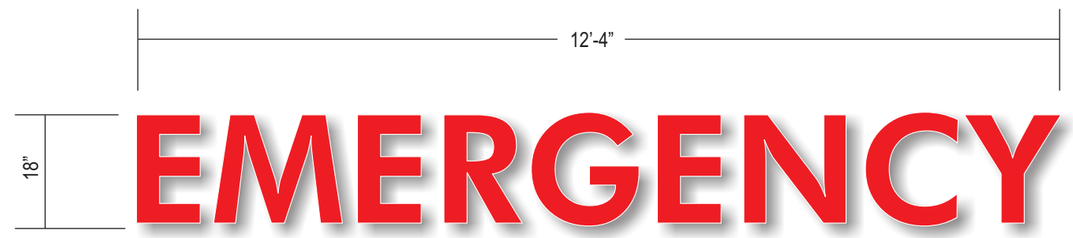
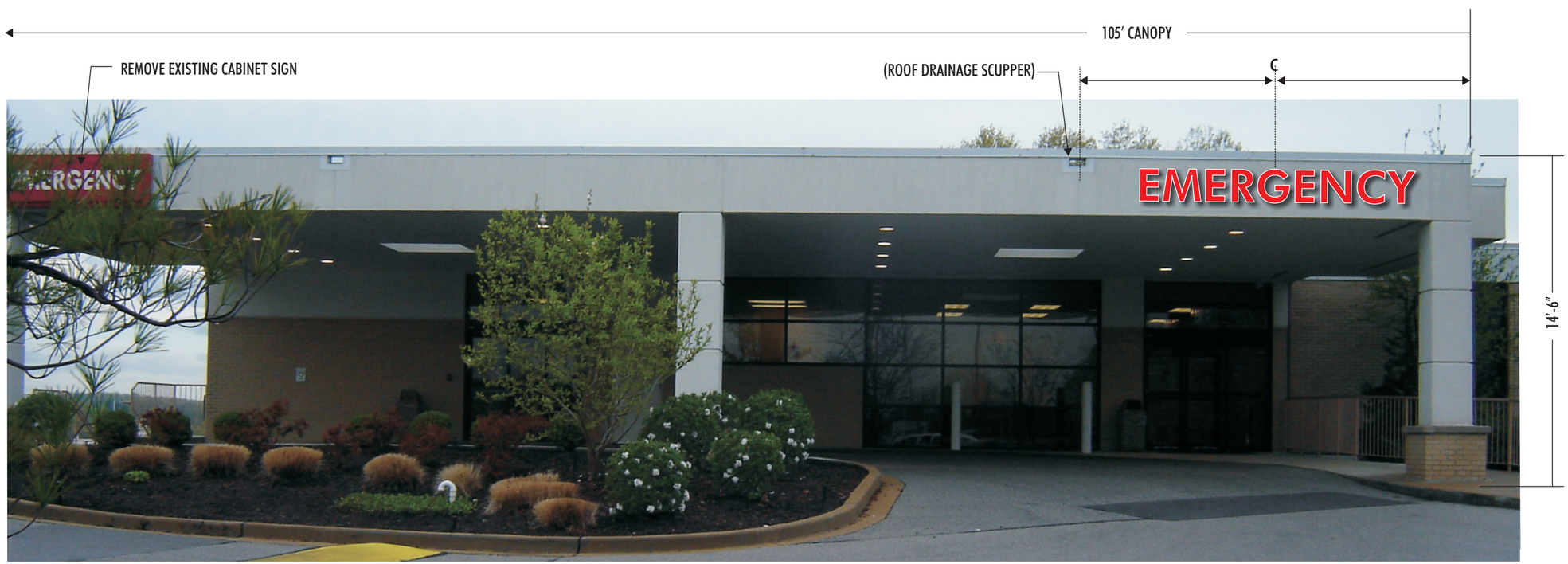
Remote LED Letter Detail





B2 SIGN ELEVATION: 1/2" = 1'-0"

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS. 5" DEEP ALUMINUM RETURNS PAINTED WHITE. 3/16" THICK #2793 RED ACRYLIC FACES WITH WHITE TRIM. ILLUMINATION SHALL BE BY RED LED MODULES POWERED BY SELF CONTAINED LOW VOLTAGE POWER SUPPLIES. LETTERS MOUNTED FLUSH TO WALL WITH NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.



FRONT ELEVATION: 1/8" = 1'-0"

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St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL

PROJECT
EMERGENCY IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

DATE
12/12/11

SAVED AS
BJC WEST COUNTY 2ND SET EMERGENCY LETTERS

DRAWING NO.
JK 120711

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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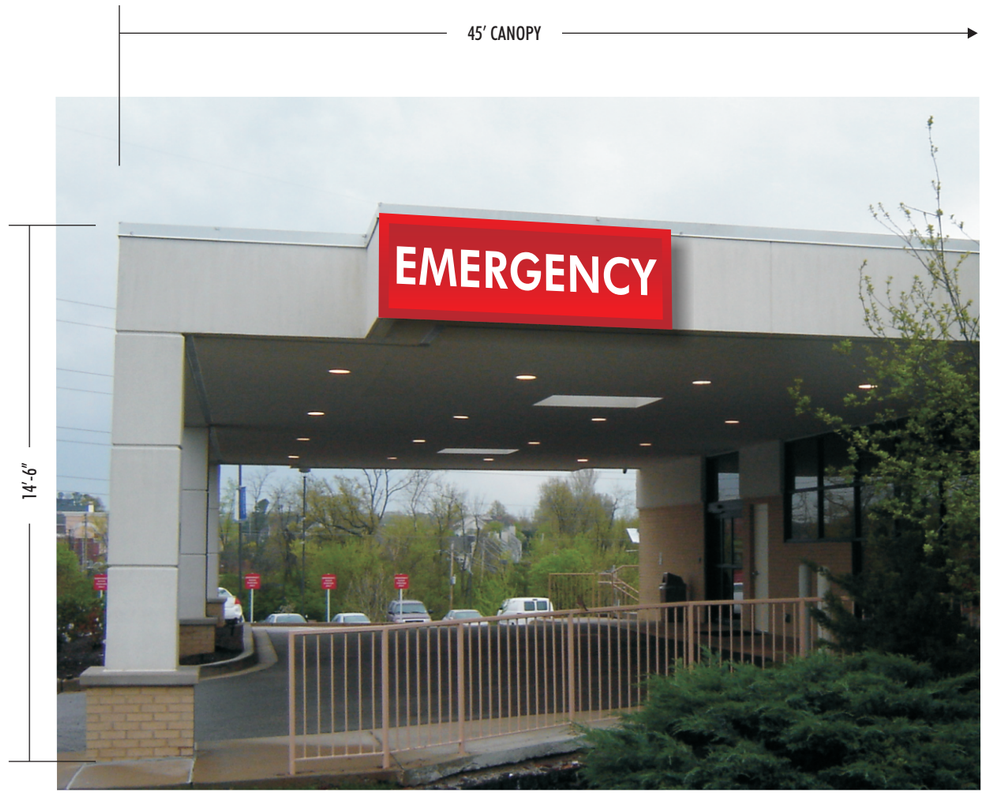
REMOVE 2′-6″ X 7′ SIGN CABINET (BELOW) AND RELOCATE (PHOTO RIGHT)



CANOPY ELEVATION: 3/16″ = 1′-0″

B3 RELOCATE EXISTING CABINET SIGN AS SHOWN. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN CABINET MOUNTED FLUSH TO CANOPY FACE WITH NON-CORROSIVE TOGGLE BOLTS AS PER ORIGINALLY.

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CLIENT
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PROJECT
EMERGENCY IDENTIFICATION
LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

DATE
4/2/12
SAVED AS
BJC WEST COUNTY EMERGENCY CABINET REINSTALL
DRAWING NO.
JK 040112
REVISED
6/4/12
DESIGNED BY
Keith Hempen

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city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #12-023 FOR APPROVAL OF A REVISED MASTER SIGN PLAN FOR THE BARNES JEWISH WEST COUNTY HOSPITAL AT 12634 OLIVE BOULEVARD

FOR THE MEETING OF: September 4, 2012

LOCATION: 12634 Olive Boulevard

REQUEST: Jon Krone, Warren Sign Company, on behalf of Barnes Jewish West County Hospital, BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the Barnes West County Hospital campus at 12634 Olive Boulevard, in the "PH" Planned Hospital Zoning District. Ordinance #5060 authorized a master sign plan for the campus in 2008.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:
- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References
- West Olive Corridor Action Area
- Design Guidelines

Zoning Code References
- Article VIII Sign Regulations
- 405.950.6 Master Signage Plans

APPLICANT: Diane Glen
Barnes Jewish West County Hospital
12634 Olive Blvd
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Mr. Jon Krone
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010

REPORT PREPARED BY: Whitney Kelly, AICP — Date 8/31/2012
City Planner

ATTACHMENTS: Draft Ordinance
Applicants Materials, received July 13, 2012
Ordinance No. 5060

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The BJC West County Hospital campus is 54 acre site located south of Olive Boulevard and east of Mason Road. Existing uses on the site include the main hospital building, and four medical office buildings. A Site Concept Plan was approved by the City Council in 1999, and amended in 2004. In 2004, a Site Development Plan was approved which involved a 5,000 square foot addition to the hospital's emergency room. On May 19, 2008 the Planning and Zoning Commission approved a Minor Site Development Plan for two new building additions to the Siteman Cancer Center building totaling 2,679 square feet.

In September of 2008, the Planning and Zoning Commission recommended approval of a master sign plan for the campus (Ordinance #5060) that included monument signage, directional signage, and wall signage, as well as 200 light pole banners throughout the campus.

Jon Krone, of Warren Sign Company, on behalf of Barnes Jewish West County Hospital, has submitted an application for an amendment to the Master Sign Plan to include three new directional ground signs that are in the same style as the existing signs on the campus, and four new wall signs for the main building, and emergency entrance. Staff recommends a repeal of the prior ordinance and replacing with a new ordinance referencing the revised plan to prevent any confusion in the future.

Two of the new ground signs include one 34.4 sq. ft. directional monument sign, and relocating one existing sign to the opposite side of the entrance along Barnes West Drive (identified on the plan as "6A" & "6B"):

6B D/F DIRECTIONAL SIGN (RELOCATED)

EXISTING SIGN TO BE REFURBISHED & RELOCATED
PER BJC CORPORATE SIGN SPECIFICATIONS

The third new sign is a 12.7 sq. ft., 6-feet tall sign located within the parking lot along Mason Road (identified on the plan as "13"):

The new wall signs include the hospital entrance sign, and three illuminated emergency signs for the main building along Olive (identified as "B 1,2,3" and "A" on the plan and below):

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail and Office	"CB" Core Business District	Olive Boulevard
South	Millennium Park	"C" Single Family Residential	NA
East	Questover Commercial and Residential	"GC" General Commercial and "B-RDD" Single Family Residential	Barnes West Drive
West	Retail and Office	"GC" General Commercial and "PO" Planned Office	Mason Road

COMPREHENSIVE PLAN REVIEW
The Comprehensive Plan does not provide much direction in sign review. However, the West Olive Corridor Action Area recommendations for Residential Preservation and Economic Development include:

13. Tighten sign controls to reduce size allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. Improve the City's existing sign regulations to increase the consistency and compatibility of signage ensure that non-residential development is compatible with adjacent residential development. (Page 62).

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17).

The proposed additional signs are compatible with the existing signs on the campus, are oriented along Olive Boulevard within the campus, and away from any residential areas. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and Design Guidelines.

ZONING CODE REVIEW
All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or

occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed revised Master Sign Plan for the Barnes Jewish West County Campus is consistent with the intent of the Zoning Code provision for master sign plans, with prior action by the Commission and Council, and will increase public convenience by providing better direction information for visitors on the campus and that the signs do so with a well-designed, coordinated appearance.

FORM OF THE DRAFT ORDINANCE

To prevent any confusion for future enforcement the draft ordinance will repeal the prior ordinance (Ordinance #5060), and preplace with a new ordinance referencing the revised Master Sign Plan as discussed within the staff report. Conditions include prior those from the prior signage plan for the campus that were not discussed with this application:

- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- The applicant shall follow the Master Signage Plan received July 13, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
- No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
- There may be a total of 200 banners on light standards, other than as prohibited in item 4.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for the Barnes Jewish West County Hospital Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

> "I move to recommend approval of the amended Master Signage Plan for the Barnes Jewish West County Hospital Campus, submitted with Application #12-023, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 30, 2012" (conditions may be added, eliminated, or modified by preceding motion).

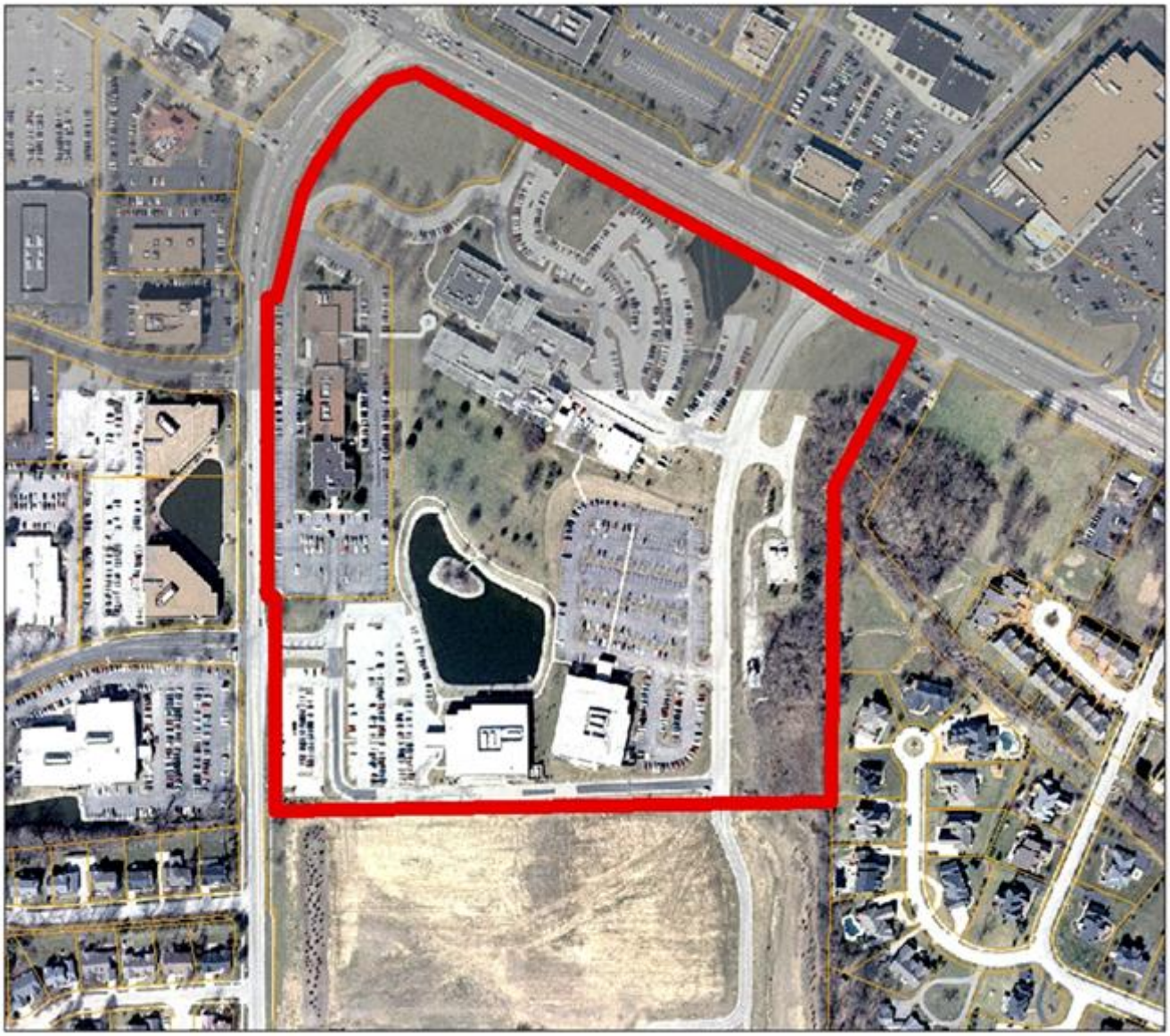
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Bill No. 5166 **Ordinance No. 5060**

AN ORDINANCE FOR APPROVAL OF A MASTER SIGNAGE PLAN PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR THE BJC WEST COUNTY HOSPITAL CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD, EAST OF MASON ROAD AND ZONED "PH" PLANNED HOSPITAL DISTRICT

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Warren Sign Company, on behalf of BJC West County Hospital for approval of a Master Signage Plan for the BJC West County Campus; and,

WHEREAS, The boundaries of the Master Signage Plan will be for BJC West County Hospital Campus development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan; and,

WHEREAS, Said property is zoned "PH" Planned Hospital district; and,

WHEREAS, The Planning and Zoning Commission by unanimous (5-0) vote recommended approval of the Master Signage Plan on September 15, 2008; and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, October 13, 2008, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place and purpose of said hearing by publication in the St. Louis Countian and in the West County Journal, newspapers of general circulation in the City of Creve Coeur and after other written notice was given all according to the provisions of law made and provided for such notices and hearings; and,

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: The Master Signage Plan amendment for the BJC West County Hospital campus, as submitted by Warren Sign Company, on behalf of BJC West County Hospital, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the BJC West County Hospital campus and identified as the area on the Master Signage Plan.

Bill No. 5166 **Ordinance No. 5060**

SECTION 2: Such approval of the Master Signage Plan for the BJC West County Hospital campus shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building, monument, or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
4. No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
5. There may be a total of 200 banners on light standards, other than as prohibited in item 4.
6. No additional banners shall be allowed.

SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 27 DAY OF October, 2008

ELIZABETH KISTNER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27 DAY OF October, 2008

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

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

September 5, 2012

Mr. Jon Krone
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010

Re: Application #12-023: Request for amendment to master sign plan
Barnes Jewish West County Hospital – 12634 Olive Boulevard

Mr. Krone:

The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for an amendment to the master sign plan at Barnes Jewish West County Hospital, located at 12634 Olive Boulevard.

By unanimous vote, the Planning Commission recommends approval of the amended Master Signage Plan for the Barnes Jewish West County Hospital Campus, submitted with Application #12-023, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

BILL NO. __5388_____ **ORDINANCE NO. _____**

AN ORDINANCE REPEALING ORDINANCE NUMBERS 3041 AND 5095, AND APPROVING A NEW MASTER SIGN PLAN FOR THE MERCY CAMPUS LOCATED AT 615 S. NEW BALLAS ROAD AND ZONED "PH" PLANNED HOSPITAL DISTRICT

WHEREAS, Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a new Master Sign Plan for the campus at 615 S. New Ballas Olive, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received August 10, 2012 and attached as Exhibit 1; and

WHEREAS, a master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on September 4, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, the City Council being fully informed finds that approving the Plan subject to certain conditions would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: Ordinance No. 3041 and Ordinance No. 5095 are hereby repealed.

SECTION 2: A Master Sign Plan is approved for the Mercy Hospital campus at 615 S. New Ballas, in the "PH" Planned Hospital zoning district whose legal description is as follows:

A tract of land being part of the Northwest Quarter of Section 15, Township 45 North, Range 5 East St. Louis County, Missouri and being part of a larger tract conveyed to St. John's Hospital by a Deed recorded in Deed Book 4198 page 544, dated the 20th day of November, 1959, and being described as follows:

Beginning at the Southeast corner of Lot 17 Sackston Woods, a subdivision filed for record in Plat Book 53 page 15 of the St. Louis county land records, said point also being on the North line of Section 15 as previously described; thence South 00 degrees 17 minutes 23 seconds West along the Western Right of Way of State Highway JJ (also known as Ballas road) a distance of 1948.90 feet to a point; thence South 04 degrees 06 minutes 14 seconds East a distance of 150.33 feet to a point; thence South 00 degrees 17 minutes 23 seconds West a distance of 180.02 feet to a point; thence South 45 degrees 44 minutes 49 seconds West a distance of 74.41 feet to a point on the Northern Right of Way line of Conway Road; thence leaving said State Highway JJ South 86 degrees 40 minutes 24 seconds West along the Northern Right of Way line of Conway Road a distance of 309.41 feet to a point; thence South 03 degrees 19 minutes 36 seconds East a distance of 10.00 feet to a point; thence North 86 degrees 44 minutes 23 seconds West a distance of 133.17 feet to a point; thence North 82 degrees 15 minutes 37 seconds West a distance of 126.95 feet to a point; thence North 49 degrees 47 minutes 04 seconds West a distance of 103.54 feet to a point; thence North 71 degrees 35 minutes 09 seconds West a distance of 71.15 feet to a point; thence North 66 degrees 18 minutes 46 seconds West a distance of 165.61 feet to a point; hence North 48 degrees 41 minutes 22 seconds West a distance of 205.70 feet to a found iron pin; thence North 39 degrees 57 minutes 17 seconds West a distance of 228.02 feet to a found iron pin; thence North 47 degrees 30 minutes 53 seconds West a distance of 303.12 feet to a point on the Eastern Right of Way line of interstate Highway I@270 (also known as 244); thence leaving the Northern Line of said Conway Road North 04 degrees 44 minutes 05 seconds East along said Eastern Right of Way line a distance of 1687.62 feet to a point, said point to be hereafter known as point "A" and being on the Southern line of Sackston Woods Plat 2 a subdivision filed for record in Plat Book 100 page 80 of the St. Louis County Land Records; thence leaving said Eastern Right of Way line South 89 degrees 50 minutes 00 seconds East a distance of 1325.29 feet to the point of beginning and containing 70.32 Acres

Less and Excepting a tract of land being part of the previously described larger tract and commencing at point "A" as previously described; thence South 04 degrees 44 minutes 05 seconds West along the Eastern Right of way line a distance of 534.95 feet; thence leaving said Right of Way line South 81 degrees 43 minutes 15 seconds East a distance of 244.80 feet to the point of beginning of the tract excepted; thence continuing South 81 degrees 43 minutes 15 seconds East a distance of 202.16 feet to a point on the Western wall of the Existing Hospital Building; thence South 08 degrees 09 minutes 44 seconds West along said Wall a distance of 51.07 feet; thence North 82 degrees 09 minutes 01 seconds West a distance of 15.34 feet; thence South 08 degrees 00 minutes 53 seconds West a distance of 27.32 feet to a point on a Party wall; thence South 82 degrees 08 minutes 49 seconds East along said Party wall a distance of 17.16
feet to a point; thence South 08 degrees 09 minutes 53 seconds West 32.96 feet to a point; thence North 86 degrees 28 minutes 35 seconds West a distance of 3.70 feet; thence South 08 degrees 06 minutes 32 seconds West a distance of 22.65 feet to a point; thence South 81 degrees 54 minutes 24 seconds East a distance of 3.72 feet to a point; thence South 07 degrees 54 minutes 53 seconds West a distance of 31.85 feet to a point; thence South 81 degrees 53 minutes 15 seconds East a distance of 2.45 feet to a point; thence South 08

degrees 06 minutes 45 seconds West a distance of 84.18 feet; thence North 81 degrees 55 minutes 58 seconds West a distance of 9.61 feet to a point; thence South 08 degrees 16 minutes 37 seconds West a distance of 27.98 feet to a point; thence South 81 degrees 37 minutes 30 seconds East a distance of 9.69 feet to a point; thence South 08 degrees 06 minutes 45 seconds West a distance of 15.96 feet to a point; thence North 81 degrees 40 minutes 49 seconds West a distance of 49.76 feet; thence leaving said Party wall and continuing on the Western wall of the Existing Hospital Building South 08 degrees 02 minutes 33 seconds West a distance of 78.57 feet to a corner of said Building; thence leaving said Building North 81 degrees 58 minutes 04 seconds West a distance of 156.35 feet to a point; thence North 08 degrees 01 minutes 52 seconds East a distance of 373.51 feet to the point of beginning and containing 71,712 square feet.

Subject to Easements Restrictions and Covenants of record if any

SECTION 3: Such approval of the Master Signage Plan for the Mercy campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received August 10, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. Incidental signage shown within the plan does not require a permit.
4. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

Location #: 003-1

615 S. New Ballas Rd.
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM 74” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)
2	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
3	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
4	1	REMOVE EXISTING
5	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
6	1	REMOVE EXISTING
7	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
8	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
9	1	REMOVE EXISTING
10	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
11	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
12	1	REMOVE EXISTING
13	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
14	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
15	1	REMOVE EXISTING
16	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
17	1	D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL
18	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
19	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
20	1	REMOVE EXISTING
21	1	REMOVE EXISTING
22	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
23	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
24	1	CUSTOM RE-FACE AND RETRO-FIT
25	2	CUSTOM RE-FACE AND RETRO-FIT

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 1.cdr**

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DATE: **06/08/12**
Rev. 1: **06/15/12**
Rev. 2: **06/25/12**
Rev. 3: **07/16/12**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

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PAGE #: **2**

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ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
26	1	REMOVE EXISTING
27	1	REMOVE EXISTING
28	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
29	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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PAGE #: **3**

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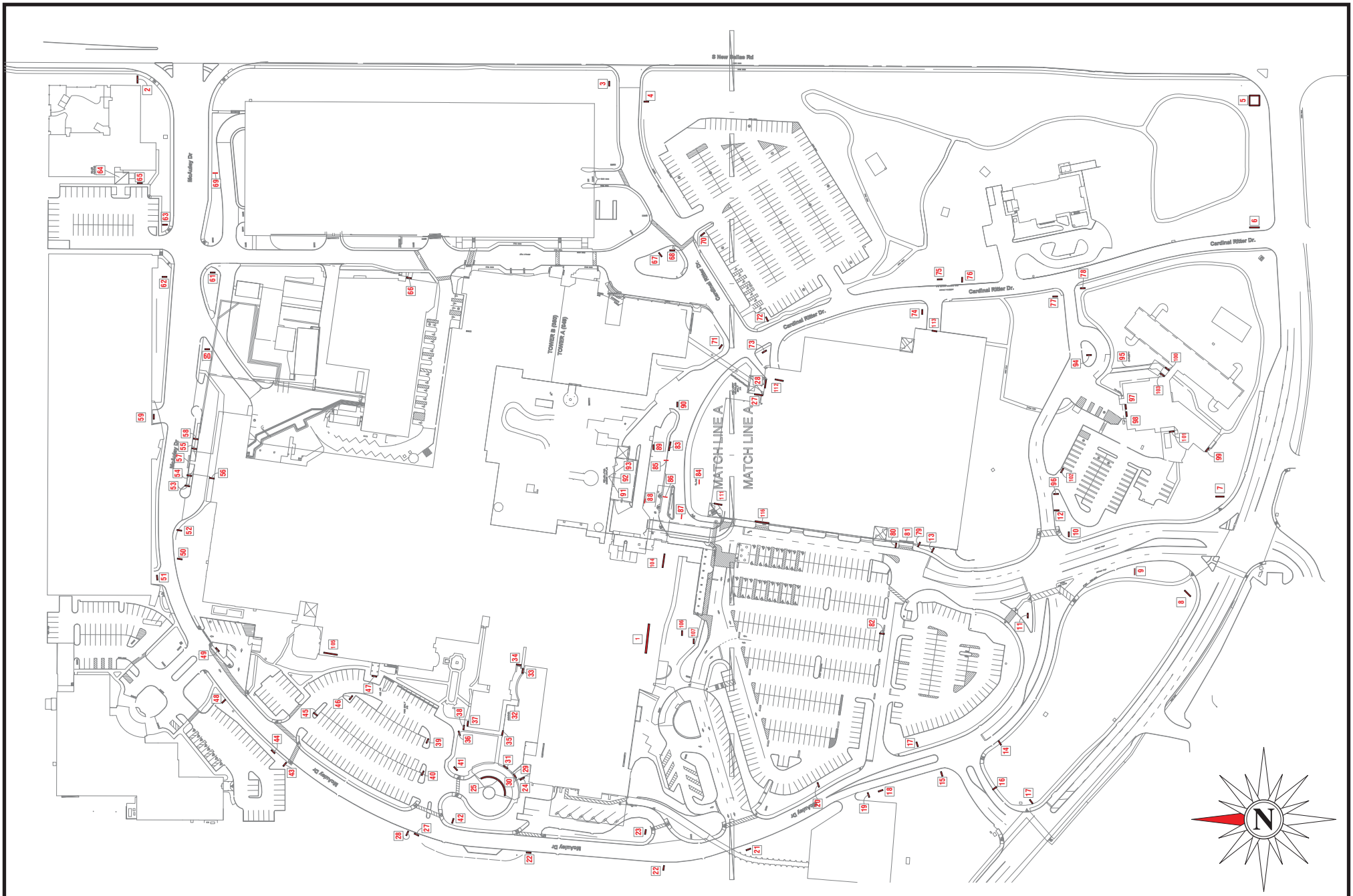

Mercy

SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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Mercy

OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
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Mercy

OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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28

29

Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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Rev. 5: **00/00/00**

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PAGE #: **8**

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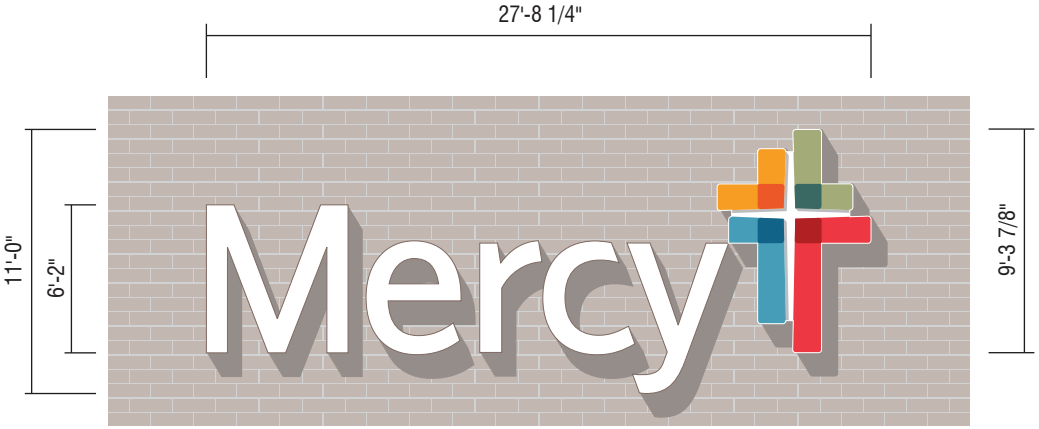
SIGN 1

NONE EXISTING



CUSTOM 74" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380) SCALE: 1/4"=1'-0"
CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW En1380)

FASCIA IS SCHEDULED TO RECEIVE MAJOR ALTERATIONS WITH A NEW METAL COMPOSITE MATERIAL PANELS - BY OTHERS. LETTERSET INSTALL TO BE COORDINATED WITH CONTRACTOR.

ALREADY APPROVED AND COMPLETED

Custom channel letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication. Note: design intent is to match the 74" 'M' height on the temporary banner. ***Note: Sign 001 fabrication and installation is to be completed prior to the full sign conversion.

Existing surface / paneling system will need to be replaced w/ new panels as existing signs penetrate face.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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Rev. 5: **00/00/00**

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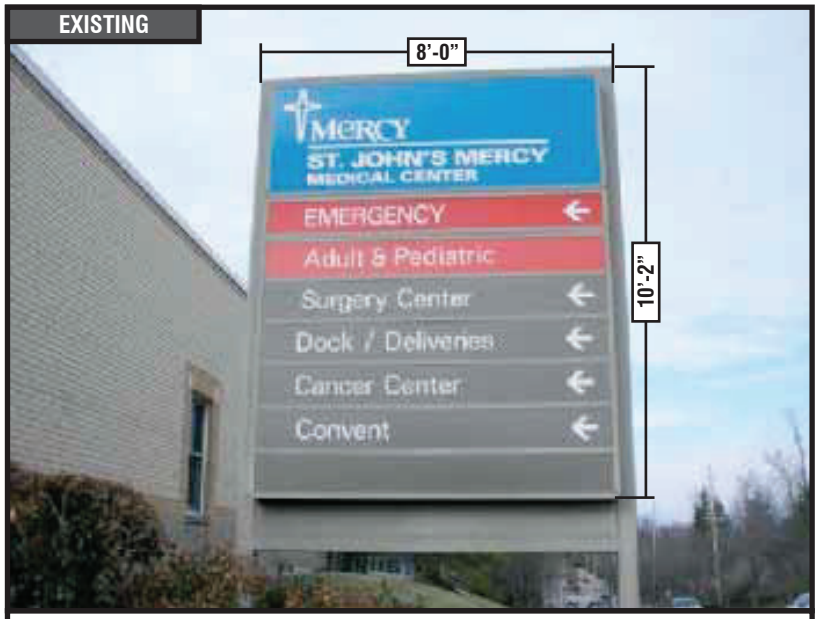
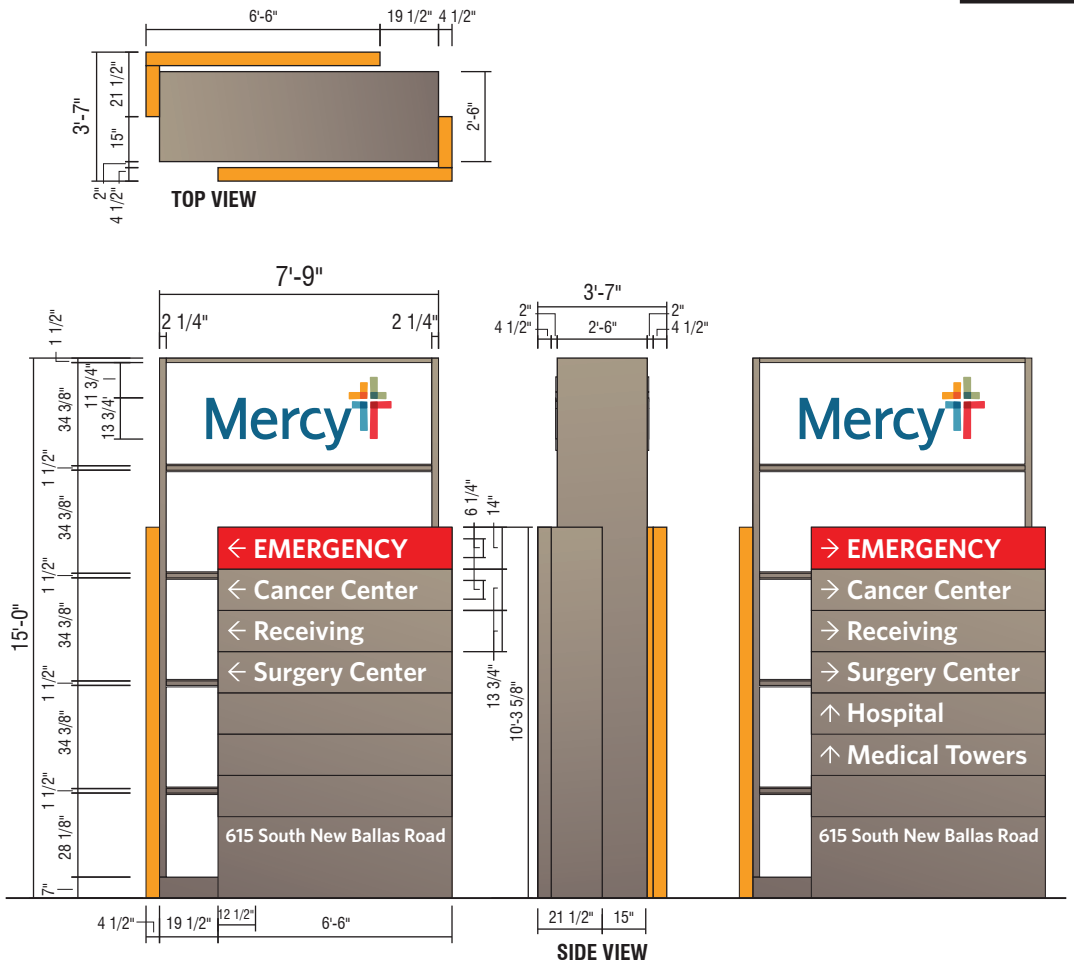
SIGN 2



ILLUMINATED PYLON SIGN



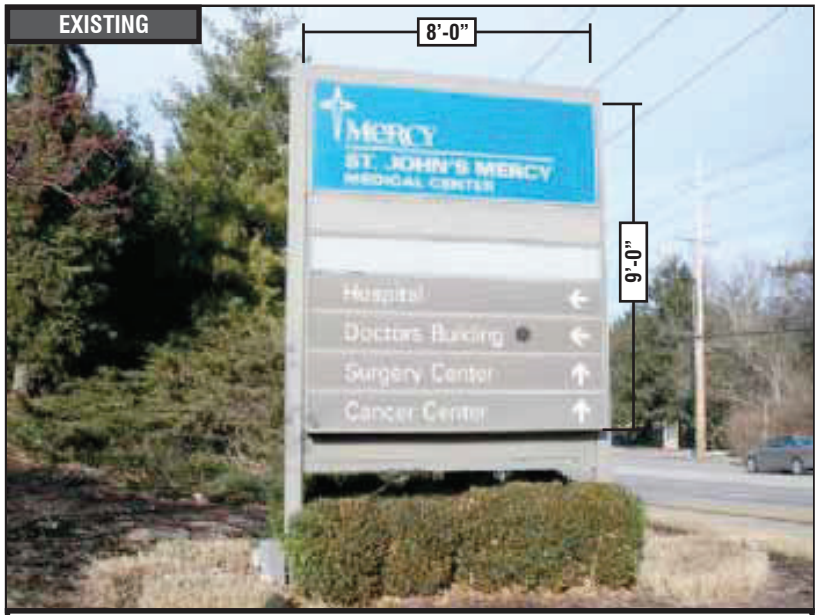
D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

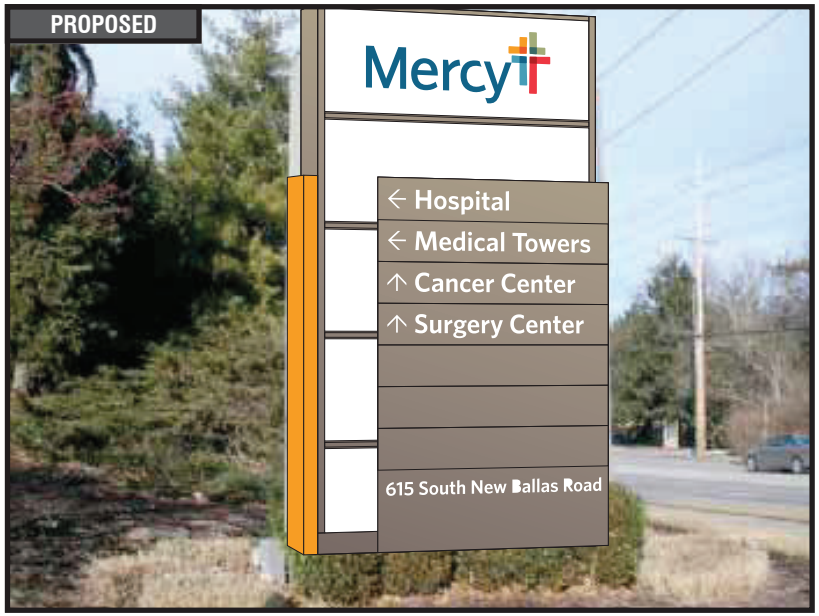
Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

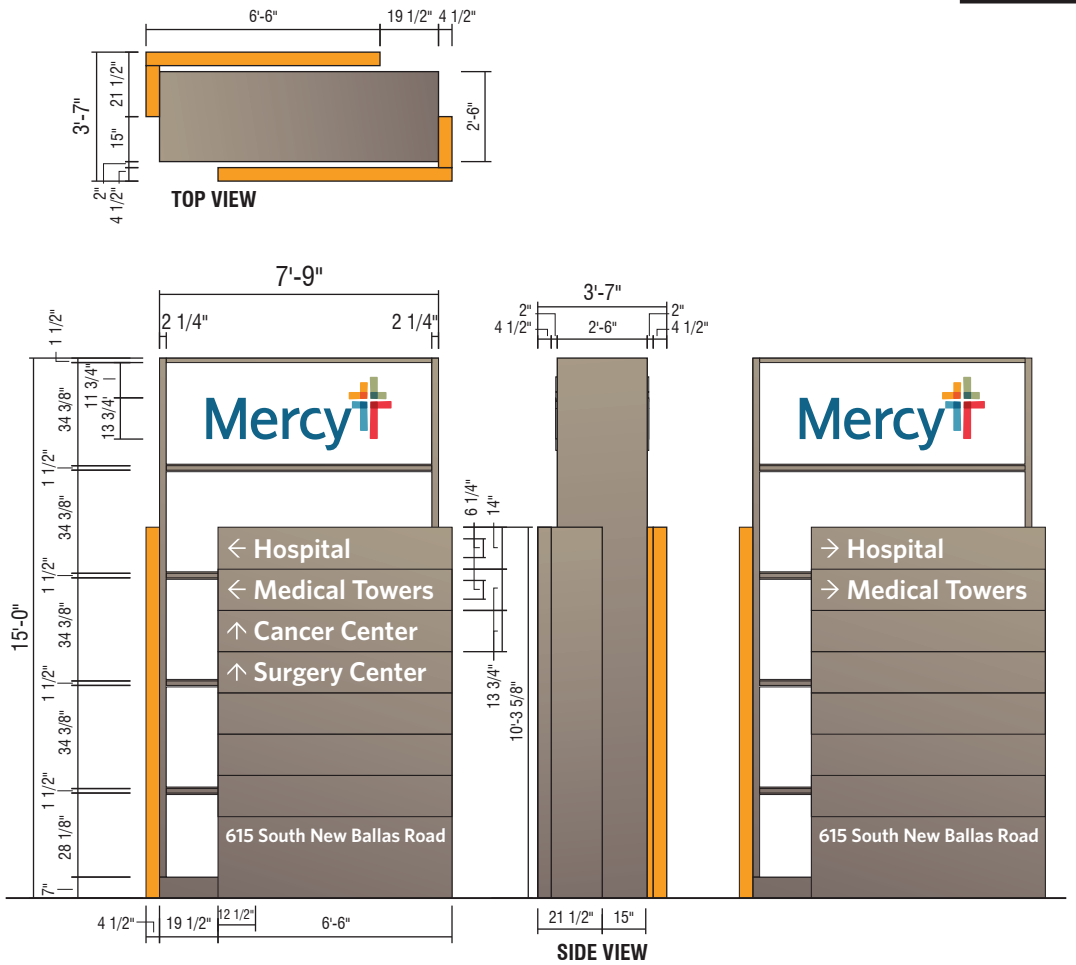
Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 1.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/25/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 10	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 3



ILLUMINATED PYLON SIGN





D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 1.cdr	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/25/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 11	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

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SIGN 4

ILLUMINATED MONUMENT SIGN

REMOVE EXISTING

QTY: 1

Remove existing "Thank You / Welcome" sign and do not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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DRAWN BY: **TVS**
PAGE #: **12**

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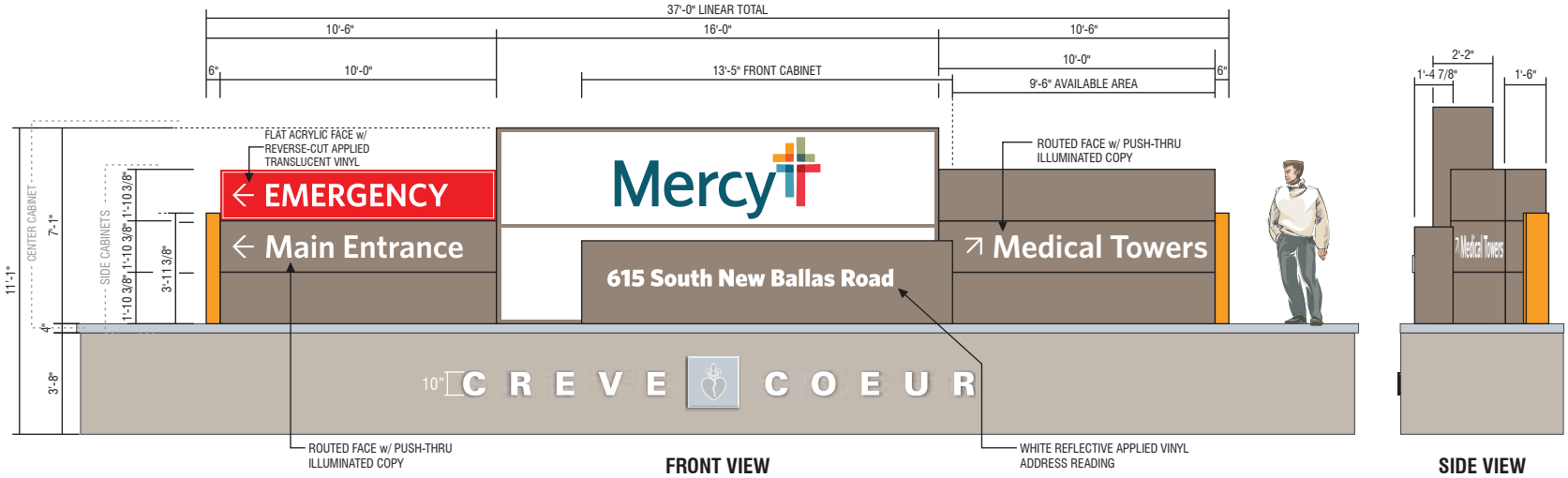
SIGN 5



FRONT VIEW

SIDE VIEW

CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN

See design intent drawings provided by Monigle Associates. New sign is to mimic new sign design w/ center brand panel facing the intersection at a 45 degree angle - two directional side panels to angle and flank the center brand panel.

New foundation, stone retaining walls and landscaping as shown.

ALREADY APPROVED AND COMPLETED

EXISTING

ILLUMINATED PYLON SIGN

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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SIGN 6

EXISTING

ILLUMINATED PYLON SIGN

REMOVE EXISTING

QTY: 1

The current campus masterplan shows this entrance being removed in its entirety. Remove the existing signage so as not to confuse the public.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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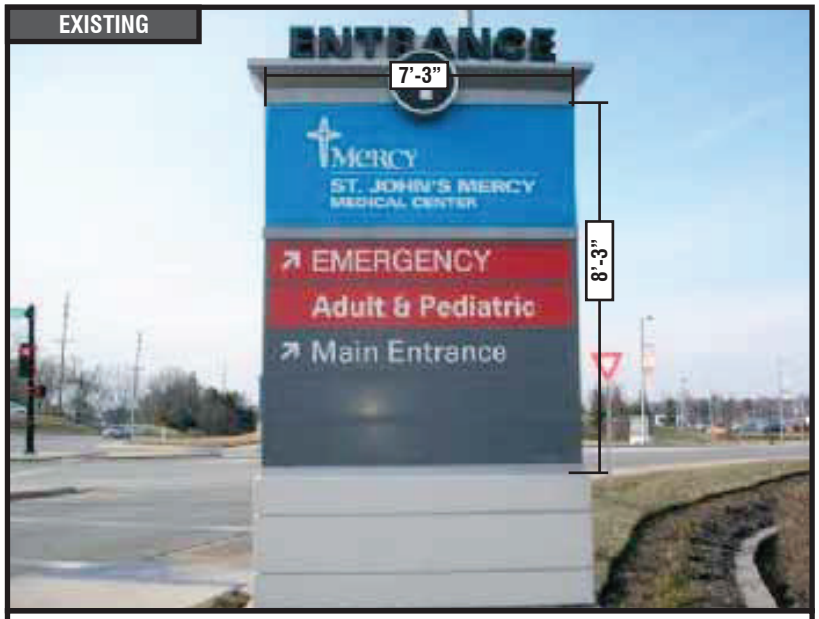
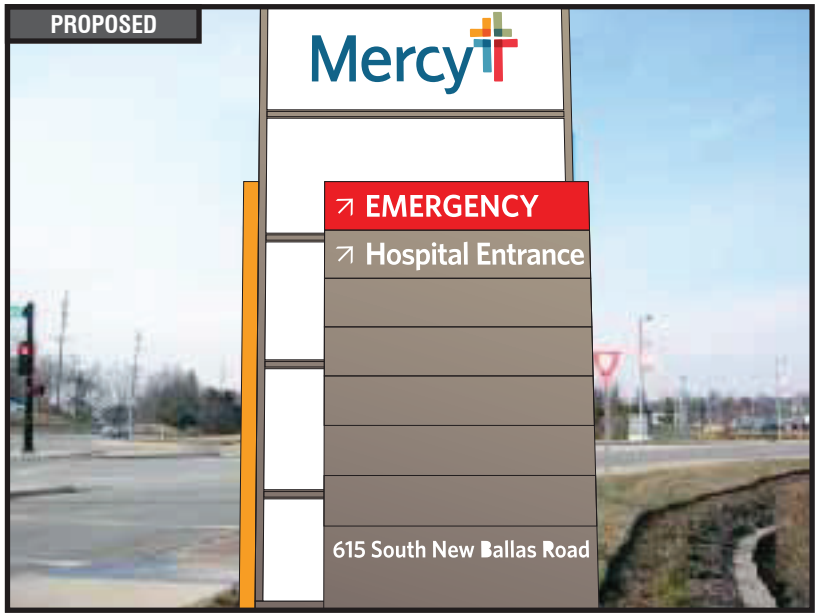
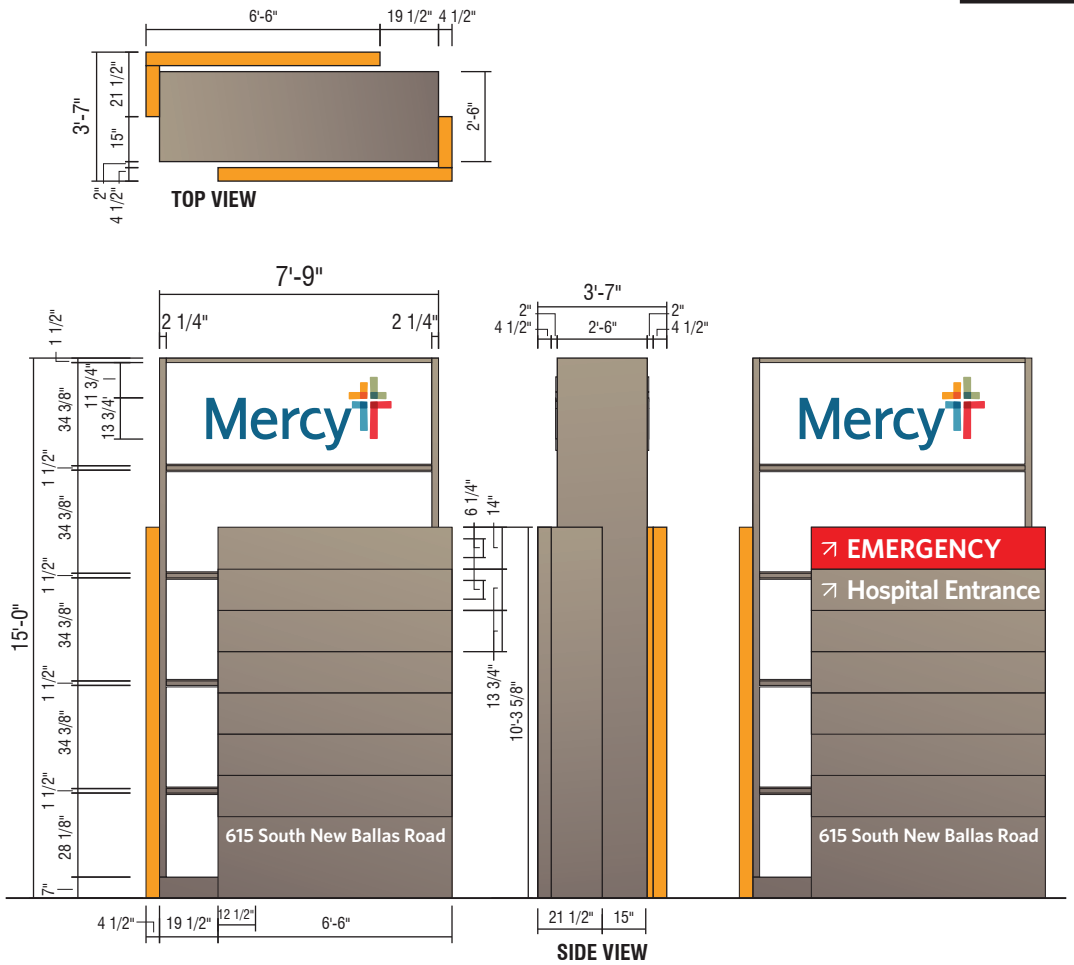
SIGN 7



ILLUMINATED PYLON SIGN





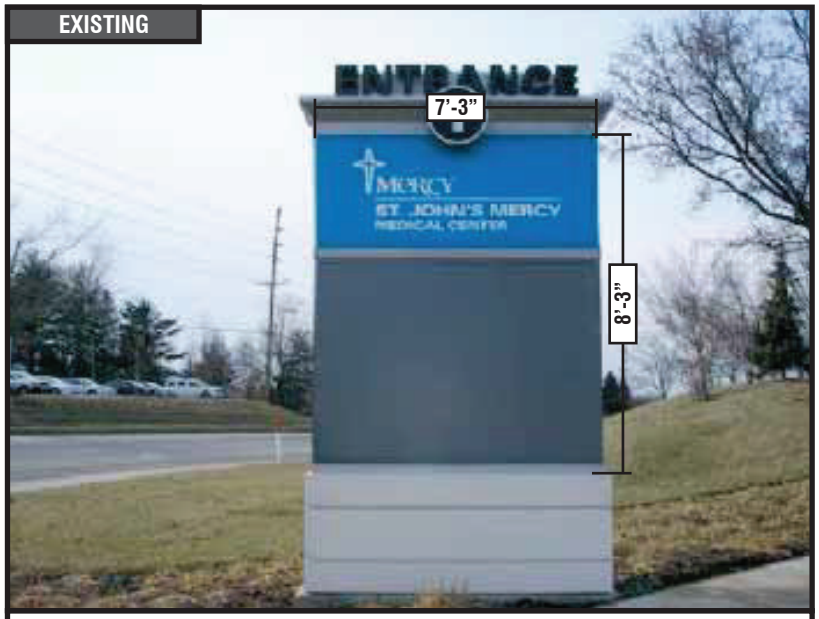
D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

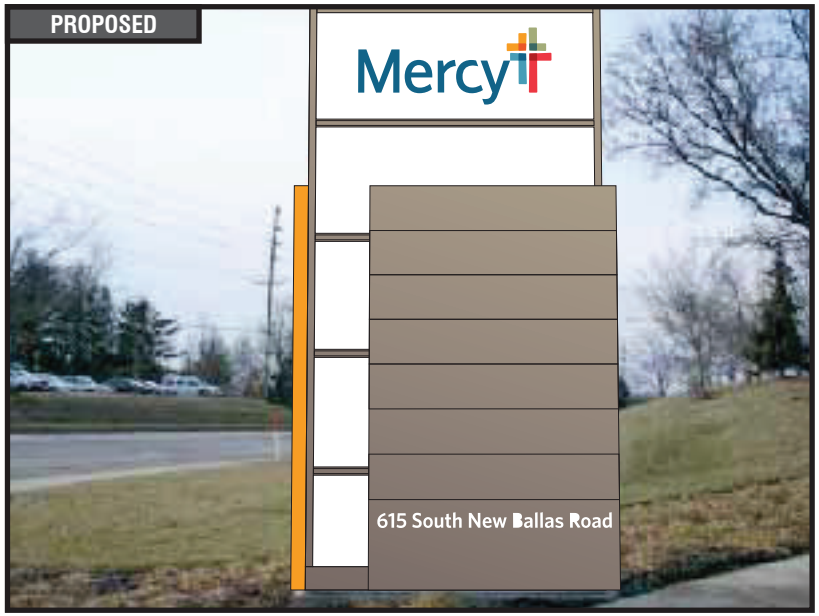
Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

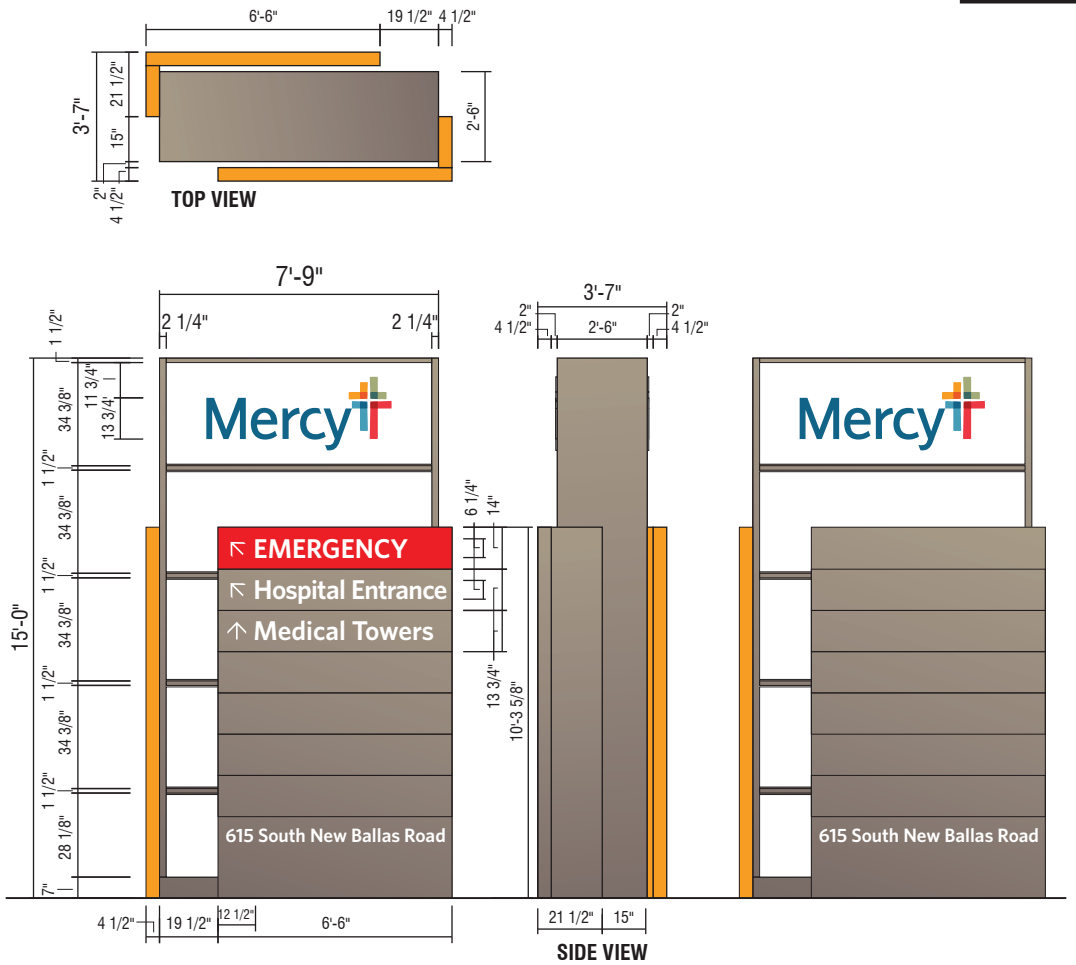
Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 1.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/25/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 15	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 8



ILLUMINATED PYLON SIGN





D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 1.cdr	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/25/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 16	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

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SIGN 9

ILLUMINATED MONUMENT SIGN

REMOVE EXISTING

QTY: 1

Existing sign is blank on the back side and Skilled Nursing is off campus, across the street - recommend removing and not replacing.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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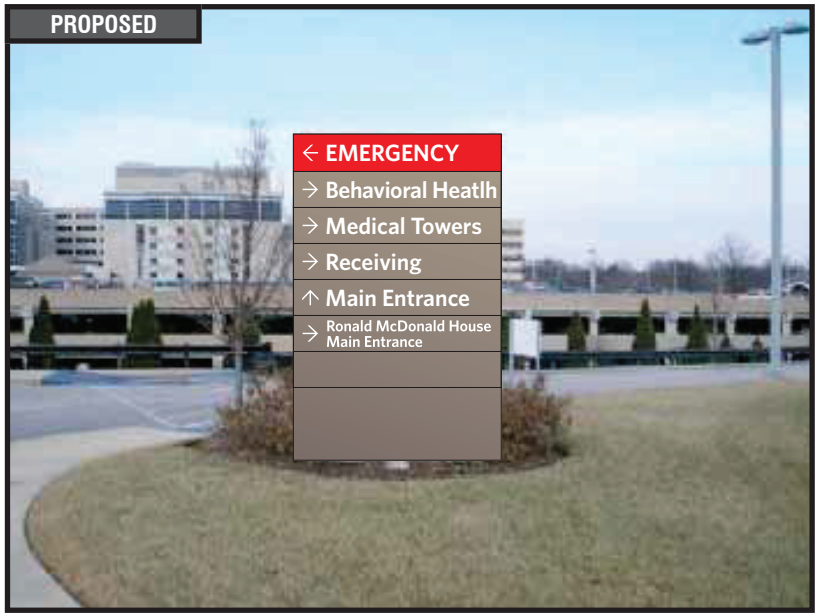
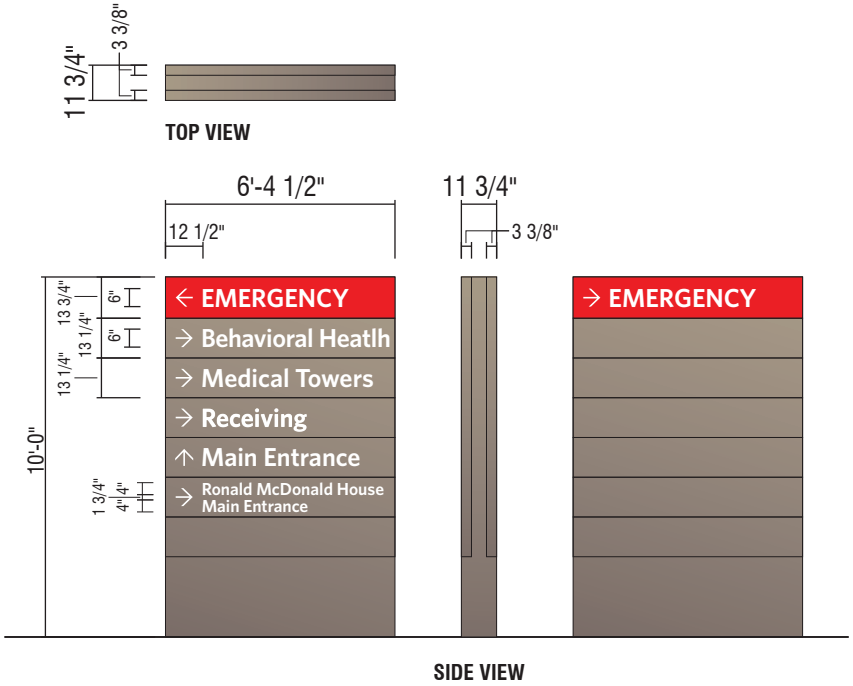
SIGN 10

ILLUMINATED MONUMENT SIGN





D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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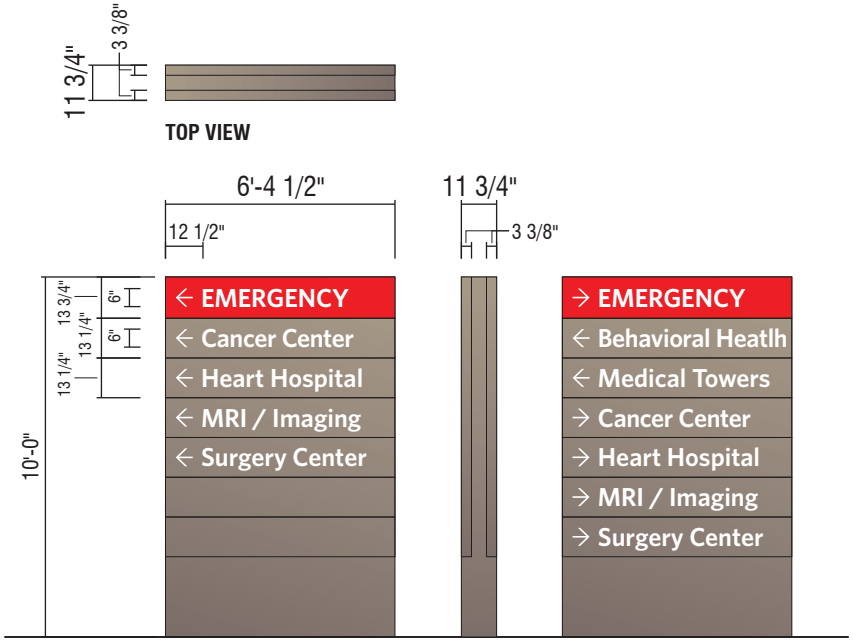
SIGN 11

EXISTING

ILLUMINATED MONUMENT SIGN

PROPOSED



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

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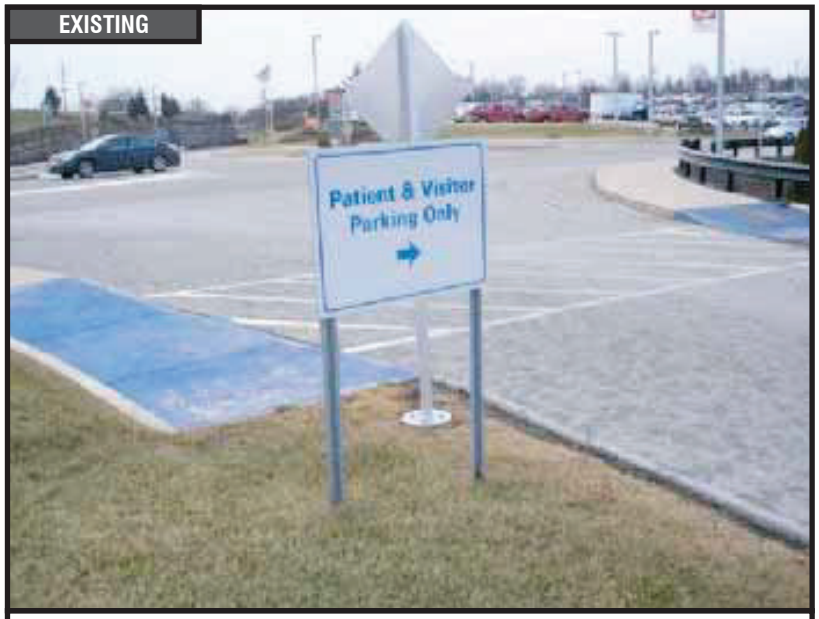
SIGN 12

EXISTING



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Remove temporary parking sign and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

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ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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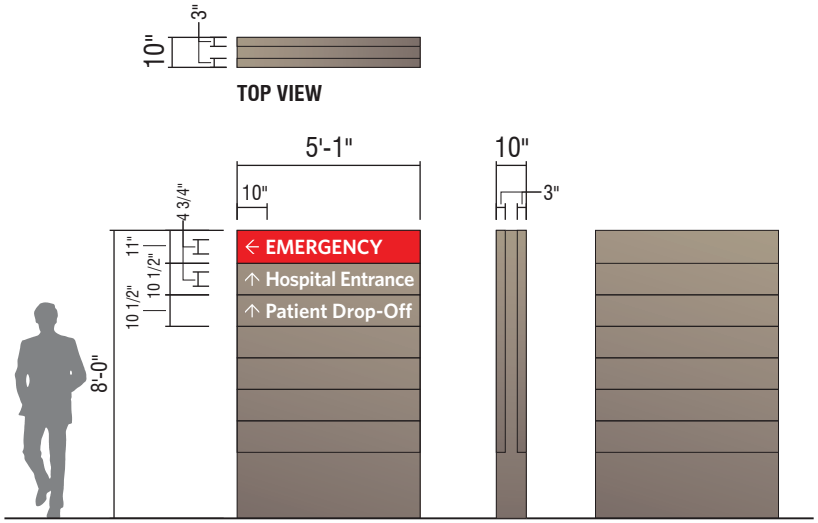
SIGN 13

EXISTING

ILLUMINATED MONUMENT SIGN

PROPOSED



D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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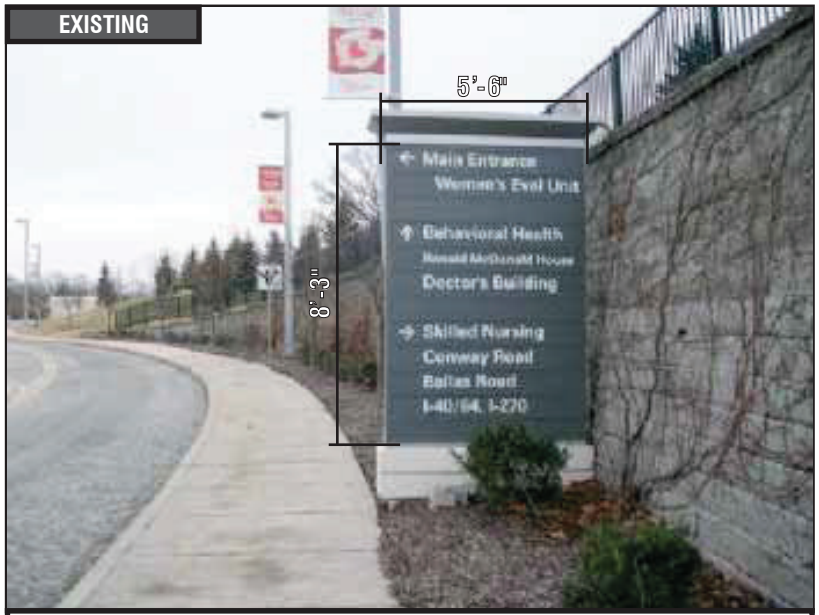
SIGN 14

EXISTING



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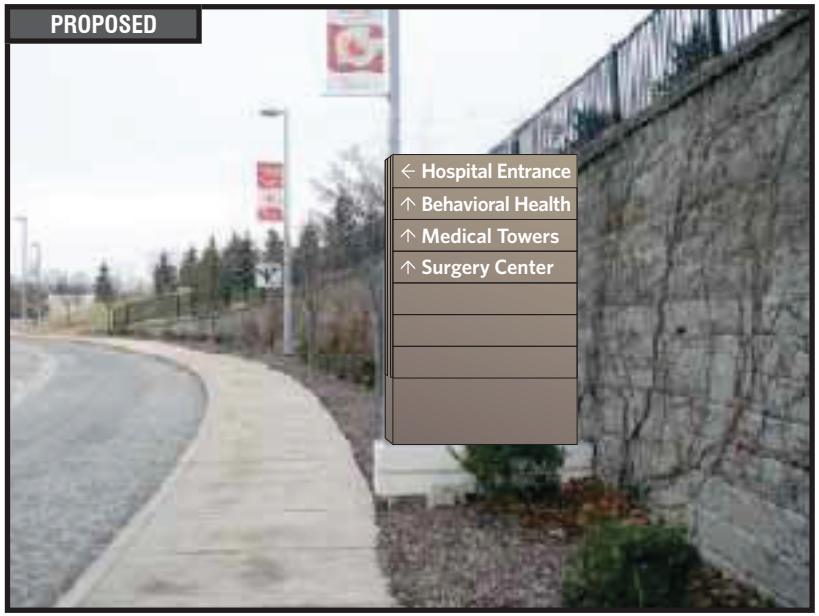

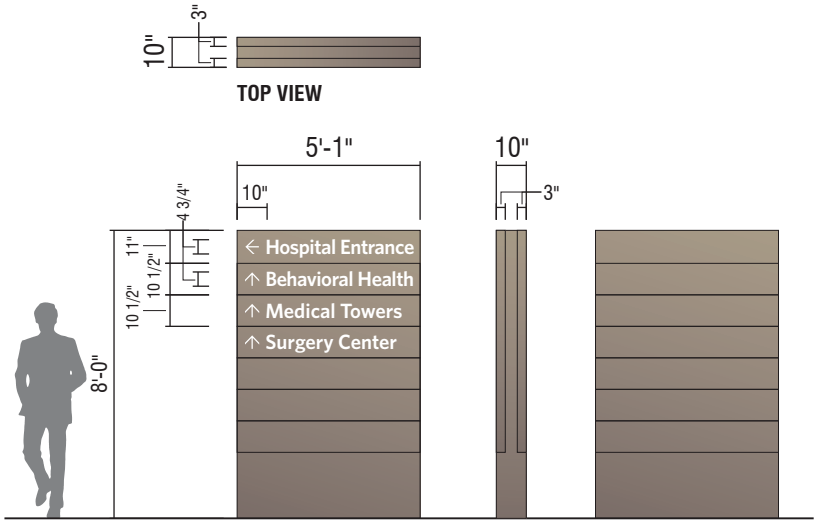

D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

See Photo 644 for general location

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

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ims ImageCare Maintenance Services

SIGN 15

EXISTING

DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Valet parking sign is located in a random location far from the valet parking service, remove and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

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PROJECT #: **3566**
LOCATION #: **003**

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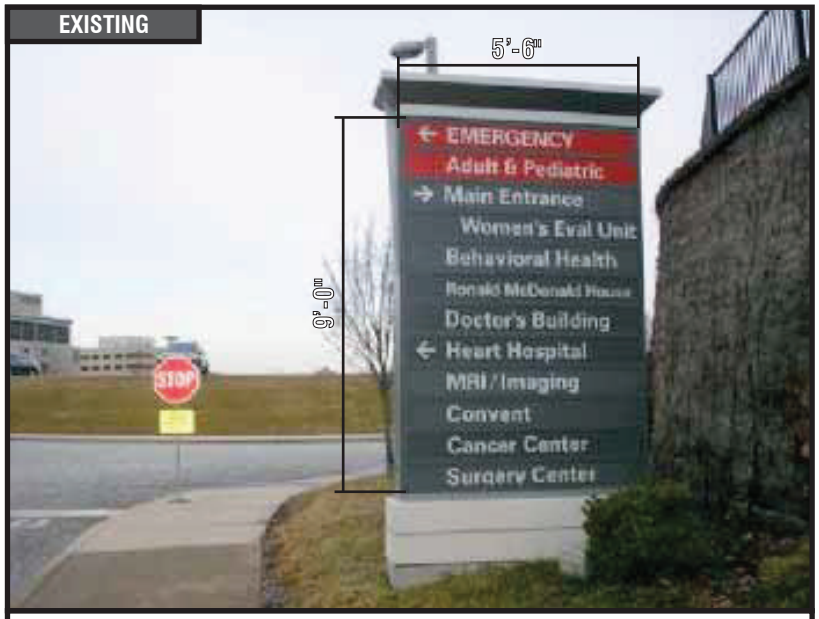
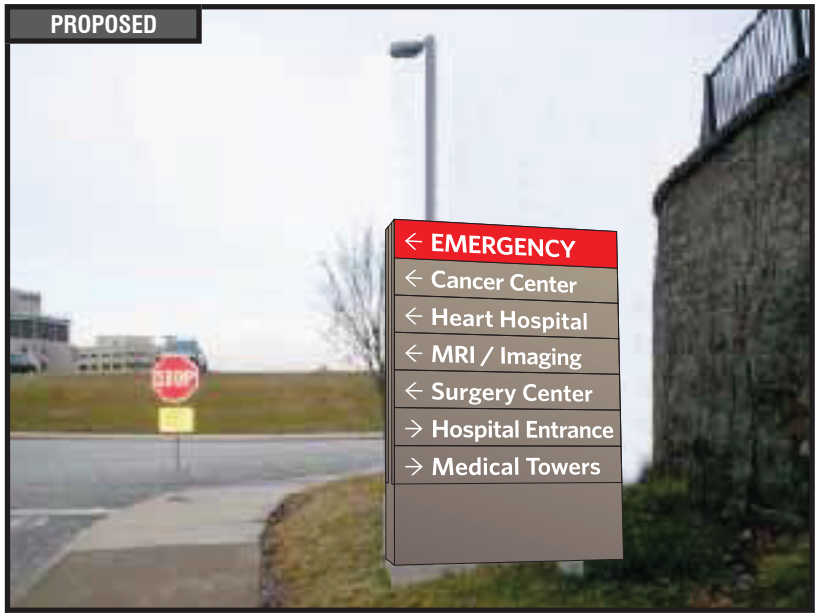
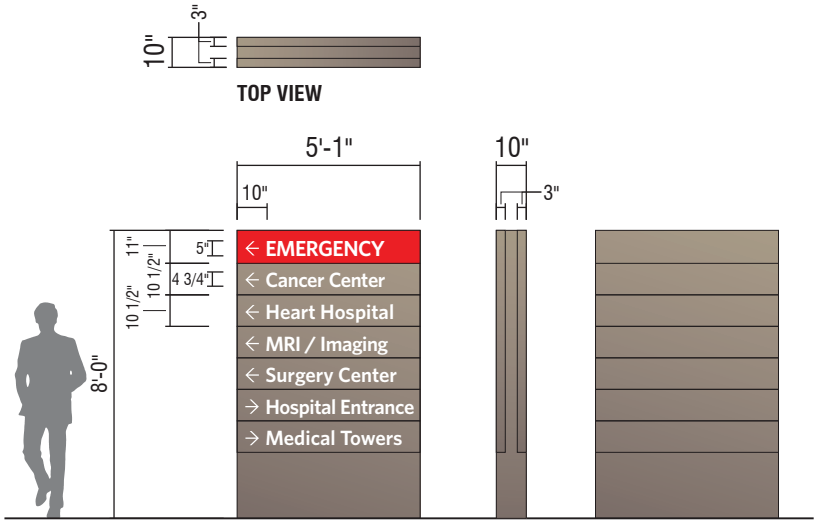


ILLUMINATED MONUMENT SIGN





D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

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PROJECT #: 3566
LOCATION #: 003

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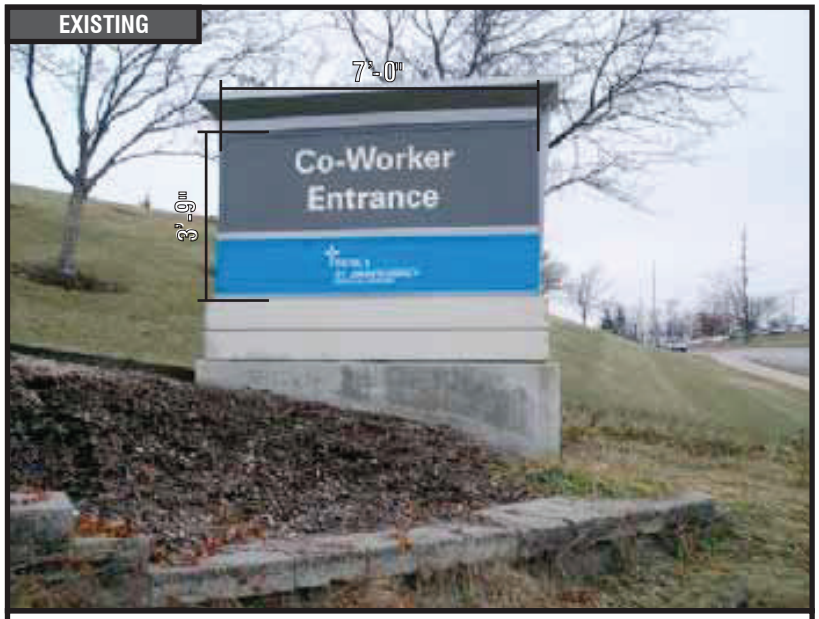
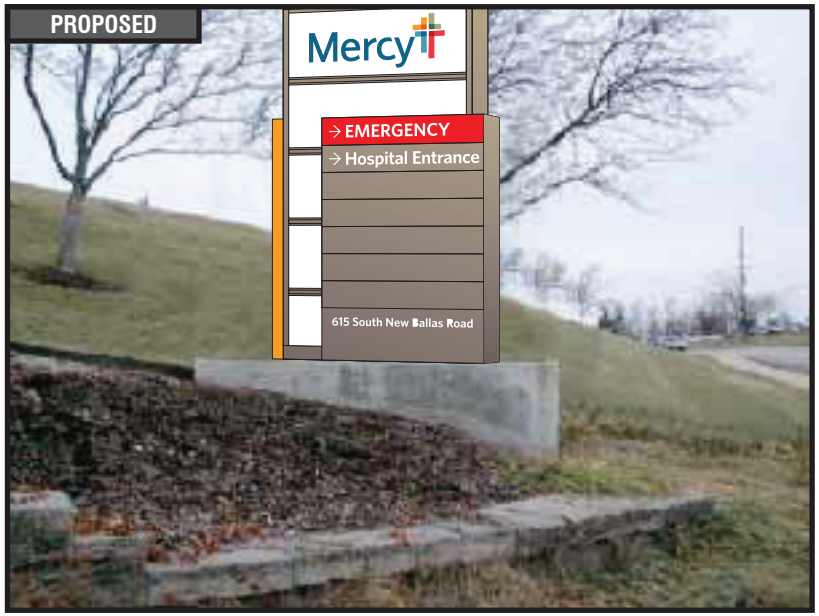
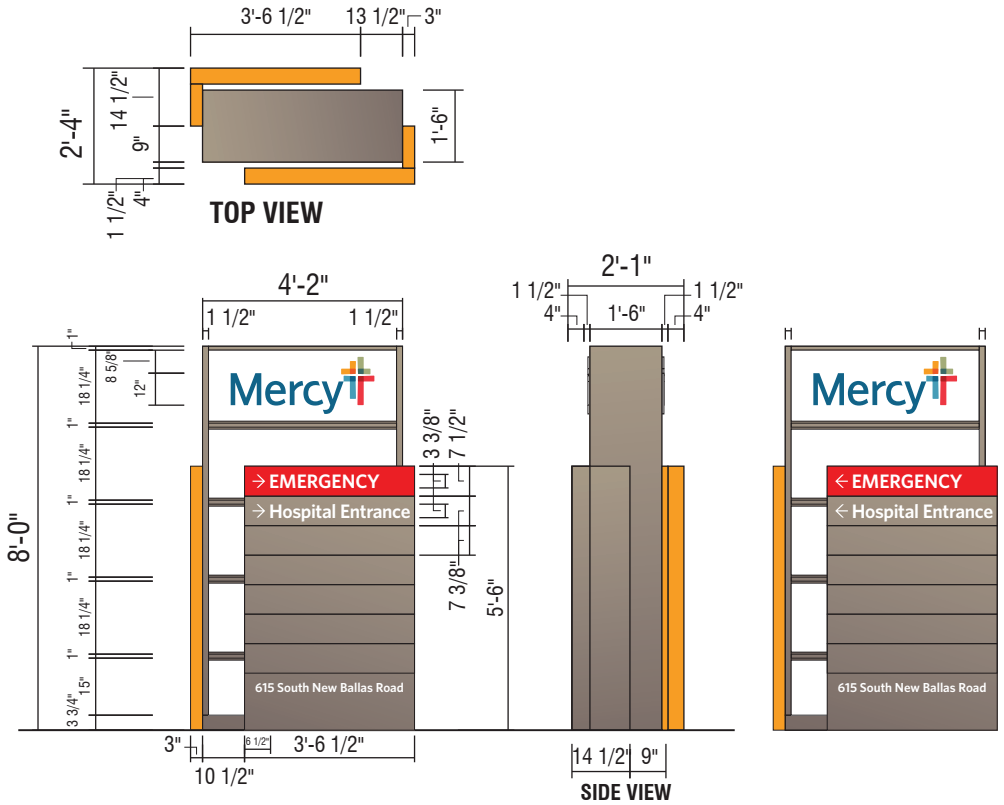


ILLUMINATED MONUMENT SIGN





D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL

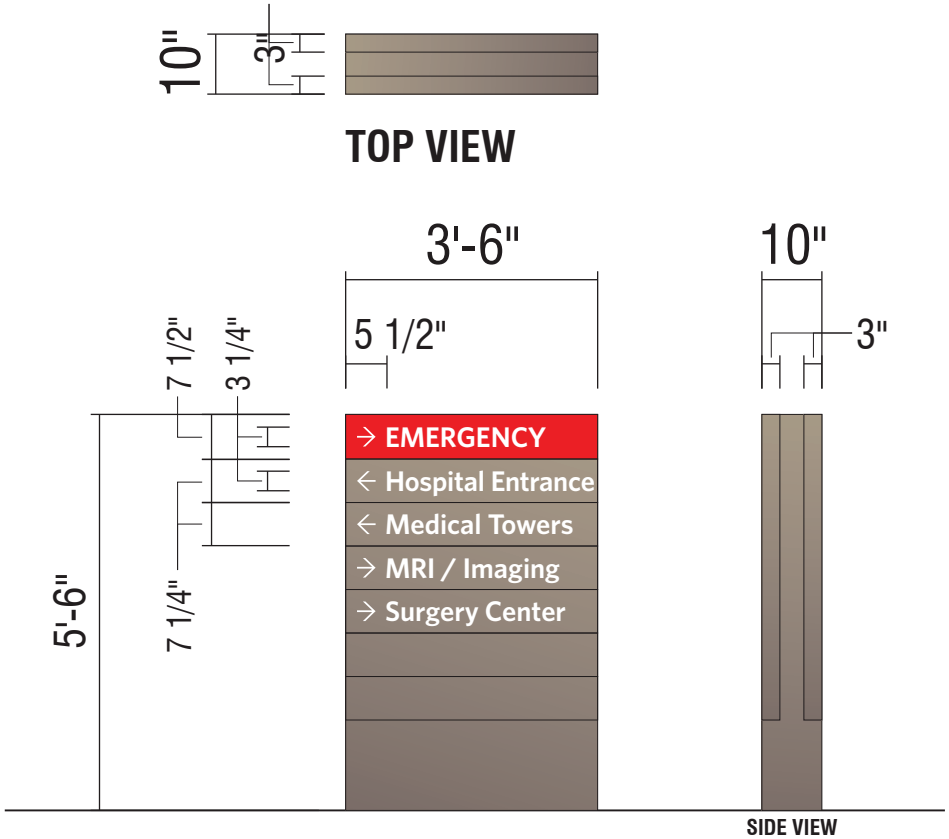
QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 1.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/25/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 25	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 18

ILLUMINATED MONUMENT SIGN



D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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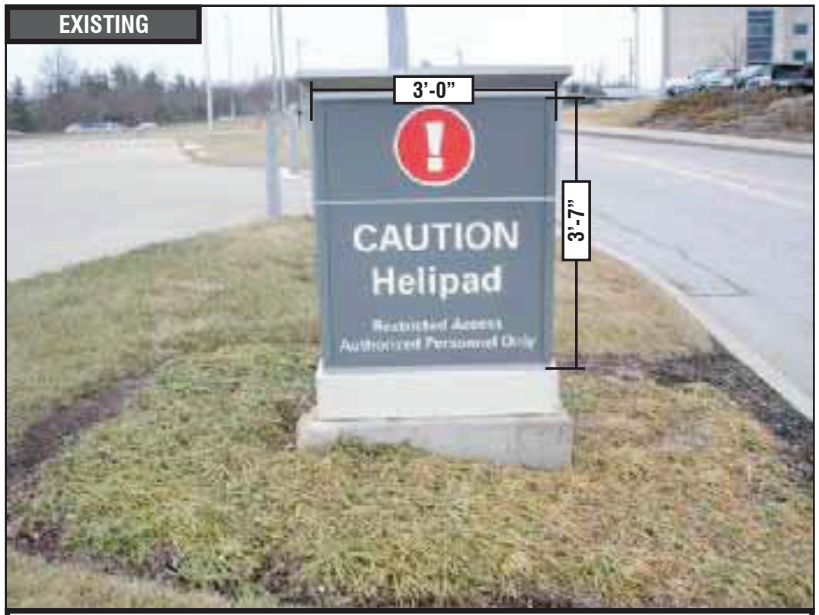
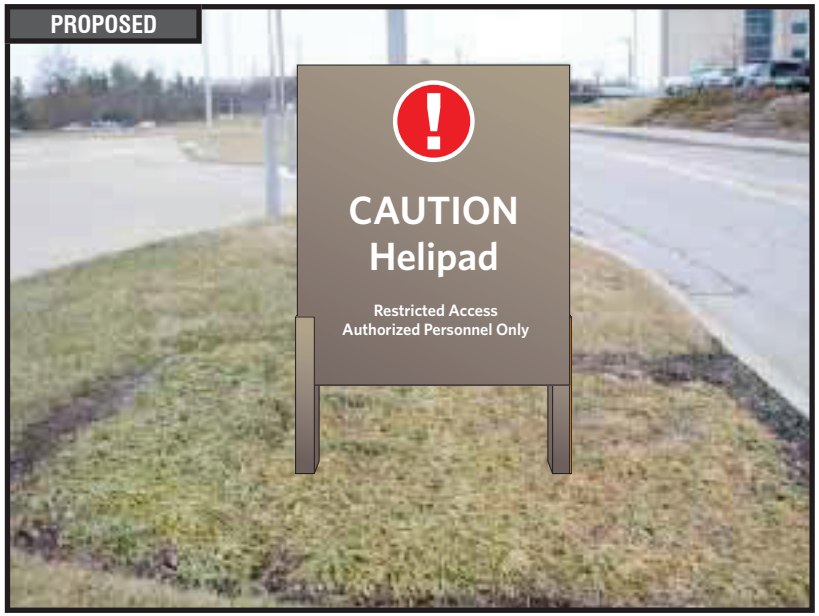
SIGN 19

EXISTING

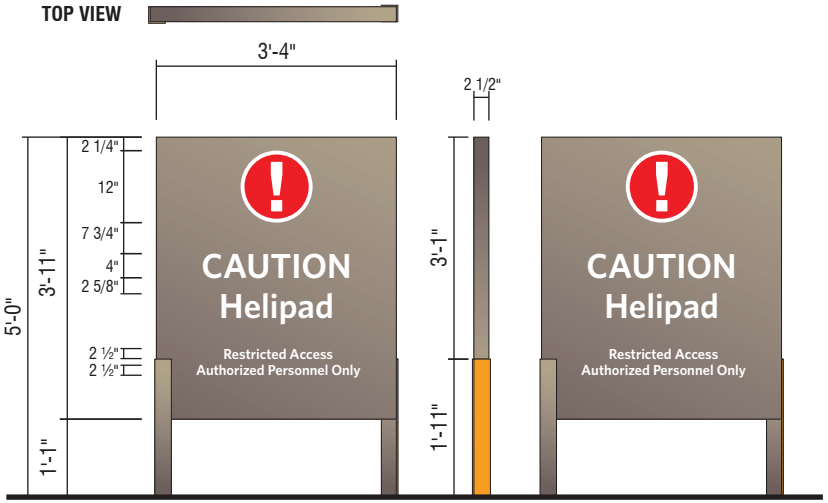


ILLUMINATED MONUMENT SIGN

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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SIGN 20

EXISTING

ILLUMINATED DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

General location is over-signed, including sign 20 there are 5 illuminated directionals within 130 yards (see signs 018, 021, 022 and the Heart Hospital monument which is being changed to a directional) all in same general location. Sign 020 adds the least amount of value as it is on a straight away with no decision points - recommendation is to remove and not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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SIGN 21

EXISTING

ILLUMINATED DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

General location is over-signed, including sign 21 there are 5 illuminated directionals within 130 yards (see signs 018, 020, 022 and the Heart Hospital monument which is being changed to a directional) all in same general location. Sign 020 will be redundant with the Heart Hospital mounument changing to a directional - recommendation is to remove and not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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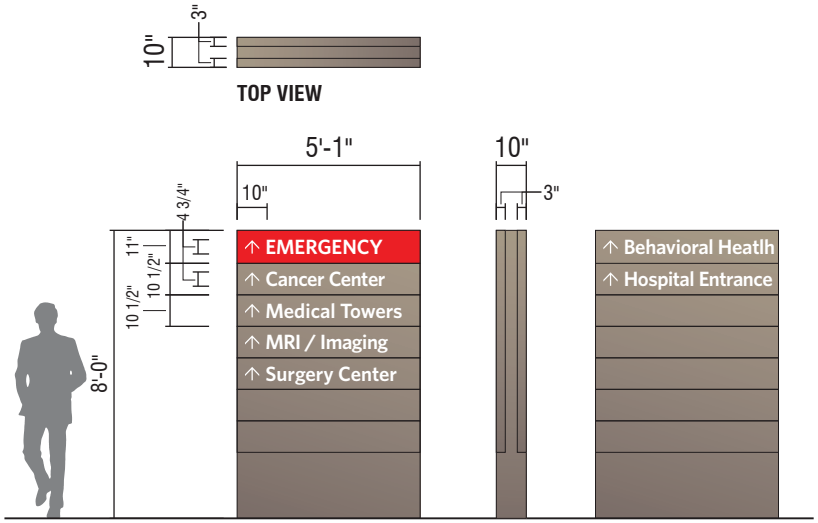
SIGN 22

EXISTING

ILLUMINATED MONUMENT SIGN

PROPOSED



D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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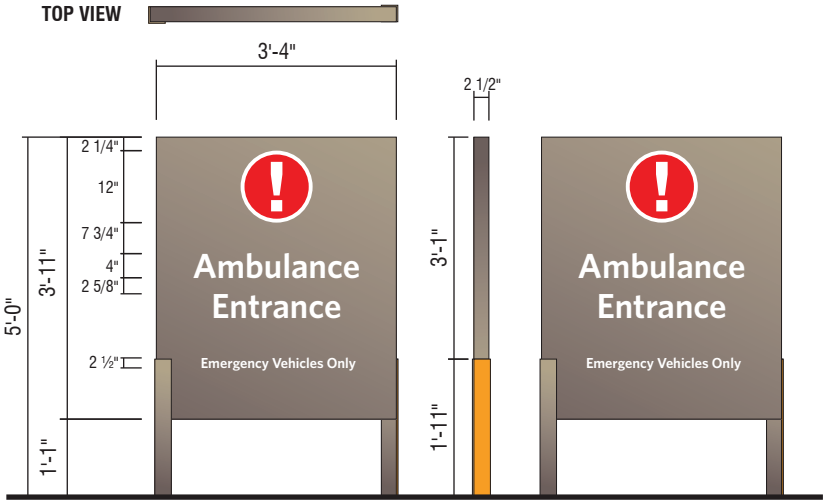
ims ImageCare Maintenance Services

SIGN 23

ILLUMINATED DIRECTIONAL SIGN



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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ILLUMINATED CHANNEL LETTERS

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 1.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/25/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 32	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

EXISTING

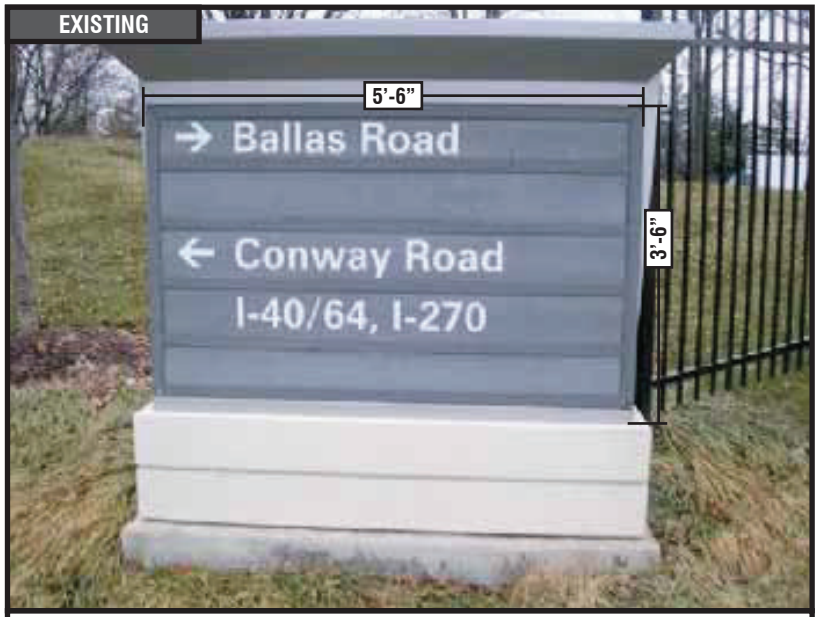
ILLUMINATED CHANNEL LETTERS

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.

SIGN 26



ILLUMINATED DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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ims ImageCare Maintenance Services

SIGN 27

DIRECTIONAL SIGN

REMOVE EXISTING

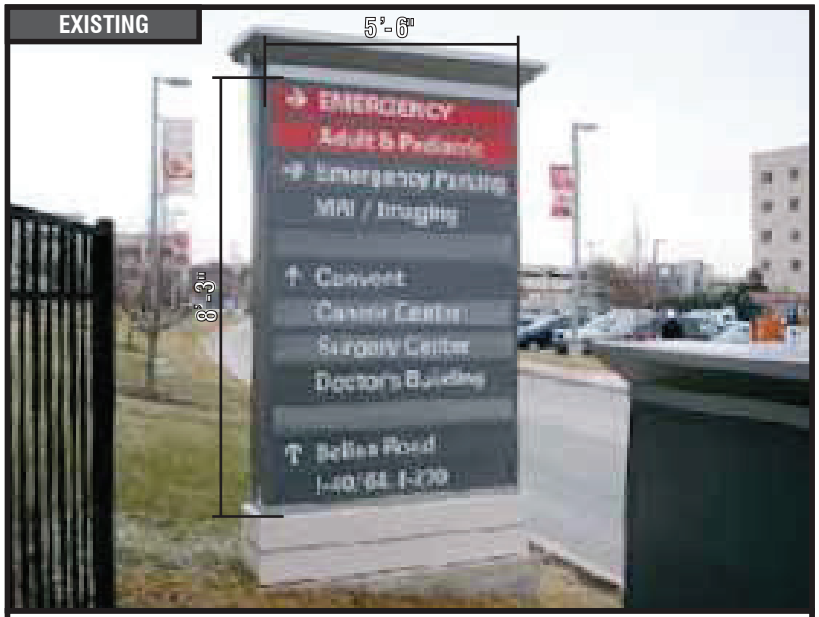
QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

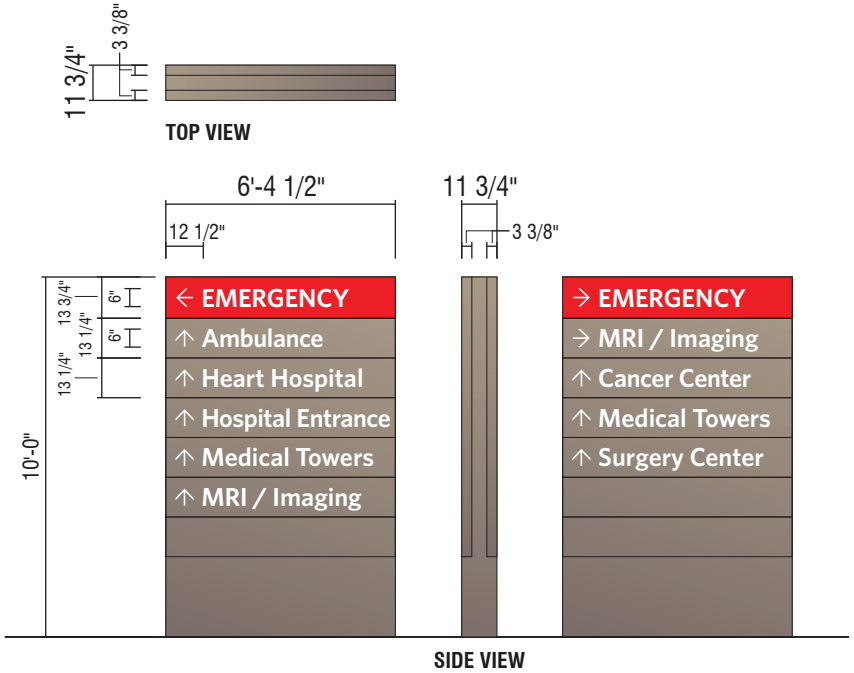
Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 1.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/25/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 35	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 28



ILLUMINATED DIRECTIONAL SIGN



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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Location #: 003-2

615 S. New Ballas Rd.
St. Louis, MO
63141

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icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
30	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION
31	1	CUSTOM RE-FACE AND RETRO-FIT
32	1	CUSTOM AWNING RE-SKIN
33	1	REMOVE EXISTING
34	1	DV-1 DOOR VINYL TYP. INSTALLATION
35	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
36	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
37	1	CUSTOM NON-ILLUMINATED CHANNEL LETTERS
38	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
39	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
40	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
41	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
42	1	B1 6'-0" MONUMENT
43	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
44	1	REMOVE EXISTING
45	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
46	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
47	1	LEAVE EXISTING
48	1	REMOVE EXISTING
49	1	REMOVE EXISTING
50	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
51	1	CUSTOM 10” BLACK PLATE LETTERS
52	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
53	1	CUSTOM 10” DAY/NIGHT CHANNEL LETTERS
54	2	REMOVE EXISTING

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
55	1	REMOVE EXISTING
56	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
57	1	CUSTOM FASCiA PANEL W/DAY/NIGHT CHANNEL LETTERS - FACE LIT
58	1	CUSTOM DAY/NIGHT CHANNEL LETTERS - FACE LIT

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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LOCATION #: **003**

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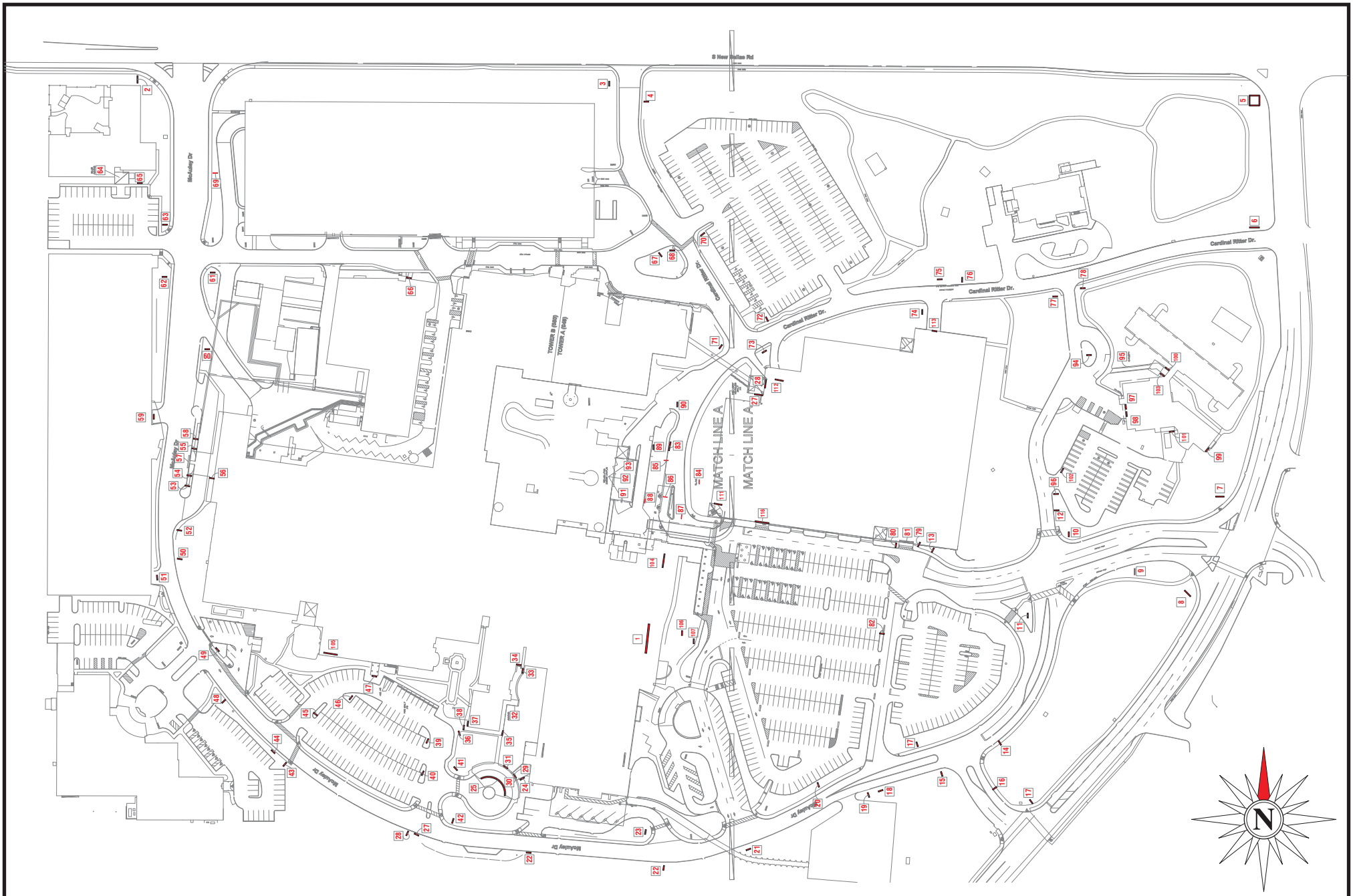

Mercy

SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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1

2

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7

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Mercy

OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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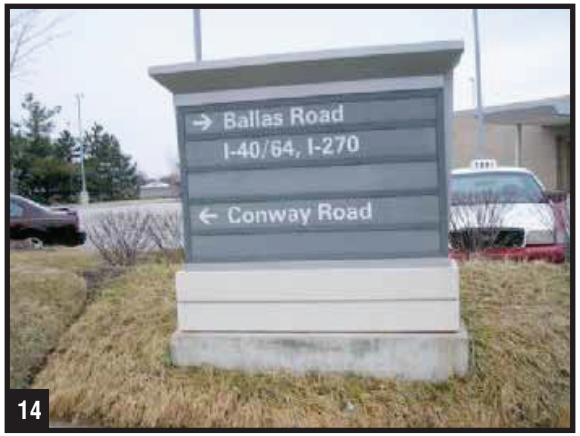
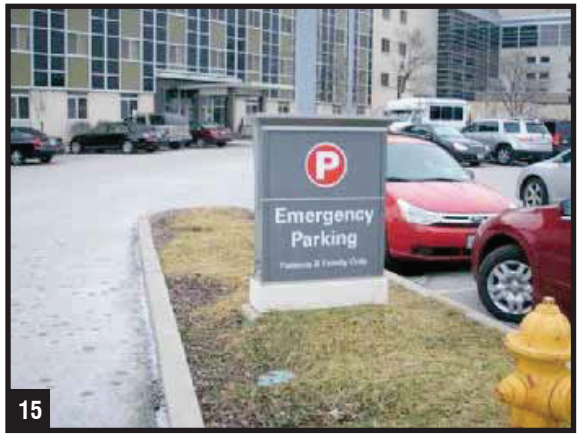
11

12

13



14



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Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 2.cdr**

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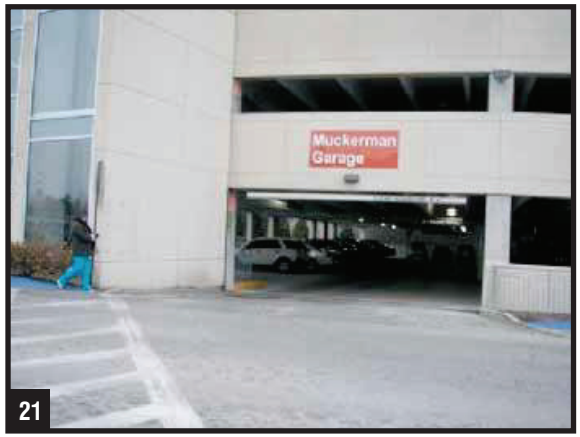
20



21

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Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
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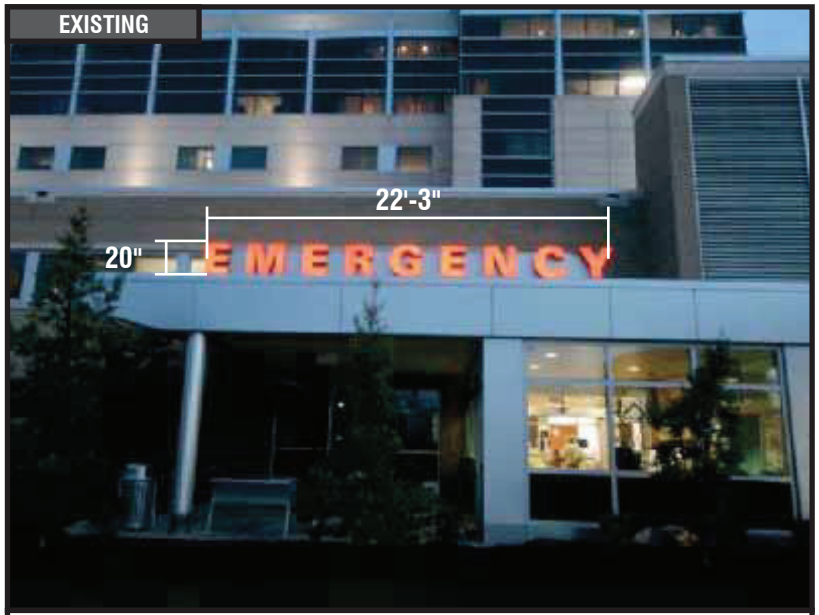

ILLUMINATED CHANNEL LETTERS

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 2.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/10/12 Rev. 1: 06/15/12 Rev. 2: 06/21/12 Rev. 3: 06/25/12 Rev. 4: 06/27/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 9	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 32

EXISTING

NON ILLUMINATED AWNING

PROPOSED

CUSTOM AWNING RE-SKIN

QTY: 1

Re-skin existing awning w/ Cooley Weathertyte material; color - Charcoal. Copy to be black. See design control documents for proper material specifications. Replace "Entrance" copy on right side of awning - do not replace copy above existing plate letters sign 037.

Restore frame as required. Field verify dimensions of awning prior to fabrication. If the existing awning frame IS NOT a neutral color (aluminum, silver, white or black) then the frame should be painted to match recommended awning material. If the existing color is in question or site has landlord requirements, please contact Monigle for direction.

Mercy

RECOMMENDATIONS

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SIGN 33

EXISTING

VINYL COPY

REMOVE EXISTING

QTY: 1

Existing sign has zero visibility, remove and do not replace.

Remove all decals or graphics and clean surface of all residue.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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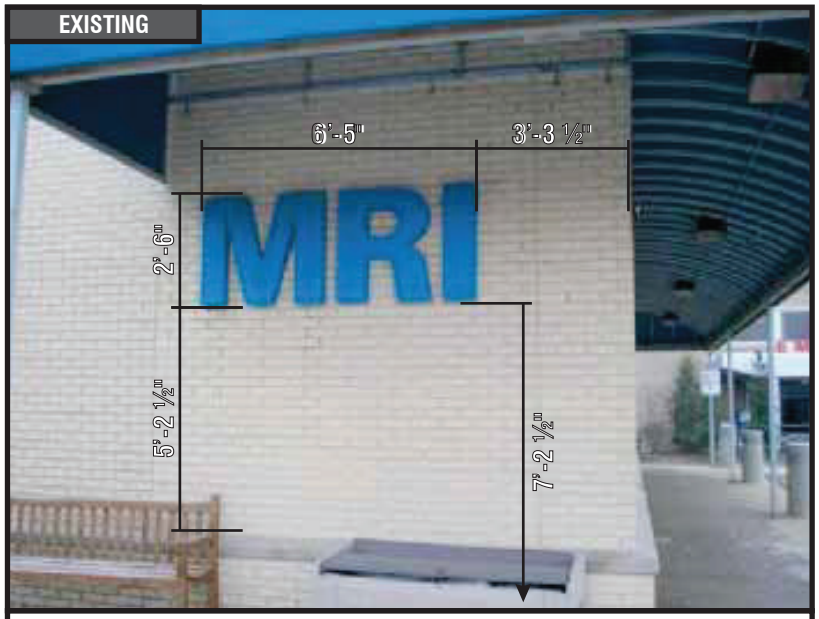
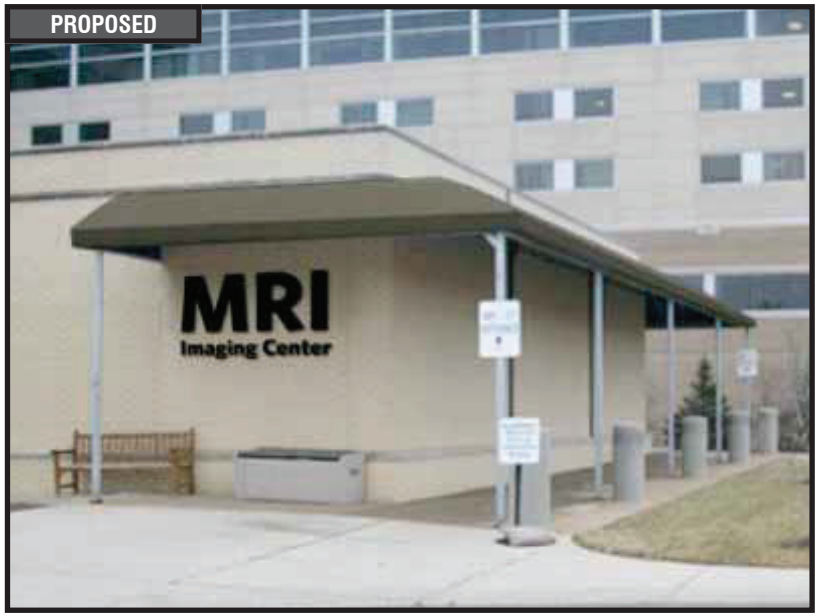


PLATE LETTERS



CUSTOM NON-ILLUMINATED CHANNEL LETTERS

QTY. 1

SCALE: 1/2"=1'-0"

CENTER ON WALL AS SHOWN. LETTERS TO BE BLACK NON-ILLUMINATED CHANNEL LETTERS.

Scale custom letterset as shown. Letters to be black dimensional non-illuminated channel letters. Font to be Whitney Semibold

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

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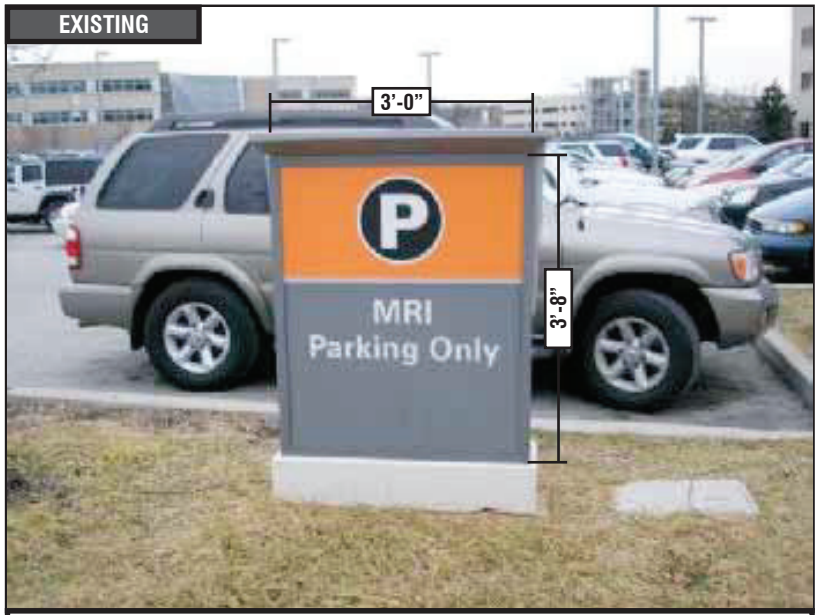
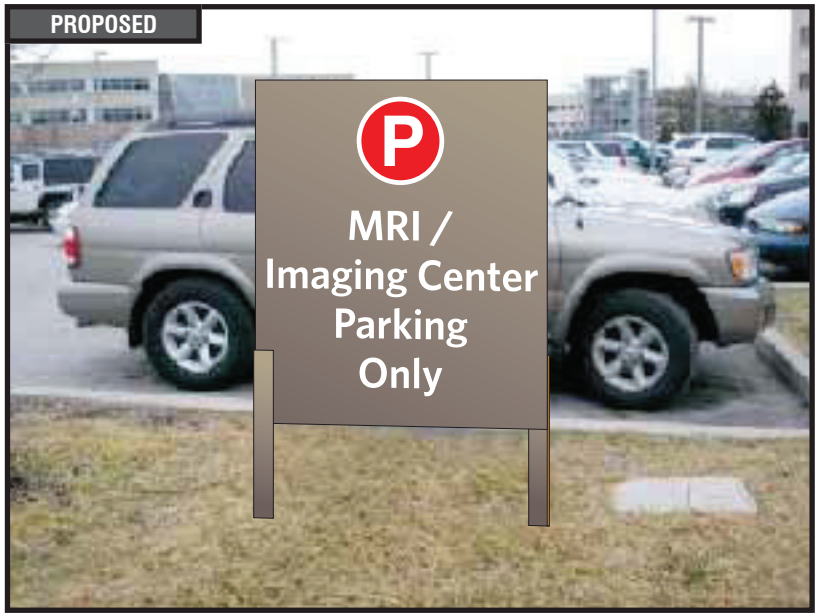
SIGN 39

EXISTING

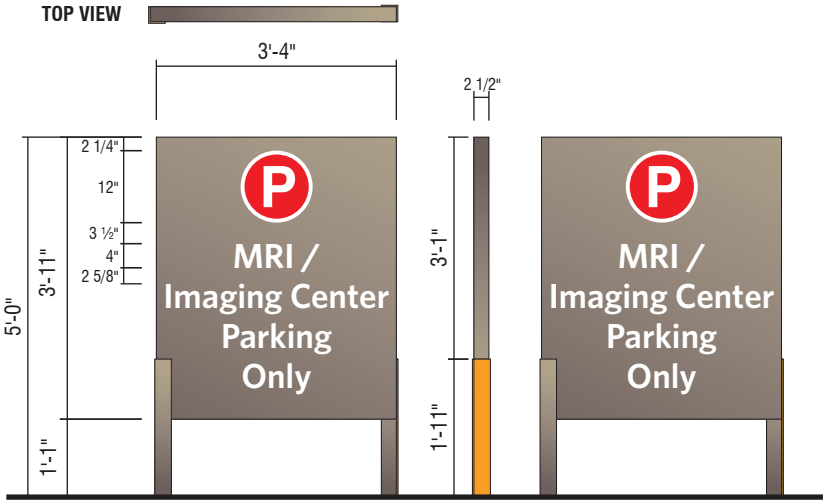


REGULATORY

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS						
ADDRESS: 615 S. New Ballas Rd.	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR ____/____/____ DATE	DATE: 06/10/12	SCALE: As Noted	The Icon Companies®
CITY/STATE: St. Louis, MO				Rev. 1: 06/15/12	DRAWN BY: TVS	icon Icon Identity Solutions / ims ImageCare Maintenance Services
ZIP: 63141	LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 2.cdr		Rev. 2: 06/21/12		
				Rev. 3: 06/25/12	PAGE #: 17	
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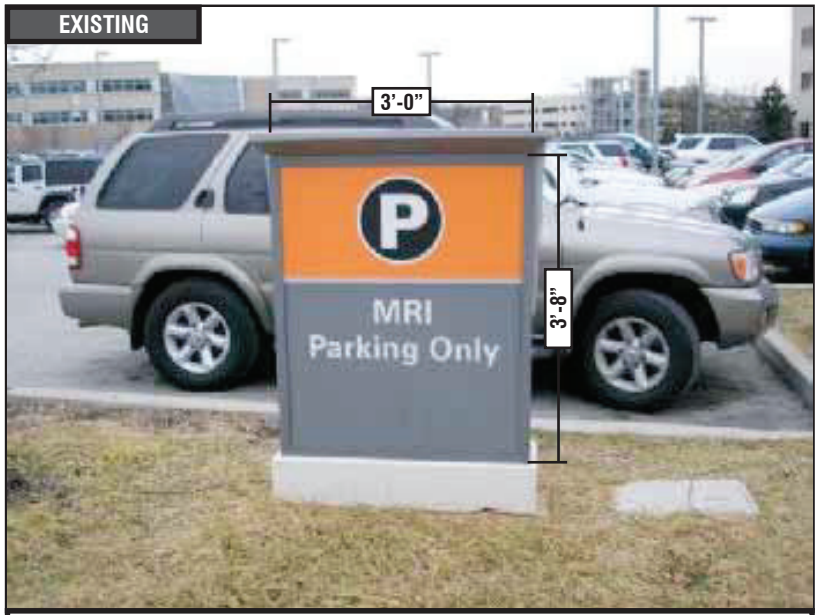
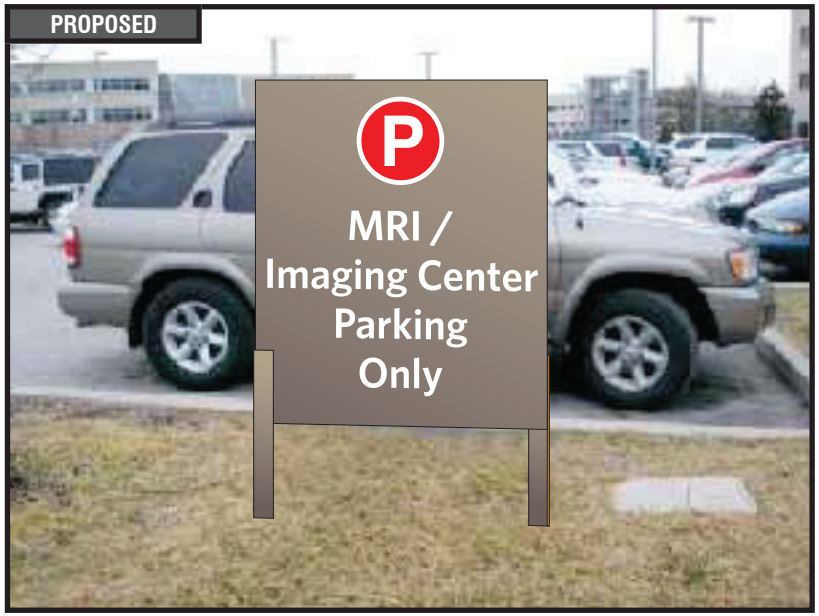
SIGN 40

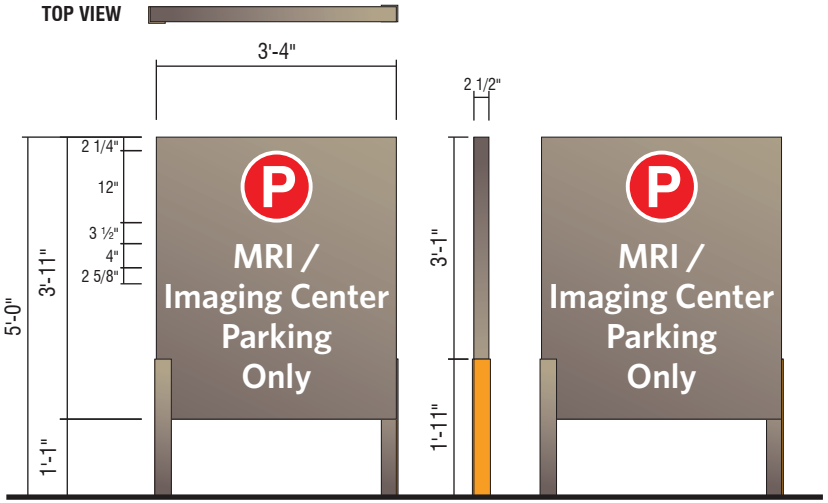
EXISTING



REGULATORY

PROPOSED





D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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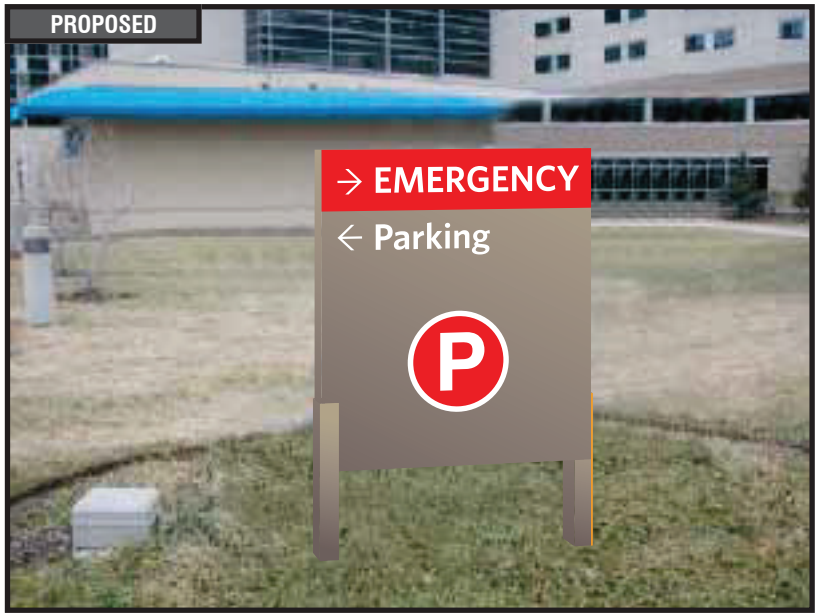
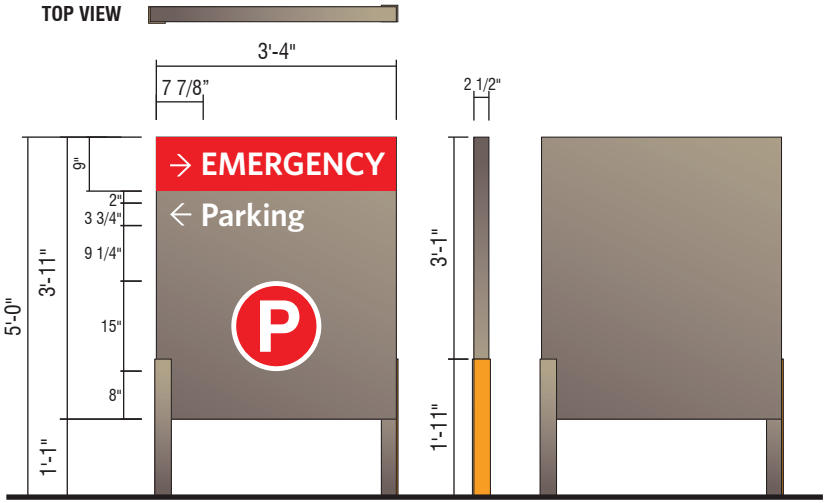
SIGN 41

ILLUMINATED DIRECTIONAL SIGN





D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

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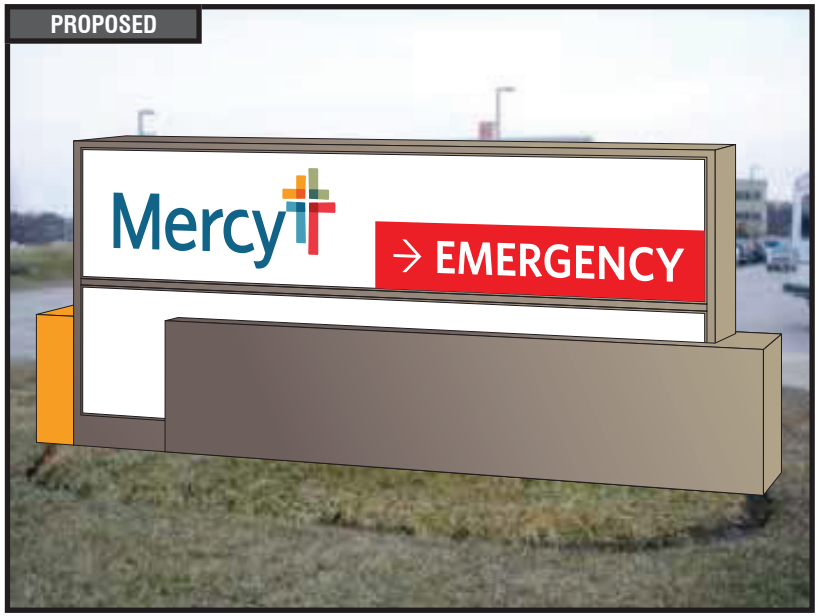
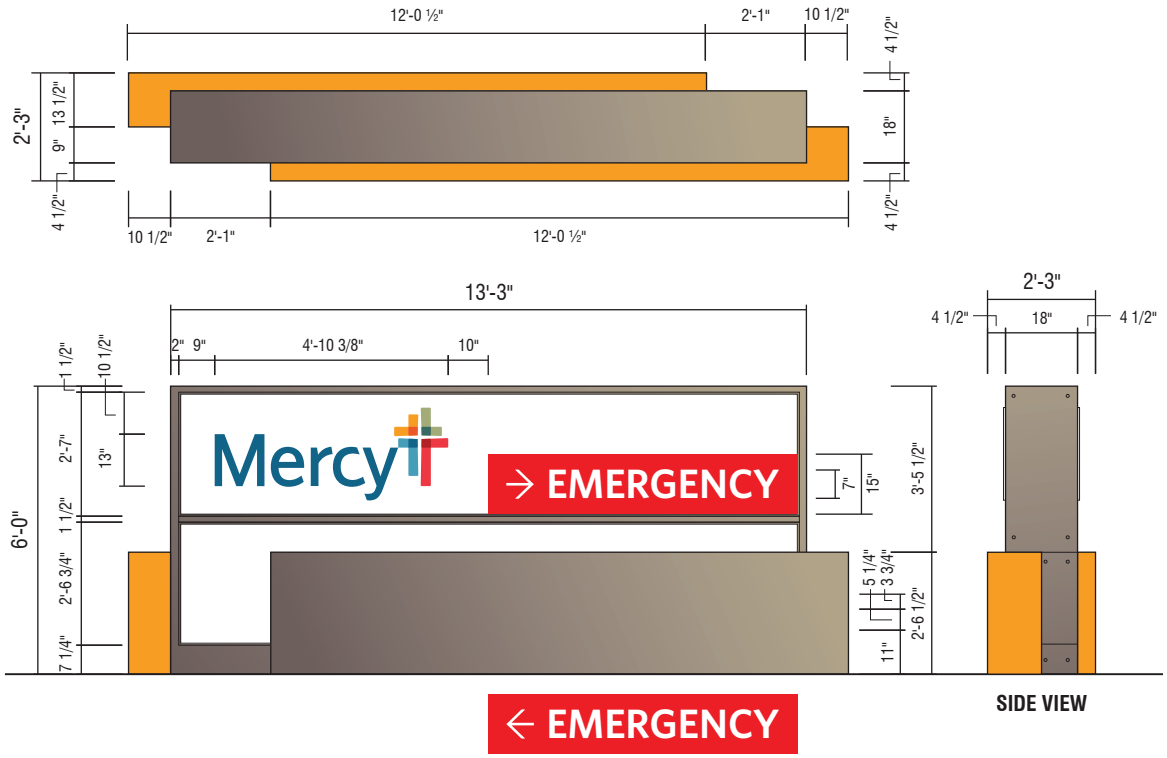
SIGN 42

EXISTING

ILLUMINATED MONUMENT SIGN

PROPOSED





B1 6'-0" MONUMENT

QTY: 1

Relocate Closer to curb, see photo 656 for general location. Sign to have red Emergency Band.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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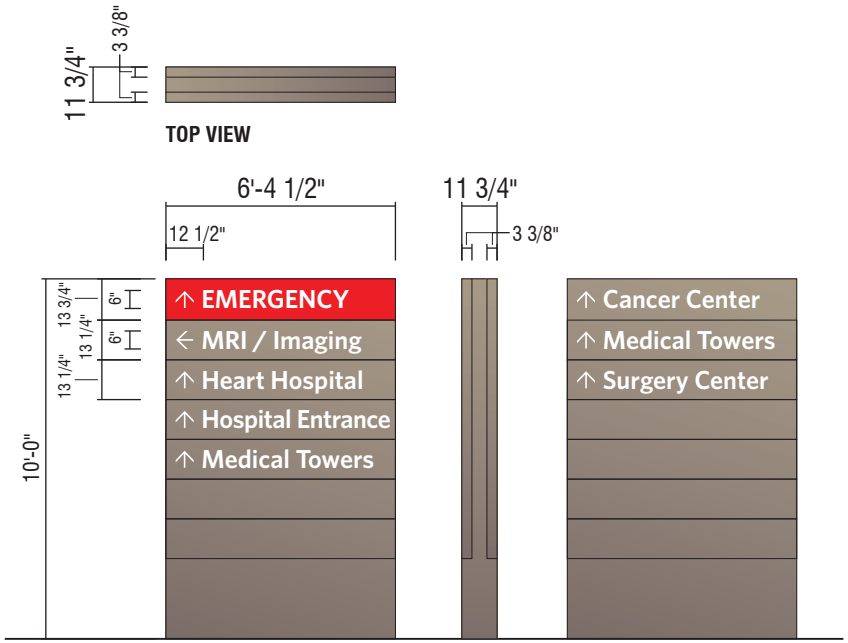
ims® ImageCare Maintenance Services

SIGN 43

EXISTING

ILLUMINATED DIRECTIONAL SIGN

PROPOSED



D1
10'-0" ILLUMINATED
NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS	
ADDRESS:	615 S. New Ballas Rd.
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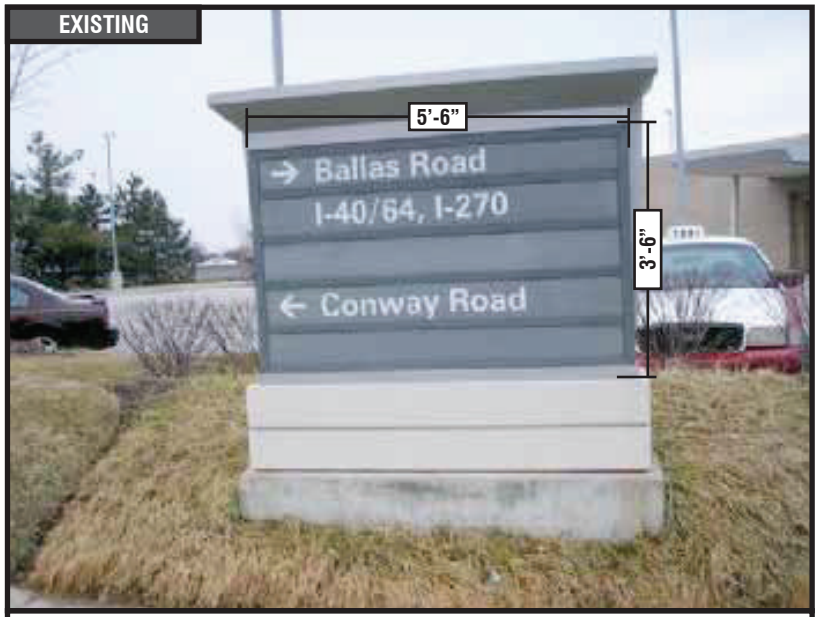
SIGN 44

EXISTING



ILLUMINATED DIRECTIONAL SIGN

REMOVE EXISTING

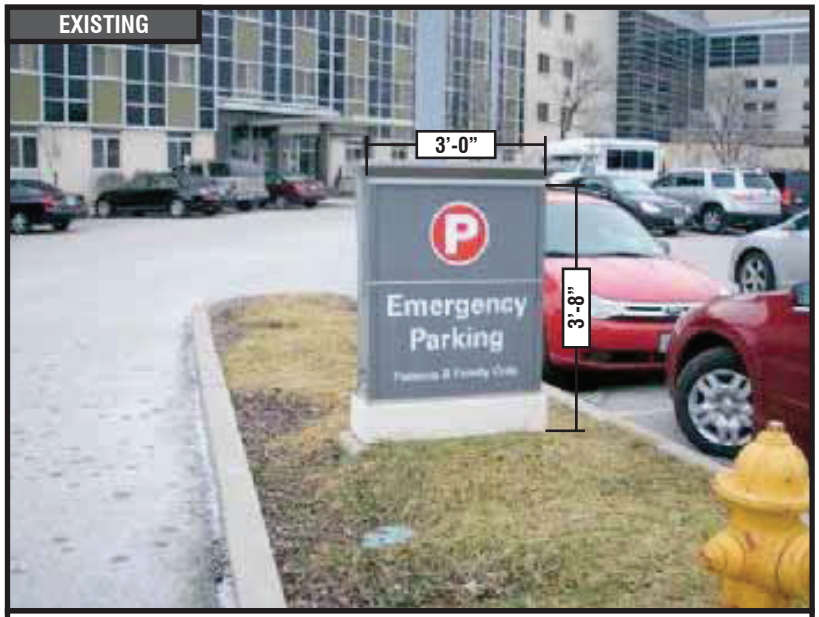
QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

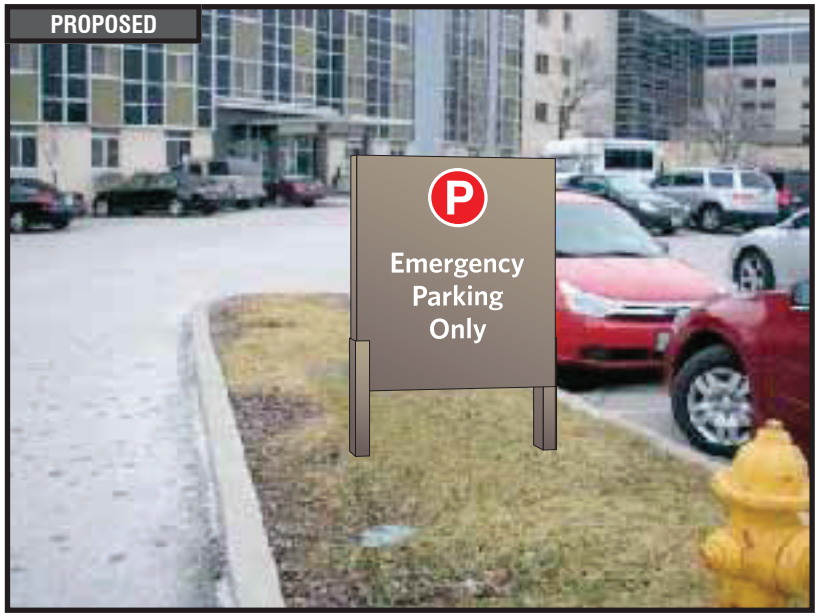
Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

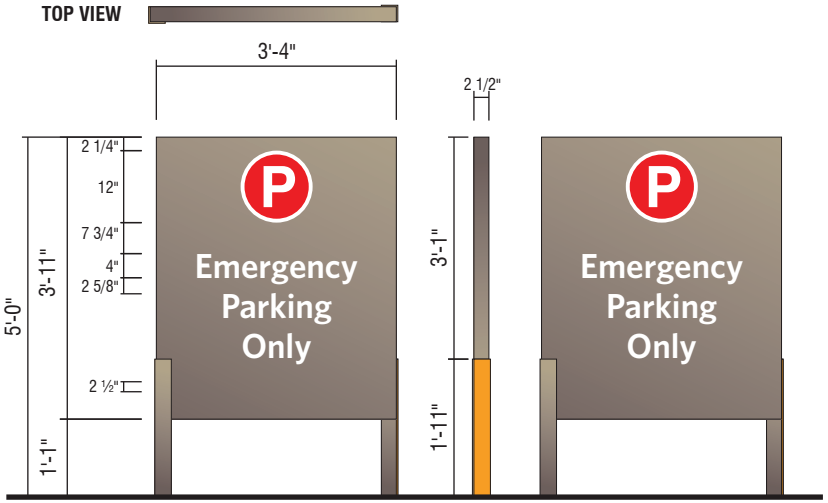
Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 2.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/10/12 Rev. 1: 06/15/12 Rev. 2: 06/21/12 Rev. 3: 06/25/12 Rev. 4: 06/27/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 22	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 45



ILLUMINATED MONUMENT SIGN





D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

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CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR _____ / _____ / _____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 2.cdr**

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Rev. 2:	06/21/12
Rev. 3:	06/25/12
Rev. 4:	06/27/12
Rev. 5:	00/00/00

SCALE: **As Noted**
DRAWN BY: **TVS**
PAGE #: **23**

DRAWINGS PREPARED BY:
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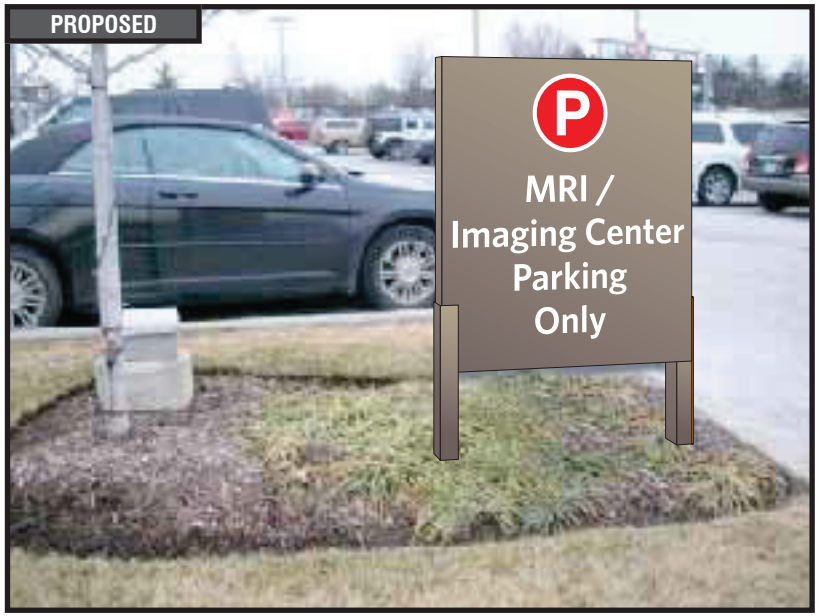
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

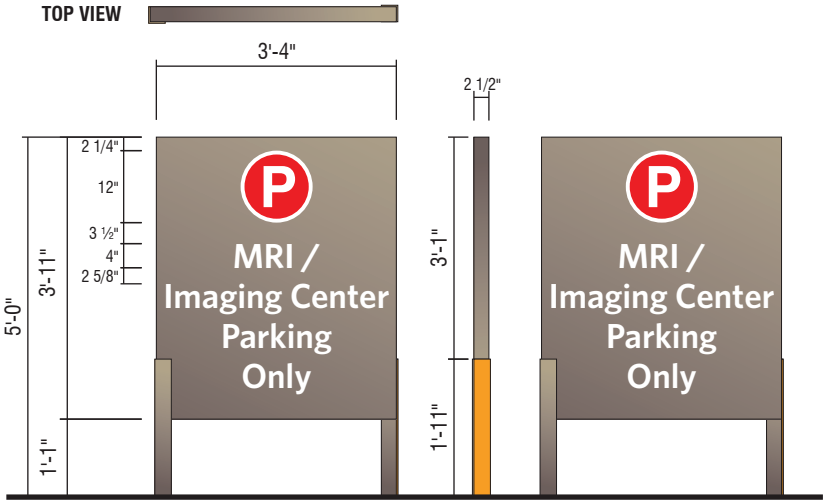
SIGN 46

EXISTING

ILLUMINATED MONUMENT SIGN

PROPOSED





D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR ____/____/____ DATE

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Rev. 5: 00/00/00

SCALE: As Noted
DRAWN BY: TVS
PAGE #: 24

DRAWINGS PREPARED BY:
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icon Icon Identity Solutions
ims ImageCare Maintenance Services

SIGN 48

EXISTING

DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Valet parking sign is located in a random location far from the valet parking service, remove and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____ DATE

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PAGE #: **26**

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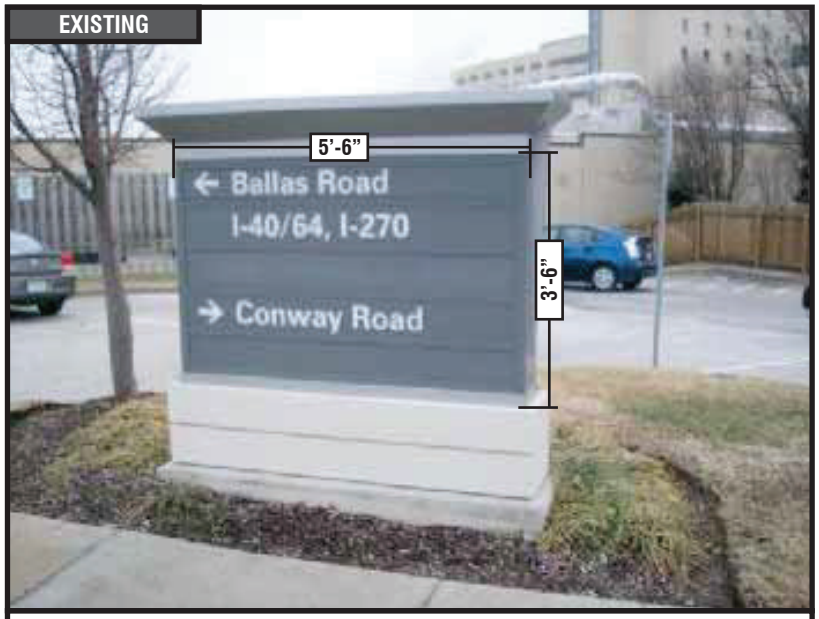
SIGN 49

EXISTING



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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PAGE #: **27**

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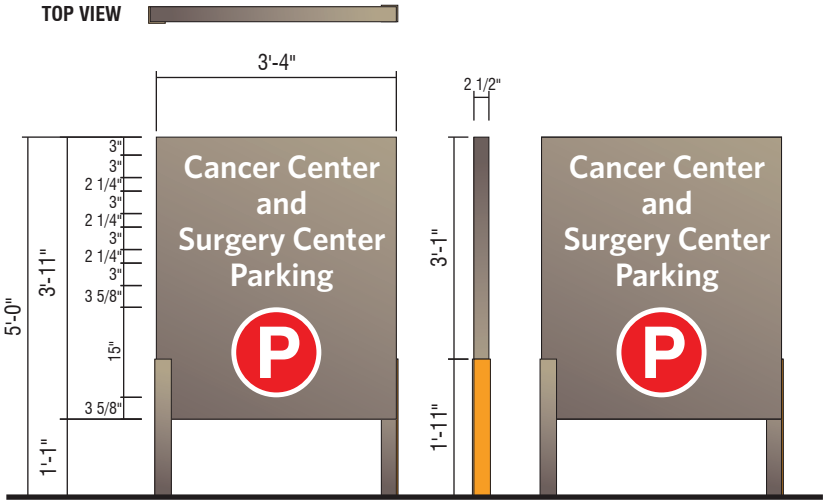
SIGN 50

EXISTING

REGULATORY

PROPOSED

TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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DRAWINGS PREPARED BY:

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9'-11 5/8"

10"

6"

12"

Muckerman Garage
Cancer Center Parking

13'-7 1/2"

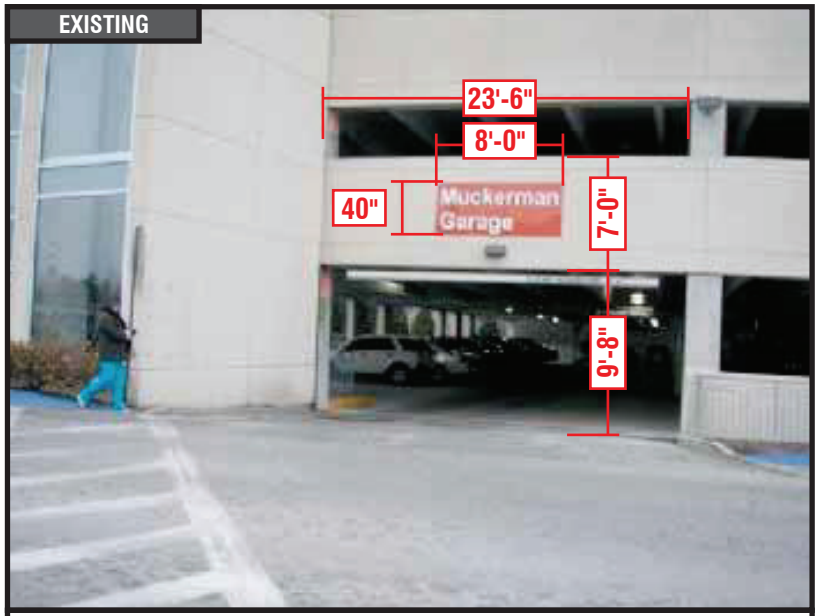
CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS. SCALE: 3/8"=1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

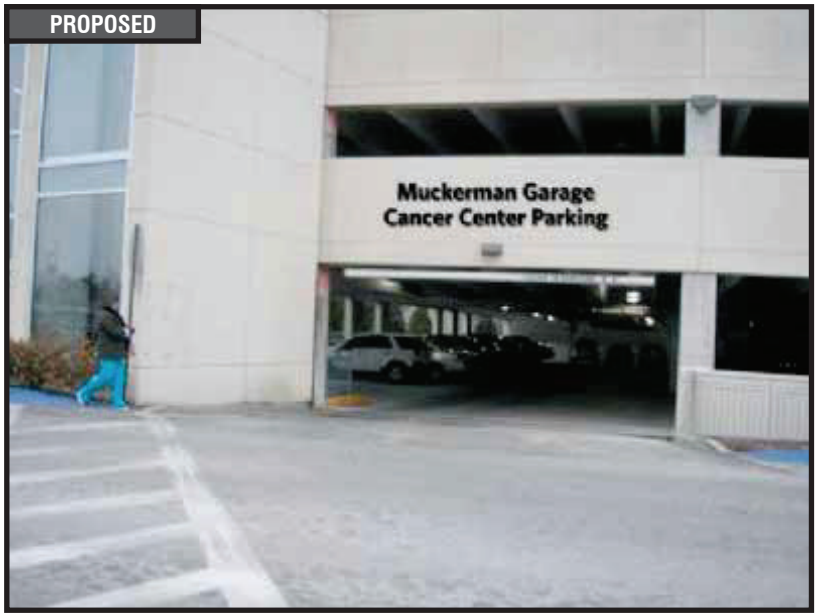
Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

EXISTING



EXTERNALLY ILLUMINATED WALL PLAQUE

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

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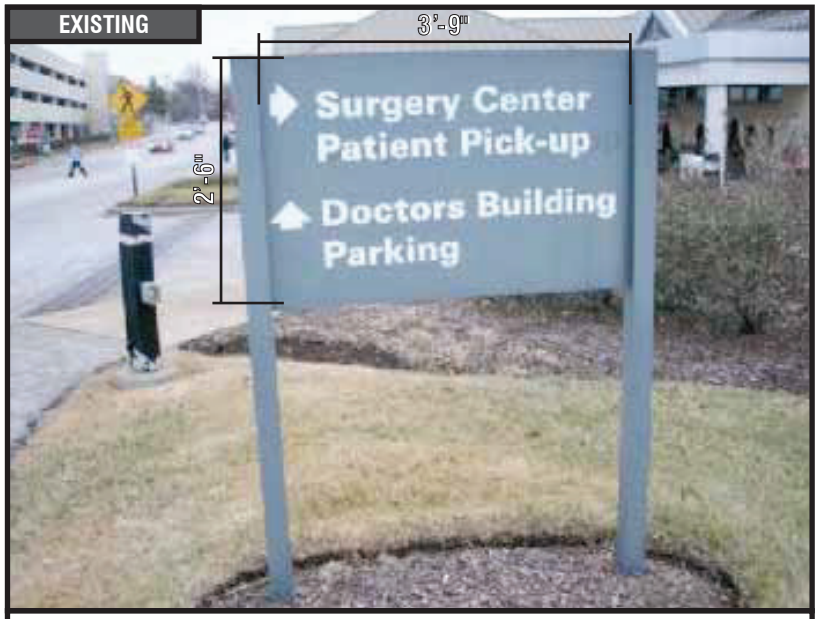
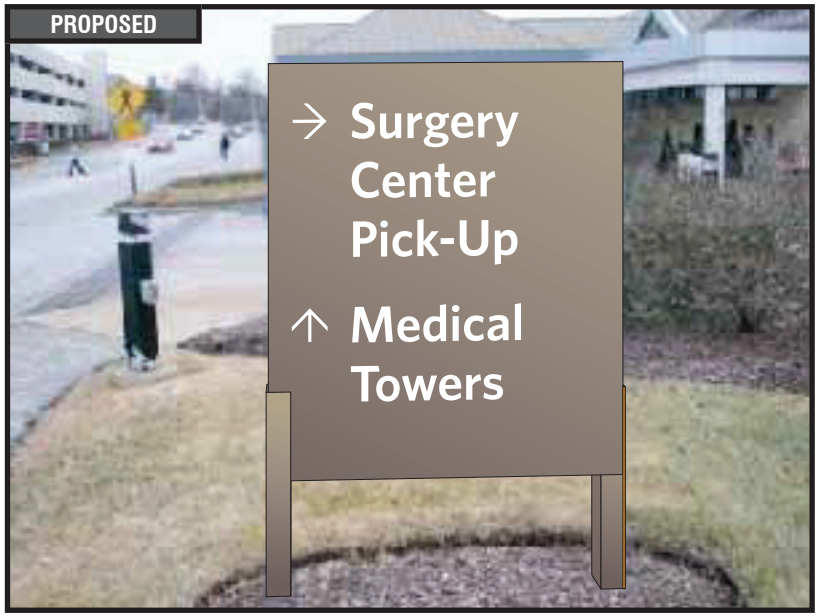
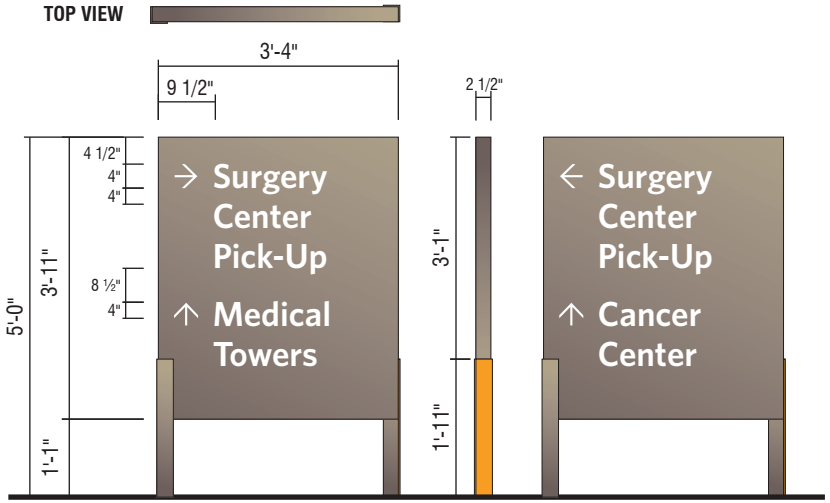
SIGN 52



DIRECTIONAL SIGN





D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
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SIGN 53

7'-7 ½"

10"

Surgery Center

CUSTOM 10" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380) SCALE: 3/4"=1'-0"

End caps signs 053 & 058 are vinyl only. Remove existing vinyl, clean and prepare surface as required. Mount new channel letters to end cap as required. Letters to be black, Whitney Semibold letters. Scale as shown.

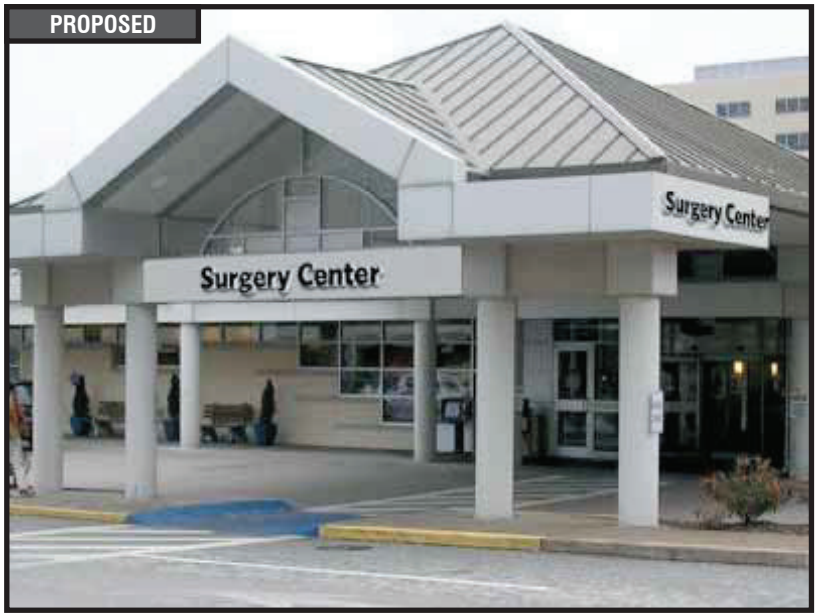
Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents.

***Change letterset height if required. See control documents for product specification and master agreement for removal & installation requirements.

EXISTING

METAL PANEL W/VINYL GRAPHICS

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ /_____ /_____ DATE

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PAGE #: 31

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SIGN 57

17'-11 1/4"

23 3/4"

13 1/2"

Surgery Center

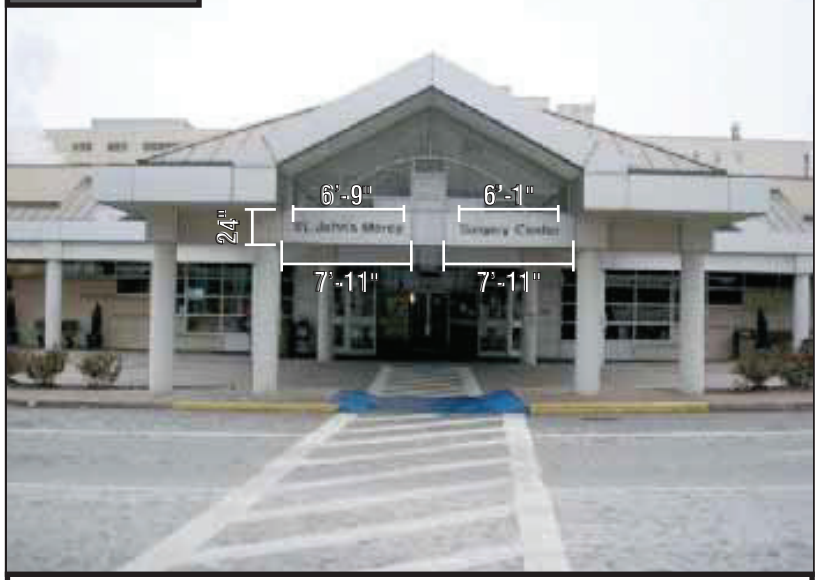
CUSTOM FASCiA PANEL W/DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380) SCALE: 3/8"=1'-0"

Existing letters are routed out of the existing fascia and backed up copy. Reskin or overlaminate fascia with new panel to match existing. Mount new channel letters to new fascia as required. Letters to be black, Whitney Semibold letters. Scale as shown.

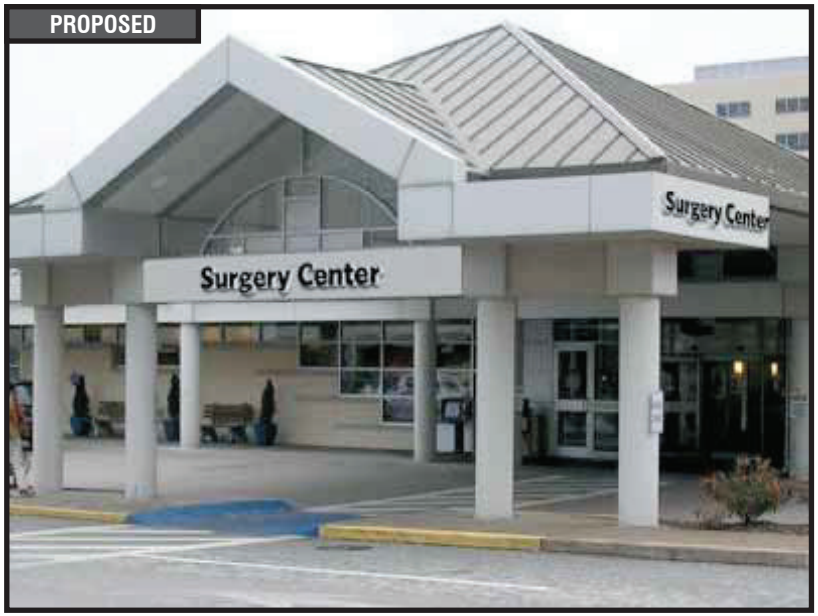
Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents.

EXISTING



ROUTED ALUMINUM PANELS

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

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SCALE: As Noted

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SIGN 58

7'-7 ½"

10"

Surgery Center

CUSTOM 10" DAY/NIGHT CHANNEL LETTERS - FACE LIT

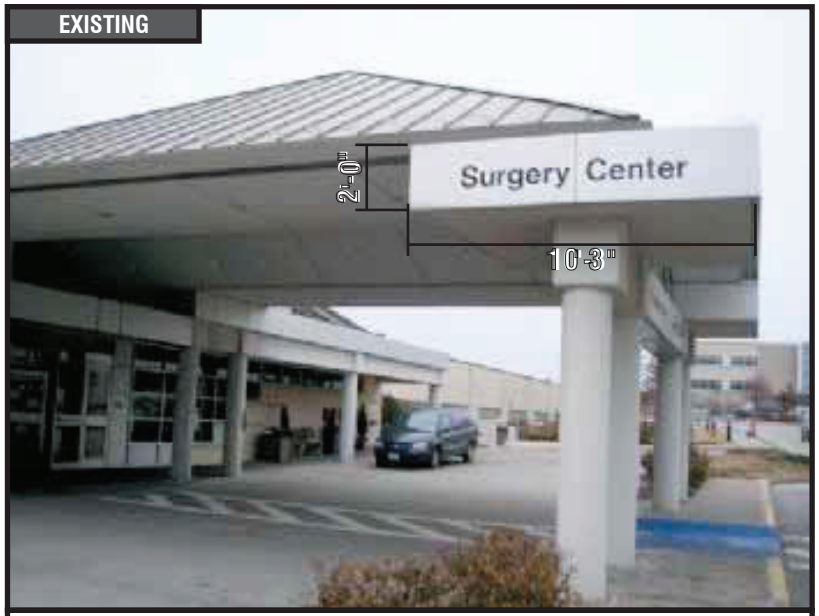
COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380) SCALE: 3/4"=1'-0"

End caps signs 053 & 058 are vinyl only. Remove existing vinyl, clean and prepare surface as required. Mount new channel letters to end cap as required. Letters to be black, Whitney Semibold letters. Scale as shown.

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents.

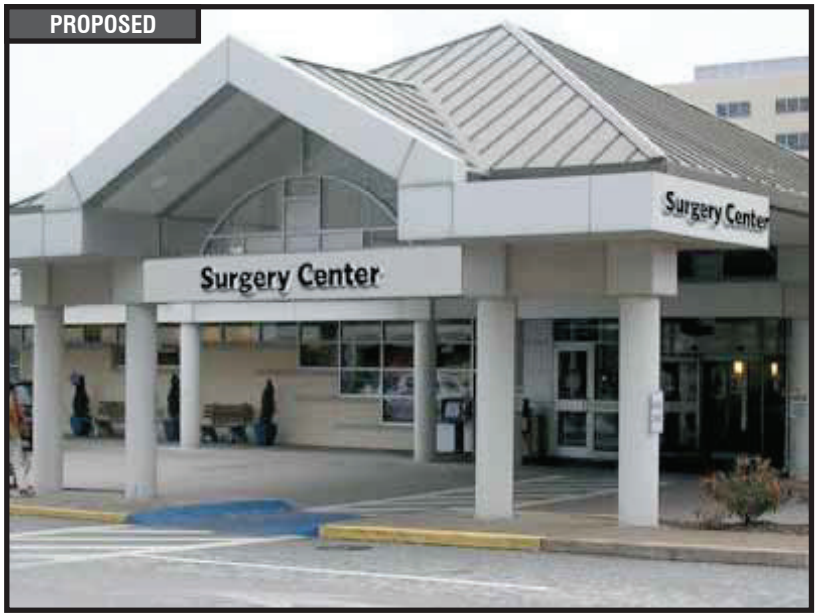
***Change letterset height if required. See control documents for product specification and master agreement for removal & installation requirements.

EXISTING



METAL PANEL W/VINYL GRAPHICS

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

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CLIENT CONTRACTOR _____ /_____ /_____ DATE

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icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

Location #: 003-3

615 S. New Ballas Rd.
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
59	1	CUSTOM 10” BLACK PLATE LETTERS
60	1	D3-NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
61	1	REMOVE EXISTING
62	1	REMOVE EXISTING
63	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
64	1	NOT IN SCOPE
65	1	NOT IN SCOPE
66	1	DV-1 DOOR VINYL TYP. INSTALLATION
67	1	REMOVE EXISTING
68	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
69	1	REMOVE EXISTING
70	1	REMOVE EXISTING
71	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
72	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
73	1	REMOVE EXISTING
74	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
75	1	REMOVE EXISTING
76	1	REMOVE EXISTING
77	1	REMOVE EXISTING
78	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
79	1	REMOVE EXISTING
80	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
81	1	CUSTOM BLACK PLATE LETTERS
82	1	REMOVE EXISTING
83	2	LEAVE EXISTING

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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CLIENT CONTRACTOR
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DATE

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PAGE #: **2**

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
84	1	LEAVE EXISTING
85	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
86	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
87	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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SCALE: **N.T.S.**
DRAWN BY: **TVS**
PAGE #: **3**

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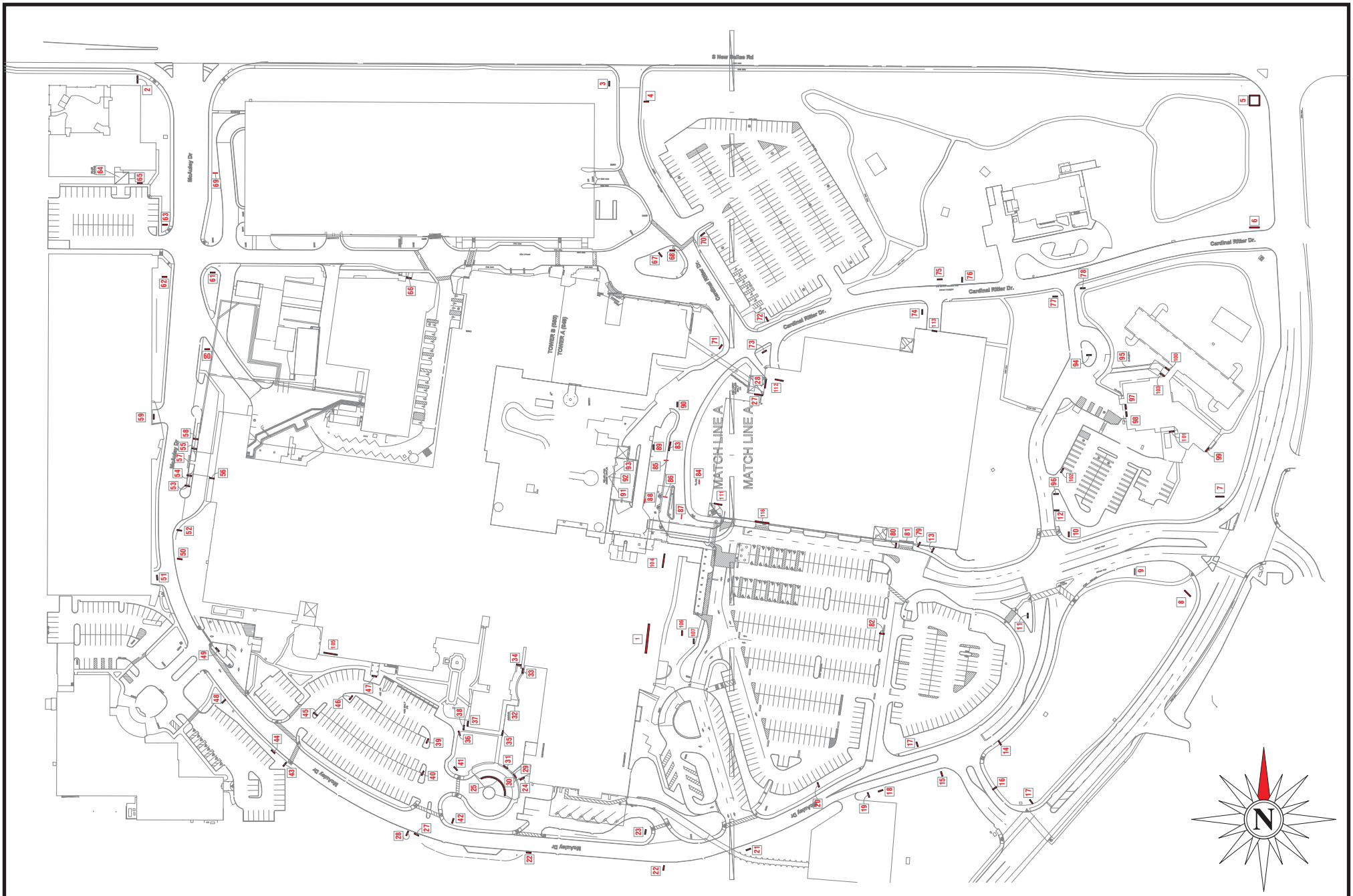
ims® ImageCare Maintenance Services



Mercy

SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

_____ / _____ / _____ DATE

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Rev. 2:	06/21/12
Rev. 3:	06/25/12
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Rev. 5:	00/00/00

SCALE: N.T.S.

DRAWN BY: TVS

PAGE #: 4

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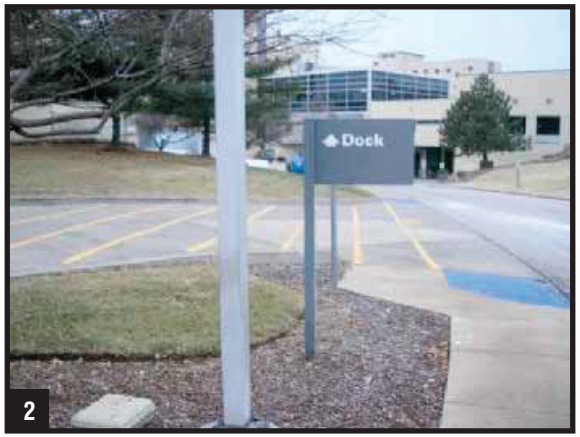
ims® ImageCare Maintenance Services

1



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Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR ____/____/____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 3.cdr**

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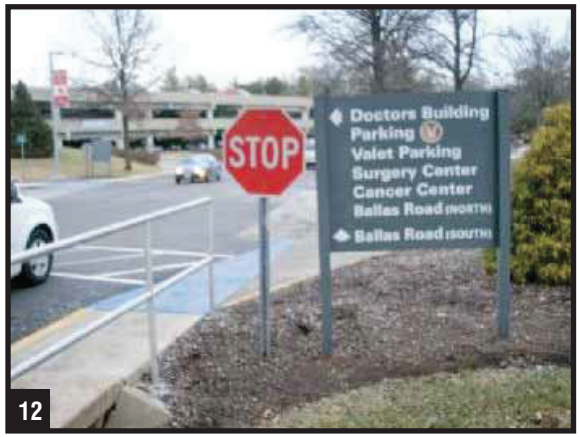
11



12

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Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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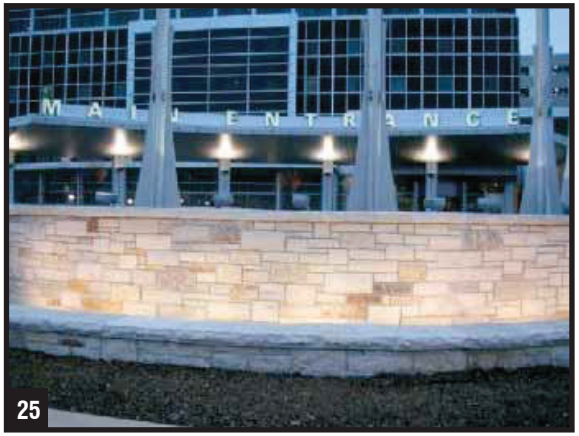
19

22



25

Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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29

Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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9'-11 5/8"

10"

Muckerman Garage

6"

12"

Surgery Center Parking

14'-1 1/4"

CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8"=1'-0"

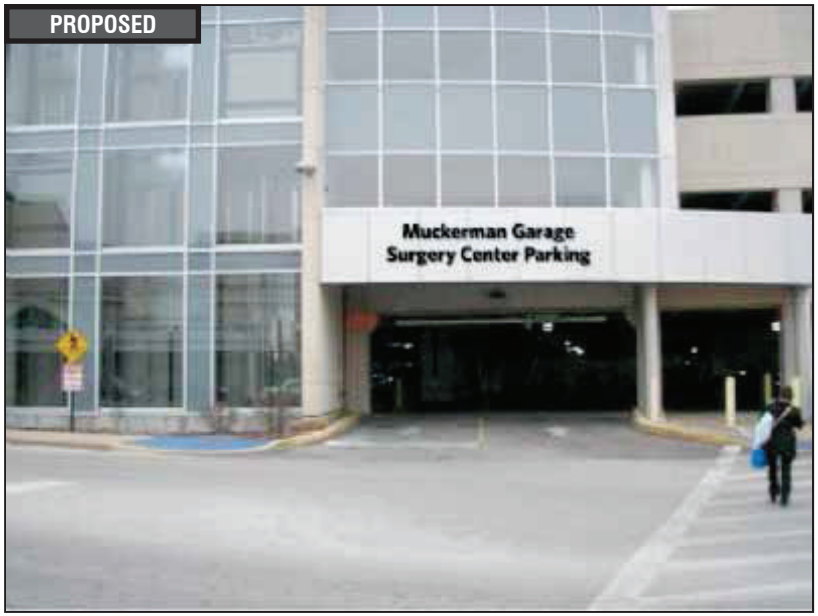
Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

EXISTING

WALL PLAQUE

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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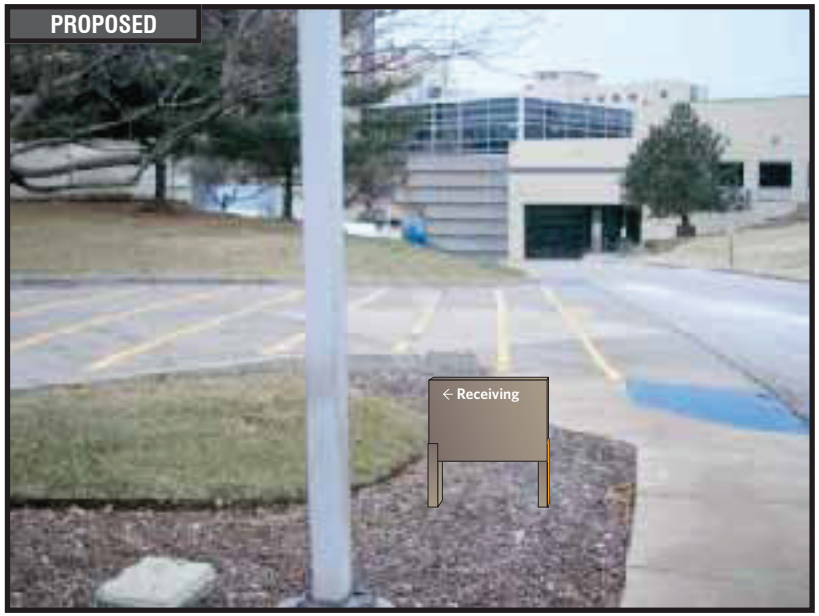
SIGN 60

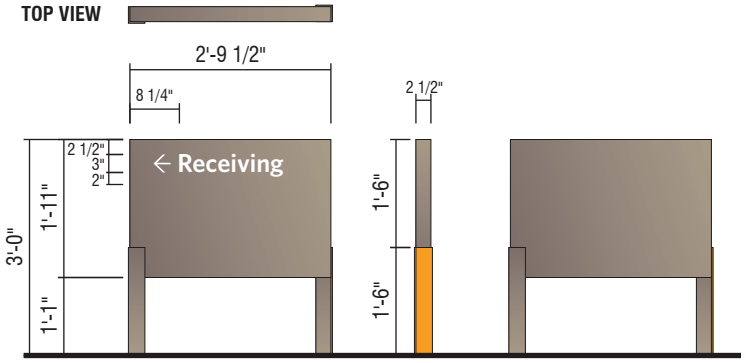
EXISTING

DIRECTIONAL SIGN

PROPOSED



TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

Relocate to other side of drive Reference photo 677 for general location (remove restricted area sign)

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____ DATE

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SIGN 61

DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Remove existing directional and do not replace. There are 3 non-illuminated directtionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 3.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/21/12 Rev. 3: 06/25/12 Rev. 4: 06/27/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 11	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 62

DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Remove existing directional and do not replace. There are 3 non-illuminated directtionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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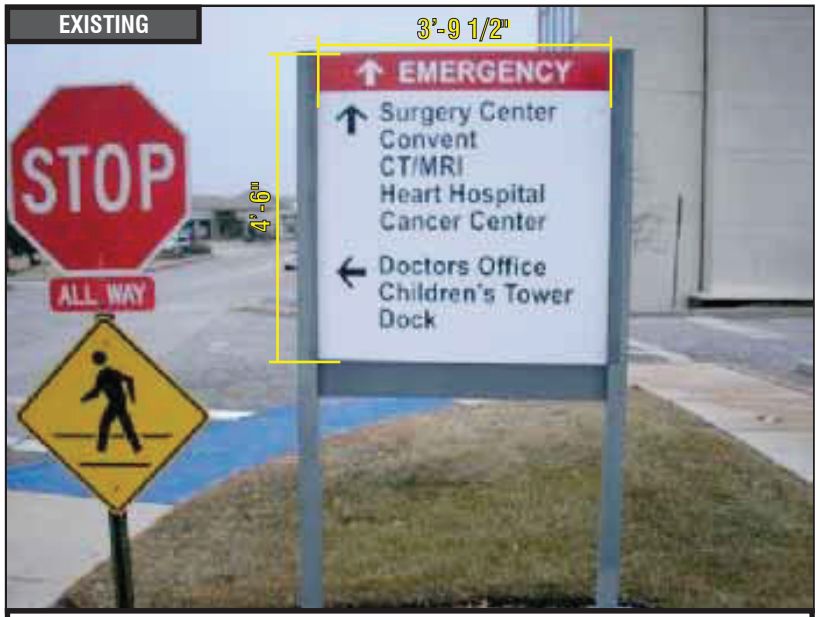
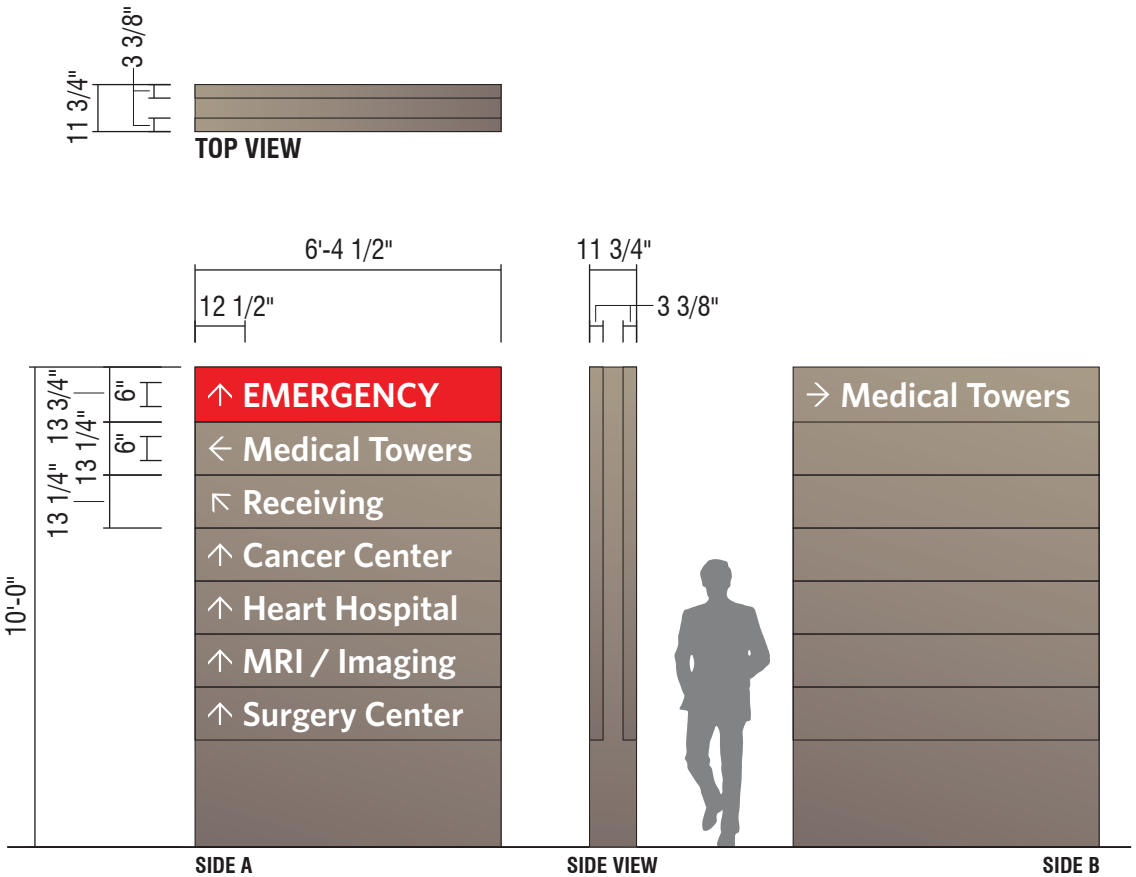
SIGN 63



METAL PLATE LETTERS



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

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

There are 3 non-illuminated directionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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PAGE #: 13

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SIGN 67

DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See sign 068 which is being replaced by an illuminated directional to address this intersection.

Remove support pole to grade and cap. Remove hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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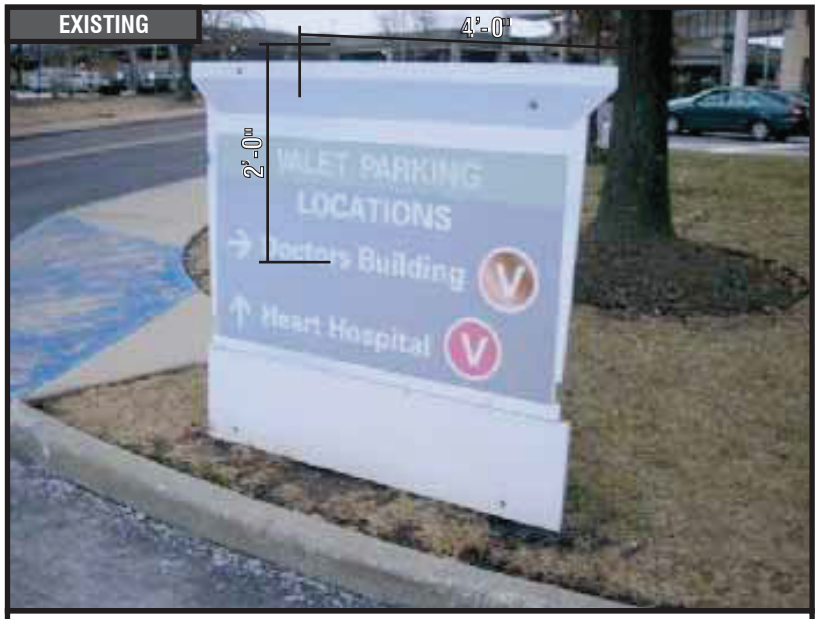
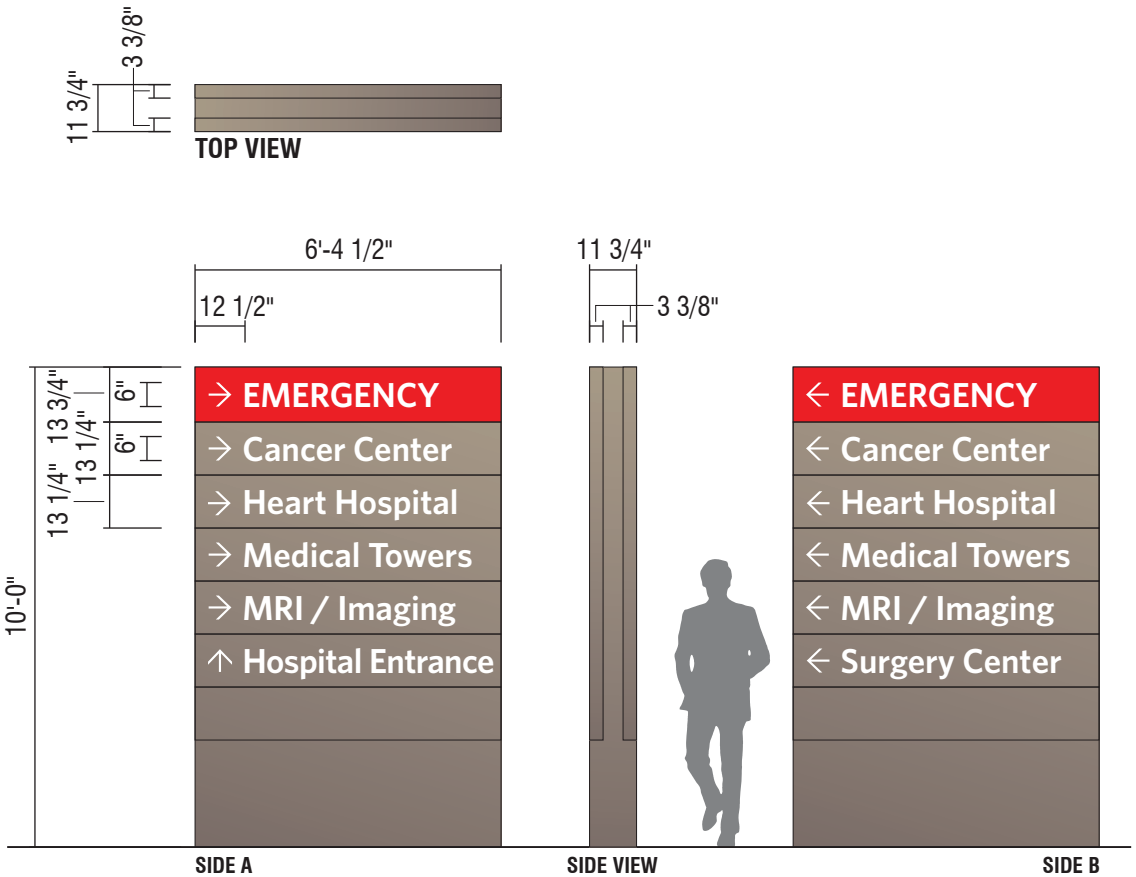
SIGN 68



DIRECTIONAL SIGN



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

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

The existing location for sign 068 is the best location to address this intersection and to clean up the excessive number of signs.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
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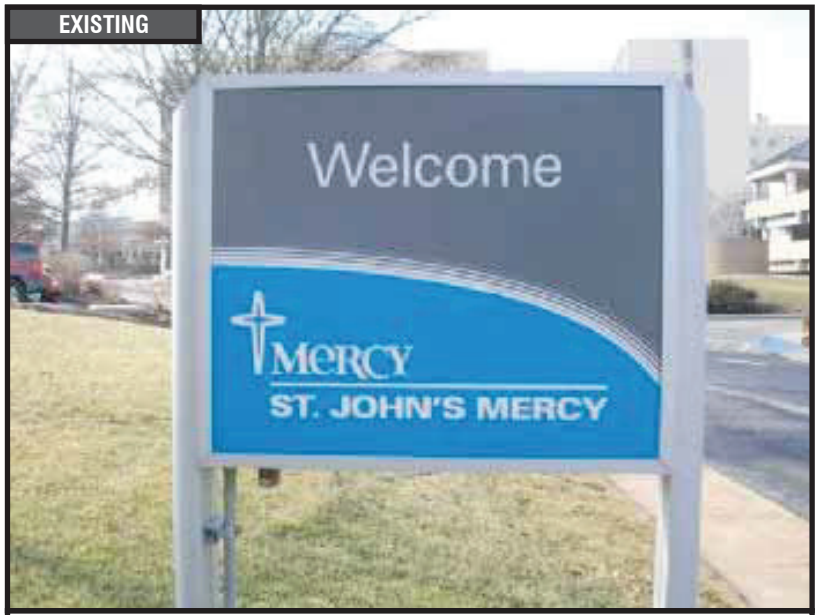
EXISTING



MONUMENT SIGN

REMOVE EXISTING

QTY: 1

Remove existing "Thank You / Welcome" sign and do not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

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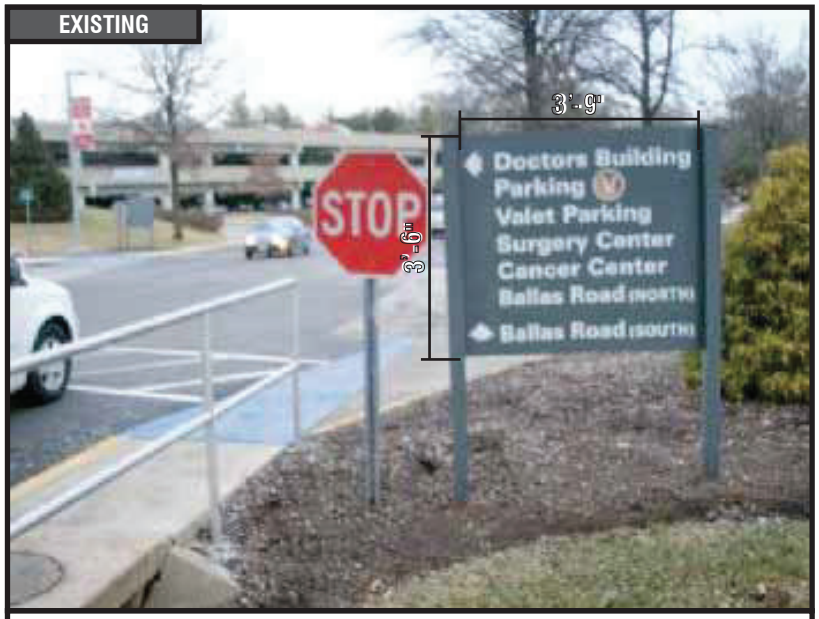
SIGN 70

EXISTING



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See sign 068 which is being replaced by an illuminated directional to address this intersection.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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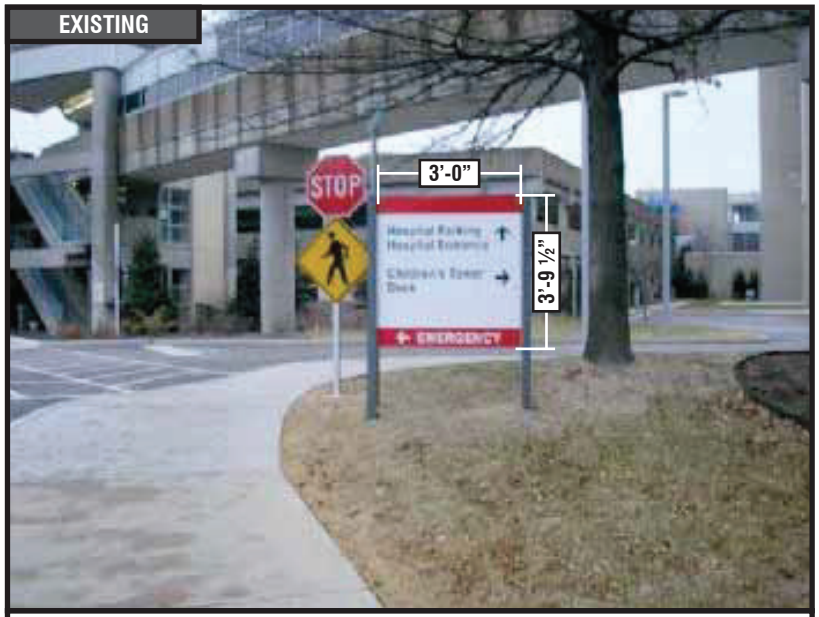
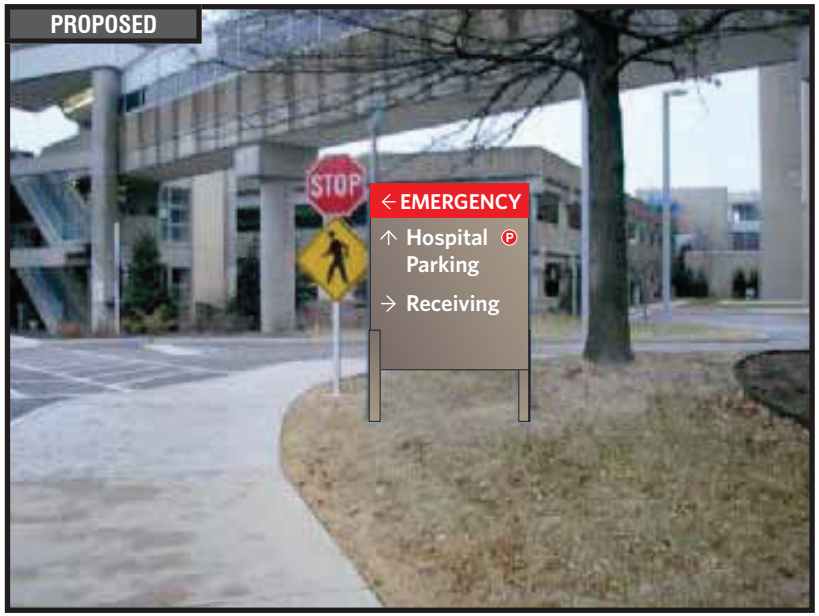
SIGN 71

EXISTING

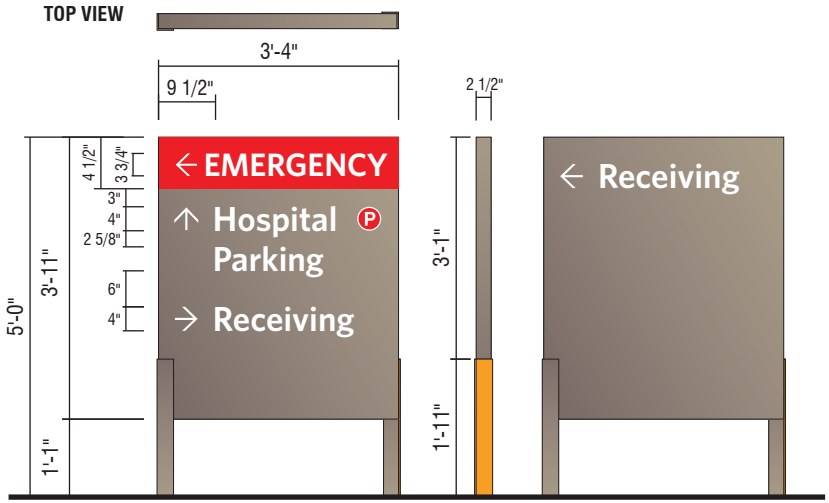


REGULATORY

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

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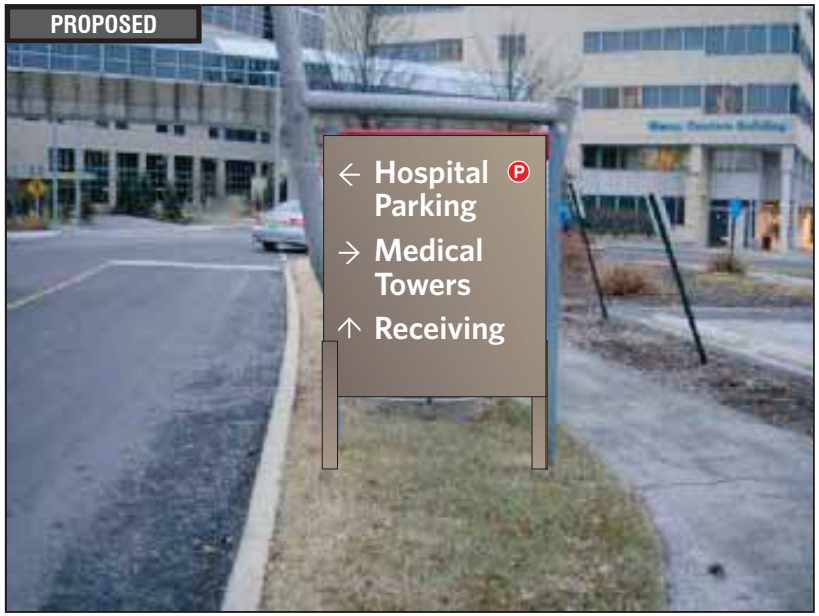
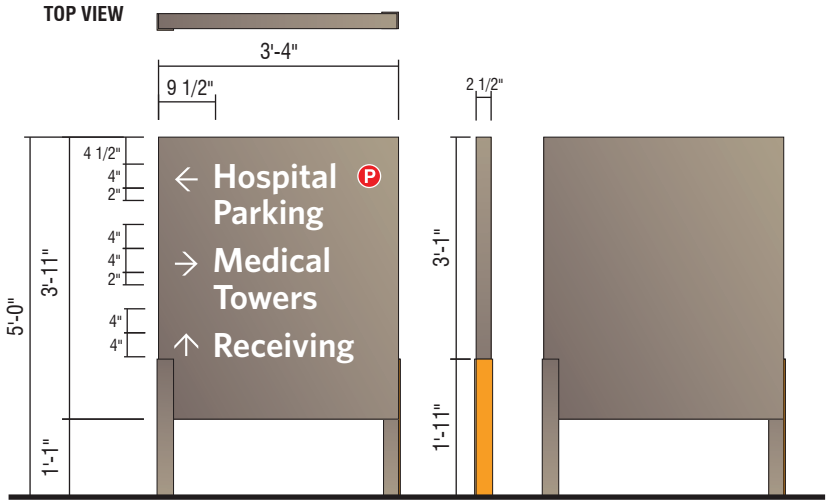
SIGN 72

DIRECTIONAL SIGN





D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS			
ADDRESS:	615 S. New Ballas Rd.	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT CONTRACTOR ____/____/____ DATE
CITY/STATE:	St. Louis, MO	LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 3.cdr
ZIP:	63141		

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Rev. 2:	06/21/12
Rev. 3:	06/25/12
Rev. 4:	06/27/12
Rev. 5:	00/00/00

SCALE: As Noted
DRAWN BY: TVS
PAGE #: 22

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ims ImageCare Maintenance Services

DIRECTIONAL SIGN

SIGN 73

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See signs 071 & 072 which are being replaced by directionals to address this intersection.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____ DATE

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PAGE #: **23**

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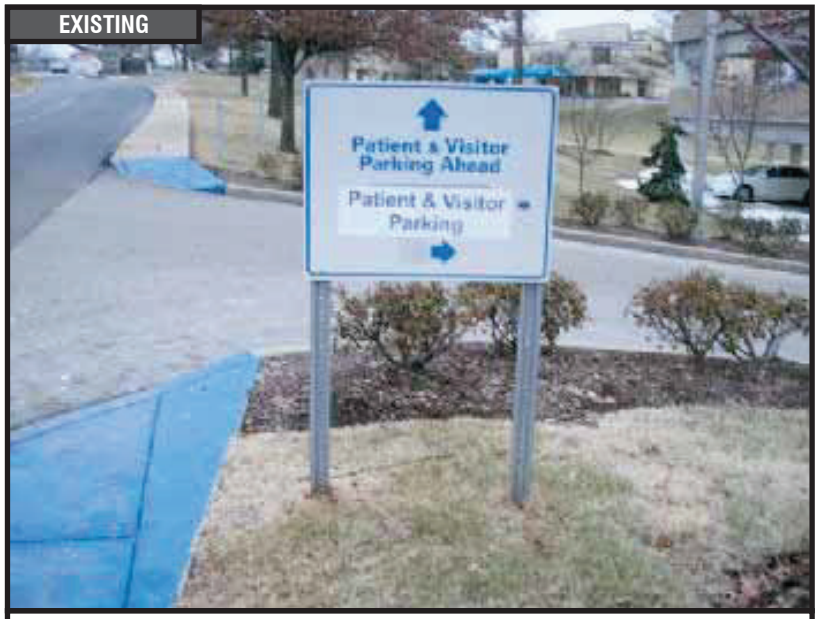
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

SIGN 74

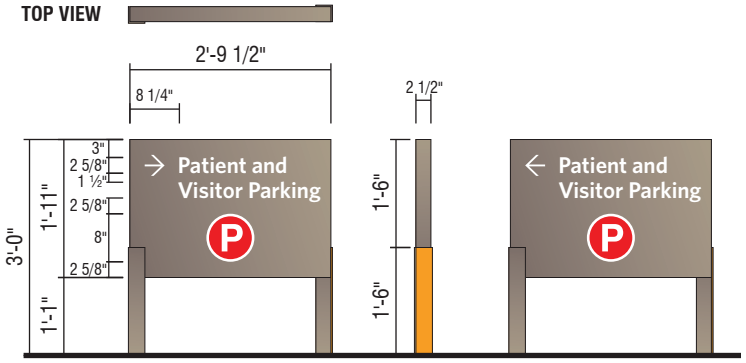
EXISTING



DIRECTIONAL SIGN

PROPOSED

TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
____ /____ /____
DATE

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PAGE #: 24

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SIGN 75

EXISTING

REGULATORY

PROPOSED

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

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PAGE #: **25**

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SIGN 76

REGULATORY

REMOVE EXISTING

QTY: 1

Mercy	**RECOMMENDATIONS** ADDRESS: **615 S. New Ballas Rd.** CITY/STATE: **St. Louis, MO** ZIP: **63141**	PROJECT #: **3566** LOCATION #: **003**	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 3.cdr**	DATE: **06/08/12** Rev. 1: **06/15/12** Rev. 2: **06/21/12** Rev. 3: **06/25/12** Rev. 4: **06/27/12** Rev. 5: **00/00/00**	SCALE: **As Noted** DRAWN BY: **TVS** PAGE #: **26**	DRAWINGS PREPARED BY: *The Icon Companies®* icon Icon Identity Solutions ims ImageCare Maintenance Services

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EXISTING

REGULATORY

SIGN 77

REMOVE EXISTING

QTY: 1

Mercy	**RECOMMENDATIONS** ADDRESS: **615 S. New Ballas Rd.** CITY/STATE: **St. Louis, MO** ZIP: **63141**	PROJECT #: **3566** LOCATION #: **003**	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 3.cdr**	DATE: **06/08/12** Rev. 1: **06/15/12** Rev. 2: **06/21/12** Rev. 3: **06/25/12** Rev. 4: **06/27/12** Rev. 5: **00/00/00**	SCALE: **As Noted** DRAWN BY: **TVS** PAGE #: **27**	DRAWINGS PREPARED BY: *The Icon Companies®* icon Icon Identity Solutions ims ImageCare Maintenance Services

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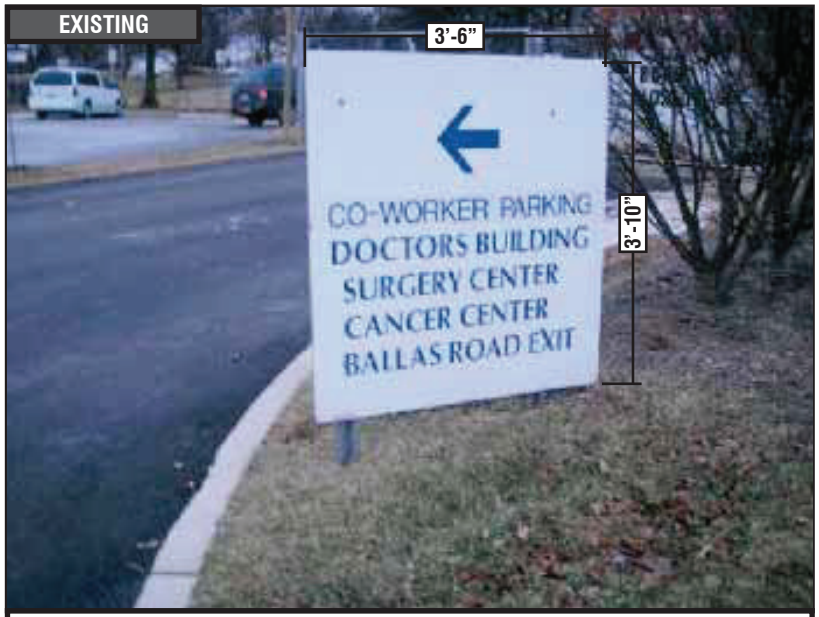
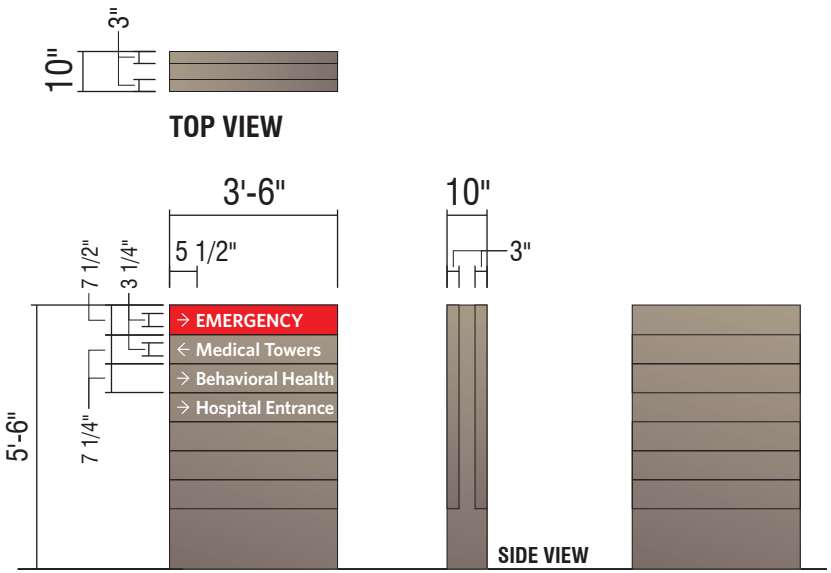
SIGN 78



DIRECTIONAL SIGN



D3
5'-6" ILLUMINATED
NON-BRANDED DIRECTIONAL

Mercy

RECOMMENDATIONS			
ADDRESS:	615 S. New Ballas Rd.		
CITY/STATE:	St. Louis, MO		
ZIP:	63141		

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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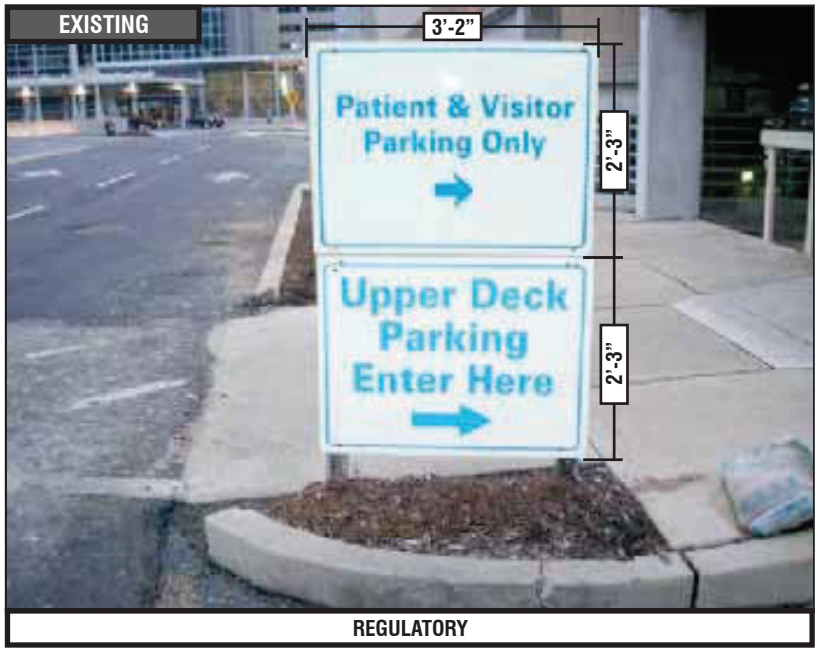
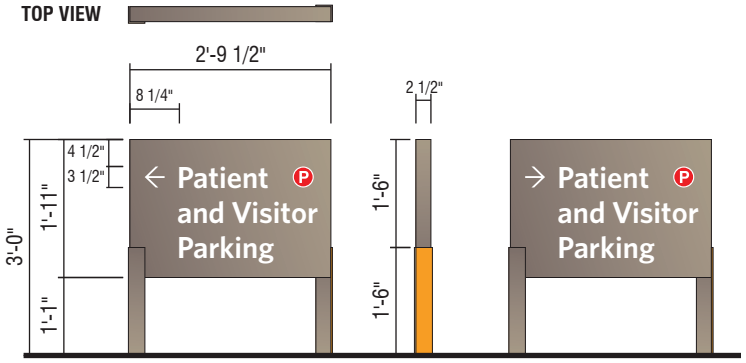
SIGN 80





D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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6'-8"

8"

Hospital Parking

CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4"=1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

WALL PLAQUE

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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EXISTING

DIRECTIONAL SIGN

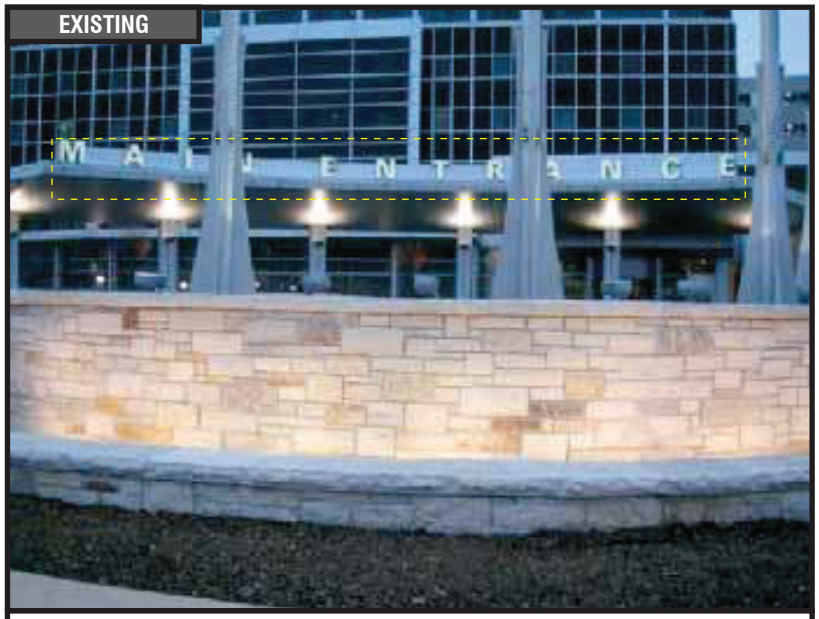
REMOVE EXISTING

QTY: 1

Directional sign not required in this location.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 3.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/21/12 Rev. 3: 06/25/12 Rev. 4: 06/27/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 32	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services



ILLUMINATED CHANNEL LETTERS

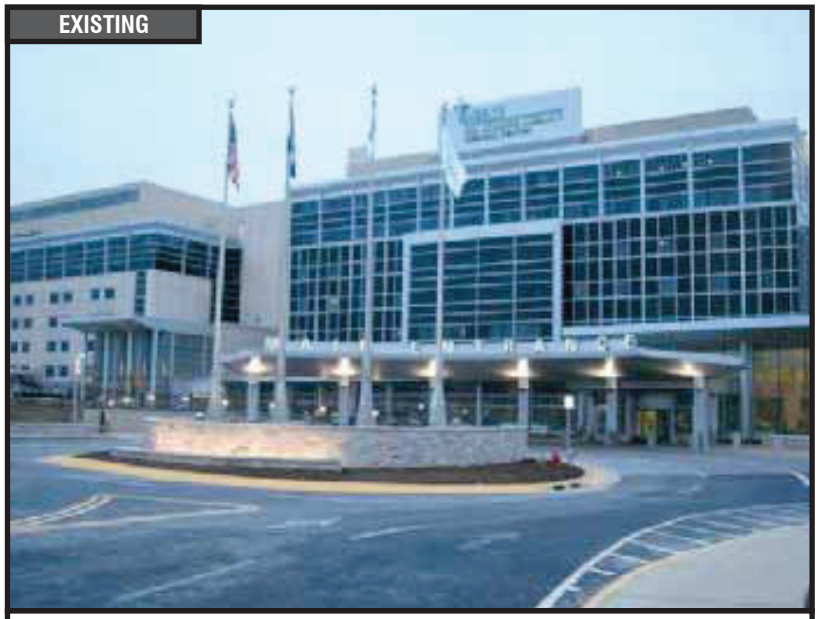
LEAVE EXISTING

QTY: 1

Leave non-branded "Main Entrance" letterset.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 3.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/21/12 Rev. 3: 06/25/12 Rev. 4: 06/27/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 33	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

EXISTING



FLAGS

LEAVE EXISTING

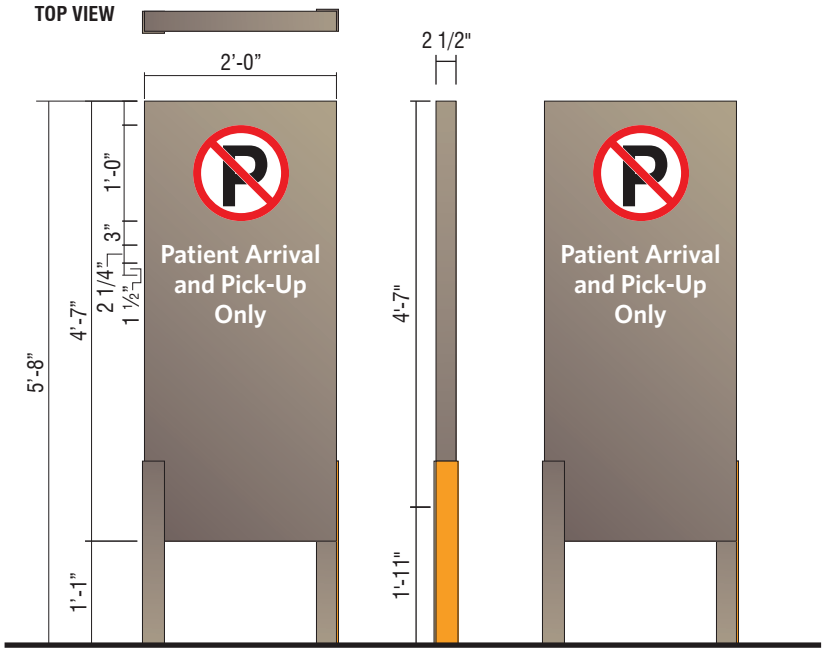
QTY: 1

Branded flag to be replaced by others.

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 3.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 06/21/12 Rev. 3: 06/25/12 Rev. 4: 06/27/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 34	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 85

REGULATORY



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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LOCATION #: **003**

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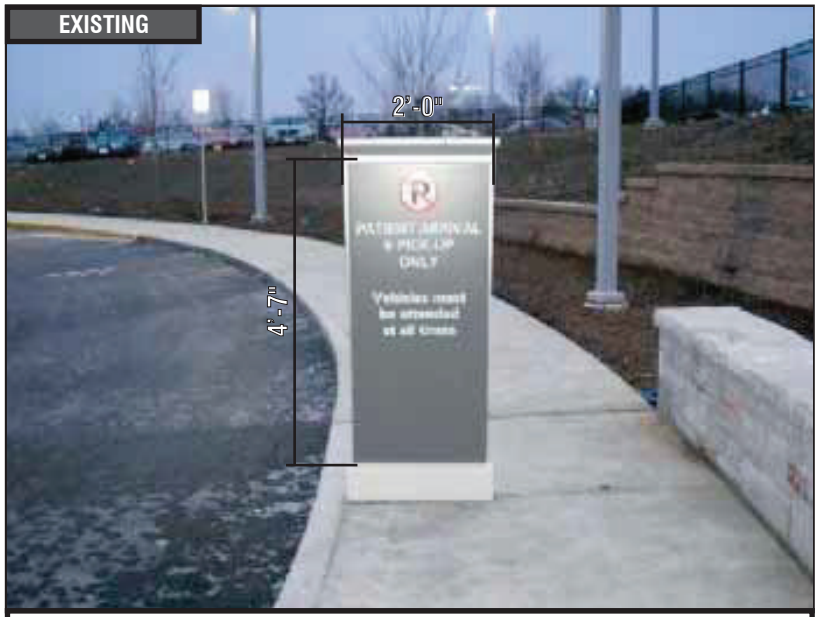
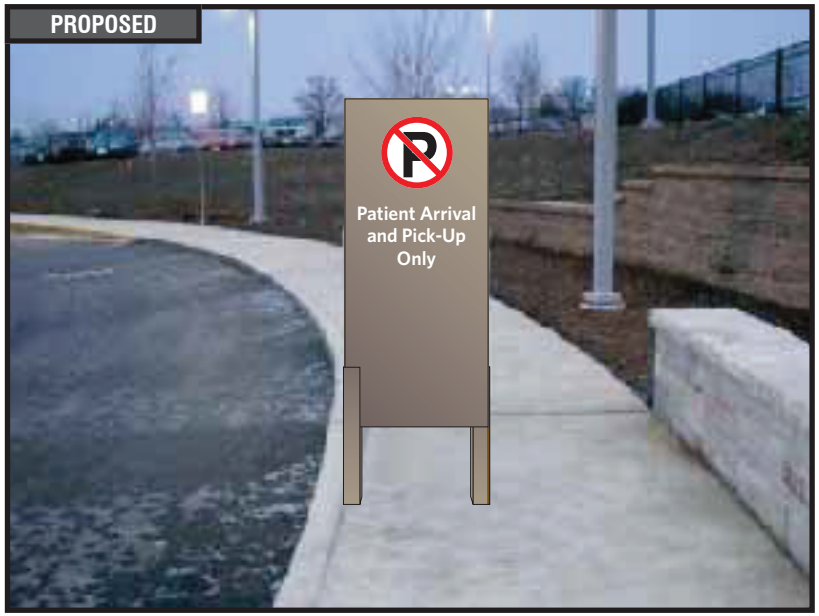
SIGN 86

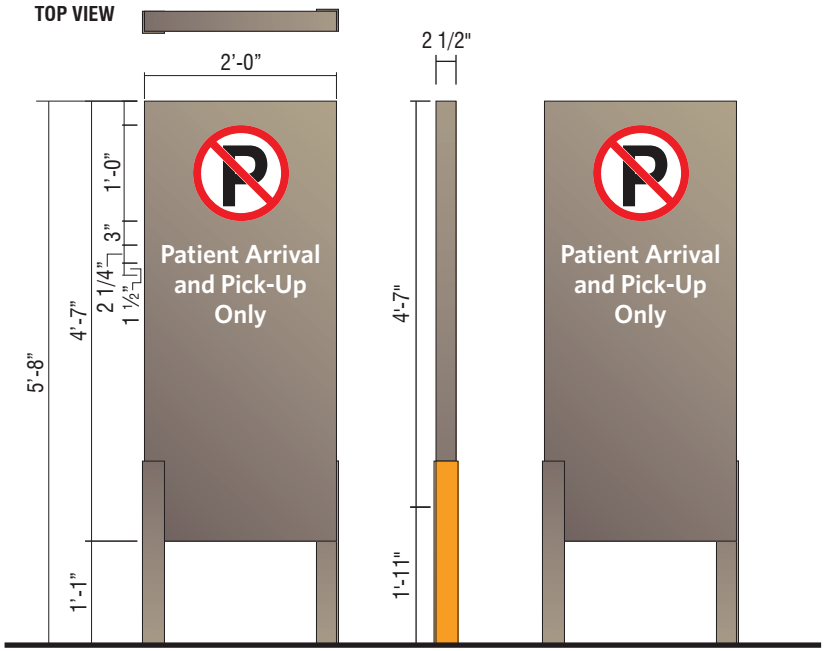
EXISTING



REGULATORY

PROPOSED





CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

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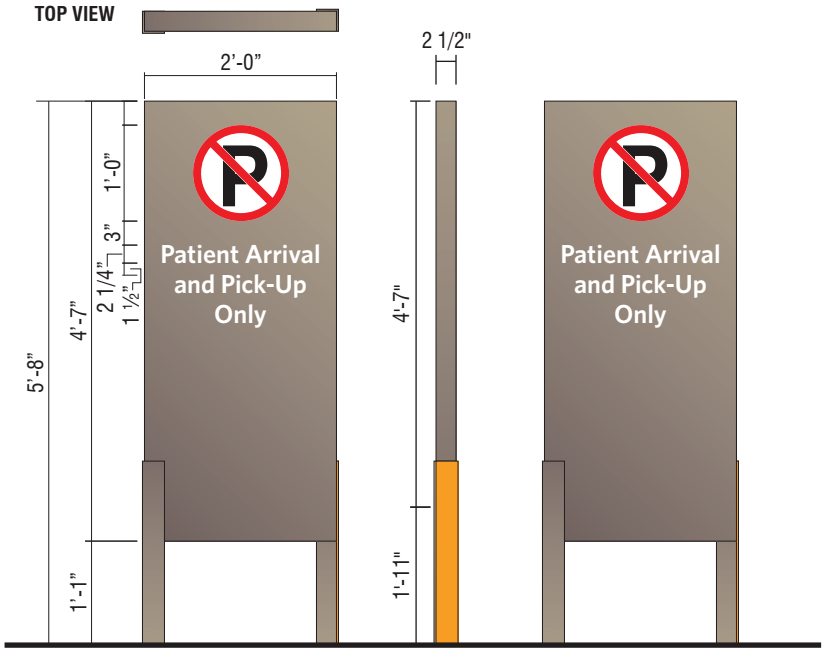
SIGN 87

REGULATORY



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS			
ADDRESS:	615 S. New Ballas Rd.	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT — CLIENT CONTRACTOR ____/____/____ DATE
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Location #: 003-4

615 S. New Ballas Rd.
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
88	1	CUSTOM VINYL APPLICATION
89	1	CUSTOM VINYL APPLICATION
90	1	CUSTOM VINYL APPLICATION
91	1	CUSTOM VINYL APPLICATION
92	1	CUSTOM VINYL APPLICATION
93	1	CUSTOM VINYL APPLICATION
94	1	B2 4’-0” MONUMENT
95	1	CUSTOM AWING RE-SKIN
96	1	D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)
97	1	F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)
98	1	LEAVE EXISTING
99	1	REMOVE EXISTING
100	1	DV-1 DOOR VONY TYP. INSTALLATION
101	1	CUSTOM VINYL APPLICATION
102	1	REMOVE EXISTING
103	1	LNIP-8-B NON ILLUMINATED BLUE PLATE LETTERS (3.5 SQ. FT.)
104	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT
105	1	CUSTOM 84” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT _392 SQ. FT.)
106	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
107	1	LNIP-12-B NON ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)
108	1	CUSTOM 12” ALUMINUM PLATE LETTERS (8 SQ. FT.)
109	1	CUSTOM 30” NON ILLUMINATED CHANNEL LETTERS
110	1	CUSTOM VINYL APPLICATION
111	1	CUSTOM AWNING RE-SKIN
112	1	CUSTOM 12” BLACK PLATE LETTERS

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
113	1	CUSTOM 8” BLACK PLATE LETTERS
114	1	TF-1-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
115	1	TF-1-P POLE MOUNTED REGULATORY (1.5 SQ. FT.)
116	1	CUSTOM 8” BLACK PLATE LETTERS
117	1	LEAVE AS IS
118	40	SPECIAL EVENTS BANNERS (VARIOUS LOCATIONS AROUND CAMPUS)

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ /_____ /_____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr**

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Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
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SCALE: **N.T.S.**
DRAWN BY: **TVS**
PAGE #: **3**

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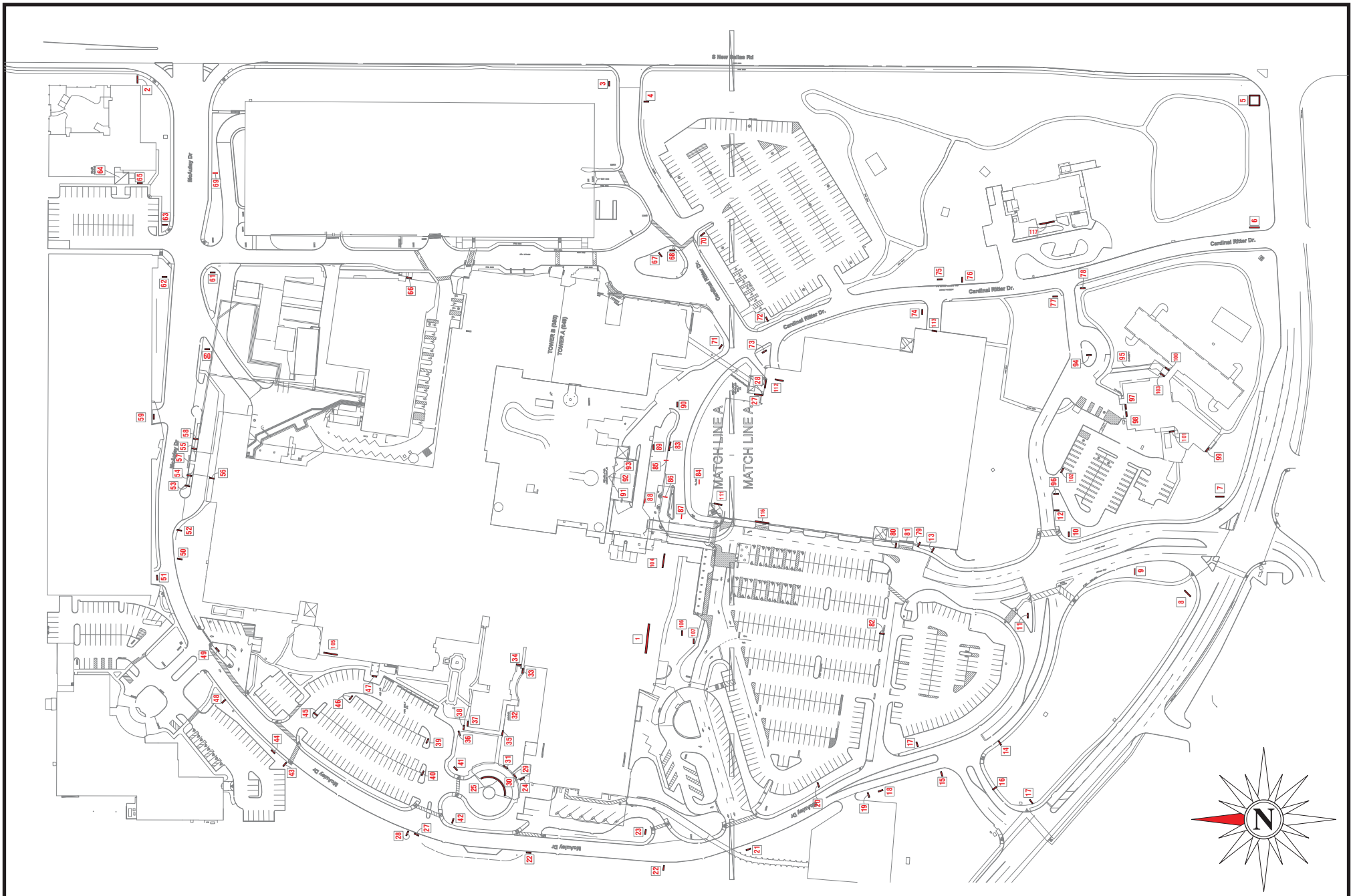

Mercy

SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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1

2

3

4

5

6

7

8

9

Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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10

11

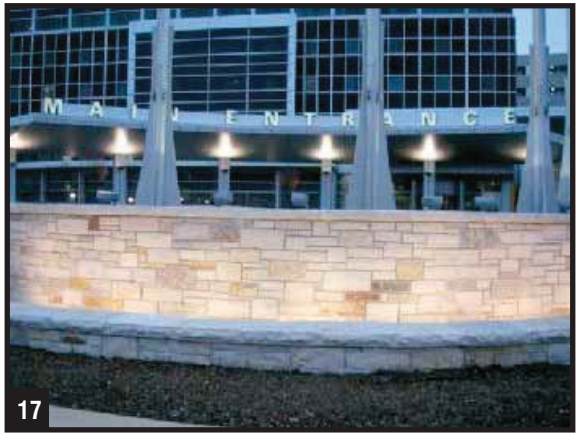
12

13

14

15

16



17

18

Mercy

OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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CLIENT CONTRACTOR
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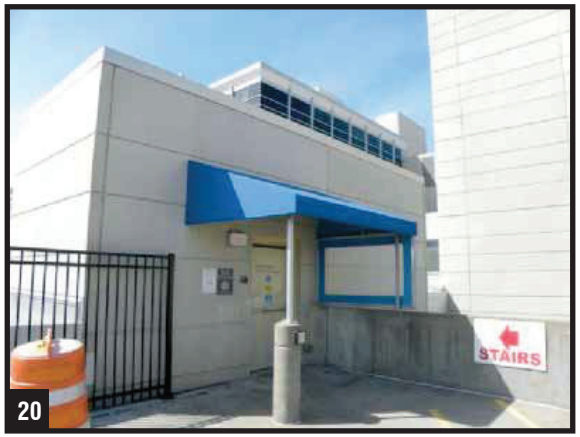
19



20

21

22

23

24

25

26

27

Mercy

OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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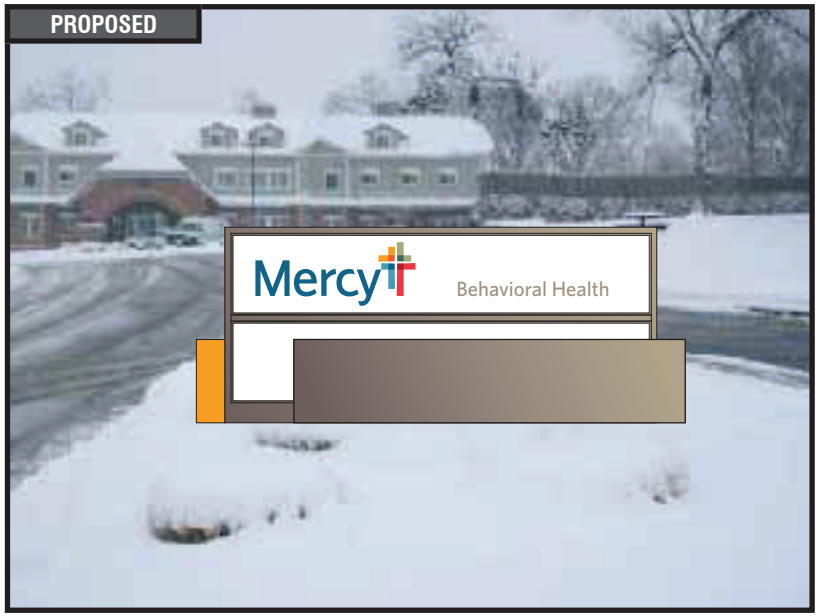
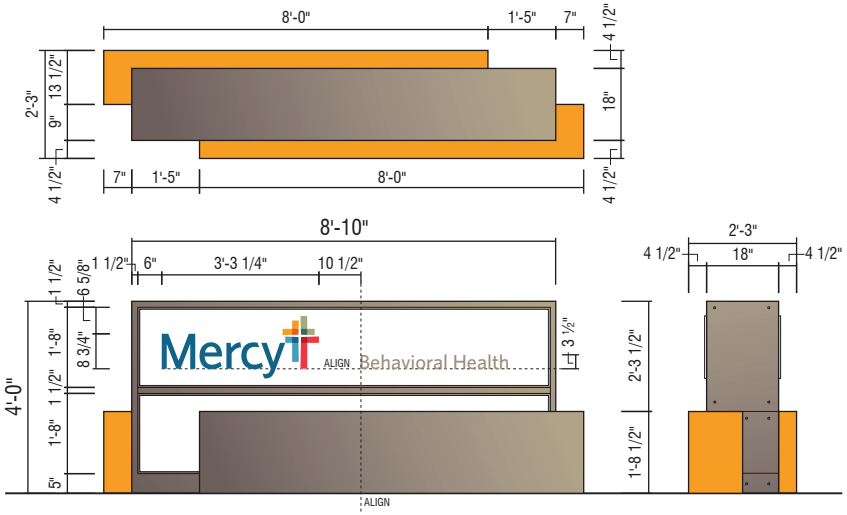
SIGN 94

EXISTING

MONUMENT SIGN

PROPOSED





B2 4'-0" MONUMENT

SIDE VIEW

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS PRIOR TO FABRICATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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PAGE #: 14

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EXISTING

NON-ILLUMINATED AWNING

PROPOSED

CUSTOM AWNING RE-SKIN

QTY: 1

RE-SKIN AWNING W/COOLEY WEATHERLYTE MATERIAL; COLOR - CHARCOAL. RESTORE FRAME AS REQUIRED. FIELD VERIFY DIMENSIONS OF AWNING PRIOR TO FABRICATION. IF THE EXISTING AWNING FRAME IS NOT A NEUTRAL COLOR (ALUMINUM, SILVER, WHITE OR BLACK) THEN THE FRAME SHOULD BE PAINTED TO MATCH RECOMMENDED AWNING MATERIAL.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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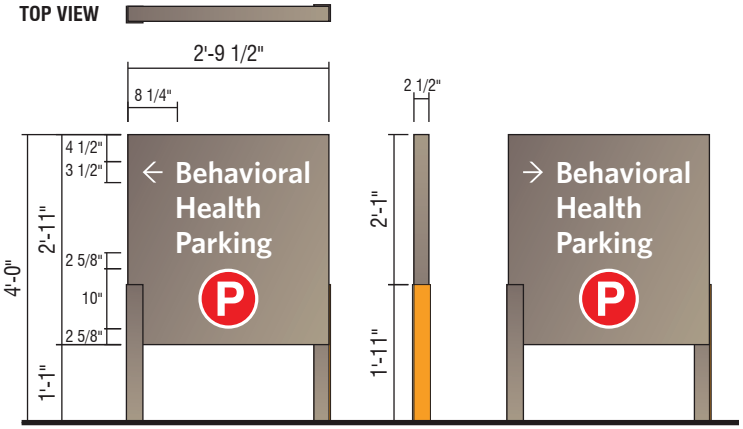
SIGN 96

EXISTING

DIRECTIONAL SIGN

PROPOSED

TOP VIEW



D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS PRIOR TO FABRICATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR ____/____/____ DATE

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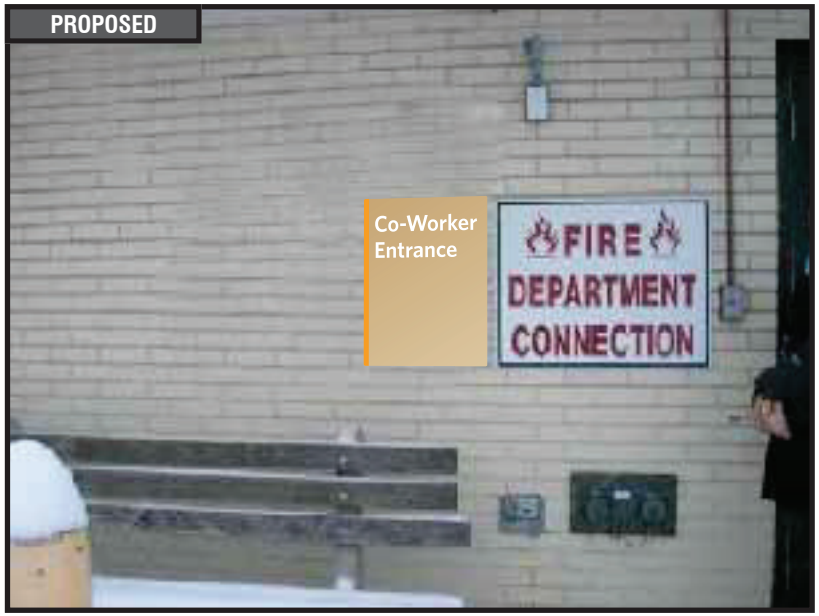
SIGN 97

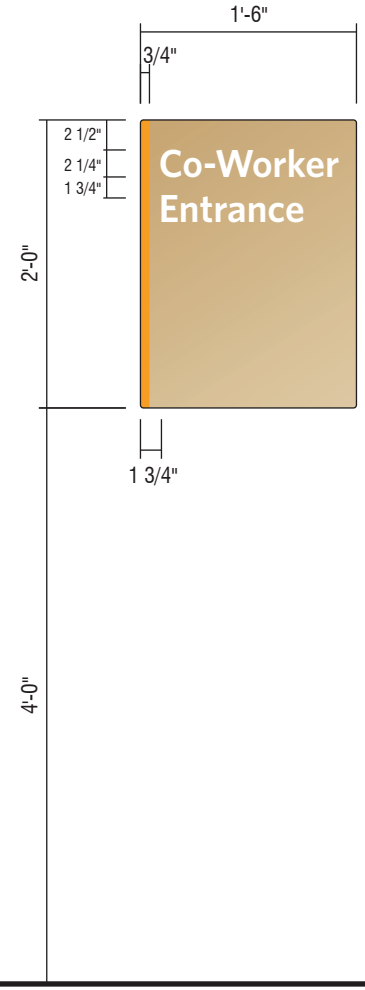
EXISTING

WALL PLAQUE

PROPOSED



TOP VIEW



F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)

QTY: 1

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
____ /____ /____ DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_003_St Louis_MO Part 4.cdr

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Rev. 5: 00/00/00

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SIGN 98

WALL PLAQUE

LEAVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 18	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 99

PLATE LETTERS

REMOVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 19	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

40'-3"

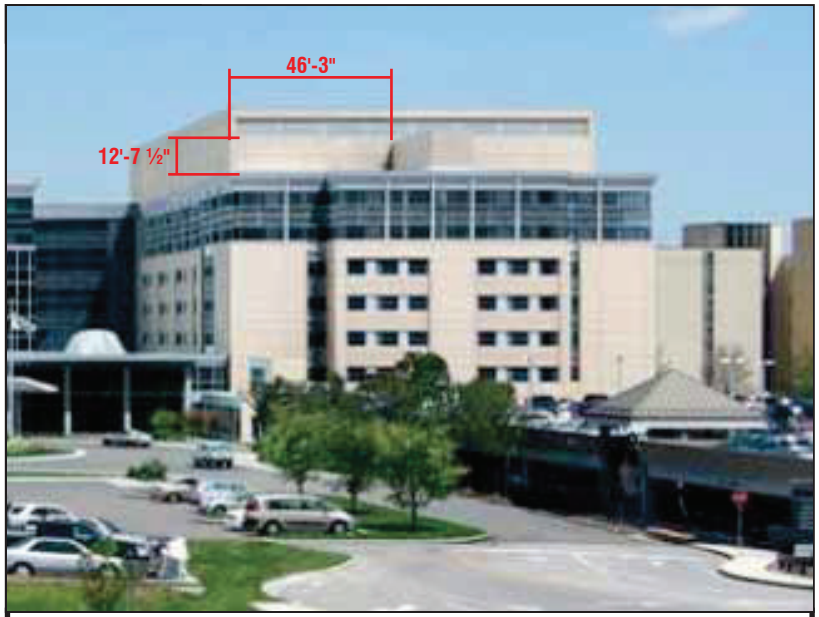
3'-6"

Children's Hospital

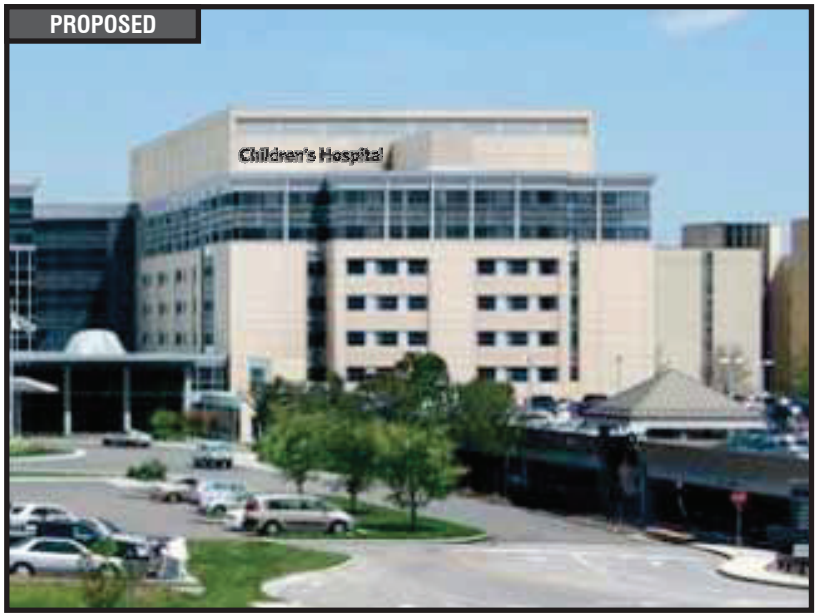
CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW En1380) SCALE: 1/8"=1'-0"

NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS PRIOR TO FABRICATION.



NONE EXISTING



Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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_____ /_____ /_____ DATE

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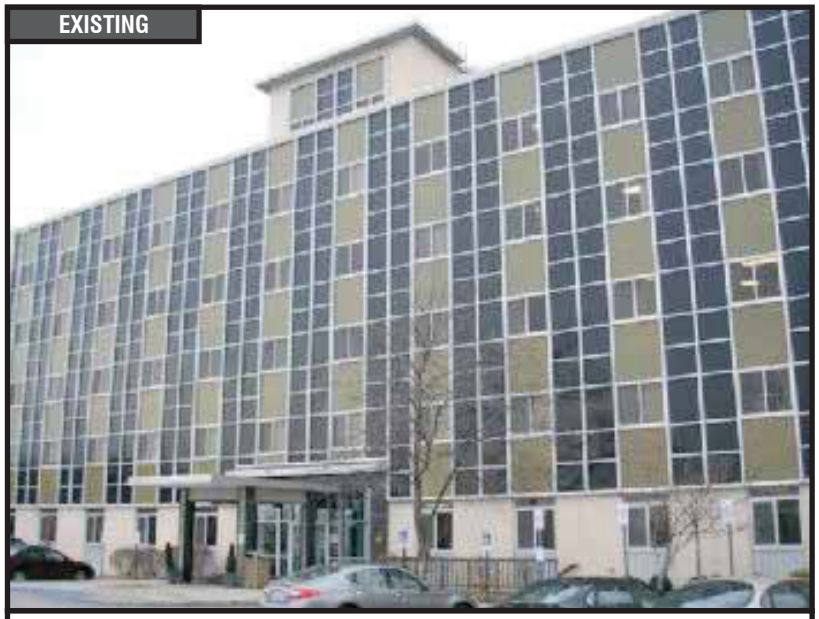
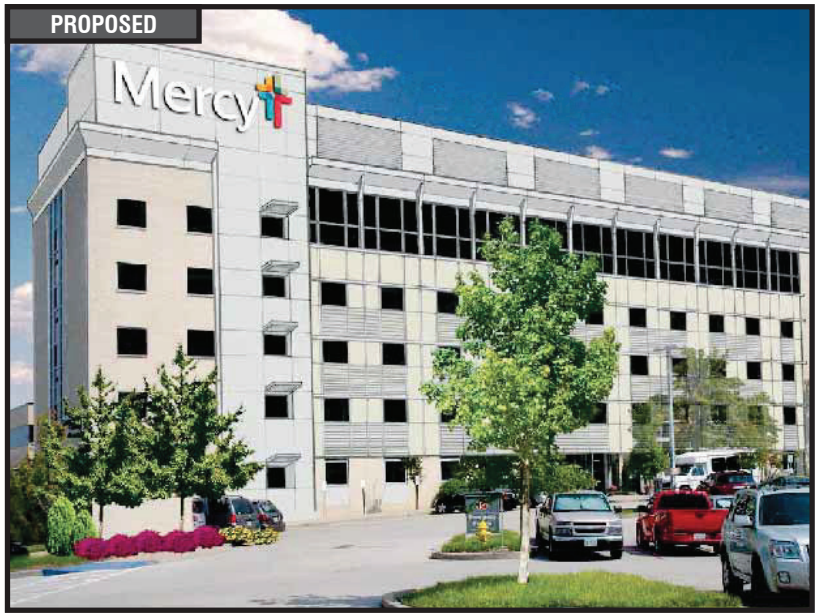
SIGN 105

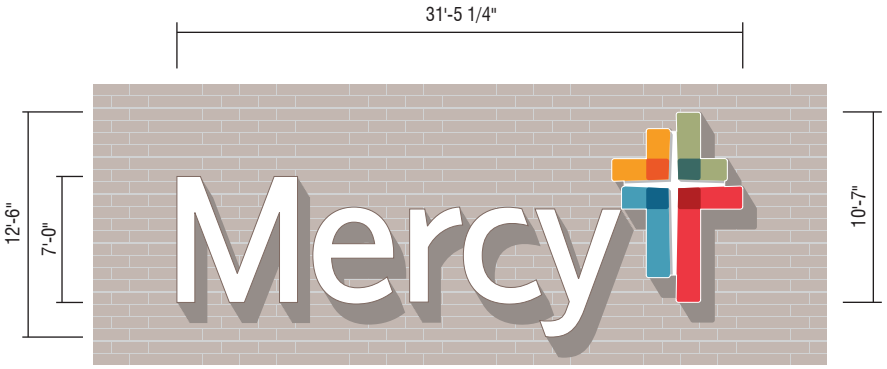
EXISTING



NONE EXISTING

PROPOSED





CUSTOM 84" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (392 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380) SCALE: 3/32"=1'-0"
CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW En1380)

FASCIA IS SCHEDULED TO RECEIVE MAJOR ALTERATIONS WITH A NEW METAL COMPOSITE MATERIAL PANELS - BY OTHERS. LETTERSET INSTALL TO BE COORDINATED WITH CONTRACTOR.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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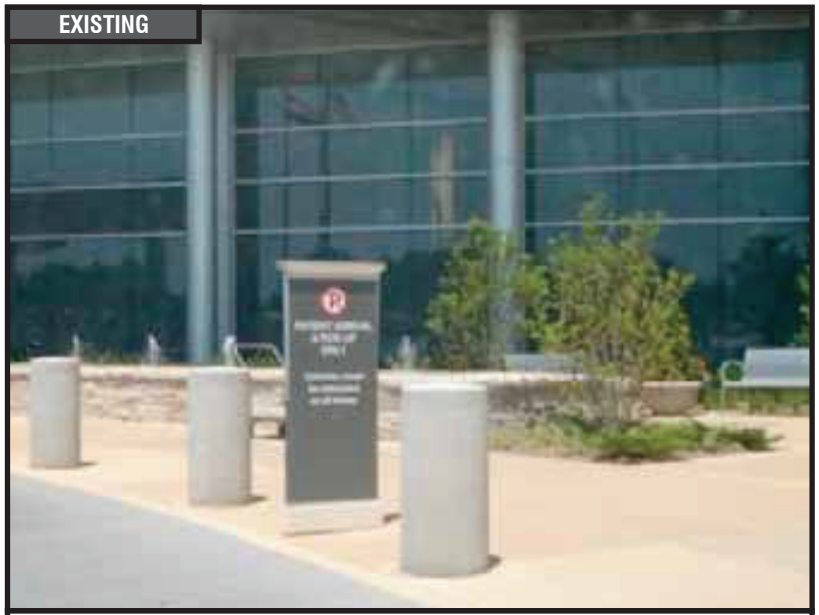
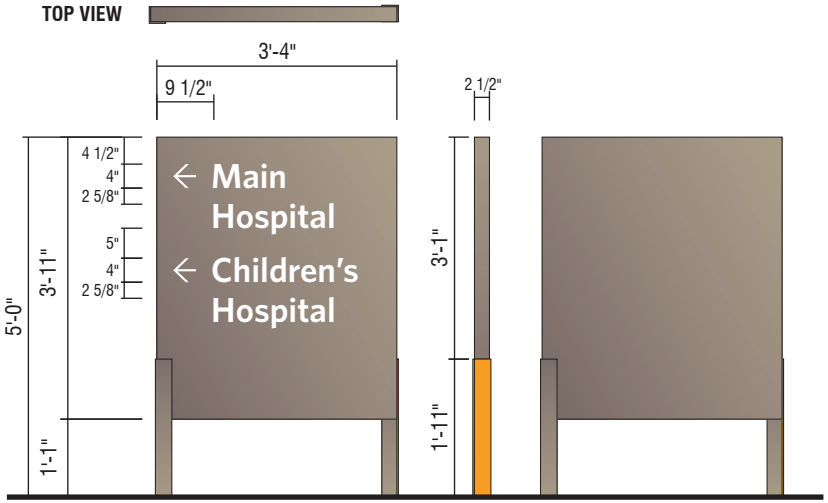
SIGN 106

EXISTING



NONE EXISTING

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY. 1

INSTALL NEW SIGN IN LANDSCAPE AREA AS SHOWN, SEE SITE PLAN FOR GENERAL LOCATION AND FIELD VERIFY EXACT LOCATION.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
____ /____ /____
DATE

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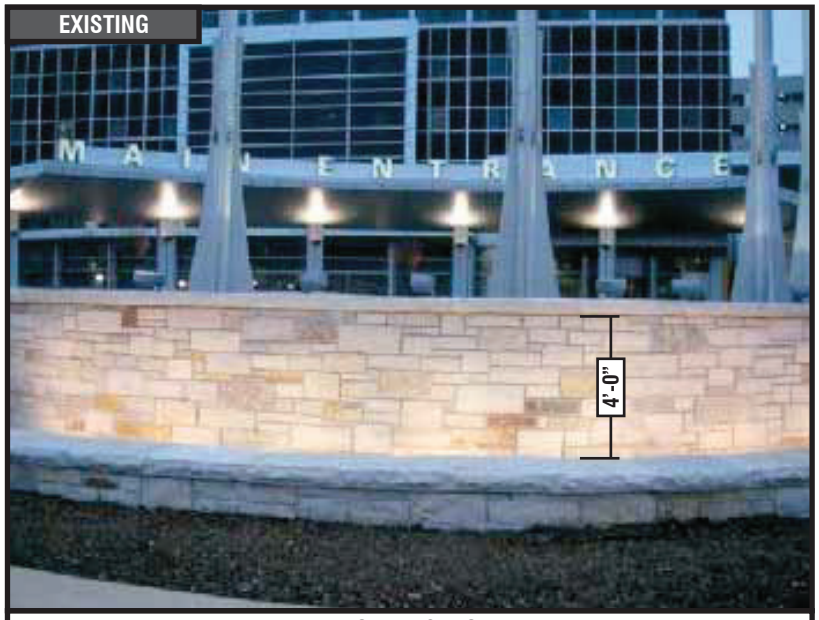
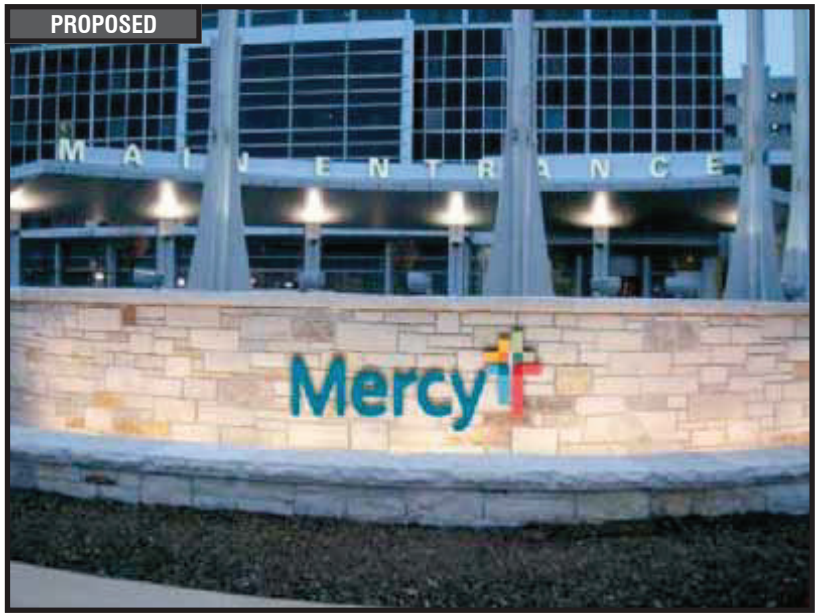
SIGN 107



NONE EXISTING



LNIP-12-B NON-ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)

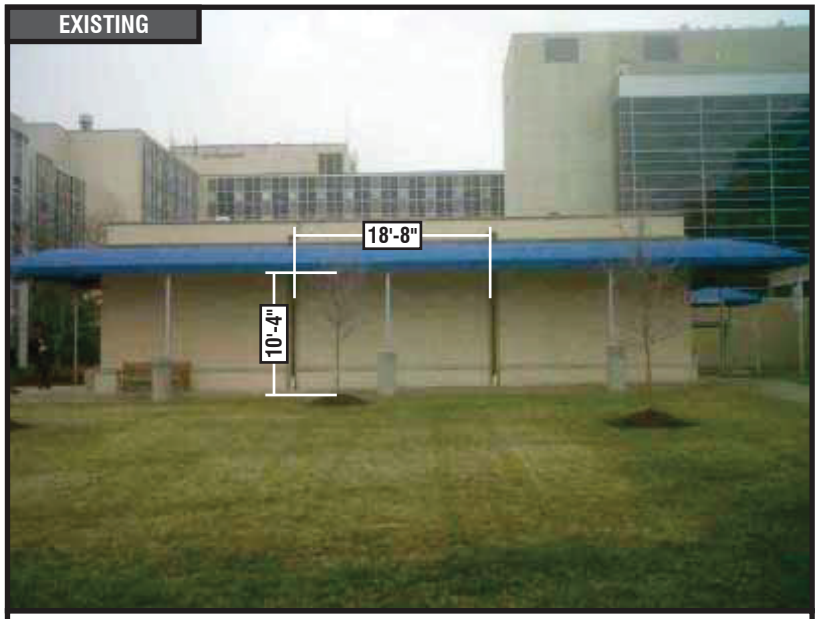
QTY. 1 SCALE: 1"=1'-0"

CENTER NEW SIGN ON RADIUSED STONE WALL AS SHOWN.

Mercy	**RECOMMENDATIONS** ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 27	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 109

EXISTING



NONE EXSITING

PROPOSED

CUSTOM 30" NON-ILLUMINATED CHANNEL LETTERS

QTY. 1

SCALE: 1/2"=1'-0"

CENTER ON WALL AS SHOWN. LETTERS TO BE BLACK NON-ILLUMINATED CHANNEL LETTERS.

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ /_____ /_____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr**

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Rev. 1: **06/15/12**
Rev. 2: **00/00/00**
Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

SCALE: **As Noted**
DRAWN BY: **TVS**
PAGE #: **29**

DRAWINGS PREPARED BY:

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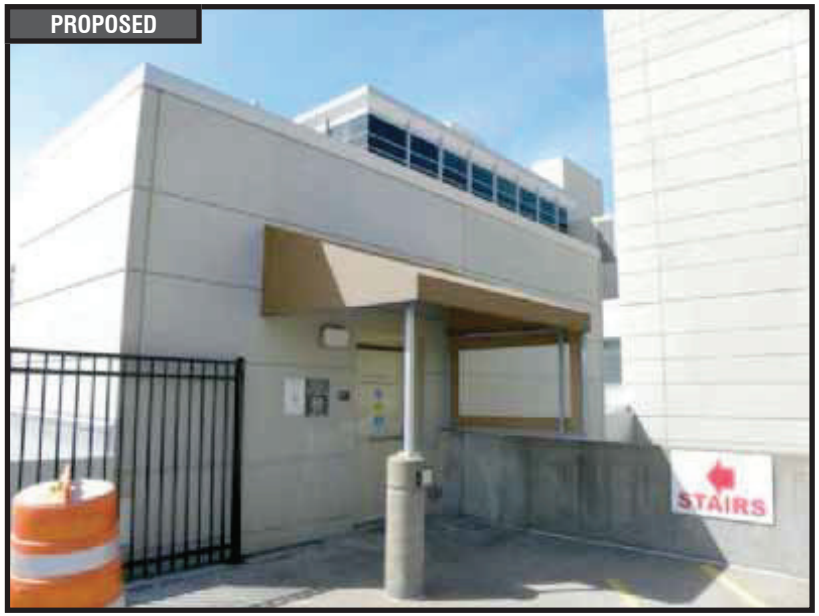
SIGN 111

EXISTING

NON-ILLUMINATED AWNING

PROPOSED



CUSTOM AWNING RE-SKIN

QTY: 1

RE-SKIN AWNING W/COOLEY WEATHERLYTE MATERIAL; COLOR - CHARCOAL. RESTORE FRAME AS REQUIRED. FIELD VERIFY DIMENSIONS OF AWNING PRIOR TO FABRICATION. IF THE EXISTING AWNING FRAME IS NOT A NEUTRAL COLOR (ALUMINUM, SILVER, WHITE OR BLACK) THEN THE FRAME SHOULD BE PAINTED TO MATCH RECOMMENDED AWNING MATERIAL.

Mercy

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____ DATE

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Rev. 5: 00/00/00

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PAGE #: 31

DRAWINGS PREPARED BY:

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ims ImageCare Maintenance Services

10'-0 1/8"

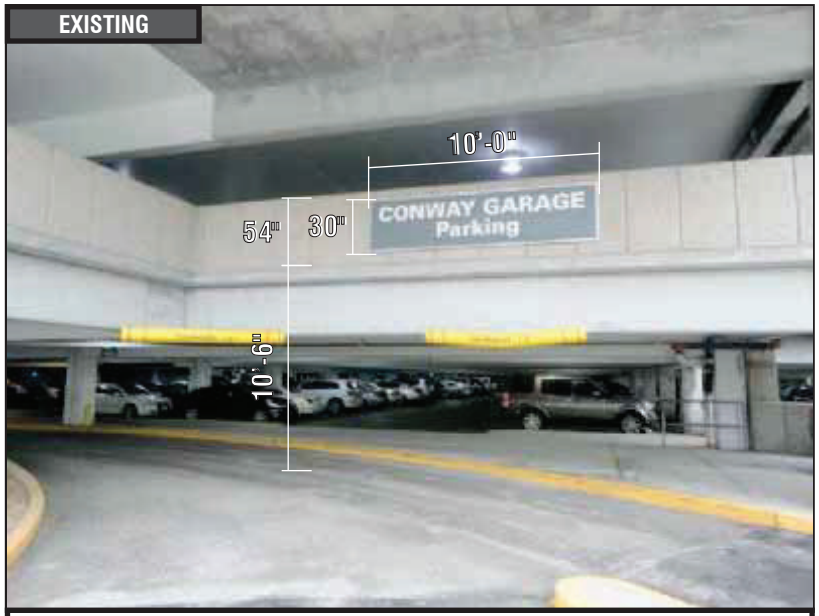
12"

Hospital Parking

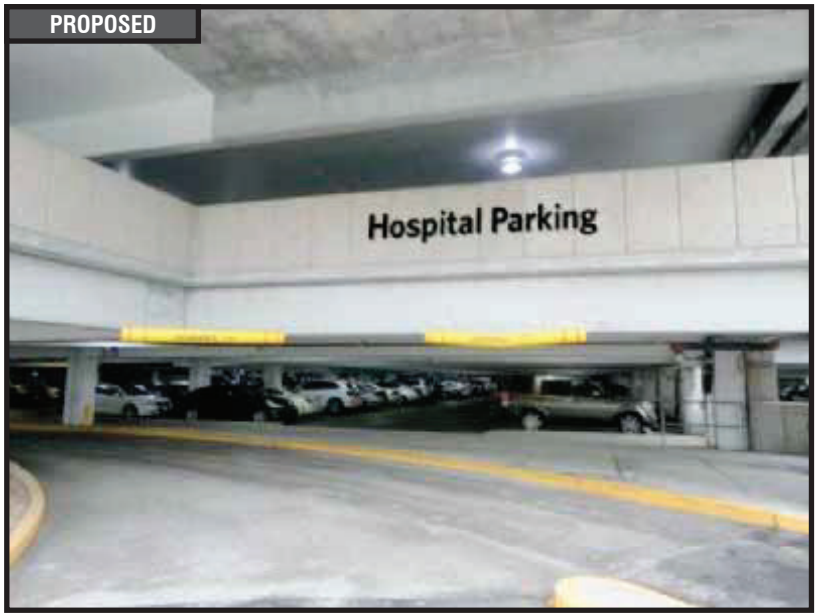
CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8"=1'-0"



WALL PLAQUE



Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

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SCALE: **As Noted**

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PAGE #: **32**

DRAWINGS PREPARED BY:

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6'-8"

8"

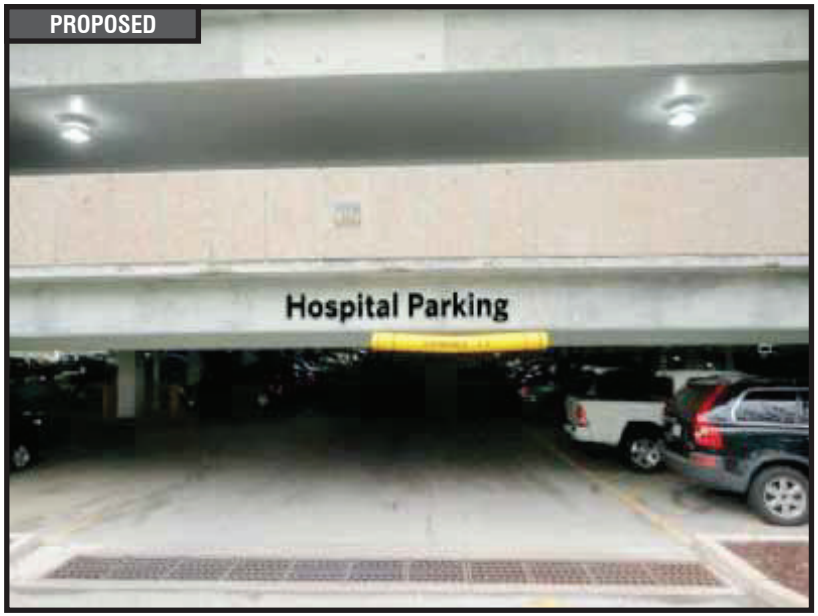
Hospital Parking

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4"=1'-0"

NONE EXISTING



Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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Rev. 4:	00/00/00
Rev. 5:	00/00/00

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PAGE #: **33**

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6'-8"

8"

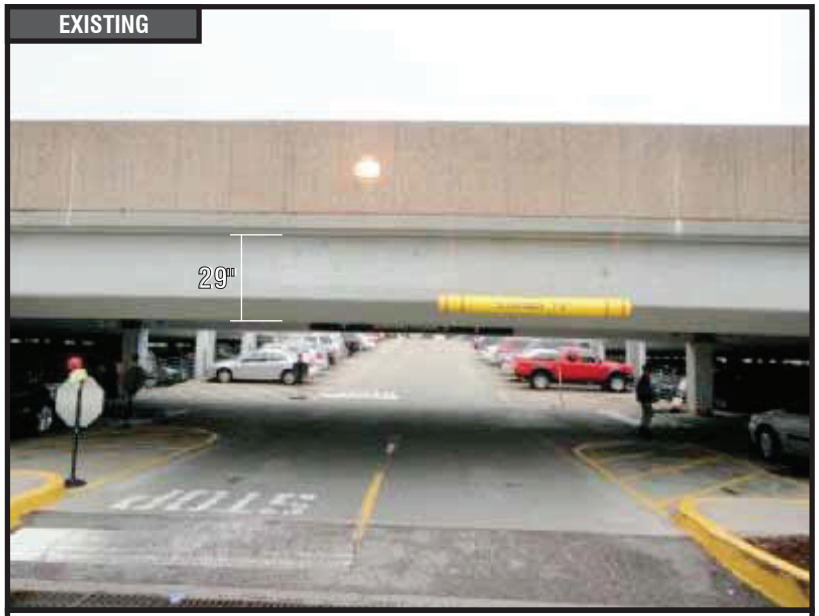
Hospital Parking

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

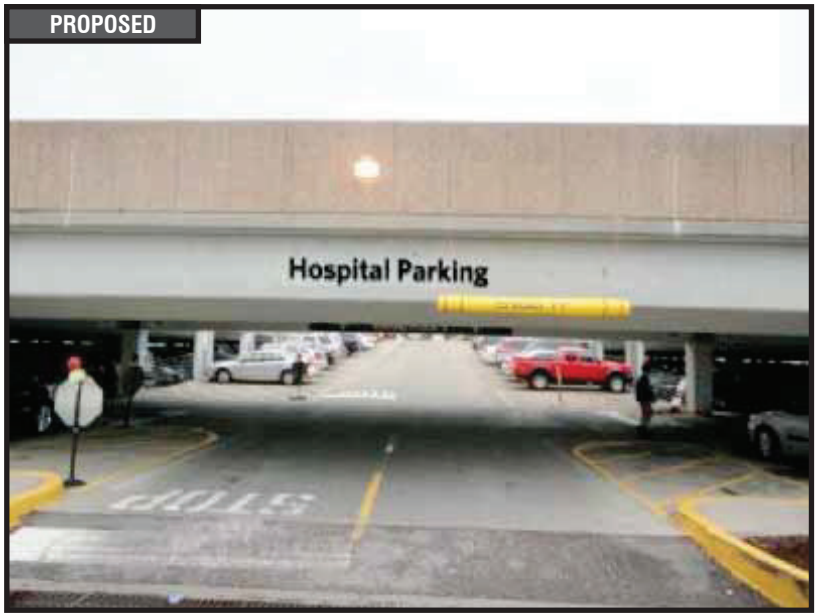
SCALE: 3/4"=1'-0"

EXISTING



NONE EXISTING

PROPOSED



Mercy

RECOMMENDATIONS

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CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

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PAGE #: **36**

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SIGN 117

EXISTING

PLATE LETTERS

LEAVE AS IS

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 003	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 4.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 19	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 118

BANNERS

SPECIAL EVENTS BANNERS

QTY: 40

TO BE LOCATED AT VARIOUS LOCATINOS AROUND CAMPUS.

BANNERS MAY CHANGE FREQUENTLY TO ADVERTISE SPECIAL EVENTS

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
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Mercy

Location #: 004

625 S. New Ballas Rd.
St. Louis, MO
63141

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ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT (108 SQ. FT.)
2	1	REMOVE EXISTING
3	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
4	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
5	1	LEAVE EXISTING
6	1	REMOVE EXISTING & REPLACE W/ REGULATORY VINYL TYP. INSTALLATION
7	1	REMOVE EXISTING

Mercy

RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **004**

SUBMITTAL IS:
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

SCALE: **N/A**
DRAWN BY: **TVS**
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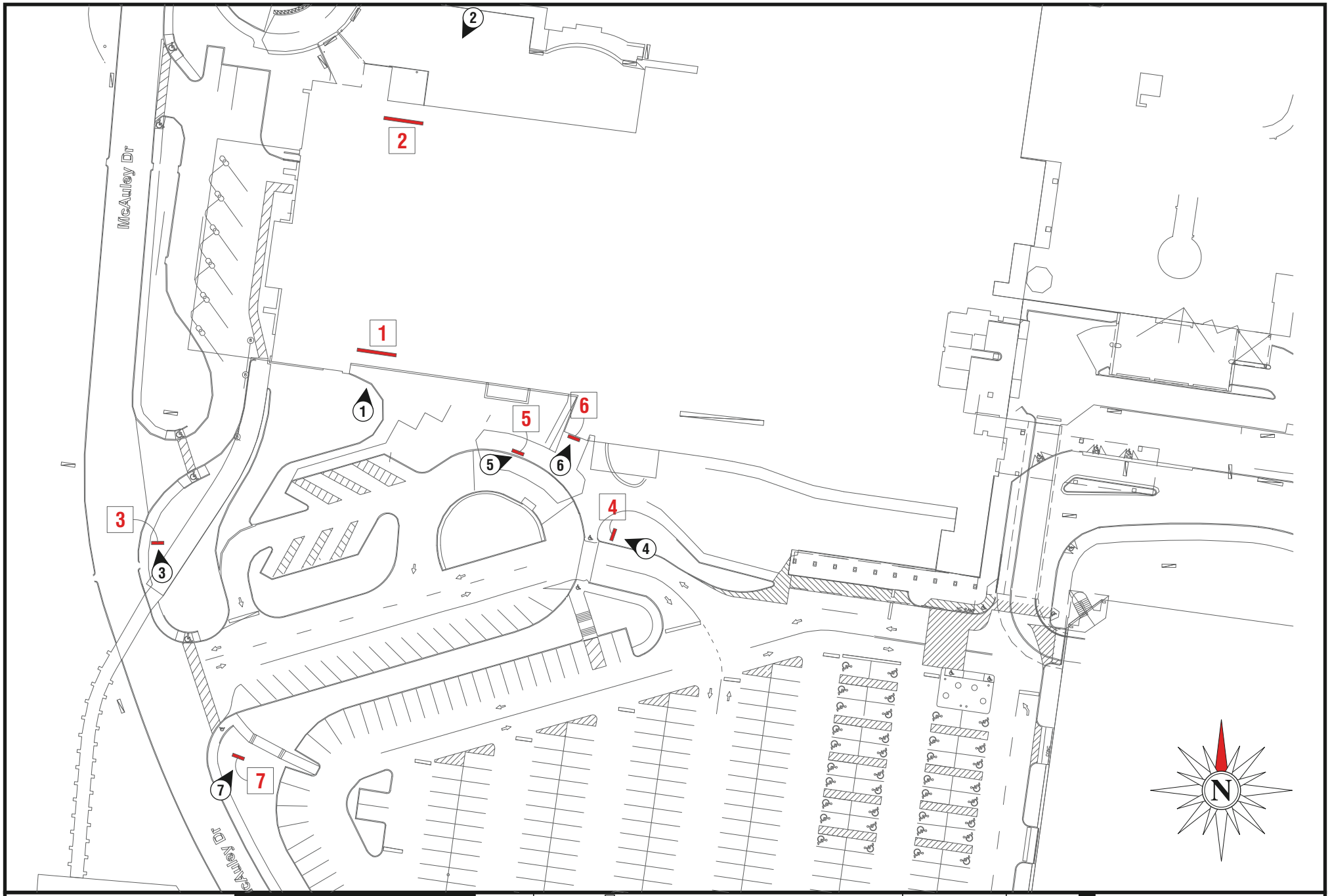

Mercy

SITE PLAN

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 004

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
____/____/____ DATE

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Rev. 5:	00/00/00

SCALE: N.T.S.
DRAWN BY: TVS
PAGE #: 3

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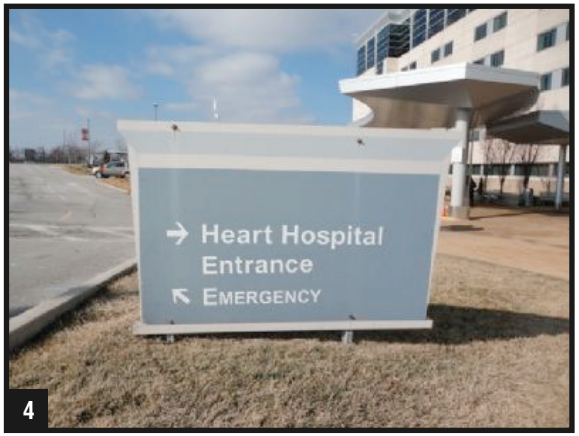
1

2

3



4

5

6

7

8

9

Mercy

OVERVIEW PHOTOS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 004

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr

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Rev. 5:	00/00/00

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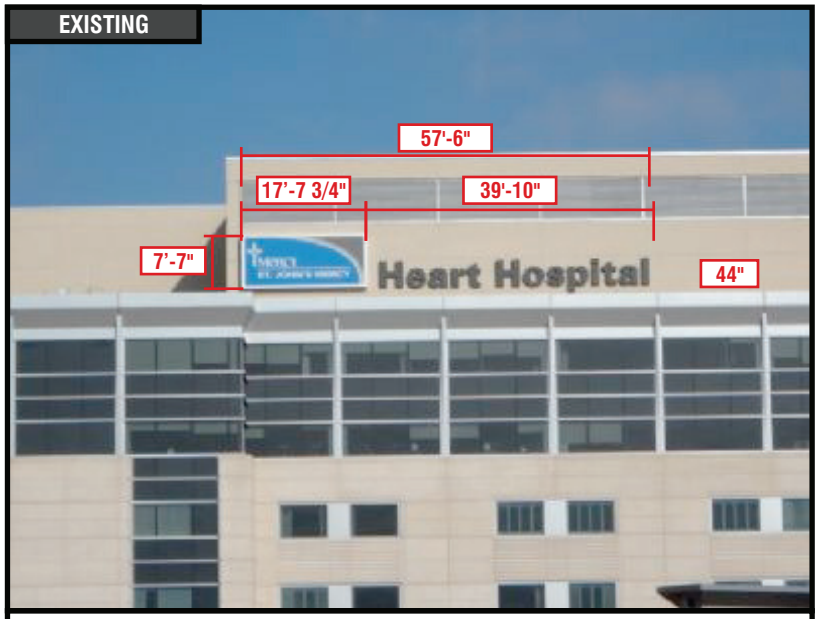
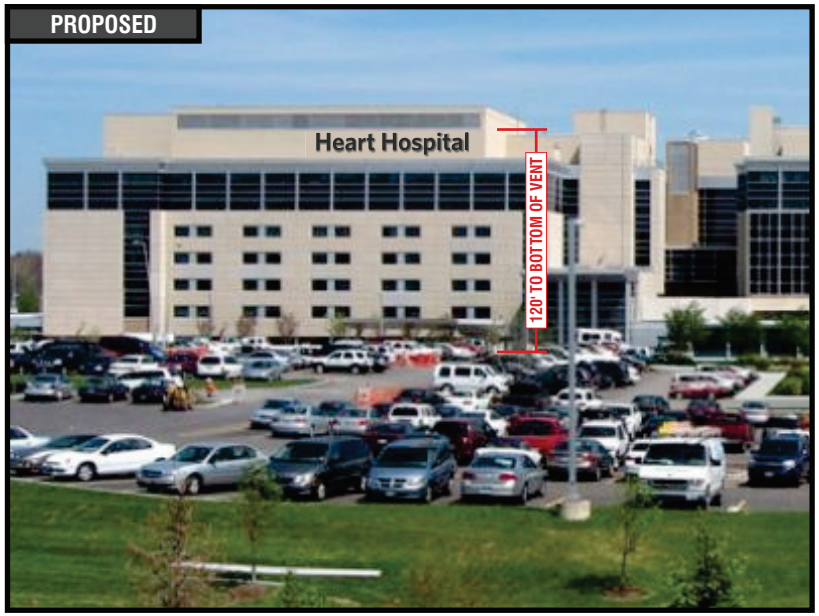
SIGN 1

EXISTING



ILLUMINATED CHANNEL LETTERS

PROPOSED



CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT (108 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380) SCALE: 1/8"=1'-0"

Mercy

RECOMMENDATIONS			
ADDRESS:	625 S. New Ballas Rd.		
CITY/STATE:	St. Louis, MO		
ZIP:	63141		

PROJECT #:	SUBMITTAL IS:	DATE:	SCALE:
3566	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE	06/06/12	As Noted
		Rev. 1: 06/22/12	
		Rev. 2: 06/27/12	DRAWN BY: TVS
LOCATION #: 004	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr	Rev. 3: 00/00/00	
		Rev. 4: 00/00/00	PAGE #: 5
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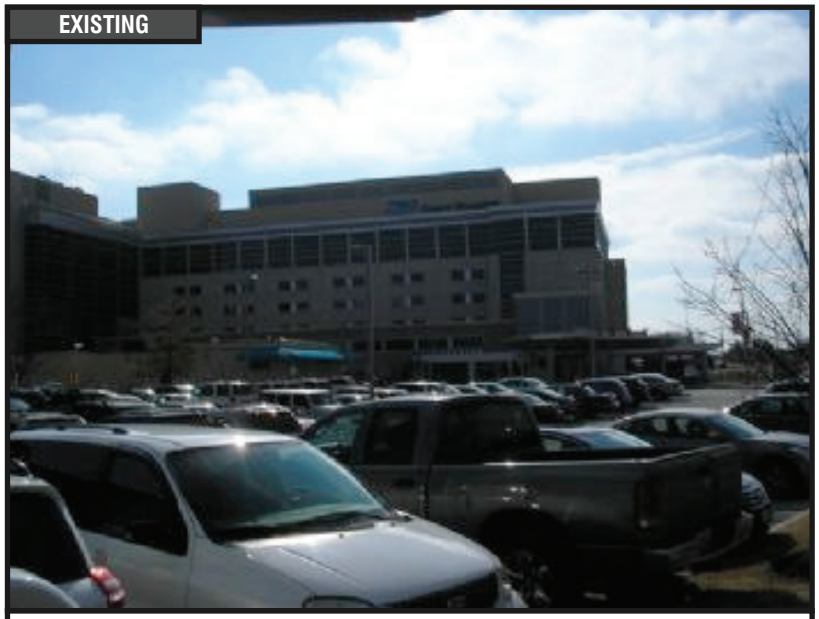
SIGN 2



ILLUMINATED CHANNEL LETTERS

REMOVE EXISTING

QTY: 1

Mercy

RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **004**

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Rev. 5: **00/00/00**

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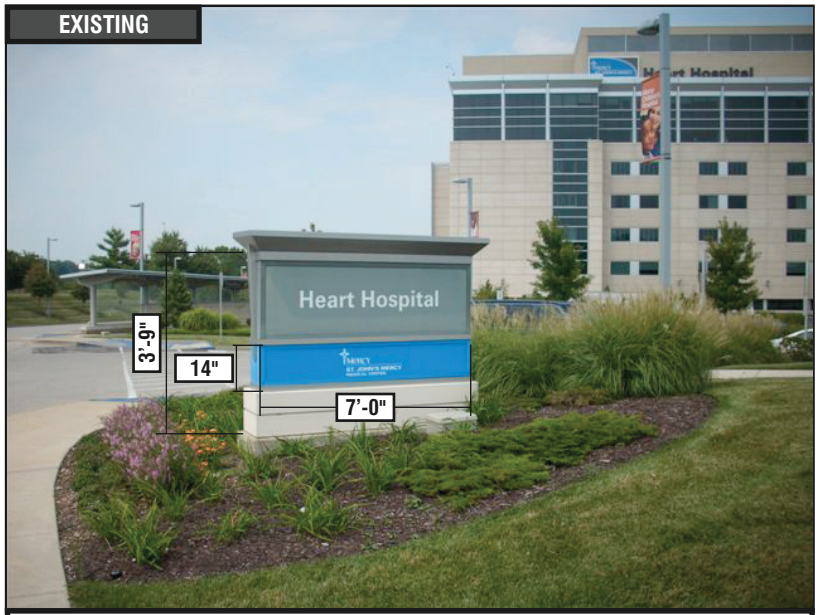
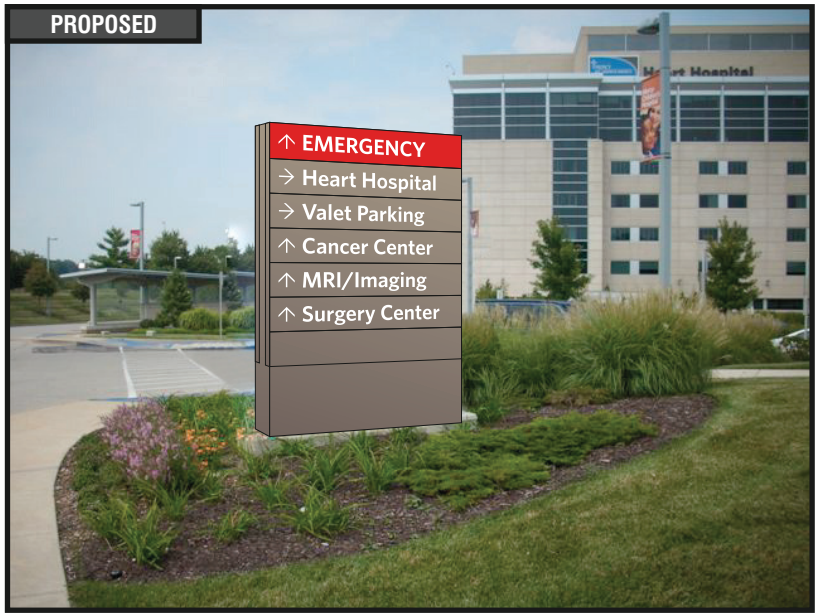
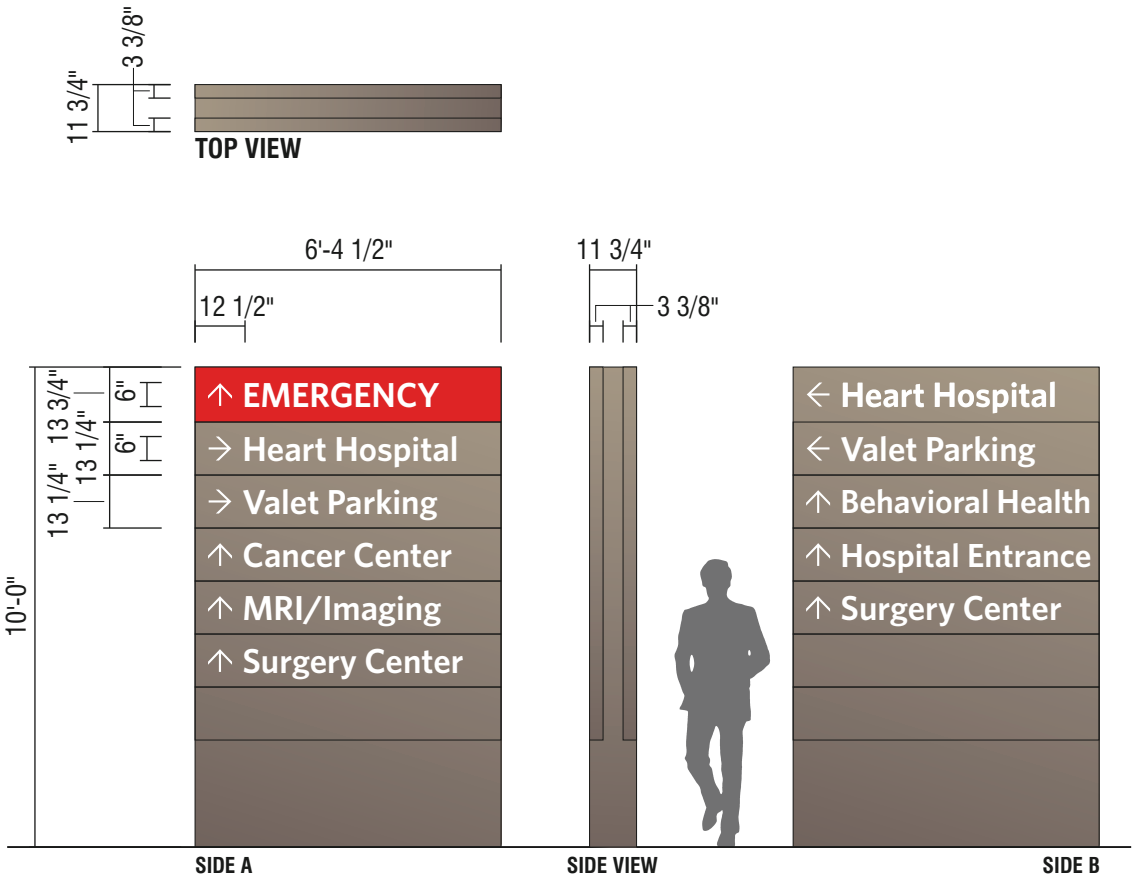
SIGN 3







D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

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

Mercy

RECOMMENDATIONS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 004

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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Rev. 5:	00/00/00

SCALE: As Noted
DRAWN BY: TVS
PAGE #: 7

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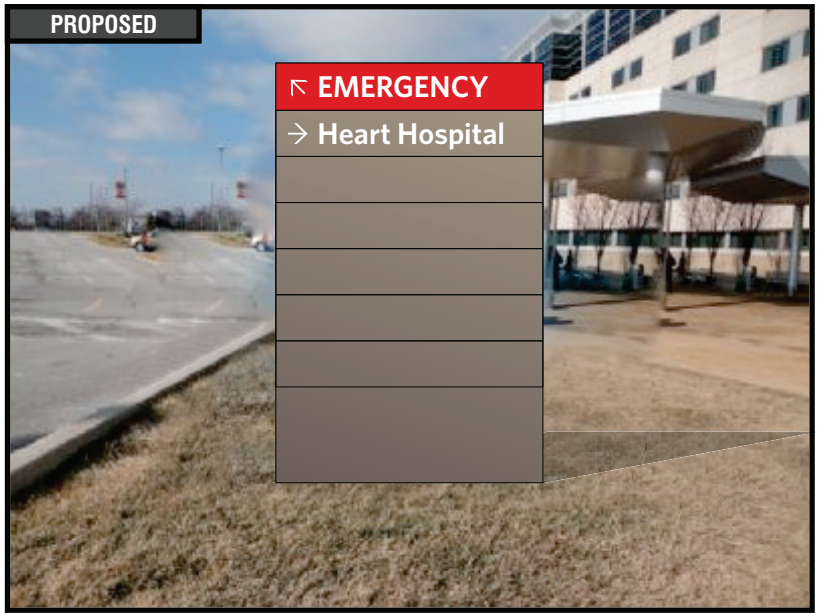
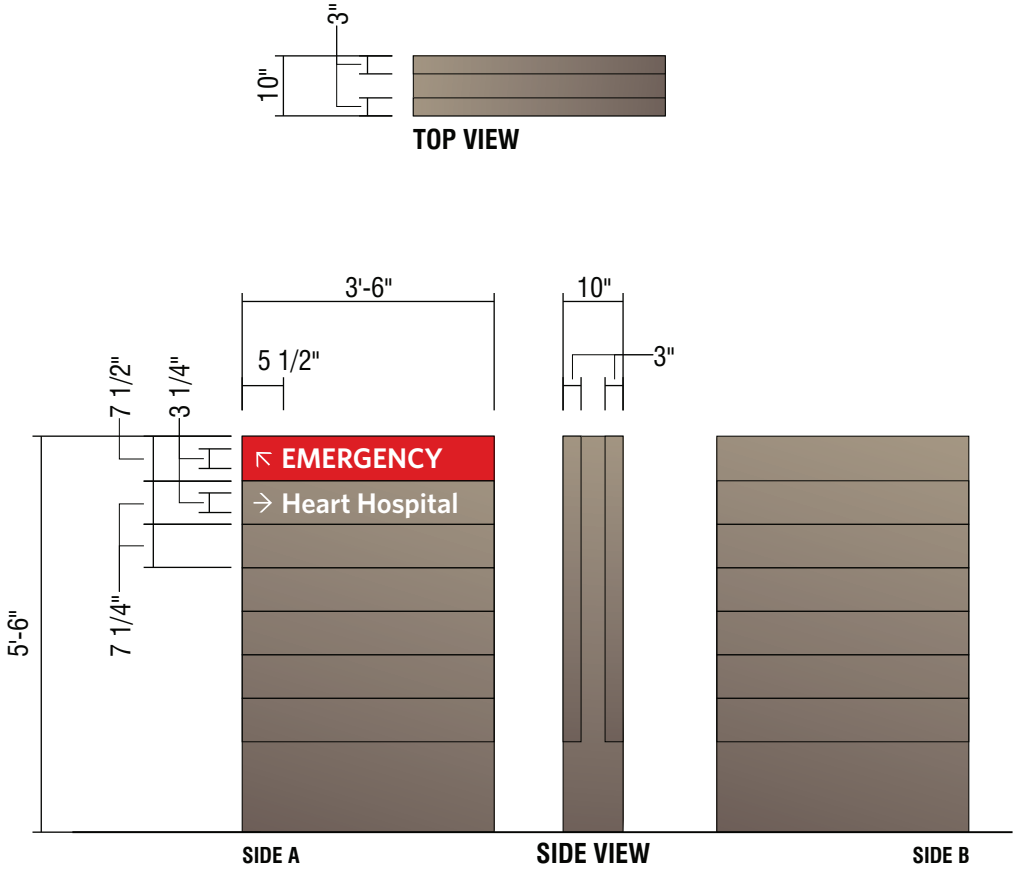
SIGN 4

DIRECTIONAL SIGN





D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 3/8"=1'-0"

Mercy	RECOMMENDATIONS ADDRESS: 625 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 004	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/06/12 Rev. 1: 06/22/12 Rev. 2: 06/27/12 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 8	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 5

VINYL

LEAVE EXISTING

QTY: 1

Mercy	**RECOMMENDATIONS** ADDRESS: **625 S. New Ballas Rd.** CITY/STATE: **St. Louis, MO** ZIP: **63141**	PROJECT #: **3566** LOCATION #: **004**	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr**	DATE: **06/06/12** Rev. 1: **06/22/12** Rev. 2: **06/27/12** Rev. 3: **00/00/00** Rev. 4: **00/00/00** Rev. 5: **00/00/00**	SCALE: **As Noted** DRAWN BY: **TVS** PAGE #: **9**	DRAWINGS PREPARED BY:	*The Icon Companies®* icon Icon Identity Solutions ims ImageCare Maintenance Services

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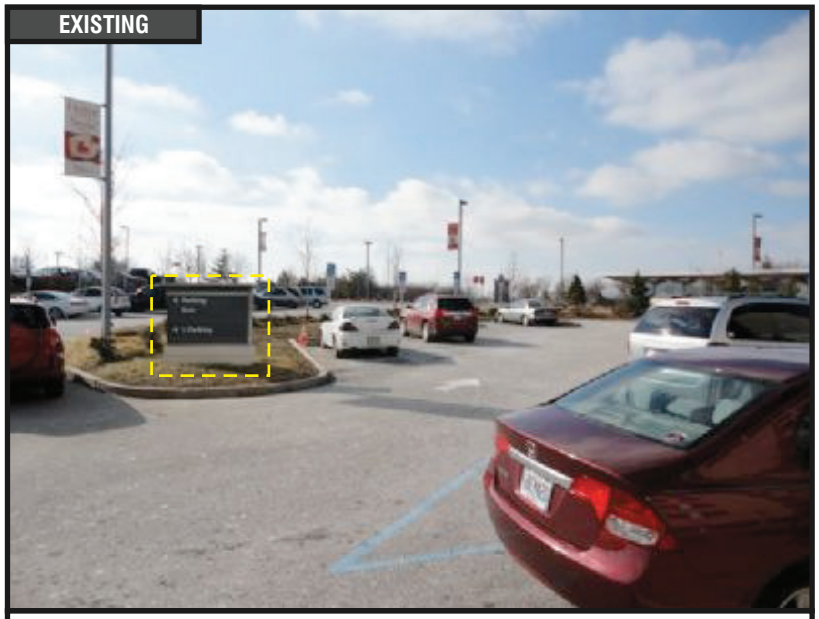
EXISTING



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 625 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 004	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/06/12 Rev. 1: 06/22/12 Rev. 2: 06/27/12 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 11	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

Mercy

Location #003
Master Sign Plan & Site Plan

615 S. New Ballas Rd.
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-001	1	CUSTOM 74” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)
003-002	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-003	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-004	1	REMOVE EXISTING
003-005	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
003-006	1	REMOVE EXISTING
003-007	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-008	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-009	1	REMOVE EXISTING
003-010	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-011	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-012	1	REMOVE EXISTING
003-013	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-014	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-015	1	REMOVE EXISTING
003-016	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-017	1	D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL
003-018	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
003-019	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-020	1	REMOVE EXISTING
003-021	1	REMOVE EXISTING
003-022	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-023	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-024	1	CUSTOM RE-FACE AND RETRO-FIT
003-025	1	CUSTOM RE-FACE AND RETRO-FIT
003-026	1	REMOVE EXISTING
003-027	1	REMOVE EXISTING
003-028	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-029	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-030	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION
003-031	1	CUSTOM RE-FACE AND RETRO-FIT
003-032	1	CUSTOM AWNING RE-SKIN
003-033	1	REMOVE EXISTING
003-034	1	DV-1 DOOR VINYL TYP. INSTALLATION
003-035	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-036	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
003-037	1	CUSTOM NON-ILLUMINATED CHANNEL LETTERS
003-038	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-039	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-040	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-041	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-042	1	B1 6'-0" MONUMENT
003-043	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-044	1	REMOVE EXISTING
003-045	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-046	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-047	1	LEAVE EXISTING
003-048	1	REMOVE EXISTING
003-049	1	REMOVE EXISTING
003-050	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-051	1	CUSTOM 10” BLACK PLATE LETTERS
003-052	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-053	1	CUSTOM 10” DAY/NIGHT CHANNEL LETTERS
003-054	1	REMOVE EXISTING
003-055	1	REMOVE EXISTING
003-056	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-057	1	CUSTOM FASCiA PANEL W/DAY/NIGHT CHANNEL LETTERS - FACE LIT
003-058	1	CUSTOM DAY/NIGHT CHANNEL LETTERS - FACE LIT

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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Rev. 5: **00/00/00**

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DRAWN BY: **TVS**
PAGE #: **2**

DRAWINGS PREPARED BY:

The Icon Companies®
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-059	1	CUSTOM 10” BLACK PLATE LETTERS
003-060	1	D3-NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-061	1	REMOVE EXISTING
003-062	1	REMOVE EXISTING
003-063	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-064	1	NOT IN SCOPE
003-065	1	NOT IN SCOPE
003-066	1	DV-1 DOOR VINYL TYP. INSTALLATION
003-067	1	REMOVE EXISTING
003-068	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-069	1	REMOVE EXISTING
003-070	1	REMOVE EXISTING
003-071	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-072	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-073	1	REMOVE EXISTING
003-074	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-075	1	REMOVE EXISTING
003-076	1	REMOVE EXISTING
003-077	1	REMOVE EXSTING
003-078	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
003-079	1	REMOVE EXISTING
003-080	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-081	1	CUSTOM BLACK PLATE LETTERS
003-082	1	REMOVE EXISTING
003-083	1	LEAVE EXISTING
003-084	1	LEAVE EXISTING
003-085	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
003-086	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
003-087	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-088	1	CUSTOM VINYL APPLICATION
003-089	1	CUSTOM VINYL APPLICATION
003-090	1	CUSTOM VINYL APPLICATION
003-091	1	CUSTOM VINYL APPLICATION
003-092	1	CUSTOM VINYL APPLICATION
003-093	1	CUSTOM VINYL APPLICATION
003-094	1	B2 4’-0” MONUMENT
003-095	1	CUSTOM AWING RE-SKIN
003-096	1	D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)
003-097	1	F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)
003-098	1	LEAVE EXISTING
003-099	1	REMOVE EXISTING
003-100	1	DV-1 DOOR VONY TYP. INSTALLATION
003-101	1	CUSTOM VINYL APPLICATION
003-102	1	REMOVE EXISTING
003-103	1	LNIP-8-B NON ILLUMINATED BLUE PLATE LETTERS (3.5 SQ. FT.)
003-104	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT
003-105	1	CUSTOM 84” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (392 SQ. FT.)
003-106	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-107	1	LNIP-12-B NON ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)
003-108	1	CUSTOM 12” ALUMINUM PLATE LETTERS (8 SQ. FT.)
003-109	1	CUSTOM 30” NON ILLUMINATED CHANNEL LETTERS
003-110	1	CUSTOM VINYL APPLICATION
003-111	1	CUSTOM AWNING RE-SKIN
003-112	1	CUSTOM 12” BLACK PLATE LETTERS
003-113	1	CUSTOM 8” BLACK PLATE LETTERS
003-114	1	TF-1-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-115	1	TF-1-P POLE MOUNTED REGULATORY (1.5 SQ. FT.)
003-116	1	CUSTOM 8” BLACK PLATE LETTERS

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-117	1	LEAVE AS IS
003-118	40	SPECIAL EVENTS BANERS (VARIOUS LOCATIONS AROUND CAMPUS)
004-001	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT (108 SQ. FT.)
004-002	1	REMOVE EXISTING
004-003	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
004-004	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
004-005	1	LEAVE EXISTING
004-006	1	REMOVE EXISTING & REPLACE W/ REGULATORY VINYL TYP. INSTALLATION
004-007	1	REMOVE EXISTING
020-001	1	B2 4'-0" MONUMENT
020-002	1	LEAVE EXISTING
020-003	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
020-004	1	DV-1 DOOR VINYL TYP. INSTALLATION
020-005	1	DV-1 DOOR VINYL TYP. INSTALLATION
020-006	1	CUSTOM 32” DAY/NIGHT CHANNEL LETTERS - FACE LIT
020-007	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
020-008	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
049-001	1	CUSTOM 18” BLACK PLATE LETTERS
049-002	1	CUSTOM 20” BLACK PLATE LETTERS
049-003	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-004	1	REMOVE EXISTING
049-005	1	REMOVE EXISTING
049-006	1	CUSTOM 14” BLACK PLATE LETTERS
049-007	1	LEAVE EXISTING
049-008	1	DV-1 DOOR VINYL TYP. INSTALLATION
049-009	1	REMOVE EXISTING
049-010	1	REMOVE EXISTING
049-011	1	CUSTOM 12” BLACK PLATE LETTERS
049-012	1	REMOVE EXISTING

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
049-013	1	REMOVE EXISTING
049-014	1	REMOVE EXISTING
049-015	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-016	1	CUSTOM 12” BLACK PLATE LETTERS
049-017	1	CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT
049-018	1	CUSTOM 12” BLACK PLATE LETTERS
049-019	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-020	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-021	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
049-022	1	CUSTOM 12” BLACK PLATE LETTERS
049-023	1	REMOVE EXISTING
049-024	1	CUSTOM 14” BLACK PLATE LETTERS
049-025	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
049-026	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
049-027	1	CUSTOM 8” BLACK PLATE LETTERS
049-028	1	CUSTOM 8” BLACK PLATE LETTERS
050-001	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-002	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-003	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-004	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
050-005	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
050-006	1	CUSTOM BLACK PLATE LETTERS
050-007	1	CUSTOM BLACK PLATE LETTERS
050-008	1	CUSTOM FACE REPLACEMENT W/BLACK PLATE LETTERS
050-009	1	DV-1 DOOR VINYL TYP. INSTALLATION
050-010	1	DV-1 DOOR VINYL TYP. INSTALLATION
050-011	1	CUSTOM 8” BLACK PLATE LETTERS
051-001	1	B2-4'-0" MONUMENT
051-002	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
051-003	1	LEAVE EXISTING
051-004	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-005	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-006	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-007	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-008	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-009	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-010	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-011	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
051-012	1	LEAVE EXISTING
051-013	1	DV-1 DOOR VINYL TYP. INSTALLATION
502-001	1	CUSTOM AWNING RE-SKIN
502-002	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
502-003	1	DV-1 DOOR VINYL TYP. INSTALLATION

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION

Mercy

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

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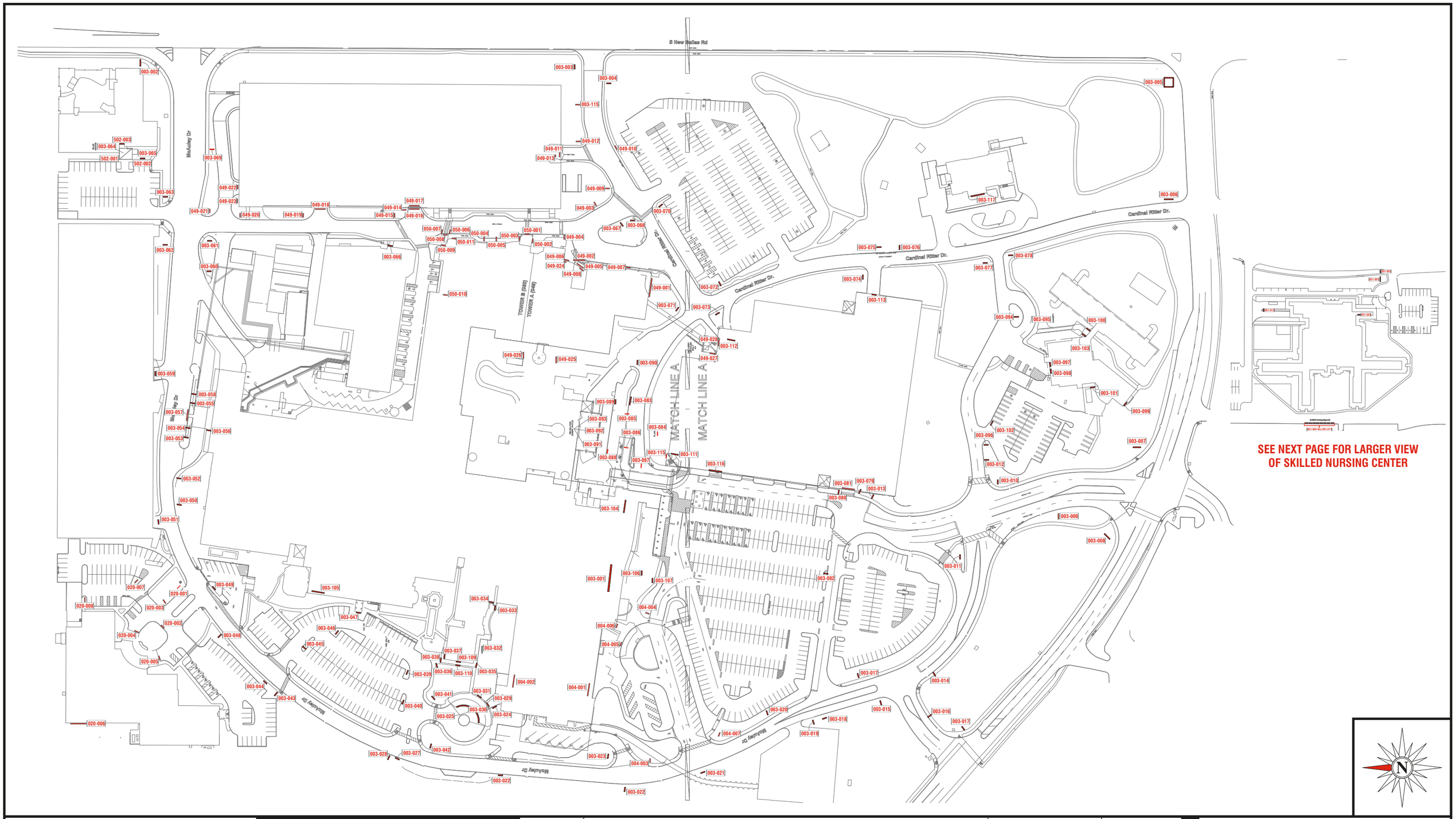

SITE PLAN

ADDRESS: **615 S. New Ballas Rd.**

CITY/STATE: **St. Louis, MO**

ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **003**

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CLIENT CONTRACTOR

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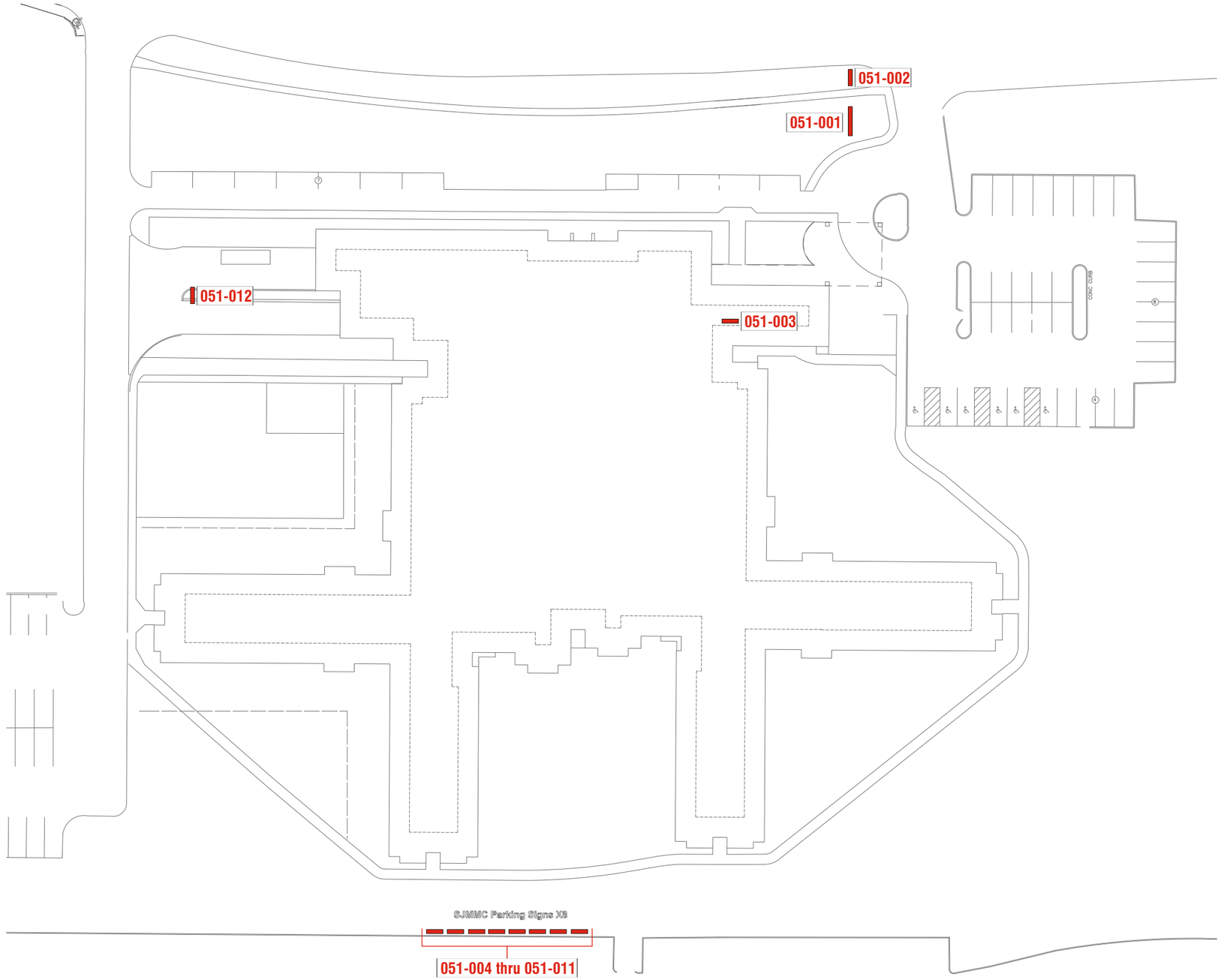

Mercy

SITE PLAN

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **003**

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icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

Location #: 020

607 S. New Ballas Rd.
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	B2 4'-0" MONUMENT
2	1	LEAVE EXISTING
3	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
4	1	DV-1 DOOR VINYL TYP. INSTALLATION
5	1	DV-1 DOOR VINYL TYP. INSTALLATION
6	1	CUSTOM 32” DAY/NIGHT CHANNEL LETTERS - FACE LIT
7	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
8	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

Mercy

RECOMMENDATIONS

ADDRESS: **607 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **020**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
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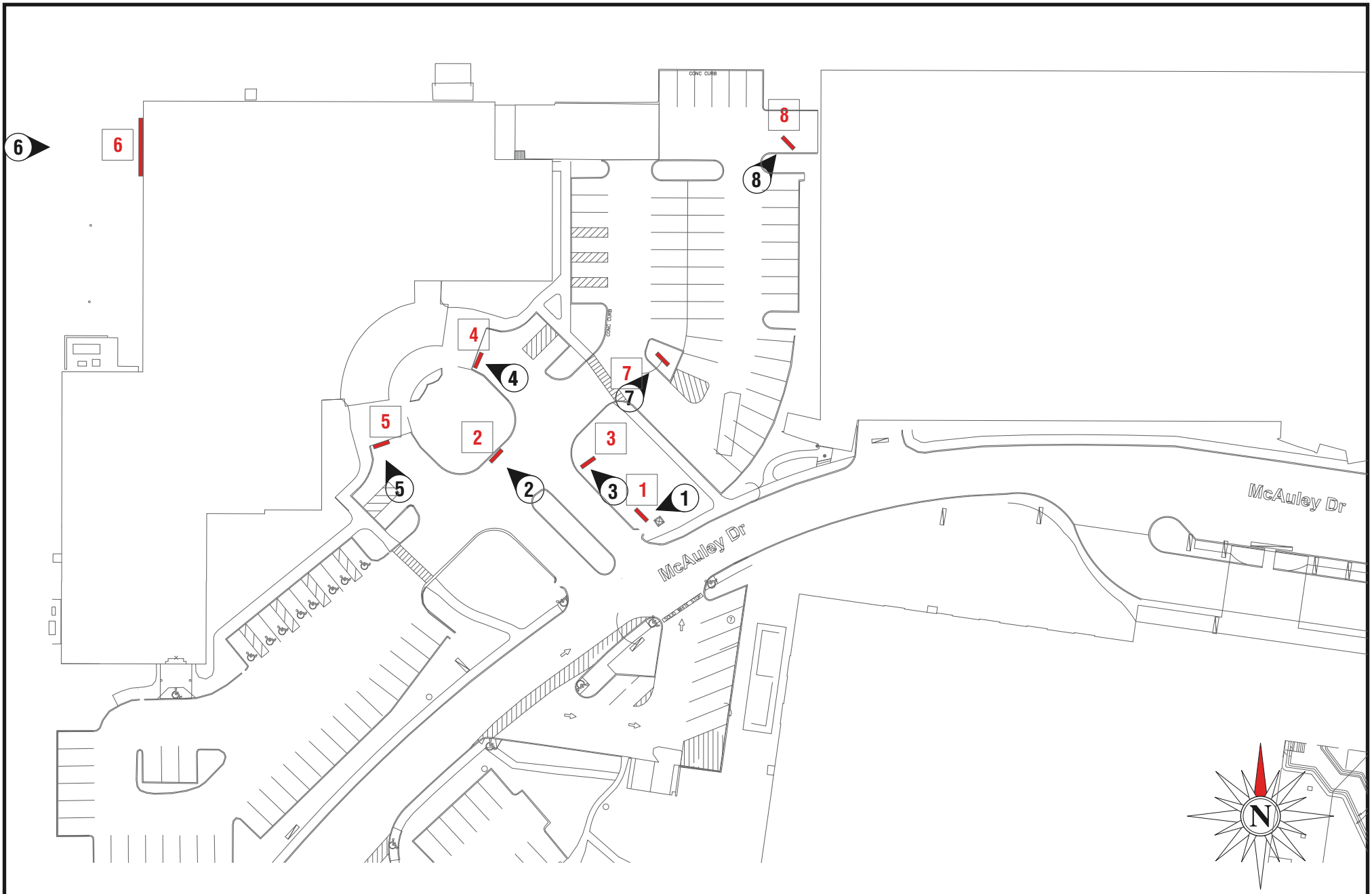

Mercy

SITE PLAN

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 020

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE: N.T.S.
DRAWN BY: TVS
PAGE #: 3

DRAWINGS PREPARED BY:

The Icon Companies®
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

1

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3

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9

Mercy

OVERVIEW PHOTOS

ADDRESS: **607 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **020**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____
DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_020_St Louis_MO.cdr**

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Rev. 2:	06/27/12
Rev. 3:	07/16/12
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE: **As Noted**
DRAWN BY: **TVS**
PAGE #: **4**

DRAWINGS PREPARED BY:
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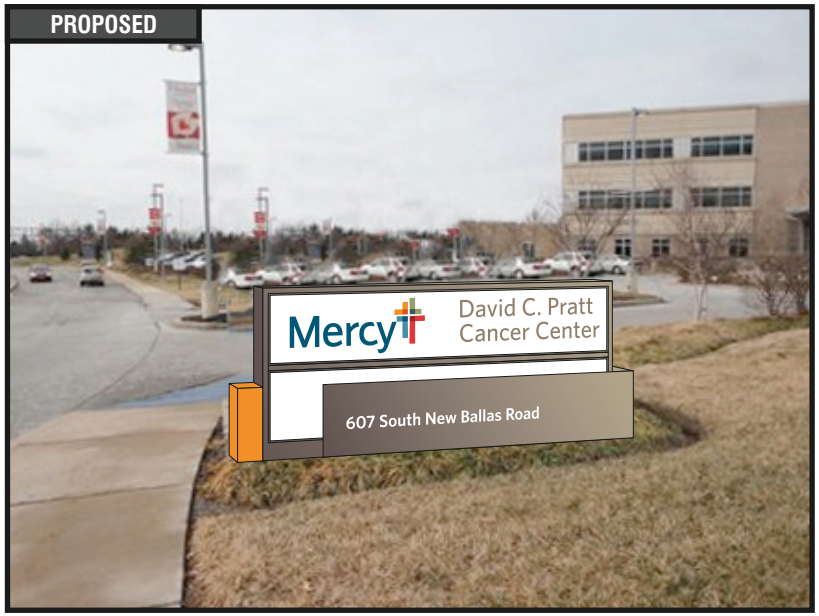
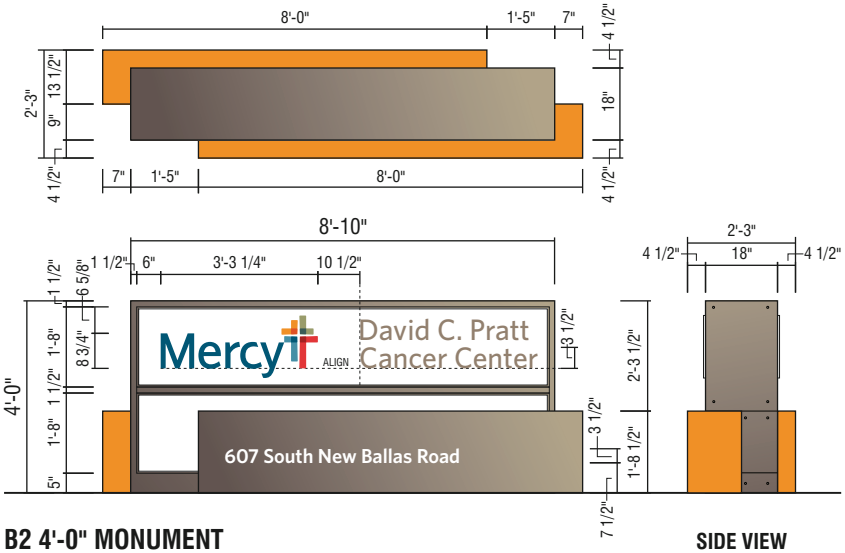
SIGN 1

EXISTING

ILLUMINATED MONUMENT

PROPOSED



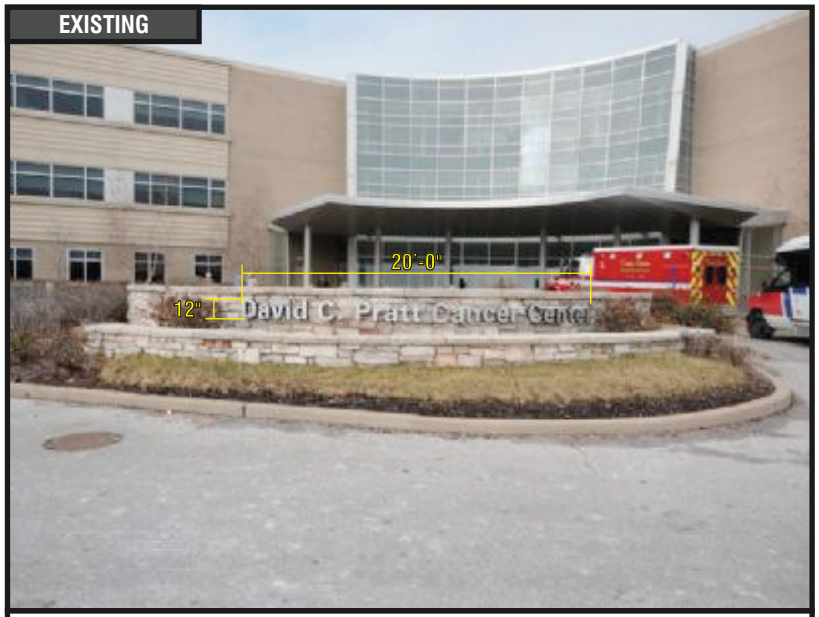


B2 4'-0" MONUMENT

SIDE VIEW

Mercy	RECOMMENDATIONS ADDRESS: 607 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 020	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____/____/____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_020_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/06/12 Rev. 1: 06/22/12 Rev. 2: 06/27/12 Rev. 3: 07/16/12 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 5	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 2



NON-ILLUMINATED PLATE LETTERS

LEAVE EXISTING

QTY: 1

NOTE: RE-INSTALL LETTER AS NEEDED TO LEVEL BASELINE

Mercy

RECOMMENDATIONS

ADDRESS: **607 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **020**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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46'-6 1/2"

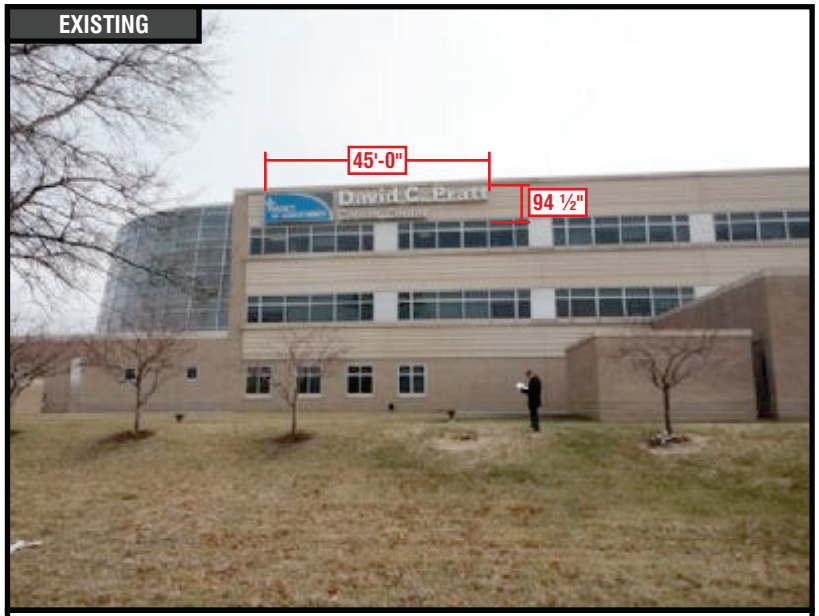
2'-8"

David C. Pratt Cancer Center

CUSTOM 32" DAY/NIGHT CHANNEL LETTERS - FACE LIT

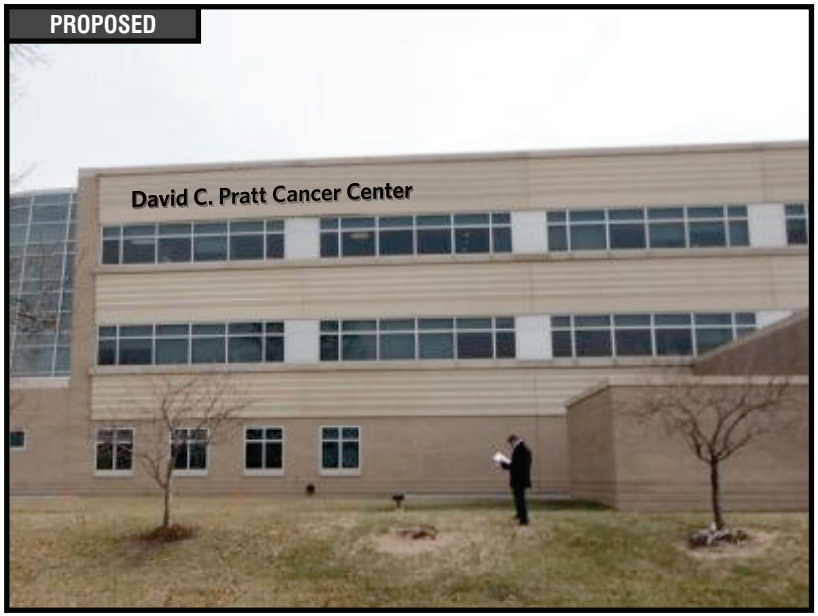
COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380) SCALE: 3/16"=1'-0"

EXISTING



ILLUMINATED CHANNEL LETTERS

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: **607 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **020**

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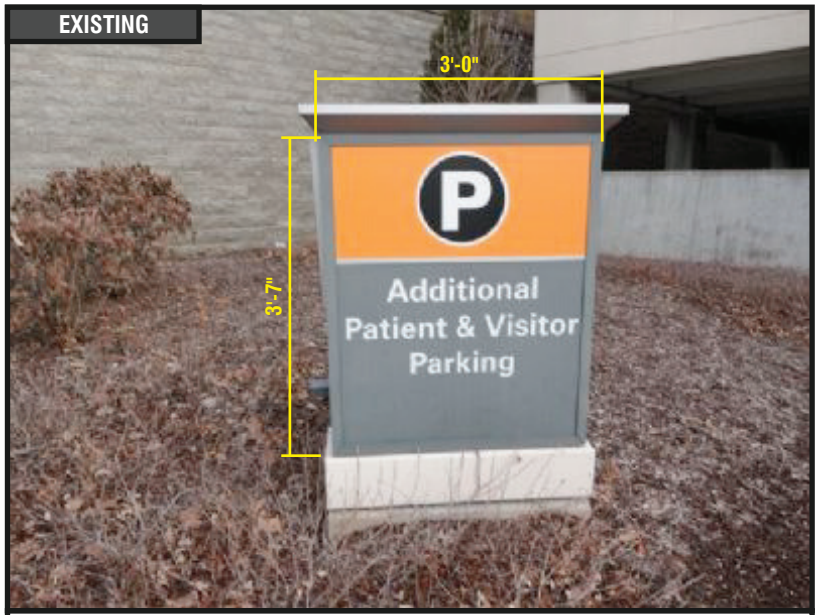
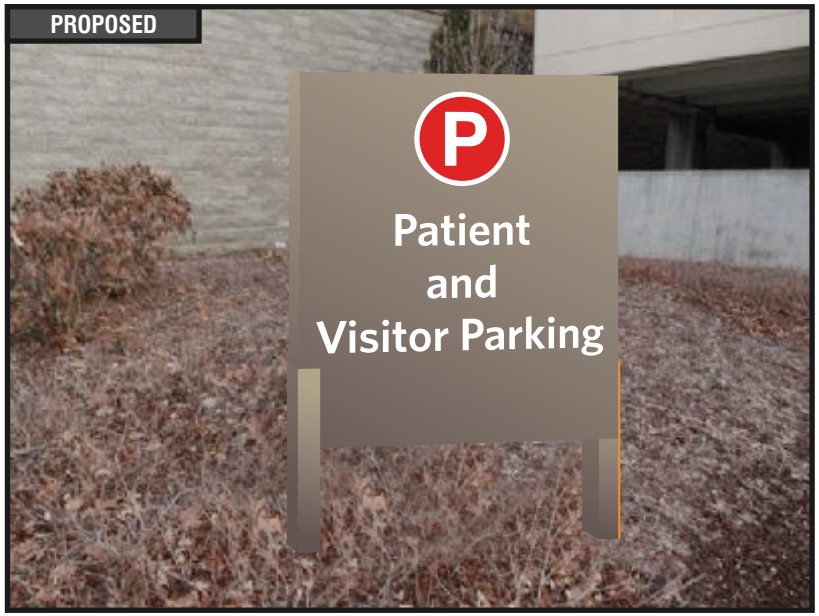
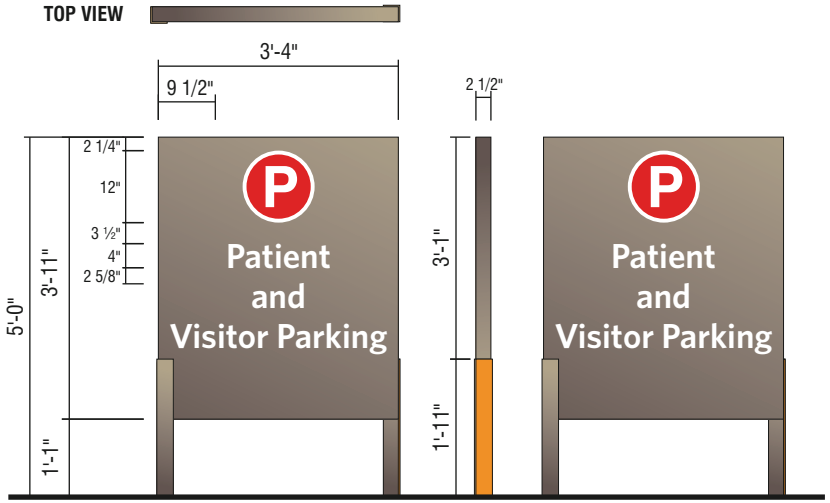
SIGN 8



REGULATORY





D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

Mercy

RECOMMENDATIONS					
ADDRESS: 607 S. New Ballas Rd.	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR ____/____/____ DATE	DATE: 06/06/12	SCALE: As Noted
CITY/STATE: St. Louis, MO				Rev. 1: 06/22/12	
				Rev. 2: 06/27/12	DRAWN BY: TVS
ZIP: 63141	LOCATION #: 020	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_020_St Louis_MO.cdr		Rev. 3: 07/16/12	
				Rev. 4: 00/00/00	PAGE #: 12
				Rev. 5: 00/00/00	

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Mercy

Location #: 049

621 S. New Ballas Rd. Tower A
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM 18” BLACK PLATE LETTERS
2	1	CUSTOM 20” BLACK PLATE LETTERS
3	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
4	1	REMOVE EXISTING
5	1	REMOVE EXISTING
6	1	CUSTOM 14” BLACK PLATE LETTERS
7	1	LEAVE EXISTING
8	1	DV-1 DOOR VINYL TYP. INSTALLATION
9	1	REMOVE EXISTING
10	1	REMOVE EXISTING
11	1	CUSTOM 12” BLACK PLATE LETTERS
12	1	REMOVE EXISTING
13	1	REMOVE EXISTING
14	1	REMOVE EXISTING
15	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
16	1	CUSTOM 12” BLACK PLATE LETTERS
17	1	CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT
18	1	CUSTOM 12” BLACK PLATE LETTERS
19	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
20	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
21	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
22	1	CUSTOM 12” BLACK PLATE LETTERS
23	1	REMOVE EXISTING
24	1	CUSTOM 14” BLACK PLATE LETTERS
25	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
26	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
27	1	CUSTOM 8” BLACK PLATE LETTERS
28	1	CUSTOM 8” BLACK PLATE LETTERS

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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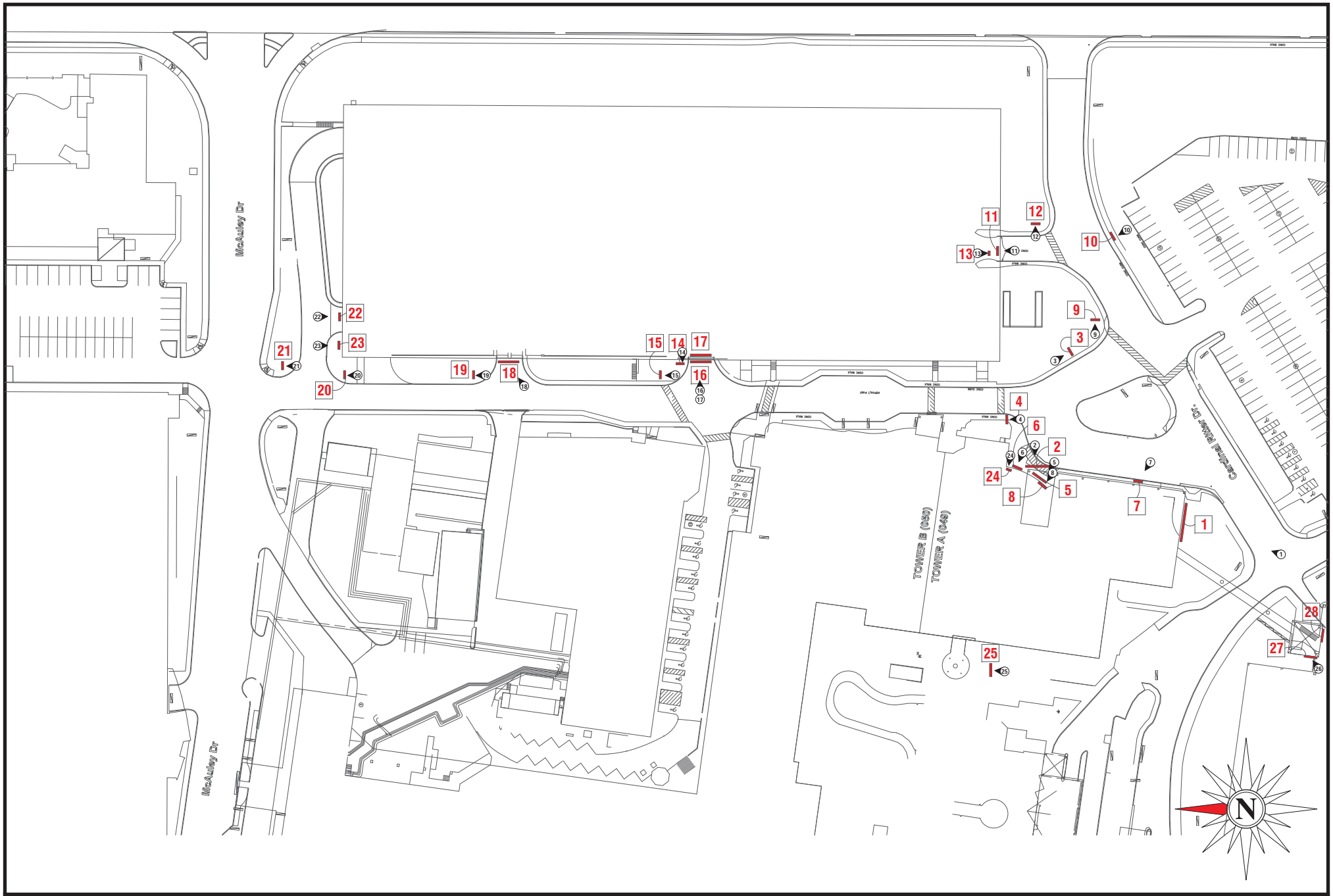

Mercy

SITE PLAN

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 049

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ DATE ____/____/____

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1

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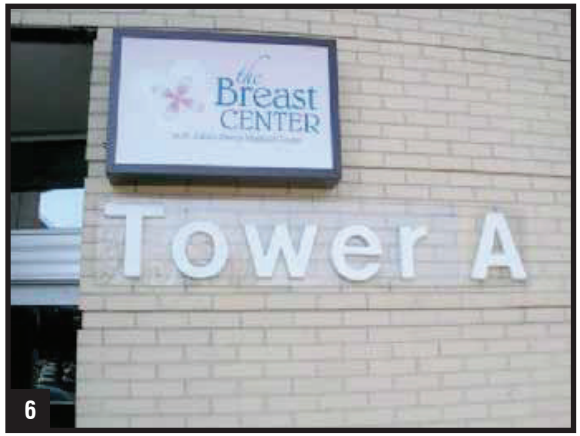

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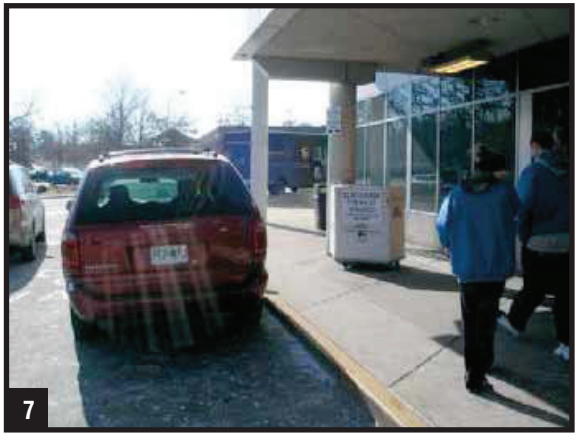
7

8

9

Mercy

OVERVIEW PHOTOS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

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10

11

12

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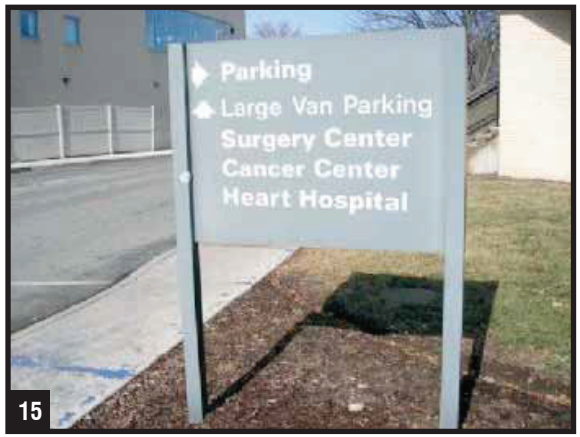
14



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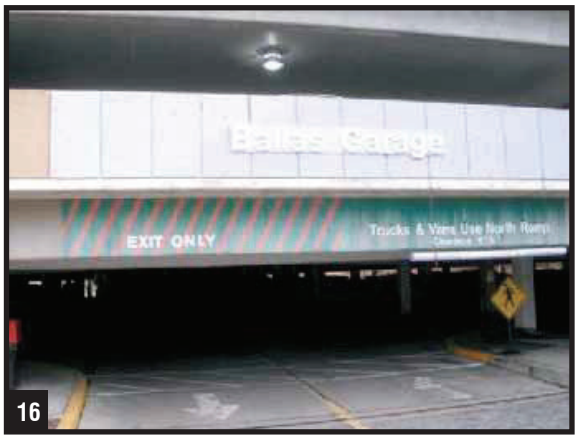

16

17

18

Mercy

OVERVIEW PHOTOS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

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PAGE #: **5**

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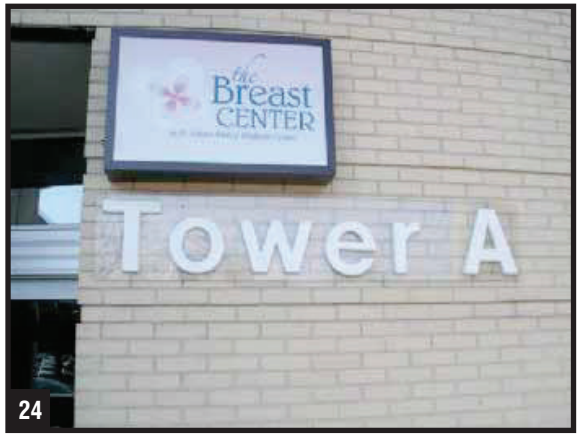
19

20

21

22

23



24

25

26

27

Mercy

OVERVIEW PHOTOS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

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SIGN 1

15’-3 3/8”

1’-6”

Medical Tower A

CUSTOM 18” BLACK PLATE LETTERS

1/4” BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8"=1'-0"

EXISTING

PLASTIC PLATE LETTERS

PROPOSED

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

_____ /_____ /_____ DATE

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SIGN 2

16’-11 3/4”

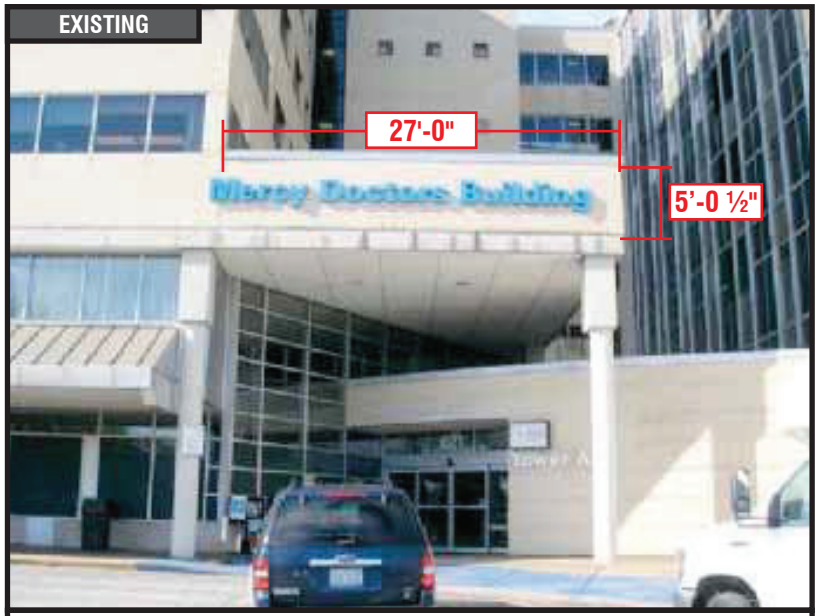
1’-8”

Medical Tower A

CUSTOM 20” BLACK PLATE LETTERS

1/4” BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8"=1'-0"



PLASTIC PLATE LETTERS

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **049**

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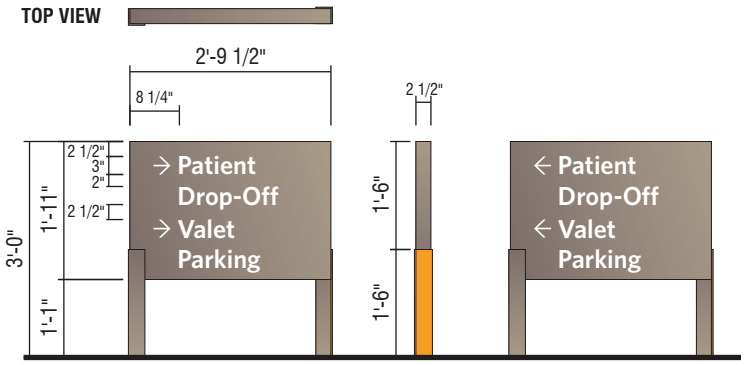
SIGN 3

DIRECTIONAL SIGN



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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DRAWN BY: **TVS**
PAGE #: **9**

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SIGN 4

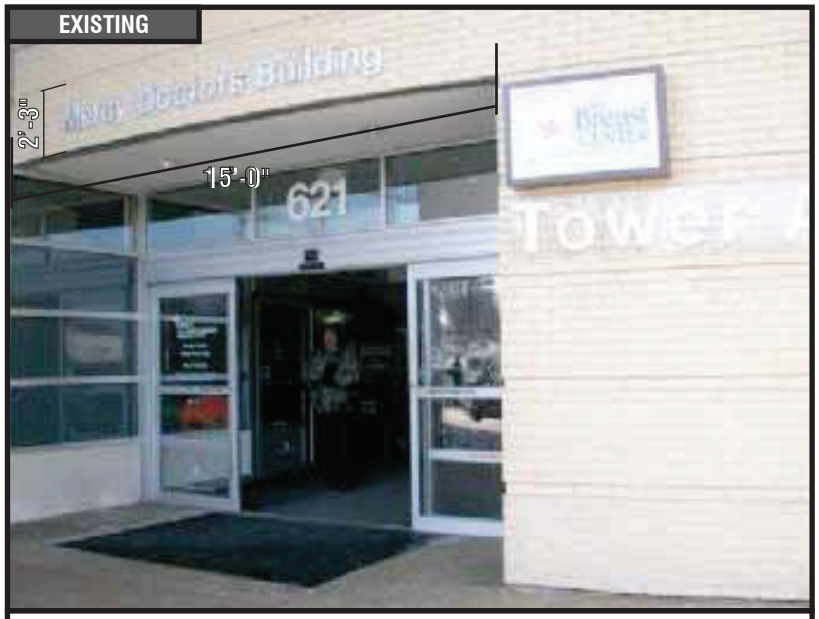
DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Mercy	**RECOMMENDATIONS** ADDRESS: **12120 Conway Rd.** CITY/STATE: **St. Louis, MO** ZIP: **63141**	PROJECT #: **3566** LOCATION #: **049**	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_049_St Louis_MO.cdr** Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: **06/07/12** Rev. 1: **06/22/12** Rev. 2: **06/25/12** Rev. 3: **06/27/12** Rev. 4: **07/16/12** Rev. 5: **00/00/00**	SCALE: **As Noted** DRAWN BY: **TVS** PAGE #: **10**	DRAWINGS PREPARED BY: *The Icon Companies®* icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 5



METAL PLATE LETTERS

REMOVE EXISTING

QTY: 1

REMOVE "MERCY DOCTORS BUILDING" LETTERS ABOVE ENTRY, SEE SIGN #6 WHICH WILL BE REPLACED.

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

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Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE: **As Noted**
DRAWN BY: **TVS**
PAGE #: **11**

DRAWINGS PREPARED BY:

The Icon Companies®
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

11'-10 ½"

1'-2"

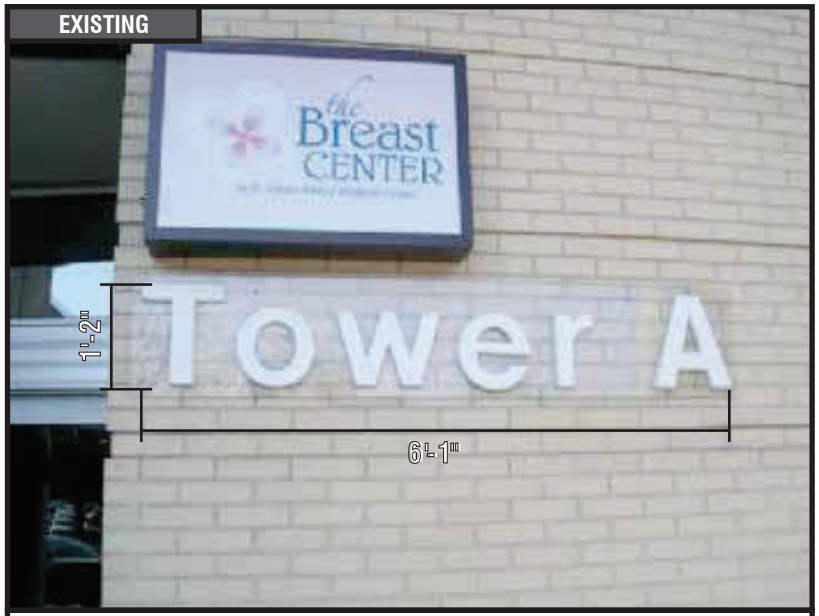
Medical Tower A

CUSTOM 14" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

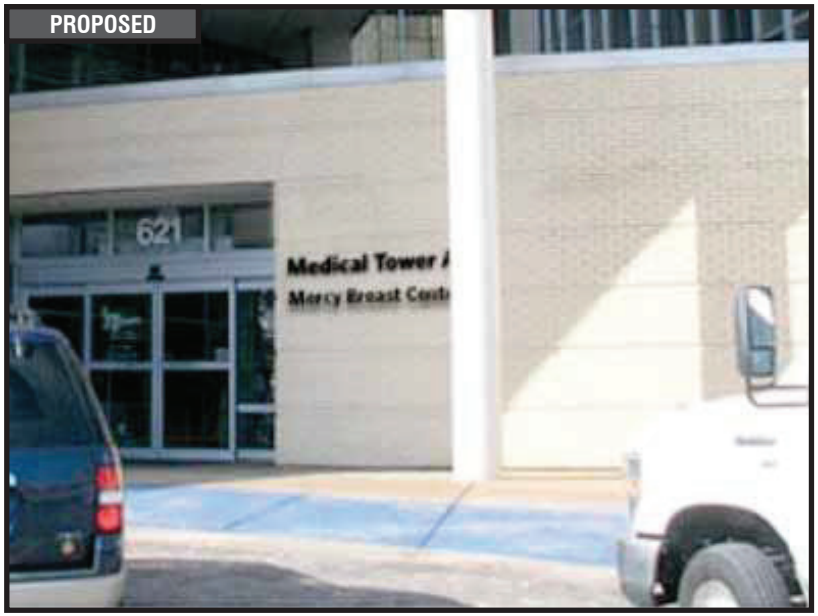
SCALE: 1/2"=1'-0"

EXISTING



ILLUMINATED WALL CABINET

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_049_St Louis_MO.cdr**

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Rev. 5: **00/00/00**

SCALE: **As Noted**
DRAWN BY: **TVS**
PAGE #: **12**

DRAWINGS PREPARED BY:

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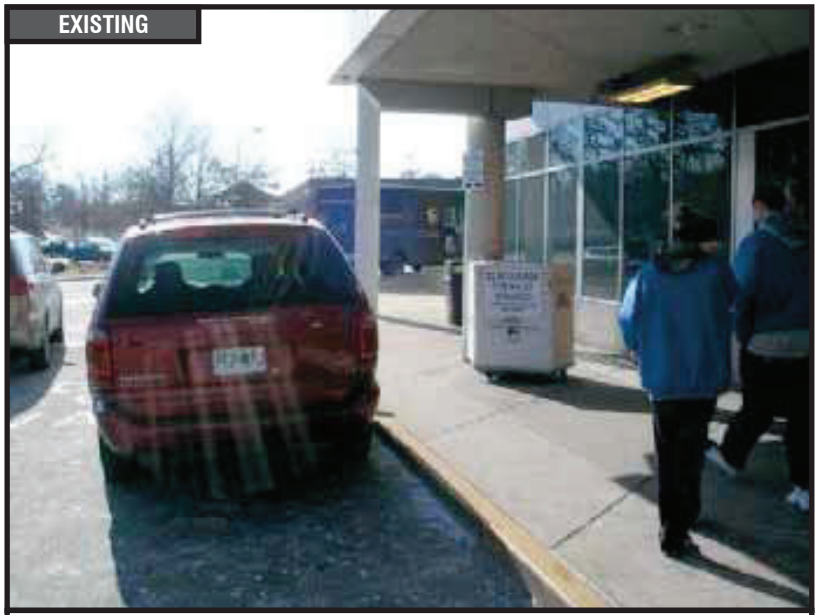
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

EXISTING



VALET PODIUM

SIGN 7

LEAVE EXISTING

QTY: 1

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____ DATE

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Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE: **As Noted**
DRAWN BY: **TVS**
PAGE #: **13**

DRAWINGS PREPARED BY:

The Icon Companies®
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

SIGN 9

DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 12120 Conway Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 049	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_049_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 06/22/12 Rev. 2: 06/25/12 Rev. 3: 06/27/12 Rev. 4: 07/16/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 15	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 10

DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Mercy	**RECOMMENDATIONS** ADDRESS: **12120 Conway Rd.** CITY/STATE: **St. Louis, MO** ZIP: **63141**	PROJECT #: **3566** LOCATION #: **049**	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_049_St Louis_MO.cdr**	DATE: **06/07/12** Rev. 1: **06/22/12** Rev. 2: **06/25/12** Rev. 3: **06/27/12** Rev. 4: **07/16/12** Rev. 5: **00/00/00**	SCALE: **As Noted** DRAWN BY: **TVS** PAGE #: **16**	DRAWINGS PREPARED BY: *The Icon Companies®* icon Icon Identity Solutions ims ImageCare Maintenance Services

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13'-9 7/8"

12"

Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8"=1'-0"

WALL PLAQUE

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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Rev. 4:	07/16/12
Rev. 5:	00/00/00

SCALE: **As Noted**

DRAWN BY: **TVS**

PAGE #: **17**

DRAWINGS PREPARED BY:

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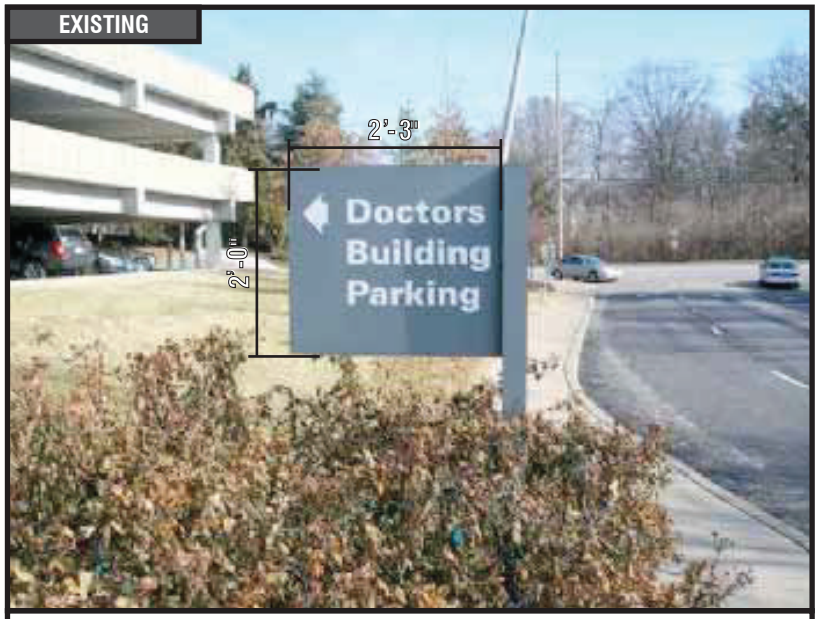
icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN 12



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 12120 Conway Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 049	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 06/22/12 Rev. 2: 06/25/12 Rev. 3: 06/27/12 Rev. 4: 07/16/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 18	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 13

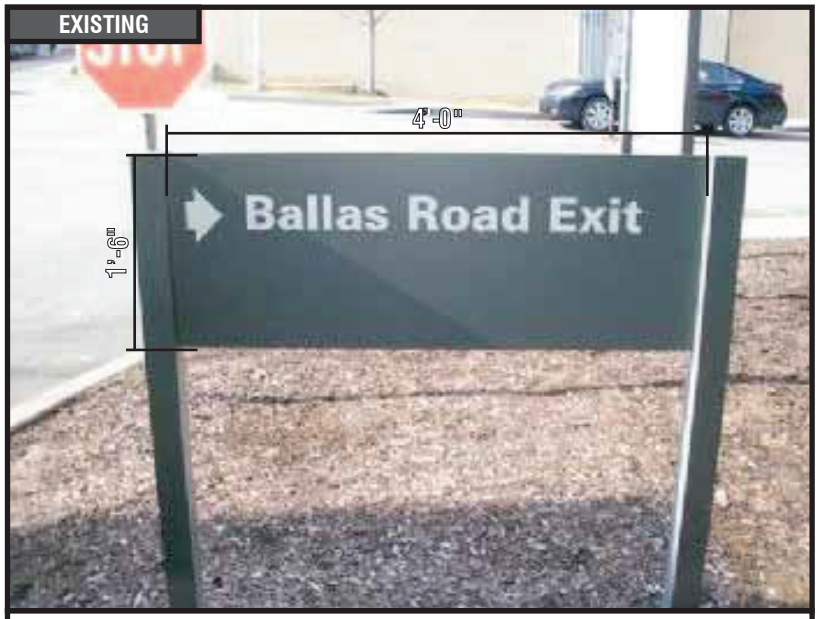
WALL PLAQUE

REMOVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 12120 Conway Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 049	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 06/22/12 Rev. 2: 06/25/12 Rev. 3: 06/27/12 Rev. 4: 07/16/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 19	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 14



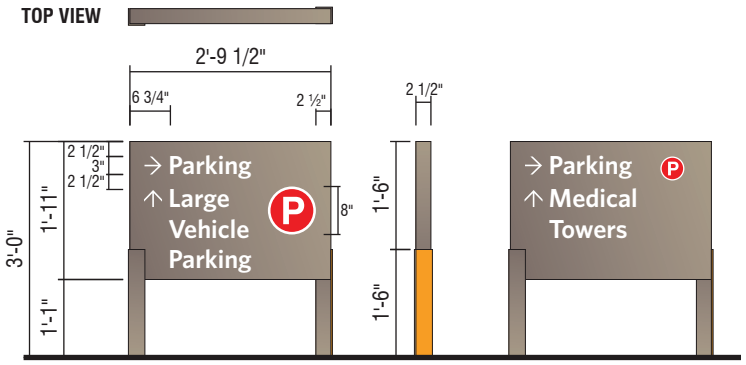
DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 12120 Conway Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 049	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 06/22/12 Rev. 2: 06/25/12 Rev. 3: 06/27/12 Rev. 4: 07/16/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 20	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 15



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

Mercy

RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 049

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
____/____/____ DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_049_St Louis_MO.cdr

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Rev. 5:	00/00/00

SCALE: As Noted
DRAWN BY: TVS
PAGE #: 21

DRAWINGS PREPARED BY:
The Icon Companies®
icon Icon Identity Solutions
ims ImageCare Maintenance Services

13'-9 7/8"

12"

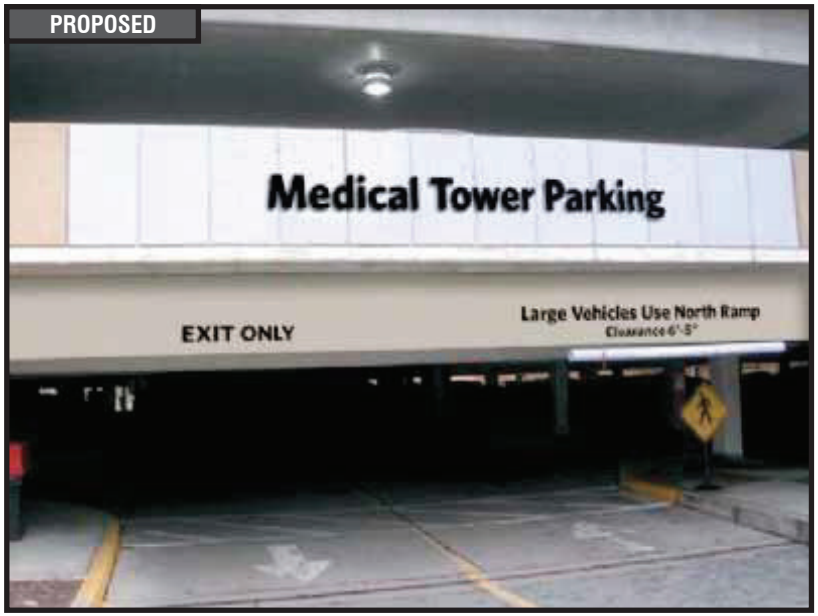
Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8"=1'-0"

FLAT CUT LETTERS



Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
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PROJECT #: **3566**

LOCATION #: **049**

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CLIENT CONTRACTOR _____ / _____ / _____ DATE

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SCALE: **As Noted**

DRAWN BY: **TVS**

PAGE #: **22**

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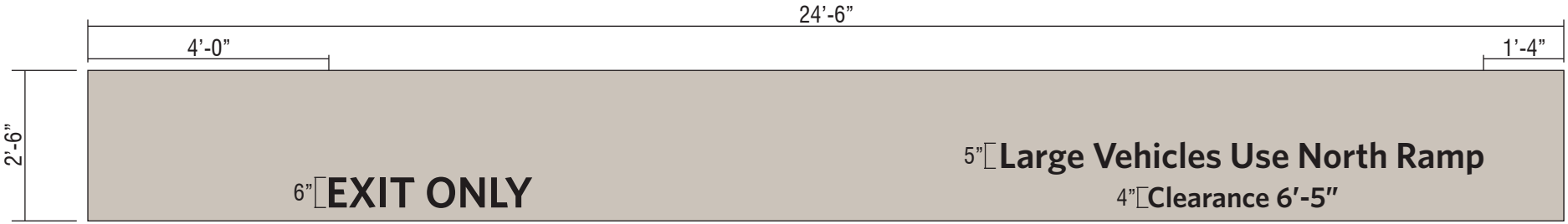
icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

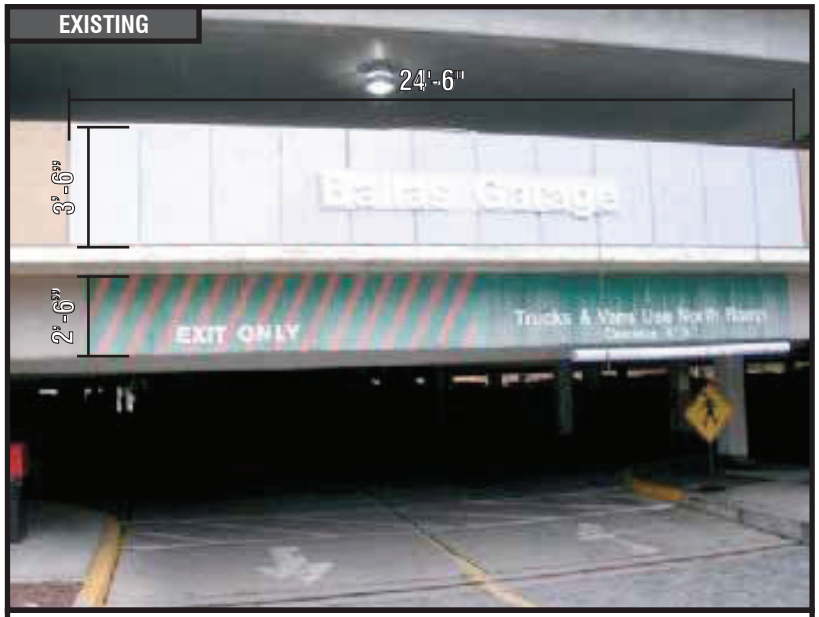


CUSTOM FASCIA PAINTING W/VINYL COPY REPLACMENT

PAINT LOWER FASCIA TO MATCH SURROUNDING BUILDING - PAINT EDGE TO EDGE OR TO NEAREST BREAK. REPLACE COPY W/NEW 3M BLACK REFLECTIVE FILM.

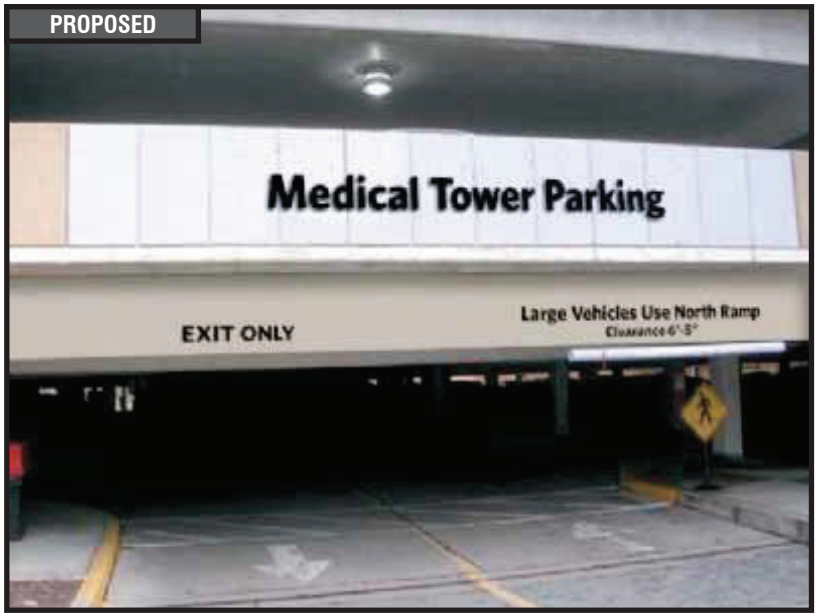
SCALE: 1"=1'-0"

EXISTING



PAINTED SIGN

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
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PAGE #: **23**

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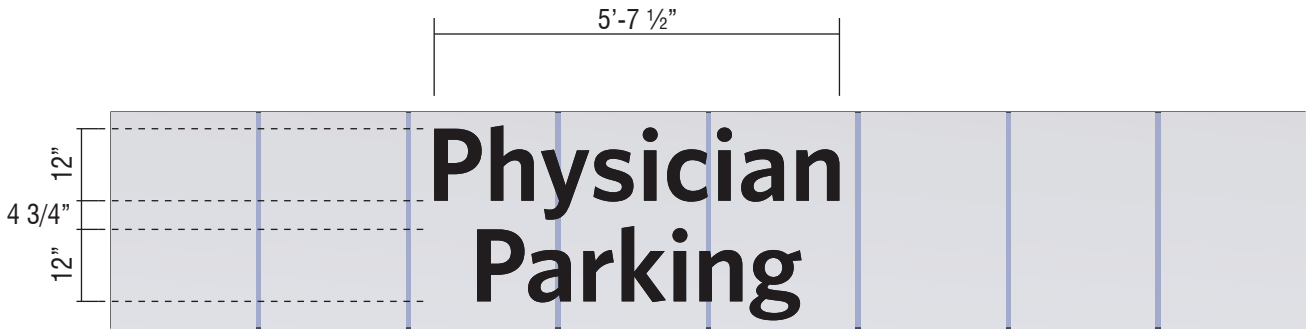
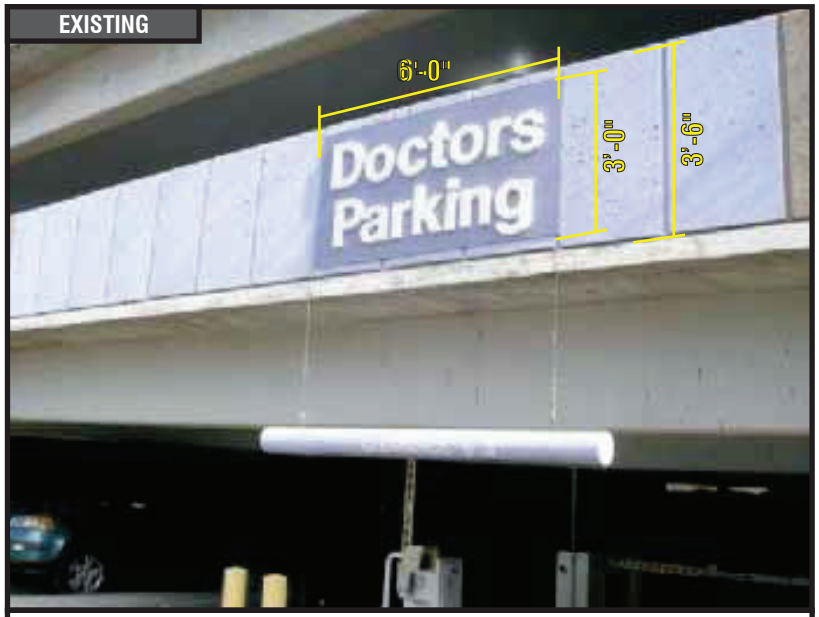
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services



CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1"=1'-0"



ACRYLIC PLATE LETTERS

Mercy

RECOMMENDATIONS

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PAGE #: **24**

DRAWINGS PREPARED BY:

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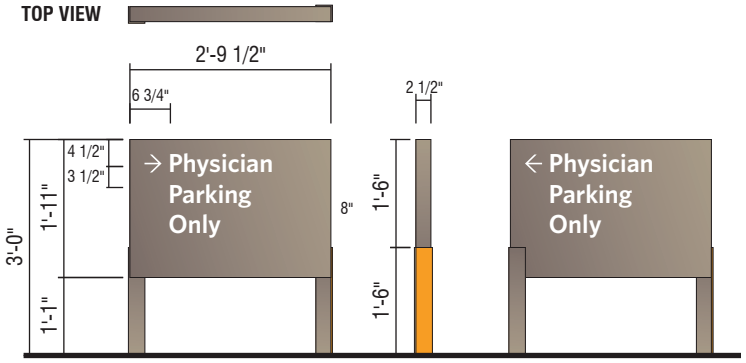
SIGN 19

DIRECTIONAL SIGN



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
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PAGE #: **25**

DRAWINGS PREPARED BY:
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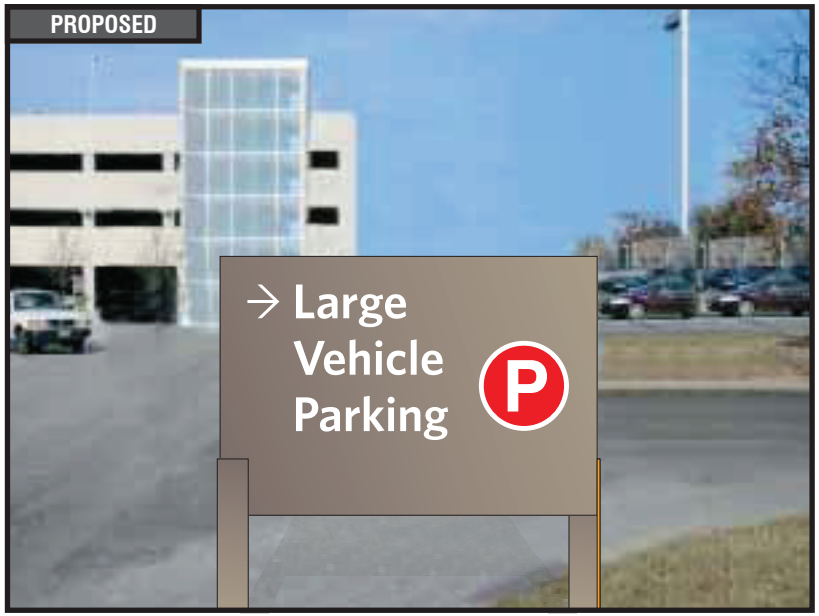
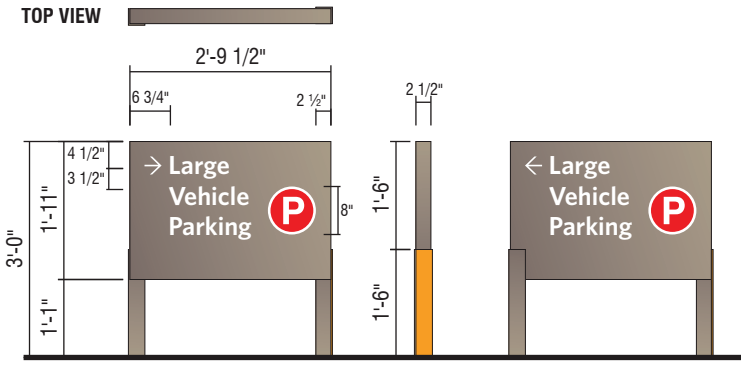
icon® Icon Identity Solutions
ims® ImageCare Maintenance Services

SIGN 20

DIRECTIONAL SIGN





D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.

Mercy

RECOMMENDATIONS

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SCALE: As Noted
DRAWN BY: TVS
PAGE #: 26

DRAWINGS PREPARED BY:
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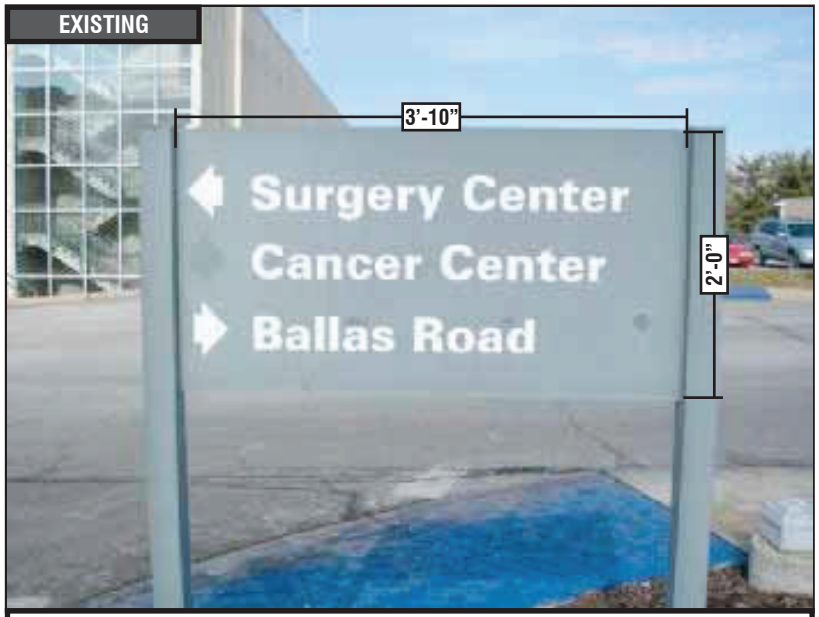
icon Icon Identity Solutions
ims ImageCare Maintenance Services

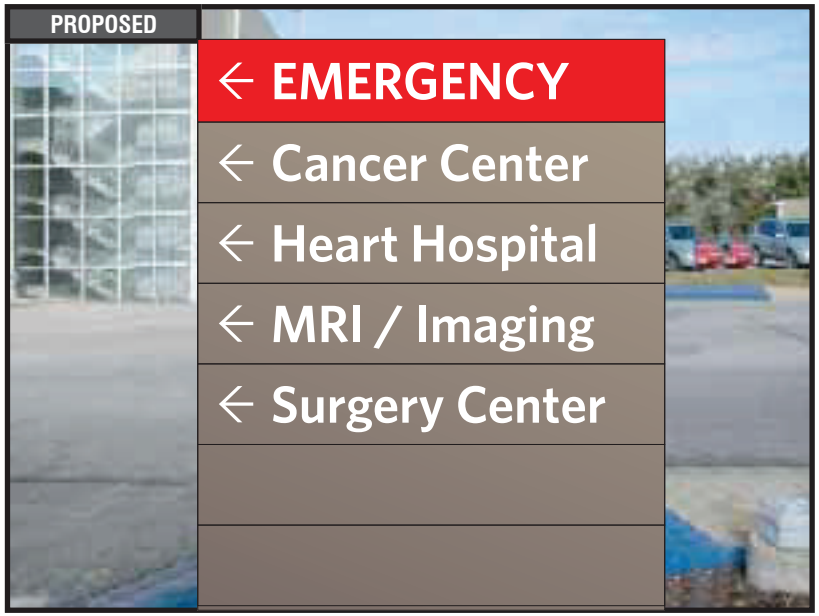
SIGN 21

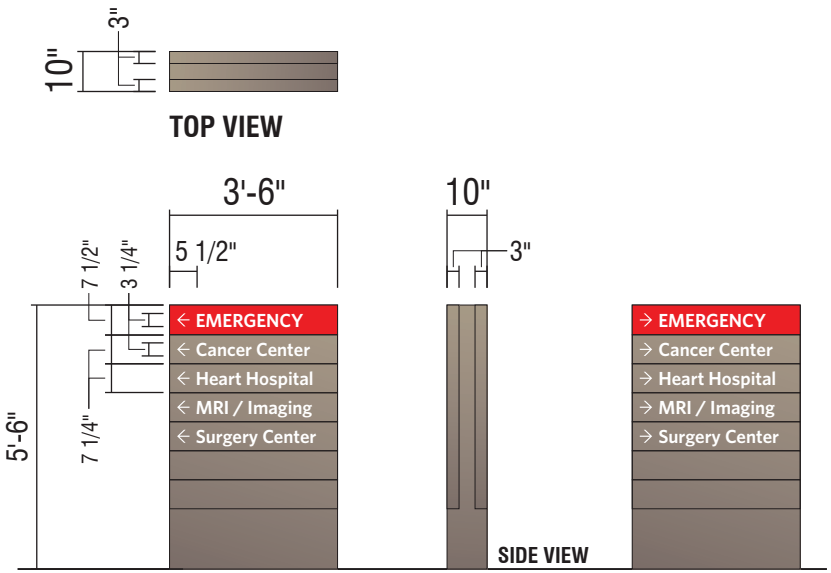
EXISTING



DIRECTIONAL SIGN

PROPOSED





D3
5'-6" ILLUMINATED
NON-BRANDED DIRECTIONAL

Mercy

RECOMMENDATIONS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 049

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CLIENT CONTRACTOR
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Rev. 5: 00/00/00

SCALE: As Noted
DRAWN BY: TVS
PAGE #: 27

DRAWINGS PREPARED BY:
The Icon Companies®
icon Icon Identity Solutions
ims ImageCare Maintenance Services

13'-9 7/8"

12"

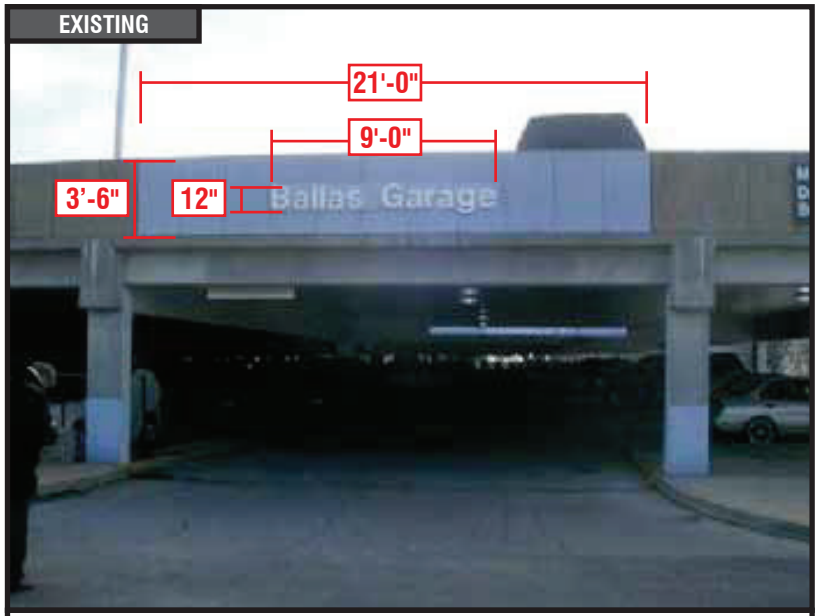
Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8"=1'-0"

EXISTING



ACRYLIC PLATE LETTERS

PROPOSED

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr**

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Rev. 2: **06/25/12**
Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE: **As Noted**
DRAWN BY: **TVS**
PAGE #: **28**

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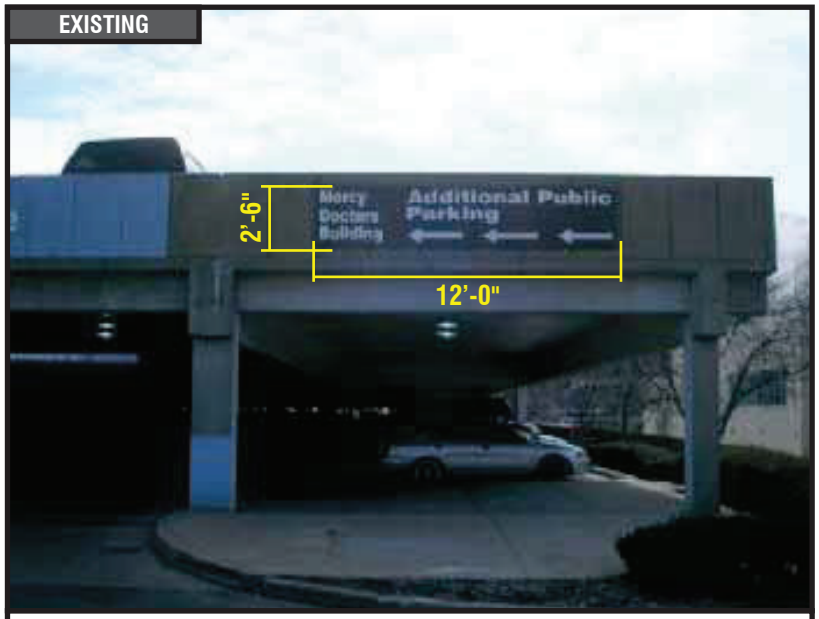
ims® ImageCare Maintenance Services

SIGN 23

EXISTING



DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Mercy	RECOMMENDATIONS ADDRESS: 12120 Conway Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 049	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR _____ /_____ /_____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 06/22/12 Rev. 2: 06/25/12 Rev. 3: 06/27/12 Rev. 4: 07/16/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 29	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

14'-7 ½"

1'-2"

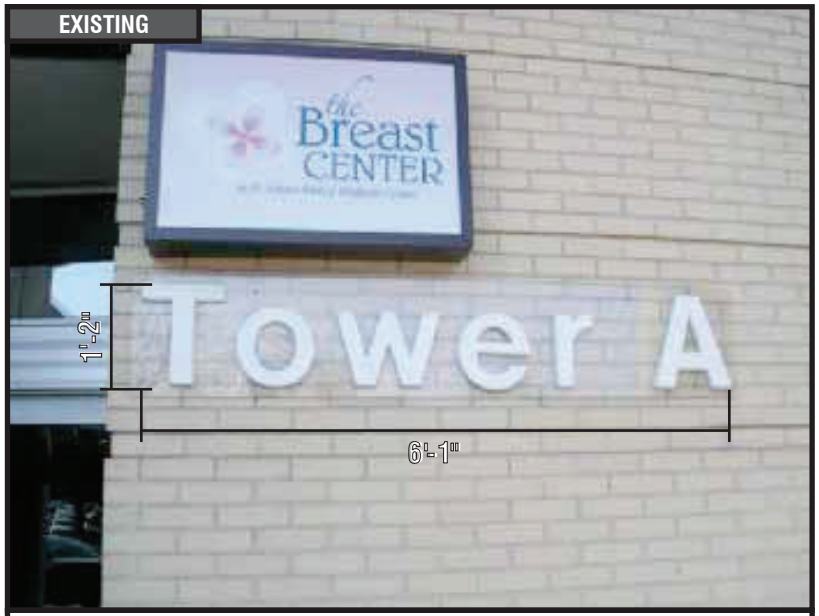
Mercy Breast Center

CUSTOM 14" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

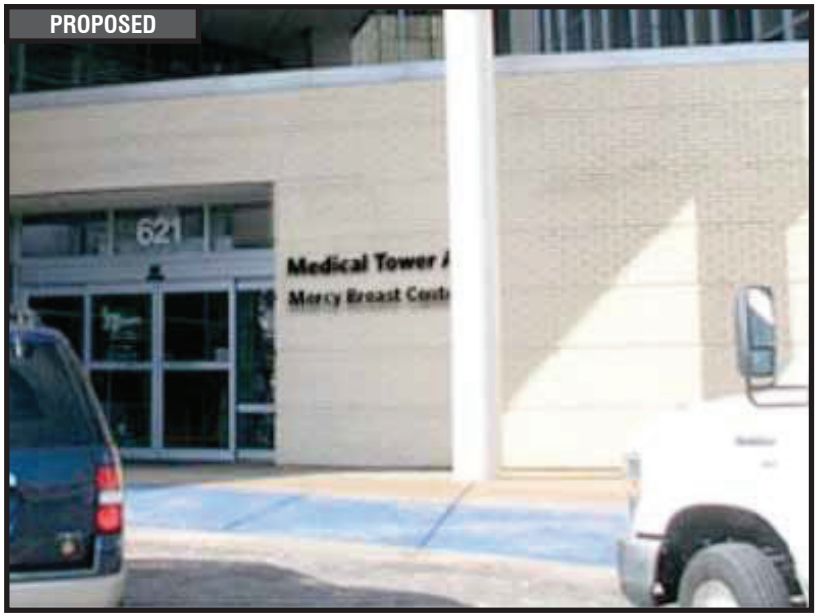
SCALE: 1/2"=1'-0"

EXISTING



ILLUMINATED WALL CABINET

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

____ /____ /____ DATE

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Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

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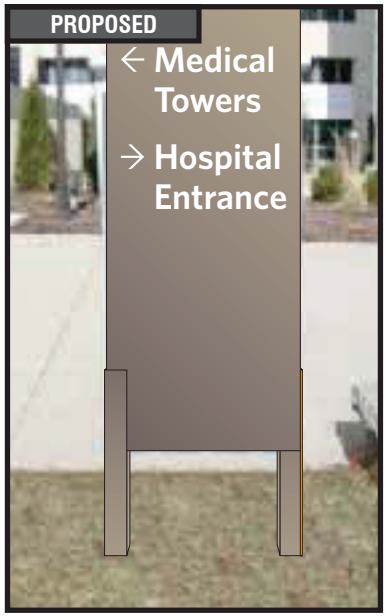
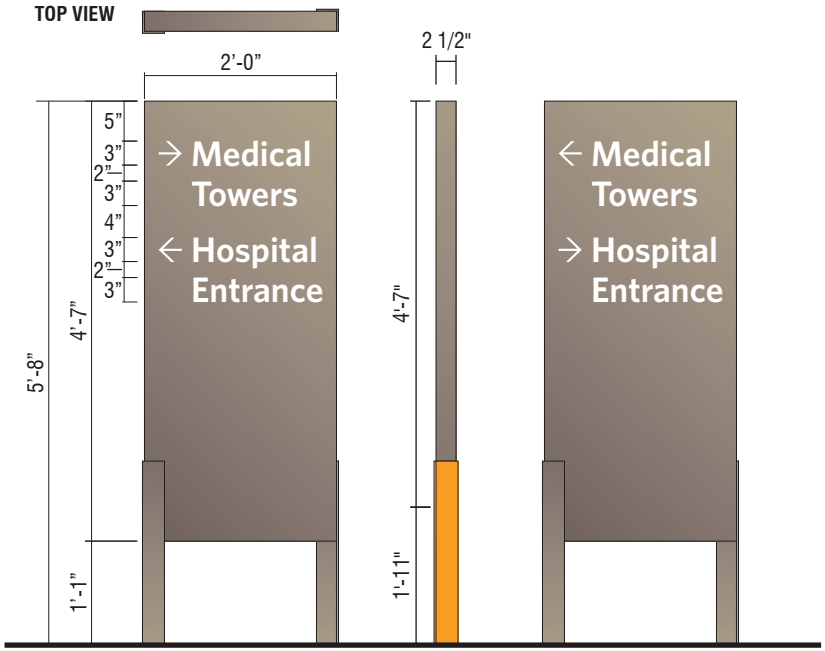
SIGN 25

DIRECTIONAL SIGN





CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

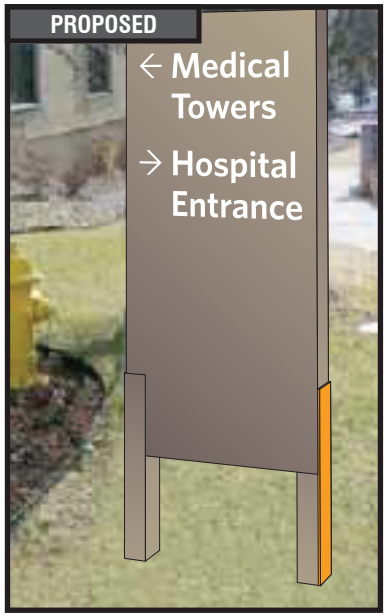
QTY: 1

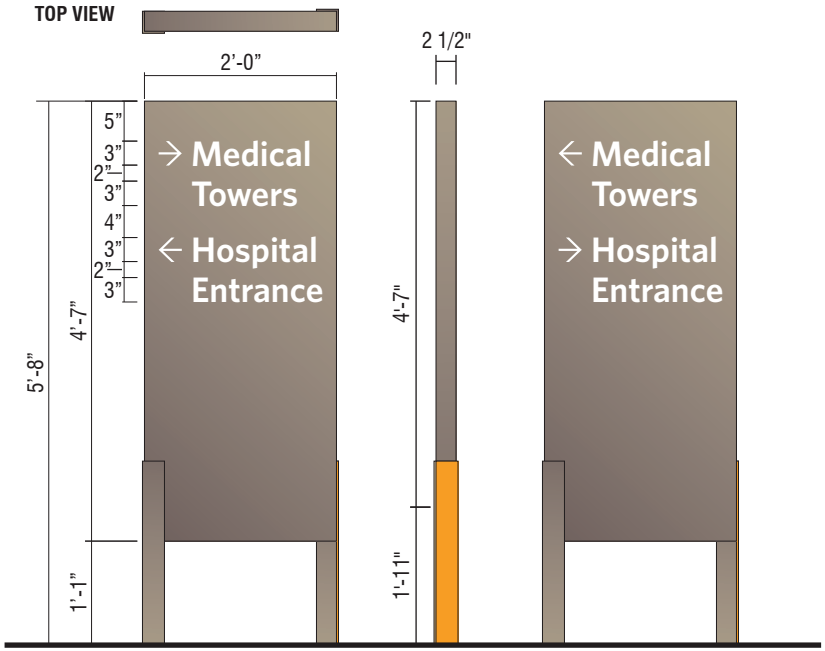
Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy	RECOMMENDATIONS ADDRESS: 12120 Conway Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 049	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_049_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 06/22/12 Rev. 2: 06/25/12 Rev. 3: 06/27/12 Rev. 4: 07/16/12 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 31	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 26

DIRECTIONAL SIGN





CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
____ /____ /____
DATE

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Rev. 4: **07/16/12**
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PAGE #: **32**

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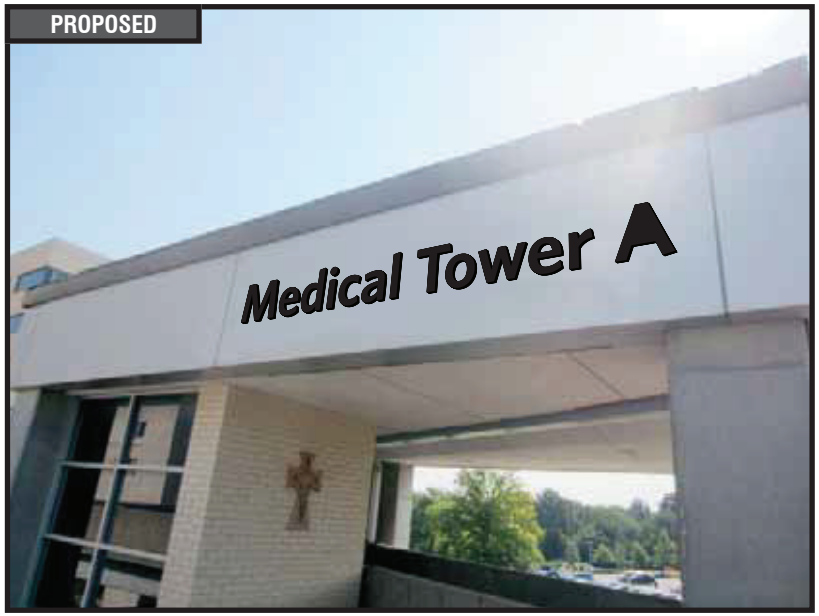
SIGN 27

EXISTING

VINYL GRAPHICS

PROPOSED



6'-9 1/2"

8"

Medical Tower A

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4"=1'-0"

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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PAGE #: **33**

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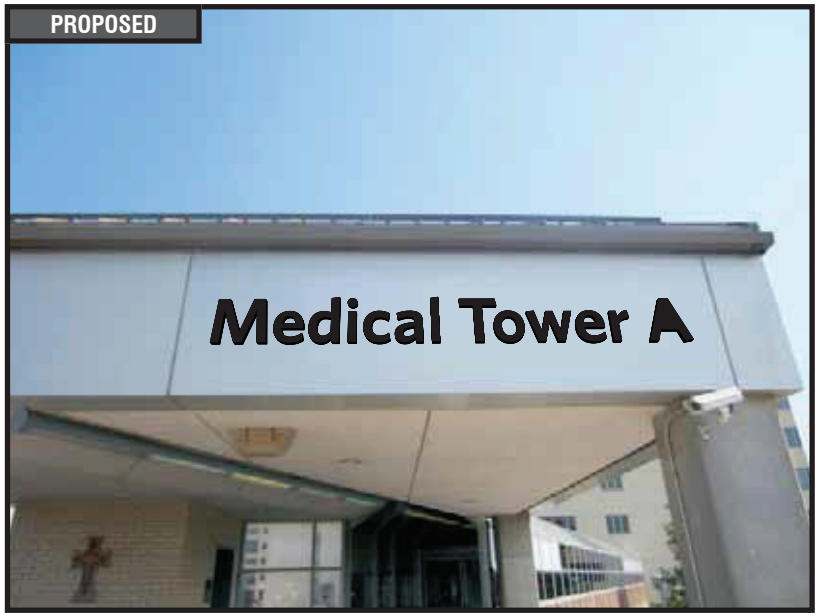
SIGN 28

EXISTING

VINYL GRAPHICS

PROPOSED



6'-9 1/2"

8"

Medical Tower A

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4"=1'-0"

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **049**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ /_____ /_____ DATE

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Mercy

Location #: 050

621 S. New Ballas Rd. Tower B
St. Louis, MO
63141

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ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM FACE REPLACEMENT W/BLACK PLATE LETTERS
2	1	CUSTOM FACE REPLACEMENT W/BLACK PLATE LETTERS
3	1	CUSTOM FACE REPLACEMENT W/BLACK PLATE LETTERS
4	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
5	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
6	1	CUSTOM BLACK PLATE LETTERS
7	1	CUSTOM BLACK PLATE LETTERS
8	1	CUSTOM FACE REPLACEMENT W/BLACK PLATE LETTERS
9	1	DV-1 DOOR VINYL TYP. INSTALLATION
10	1	DV-1 DOOR VINYL TYP. INSTALLATION
11	1	CUSTOM BLACK DIMENSIONAL LETTERS

Mercy

RECOMMENDATIONS

ADDRESS: **621 S. New Ballas Rd. Tower B**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **050**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
_____ /_____ /_____
DATE

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Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

SCALE: **N/A**
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PAGE #: **2**

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Mercy

SITE PLAN

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 050

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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1

2

3

4

5

6

7

8

9

Mercy

OVERVIEW PHOTOS

ADDRESS: **621 S. New Ballas Rd. Tower B**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **050**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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DATE

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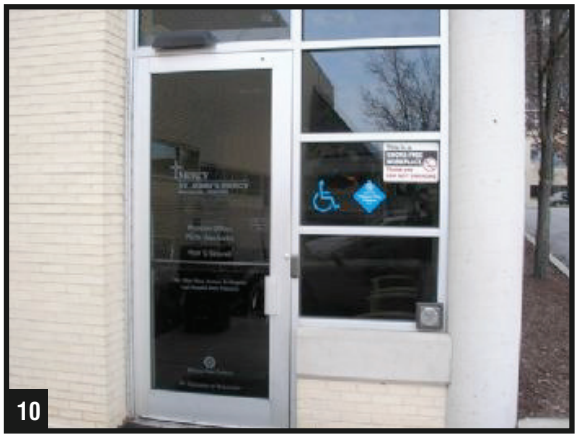

Mercy

OVERVIEW PHOTOS

ADDRESS: **621 S. New Ballas Rd. Tower B**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **050**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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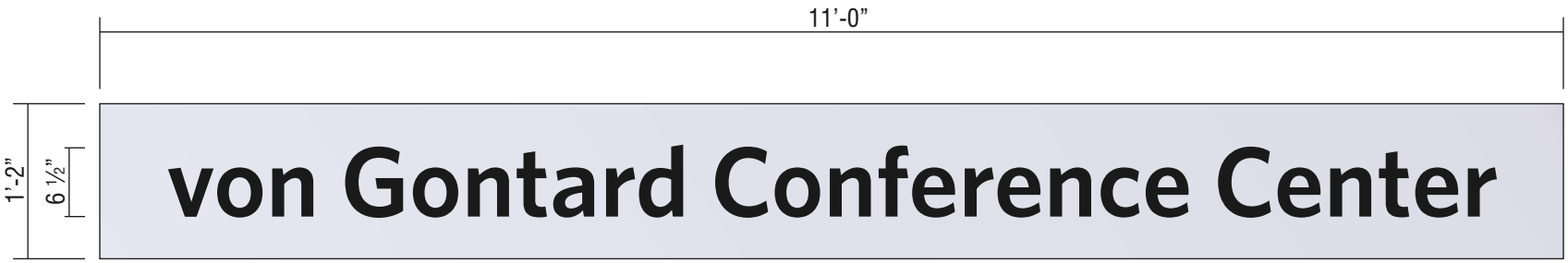
SIGN 1



CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4"=1'-0"

EXISTING

ALUMINUM PANEL W/VINYL GRAPHICS

PROPOSED

Mercy

RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 050

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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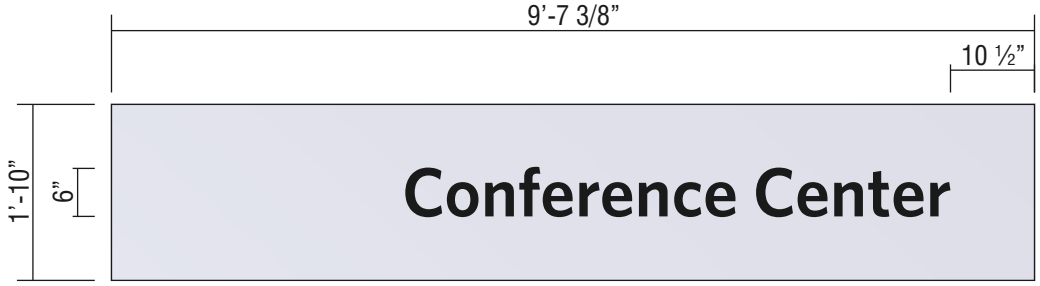
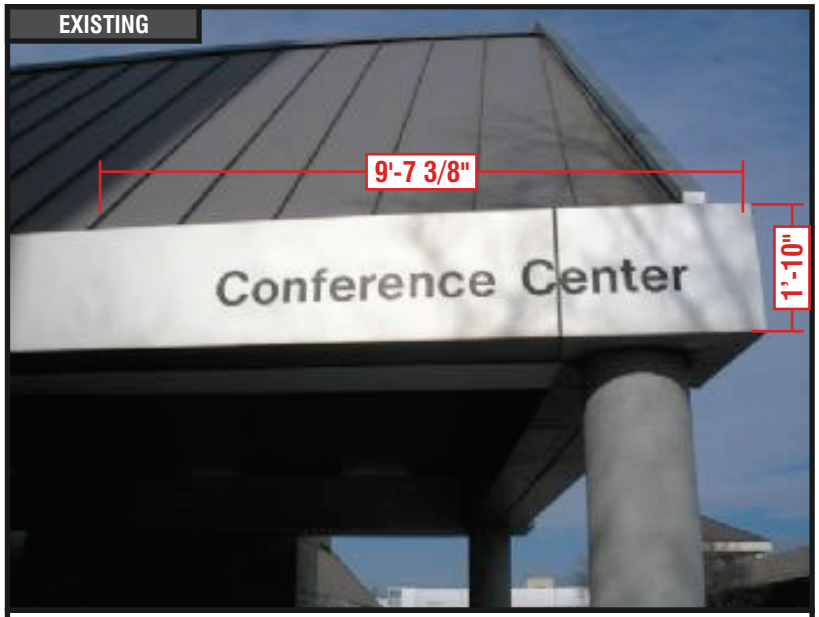
SIGN 2



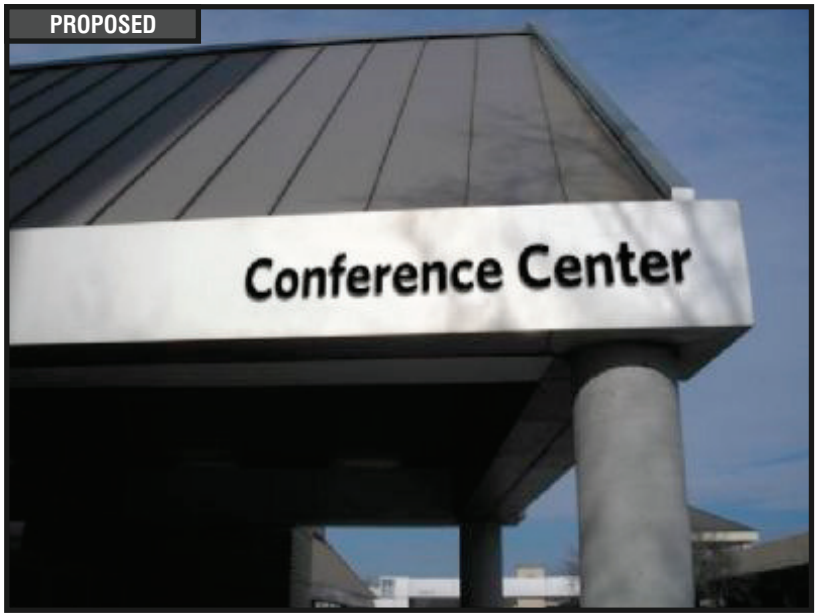
CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2"=1'-0"

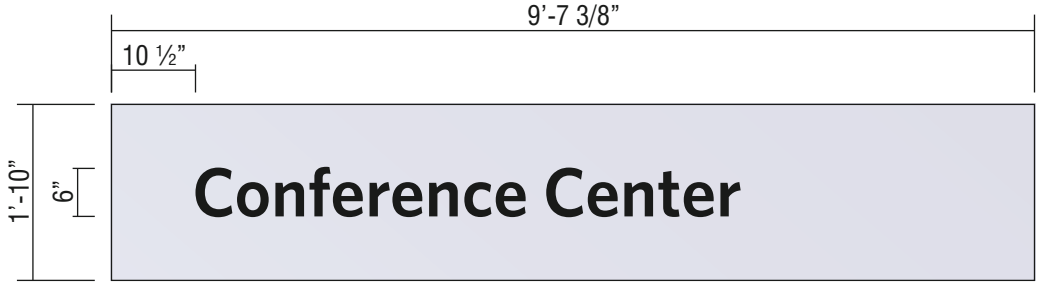


ALUMINUM PANEL W/VINYL GRAPHICS



Mercy	**RECOMMENDATIONS** ADDRESS: 621 S. New Ballas Rd. Tower B CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 050	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_050_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 00/00/00 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 7	DRAWINGS PREPARED BY: The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

SIGN 3



CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

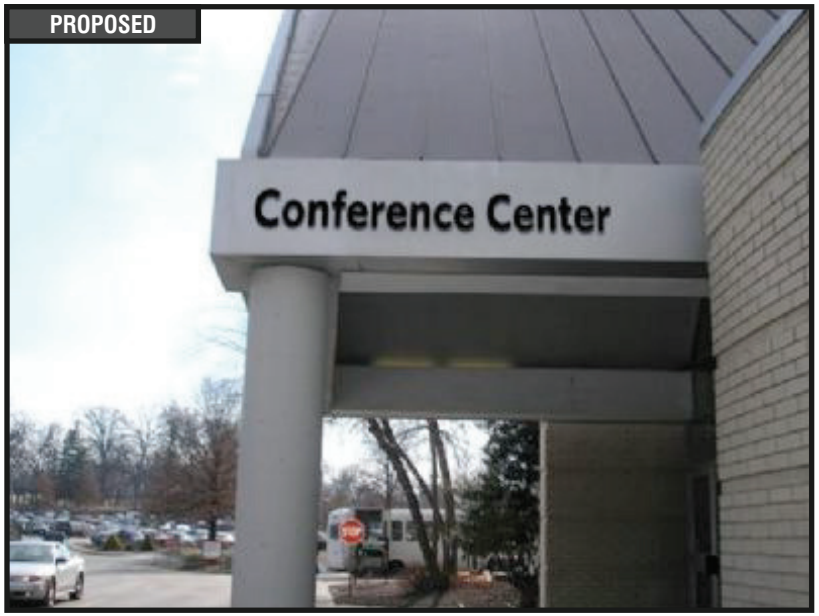
FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2"=1'-0"

EXISTING

ALUMINUM PANEL W/VINYL GRAPHICS

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 050

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ / _____ / _____ DATE

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Rev. 3:	00/00/00
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Rev. 5:	00/00/00

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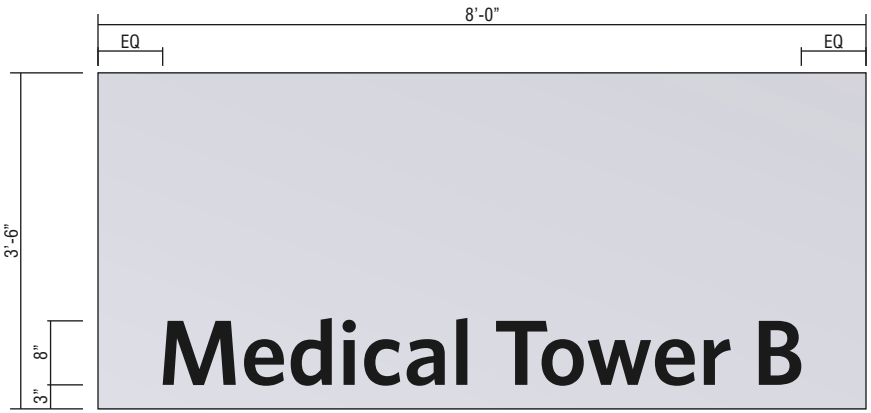
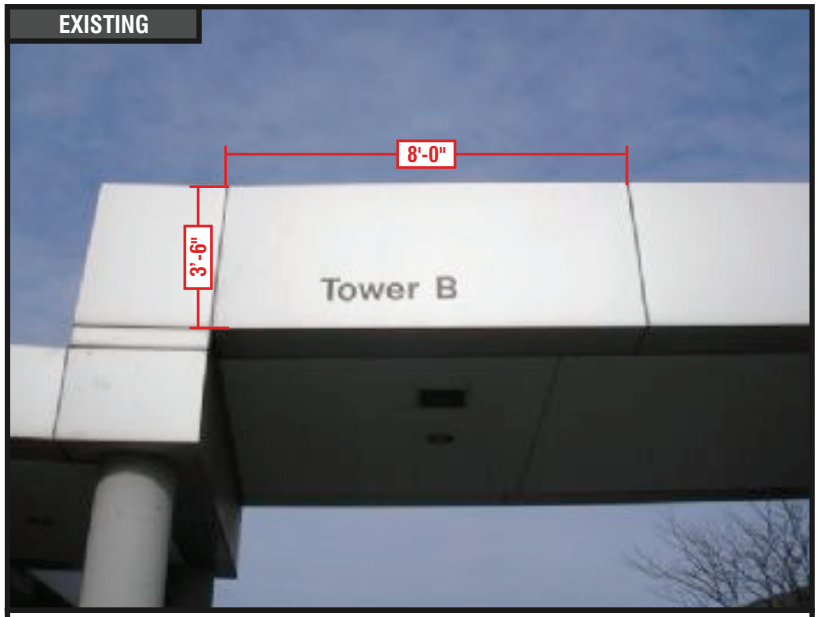
SIGN 6



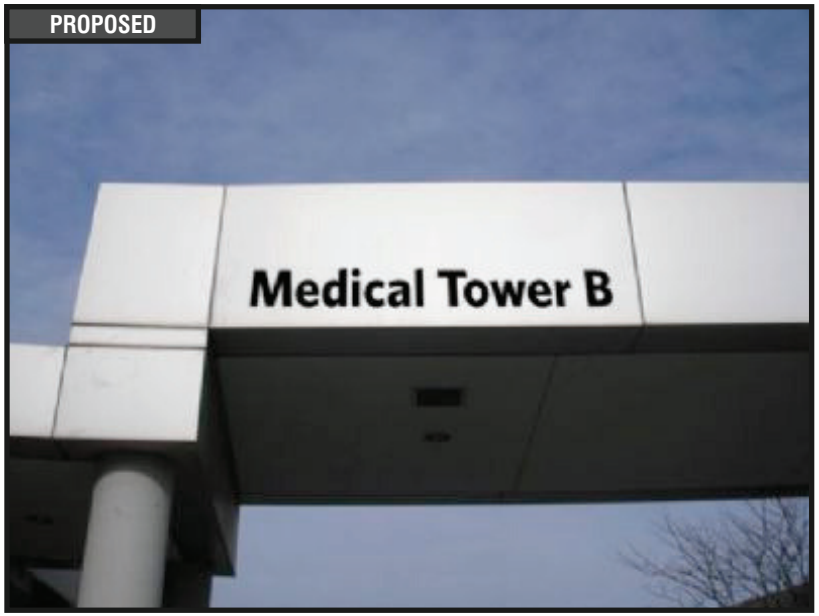
CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2"=1'-0"



ALUMINUM PANEL W/VINYL GRAPHICS



Mercy

RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 050

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ /_____ /_____ DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_050_St Louis_MO.cdr

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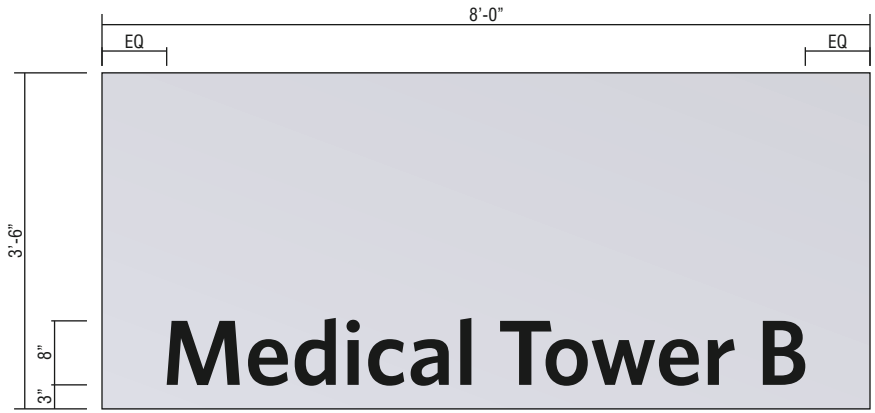
SCALE: As Noted
DRAWN BY: TVS
PAGE #: 11

DRAWINGS PREPARED BY:

The Icon Companies®
icon Icon Identity Solutions
ims ImageCare Maintenance Services

SIGN 7

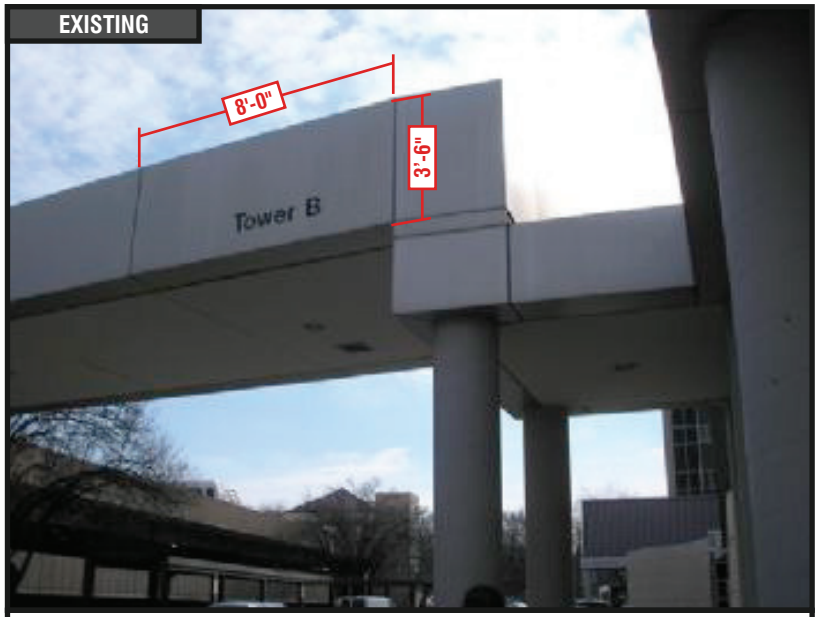


CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2"=1'-0"

EXISTING



ALUMINUM PANEL W/VINYL GRAPHICS

PROPOSED

Mercy

RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 050

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
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DATE

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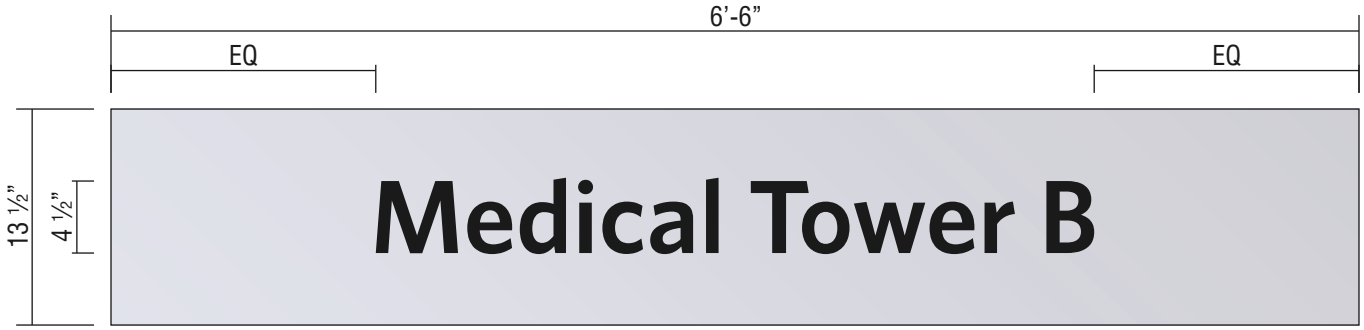
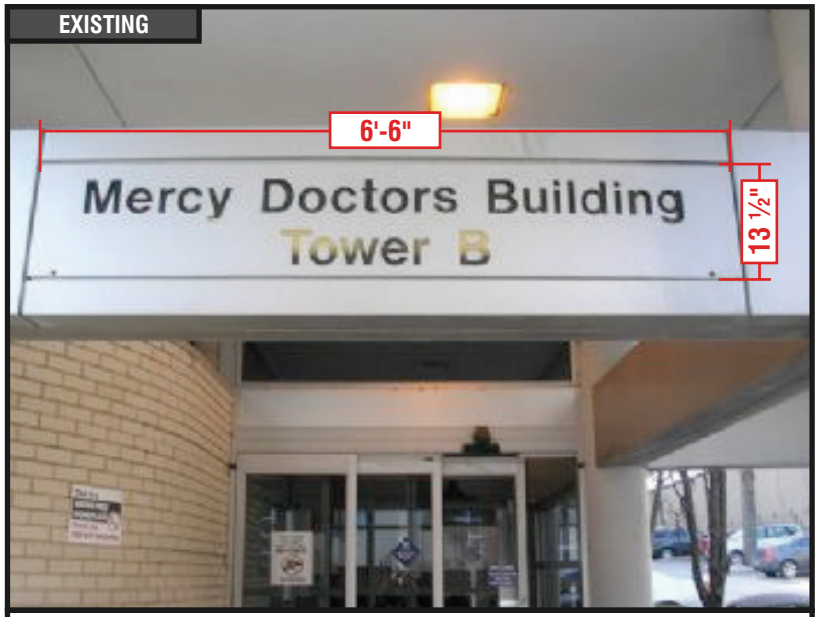


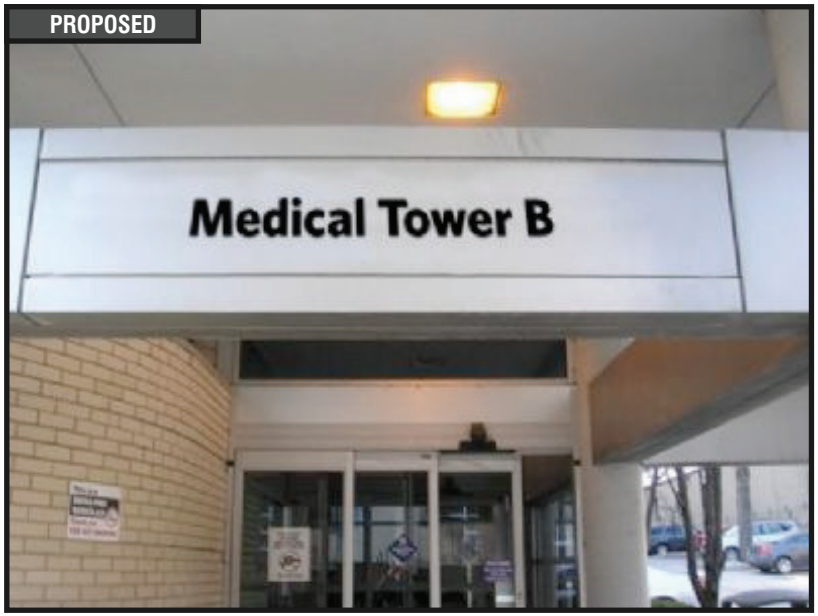
CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1"=1'-0"



ALUMINUM PANEL W/VINYL GRAPHICS



Mercy

RECOMMENDATIONS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566
LOCATION #: 050

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ims® ImageCare Maintenance Services

SIGN 11

6'-7 7/8"

8"

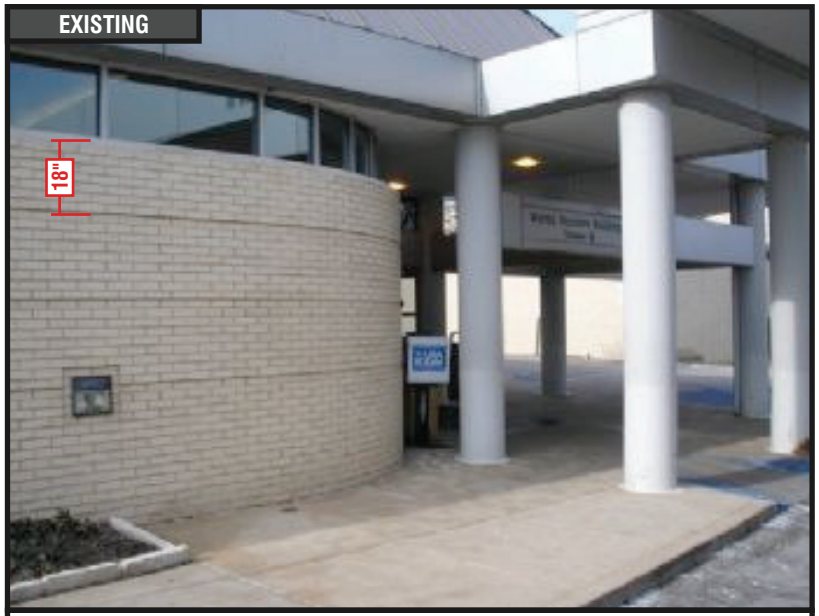
Medical Tower B

CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

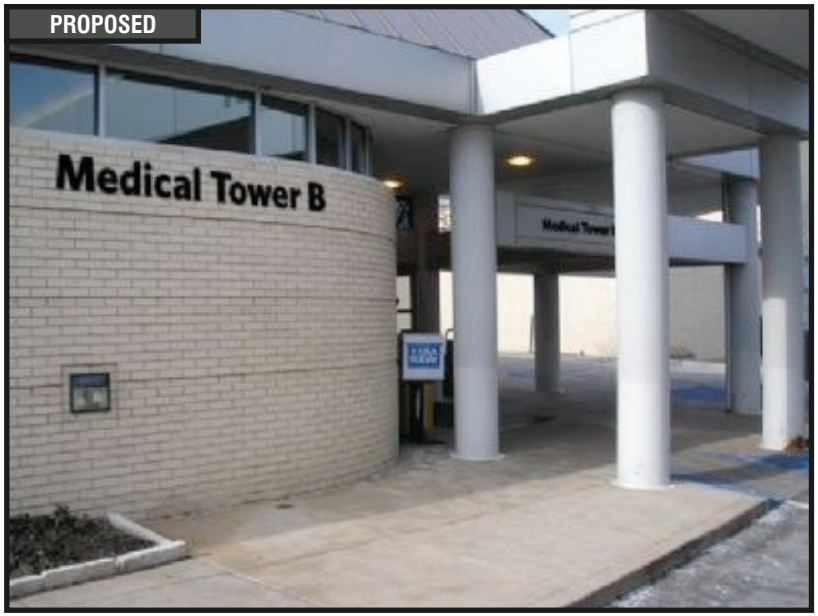
SCALE: 3/4"=1'-0"

EXISTING



NONE EXISTING

PROPOSED



Mercy

RECOMMENDATIONS

ADDRESS: **621 S. New Ballas Rd. Tower B**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **050**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR _____ /_____ /_____ DATE

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Rev. 5:	00/00/00

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Mercy

Location #: 051

12120 Conway Rd.
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	B2-4'-0" MONUMENT
2	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
3	1	LEAVE EXISTING
4	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
5	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
6	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
7	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
8	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
9	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
10	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
11	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
12	1	LEAVE EXISTING
13	1	DV-1 DOOR VINYL TYP. INSTALLATION

Mercy

RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **051**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
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DATE

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Rev. 5: **00/00/00**

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DRAWN BY: **TVS**
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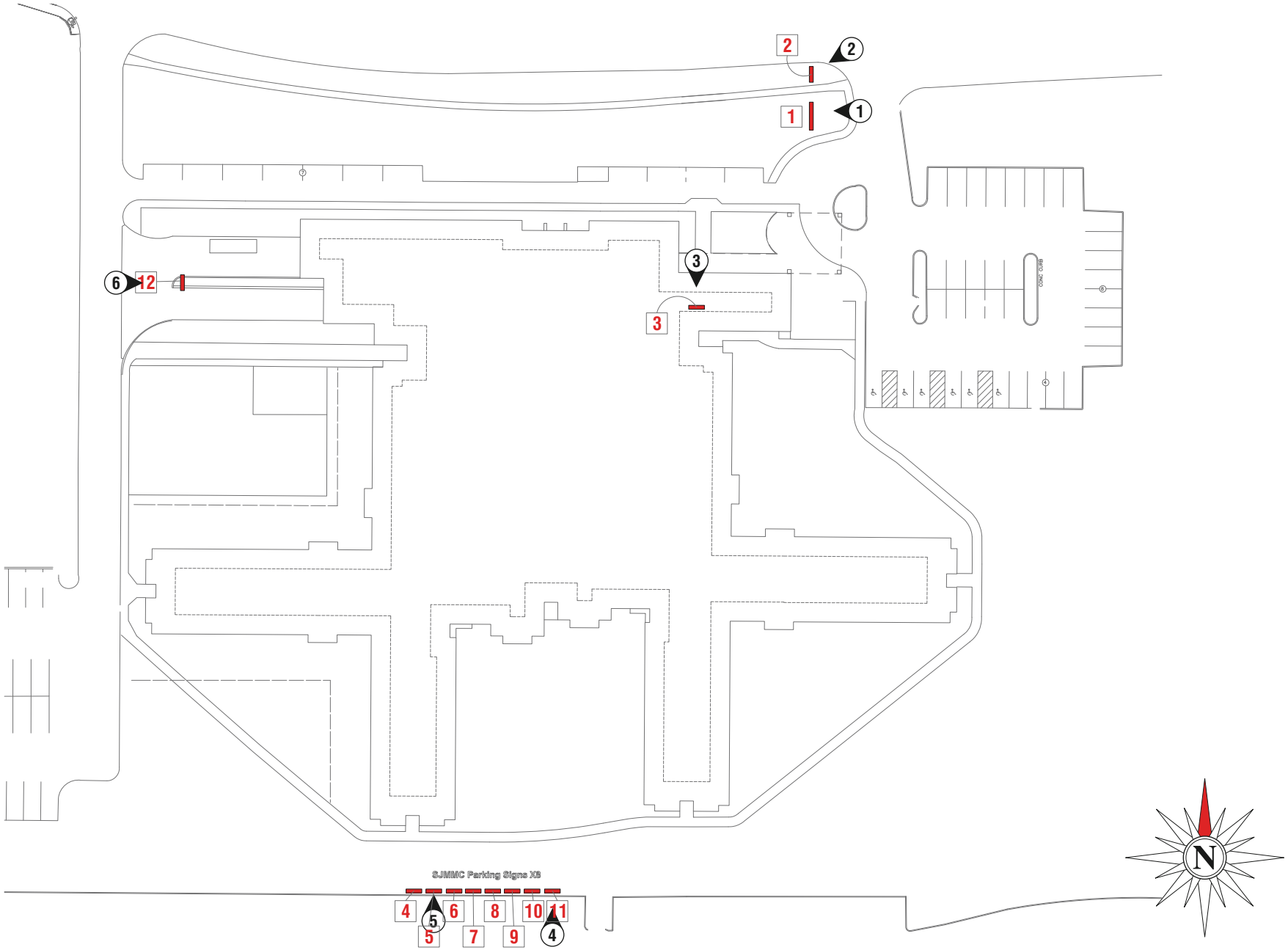

Mercy

SITE PLAN

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **051**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

SCALE: **N.T.S.**
DRAWN BY: **TVS**
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DRAWINGS PREPARED BY:

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Mercy

OVERVIEW PHOTOS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **051**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
____ /____ /____
DATE

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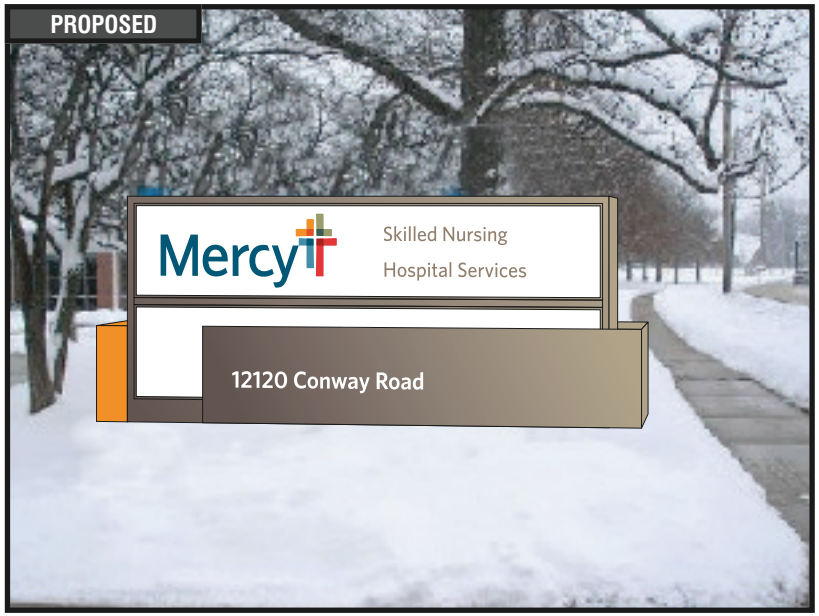
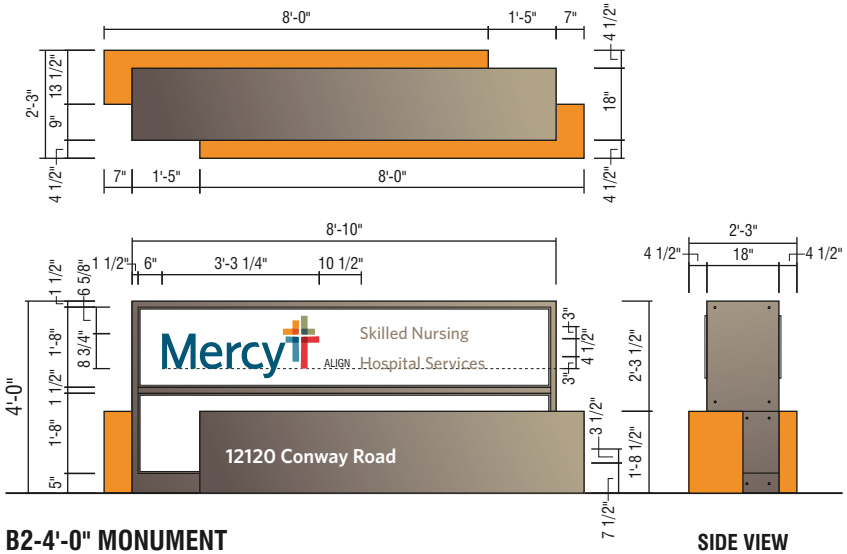
SIGN 1

ILLUMINATED MONUMENT SIGN





B2-4'-0" MONUMENT

SIDE VIEW

Mercy	RECOMMENDATIONS ADDRESS: 12120 Conway Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566 LOCATION #: 051	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT CLIENT CONTRACTOR ____ /____ /____ DATE FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20....\3566_051_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	DATE: 06/07/12 Rev. 1: 06/22/12 Rev. 2: 06/27/12 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: As Noted DRAWN BY: TVS PAGE #: 5	DRAWINGS PREPARED BY:	The Icon Companies® icon Icon Identity Solutions ims ImageCare Maintenance Services

Mercy

Location #: 502

601 S. New Ballas Rd.
St. Louis, MO
63141

The Icon Companies®

icon® Icon Identity Solutions

ims® ImageCare Maintenance Services

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM AWNING RE-SKIN
2	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
3	1	DV-1 DOOR VINYL TYP. INSTALLATION

Mercy

RECOMMENDATIONS

ADDRESS: **601 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**
LOCATION #: **502**

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT
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DATE

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PAGE #: **2**

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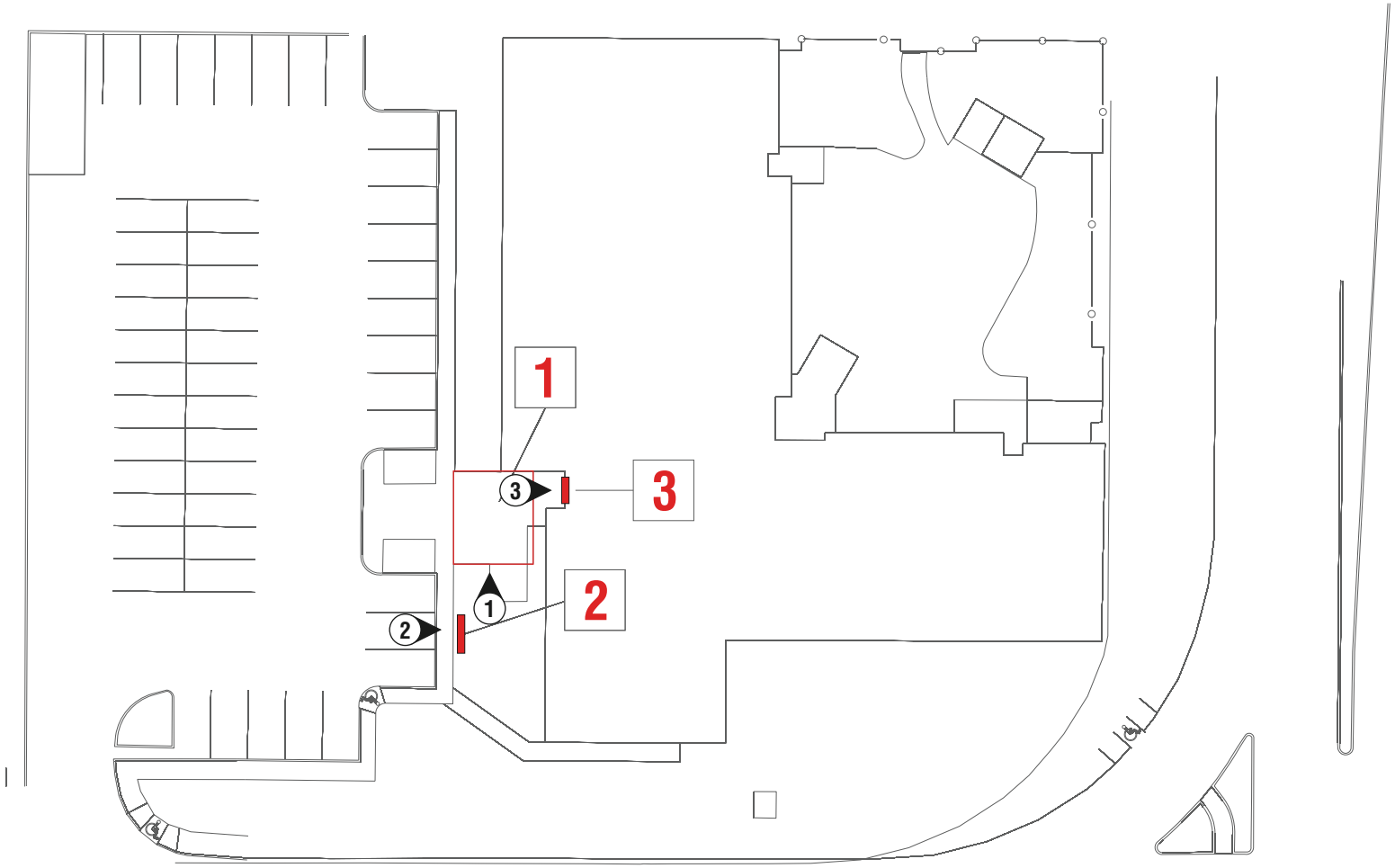

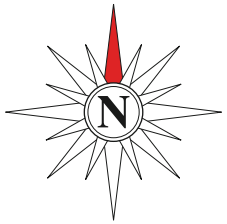

Mercy

SITE PLAN

ADDRESS: **601 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **502**

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
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DATE

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Mercy

OVERVIEW PHOTOS

ADDRESS: **601 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: **3566**

LOCATION #: **502**

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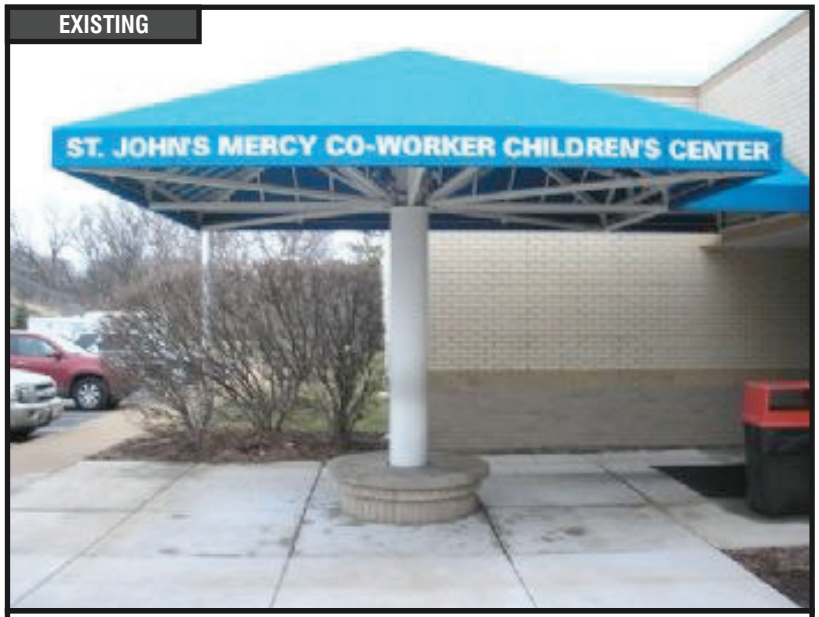
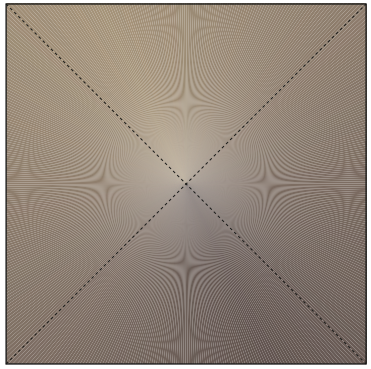
SIGN 1

EXISTING



NON-ILLUMINATED AWNING



PROPOSED

CUSTOM AWNING RE-SKIN

SURVEY REQUIRED

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

NOTE: COPY IS A QUANTITY OF TWO(2) FOR FRONT AND SIDE ELEVATION OF CANOPY

Mercy

RECOMMENDATIONS

ADDRESS: 601 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 502

SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT

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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

APPLICATION TO PLANNING AND ZONING COMMISSION #12-026 FOR APPROVAL OF A REVISED MASTER SIGN PLAN FOR THE MERCY HOSPITAL CAMPUS AT 615 S. NEW BALLAS ROAD

FOR THE MEETING OF: September 4, 2012

LOCATION: 615 S. New Ballas Road

REQUEST: Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a revised Master Sign Plan to replace all of the signs within the campus at 615 S. New Ballas Road, in the "PH" Planned Hospital Zoning District. A master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

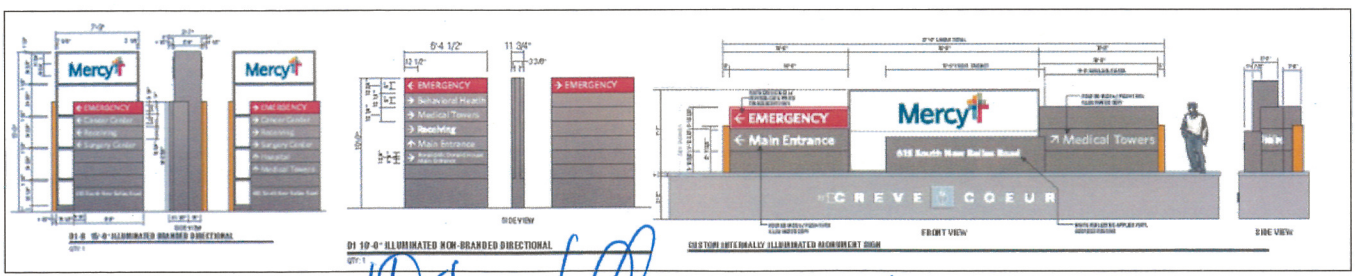
Key Issues:
- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References
- Design Guidelines

Zoning Code References
- Article VIII Sign Regulations
- 405.950.6 Master Signage Plans

APPLICANT: Donald Kalicak
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Bill Behrens
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY:

Whitney Kelly, AICP — Date 8/31/2012
City Planner

ATTACHMENTS: Draft Ordinance
Applicants Materials, received August 10, 2012
Ordinance No. 3041 and No. 5095

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

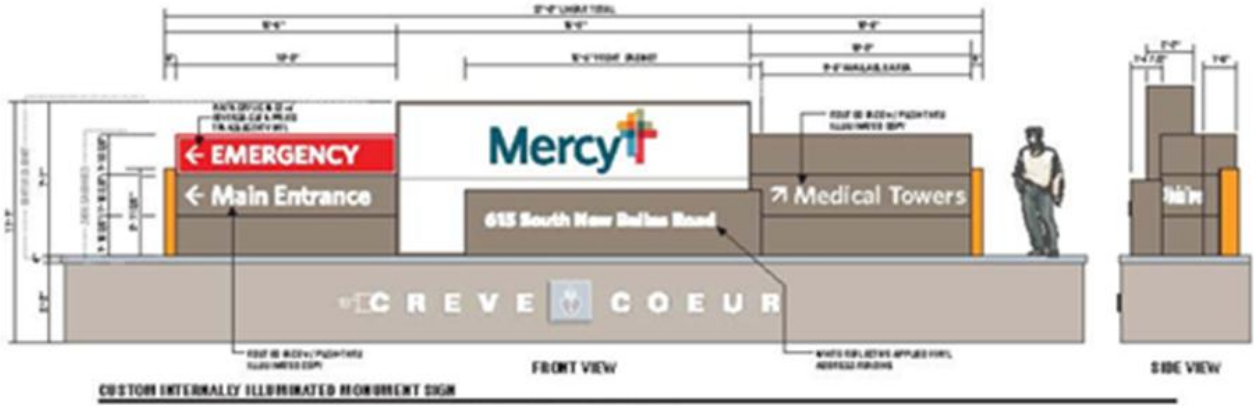
The Mercy Campus (then referred to as St. John Mercy Medical Center) received approval for a master sign plan in 2005 and revised plan approval in 2009. The current proposal will replace all of the existing signs with new signage with new identifying design theme that substantially deviates from the prior plan in overall style, design and, in some cases, size. Therefore, Staff recommends a repeal of the prior two ordinances and replacing with a new ordinance referencing the entire, updated, sign program.

The proposed plan includes replacing all of the signs on the campus. All of the signs have a consistent design theme and use of materials, for branded signs, and non-branded signs. The designs of these signs can be broken down to several similar style types that are in similar design as the main monument sign.

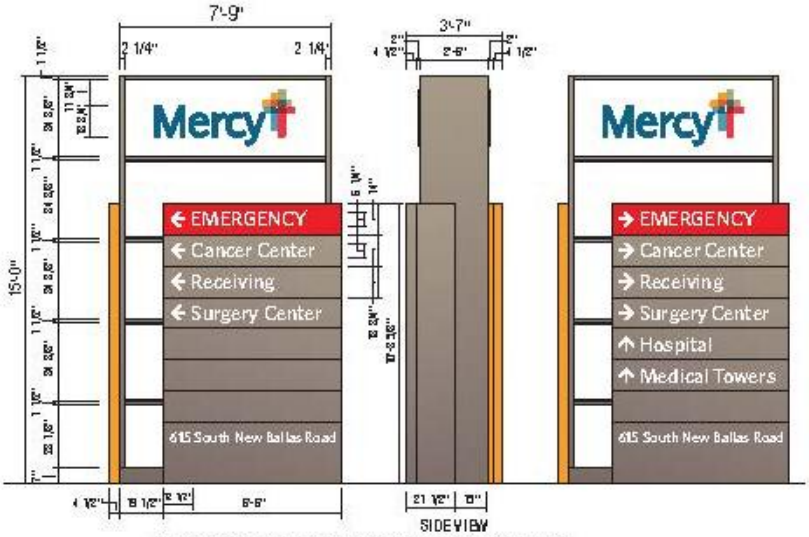
Ground Signs

The ground signs include the main monument sign, and branded and non-branded directional signs.

Below is the ground sign at the northwest corner of Conway Road and Ballas Roads (already installed):



The ground directional signage will consist of a similar style and theme as the main monument sign. Below are the examples of the illuminated branded type of directional signs that will replace the existing signs:



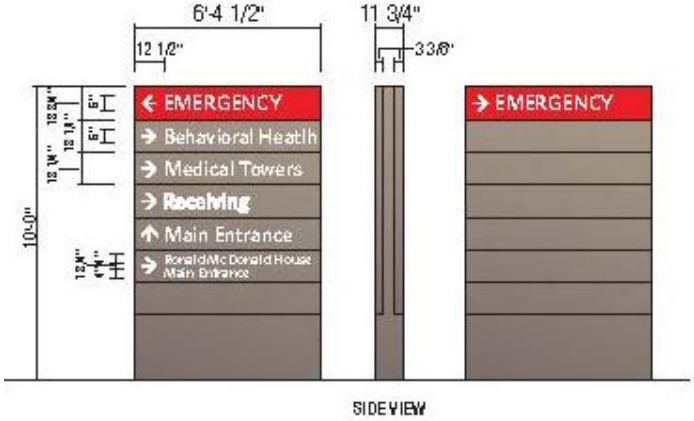
D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
QTY: 1

ILLUMINATED MONUMENT

NONE EXISTING

Non-branded directional signs have a similar style theme and use of materials as the informational portion of the branded signs, but do not contain the Mercy logo as indicated below:

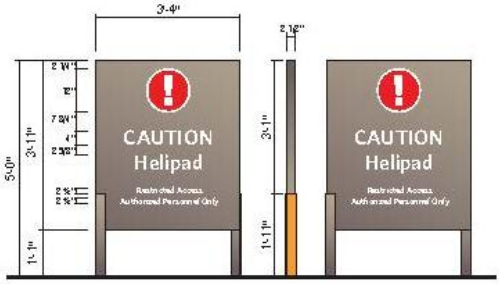
ILLUMINATED MONUMENT SIGN



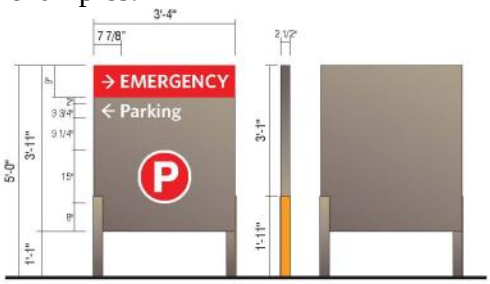
D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

The parking direction signs also are of similar style and theme and are located throughout the campus, replacing existing signs. Below are two examples:



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

Wall Signs

The proposed changes to the wall signs include branded and non-branded individual letter signs that are easier to read, as well as the branded logo on several of the buildings:

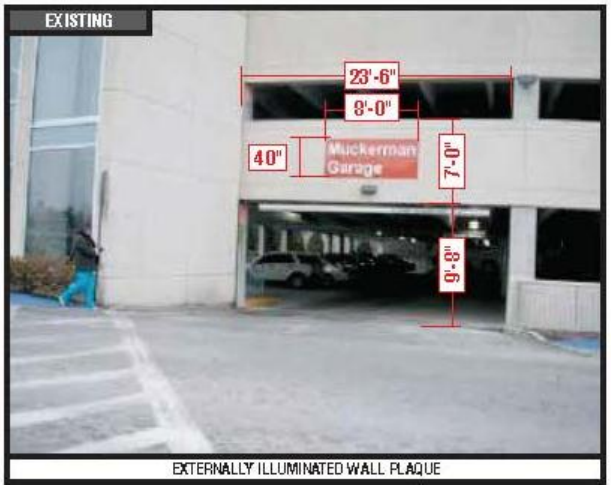
NONE EXISTING

NONE EXISTING

CUSTOM 74" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW Em1380) SCALE: 1/4"=1'-0"
CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW Em1380)

Below is an example of an existing building sign that will be revised to individual letter sign:



EXTERNALLY ILLUMINATED WALL PLAQUE

The proposal includes adding wall signage on several of the existing buildings that currently do not have signage. The amended plan in 2009 included approval of signage for the Children's Hospital, but the sign was never installed:

CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW En1380) SCALE: 1/8"= 1'-0"

NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS PRIOR TO FABRICATION.

Light Pole Banners

The applicant is also requesting to include approximately 40 light pole banners throughout the campus that would change periodically for special events.

SPECIAL EVENTS BANNERS

QTY: 40

TO BE LOCATED AT VARIOUS LOCATINOS AROUND CAMPUS.

BANNERS MAY CHANGE FREQUENTLY TO ADVERTISE SPECIAL EVENTS

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	"A" Single-family Residential	N/A
South	Professional offices	St. Louis County zoning	N/A
East	Single-family residences	Westwood residential	New Ballas Road
West	Single-family residences/ Covenant Theological Seminary	"A" Single-family Residential/ "HE" Higher Education	Interstate 270

COMPREHENSIVE PLAN REVIEW
The Comprehensive Plan does not provide much direction in sign review, except recommend that they City ensure that non-residential development is compatible with adjacent residential development (page 23).

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17)

The signs are well-designed in similar style and use of materials, and limited to within the campus and away from the residential areas. With the exception of a several new building signs, all of the signs are replacing existing signs already on the campus and so would not have any further impact on the residential neighborhoods. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and Design Guidelines.

ZONING CODE REVIEW
All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed revised Master Sign Plan for the Mercy Campus is consistent with the intent of the Zoning Code provision for master sign plans and with prior action by the Commission and

Council, and will increase public convenience by providing better direction information for visitors on the campus in a well-designed, coordinated manner.

FORM OF THE DRAFT ORDINANCE

Staff recommends a repeal of the prior ordinances (Ordinance No. 3041 and No. 5095), and replacement with a new ordinance referencing the proposed Master Sign Plan as discussed within the staff report. The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- The applicant shall follow the Master Signage Plan received August 10, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- Incidental signage shown within the plan does not require a permit.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for Mercy Hospital Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

> "I move to recommend approval of the Master Signage Plan for the Mercy Campus, submitted with Application #12-026, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 4, 2012" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO

Not to Scale

BILL NUMBER 4009

ORDINANCE NUMBER 3041

AN ORDINANCE FOR A MASTER SIGNAGE PLAN PURSUANT TO SECTION 26-104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR ST. JOHNS MERCY MEDICAL CENTER LOCATED AT 615 S. NEW BALLAS ROAD.

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Architectural Sign Associates on behalf of St. Johns Mercy Medical Center for a Master Signage Plan for the property located at the St. Johns Mercy campus with the primary address of 615 S. New Ballas Road;

WHEREAS, The boundaries of the Master Signage Plan will be for St. Johns Mercy Medical Center including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "PH" Planned Hospital district;

WHEREAS, The Planning and Zoning Commission recommended approval of the Master Signage Plan on January 3, 2005;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, January 24, 2005, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Master Signage Plan as provided by Section 26-104.6 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of said Public Hearing had been previously published on January 7, 2005 in the St. Louis Countian and on the week of January 9, 2005 in the West County Journal, newspapers of general circulation in the City of Creve Coeur, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting three times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: The Master Signage Plan for St. Johns Mercy Medical Center, as submitted by Architectural Sign Associates on behalf of St. Johns Mercy Medical Center in the form of Exhibit 1 attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the St. Johns Mercy Medical Center campus and identified as the area on the Master Signage Plan.

SECTION 2: Such approval of the Master Signage Plan for St. Johns Mercy Medical Center shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building or directional signage referred to in the Master Signage Plan that currently does not possess a building permit.
2. The applicant shall reduce the brightness of the existing building signage at the Cancer Center to comply with City ordinances.
3. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Signage Plan, unless approved by the City of Creve Coeur.

SECTION 3: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 14th day of February 2005.

DAVID KASSANDER, PRESIDENT
CITY COUNCIL

Approved this 14th day of February 2005.

HAROLD L. DIELMANN
MAYOR

Attest:

LAVERNE COLLINS, CMC
CITY CLERK

BILL NO. 5200 ORDINANCE NO. 5095

AN ORDINANCE TO AMEND THE MASTER SIGNAGE PLAN FOR THE ST. JOHN'S MERCY MEDICAL CENTER CAMPUS, LOCATED IN THE NORTHWEST QUADRANT OF SOUTH NEW BALLAS ROAD AND CONWAY ROAD

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Signs on Site, Inc., on behalf of St. John's Mercy Medical Center, for an addendum to their previously approved Master Signage Plan, Ordinance Number 3041; and,

WHEREAS, The Master Signage Plan and the attached Exhibit A, Master Signage Plan Addendum defines all characteristics of certain signs throughout the entire St. John's Mercy Medical Center campus; and,

WHEREAS, Said property is in the "PH" Planned Hospital zoning district; and,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the amendment to the Master Signage Plan on June 1, 2009; and,

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these additions to Ordinance Number 3041, held a public hearing thereon at the Creve Coeur Government Center on July 13th, 2009, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: An addendum to the Master Signage Plan for the St. John's Mercy Medical Center campus, as enacted by Ordinance Number 3041, is hereby approved to add all signs in the attached Exhibit A, as prepared and submitted by Signs on Site, Inc., on behalf of St. John's Mercy Medical Center.

SECTION 2: Implementation of the Master Signage Plan for the St. John's Mercy Medical Center campus shall be limited as follows:

Bill #5200 Ord # 5095

1. The applicant shall submit sign permit applications for any and all new, altered or relocated signs depicted in the Master Signage Plan including those signs in the attached Exhibit A, to the Zoning Administrator as required by Article 8, Sign Regulations, of the Zoning Code.

2. All applicable sign permit applications shall be in substantial conformance with the Master Signage Plan, including those in the attached Exhibit A. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Signage Plan, unless approved by the City Council of the City of Creve Coeur upon receipt of a recommendation from the Planning and Zoning Commission.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 10 DAY OF August, 2009

ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF August, 2009

HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

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

September 5, 2012

Mr. Bill Behrens
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010

Re: Application #12-026: Request for approval of a revised master sign plan
Mercy Hospital Campus – 615 S. New Ballas Road

Mr. Behrens:

The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for approval of a revised master sign plan at Mercy Hospital, located at 615 S. New Ballas Road.

By unanimous vote, the Planning Commission recommends approval of the revised Master Signage Plan for the Mercy Hospital Campus, submitted with Application #12-026, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

BILL NO. 5389 **ORDINANCE NO. _____**

AN ORDINANCE REPEALING ORDINANCES NUMBER 835, 972 AND 5189 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A NEW AND USED AUTOMOBILE DEALERSHIP LOCATED AT 11654 OLIVE BOULEVARD

WHEREAS, under Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinances #835 was approved by the City Council on February 27, 1978, and ordinance #972,was approved by the City Council on October 27, 1980, for the operation of a new and used automotive dealership, and ordinance #5189 was approved on April 11, 2011 for the operation of an automotive detailing center for Waterways; and

WHEREAS, an application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the redevelopment of the site for the same use; and

WHEREAS, Section 405.1070 states, in part, that any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 4, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amended conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinances #835, #972 and #5189 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a new and used automotive dealership in the "CB" Core Business district on property addressed as 11654 Olive Boulevard, and whose legal description is as follows:

(TRACT 1)

A TRACT OF LAND BEING PART OF LOT 1 OF "SUBDIVISION OF STUDTS HOME PLACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDS, AND PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AT ITS INTERSECTION WITH THE WESTERN LINE OF PROPERTY CONVEYED TO FETTE REALTY COMPANY, ET. AL, BY DEED RECORDED IN BOOK 6493 PAGE 181 OF THE ST. LOUIS RECORDS; THENCE ALONG SAID FETTE'S WESTERN LINE SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 246.26 FEET TO THE SOUTHWESTERN CORNER THEREOF; THENCE ALONG SAID FETTE'S SOUTHERN LINE NORTH 89 DEGREES 26 MINUTES 45 SECONDS EAST, 26 FEET TO A POINT BEING THE NORTHWESTERN CORNER OR PROPERTY CONVEYED TO SOUTHWESTERN BELL TELEPHONE CO. BY DEED RECORDED IN BOOK 1361 PAGE 384 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERN BELLS WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO GUY MULLEN SERVICE, INC. BY DEED RECORDED IN BOOK 6777 PAGE 2127 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST, 140 FEET TO SAID MULLENS SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTHERN LINE OF PROPERTY CONVEYED TO ESCHENBRENNER BY DEED RECORDED IN BOOK 2192 PAGE 603 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ESCHENBRENNER'S NORTHERN LINE SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 26 FEET TO THE NORTHWESTERN CORNER THEREOF; THENCE ALONG SAID ESCHENBRENNER'S WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO FOREWAY CO. BY DEED RECORDED IN BOOK 6149 PAGE 232 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 238.12 FEET TO SAID FOREWAY'S SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTH LINE OF THE EAST PART OF LOT 1 STUDT'S HOME PLACE, AS AFOREMENTIONED; THENCE ALONG SAID NORTH LINE AND ITS WESTWARD PROLONGATION, SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 363.31 FEET TO A POINT ON THE EASTERN LINE OF HAM DRIVE, 16 FEET WIDE; THENCE ALONG

SAID EASTERN ROAD LINE, NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 100.14 FEET TO ITS INTERSECTION WITH THE SOUTHERN LINE PROPERTY CONVEYED TO KISLING BY DEED RECORDED IN BOOK 6520 PAGE 1029 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SAID KISLING'S SOUTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 153 FEET TO THE SOUTHEASTERN CORNER THEREOF; THENCE ALONG SAID KISLING'S EASTERN LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO THE NORTHEASTERN CORNER THEROF, SAID POINT BEING ALSO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO THOMPSON, ET AL., BY DEEDS IN BOOK 6498 PAGE 1269 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID THOMPSON'S SOUTHERN LINE, SOUTH 89 DEGREES 28 MINUTES 45 SECONDS WEST, 153 FEET TO ITS INTERSECTION WITH THE EASTERN LINE OF HAM DRIVE, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO ITS INTERSECTION WITH THE NORTHERN LINE OF THE PROPERTY CONVEYED TO THOMPSON AS AFOREMENTIONES; THENCE ALONG SAID THOMPSON'S NORTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 95.01 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, AND RUNNING NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 302.66 FEET TO A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 74 DEGREES 27 MINUTES 30 SECONDS EAST, 277.01 FEET TO THE POINT OF BEGINNING.

(TRACT 2)

PART OF LOT 1 OF THE SUBDIVISION OF STUDT'S HOME PLACE, A SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, DISTANT SOUTH 75 DEGREES 16 MINUTES WEST, 60 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF OLIVE STREET ROAD, SOUTH 75 DEGREES 16 MINUTES WEST, 97.73 FEET TO THE EAST LINE OF HAM AVENUE, 16 FEET, THENCE ALONG THE EAST LINE OF HAM AVENUE, SOUTH 00 DEGREES 40 MINUTES EAST, 294.45 FEET; THENCE NORTH 89 DEGREES 30 MINUTES EAST, 94.80 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHARLES J. MILLS AND WIFE, BY DEED RECORDED IN BOOK 351 PAGE 393; THENCE ALONG THE WEST LINE OF PROPERTY CONVEYED TO MILLS AFORESAID; AND ALONG THE WEST LINE OF PROPERTY CONVEYED TO CHARLES J. MILLS BY DEED RECORDED IN BOOK 250 PAGE 576, NORTH 00 DEGREES 40 MINUTES WEST, 316.07 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTHERN 15 FEET MORE OR LESS THEREOF, ACQUIRED BY THE STATE OF MISSOURI FOR HIGHWAY PURPOSES.

Section 3: The issuance of this conditional use permit and the operation and maintenance of said facilities provided for by this ordinance shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and the following conditions:

1. The Conditional Use Permit is for the operation of a new and used automobile sales facility with accessory indoor repair facilities. All prior uses of the existing buildings shall cease prior to issuance of any demolition permits.
2. The cleared site shall be developed and maintained in conformance with: the Site Development Plan - Jaguar/Land Rover Dealership package prepared by Grimes Consulting, Inc. dated August 10, 2012, (hereafter the "Site Development Plans"); the

Planting Plan prepared by Landscape Technologies, last revised September 4, 2012; and the full set of drawings prepared by Praxis^3, Inc., submitted on September 4, 2012, including the Architectural Site Plan, Axonometrics, Perspectives, Elevations, Lighting Photometrics and Materials Legend, (hereafter the "Architectural Plans"), all subject to the conditions contained herein.

3. All right-of-way dedications depicted on the Site Development Plans shall be recorded on a "Map of Dedication" with the St. Louis County Recorder of Deeds prior to the issuance of any Occupancy Permits.
4. In anticipation of the widening of Ham Avenue to Major Collector level of service, and as allowed by Section 405-240 of the Municipal Code, the front setback along Ham Avenue shall be extended to allow up to one-third (1/3) of the building façade a maximum setback of thirty feet (30') from the proposed right-of-way and a maximum setback of eighty feet (80') from the proposed right-of-way for the remainder of the Ham Avenue façade. No more than eighteen (18) vehicles may be displayed outdoors within twenty feet (20') of any public right-of-way.
5. In recognition of the significant site area voluntarily dedicated to the City of Creve Coeur and the Missouri Department of Transportation (MoDOT), and as allowed by Section 405.370.E.3.b(2), the maximum site coverage for the conditional use permitted herein shall be 70%, as shown on the Site Development Plans.
6. The row of columns in front of the parking lot along Olive Boulevard shall be supplemented with at least four (4) more columns in the same plaza space or by some similar method for the review and approval of the Zoning Administrator. The completed design shall be evaluated for conformance with the Comprehensive Plan and the Downtown Architectural Guidelines.
7. An underground irrigation system shall be installed and maintained to serve all green and landscaped areas identified on the Planting Plan approved herein.
8. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
9. The applicant shall submit a sign application for approval of all signs.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. The hours of operation shall not exceed 7:00 A.M. to 10:00 P.M. Monday through Saturday. Additional hours may be approved by the Zoning Administrator.
12. Parking of automobiles shall be limited to one automobile per designated parking space.
13. The storage or repair of collision damaged or inoperable vehicles shall not occur on the subject property.
14. The number of new automobiles and/or certified automobiles with a manufacturer's warranty shall not, at any time, be less than sixty percent (60%) of the total number of automobiles available for purchase on site.
15. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
16. A copy of all herein conditions shall be furnished by the owner or petitioner to the operator(s) and managers, including successive operator(s), owner(s) and manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood all conditions and agrees to comply therewith.
17. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to

revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

18. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

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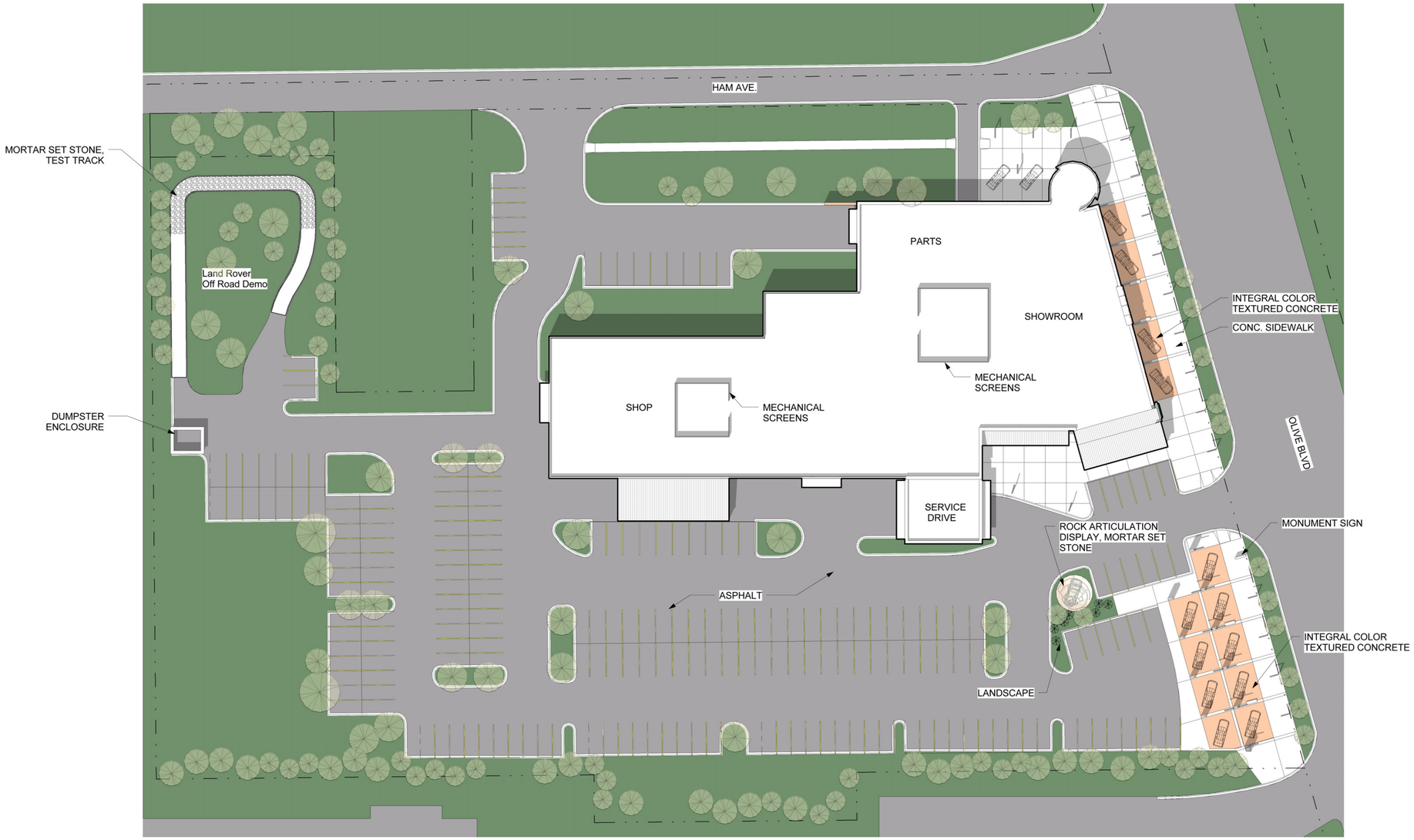
Rev	Date	Comments
	09/04/12	



NORTH

1 / A1 Architectural Site Plan
1" = 30'-0"

0' 15' 30' 60'

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Architectural Site Plan

Sheet Number:

A1

NOT RELEASED FOR CONSTRUCTION AND PERMIT

8/31/2012 11:31:17 AM

1
A2
Axon - Northwest

8/31/2012 11:31:40 AM

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Rev	Date	Comments
	09/04/12	

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

3D Axonometrics

Sheet Number:

A2

NOT RELEASED FOR CONSTRUCTION AND PERMIT

1
A3
Axon - Northeast

8/31/2012 11:31:59 AM

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Rev	Date	Comments
	09/04/12	

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

3D Axonometrics

Sheet Number:

A3

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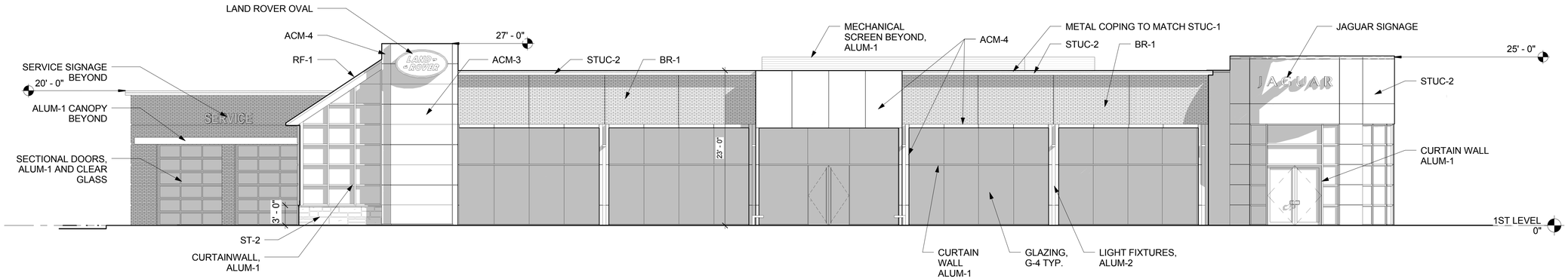
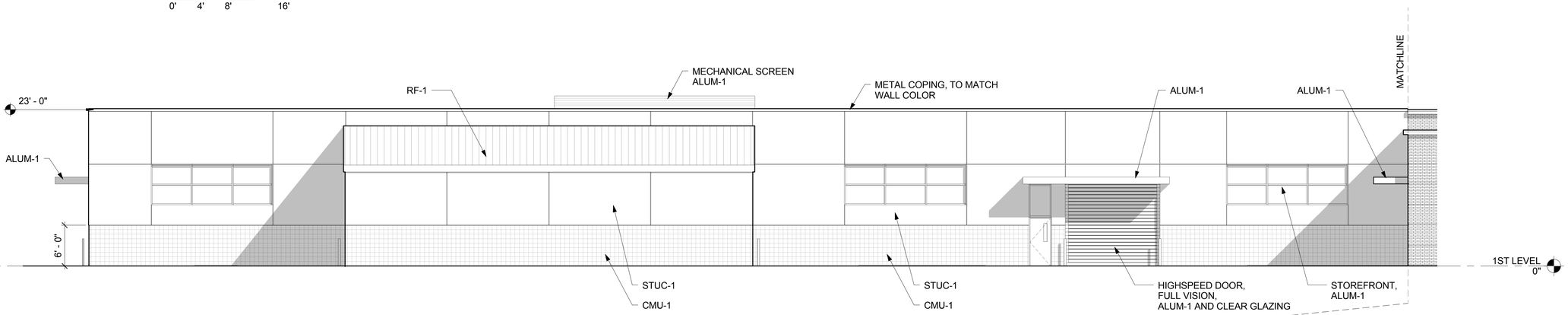
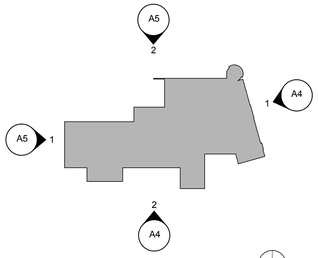


1 / A4 North Elevation

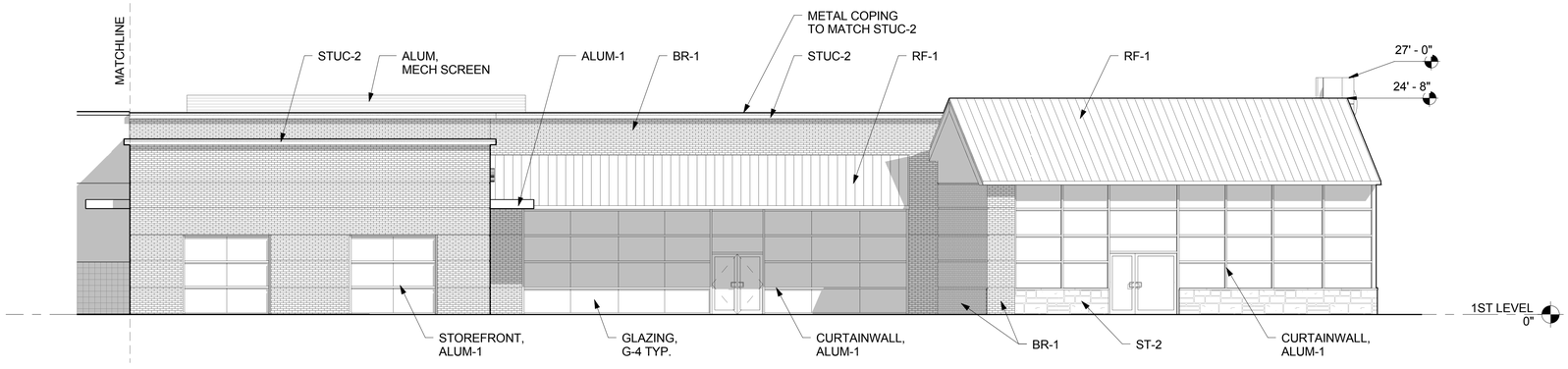
0' 4' 8' 16'





Key Plan

NORTH



2 / A4 East Elevation

0' 4' 8' 16'

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Rev	Date	Comments
	09/04/12	

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Elevations

Sheet Number:

A4

NOT RELEASED FOR CONSTRUCTION AND PERMIT

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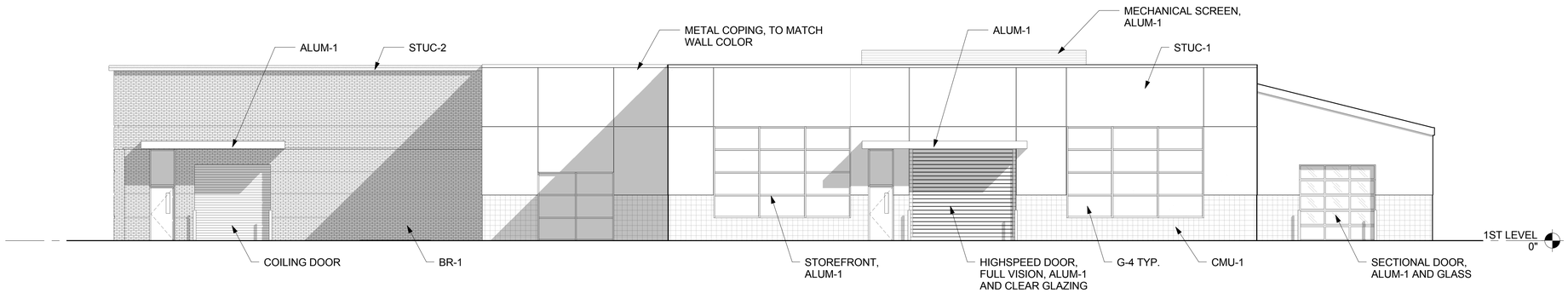
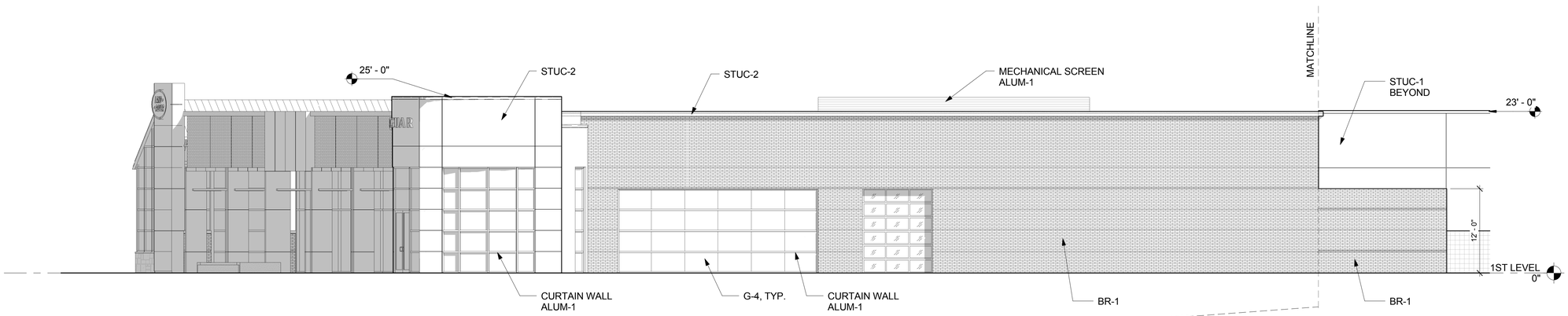
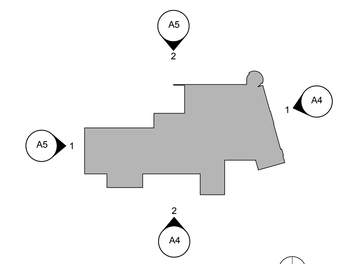


1 / A5 South Elevation

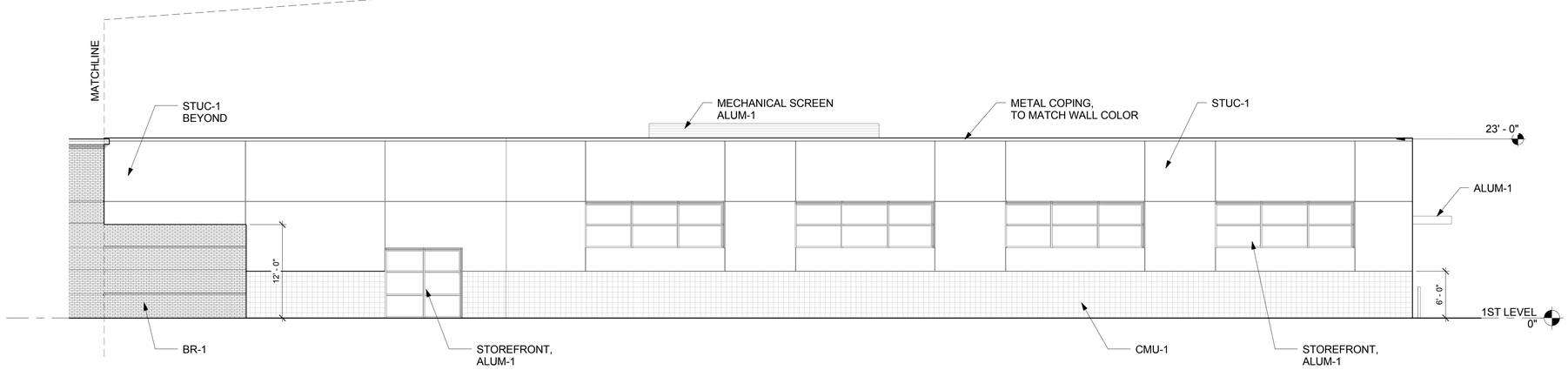
0' 4' 8' 16'





Key Plan

NORTH



2 / A5 West Elevation

0' 4' 8' 16'

8/31/2012 11:34:12 AM

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Rev	Date	Comments
	09/04/12	

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Elevations

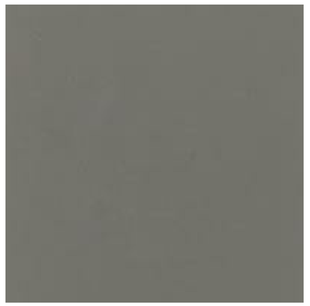
Sheet Number:

A5

NOT RELEASED FOR CONSTRUCTION AND PERMIT

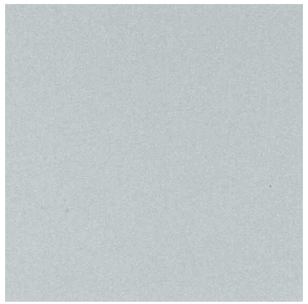
Finish Material Legend

		CODE	MATERIAL	COLOR
EXTERIOR	MASONRY	BR-1	EXTERIOR BRICK	#370 AUTUMN BLEND
		CMU-1	CONCRETE MASONRY UNIT, CENTER-SCORE	PAINT TO MATCH STUC-2 COLOR
		ST-2	STONE VENEER	NATURAL BEIGE SANDSTONE
	CONC.	SC-1	INTEGRAL COLOR TEXTURED CONCRETE	SAN DIEGO BUFF
	METAL	ACM-3	METAL PANEL	ROVER GREEN II
		ACM-4	METAL PANEL	SILVER METALLIC
		RF-1	STANDING SEAM METAL ROOFING	SLATE GREY
	ALUM	ALUM-1	ALUMINUM CURTAIN WALL/ STOREFRONT	CLEAR ANNODIZED ALUMINUM
		ALUM-2	ALUMINUM LIGHT FIXTURE HOUSING	DARK GRAY ALUMINUM
	GLASS	G-4	GLASS	CLEAR 1" INSULATED
	STUCCO	STUC-2	STUCCO	LYMESTONE W/BROWN TUSCAN GLAZE



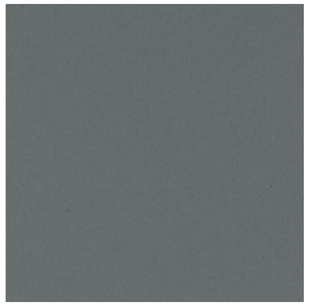
RF-1

ACM-3



ACM-4

ALUM-1



ALUM-2

BR-1

STUC-1

STUC-2

ST-2

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Rev	Date	Comments
	09/04/12	

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Exterior Finish Legend

Sheet Number:

A6

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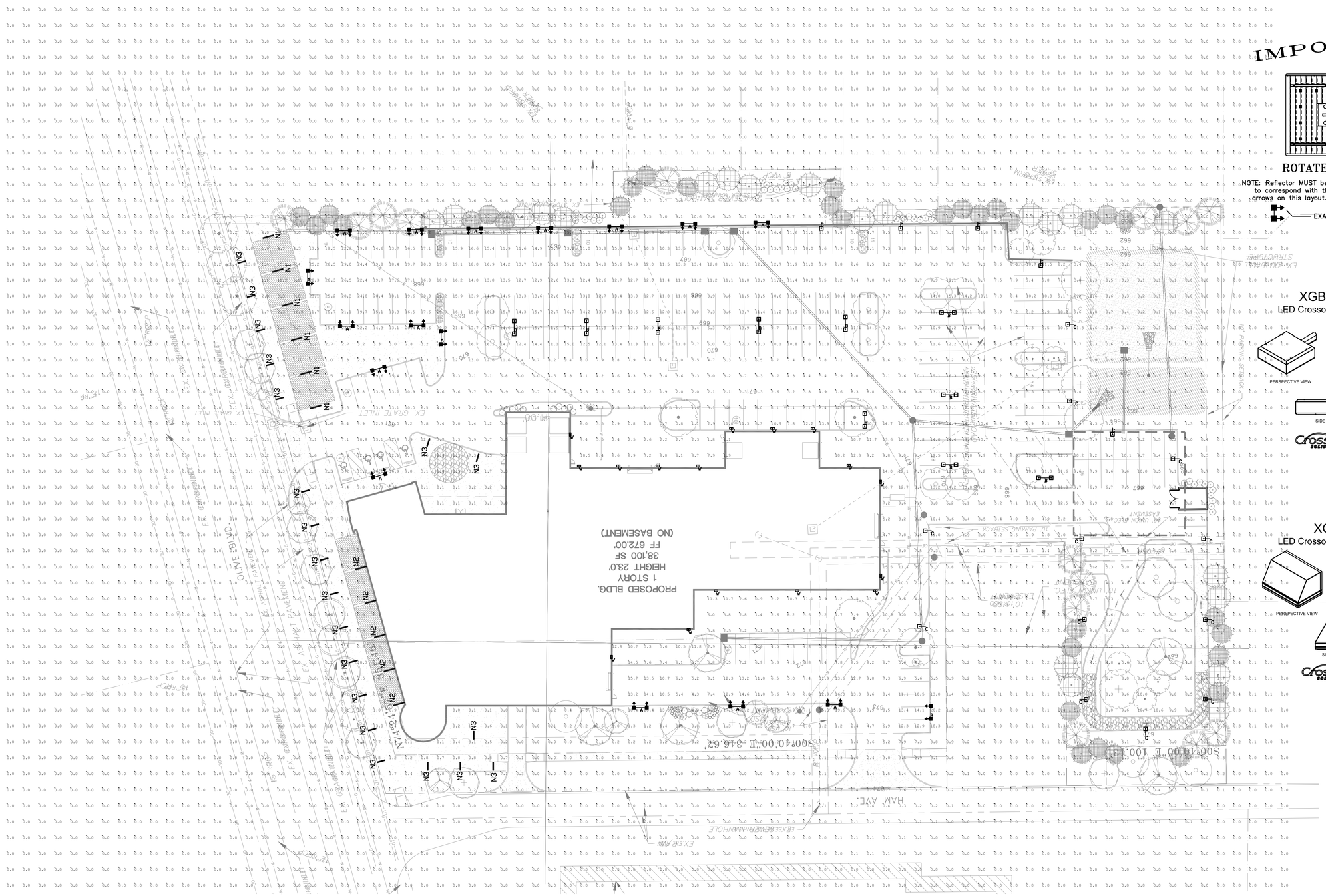


SITE LIGHTING PHOTOMETRIC PLAN

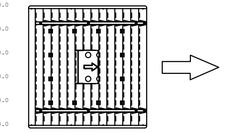
ES 1 / L1

SCALE: 1" = 30'-0"

DRAWING NOTES:

1. REFER TO DRAWING ES-L2 FOR LIGHTING FIXTURE SCHEDULE, TYPE AND MOUNTING HEIGHT. POLE MOUNT LIGHTS TO BE ON 2'-0" CONCRETE BASE AND 20'-0" STEEL SQUARE POWDER COATED POLE. REFER TO ARCHITECTURAL ELEVATION FOR DECORATIVE POLE LINEAR LED LIGHTING FIXTURES, TYPE 'N1', 'N2', 'N3', COLOR KINETICS eW GRAZE POWERCORE 4000K.
2. SITE LIGHTING FIXTURES ARE TO BE WIRED THROUGH PROGRAMMABLE LIGHTING PANEL WITH 480V, 1 PHASE CIRCUITS. ALL LIGHTS TO HAVE PHOTO SENSOR FOR ON-OFF CONTROL WITH TIMED OVERRIDE FOR OFF ONLY, GENERAL SITE LIGHTS ARE ON AT DUSK AND OFF BY 11:30PM. SECURITY PARKING LIGHTS (1/3 BASED ON WIRING CONFIGURATION) ARE TO HAVE DUSK ON DAWN OFF CONTROL.
3. SITE LIGHTING CIRCUIT AND CONTROL IS DESIGNED TO ENABLE THAT SECURITY PARKING LIGHTS TO BE ROTATED EVERY THREE WEEKS FOR EVEN LIGHTING AND LAMP BURNING LIFE MAINTENANCE CONSIDERATION.

IMPORTANT



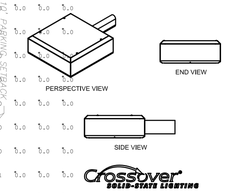
ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

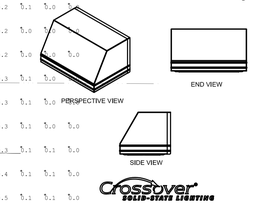
XGB3 176

LED Crossover Area Light



XGBWM3

LED Crossover Wall Mount Light



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David Lu
MO PE#2012007660

Sealed and Signed
Aug. 22, 2012

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Rev	Date	Comments
-	08.22.12	Submittal
-	-	-

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd
Creve Coeur, MO

Date: 08/22/2012
Project No: 09268
Drawn By: dlu
Checked By:
Approved By: DLU

Sheet Title:

Site Plan - Electrical Lighting Photometric

Sheet Number:

ES-L1

RELEASED FOR CONSTRUCTION AND PERMIT

Plot Date: 08/22/2012

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Perspective - Entry
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

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Perspective - Sidewalk Looking East
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

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Perspective - Northwest Corner
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

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AUTOMOTIVE GROUP

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Perspective - Northeast Corner
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

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Perspective - Pre-Owned Display
09/04/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

459

ASBURY
AUTOMOTIVE GROUP

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

APPLICATION #12-025 TO THE PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A JAGUAR/LAND ROVER SHOWROOM AT THE FORMER REUTHER CHRYSLER/JEEP DEALERSHIP

FOR THE MEETING OF: September 4, 2012

LOCATION: 11654 Olive Boulevard

REQUEST: Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, has submitted an application for an amendment to the conditional use permit and site development plan for a new 36,100 square foot showroom facility for Plaza Jaguar/Land Rover at 11654 Olive Boulevard in "CB" Core Business District.

ADDITIONAL INFORMATION:
The original conditional use permit (Ordinance #835) was issued in 1978 for an automobile showroom, sales and service facility for Reuther's Automotive. Automotive dealers including new and used car dealers are permitted with conditions in the "CB" District

Key Issues:
- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References
- Goals and Strategies
- Central Business District
- Pedestrian Plan
- Design Guidelines

Zoning Code References
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANTS: Asbury Automotive St. Louis L.L.C.
c/o Asbury Automotive Group
2905 Premiere Parkway, Suite 300
Duluth, GA 30097

APPLICANT'S REPRESENTATIVE: Jerry Patterson
Plaza Motor Company
11830 Olive Boulevard
Creve Coeur, MO 63141

REPORT PREPARED BY:

Paul Langdon AICP, Community Development Director — Date 8/31/2012

ATTACHMENTS: Applicant's submittal documents, received August 21 and 23, 2012
Draft ordinance

ZONING HISTORY AND APPLICATION BACKGROUND

Reuther Automotive Group has been in operation in the City of Creve Coeur for several decades and has always been located on Olive Boulevard. The first conditional use permit (CUP) issued was in 1973 as Ordinance Number 835. It was amended in 1980 by Ordinance Number 972 to allow various renovations to the site.

Over time, Reuther's sales franchise was expanded as the ownership of the Jeep brand was bought and sold, most recently expanding to the full Chrysler-Dodge-Jeep lineup. Approximately three years ago, however, Chrysler cancelled the franchise with Reuther Automotive Group and the dealership was left without a franchise for any new car line. A new franchise was not secured and the property became available.

Plaza Motors, owned by Asbury Automotive Group in Duluth, Georgia, and located west of this site on Olive Boulevard, has contracted with Reuther Automotive to purchase the property. Plaza Motors would utilize the pre-existing CUP for automotive sales as is except that they intend to clear the site and construct an entirely new facility to house the Jaguar and Land Rover product lines. This will require that the CUP be subject to a new review since Section 405.1070, Conditional Use Permits states:

> F. Conditions And Restrictions. In approving a conditional use permit application, the City Council may impose conditions and restrictions as necessary to assure that the standards of Section 405.1070(E) are complied with and the general intent of this Chapter is carried out. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and restrictions imposed by the City Council. Any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued. Failure to comply with any of these conditions or restrictions shall constitute a violation of this Chapter punishable as provided in Section 405.1150 of this Chapter. [emphasis added]

It should also be mentioned that a second use of the property, for automotive detailing, was also approved on the property by Ordinance #5189 on April 11, 2011. This proposal will cause that use to cease.

PROJECT DESCRIPTION

The project covers the entire, existing 4.62 acre Reuther dealership property which zoned "CB" Core Business. Elements of the plan include a single building housing the two showrooms for the different product lines, a pre-owned facility, service facilities and administrative offices. Outside of the building are located combined display and pedestrian plaza spaces, a small "off-road" demonstration area for the Land Rover vehicles, parking for customers and inventory, and a new stormwater treatment and detention facility (see attached plans and illustrations).

In general terms, the proposal is within the scope of the existing CUP. However, the aforementioned need for a new review brings with it all of the changes in the Comprehensive Plan, the Downtown Design Guidelines, the Pedestrian Plan and the Zoning Code that have occurred since the passage of Ordinance #972, thirty years ago.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Retail, professional offices, bank.	"CB" Core Business	Olive Boulevard
South	Professional offices	"CB" Core Business	N/A
East	Retail, professional offices, telecommunications tower.	"CB" Core Business	N/A
West	Lawn and Garden Equipment	"CB" Core Business	Ham Avenue

COMPREHENSIVE PLAN DISCUSSION

Whether one reviews the conditional use permit requirements or the site development plan requirements, agreement with the Comprehensive Plan is a key finding for approval. The Plan provides the subjective guidance and interpretation needed to properly answer the necessary findings for approval. Of course, the Comprehensive Plan has changed considerably since the development of the old dealership resulting in several very different expectations with this project. Following that review, the findings for the conditional use and the site plan will be summarized.

Overall Goals and Strategies

The primary focus of the overall goals and strategies is the desire to ensure that every project fits into the overall fabric of the city that is envisioned by the plan. The primary concerns that apply to specific site improvements are:

Community Health and Connectivity

2. Create a linear "green-line" park along Olive Boulevard connecting the Centeral Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)

3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

Community Image and Identity

3. Develop a system of gateway features at various locations, including entrances to the City and key locations that serve as defining points within the City. (p.23)

6. Implement streetscape improvements along major streets and gateways. (p.23)

9. Encourage public arts throughout the community. (p.23)

Transportation and Movement

16. Implement lane, signal, and other physical improvement to improve traffic flow and mitigate local congestion issues. (p.25)

The common thread to all of these goals is their application to the perimeter of the property, and are more likely resolved through two primary improvements: the provision of an elaborate and pedestrian-friendly landscape along Olive Boulevard; and, the provision of street improvements Ham Avenue where the right-of-way is currently substandard. It should be noted that this area is beyond the portion of Olive Boulevard designated for application of the "green-line park" concept, but it is critical that the pedestrian facilities readily connect the with the overall

network. Nonetheless, a full line of street trees and perimeter landscape are provided which should transition well from the more traditional downtown designs expected to the west and south to the more suburban development to the east.

Along Olive Boulevard, the applicant has sought to combine the auto-oriented nature of the site with the needs of pedestrians and the streetscape. The result is a complex plaza space that allows free pedestrian movement along with street trees and the marketing opportunity the applicant desires. It is unconventional under the current interpretations of a "downtown," but the desired elements are there and they are functional in their layout. Used in this setting, and given the pre-existing use of the property, the proposal represents a unique design for Creve Coeur that may prove an interesting variation from the type of development more widely anticipated for the downtown area. In the end, interesting, functional and durable are major accomplishments for a site that barely qualifies for any of these characteristics today.

Central Business District

As stated in the Comprehensive Plan for this area, "...the area south of Olive Boulevard will be the primary center of the community...and will contain a mixture of public and private uses with an overall design the creates a symbolic focal point for the City of Creve Coeur." Further to this point, the City developed the Downtown Master Plan in 2005 and the Downtown Design Guidelines in 2006. Form-based codes are now being developed for this area that build upon the bulk standards of the Core Business zoning district with more effective design requirements. Specific goals for the Central Business District include:

Residential Preservation and Economic Development

4. Connect the Central Business District to the neighborhoods and adjacent areas through a series of on-street and off-street pedestrian facilities. Consider utilizing the old railroad right-of-way (now owned primarily by AmerenUE as a linkage to the south and the proposed "green line park" to the east. (See East Olive Corridor.)(p.81)

5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings... (p.81)

Community Health and Connectivity

4. Improve the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas.(p.83)

Transportation and Movement

3. Develop a streetscape plan, which developers and the city should incorporate during redevelopment of parcels or areas.

Key Property Recommendations

Central Business District 1 –This area should be the heart of the Central Business District and redeveloped as part of a master planned effort. Zoned Core Business (CB), this area is bounded by I-270 to the west, Old Ballas Road to the east and south, and Olive Boulevard to the north. As a prominent entryway into Creve Coeur, the visual appeal of this area is a critical component of the City's success in establishing a true "center" for the community. Use of gateway features, (as described on page 16) is recommended here. Incremental piece-meal development of individual sites absent a master plan or redevelopment plan is strongly discouraged

These goals (from 2002) set the stage for the Downtown Architectural Guidelines that were adopted in 2006. Rather than duplicating the entire 2006 document here, which should be taken in concert with the goals above, the following simplifies the goals and discusses their applicability to the project:

1. The building is close to Olive Boulevard with a pedestrian orientation and provides full sidewalks on the sidestreet while allowing enough land area to maintain the streetscape in the eventuality that Ham Avenue is reconstructed. One potential issue is if the pedestrian area becomes over-crowded with display vehicles. This would give the appearance of turning the whole sidewalk area into a parking lot. Given this, the attached draft ordinance limits the total number of vehicles displayed in the front part of the site to the number shown on the proposed site plan (18).

2. The façade of the building utilizes a colonnade along Olive Boulevard with pedestrian level lighting, seating and shade trees all of which are encouraged.

3. The building uses a variety of masonry materials without use of simulated stucco (EIFS) along with limited use of metal cladding. Where cladding is used, it is an integral part of the design rather than appearing to cover up the building.

4. The windows dominate the façade, are large and transparent and the entire storefront is well lit to create the open, attractive retail façade encouraged by the guidelines.

5. The roof is flat and largely consistent with a strong horizontal fascia, but also with areas of irregular line and height for interest; this is encouraged by the guidelines.

6. Mechanical equipment will be hidden from view.

7. The streetscape adjacent to the parking area lacks a building wall, but it does introduce a set of architectural elements in the form of the oversized light columns. These columns, that are in line with and mimic the building columns, do begin to create a visual screen and do identify the site from edge-to-edge. Given the nature of the use (which already has a CUP in place), it is difficult to accomplish more of a street wall without the construction of an actual false wall, something that has been discussed but identified as unacceptable to the applicant. One improvement would be to increase the number of columns which has been discussed with the applicant and is being investigated. Although a plan is not currently available for this report that includes more columns, a condition has been added to the draft CUP ordinance that requires the addition or the use of some similar, architectural method.

8. The building is only one floor and only covers 19.1% of the site; such a low rise, low intensity building is not encouraged by the goals and guidelines. A two-story building was suggested, but it creates significant operational problems for the car dealership use.

9. The east side and rear of the site are essentially open. It is preferable, under the guidelines, to have only small open areas that are enclosed by structure, rather than just being uncontained spaces. Short of building the use up to a point where a parking garage is feasible, it is difficult to overcome this factor under the current and proposed use.

Another aspect of the Central Business District that stems from the Comprehensive Plan is the Olive Transportation Development District (Olive TDD). Although insufficient funding exists to fully implement the approved TDD plans, the City and MoDOT are still interested accomplishing the streetscape improvements along the Olive Boulevard right-of-way, including across the front of the applicants' property. In support of these plans, the applicants are prepared

to dedicate sufficient right-of-way to not only add the third, eastbound lane on Olive Boulevard, but also to provide sufficient right-of-way along Ham Avenue to support its widening to a major collector or minor arterial standard and eventual installation of the traffic signal approved by MoDOT at the intersection with Olive Boulevard. It would normally be the policy of the city, and most cities, that a developer is responsible for developing their frontage according to the approved plans on record with the city at the time of development. However, it is uncertain when the Olive Boulevard and Ham Avenue improvements will be constructed in front of the adjacent properties and holding improvement escrows for an uncertain amount of time is not good public policy. Every effort should be made, however, to ensure that if the widenings do take place, that the City and MoDOT will not have to pay for any improvements that need to be moved beyond the common streetscape elements. The attached draft ordinance contains a condition that will obligate the dedication of the right-of-way as proposed to preclude any construction within the resulting yards aside from that proposed with this application.

Overall, it is the staff opinion that, given the nature of the applicant's business, the proposed site development succeeds in meeting the Comprehensive Plan and Downtown Architectural Guidelines to a very high degree. While this does not represent the fullest implementation of the Architectural Guidelines, in particular, it accomplishes many of them and represents a level of design development not seen on this site nor many others in the city. If built today, it would be notable on many levels and it will continue to be that way if the pace of development around it is slow. Perhaps, in time, it will be seem unusually open for that area, but this proposal should be seen as a successful effort under the known conditions.

ZONING CODE DISCUSSION

Bulk Standards

The proposal appears to meet all zoning district site and building requirements, assuming the Planning Commission and City Council grant approval to following:

Site coverage: The maximum allowed site coverage in the Core Business district is 63%. However, a site coverage of up to 70% can be approved "in consideration of special or outstanding landscape and site planning features" (Section 405.370.E.3.b(2)). In this instance, the applicant is agreeing to a substantial right-of-way dedication including 12 feet along Olive Boulevard and 24 feet along Ham Avenue. These dedications are critical to completion of the approved TDD plans and consistent with the goals of the CBD (Downtown) Plan. It should also be noted that the inclusion of pedestrian scale lighting and benches along Olive Boulevard will be unique for this area, although it is consistent with the various design guidelines and goals. Staff believe the requested site coverage is appropriate given these features.

Maximum front yard: Section 405.370.E.4.a(1) requires that at least 50% of the building be no more than 15 feet from the right-of-way. While this requirement is met along Olive Boulevard, it is not along Ham Avenue, where only the northwest corner of the building is within 15 feet of the proposed right-of-way dedication; the remainder is approximately 25 feet away. Although Ham Avenue is a side-street, it still creates a front yard requirement. This seems a simple matter of non-compliance, however, the final alignment and design of Ham Avenue are not complete and the future dispositions of the properties to the south and west are unknown. As a result, the Planning Division staff are concerned that moving the building up close to Ham Avenue might limit design options later, especially if Ham Avenue is to become a primary entry point into the downtown area. What's more, the road might ultimately need to be shifted to the east to avoid rendering the property to the west too narrow to redevelop after the build-out of Ham Avenue.

Under Section 405.240, the Planning and Zoning Commission may approve greater setbacks for the major collectors, such as Decker Lane and Old Ballas Road. Currently, Ham Avenue is not a major collector, but it most certainly is expected to become one under the goals of the CBD Plan. If the purpose of Section 405.240 is to promote consistent rights-of-way in the event of a road widening, and it is uncertain where the widened road will end up, staff believe it is prudent to apply the section to this standard and modify the setback along Ham Avenue.

Conditional Use Permit Standards for Approval

As identified above, the site is located in the "CB" Core Business district where automobile dealerships are a conditional use and a CUP has been issued for the prior dealership. Since a CUP is transferable between owners, the primary use question is whether or not the criteria for approving a CUP are still met after any changes are made by the owners. The criteria are:

Section 405.1070.E. Standards

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

In this case, substantial changes are proposed and the findings for the CUP have changed considerably over what one would say about the existing site. The staff findings, in the order of the standards above, are:

1. As identified above, the site plan can meet the Zoning Code requirements as long as the site coverage and the Ham Avenue front setback are specifically approved by the Planning Commission and City Council.

2. The current condition of the property does not conform with Comprehensive Plan, the Architectural Guidelines nor the Zoning Code. Further, the detention basin does not meet current Metropolitan St. Louis Sewer District (MSD) standards for volume or water quality. To the extent that the proposed redevelopment succeed does meet these community standards, it is beneficial to the community welfare. Further, the provision of the additional right-of-way will aid in the future widening of two streets and the installation of a traffic signal, all of which should contribute to the community convenience at this location.

3. The proposed project can only improve adjacent property values given current conditions.

4. The proposed project does meet the goals of the Comprehensive Plan and complies with the Zoning Code Regulations, subject to the site coverage and setback approvals. Subject to the conditions in the draft ordinance, the project largely complies with the CBD Land

Use Plan, although the site intensity (height and building coverage) fall short of the plan goals.

5. Although final MSD permits have not been issued, concept approval has been given to the stormwater facilities. The site improvement permits are conditioned upon receipt of the appropriate MSD and MoDOT permits to ensure compliance with their regulations.

6. The use is well established and the site plan improvements will be more in line with the adjacent buildings, especially the Fire District building that is not likely to be redeveloped. The proposal will actually improve community facilities by providing the right-of-way needed to widen the adjacent roads.

SUMMARY AND ACTION

If the members of the Planning Commission believe the proposed site coverage and Ham Avenue setback area appropriate, then the proposal appears to satisfy the standards for approval of the amended CUP. If the Commission wishes to seek further changes to the building or site, staff request that the members provide guidance to the applicant, and then allow them the opportunity to revise their drawings appropriately or consider appropriate conditions of approval.

If the members of the Commission are satisfied that the project meets the standards of approval for a conditional use permit, then a recommendation to the City Council must be voted upon.

MOTION

If the Commission wishes to continue the application to allow the applicant time to further revise their proposal, the following would be an appropriate motion:

> "I move to continue Application #12-025 to the meeting of September 17th to allow the applicant time to address the comments of the Planning Commission."

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

> "I move to recommend approval of a new conditional use permit for the Plaza Jaguar-Land Rover dealership as presented tonight and according to the draft ordinance attached to the staff report on application #12-025, dated September 4, 2012." (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTOGRAPH

Legend

Property Lines

Plaza Jaguar/Land Rover

N
W E
S

APPENDIX 4: SITE PHOTOGRAPHS Application #11-007	Photo Date: 08/31/2012
	Description: View looking southeast toward the existing main showroom.
	Description: View looking southeast toward the existing secondary building.
	Description: View looking north toward Olive Boulevard across east side of existing parking lot.

	Description: View looking east showing existing Olive Boulevard frontage.
	Description: View looking southwest into area proposed for Land Rover "test track."
	Description: View looking southeast into existing detention basin.

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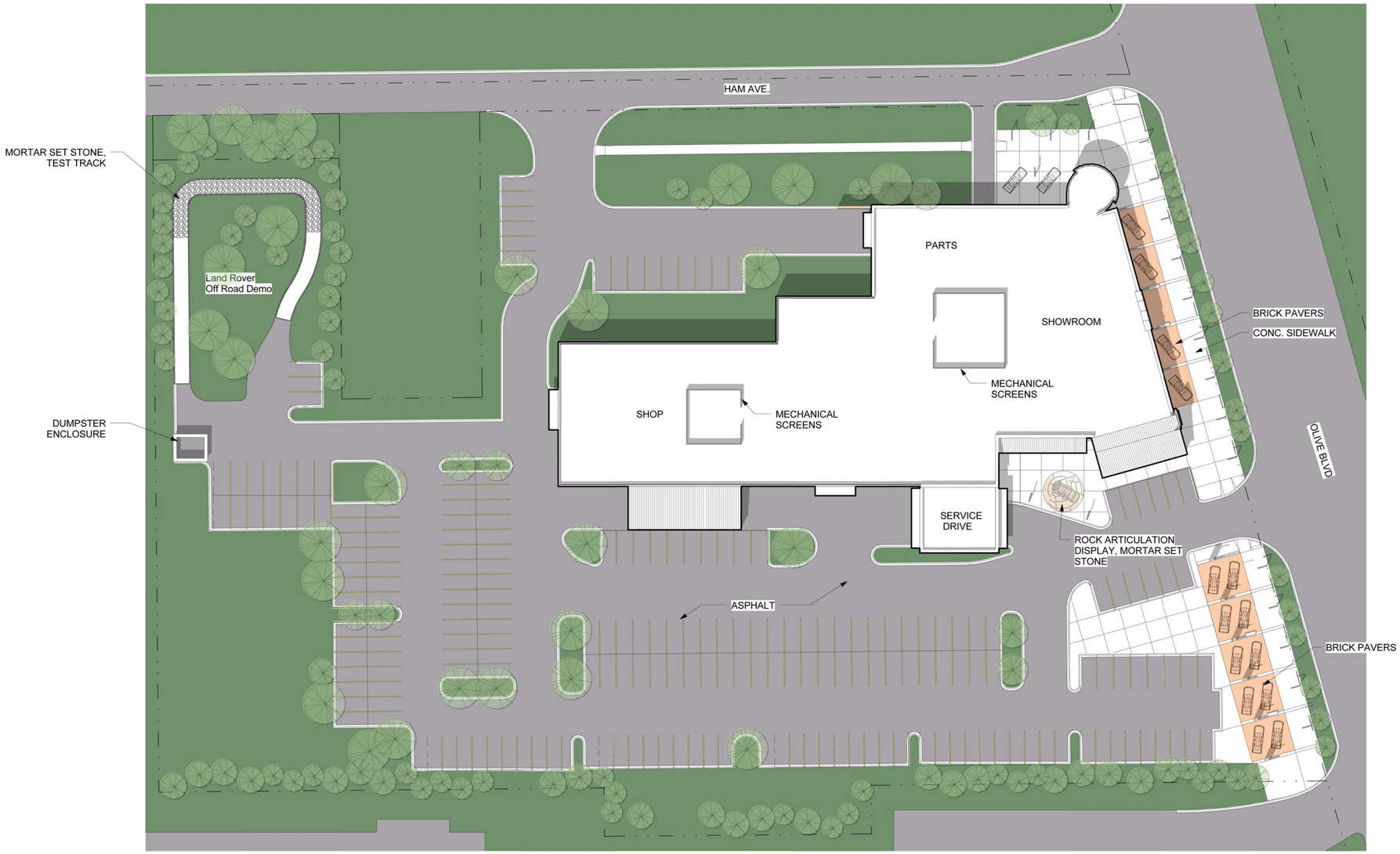
	08/23/12	



NORTH

1 / A1 Architectural Site Plan
1" = 30'-0"

0' 15' 30' 60'

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Architectural Site Plan

Sheet Number:

A1

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1
A2
Axon - Northwest

8/23/2012 9:44:00 AM

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Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

3D Axonometrics

Sheet Number:

A2

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1 / A3 Axon - Northeast

8/23/2012 9:44:14 AM

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Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

3D Axonometrics

Sheet Number:

A3

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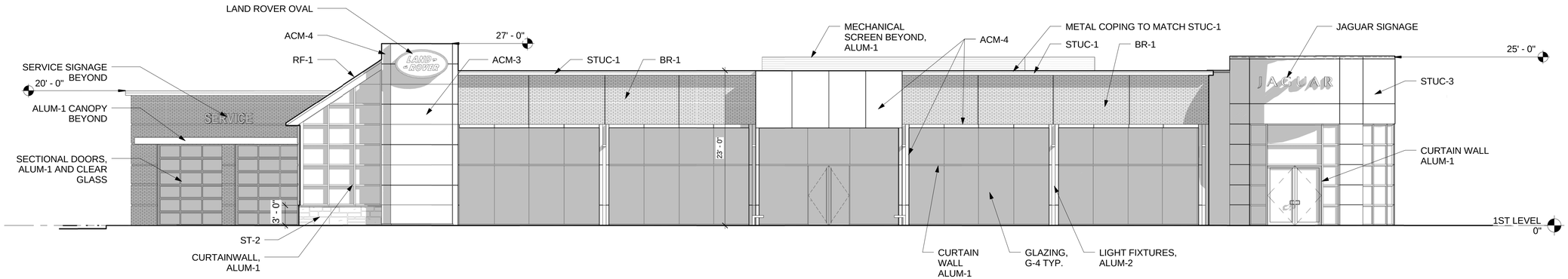

1 A4 North Elevation

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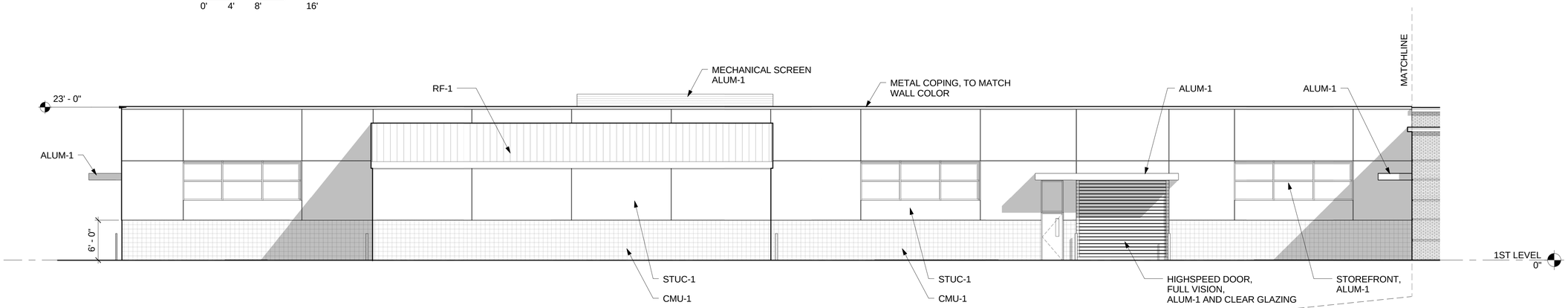

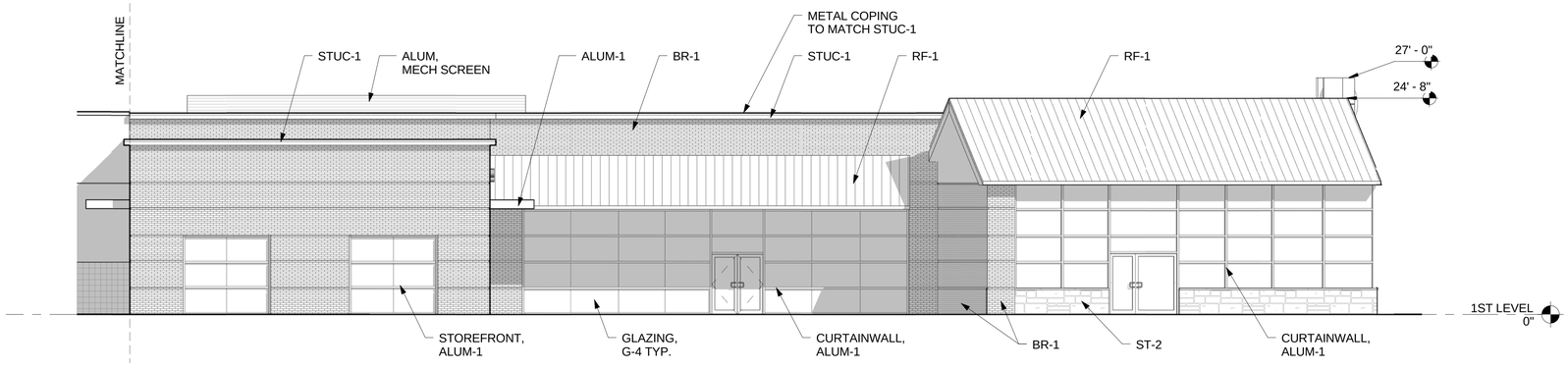

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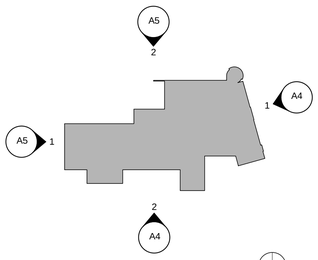

Key Plan

NORTH

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Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Elevations

Sheet Number:

A4

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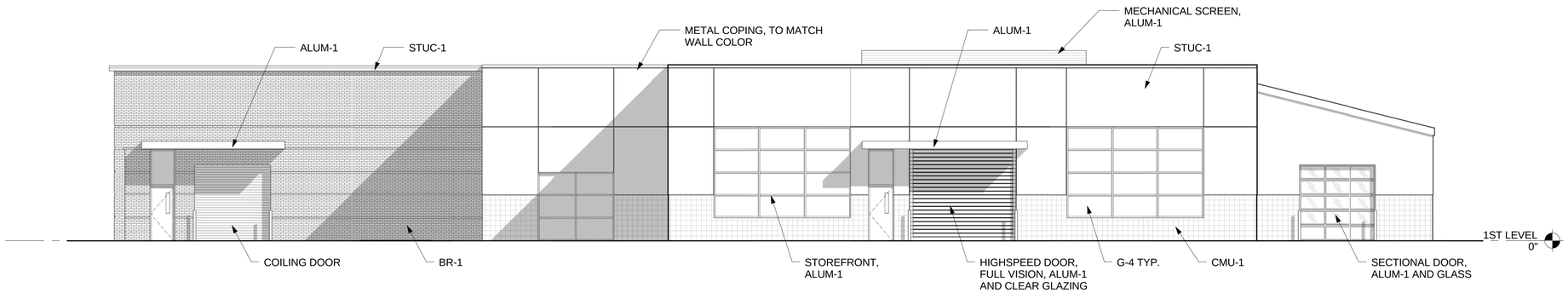

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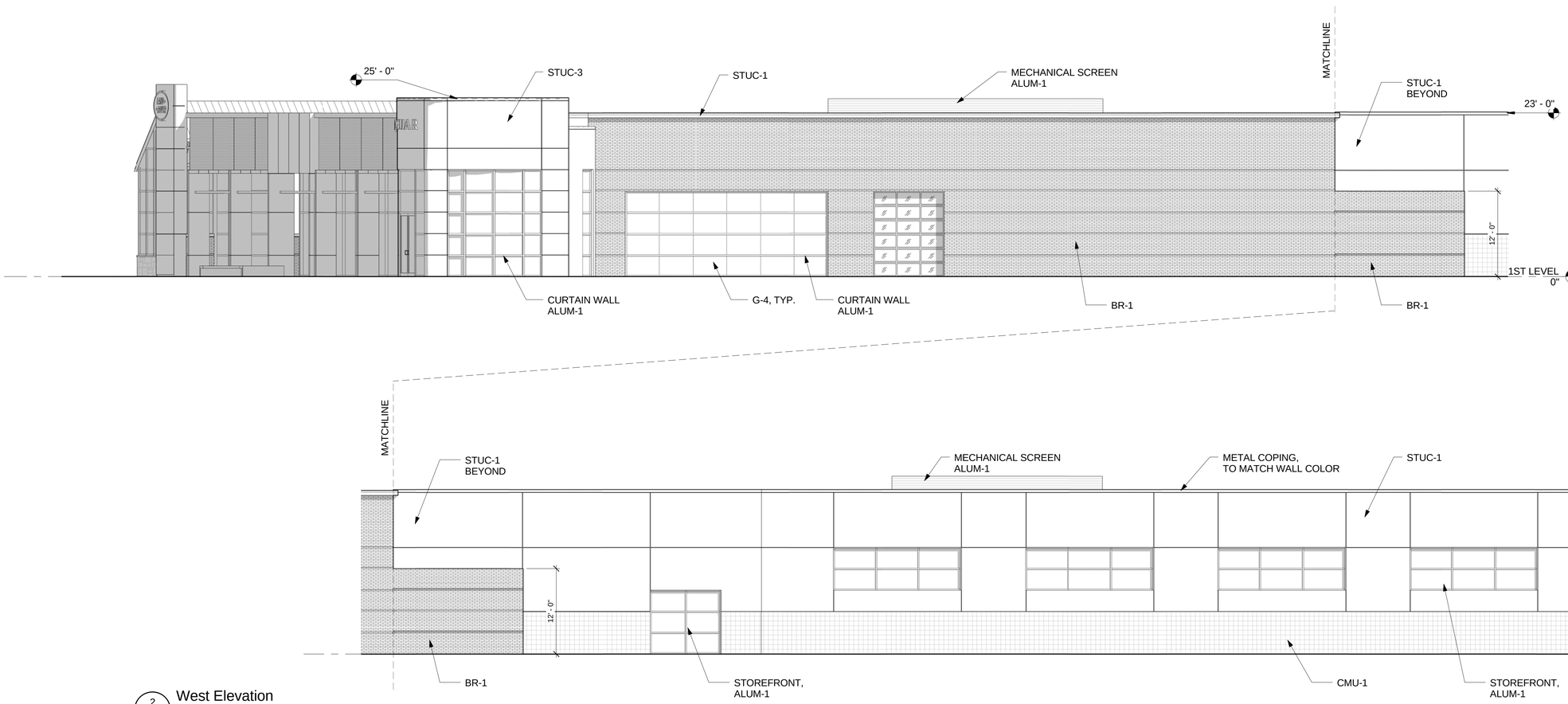

2 / A5 West Elevation

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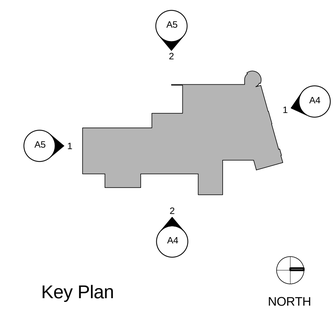

Key Plan

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Project:

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11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Elevations

Sheet Number:

A5

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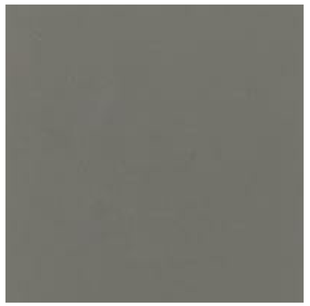
Finish Material Legend

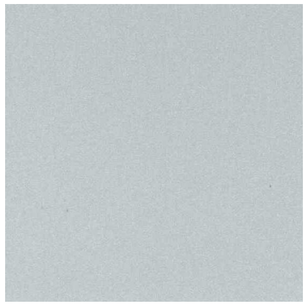
		CODE	MATERIAL	COLOR
EXTERIOR	MASONRY	BR-1	EXTERIOR BRICK	CREVE COEUR STANDARD BRICK
		CMU-1	CONCRETE MASONRY UNIT, CENTER-SCORE	PAINT TO MATCH STO-1 COLOR
		ST-2	STONE VENEER	NATURAL BEIGE SANDSTONE
	METAL	ACM-2	METAL PANEL	OYSTER
		ACM-3	METAL PANEL	ROVER GREEN II
		ACM-4	METAL PANEL	SILVER METALLIC
		RF-1	STANDING SEAM METAL ROOFING	SLATE GREY
	ALUM	ALUM-1	ALUMINUM CURTAIN WALL/ STOREFRONT	CLEAR ANNODIZED ALUMINUM
	GLASS	G-4	GLASS	CLEAR 1" INSULATED
	STUCCO	STUC-1	STUCCO	TO MATCH ICI BASIC BEIGE
		STUC-2	STUCCO	TO MATCH ICI TRADITIONAL TAN
		STUC-3	STUCCO	LYMESTONE W/BROWN TUSCAN GLAZE



RF-1

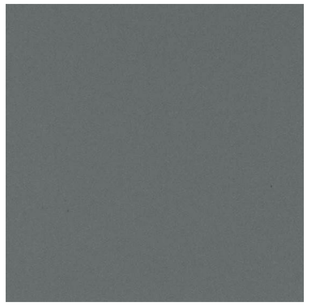
ACM-2

ACM-3



ACM-4

ALUM-1



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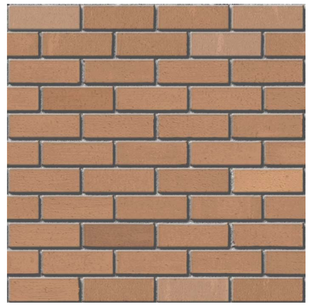

BR-1

ST-2

STUC-1

STUC-2

STUC-3

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Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Exterior Finish Legend

Sheet Number:

A6

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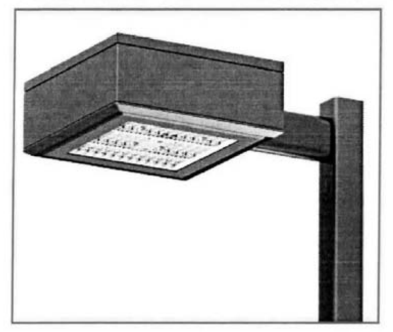
GENERATION 3 LED AREA LIGHTS - XGB3

Crossover® LED LIGHTING TECHNOLOGY



US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. 5300°K color temperature (nominal). 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 5, FTA, FTA-L and FTA-R. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass. FTA-L and FTA-R allows for D180° mounting configurations with factory set optics for front row automotive applications.

HOUSING - Square, die-formed aluminum. Fully enclosed weather tight housing contains factory prewired driver and field connections.

TOP-ACCESS COVER - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit. Pressure stabilizing breather allows super-tight IP67 protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components. Patented integral single-blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

MOUNTING - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. 8" bracket available for single or D180 configurations, but must be ordered from the Options column of ordering chart. Use with standard (non-Crossover) steel round, square and round tapered poles. Round Pole Plate (RPP2) required for mounting to 3"– 5" round poles. (See Accessory Ordering Information chart.)

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2, Scenario 1, Location Category C-Medium standards (10KV, 5KA). Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are also available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP68 moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, graphite, satin verde green, metallic silver and white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 36.5 lbs (16.6 kg) fixture; 5 lbs. (2kg) arm

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XGB3

	# of LEDS	Lumens (Nominal) Type 5	Type FTA	Watts
350 mA	128	10450	12150	137
450 mA	128	12450	14850	180

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation · American Made · IP67 · Intertek · Suitable for wet locations · RoHS COMPLIANT · FC

04/27/11 Project Name ______ Fixture Type ______

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GENERATION 3 LED AREA LIGHTS - XGB3

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGB3 FTA-L LED 128 350 CW UE WHT PCI120**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XGB3[1] - LED Greenbriar	FTA - Forward Throw Automotive FTA-L - FTA Optic Rotated for Parallel D180 Mount (Left Side) FTA-R - FTA Optic Rotated for Parallel D180 Mount (Right Side) 5 - Type 5	LED	128	350 - 350mA 450 - 450mA	CW - Cool White (5300°K nom.)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze BUF - Buff GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	8BK - 8" Bracket (S and D180 only) PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell TB - Terminal Block

LUMINAIRE EPA CHART[2] - XGB3

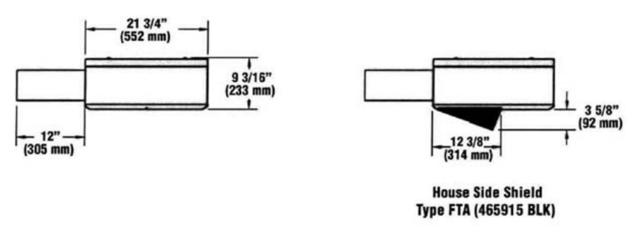
	8" Bracket	12" Bracket
Single	2.1	2.3
D180°	4.3	4.6
D90°	12" Bracket Required	4.1
T90°		6.7
TN120°		6.8
Q90°		8.2

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
XGB3 FTA HSS - House Side Shield (Black only)[2]	465915BLK
RPP2 - Round Pole Plate	162914BLK
BKS-BO-WM-*-CLR - Wall Mount Plate	123111CLR
BKA-BO-RA-8-CLR - Radius Arm	169010CLR
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR

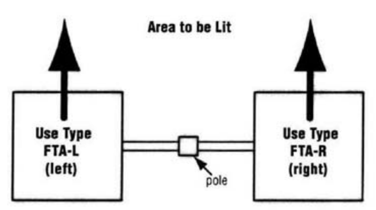
NOTES:
1 - Order standard (non-Crossover) LSI bolt-on poles.
2 - House Side Shield adds to fixture EPA. Consult Factory.

DIMENSIONS



House Side Shield Type FTA (465915 BLK)

LEFT AND RIGHT VERSIONS OF TYPE FTA REFLECTORS (TOP VIEW)



Note: Distributions are not field-rotatable. For D180 Forward Throw installations specify left (FTA-L) and/or right (FTA-R) side mounting. Orientation is based on standing at the pole looking out at the area to be lit.

04/27/11 Project Name ______ Fixture Type ______

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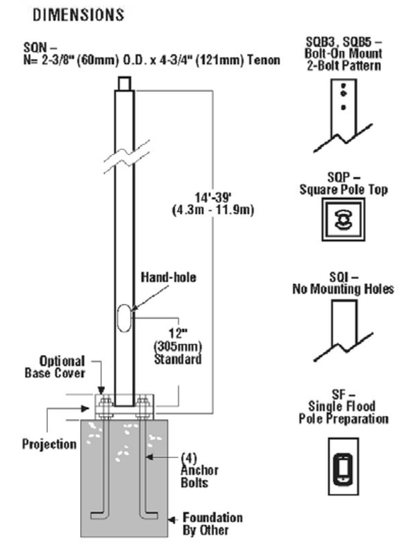
STEEL SQUARE POLES

DIMENSIONS



POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5", and 6" square.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

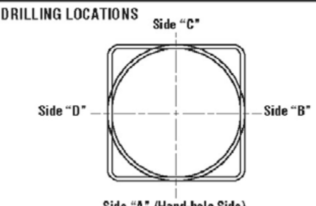
GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with DuraGrip®, LSI's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester-powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

DRILLING LOCATIONS



Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°*	X			
Q90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

*Other two locations will be 120° to the left and right of Side A.

Note: Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.

SHIPPING WEIGHTS - Steel Square Poles

4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set

ARRA Funding Compliant · American Innovation · American Made

POLE SELECTION CHART: 4"(102mm), 5"(127mm) and 6"(152mm) steel square poles

Height	EPA 70 MPH	80 MPH	90 MPH	100 MPH	Outside Dimensions	Material	Bolt Circle
14' (4.3m)	23.3	16.7	12.2	9.0	4" (102mm)	S11G	B
16' (4.9m)	18.6	13.1	9.3	6.5	4" (102mm)	S11G	B
16' (4.9m)	34.6	25.0	18.5	13.8	5" (127mm)	S11G	C
18' (5.5m)	14.4	9.7	6.5	4.2	4" (102mm)	S11G	B
18' (5.5m)	27.9	19.7	14.1	10.1	5" (127mm)	S11G	C
20' (6.1m)	11.0	7.0	4.2	2.2	4" (102mm)	S11G	B
20' (6.1m)	18.7	12.8	8.8	5.9	4" (102mm)	S07G	B
20' (6.1m)	22.5	15.4	10.5	7.0	5" (127mm)	S11G	C
20' (6.1m)	35.5	25.4	18.4	13.4	5" (127mm)	S07G	D
22' (6.7m)	10.4	6.3	3.4	1.4	4" (102mm)	S11G	B
22' (6.7m)	18.7	12.6	8.4	5.4	4" (102mm)	S07G	B
22' (6.7m)	20.8	13.8	8.9	5.5	5" (127mm)	S11G	C
22' (6.7m)	34.0	23.9	17.0	12.0	5" (127mm)	S07G	D
24' (7.3m)	7.7	4.0	1.5	—	4" (102mm)	S11G	B
24' (7.3m)	15.1	9.7	6.0	3.3	4" (102mm)	S07G	B
24' (7.3m)	16.7	10.5	6.2	3.1	5" (127mm)	S11G	C
24' (7.3m)	28.6	19.6	13.4	8.9	5" (127mm)	S07G	D
24' (7.3m)	46.2	32.6	23.2	16.6	6" (153mm)	S07G	J
26' (7.9m)	5.3	2.1	—	—	4" (102mm)	S11G	B
26' (7.9m)	12.0	7.2	3.9	1.5	4" (102mm)	S07G	B
26' (7.9m)	13.2	7.6	3.8	1.0	5" (127mm)	S11G	C
26' (7.9m)	24.0	15.8	10.3	6.3	5" (127mm)	S07G	D
26' (7.9m)	39.6	27.3	18.9	12.9	6" (152mm)	S07G	J
28' (8.5m)	19.9	12.5	7.5	3.9	5" (127mm)	S07G	D
28' (8.5m)	33.9	22.7	15.1	9.6	6" (152mm)	S07G	J
30' (9.1m)	16.3	9.6	5.0	1.7	5" (127mm)	S07G	D
30' (9.1m)	28.8	18.6	11.6	6.6	6" (152mm)	S07G	J
35' (10.7m)	18.3	10.0	4.3	—	6" (152mm)	S07G	J
39' (11.9m)	11.5	4.3	—	—	6" (152mm)	S07G	J

Refer to EPA information on next page. If luminaire weight exceeds 250 lbs.(113.4kg), consult factory. **For applications in Canada and areas using code requirements other than ANSI/ASCE 7-93, consult factory.**

Project Name ______ Fixture Type ______ 12/06/11

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STEEL SQUARE POLES

POLE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **5SQB5 S07G 24 S PLP SF DGP**

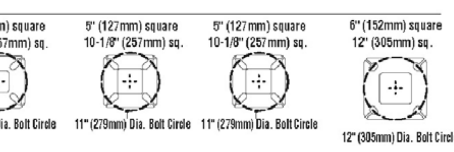
Pole Series	Material	Height[2]	Mounting Configuration	Pole Finish	Options
Bolt-on Arm Mount - See selection guide following Steel Round Tapered Poles data sheet for patterns and fixture matches. **4SQB3** - 3" Reduced drilling pattern **5SQB3** - 3" Reduced drilling pattern **4SQB5** - 5" Traditional drilling pattern **5SQB5** - 5" Traditional drilling pattern **6SQB5** - 5" Traditional drilling pattern	S11G – 11 Ga. Steel S07G – 07 Ga. Steel Consult Pole Selection Chart on opposite page	14' 16' 18' 20' 22' 24' 26' 28' 30' 35' 39'	S – Single/Parallel D180 – Double D90° – Double DN90° – Double T90° – Triple TN120° – Triple Q90° – Quad QN90° – Quad	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	GA – Galvanized Anchor Bolts SF – Single Flood[3] DF – Double Flood[3] DGP – DuraGrip® Plus LAB – Less Anchor Bolts
Pole Top Mount - Use with: • Greenbriar Pole Top • Hilton Pole Top **4SQP** **5SQP** **6SQP**			PT – Pole Top Mount	Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.	
Tenon Mount - See selection guide following Steel RoundTapered Poles data page for tenon selection data. **4SQN** **5SQN** **6SQN**			N – Tenon Mount (Standard tenon size is 2-3/8" O.D.)		
No Mounting Holes or Pole Caps - Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF **Internal Slip-fitter[1]** **4SQI** **5SQI**			*		

FOOTNOTES:
1 - See Area Lighting Brackets - Bolt-on and XAS3/XAM3 Area Lighting Brackets pages for Internal Slip-fitter brackets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
4BC – 4" Square Base Cover	122559CLR	MHP – Mounting Hole Plugs (3 plugs)	132336
5BC – 5" Square Base Cover	122561CLR	Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
6BC – 6" Square Base Cover	122563CLR	Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
ER2 – Weatherproof Duplex Receptacle	122566CLR	Vibration Damper - 6" Square Pole (bolt-on mount only)	178361
GFI – Ground Fault Circuit Interrupter	122567CLR		

BOLT CIRCLE



	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

EPA INFORMATION

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Project Name ______ Fixture Type ______ 12/06/11

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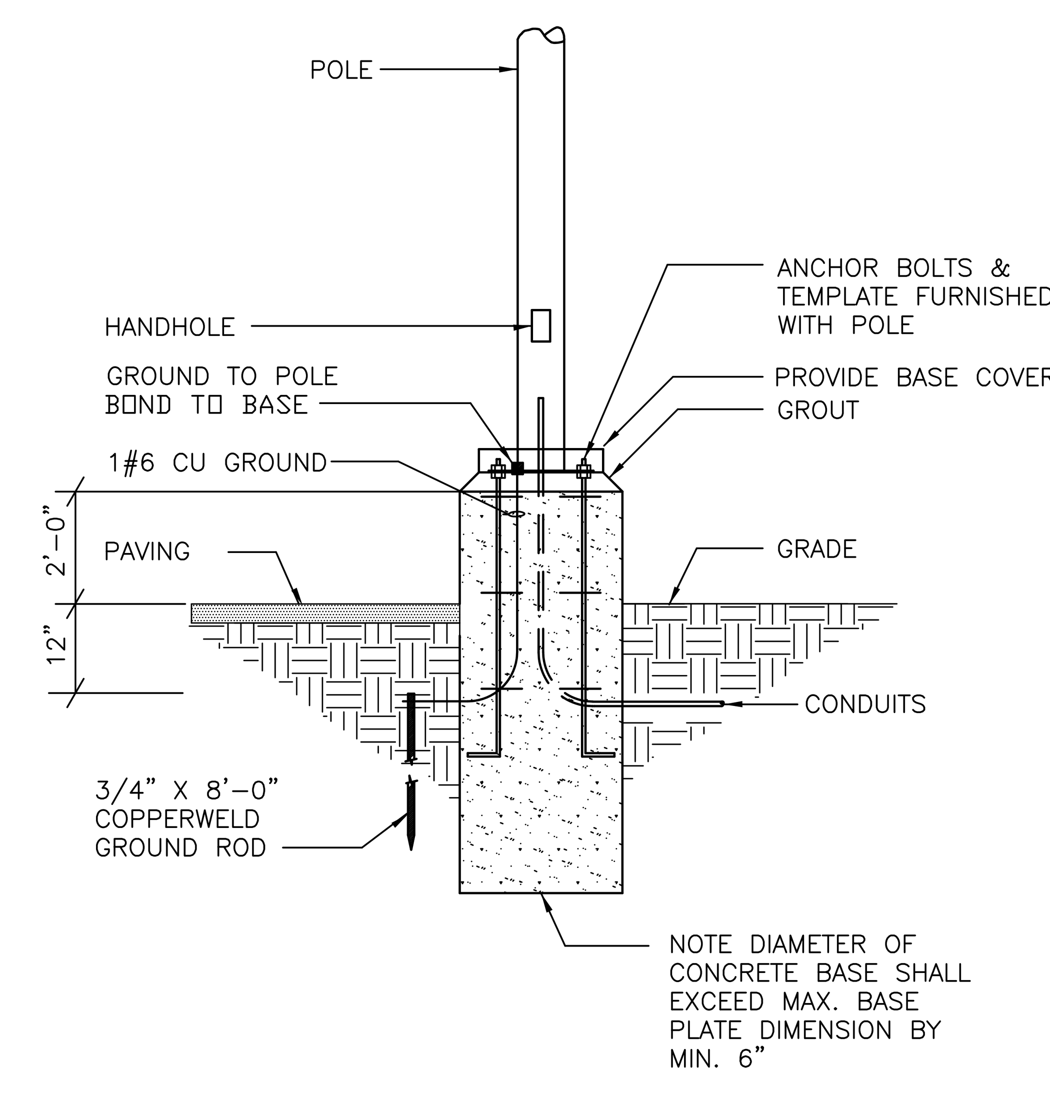

1 / ES-L2 **POLE BASE DETAIL**

NOT TO SCALE

SEE STRUCTURAL DRAWING FOR DESIGN OF POLE BASE.
ALL POLE BASES ARE 24" DIAMETER CONCRETE BASE

Initial Footcandle levels at 3' Above Grade.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	2.06	33.1	0.0	N.A.	N.A.
Display-Customer	Illuminance	Fc	11.29	33.1	0.4	28.23	82.75
Inventory-Que	Illuminance	Fc	8.39	18.5	0.5	16.78	37.00
Misc	Illuminance	Fc	7.86	20.4	0.7	11.23	29.14
Test Track	Illuminance	Fc	6.72	11.8	3.5	1.92	3.37

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	17	A	D180 ROTATED	XGB3-FTA-LED-176-350-CW-UE-HSS-22' MTG HT	1.000	N.A.	27144	390
	10	B	BACK-BACK	XGB3-5-LED-176-350-CW-UE-22' MTG HT	1.000	N.A.	33226	390
	17	C	SINGLE	XGB3-FTA-LED-176-350-CW-UE-HSS-22' MTG HT	1.000	N.A.	13572	195
	6	N1	GROUP	4-4000-30x60 - 12' Mtg.Ht.	1.000	N.A.	2104	54
	5	N2	GROUP	4-4000-30x60 - 12' Mtg.Ht. (Mounted to Wall)	1.000	N.A.	2104	54
	20	N3	GROUP	4-4000-30x60 - 12' Mtg.Ht.	1.000	N.A.	2104	54
	16	W	SINGLE	XGBWM3-FT-LED-48-450-CW-UE-16' MTG HT	1.000	N.A.	4829	68

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Sealed and Signed Aug. 22, 2012

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Rev	Date	Comments
-	08.22.12	Submittal
-	-	-

Client:

Asbury Automotive Group
2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd
Creve Coeur, MO

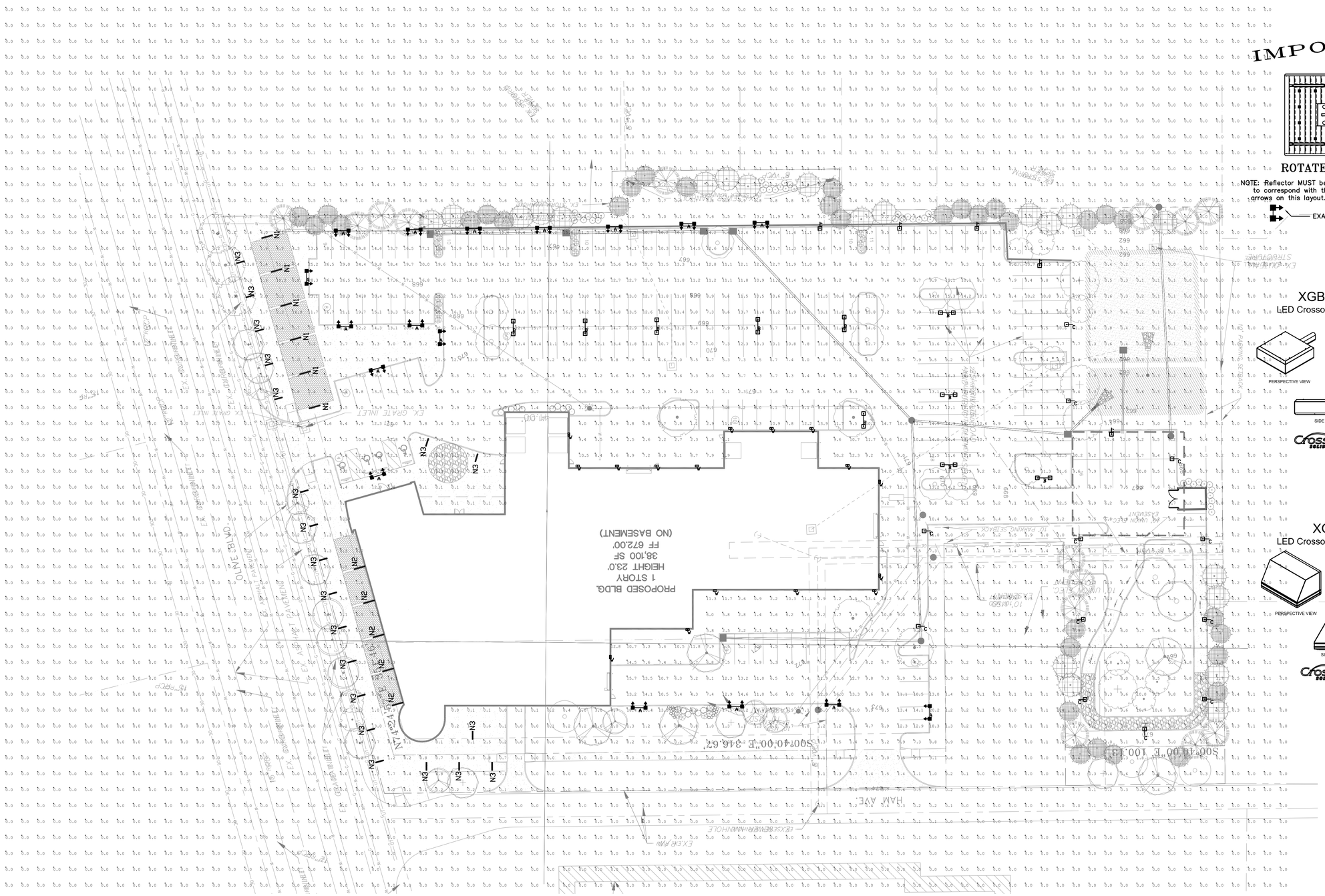
Date: 08/22/2012
Project No: 09268
Drawn By: dlu
Checked By:
Approved By: DLU

Sheet Title:
Electrical Lighting
Fixture Schedule and New LED
Pole Light Cut Sheet
Site Lighting Level Summary

Sheet Number:
ES-L2

RELEASED FOR CONSTRUCTION AND PERMIT

Plot Date: 08/22/2012



SITE LIGHTING PHOTOMETRIC PLAN

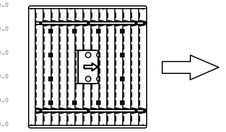
ES 1 / L1

SCALE: 1" = 30'-0"

DRAWING NOTES:

1. REFER TO DRAWING ES-L2 FOR LIGHTING FIXTURE SCHEDULE, TYPE AND MOUNTING HEIGHT. POLE MOUNT LIGHTS TO BE ON 2'-0" CONCRETE BASE AND 20'-0" STEEL SQUARE POWDER COATED POLE. REFER TO ARCHITECTURAL ELEVATION FOR DECORATIVE POLE LINEAR LED LIGHTING FIXTURES, TYPE 'N1', 'N2', 'N3', COLOR KINETICS eW GRAZE POWERCORE 4000K.
2. SITE LIGHTING FIXTURES ARE TO BE WIRED THROUGH PROGRAMMABLE LIGHTING PANEL WITH 480V, 1 PHASE CIRCUITS. ALL LIGHTS TO HAVE PHOTO SENSOR FOR ON-OFF CONTROL WITH TIMED OVERRIDE FOR OFF ONLY, GENERAL SITE LIGHTS ARE ON AT DUSK AND OFF BY 11:30PM. SECURITY PARKING LIGHTS (1/3 BASED ON WIRING CONFIGURATION) ARE TO HAVE DUSK ON DAWN OFF CONTROL.
3. SITE LIGHTING CIRCUIT AND CONTROL IS DESIGNED TO ENABLE THAT SECURITY PARKING LIGHTS TO BE ROTATED EVERY THREE WEEKS FOR EVEN LIGHTING AND LAMP BURNING LIFE MAINTENANCE CONSIDERATION.

IMPORTANT



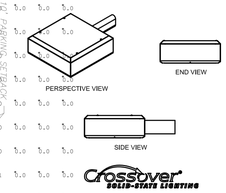
ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

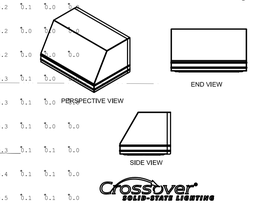
XGB3 176

LED Crossover Area Light



XGBWM3

LED Crossover Wall Mount Light



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Aug. 22, 2012

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-	08.22.12	Submittal
-	-	-

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11654 Olive Blvd
Creve Coeur, MO

Date: 08/22/2012
Project No: 09268
Drawn By: dlu
Checked By:
Approved By: DLU

Sheet Title:

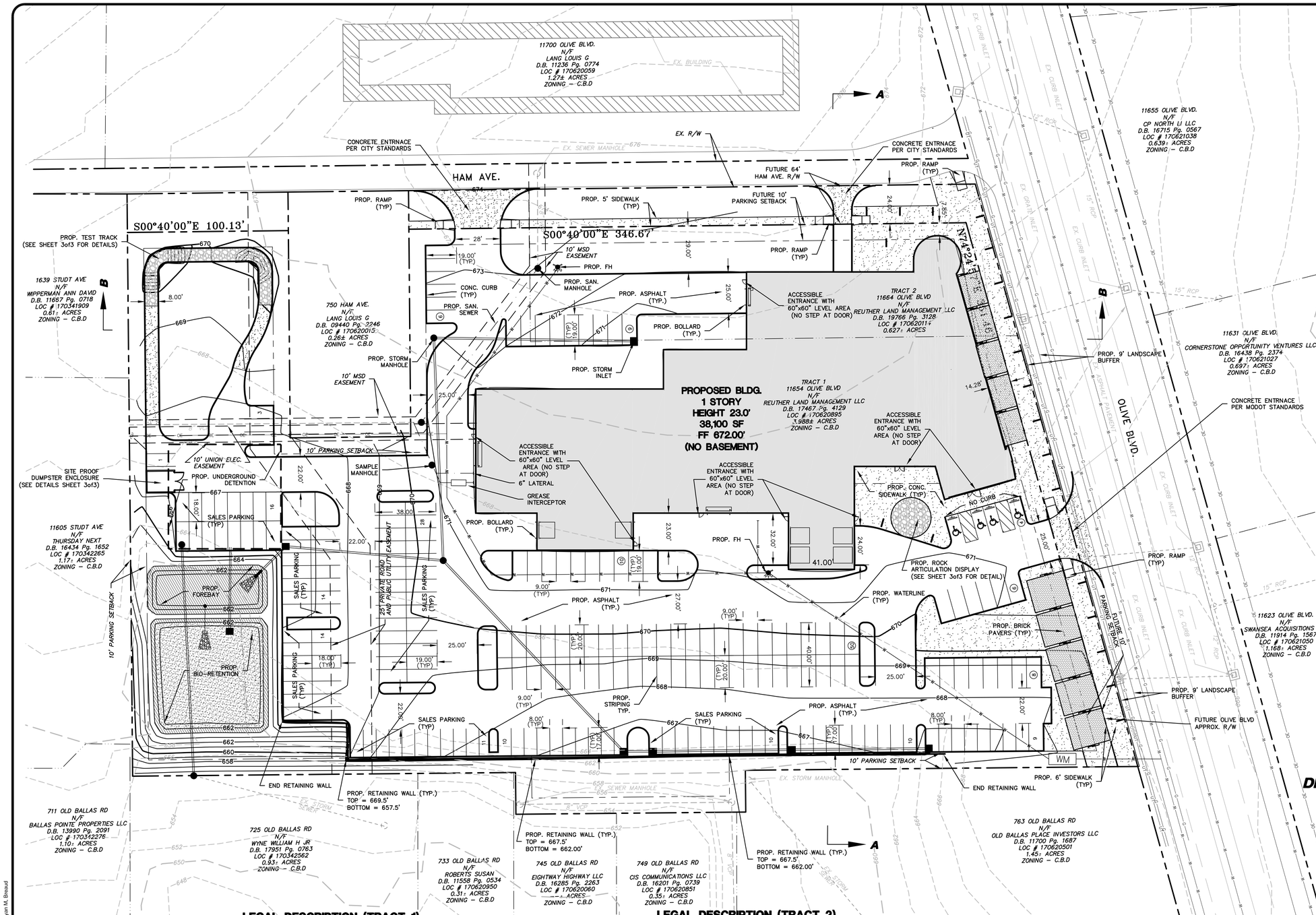
Site Plan - Electrical Lighting Photometric

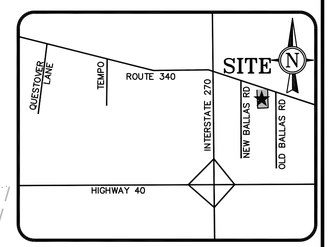
Sheet Number:

ES-L1

RELEASED FOR CONSTRUCTION AND PERMIT

Plot Date: 08/22/2012





(IN FEET)
1 inch = 30 ft.

LOCATOR MAP

PARKING CALCULATIONS

OVERALL PARKING COUNT

PROPOSED FULL SIZE PARKING	94 SPACES
PROPOSED SALES PARKING	140 SPACES
TOTAL PROPOSED PARKING STALLS	234 SPACES

OVERALL PARKING REQUIREMENTS

APPROXIMATELY 8,500 S.F. (SHOWROOM) x 1 SPACE PER 250SF = 34 SPACES. PLUS 3 SPACES PER SERVICE BAY x 17 BAYS = 51 SPACES.
PLUS 1 SPACE PER 1,250 SF (BUILDING) = 9 SPACES

REQ. PARKING	94 SPACES
TOTAL PARKING	94 SPACES
HANDICAPPED PARKING	
REQ. ACCESSIBLE STALLS	4 SPACES
PROPOSED ACCESSIBLE STALLS	4 SPACES
TOTAL ACCESSIBLE STALLS	4 SPACES

PERTINENT DATA

SITE ADDRESS	11654 OLIVE BLVD. ST. LOUIS, MO 63141
LOCATOR NUMBER	170620895
EXISTING ZONING	CORE BUSINESS DISTRICT
SITE AREA	4.62 ACRES
WATER SHED	DEER CREEK
WATER DISTRICT	MISSOURI–AMERICAN WATER
FIRE DISTRICT	CREVE COEUR
SCHOOL DISTRICT	PARKWAY
SEWER DISTRICT	M.S.D.
GAS SERVICE	LACLEDE GAS
ELECTRIC SERVICE	AMEREN UE
PHONE SERVICE	AT&T
FEMA MAP NUMBER	29189C0162H DATE: AUGUST 2, 1995

LOT COVERAGE

EXISTING LOT = 4.62 ACRES
PROPOSED R/W DEDICATION = 0.34 ACRES
PROPOSED LOT TOTAL = 189,350 SF (4.28 ACRES)
TOTAL BUILING/PARKING = 130,200 SF
TOTAL GRASS/SIDEWALK = 59,150 SF

PERCENT BUILDING/PARKING = 68.7%
(PERMISSION FROM PLANNING COMMISSION REQUIRED)

PARKING LOT = 84,950 SF
INTERIOR GREEN SPACE = 24,200 SF

RATIO OF INTERIOR GREEN SPACE TO PARKING LOT = 28.5%

BUILDING AREA = 38,100 SF

RATIO OF FLOOR AREA TO SITE AREA (FAR) = 20.1%

DIFFERENTIAL CALCULATIONS

EXISTING: (DISTURBED AREA)

ROOF:
@ 4.20 cfs PER ACRE
0.56 Ac. = 2.35 cfs

PAVEMENT:
@ 3.54 cfs PER ACRE
3.40 Ac. = 12.04 cfs

GRASS:
@ 1.70 cfs PER ACRE
0.66 Ac. = 1.12 cfs

TOTAL = 15.51 cfs

PROPOSED: (DISTURBED AREA)

ROOF:
@ 4.20 cfs PER ACRE
0.83 Ac. = 3.48 cfs

PAVEMENT:
@ 3.54 cfs PER ACRE
2.61 Ac. = 9.24 cfs

GRASS:
@ 1.70 cfs PER ACRE
1.18 Ac. = 2.00 cfs

TOTAL = 14.72 cfs

PROPOSED – EXISTING = DIFFERENCE
14.72 cfs – 15.51 cfs = 0.79 cfs
**DETENTION STILL REQUIRED BASED ON CURRENT EXISTENCE OF ON–SITE DETENTION.

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

LEGAL DESCRIPTION (TRACT 1)

A TRACT OF LAND BEING PART OF LOT 1 OF "SUBDIVISION OF STUDT'S HOME PLACE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDS, AND PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AT ITS INTERSECTION WITH THE WESTERN LINE OF PROPERTY CONVEYED TO FETTE REALTY COMPANY, ET. AL, BY DEED RECORDED IN BOOK 6493 PAGE 181 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID FETTE'S WESTERN LINE SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 246.26 FEET TO THE SOUTHWESTERN CORNER THEREOF; THENCE ALONG SAID FETTE'S SOUTHERN LINE NORTH 89 DEGREES 26 MINUTES 45 SECONDS EAST, 26 FEET TO A POINT BEING THE NORTHWESTERN CORNER OR PROPERTY CONVEYED TO SOUTHWESTERN BELL TELEPHONE CO. BY DEED RECORDED IN BOOK 1361 PAGE 384 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERN BELL'S WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO GUY MULLEN SERVICE, INC., BY DEED RECORDED IN BOOK 6777 PAGE 2127 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST, 140 FEET TO SAID MULLENS SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTHERN LINE OF PROPERTY CONVEYED TO ESCHENBRENNER BY DEED RECORDED IN BOOK 2192 PAGE 603 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ESCHENBRENNER'S NORTHERN LINE SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 26 FEET TO THE NORTHWESTERN CORNER THEREOF; THENCE ALONG SAID ESCHENBRENNER'S WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO FOREWAY CO. BY DEED RECORDED IN BOOK 6149 PAGE 232 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 238.12 FEET TO SAID FOREWAY'S SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTH LINE OF THE EAST PART OF LOT 1 STUDT'S HOME PLACE, AS AFOREMENTIONED; THENCE ALONG SAID NORTH LINE AND ITS WESTWARD PROLONGATION, SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 363.31 FEET TO A POINT ON THE EASTERN LINE OF HAM DRIVE, 16 FEET WIDE; THENCE ALONG SAID EASTERN ROAD LINE, NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 100.14 FEET TO ITS INTERSECTION WITH THE SOUTHERN LINE OF PROPERTY CONVEYED TO KISLING BY DEED RECORDED IN BOOK 6520 PAGE 1029 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SAID KISLING'S SOUTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 153 FEET TO THE SOUTHEASTERN CORNER THEREOF; THENCE ALONG SAID KISLING'S EASTERN LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO THE NORTHEASTERN CORNER THEREOF, SAID POINT BEING ALSO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO THOMPSON, ET AL., BY DEED RECORDED IN BOOK 6498 PAGE 1269 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID THOMPSON'S SOUTHERN LINE, SOUTH 89 DEGREES 28 MINUTES 45 SECONDS WEST, 153 FEET TO ITS INTERSECTION WITH THE EASTERN LINE OF HAM DRIVE, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO ITS INTERSECTION WITH THE NORTHERN LINE OF THE PROPERTY CONVEYED TO THOMPSON AS AFOREMENTIONED; THENCE ALONG SAID THOMPSON'S NORTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 95.01 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, AND RUNNING NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 302.66 FEET TO A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 74 DEGREES 27 MINUTES 30 SECONDS EAST, 277.01 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (TRACT 2)

PART OF LOT 1 OF THE SUBDIVISION OF STUDT'S HOME PLACE, A SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, DISTANT SOUTH 75 DEGREES 16 MINUTES WEST, 60 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF OLIVE STREET ROAD, SOUTH 75 DEGREES 16 MINUTES WEST, 97.73 FEET TO THE EAST LINE OF HAM AVENUE, 16 FEET, THENCE ALONG THE EAST LINE OF HAM AVENUE, SOUTH 00 DEGREES 40 MINUTES EAST, 281.46 FEET; THENCE NORTH 89 DEGREES 30 MINUTES EAST, 94.80 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHARLES J. MILLS AND WIFE, BY DEED RECORDED IN BOOK 351 PAGE 393; THENCE ALONG THE WEST LINE OF PROPERTY CONVEYED TO MILLS AFORESAID; AND ALONG THE WEST LINE OF PROPERTY CONVEYED TO CHARLES J. MILLS BY DEED RECORDED IN BOOK 250 PAGE 576, NORTH 00 DEGREES 40 MINUTES WEST, 316.07 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTHERN 15 FEET MORE OR LESS THEREOF, ACQUIRED BY THE STATE OF MISSOURI, FOR HIGHWAY PURPOSES.

GENERAL NOTES:

1) WATER QUALITY, AND CHANNEL PROTECTION WILL BE REQUIRED.

2) EXISTING PROPERTY INFORMATION SHOWN IS FROM A COMBINATION OF RECORD AND AERIAL INFORMATION. ALL AREAS SHOWN SHOULD BE CONSIDERED APPROXIMATE. A RECENT SURVEY TO VERIFY THIS INFORMATION HAS NOT BEEN COMPLETED.

STORMWATER CALCULATIONS

WATER QUALITY
REQUIRED = 12,059 CF
PROPOSED = 12,138 CF

CHANNEL PROTECTION
REQUIRED = 14,806 CF
PROPOSED = 14,806 CF

FLOOD PROTECTION (UNDERGROUND DETENTION)
REQUIRED = 33,600 CF
PROPOSED = 33,600 CF

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418–8343

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
PROFESSIONAL ENGINEER
8/23/12
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-3
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER DEALERSHIP
11654 OLIVE BLVD.

SHEET TITLE: SITE PLAN

JOB NUMBER:	2537
DRAWN BY:	BMB
DATE:	08/10/12
CHECKED BY:	LJM
DATE:	08/10/12
SHEET:	1of3

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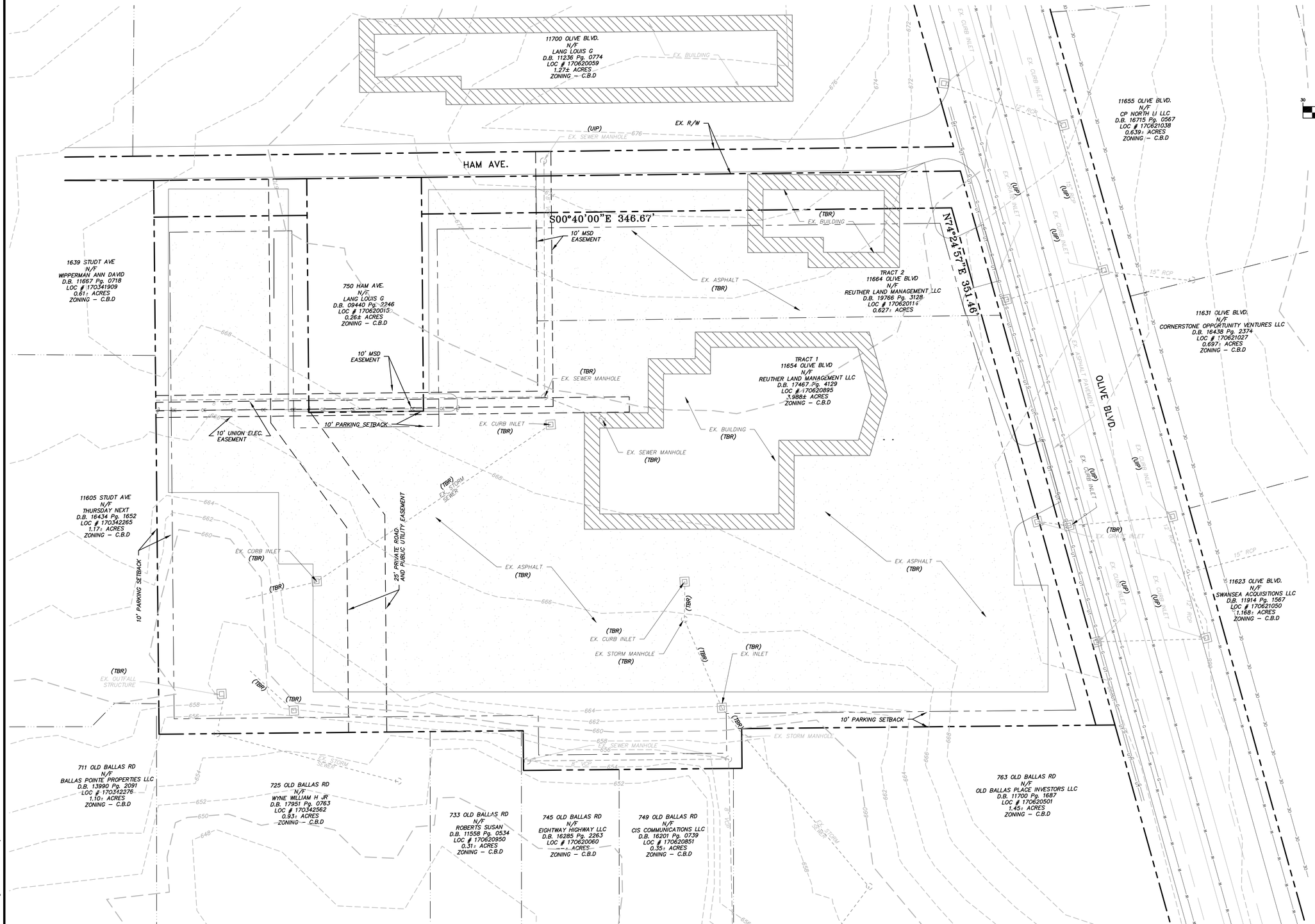

PREPARED FOR:
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DULUTH, GA 30097
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M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

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LEONARD J. MEERS
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8/23/12
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REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER DEALERSHIP
11654 OLIVE BLVD.

SHEET TITLE
EXISTING AND DEMOLITION PLAN

JOB NUMBER: 2537
DRAWN BY: BMB
DATE: 08/10/12
CHECKED BY: LJM
DATE: 08/10/12
SHEET:
2of3

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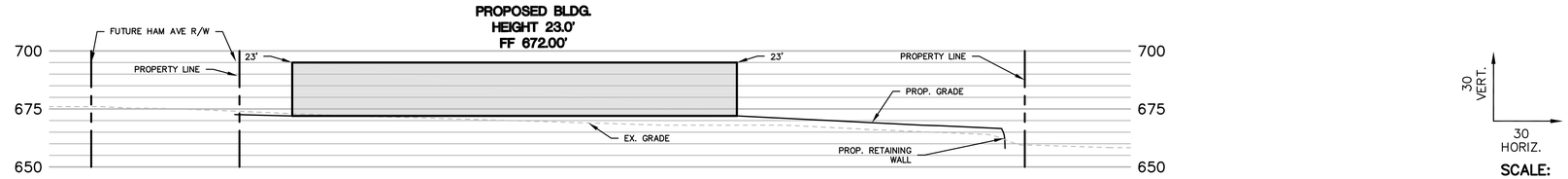
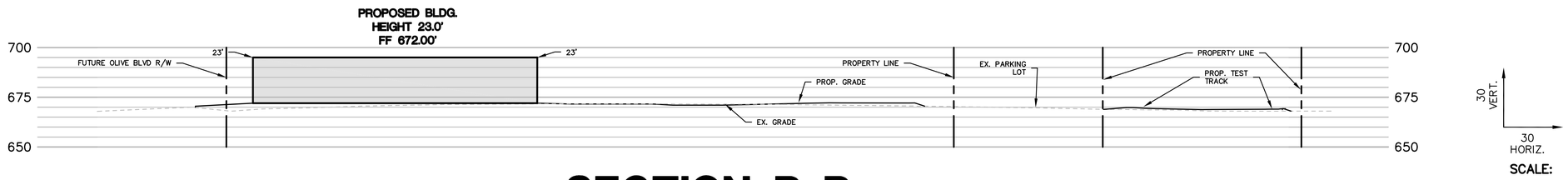
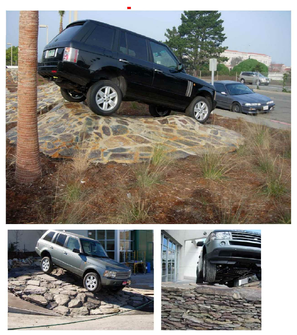


SECTION A-A

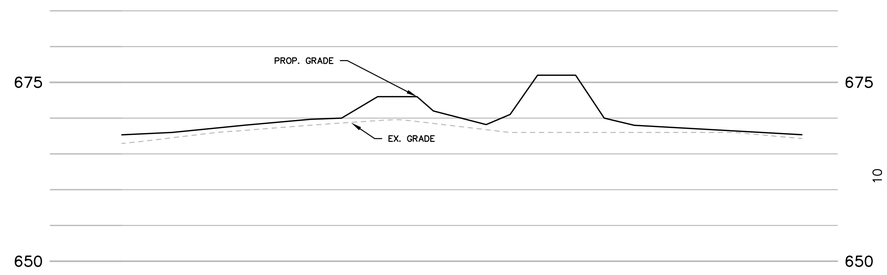


SECTION B-B



ROCK ARTICULATION DISPLAY

TEST TRACK



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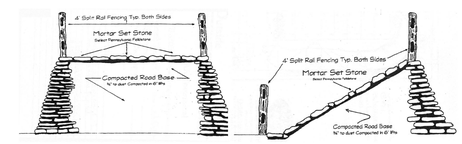

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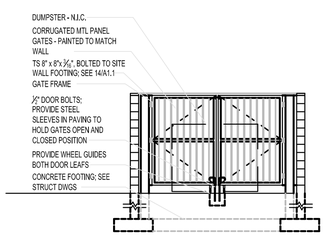
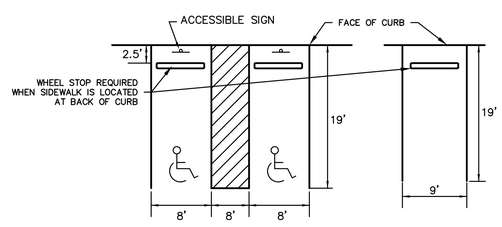
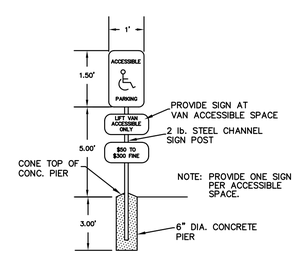


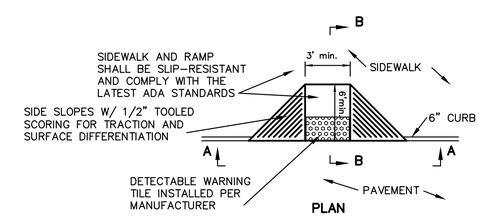
DUMPSTER ENCLOSURE



TYPICAL PARKING STALLS

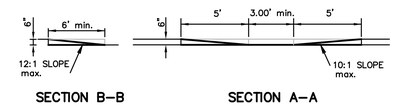


ACCESSIBLE PARKING SIGN

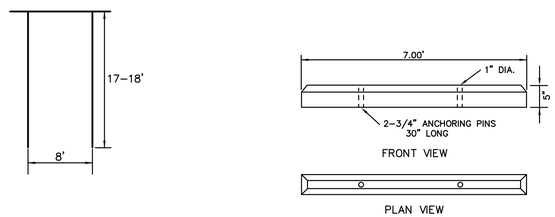


CURB RAMP NOTES

1. CURB RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "AMERCANS WITH DISABILITIES ACCESSIBILITY GUILDLINES" (ADAAG)
2. A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES SHALL BE PLACED AT EACH CURB RAMP. IF CURB CUTS ARE USED TO ALLOW A CROSSWALK TO PASS THROUGH AN ISLAND THEN DETECTABLE WARNINGS SHALL BE PLACED AT EACH EXIT POINT FROM THE ISLAND.
3. THE DETECTABLE WARNING SHALL BE A PRE-MOLDED TILE CAST DIRECTLY INTO THE PLASTIC CONCRETE.
4. THE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT.
5. THE DETECTABLE WARNING SHALL BE PLACED WITHIN 6 TO 8 INCHES OF THE CURB LINE.
6. THE DETECTABLE WARNING SHALL EXTEND 24 INCHES IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION.
7. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



ADA CURB RAMP DETAIL



TYPICAL PARKING STALLS (SALES AREA)

PRE-CAST WHEEL STOP

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

M.S.D. BASE MAP 170
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REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER DEALERSHIP
11654 OLIVE BLVD.

SHEET TITLE
SECTION PLAN

JOB NUMBER: 2537
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SHEET: 3of3

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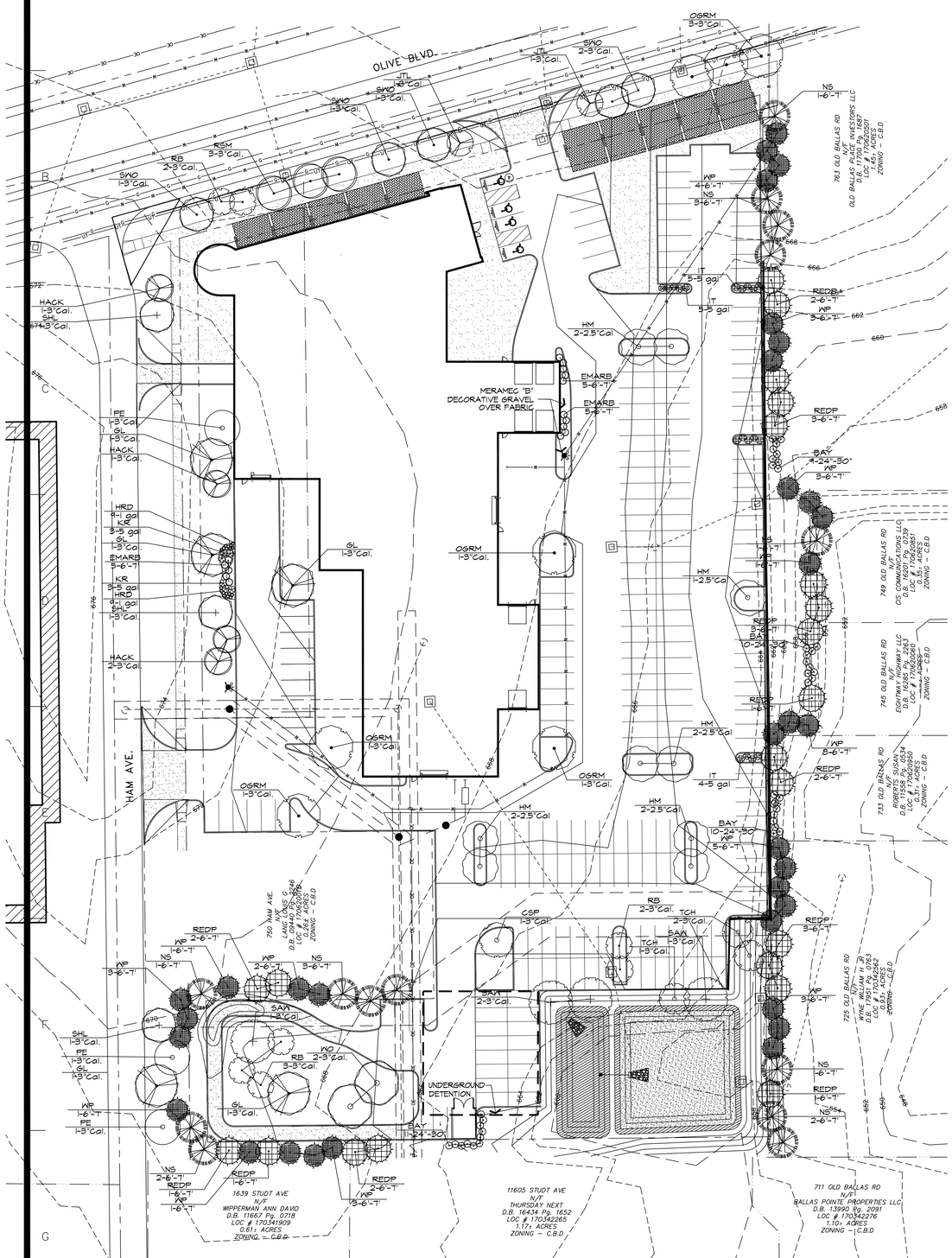


LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
6.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

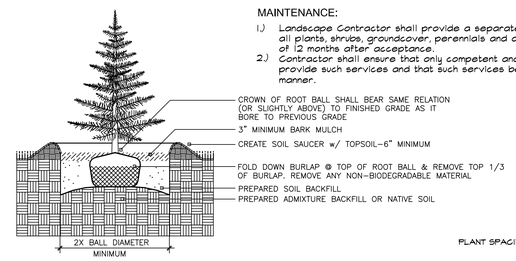
1.) All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, DS 75 or approved equal. Install per manufacturer's recommendations.

WARRANTY:

1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

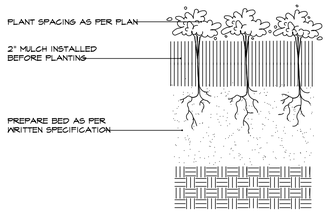
SIGHT TRIANGLES:

1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impeded the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
2.) The triangle adjacent to street intersections shall be formed by measuring from the point of intersection of the front and side curb lines a distance of 40' minimum along said front and side curb lines and connecting the points so established to form the sight triangle area.
3.) Sight triangles at the intersection of a public street and a private access way shall be formed by measuring from the point of intersection of the street and access curb lines a distance of 25' and connecting the points so established to form the sight triangle area.



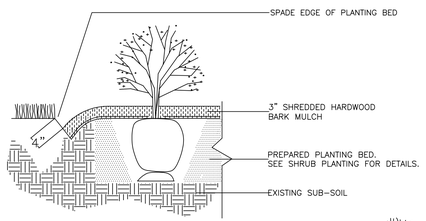
EVERGREEN TREE PLANTING

N.T.S.



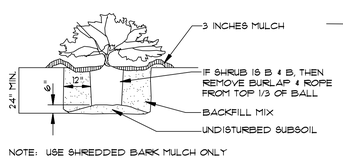
PERENNIAL / ANNUAL PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

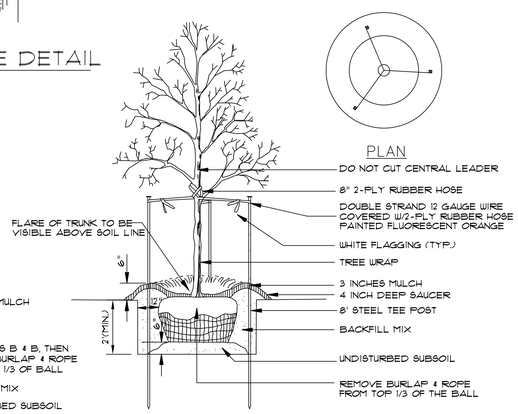
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

SHRUB PLANTING

N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING

N.T.S.

PLEASE NOTE:
EXISTING VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE WITH THE EXCEPTION OF VOLUNTEER TREES, WILD VINES, HONEYSUCKLE, MULBERRY, ETC. UNDER THE DIRECTION OF AN ARBORIST OR A LANDSCAPE ARCHITECT. NO TREES EXCEEDING 3" CALIPER SHALL BE REMOVED UNLESS APPROVED BY OWNER'S REPRESENTATIVE. LANDSCAPE ARCHITECT SHALL STAKE LOCATIONS OF ALL TREES PRIOR TO INSTALLATION.

LANDSCAPE REQUIREMENTS:

1.) ONE (1) STREET TREE PER 30' OF FRONTAGE
- 351.5 LF FRONTAGE ALONG OLIVE BLVD. ; THEREFORE, 12 TREES REQUIRED AND PROVIDED
- 376.32 LF FRONTAGE ALONG HAM AVE. ; THEREFORE, 13 TREES REQUIRED AND PROVIDED

2.) CONTINUOUS OPAQUE SCREEN REQUIRED WHERE RESIDENTIAL ABUTS COMMERCIAL PROPERTIES, MINIMUM 4' HEIGHT

LOT AREA = 4.28 Ac.
IMPERVIOUS SURFACE = 70%
PERVIOUS SURFACE / GREENSPACE = 30%
RATIO OF GREENSPACE TO PARKING = 28.5% TO 71.5%
SQ. FT. OF PARKING = 84,950 SQ. FT.
SQ. FT. INTERIOR LANDSCAPING = 24,200 SQ. FT.

IN-GROUND, AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AND WILL BE PROVIDED AS A CONDITION OF DEVELOPMENT (By Others)

REVISIONS	BY
JULY 30, 2012	RAM
AUG. 1, 2012	RAM
AUG. 10, 2012	RAM
AUG. 15, 2012	RAM

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4563
MO Landscape Architectural Corporation #2006008752

RANDALL A. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 08/15/12

PLANTING PLAN FOR THE PROPOSED
Plaza Jaguar/Land Rover
11654 OLIVE BLVD. CREVE COEUR, MISSOURI

DRAWN	R. MARDIS
CHECKED	RAM/G.B
DATE	JULY 23, 2012
SCALE	1"=30'-0"
JOB No.	2012-147
SHEET	L-1

OF TWO SHEETS

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HACK	4	Common Hackberry / Celtis occidentalis	3"Cal.
GL	5	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	3"Cal.
HM	9	Hedge Maple / Acer campestre	2.5"Cal
PE	3	Pioneer Elm / Ulmus 'Pioneer'	3"Cal.
SAW	4	Sawtooth Oak / Quercus acutissima	3"Cal.
SWO	5	Swamp White Oak / Quercus bicolor	3"Cal.
WO	2	Willow Oak / Quercus phellos	3"Cal.
OGRM	7	'October Glory' Maple / Acer rubrum 'October Glory'	3"Cal.
RSM	3	'Red Sunset' Maple / Acer rubrum 'Franksred'	3"Cal.
SHL	3	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	3"Cal.
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
EMARB	15	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'
NS	14	Norway Spruce / Picea abies	6'-7'
REDP	21	Red Pine / Pinus resinosa	6'-7'
WP	33	White Pine / Pinus strobus	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CSP	1	Cleveland Select Pear / Pyrus calleryana 'Cleveland Select'	3"Cal.
JTL	2	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	3"Cal.
RB	7	Redbud / Cercis canadensis	3"Cal.
TCH	3	Thornless Cockspur Hawthorn / Crataegus crusgalli var. inermis	3"Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
IT	19	Little Henry Sweetspire / Itea virginica 'Little Henry'	5 gal
BAY	40	Northern Bayberry / Myrica pensylvancia	24"-30"
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HRD	18	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal
ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
KR	6	Knockout Rose / Rosa 'Knockout'	5 gal

REVISIONS	BY
JULY 30, 2012	RAM
AUG. 1, 2012	RAM
AUG. 10, 2012	RAM
AUG. 15, 2012	RAM

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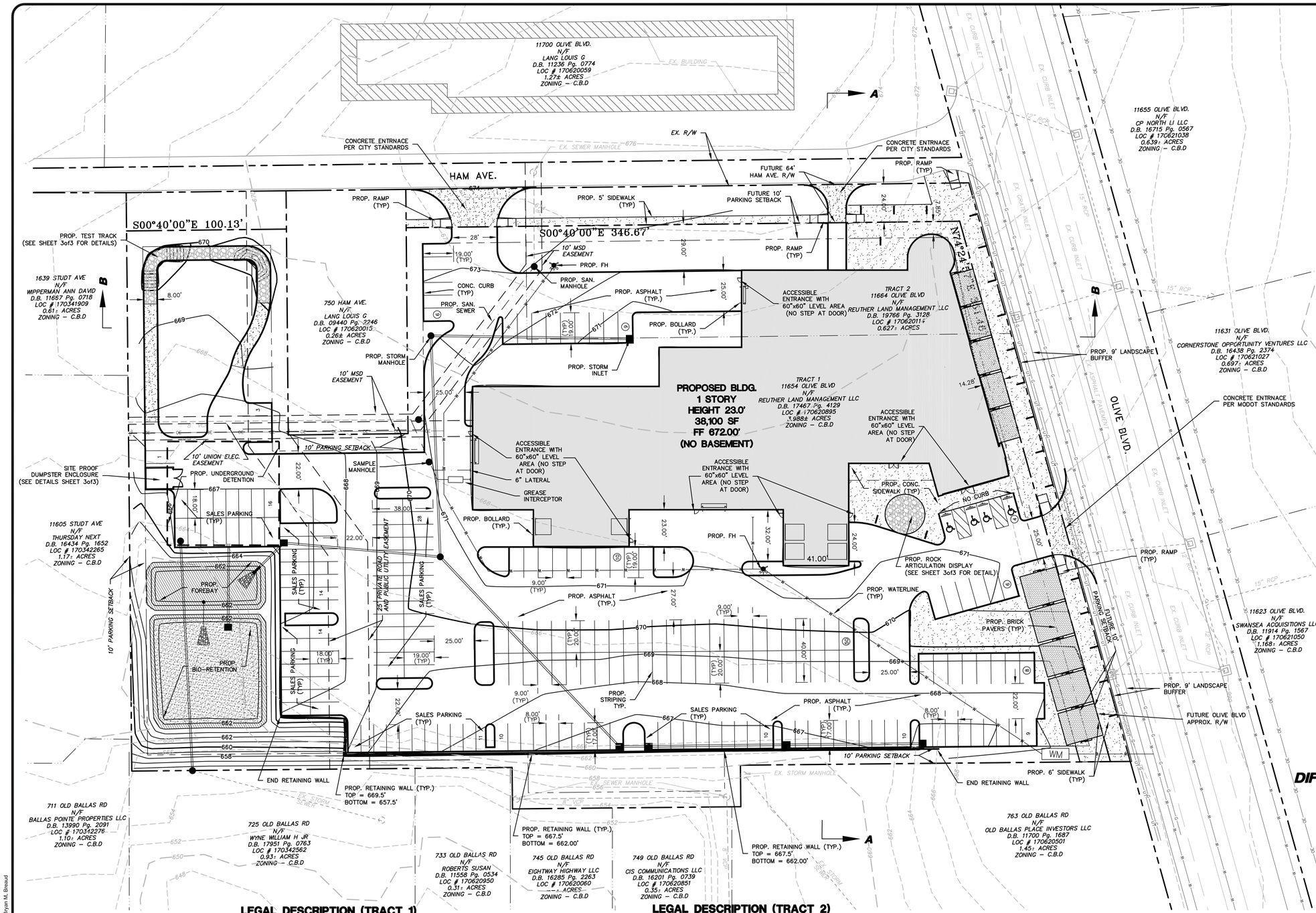
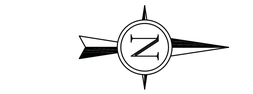
(636) 928-1250
Fax: (636) 928-4563
MO Landscape Architectural Corporation #2006008782

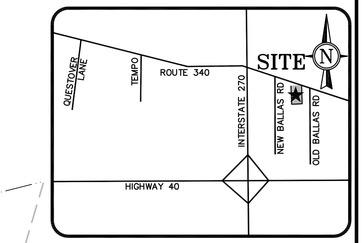
RANDALL A. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 08/15/12

PLANTING PLAN FOR THE PROPOSED
Plaza Jaguar/Land Rover
11654 OLIVE BLVD. CREVE COEUR, MISSOURI

DRAWN
R. MARDIS
CHECKED
RAM/G.B
DATE
JULY 23, 2012
SCALE
N.A.
JOB No.
2012-147
SHEET
L-2
OF TWO SHEETS







LOCATOR MAP

PARKING CALCULATIONS

OVERALL PARKING COUNT

PROPOSED FULL SIZE PARKING	94 SPACES
PROPOSED SALES PARKING	140 SPACES
TOTAL PROPOSED PARKING STALLS	234 SPACES

OVERALL PARKING REQUIREMENTS

APPROXIMATELY 8,500 S.F. (SHOWROOM) x 1 SPACE PER 250SF = 34 SPACES. PLUS 3 SPACES PER SERVICE BAY x 17 BAYS = 51 SPACES.
PLUS 1 SPACE PER 1,250 SF (BUILDING) = 9 SPACES

REQ. PARKING	94 SPACES
TOTAL PARKING	94 SPACES
HANDICAPPED PARKING	
REQ. ACCESSIBLE STALLS	4 SPACES
PROPOSED ACCESSIBLE STALLS	4 SPACES
TOTAL ACCESSIBLE STALLS	4 SPACES

PERTINENT DATA

SITE ADDRESS	11654 OLIVE BLVD. ST. LOUIS, MO 63141
LOCATOR NUMBER	170620895
EXISTING ZONING	CORE BUSINESS DISTRICT
SITE AREA	4.62 ACRES
WATER SHED	DEER CREEK
WATER DISTRICT	MISSOURI–AMERICAN WATER
FIRE DISTRICT	CREVE COEUR
SCHOOL DISTRICT	PARKWAY
SEWER DISTRICT	M.S.D.
GAS SERVICE	LACLEDE GAS
ELECTRIC SERVICE	AMEREN UE
PHONE SERVICE	AT&T
FEMA MAP NUMBER	29189C0162H DATE: AUGUST 2, 1995

LOT COVERAGE

EXISTING LOT = 4.62 ACRES
PROPOSED R/W DEDICATION = 0.34 ACRES
PROPOSED LOT TOTAL = 189,350 SF (4.28 ACRES)
TOTAL BUILING/PARKING = 130,200 SF
TOTAL GRASS/SIDEWALK = 59,150 SF

PERCENT BUILDING/PARKING = 68.7%
(PERMISSION FROM PLANNING COMMISSION REQUIRED)

PARKING LOT = 84,950 SF
INTERIOR GREEN SPACE = 24,200 SF

RATIO OF INTERIOR GREEN SPACE TO PARKING LOT = 28.5%

BUILDING AREA = 38,100 SF

RATIO OF FLOOR AREA TO SITE AREA (FAR) = 20.1%

DIFFERENTIAL CALCULATIONS

EXISTING: (DISTURBED AREA)

ROOF:
@ 4.20 cfs PER ACRE
0.56 Ac. = 2.35 cfs

PAVEMENT:
@ 3.54 cfs PER ACRE
3.40 Ac. = 12.04 cfs

GRASS:
@ 1.70 cfs PER ACRE
0.66 Ac. = 1.12 cfs

TOTAL = 15.51 cfs

PROPOSED: (DISTURBED AREA)

ROOF:
@ 4.20 cfs PER ACRE
0.83 Ac. = 3.48 cfs

PAVEMENT:
@ 3.54 cfs PER ACRE
2.61 Ac. = 9.24 cfs

GRASS:
@ 1.70 cfs PER ACRE
1.18 Ac. = 2.00 cfs

TOTAL = 14.72 cfs

PROPOSED – EXISTING = DIFFERENCE
14.72 cfs – 15.51 cfs = 0.79 cfs
**DETENTION STILL REQUIRED BASED ON CURRENT EXISTENCE OF ON–SITE DETENTION.

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

LEGAL DESCRIPTION (TRACT 1)

A TRACT OF LAND BEING PART OF LOT 1 OF 'SUBDIVISION OF STUDT'S HOME PLACE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDS, AND PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, 90 FEET WIDE, AT ITS INTERSECTION WITH THE WESTERN LINE OF PROPERTY CONVEYED TO FETTE REALTY COMPANY, ET. AL, BY DEED RECORDED IN BOOK 6493 PAGE 181 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID FETTE'S WESTERN LINE SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 246.26 FEET TO THE SOUTHWESTERN CORNER THEREOF; THENCE ALONG SAID FETTE'S SOUTHERN LINE NORTH 89 DEGREES 26 MINUTES 45 SECONDS EAST, 26 FEET TO A POINT BEING THE NORTHWESTERN CORNER OR PROPERTY CONVEYED TO SOUTHWESTERN BELL TELEPHONE CO. BY DEED RECORDED IN BOOK 1361 PAGE 384 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERN BELL'S WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO GUY MULLEN SERVICE, INC., BY DEED RECORDED IN BOOK 6777 PAGE 2127 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST, 140 FEET TO SAID MULLENS SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTHERN LINE OF PROPERTY CONVEYED TO ESCHENBRENNER BY DEED RECORDED IN BOOK 2192 PAGE 603 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ESCHENBRENNER'S NORTHERN LINE, SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 26 FEET TO THE NORTHWESTERN CORNER THEREOF; THENCE ALONG SAID ESCHENBRENNER'S WESTERN LINE AND ALONG THE WESTERN LINE OF PROPERTY CONVEYED TO FOREWAY CO. BY DEED RECORDED IN BOOK 6149 PAGE 232 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 39 MINUTES 15 SECONDS EAST 238.12 FEET TO SAID FOREWAY'S SOUTHWESTERN CORNER, SAID POINT BEING ON THE NORTH LINE OF THE EAST PART OF LOT 1 STUDT'S HOME PLACE, AS AFOREMENTIONED; THENCE ALONG SAID NORTH LINE AND ITS WESTWARD PROLONGATION, SOUTH 89 DEGREES 26 MINUTES 45 SECONDS WEST, 363.31 FEET TO A POINT ON THE EASTERN LINE OF HAM DRIVE, 16 FEET WIDE; THENCE ALONG SAID EASTERN ROAD LINE, NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 100.14 FEET TO ITS INTERSECTION WITH THE SOUTHERN LINE OF PROPERTY CONVEYED TO KISLING BY DEED RECORDED IN BOOK 6520 PAGE 1029 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SAID KISLING'S SOUTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 153 FEET TO THE SOUTHEASTERN CORNER THEREOF; THENCE ALONG SAID KISLING'S EASTERN LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO THE NORTHEASTERN CORNER THEREOF, SAID POINT BEING ALSO THE SOUTHEASTERN CORNER OF PROPERTY CONVEYED TO THOMPSON, ET AL., BY DEED RECORDED IN BOOK 6498 PAGE 1269 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID THOMPSON'S SOUTHERN LINE, SOUTH 89 DEGREES 28 MINUTES 45 SECONDS WEST, 153 FEET TO ITS INTERSECTION WITH THE EASTERN LINE OF HAM DRIVE, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST, 75 FEET TO ITS INTERSECTION WITH THE NORTHERN LINE OF THE PROPERTY CONVEYED TO THOMPSON AS AFOREMENTIONED; THENCE ALONG SAID THOMPSON'S NORTHERN LINE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, 95.01 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, AND RUNNING NORTH 00 DEGREES 40 MINUTES 00 SECONDS WEST 302.66 FEET TO A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD, AS AFOREMENTIONED; THENCE ALONG SAID ROAD LINE NORTH 74 DEGREES 27 MINUTES 30 SECONDS EAST, 277.01 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (TRACT 2)

PART OF LOT 1 OF THE SUBDIVISION OF STUDT'S HOME PLACE, A SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 38 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, DISTANT SOUTH 75 DEGREES 16 MINUTES WEST, 60 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF OLIVE STREET ROAD, SOUTH 75 DEGREES 16 MINUTES WEST, 97.73 FEET TO THE EAST LINE OF HAM AVENUE, 16 FEET, THENCE ALONG THE EAST LINE OF HAM AVENUE, SOUTH 00 DEGREES 40 MINUTES EAST, 281.46 FEET, THENCE NORTH 89 DEGREES 30 MINUTES EAST, 94.80 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CHARLES J. MILLS AND WIFE, BY DEED RECORDED IN BOOK 351 PAGE 393; THENCE ALONG THE WEST LINE OF PROPERTY CONVEYED TO CHARLES J. MILLS BY DEED RECORDED IN BOOK 250 PAGE 576, NORTH 00 DEGREES 40 MINUTES WEST, 316.07 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTHERN 15 FEET MORE OR LESS THEREOF, ACQUIRED BY THE STATE OF MISSOURI, FOR HIGHWAY PURPOSES.

GENERAL NOTES:

1) WATER QUALITY, AND CHANNEL PROTECTION WILL BE REQUIRED.

2) EXISTING PROPERTY INFORMATION SHOWN IS FROM A COMBINATION OF RECORD AND AERIAL INFORMATION. ALL AREAS SHOWN SHOULD BE CONSIDERED APPROXIMATE. A RECENT SURVEY TO VERIFY THIS INFORMATION HAS NOT BEEN COMPLETED.

STORMWATER CALCULATIONS

WATER QUALITY
REQUIRED = 12,059 CF
PROPOSED = 12,138 CF

CHANNEL PROTECTION
REQUIRED = 14,806 CF
PROPOSED = 14,806 CF

FLOOD PROTECTION (UNDERGROUND DETENTION)
REQUIRED = 33,600 CF
PROPOSED = 33,600 CF

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418–8343

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E–28288

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www.grimesconsulting.com
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E–1470–3
PROFESSIONAL LAND SURVEYING CORPORATION, LS–343–D

REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER DEALERSHIP
11654 OLIVE BLVD.

SHEET TITLE: SITE PLAN

JOB NUMBER:	2537
DRAWN BY:	BMB
DATE:	08/10/12
CHECKED BY:	LJM
DATE:	08/10/12
SHEET:	1of3

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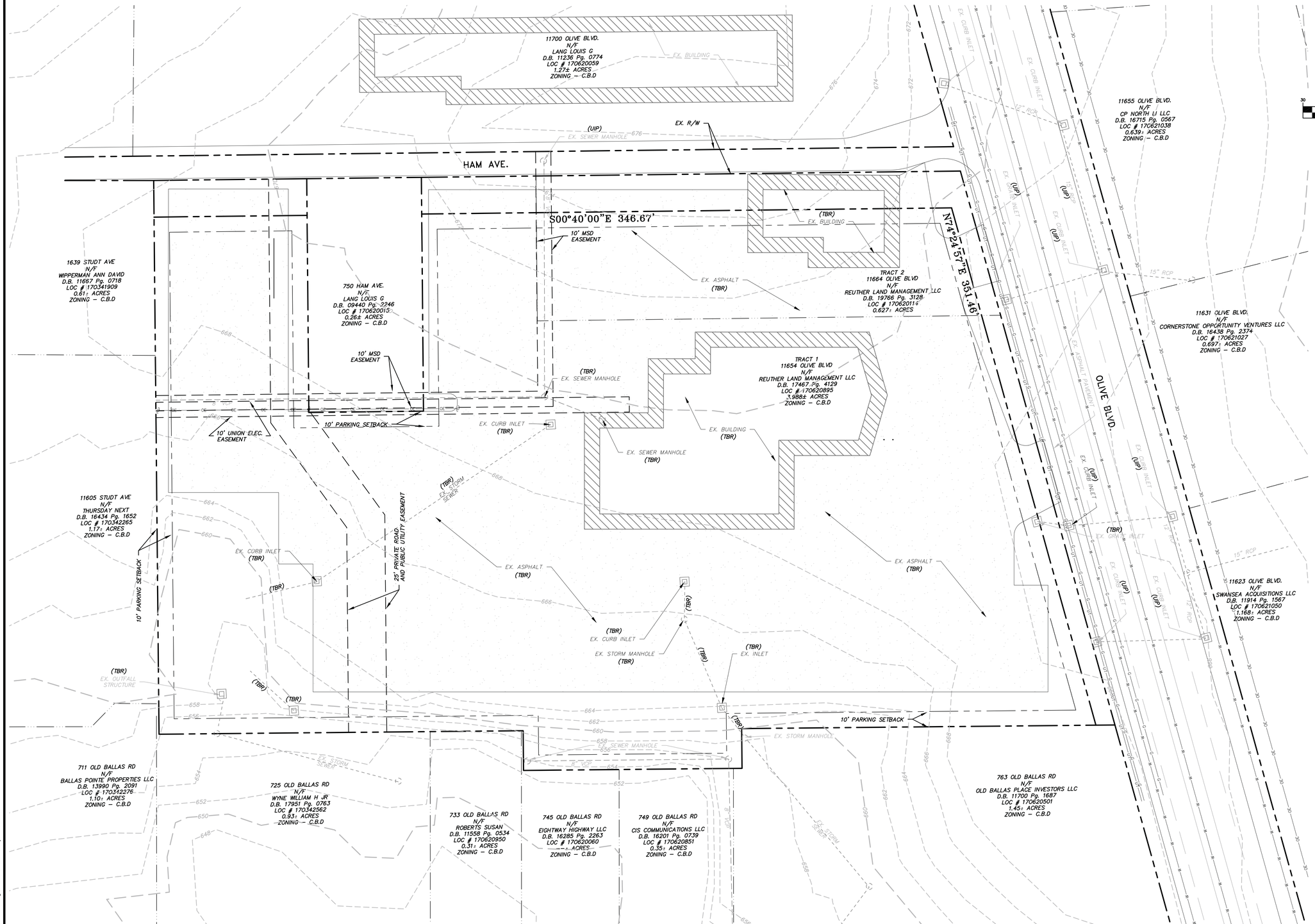

PREPARED FOR:
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DULUTH, GA 30097
PH: (770)418-8343

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
PROFESSIONAL ENGINEER
8/16/12
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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PROFESSIONAL ENGINEER CORPORATION, E-1470-3
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER DEALERSHIP
11654 OLIVE BLVD.

SHEET TITLE
EXISTING AND DEMOLITION PLAN

JOB NUMBER:	2537
DRAWN BY:	BMB
DATE:	08/10/12
CHECKED BY:	LJM
DATE:	08/10/12
SHEET:	2of3

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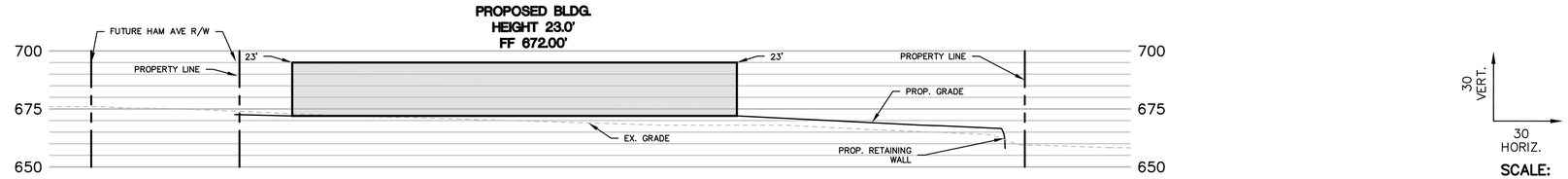
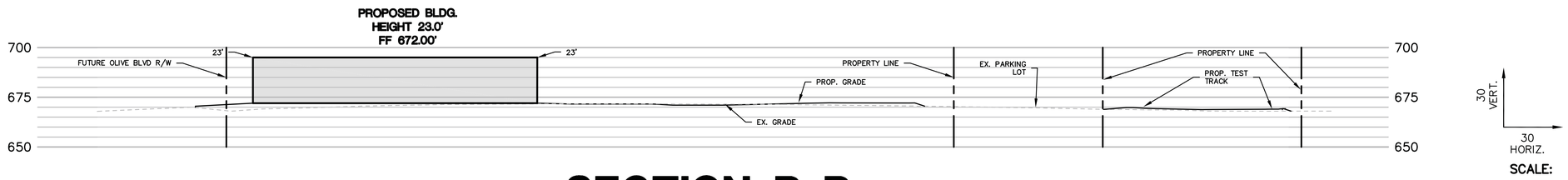


SECTION A-A



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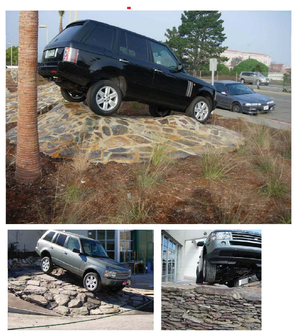
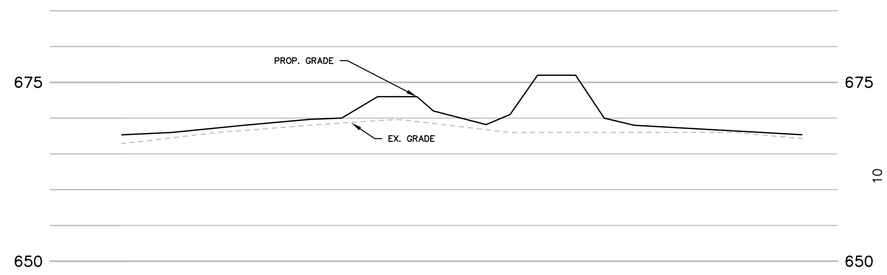
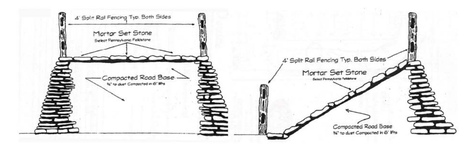


ROCK ARTICULATION DISPLAY

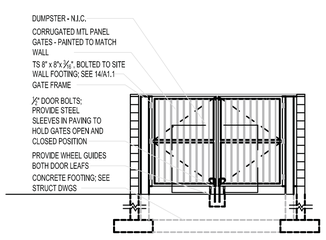
TEST TRACK



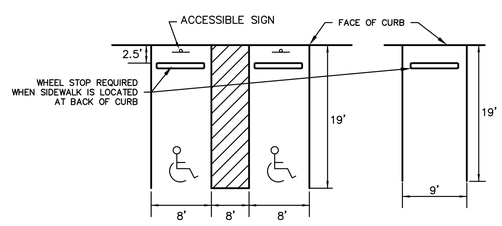
TEST TRACK PROFILE



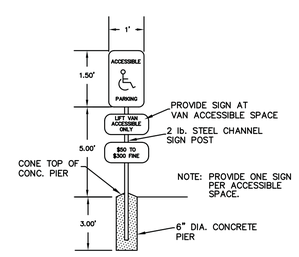
TEST TRACK



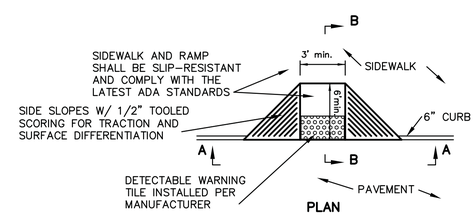
DUMPSTER ENCLOSURE

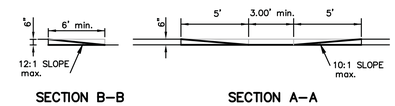


TYPICAL PARKING STALLS



ACCESSIBLE PARKING SIGN





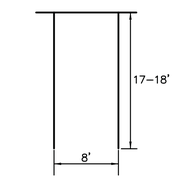
SECTION B-B

SECTION A-A

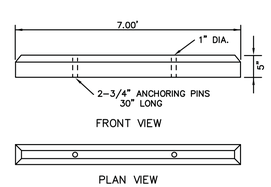
ADA CURB RAMP DETAIL

CURB RAMP NOTES

1. CURB RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "AMERCANS WITH DISABILITIES ACCESSIBILITY GUILDLINES" (ADAAG)
2. A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES SHALL BE PLACED AT EACH CURB RAMP. IF CURB CUTS ARE USED TO ALLOW A CROSSWALK TO PASS THROUGH AN ISLAND THEN DETECTABLE WARNINGS SHALL BE PLACED AT EACH EXIT POINT FROM THE ISLAND.
3. THE DETECTABLE WARNING SHALL BE A PRE-MOLDED TILE CAST DIRECTLY INTO THE PLASTIC CONCRETE.
4. THE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT.
5. THE DETECTABLE WARNING SHALL BE PLACED WITHIN 6 TO 8 INCHES OF THE CURB LINE.
6. THE DETECTABLE WARNING SHALL EXTEND 24 INCHES IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION.
7. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



TYPICAL PARKING STALLS (SALES AREA)



PRE-CAST WHEEL STOP

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
PROFESSIONAL ENGINEER
8/16/12
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12350 OLD TESSON ROAD
SUITE 300
ST. LOUIS, MO 63128
PH. (314) 849-6100
FAX (314) 849-6200
www.grimesconsulting.com
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-3
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

REV. NO.	REMARKS	DATE

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER DEALERSHIP
11654 OLIVE BLVD.

SHEET TITLE
SECTION PLAN

JOB NUMBER: 2537
DRAWN BY: BMB
DATE: 08/10/12
CHECKED BY: LJM
DATE: 08/10/12
SHEET: 3of3

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J:\2537\PRELIMINARY\2537 SDP CURRENT 8.8.12.dwg\8/16/2012 1:42 PM\Bryan M. Breaud

praxis3
architecture planning design

Perspective - Sidewalk Looking West
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

praxis3
architecture planning design

Perspective - Entry
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

praxis3
architecture planning design

Perspective - Sidewalk Looking East
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

praxis3
architecture planning design

Perspective - Northwest Corner
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

praxis³
architecture planning design

Perspective - Northeast Corner
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

praxis3
architecture planning design

Perspective - Pre-Owned Display
08/23/2012

Plaza Jaguar Land Rover

Creve Coeur, MO

ASBURY
AUTOMOTIVE GROUP

BILL NUMBER 856

ORDINANCE NUMBER 835

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY IN THE 11000 BLOCK OF OLIVE BOULEVARD IN THE "O" CENTRAL CORE BUSINESS DISTRICT

WHEREAS, APPLICATION WAS MADE FOR A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY IN THE 11000 BLOCK OF OLIVE BOULEVARD ON A THREE ACRE TRACT IN THE "O" CENTRAL CORE BUSINESS DISTRICT; AND

WHEREAS, A HEARING WAS HELD BY THE PLANNING AND ZONING COMMISSION ON JUNE 21, 1977, AND SUBSEQUENTLY ON NOVEMBER 22, 1977, THE PLANNING AND ZONING COMMISSION APPROVED SAID APPLICATION SUBJECT TO CERTAIN CONDITIONS, AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE BOARD OF ALDERMEN ON JANUARY 9, 1978, ON THE SAID APPLICATION FOR THE SPECIAL USE PERMIT AS PROVIDED BY ARTICLE 13 OF ORDINANCE NO. 225 OF THE CITY OF CREVE COEUR; AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD PREVIOUSLY BEEN PUBLISHED IN THE ST. LOUIS COUNTIAN ON THE 22ND DAY OF DECEMBER, THE 27TH DAY OF DECEMBER AND THE 3RD DAY OF JANUARY, 1978, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD; AND

WHEREAS, THE BOARD OF ALDERMEN BEING FULLY INFORMED FINDS THAT THE GRANT OF THE APPLICATION WOULD BE IN HARMONY WITH THE PUBLIC, HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE AND WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION, INCREASE FIRE HAZARDS, ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD, ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY OR OVERTAX PUBLIC UTILITIES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR, ST LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: A SPECIAL USE PERMIT IS HEREBY GRANTED FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON A THREE ACRE TRACT IN THE 11000 BLOCK OF OLIVE BOULEVARD IN THE "O" CENTRAL CORE BUSINESS

DISTRICT; THE DESCRIPTION OF SAID TRACT IS SHOWN ON THE PLAT ATTACHED HERETO AND MARKED AS EXHIBIT "A".

SECTION 2: THE SPECIAL USE PERMIT GRANTED SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS, AND TO THE FOLLOWING CONDITIONS:

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT A SITE PLAN FOR THE PROPOSED DEVELOPMENT, SHOWING LOCATION OF ALL STRUCTURES AND FINAL GRADES AND OTHER DOCUMENTS REQUIRED BY ORDINANCE OR REGULATIONS SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.

2. THE SPECIAL USE PERMIT IS FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY.

3. THERE SHALL BE NO ADDITIONAL SIGNS, UNLESS PRESENTLY ALLOWED UNDER THE CITY'S SIGN ORDINANCES.

4. NO PENNANTS, FRINGE, LIGHTS, PIN WHEELS, OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION WITH THE OPERATION OF THE BUSINESS.

5. THE OUTSIDE DISPLAY AREA SHALL BE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE PROPOSED DISPLAY TERRACE ATTACHED HERETO, DATED FEBRUARY 6, 1978, AND MARKED EXHIBIT "B" AND SHALL BE USED FOR THE DISPLAY OF NEW VEHICLES ONLY AND SHALL NOT AT ANY TIME EXCEED TWENTY-FOUR (24) IN NUMBER.

6. THE DISPLAY TERRACE, OTHER THAN THE DRIVE AREA SHALL BE COMPOSED OF A HARD SURFACE SUBSTANCE OTHER THAN BITUMINOUS PAVING OR SIMILAR COMPOSITION; WHICH MATERIAL SHALL BE APPROVED BY THE PLANNING AND ZONING COMMISSION.

7. AN OCCUPANCY PERMIT WILL NOT BE ISSUED UNTIL THE EXTERIOR OF THE PRESENT SECONDARY STRUCTURE HAS BEEN BROUGHT INTO CONFORMANCE WIT THE EXTERIOR OF THE PROPOSED PRIMARY BUILDING. THE MODIFICATION SHALL BE APPROVED BY THE PLANNING AND ZONING COMMISSION.

8. FAILURE TO COMPLY WITH ANY ONE OR ALL OF THE CONDITIONS OF THIS PERMIT SHALL BE ADEQUATE CAUSE FOR THE REVOCATION OF SAID PERMIT BY THE BOARD OF ALDERMEN. PROVIDED, HOWEVER, NO PERMIT SHALL BE REVOKED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE BOARD OF ALDERMEN TO REVOKE AND REASONABLE TIME GRANTED TO THE OWNER TO CORR[illegible] ANY SUCH BREACH OF CONDITION.

SECTION 3: THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT UPON THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE BOARD OF ALDERMEN AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 27TH DAY OF FEBRUARY, 1978.

HAROLD L. DIELMANN, MAYOR

APPROVED THIS 27TH DAY OF FEBRUARY, 1978.

HAROLD L. DIELMANN, MAYOR

ATTEST:

LAVERNE COLLINS, CITY CLERK

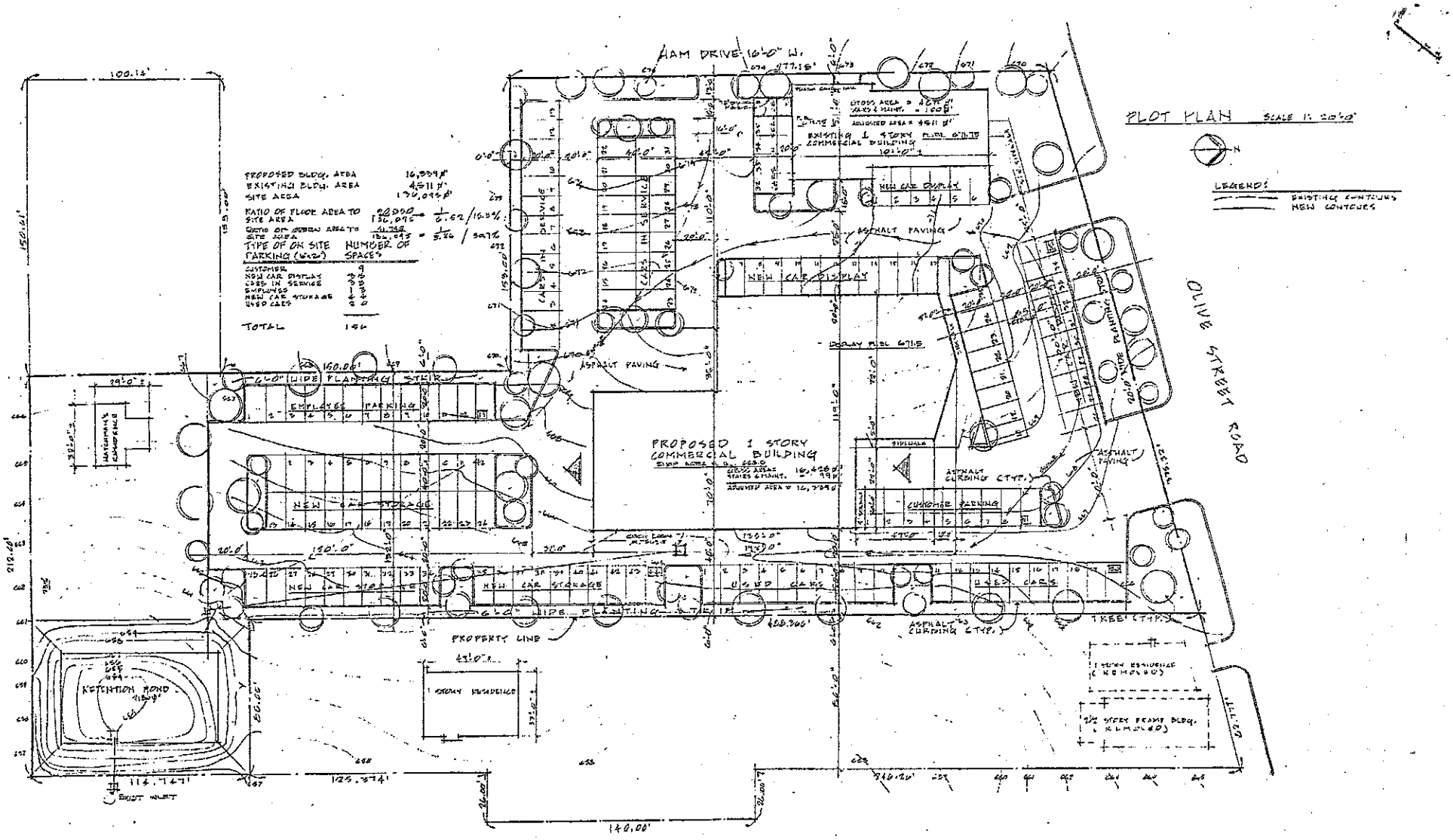
PLOT PLAN
LEGEND:
EXISTING CONTOURS
NEW CONTOURS
PROPOSED BLDG. AREA 16,999 S.F.
EXISTING BLDG. AREA 4,511 S.F.
SITE AREA 170,095 S.F.
RATIO OF FLOOR AREA TO SITE AREA
RATIO OF GROSS AREA TO SITE AREA
TYPE OF ON SITE PARKING (6'x12')
NUMBER OF SPACES
CUSTOMER
NEW CAR DISPLAY
CARS IN SERVICE
SHOWROOM
NEW CAR STORAGE
USED CARS
TOTAL 156
PROPOSED 1 STORY COMMERCIAL BUILDING
EXISTING 1 STORY COMMERCIAL BUILDING
NEW CAR DISPLAY
CARS IN SERVICE
EMPLOYEE PARKING
NEW CAR STORAGE
USED CARS
CUSTOMER PARKING
ASPHALT PAVING
ASPHALT CURBING (TYP.)
6'-0" WIDE PLANTING STRIP
PROPERTY LINE
RETENTION POND
EAST INLET
1 STORY RESIDENCE
OLIVE STREET ROAD
KEUTHER JEEP SALES
GEORGE E. BLKO ARCHITECT

EXHIBIT "A"

BILL NUMBER 995

ORDINANCE NUMBER 972

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF NORTH NEW BALLAS ROAD IN THE "O" CENTRAL CORE BUSINESS DISTRICT.

WHEREAS, APPLICATION WAS MADE FOR A SPECIAL USE PERMIT FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF NORTH NEW BALLAS ROAD ON A THREE ACRE TRACT IN THE "O" CENTRAL CORE BUSINESS DISTRICT; AND

WHEREAS, THE PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION; AND

WHEREAS, A PUBLIC HEARING WAS HELD BY THE BOARD OF ALDERMEN ON SEPTEMBER 22, 1980, ON SAID APPLICATION FOR THE SPECIAL USE PERMIT AS PROVIDED BY ARTICLE 13 OF ORDINANCE NO. 225 OF THE CITY OF CREVE COEUR; AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD PREVIOUSLY BEEN PUBLISHED IN THE ST. LOUIS COUNTIAN ON THE 2ND DAY OF SEPTEMBER, THE 9TH DAY OF SEPTEMBER AND THE 16TH DAY OF SEPTEMBER, 1980.

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD; AND

WHEREAS, THE BOARD OF ALDERMEN BEING FULLY INFORMED FINDS THAT THE GRANT OF THE APPLICATION WOULD BE IN HARMONY WITH THE PUBLIC HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE AND WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION, INCREASE FIRE HAZARDS, ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD, ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY OR OVERTAX PUBLIC UTILITIES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: A SPECIAL USE PERMIT IS HEREBY GRANTED FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY ON A THREE ACRE TRACT ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF NORTH NEW BALLAS ROAD IN THE "O" CENTRAL CORE BUSINESS DISTRICT; THE DESCRIPTION OF SAID TRACT IS SHOWN ON THE PLAT ATTACHED HERETO AND MARKED AS EXHIBIT "A".

SECTION 2: THE SPECIAL USE PERMIT GRANTED SHALL BE SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS, AND TO THE FOLLOWING CONDITIONS:

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, A SITE PLAN FOR THE PROPOSED DEVELOPMENT, SHOWING LOCATION OF ALL STRUCTURES AND FINAL GRADES AND OTHER DOCUMENTS REQUIRED BY ORDINANCE OR REGULATIONS SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.

2. THE SPECIAL USE PERMIT IS FOR AN AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY.

3. SIGNS FOR THE AUTOMOBILE SHOWROOM, SALES AND SERVICE FACILITY MUST BE IN CONFORMANCE WITH THE CITY'S SIGN ORDINANCE.

4. NO PENNANTS, FRINGE, LIGHTS, PIN WHEELS, OR OTHER SIMILAR DEVICES FOR ATTRACTING ATTENTION MAY BE DISPLAYED AT ANY TIME IN CONNECTION WITH THE OPERATION OF THE BUSINESS.

5. THE OUTSIDE DISPLAY AREA SHALL BE DESIGNED IN SUBSTANTIAL CONFORMANCE WITH THE PROPOSED REVISED SITE DEVELOPMENT PLAN AS APPROVED BY THE PLANNING AND ZONING COMMISSION DATED AUGUST 23, 1980.

6. FAILURE TO COMPLY WITH ANY ONE OR ALL OF THE CONDITIONS OF THIS PERMIT SHALL BE ADEQUATE CAUSE FOR THE REVOCATION OF SAID PERMIT BY THE BOARD OF ALDERMEN. PROVIDED HOWEVER, NO PERMIT SHALL BE REVOKED WITHOUT REASONABLE NOTICE TO THE OWNER OF THE INTENTION OF THE BOARD OF ALDERMEN TO REVOKE AND REASONABLE TIME GRANTED TO THE OWNER TO CORRECT ANY SUCH BREACH OF CONDITION.

SECTION 3: THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT UPON THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE BOARD OF ALDERMEN AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 27TH DAY OF OCTOBER 1980.

HAROLD L. DIELMANN, MAYOR

APPROVED THIS 27TH DAY OF OCTOBER 1980.

HAROLD L. DIELMANN, MAYOR

ATTEST:

LAVERNE COLLINS, CITY CLERK

BILL NO. 5302 ORDINANCE NO. 5189

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A WATERWAY AUTOMOTIVE DETAIL CENTER LOCATED AT 11664 OLIVE BOULEVARD

WHEREAS, application was made by Michael Goldman, General Counsel for Waterway Gas & Wash, for a conditional use permit for a Waterway Automotive Detail Center, within the 2,360 square foot building at 11664 Olive Boulevard, in the "CB", Commercial zoning district; and

WHEREAS, under Section 405.370(C)(1)(i)(3), car washes (except bus washing and truck washing) in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 21, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(3); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the Planning and Zoning Commission reviewed and, by a unanimous vote and recommended approval of the subject amendments at its meeting on Monday, March 21, 2011; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a car wash for an automotive detail center located at 11664 Olive

Boulevard, in the "CB" Core Business zoning district, within the Reuther's Auto Group site development whose legal description is as follows:

A tract of land in part of Lot 1 of Studt's HOME PLACE according to the plat thereof recorded in Plat Book 7, Page 38 of the St. Louis County records and described as follows: Beginning at a point being the intersection of the south line of Olive Boulevard with the east line of Ham Drive; thence along the south line of Olive Boulevard, North 74° 27' 30" East, 96.79 feet to a point; thence South 0° 40' 00" East, 301.15 feet to a point; thence South 89° 28' 45" West, 95.00 feet to a point in the east line of said Ham Drive; thence along the east line of Ham Drive, North 0° 40' 00" West, 277.18 feet to the point of beginning, containing 27,541 square feet

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the operation of a car wash for auto detail only.
2. Said use shall be located in the 2,360 square foot leased building currently addressed as 11664 Olive Boulevard located on the Reuther's Auto Group property, having its principal office at 11654 Olive Boulevard.
3. The hours of operation shall be between 7a.m. and 7p.m., seven days a week.
4. All proposed cleaning and detailing of vehicles will be located within the building structure.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. There shall be no outdoor storage or long-term placement of any automobiles, trailers, materials or equipment on the site.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.
8. The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of any final Certificate of Occupancy for the automotive detail center permitted by this ordinance.
9. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
10. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

13. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 11 DAY OF April, 2011.

A. J. WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS 11 DAY OF April, 2011.

AJ WANG, COUNCIL PRESIDENT
ACTING FOR MAYOR DURING TEMPORARY ABSENCE
PURSUANT TO SECTION 3.4 OF THE CITY CHARTER

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

From: Brick P. Storts IV
To: Kelly, Whitney
Subject: Conditional Use Permit for 11654 Olive Boulevard-City of Creve Coeur
Date: Monday, August 13, 2012 11:23:10 AM

Hello Whitney:

I received the notice of public hearing for the above referenced Conditional Use Permit and site development plan for the property. Do you have a proposed site plan that can be e-mailed to me or I would be happy to have it picked up from City Hall. As owner of 749 Old Ballas Road I obviously do not have any issues with the use or proposal as I believe that is the perfect and logical use for the property, not to mention the upscale nature of such a building and the product will most certainly add to the affluence of the area. It's my understanding that a new building will be constructed and I have no doubt that given the 1st class operation of Plaza Motors that this will be a true show place for the area. Last but not least, it's refreshing to see that no TIF or public finds are being sought by the applicant.

Please let me know if I can get this information from you or I can also request it from the applicant as I do want to understand what modifications or grading is taking place next to my property.

Best regards,

Brick P. Storts IV
Managing Member
CIS Communications, LLC
749 Old Ballas Road
Saint Louis, MO 63141

314-569-2275 (office)
314-983-9681 (fax)
314-503-5555 (mobile)

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

September 5, 2012

Mr. Jerry Patterson
Plaza Motors Company
11830 Olive Boulevard
Creve Coeur, MO 63141

Re: Application #12-025: Request for conditional use permit amendment to allow showroom
Former Reuther Chrysler/Jeep dealership – 11654 Olive Boulevard

Mr. Patterson:

The Planning and Zoning Commission, at its meeting of September 4, 2012, reviewed your request for an amendment to a conditional use permit to allow a Jaguar/Land Rover showroom at the former Reuther Chrysler/Jeep dealership.

By unanimous vote, the Planning Commission recommends approval of a new conditional use permit for the Plaza Jaguar-Land Rover dealership, subject to the conditions contained in the draft ordinance, as amended to reference the new drawings you submitted at the meeting (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 10th, 2012. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official

BILL NO. 5390 **ORDINANCE NO._____**

AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF THE RATES OF ANNUAL TAXES FOR MUNICIPAL PURPOSES IN THE CITY OF CREVE COEUR FOR THE YEAR 2012

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2012 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 10, 2012 AT 7:00 P.M. OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING; AND,

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2012 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 15 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

WHEREAS, 2012 TAX RATES OF $.084 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, $.079 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, AND $.088 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, A TAX FOR MUNICIPAL PURPOSES FOR THE YEAR 2012 AS FOLLOWS:

RESIDENTIAL PROPERTY	$.084 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	$.079 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION

BILL NO. __5390___ **ORDINANCE NO._____**

AGRICULTURAL PROPERTY $.088 ON HEACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF 3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS_____DAY OF SEPTEMBER 2012.

_____
ROBERT HOFFMAN
PRESIDENT, CITY COUNCIL

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MPCC
CITY CLERK

MEMORANDUM

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: 2012 Property Tax Rate

Attached is legislation setting the 2012 property tax rates for the City of Creve Coeur. The proposed property tax rates for 2012 as compared to the current rates are as follows:

	Base Tax Rate 2011	Voluntary Reduction	2011 Tax Rates	Proposed 2012 Tax Rates
Residential	.087	.003	$0.084	$0.084
Commercial	.080	.001	$0.079	$0.079
Agricultural	.100	.009	$0.091	$0.088

Based upon the State Auditors calculation worksheet the city is entitled to a tax rate of $0.088 for residential, $0.082 for commercial and $0.088 for agricultural. Given the projected surpluses for 2012 and the future, staff is proposing a voluntary reduction to 2011 tax levels for both residential and commercial property. In addition, staff is recommending the city not seek the recoupment it is entitled to from 2011. This recoupment resulted from assessed valuation changes due to Board of Equalization adjustments in 2011.

It is estimated that this voluntary reduction will cost the city around $28,500 in property tax revenues. It should also be noted that this reduction in revenue will carry over in 2013. In 2008 legislation was approved to make the starting point for property tax cap calculations the rate including the voluntary reduction in reassessment years. The proposed tax rates for 2012 are based upon figures prior to the Board of Equalization. The 2013 figures will need to be adjusted based on the post-BOE numbers

Staff recommends approval of the proposed legislation stating the 2012 tax rate for the City of Creve Coeur. I would be happy to respond to any questions.

BILL NO. _5391___ **ORDINANCE No _____**

AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 385 OF THE CREVE COEUR CODE OF ORDINANCES REGARDING THE DISPLAYING OF LICENSE PLATES.

WHEREAS, as a result of changes in law, the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 385 of the Code of Ordinances of the City of Creve Coeur, regarding the displaying of license plates; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

SECTION 1. In accordance with HB 1402 (2012), Section 385.060 of the Code of Ordinances is hereby amended to read as follows (additions shown in **bold and underline** and deletions shown in ~~strikethrough~~):

SECTION 385.060: METHOD OF DISPLAYING LICENSE PLATES

~~No motor vehicle or trailer shall be operated on any highway of this City unless it shall have displayed thereon~~ ~~t~~**T**he license plate or set of license plates issued by the Director of Revenue or the State Highways and Transportation Commission and authorized by Section 301.140, RSMo.**,** ~~Each such plate~~ shall be securely fastened to the **assigned** motor vehicle or trailer in a manner so that all parts thereof shall be plainly visible and reasonably clean so that the reflective qualities thereof are not impaired and the plates do not swing. **Except as otherwise provided herein, I**~~L~~icense plates shall be fastened to all motor vehicles ~~except trucks, tractors, truck-tractors or truck-tractors licensed in excess of twelve thousand (12,000) pounds~~ on the front and rear of such vehicles not less than eight (8) nor more than forty-eight (48) inches above the ground, with

the letters and numbers thereon right side up. **Each such plate may be encased in a transparent cover so long as the plate is plainly visible and its reflective qualities are not impaired.** The license plates on trailers, motorcycles, motortricycles and motor scooters shall be displayed on the rear of such vehicles, with the letters and numbers thereon right side up. The license plate on buses, other than school buses, and on trucks, tractors, truck-tractors**, including those** ~~or truck-tractors~~ licensed in excess of twelve thousand (12,000) pounds**,** shall be displayed on the front of such vehicles not less than eight (8) nor more than forty-eight (48) inches above the ground with the letters and numbers thereon right side up, or if two (2) plates are issued for the vehicle pursuant to Subsection (3) of Section 301.130, RSMo., displayed in the same manner on the front and rear of such vehicles. The license plate or plates authorized by Section 301.140, RSMo., when properly attached, shall be prima facie evidence that the required fees have been paid. At nighttime, the rear plate shall be illuminated with a white light so as to be clearly visible from a distance of fifty (50) feet to the rear. **In addition, motor vehicles and trailers may have displayed an additional temporary license plate, obtained from the Department of Revenue, in the interior of the vehicle's rear window such that the driver's view out of the rear window is not obstructed and the plate configuration is clearly visible from the outside of the vehicle to serve as the visible plate when a bicycle rack or other item obstructs the view of the actual plate. Such temporary plate is only authorized for use when the matching existing plate (or plates), issued by the Department of Revenue, is affixed to the vehicle in the manner required by law.**

Reference: Sections 301.130, 301.140, 304.050.8 and 307.075 RSMo.

SECTION 2. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ

BILL NO. _5391___ **ORDINANCE No _____**

MAYOR

ATTEST:

_____

DEBORAH RYAN, MRCC
CITY CLERK

CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Updated Ordinance-HB 1402

The Police department recognized a need for a change in the state statute in the method of displaying license plates. The Police department, along with several professional organizations; met several times looking for a resolution to the problem. Representative Jill Schupp spearheaded the meetings and the effort to make changes in the law. HB 1402 was introduced into the last legislative session, by Representative Jill Schupp and it successfully passed through the House of Representatives and the Senate. As a result of changes in law, the Police department and the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 385 of the Code of Ordinances of the City of Creve Coeur, regarding the displaying of license plates

In accordance with HB 1402 (2012), Section 385.060 of the Code of Ordinances is hereby amended to read as follows

SECTION 385.060: METHOD OF DISPLAYING LICENSE PLATES

~~The~~ license plate or set of license plates issued by the Director of Revenue or the State Highways and Transportation Commission and authorized by Section 301.140,- shall be securely fastened to the **assigned** motor vehicle or trailer in a manner so that all parts thereof shall be plainly visible and reasonably clean so that the reflective qualities thereof are not impaired and the plates do not swing. **Except as otherwise provided herein, l**icense plates shall be fastened to all motor vehicles on the front and rear of such vehicles not less than eight (8) nor more than forty-eight (48) inches above the ground, with the letters and numbers thereon right side up. **Each such plate may be encased in a transparent cover so long as the plate is plainly visible and its reflective qualities are not impaired**

In addition, motor vehicles and trailers may have displayed an additional temporary license plate, obtained from the Department of Revenue, in the interior of the vehicle's rear window such that the driver's view out of the rear window is not obstructed and the plate configuration is clearly visible from the outside of the vehicle to serve as the visible plate when a bicycle rack or other item obstructs the view of the actual plate. Such temporary plate is only authorized for use when the matching existing plate (or plates), issued by the Department of Revenue, is affixed to the vehicle in the manner required by law.

BILL No. _5392___ **ORDINANCE No _____**

AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 600 OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR REGARDING LIQUOR CONTROL.

WHEREAS, as a result of changes in law, the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 600 of the Code of Ordinances of the City of Creve Coeur, regarding liquor control; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

SECTION 1. In accordance with HB 1498 (2012) and SB 262 (2005), Section 600.160 of the Code of Ordinances is hereby amended by revising subsection 1 and adding subsections 2 and 3, to read as follows:

SECTION 600.160: RESTAURANT-BARS

1. Any restaurant-bar (for purpose of this Section meaning an establishment with a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on the premises) without an on-site brewery that serves twenty (20) or more different types of draft beer may sell thirty-two (32) fluid ounces or more of such beer for consumption by customers off the premises.

2. The owner, operator, or employees of a restaurant-bar may allow patrons to carry out one or more bottles of unfinished wine, and it shall be lawful for patrons of such restaurant-bar to carry out one or more bottles of unfinished wine, under the following conditions:

(1) The patron must have ordered a meal;

(2) The bottle or bottles of wine must have been at least partially consumed during the meal;

(3) The restaurant-bar must provide a dated receipt for the unfinished bottle or bottles of wine; and
(4) The restaurant-bar must securely reseal the bottle or bottles of wine and place them in one or more one-time-use, tamperproof, transparent bags and securely seal the bags.

3. Notwithstanding any other provision of law, no person who transports one or more bottles of unfinished wine which came from a restaurant-bar under the circumstances described in subsection 2 of this section, in a vehicle, shall be considered to have violated any state law or local ordinance regarding open containers in vehicles so long as such person has in his or her possession the dated receipt from the restaurant bar and the bottle or bottles of wine remain in the restaurant bar-furnished, one-time-use, tamperproof, transparent bags with the seals intact.

(R.O. 2008 §4-32; Ord. No. 3010 §1, 1-6-05; Ord. No. 5123 Exh. A, 2-22-10; Ord. No. 5171 §2, 1-24-11)

SECTION 2. In accordance with HB 1498 (2012), a new Section 600.165 of the Code of Ordinances is hereby added, to read as follows:

SECTION 600.165: TABLE TAP DISPENSING SYSTEMS

Any person licensed to sell liquor at retail by the drink for consumption on the premises where sold may use a table tap dispensing system to allow patrons of the licensee to dispense beer at a table. Before a patron may dispense beer, an employee of the licensee must first authorize an amount of beer, not to exceed thirty-two ounces per patron per authorization, to be dispensed by the table tap dispensing system.

SECTION 3. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

BILL No. _5392___ **ORDINANCE No _____**

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

CREVE COEUR POLICE DEPARTMENT
INTEROFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Updated Ordinance-HB 1498

As a result of changes in the State Statute, the Police department and the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 600 of the Code of Ordinances of the City of Creve Coeur, regarding liquor control. These changes are outlined below:

In accordance with HB 1498 (2012) and SB 262 (2005), Section 600.160 of the Code of Ordinances is hereby amended by revising subsection 1 and adding subsections 2 and 3, to read as follows:

SECTION 600.160: RESTAURANT-BARS

1. Any restaurant-bar (for purpose of this Section meaning an establishment with a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on the premises) without an on-site brewery that serves twenty (20) or more different types of draft beer may sell thirty-two (32) fluid ounces or more of such beer for consumption by customers off the premises

SECTION 2. In accordance with HB 1498 (2012), a new Section 600.165 of the Code of Ordinances is hereby added, to read as follows:

SECTION 600.165: TABLE TAP DISPENSING SYSTEMS

Any person licensed to sell liquor at retail by the drink for consumption on the premises where sold may use a table tap dispensing system to allow patrons of the licensee to dispense beer at a table. Before a patron may dispense beer, an employee of the licensee must first authorize an amount of beer, not to exceed thirty-two ounces per patron per authorization, to be dispensed by the table tap dispensing system.

BILL NO. _5393__ **ORDINANCE No _____**

AN ORDINANCE ESTABLISHING CHAPTER 621 OF THE MUNICIPAL CODE REGARDING SCRAP METAL DEALERS AND MAKING RELATED CHANGES TO THE CODE OF ORDINANCES.

WHEREAS, the City has determined that it is in the public interest to revise minimum standards for scrap metal dealers doing business within the City and make related changes to the Code of Ordinances; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

Section 1. Chapter 621 of the Municipal Code is hereby established, as follows:

621.010 - Short title.

This chapter shall be known and may be cited as "The Scrap Metal Dealers Code."

621.020 - Definitions.

Unless it appears that a different meaning is intended, the following words shall have the meaning given them by this section:

1. "Catalytic converter" means a device designed for use in a vehicle for the purpose of chemically converting exhaust gases, produced by the internal combustion engine, into carbon dioxide and water vapor.

2. "Copper property" means any insulated copper wire, copper tubing, copper guttering and downspouts, copper alloys, or any item composed completely of copper.

3. "HVAC component" means any air conditioner evaporator coil or condenser used in connection with a residential, commercial or industrial building.

4. "Keg" shall have the same meaning as in Section 311.082, RSMo.

5. "Scrap metal dealer" means any person or business entity that purchases products containing ferrous or non-ferrous metals for recycling or resale. For the purposes of this Chapter, any person holding a license under "The Waste Management Code" of St. Louis County as a recycling center or as a waste hauler shall not be considered a scrap metal dealer, nor shall a duly licensed HVAC contractor, plumber or electrician be considered a scrap metal dealer. For the purpose of enforcing violations of this chapter, it shall be a rebuttable presumption that any person storing or possessing at their place of business more than one hundred (100) pounds of ferrous or non-ferrous metals for recycling or resale is a scrap metal dealer.

6. "Vehicle repair business" means any commercial facility engaged in the repair or replacement of car, truck and van, motorcycle or other motorized mechanical and exhaust components, whether as a primary or ancillary activity.

621.030 - Hours of operation.

Hours of operation for scrap metal dealers may be no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.

621.040 - Minimum requirements.

1. Effective January 1, 2013, scrap metal dealers shall use and maintain a retrievable electronic database containing a consecutively numbered record of each and every purchase of ferrous and non-ferrous metals.

2. Any person selling, exchanging or trading ferrous or non-ferrous metal to a scrap dealer shall present a valid driver's license and/or a picture identification from a state or federal issuing agency (i.e., state issued identification or federal passport) to the scrap metal dealer.

3. Scrap metal dealers shall, at the time of making the purchase, enter into the electronic database the following information:

a. Name, gender, date of birth, and address of the seller as indicated on the state or federally-issued driver's license and/or picture identification.

b. Date of the scrap metal purchase.

c. Driver's license number and/or a picture identification from a state or federal issuing agency (i.e., state issued identification or federal passport) capable of identifying the seller.

d. Amount paid.

e. Kind of metals purchased.

f. Number of pounds of each kind of metal purchased.

g. License plate number of the vehicle delivering the material.

The information entered into the electronic database shall be completed in full without any missing data or information.

4. The electronic database shall at all times be open for inspection by police or other law enforcement officers, during normal business hours without warrant or subpoena.

5. A transaction receipt shall consist of the same information required under subsection 3 of this section and shall include the following statement: "By accepting payment from [insert name of scrap metal dealer], seller represents and warrants that the material documented by this receipt is owned by or was lawfully obtained and the seller has the legal right to sell the material to [insert name of scrap metal dealer]." If the seller provides any documentation that the person is in lawful possession of the scrap metal, or was otherwise lawfully acquired, including without limitation a bill of sale or receipt, the scrap metal dealer shall photocopy such documentation and maintain it with the transaction information otherwise required by this section.

6. All records described in this section shall be maintained for three (3) years from the date of sale.

[Reference: these requirements are in addition to those established by 407.300 RSMo.]

621.050 - Restricted purchases and exceptions.

1. No scrap metal dealer shall knowingly and willfully purchase, any stolen scrap metal or any of the following types of scrap metal:

i. New materials, such as those used in construction, or equipment or tools used by contractors unless accompanied by proof of ownership or authorization to sell the materials on behalf of the owner;

ii. Materials which are clearly marked as property belonging to someone other than the seller, unless accompanied by written authorization from the business or property owner evidencing the seller has the legal right to sell the material;

iii. HVAC components unless accompanied by written authorization from a licensed HVAC business evidencing that the components were legally removed in compliance with the Federal Clean Air Act and its regulations and the seller has the legal right to sell the material;

iv. Catalytic converters except when sold directly to or from a vehicle repair business.

v. Metal beer kegs, whether damaged or undamaged, or any reasonably recognizable part thereof, except when the purchase is from the brewer or its authorized representative; [Reference 407.301 RSMo]

vi. Any metal that can be identified as belonging to a public or private cemetery or to a political subdivision or electrical cooperative, municipal utility, or a utility regulated under Chapters 386, 392 or 393, RSMo., including bleachers, guardrails, signs, street and traffic lights or signals, and manhole cover or covers, whether broken or unbroken, from anyone other than the cemetery or monument owner, political subdivision, electrical cooperative or utility, or manufacturer of the metal or item described in this Section unless such person is authorized in writing by the cemetery or monument owner, political subdivision, electrical cooperative or utility, or manufacturer to sell the metal; [Reference 407.302 RSMo]

2. The scrap metal dealer shall make a photocopy of any documentation provided pursuant to this section, retain the copy as part of the transaction record, and maintain such photocopy for a period of three (3) years following the transaction. All photocopies shall be made available for inspection upon request by a police or other law enforcement officer.

3. No scrap metal dealer shall purchase or otherwise receive from a person under the age of eighteen (18) any ferrous or non-ferrous metal, other than aluminum cans.

621.060 - Purchases of certain scrap metal—Requirements.

1. A scrap metal dealer shall pay for any copper property or HVAC component by check. Such checks shall be payable only to the person whose name was recorded as delivering the copper property or HVAC component; provided, however, that if such person is delivering the copper property or HVAC component on behalf of a governmental entity or the owner of the copper property or HVAC component, the check may be payable to such entity or owner. All checks issued to a seller of copper property or HVAC component shall be mailed via U.S. Mail to the address provided on the driver's license or picture identification provided by the seller.

2. A scrap metal dealer paying out an amount that is five hundred dollars ($500.00) or more shall make such payment in the form of a check or shall pay by any method in which a financial institution makes and retains a record of the transaction. This subsection shall not apply to any transaction for which the seller has an existing business relationship with the scrap metal dealer and is known to the scrap metal dealer making the purchase to be an established business or political subdivision that operates a business with a fixed location that can be reasonably expected to generate regulated scrap metal and can be reasonably identified as such a business. [Reference 407.303 RSMo.]

621.070 - Hold notice.

1. A scrap metal dealer with actual knowledge that scrap metal in its possession has been stolen shall notify the Police Department and provide any information in its possession relative to the seller or to the sale transaction.

2. Following notice from the scrap metal dealer, or upon reasonable suspicion that the scrap metal dealer is in possession of stolen property, the Police Department may issue a hold order to the scrap metal dealer requiring that the suspect material not be sold or otherwise transferred from the possession of the scrap metal dealer for up to ten (10) days.

621.080 - Use of scrap metal theft alert system.

Scrap metal dealers shall register with or subscribe to the alert system established by the Institute of Scrap Recycling Industries, Inc., referred to as the ISRI Scrap Metal Theft Alert system and maintain and make regular use of that registration or subscription.

Section 2. Existing Sections 210.426, 210.427, 210.428, and 210.429 of the Municipal Code are hereby repealed.

Section 3. A new Section 210.426 of the Municipal Code is hereby enacted, to read as follows:

210.426 – Sale of Stolen Metals.

1. No person shall knowingly present for sale any stolen ferrous or non-ferrous metal, including, but not limited to, copper property or HVAC components, as defined by Section 621.020 of this Code of Ordinances, or participate in a violation of Chapter 621 of this Code of Ordinances.

2. No person shall mutilate, deface or otherwise damage any personal or real property owned by another person for the purpose of obtaining ferrous or non-ferrous metals, without written permission from the owner.

Section 4. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

BILL NO. _5393__ **ORDINANCE No _____**

ATTEST:

_____

DEBORAH RYAN, MRCC
CITY CLERK

CREVE COEUR POLICE DEPARTMENT INTEROFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Updated Ordinance-Chapter 621

As a result of changes in the State Statute, the Police department and the City has determined that it is in the public interest to revise minimum standards for scrap metal dealers doing business within the City and make related changes to the Code of Ordinances. The changes will be consistent with the Scrap Metal Dealers Code outlining the specifics of operation.

621.030 - Hours of operation.

Hours of operation for scrap metal dealers may be no earlier than 6:00 a.m. and no later than 7:00 p.m. daily.

621.040 - Minimum requirements.

1. Effective January 1, 2013, scrap metal dealers shall use and maintain a retrievable electronic database containing a consecutively numbered record of each and every purchase of ferrous and non-ferrous metals.

2. Any person selling, exchanging or trading ferrous or non-ferrous metal to a scrap dealer shall present a valid driver's license and/or a picture identification from a state or federal issuing agency (i.e., state issued identification or federal passport) to the scrap metal dealer.

3. Scrap metal dealers shall, at the time of making the purchase, enter into the electronic database the following information

BILL NO. _5394___ **ORDINANCE No _____**

AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 605 OF THE CREVE COEUR CODE OF ORDINANCES REGARDING LICENSE TAXES.

WHEREAS, as a result of changes in law, the City Council has determined it to be in the best interests of the citizens of the City of Creve Coeur to update certain provisions of Chapter 605 of the Code of Ordinances of the City of Creve Coeur, regarding license taxes; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI THAT:

SECTION 1. In accordance with HB 1504 (2012), Sections 605.110 and 605.130 of the Code of Ordinances are hereby amended to read as follows:

SECTION 605.110: VIOLATIONS, PENALTIES

A. The City Collector shall add the following penalties for all license fees paid after the annual due date for license fees of March 15:

Three (3) months or less delinquent 25% of fee

Three (3) months to six (6) months delinquent 50% of fee

Over six (6) months delinquent Greater of 100% of fee
or 10% of fee times number
of months delinquent

Provided, however, the City Collector shall add the maximum penalties allowed by law if less than the penalties stated above.

B. Any person who shall exercise or attempt to exercise, engage in or carry on in the City any of the businesses, trades or occupations, including, but not limited to, manufacturers, for

which a license is required under this Article, without first having delivered to the City Collector the statement required by Section 605.050, paid the license tax and obtained the license required under this Article, and any person who shall otherwise violate or fail to comply with any of the provisions of this Article shall upon conviction be subject to punishment as provided in Section 100.090 of this Code.

C. Any person who shall make or file with the City Collector any statement, under oath, required by this Chapter, which is false, shall on conviction thereof forfeit any license based upon such false statement and shall be punished as provided in Section 100.090 of this Code.

SECTION 605.130: ENFORCEMENT OF DIVISION

It shall be the duty of the City Collector to carefully examine all statements filed with him/her, and to notify the City Attorney of, and to prosecute, all violations of this Division. Before instituting any prosecution based upon a false or incorrect statement filed with him/her, the City Collector shall give the person making such statement an opportunity to explain and correct the statement, if inadvertently made. It shall also be the duty of the City Collector to enforce collection of any and all amounts past due for license taxes or fees under this Division by suit in any court of competent jurisdiction, together with the applicable statutory interest, penalty and reasonable attorney's fees for prosecuting such suit.

Reference: Sections 71.625, 144.170, 144.250 RSMo.

SECTION 2. This ordinance shall take effect in accordance with the provisions of section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

_____
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

_____
BARRY GLANTZ
MAYOR

ATTEST:

_____
DEBORAH RYAN, MRCC
CITY CLERK

RESOLUTION NO. 1023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING EXECUTION OF AN AGREEMENT WITH INTERNATIONAL TRUCK & ENGINE CORP. FOR THE PURCHASE OF A 2013 INTERNATIONAL DIESEL POWERED TWO-TON DUMP TRUCK WITH A STAINLESS STEEL SALT SPREADER WITH CALCIUM CHLORIDE SADDLE TANKS AND A 10 FOOT SNOW PLOW FOR AN AMOUNT OF $113,579.

WHEREAS, the City Council of the City of Creve Coeur recognizes a need to provide quality equipment to city employees; and

WHEREAS, the purchase of a new 2013 International 7300 dump truck with plow and stainless steel salt spreader is necessary to provide valuable city services; and

WHEREAS, these goods have been competitively bid as required by the City of Creve Coeur Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The agreement between **International Truck & Engine Corp.** and the City for the purchase of a 2013 International 7300 diesel powered dump truck with a stainless steel salt spreader and calcium chloride saddle tanks and a 10 ft. snow plow for $113,579 is hereby approved. The agreement as executed shall be consistent with the provisions and intent of this Resolution and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the agreement.

Adopted this 10th day of September, 2012.

_____
Barry Glantz
Mayor

Attest:

_____
Deborah Ryan, MPCC
City Clerk

DEPARTMENT OF PUBLIC WORKS
OFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Purchase of a 2013 Two-ton Diesel Powered Dump Truck with Snow Plow and a Stainless Steel Salt Spreader with Calcium Chloride Saddle Tanks

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Over the past few years the city has been purchasing International 7300 two-ton dump trucks with snow plow and stainless steel spreaders through the state cooperative purchase agreement. This year Public Works staff is recommending the purchase of the same truck with plow and spreader. In an effort to meet the budgeted amount city staff has been working with Joe Sontag of Navistar, Inc. to design an International truck that meets the city's needs and stays within the approved budget. These trucks were previously bid by MoDOT and are made available to government agencies through the Cooperative Purchase Agreement thereby meeting the city's purchasing policy.

One replacement two-ton dump truck was approved in the FY 2013 budget. As part of our normal truck replacement rotation we plan to purchase a diesel powered International dump truck with air brakes, 10 ft. snow plow, and a stainless steel salt spreader with calcium chloride saddle tanks. The price quoted by International Truck & Engine Corp. will be honored through September 30, 2012, however as of October 1, 2012 the manufacturer will increase the cost of this vehicle by 3% above the cost identified in the attached quote.

Approximately 5 years ago, the city started to upgrade the spreader construction material to stainless steel in an effort to obtain a better service life from the equipment. Previously purchased salt spreaders were made of cold steel and would rust out within 5-years requiring steel patches and repairs. To date we have seen minimal wear on the stainless steel models. This being said, we recommend that we continue purchasing stainless steel salt spreader as part of the new truck package.

If the purchase of this new truck is approved, it will replace a 2001gas powered Chevy 7500 two-ton dump truck. Once the new truck is delivered, we plan to send the 2001 Chevy to the St. Louis County equipment auction.

The recommendation is to award the purchase of a 2013 International 7300 diesel powered truck with air brakes, 10 ft. snow plow, and a stainless steel salt spreader with calcium chloride saddle tanks International Truck & Engine Corp., located at 900 S. Highway Dr. Ste. 103, Fenton, MO 63026, TNO: 636-343-6800, with Viking-Cives Midwest, Inc. body type in the total amount of $113,579.

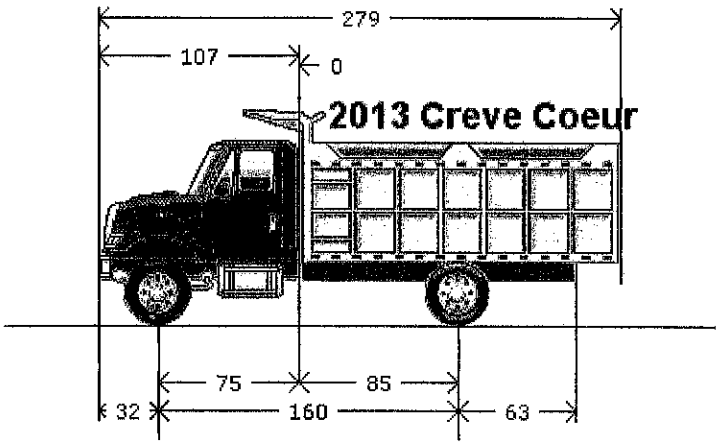
Funding for this purchase, $115,000 was approved in the FY 2013 CIP budget in account # 02-61-71-9516 Capital Equipment.

INTERNATIONAL® **August 28, 2012**

Prepared For:
City of Creve Coeur 7300 4X2
Jim Heines
300 N New Ballas Rd.
Saint Louis, MO 63141-7533
(314)223 - 0209
Reference ID: JDS-3679-01

Presented By:
INT'L TRK & ENGINE CORP
Joe D Sontag
900 S HIGHWAY DR STE 103
FENTON MO 63026 -
(636)343-6800

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2013 7300 SFA 4X2 (SA515)

APPLICATION:	Front Plow with spreader
MISSION:	Requested GVWR: 35000. Calc. GVWR: 33000 Calc. Start / Grade Ability: 27.70% / 2.10% @ 55 MPH Calc. Geared Speed: 72.9 MPH
DIMENSION:	Wheelbase: 160.00, CA: 85.00, Axle to Frame: 63.00
ENGINE, DIESEL:	{MaxxForce DT} EPA 10, 230 HP @ 2200 RPM, 660 lb-ft Torque @ 1300 RPM, 2400 RPM Governed Speed
TRANSMISSION, AUTOMATIC:	{Allison 3000_RDS_P} 4th Generation Controls; Close Ratio, 6-Speed, With Double Overdrive; On/Off Hwy; Includes Oil Level Sensor, With PTO Provision, Less Retarder, With 80,000-lb GVW & GCW Max.
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-12-143A} Wide Track, I-Beam Type, 12,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor MS-21-14X-4DFR} Single Reduction, 21,000-lb Capacity, R Wheel Ends Gear Ratio: 6.14
CAB:	Conventional
TIRE, FRONT:	(2) 11R22.5 G662 FUEL MAX (GOODYEAR) 497 rev/mile, load range G, 14 ply
TIRE, REAR:	(4) 11R22.5 HDR1 (CONTINENTAL) 495 rev/mile, load range G, 14 ply
SUSPENSION, RR, SPRING, SINGLE:	Vari-Rate; 23,500-lb Capacity
PAINT:	Cab schematic 100GM Location 1: 2303, Red (Std) Chassis schematic N/A

Code	Description	List (US DOLLAR)
SA51500	Base Chassis, Model 7300 SFA 4X2 with 160.00 Wheelbase, 85.00 CA, and 63.00 Axle to Frame.	$66,858.00
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.433" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL	$983.00
1LLA	BUMPER, FRONT Steel, Swept Back	$0.00
	Includes : BUMPER, FRONT Powder Coated Gray (Argent) Color	
1WEV	WHEELBASE RANGE 146" (370cm) Through and Including 195" (495cm)	$0.00
2ARW	AXLE, FRONT NON-DRIVING {Meritor MFS-12-143A} Wide Track, I-Beam Type, 12,000-lb Capacity	$273.00
	Notes : The following features should be considered when calculating Front GAWR: Front Axles; Front Suspension; Brake System; Brakes, Front Air Cam; Wheels; Tires.	
3770	SPRINGS, FRONT AUXILIARY Rubber	$104.00
3ADC	SUSPENSION, FRONT, SPRING Parabolic, Taper Leaf; 12,000-lb Capacity; With Shock Absorbers	$67.00
	Includes : SPRING PINS Rubber Bushings, Maintenance-Free	
	Notes : The following features should be considered when calculating Front GAWR: Front Axles; Front Suspension; Brake System; Brakes, Front Air Cam; Wheels; Tires.	
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications	$0.00
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : DUST SHIELDS, FRONT BRAKE : DUST SHIELDS, REAR BRAKE : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE Bendix On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SLACK ADJUSTERS, FRONT Automatic : SLACK ADJUSTERS, REAR Automatic : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4	
	Notes : Rear Axle is Limited to 23,000-lb GAWR with Code 04091 BRAKE SYSTEM, AIR and Standard Rear Air Cam Brakes Regardless of Axle/Suspension Ordered.	
4732	DRAIN VALVE {Berg} Manual; With Pull Chain, for Air Tank	$0.00
	Includes : DRAIN VALVE Mounted in Wet Tank	
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} Full Vehicle Wheel Control System (4-Channel) With Automatic Traction Control	$397.00
4EBT	AIR DRYER {Bendix AD-IP} With Heater	$526.00
	Includes	

Code	Description	List (US DOLLAR)
	: AIR DRYER LOCATION Inside Left Rail, Back of Cab	
4ESX	BRAKE CHAMBERS, FRONT AXLE {Haldex} 20 SqIn	$0.00
4EVL	BRAKE CHAMBERS, REAR AXLE {Haldex GC3030LHDHO} 30/30 Spring Brake	$0.00
	Includes : BRAKE CHAMBERS, SPRING (2) Rear Parking; WITH TRUCK BRAKES: All 4x2, 4x4; WITH TRACTOR BRAKES: All 4x2, 4x4; 6x4 & 6x6 with Rear Tandem Axles Less Than 46,000-lb. or GVWR Less Than 54,000-lb.	
4JCJ	BRAKES, FRONT, AIR CAM S-Cam; 16.5" x 5.0"; Includes 20 Sq. In. Long Stroke Brake Chambers	$265.00
	Notes : The following features should be considered when calculating Front GAWR: Front Axles; Front Suspension; Brake System; Brakes, Front Air Cam; Wheels; Tires.	
4NDB	BRAKES, REAR, AIR CAM S-Cam; 16.5" x 7.0"; Includes 30/30 Sq.In. Long Stroke Brake Chamber and Spring Actuated Parking Brake	$0.00
	Notes : The following features should be considered when calculating Rear GAWR: Rear Axles; Rear Suspension; Brake System; Brakes, Rear Air Cam; Brake Shoes, Rear; Special Rating, GAWR; Wheels; Tires.	
4SBC	AIR COMPRESSOR {Bendix Tu-Flo 550} 13.2 CFM Capacity	$0.00
4VED	AIR DRYER LOCATION Mounted Inside Right Rail, Approx. 35" Back of Cab	$50.00
5708	STEERING COLUMN Tilting	$125.00
5CAL	STEERING WHEEL 2-Spoke, 18" Diam., Black	$0.00
5PSA	STEERING GEAR {Sheppard M-100} Power	$0.00
7BEJ	EXHAUST SYSTEM Single, Horizontal, Aftertreatment Device Frame Mounted Outside Right Rail Under Cab; Includes Vertical Tail Pipe and Guard	$738.00
	Includes : EXHAUST HEIGHT 10' Exhaust Height - Based on Empty Chassis with Standard Components (+ or - 1" Height) : MUFFLER/TAIL PIPE GUARD Non-Bright Finish	
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment	$0.00
	Includes : BATTERY BOX Steel with Plastic Lid : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : FUSES, ELECTRICAL SAE Blade-Type : HAZARD SWITCH Push On/Push Off, Located on Top of Steering Column Cover : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : HEADLIGHTS (2) Sealed Beam, Round, with Chrome Plated Bezels : HORN, ELECTRIC Single : JUMP START STUD Located on Positive Terminal of Outermost Battery : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : RUNNING LIGHT (2) Daytime, Included With Headlights : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted	

Code	Description	List (US DOLLAR)
	: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered	
8518	CIGAR LIGHTER Includes Ash Cup	$18.00
8GHC	ALTERNATOR {Leece-Neville LBP2203H} Brush Type, 12 Volt 160 Amp. Capacity, Pad Mount	$157.00
8HAH	ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Combined Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake Accommodation Package With Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket	$244.00
8MKL	BATTERY SYSTEM {International} Maintenance-Free, (3) 12-Volt 1950CCA Total	$103.00
8RGA	2-WAY RADIO Wiring Effects; Wiring With 20 Amp Fuse Protection, Includes Ignition Wire With 5 Amp Fuse, Wire Ends Heat Shrink and Routed to Center of Header Console in Cab	$68.00
8RJV	RADIO {International} AM/FM Stereo With Weatherband, Clock, Auxiliary Input, Includes Multiple Speakers	$338.00
	Includes : SPEAKERS IN CAB (2) Dual-Cone with Deluxe Interior : SPEAKERS IN CAB (4) Coaxial with Premium Interior	
8THB	BACK-UP ALARM Electric, 102 dBA	$120.00
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications	$158.00
8WBW	JUMP START STUD Remote Mounted	$83.00
	Includes : JUMP START STUD Mounted to Battery Box	
8WCL	HORN, AIR Black, Single Trumpet, Air Solenoid Operated	$48.00
8WGB	SOLENOID, AIR for Customer Use; Provides (2) Normally Closed Pilot Air Source, Approx. 4 CFM, Includes Latched Switch in Cab; Air Available Only With Key in "Ignition" or "Accessory" Position; Air Will Exhaust with Key in "Off" Position	$182.00
	Notes : To Be Used as a Pilot Air and NOT as an Air Supply.	
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time	$26.00
8WMA	SWITCH, TOGGLE, FOR WORK LIGHT Lighted; on Instrument Panel and Wiring Effects for Customer Furnished Back of Cab Light	$42.00
8WPP	ENGINE SHUTDOWN Automatic; With 30 Second Delay, With International Engines	$147.00
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights	$42.00
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on	$22.00
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt; less Thermal Over-Crank Protection	$0.00
8WWJ	INDICATOR, LOW COOLANT LEVEL With Audible Alarm	$0.00

Code	Description	List (US DOLLAR)
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, With Ignition "OFF" and any Door Opened	$42.00
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III With Trip Indicators, Replaces All Fuses Except For 5-Amp Fuses	$99.00
9HBM	GRILLE Stationary, Chrome	$0.00
9WAC	BUG SCREEN Front End; Mounted Behind Grille	$131.00
9WBC	FRONT END Tilting, Fiberglass, With Three Piece Construction; for 2007 & 2010 Emissions	$0.00
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100	$0.00
	Includes : PAINT SCHEMATIC ID LETTERS "GM"	
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone	$0.00
10WJH	PROMOTIONAL PACKAGE Government and Municipal Silver Package; Two Year Limited Subscription of On-Command Service Information (Formerly Fleet ISIS), and On-Command Parts Information (Formerly Fleet Parts Catalog), Requires Specific Feature Combinations	$0.00
11001	CLUTCH Omit Item (Clutch & Control)	$0.00
12959	BLOCK HEATER, ENGINE {Phillips} 120 Volt/1250 Watt	$82.00
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door	
12NUM	ENGINE, DIESEL {MaxxForce DT} EPA 10, 230 HP @ 2200 RPM, 660 lb-ft Torque @ 1300 RPM, 2400 RPM Governed Speed	$1,081.00
	Includes : AIR COMPRESSOR AIR SUPPLY LINE Naturally-Aspirated (Air Brake Chassis Only) : ANTI-FREEZE Red Shell Rotella Extended Life Coolant; -40 Degrees F/ -40 Degrees C; for MaxxForce Engines : COLD STARTING EQUIPMENT Intake Manifold Electric Grid Heater with Engine ECM Control : CRUISE CONTROL Electronic; Controls Integral to Steering Wheel : ENGINE OIL DRAIN PLUG Magnetic : ENGINE SHUTDOWN Electric, Key Operated : FUEL FILTER Included with Fuel/Water Separator : FUEL/WATER SEPARATOR Fuel/Water Separator and Fuel Filter in a Single Assembly; With Water-in-Fuel Sensor; Engine Mounted : GOVERNOR Electronic : OIL FILTER, ENGINE Spin-On Type : WET TYPE CYLINDER SLEEVES	
12THT	FAN DRIVE {Horton Drivemaster} Direct Drive Type, Two Speed With Residual Torque Device for Disengaged Fan Speed	$274.00
	Includes : FAN Nylon	
12UWZ	RADIATOR Cross Flow, Series System; 1228 SqIn Aluminum Radiator Core With Internal Water to Oil Transmission Cooler and 1167 In Charge Air Cooler	$310.00
	Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber	

Code	Description	List (US DOLLAR)
12UXG	FEDERAL EMISSIONS for 2010; MaxxForce DT Engines	$6,000.00
12VBB	AIR CLEANER Dual Element	$18.00
	Includes : GAUGE, AIR CLEANER RESTRICTION Air Cleaner Mounted	
12VXV	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Mobile, Variable Speed; (Range 2 to 20 MPH) Mounted on Steering Wheel	$0.00
12VYL	ACCESSORY WIRING, SPECIAL for Road Speed Wire Coiled Under Instrument Panel for Customer Use	$45.00
12VYP	ENGINE CONTROL, REMOTE MOUNTED - No Provision Furnished for Remote Mounted Engine Control	$0.00
12WZE	EMISSION COMPLIANCE Federal, Does Not Comply With California Clean Air Idle Regulations	$0.00
13AMB	TRANSMISSION, AUTOMATIC {Allison 3000_RDS_P} 4th Generation Controls; Close Ratio, 6-Speed, With Double Overdrive; On/Off Hwy; Includes Oil Level Sensor, With PTO Provision, Less Retarder, With 80,000-lb GVW & GCW Max.	$8,795.00
	Includes : OIL FILTER, TRANSMISSION Mounted on Transmission : TRANSMISSION OIL PAN Magnet in Oil Pan	
13WBL	TRANSMISSION SHIFT CONTROL {Allison} Push-Button Type; for Allison 3000 & 4000 Series Transmission	$0.00
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints	$203.00
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS); General Purpose Trucks, Construction	$0.00
13WYL	SHIFT CONTROL PARAMETERS Allison Performance Programming in Primary and Allison Economy Programming in Secondary	$0.00
14ANV	AXLE, REAR, SINGLE {Meritor MS-21-14X-4DFR} Single Reduction, 21,000-lb Capacity, R Wheel Ends . Gear Ratio: 6.14	$612.00
	Notes : The following features should be considered when calculating Rear GAWR: Rear Axles; Rear Suspension; Brake System; Brakes, Rear Air Cam; Brake Shoes, Rear; Special Rating, GAWR; Wheels; Tires.	
14SAN	SUSPENSION, RR, SPRING, SINGLE Vari-Rate; 23,500-lb Capacity	$87.00
	Notes : The following features should be considered when calculating Rear GAWR: Rear Axles; Rear Suspension; Brake System; Brakes, Rear Air Cam; Brake Shoes, Rear; Special Rating, GAWR; Wheels; Tires.	
14SZB	SPRINGS, REAR AUXILIARY Multileaf; 4,500-lb Capacity	$120.00
14WLB	AXLE, REAR, LUBE {EmGard 75W-90} Synthetic Oil; 30 thru 39.99 Pints	$115.00
15LKG	FUEL/WATER SEPARATOR with Thermostatic Fuel Temperature Controlled Electric Heater, and Filter Restriction/Change Indicator, Includes Standard Equipment Water-in-Fuel Sensor	$64.00
15SGJ	FUEL TANK Top Draw; D Style, Non Polished Aluminum, 50 U.S. Gal., 189 L Capacity, 16" Tank Depth, with Quick Connect Outlet, Mounted Left Side, Under Cab	$0.00

Code	Description	List (US DOLLAR)
16030	CAB Conventional	$0.00
	Includes : ARM REST (2) Molded Plastic; One Each Door : CLEARANCE/MARKER LIGHTS (5) Flush Mounted : COAT HOOK, CAB Located on Rear Wall, Centered Above Rear Window : CUP HOLDERS Two Cup Holders, Located in Lower Center of Instrument Panel : DOME LIGHT, CAB Rectangular, Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Console, Center Mounted : GLASS, ALL WINDOWS Tinted : GRAB HANDLE, CAB INTERIOR (1) "A" Pillar Mounted, Passenger Side : GRAB HANDLE, CAB INTERIOR (2) Front of "B" Pillar Mounted, One Each Side : INTERIOR SHEET METAL Upper Door (Above Window Ledge) Painted Exterior Color : STEP (4) Two Steps Per Door	
16HBA	GAUGE CLUSTER English With English Electronic Speedometer	$0.00
	Includes : GAUGE CLUSTER (6) Engine Oil Pressure (Electronic), Water Temperature (Electronic), Fuel (Electronic), Tachometer (Electronic), Voltmeter, Washer Fluid Level : ODOMETER DISPLAY, Miles, Trip Miles, Engine Hours, Trip Hours, Fault Code Readout : WARNING SYSTEM Low Fuel, Low Oil Pressure, High Engine Coolant Temp, and Low Battery Voltage (Visual and Audible)	
16HGH	GAUGE, OIL TEMP, ALLISON TRAN	$48.00
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster	$0.00
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back With Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, With 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust	$116.00
	Includes : SEAT BELT 3-Point, Lap and Shoulder Belt Type	
16PHJ	SEAT, TWO-MAN PASSENGER {Gra-Mag} Fixed Back, Two Integral Headrest, Vinyl, Less Under Seat Storage Compartment	$362.00
	Includes : SEAT BELT (2) One 3-Point Shoulder Belt and One 2-Point Lap Belt (Center Position)	
16SDU	MIRRORS (2) {Lang Mekra} Styled; Rectangular, 7.09" x 15.75" & Integral Convex Both Sides, 102" Inside Spacing, Breakaway Type, Heated Heads Thermostatically Controlled, Power Both Sides, Clearance Lights LED, Bright Finish Heads & Brackets	$443.00
16WBY	ARM REST, RIGHT, DRIVER SEAT	$39.00
16WCT	AIR CONDITIONER {Blend-Air} With Integral Heater & Defroster	$823.00
	Includes : HEATER HOSES Premium : HOSE CLAMPS, HEATER HOSE Mubea Constant Tension Clamps : REFRIGERANT Hydrofluorocarbon HFC-134A	
16WJS	INSTRUMENT PANEL Center Section, Flat Panel	$0.00
16WKY	HVAC FRESH AIR FILTER	$0.00
16WLE	STORAGE POCKET, DOOR Molded Plastic, Full Width; Mounted on Passenger Door	$25.00
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood	$76.00

Code	Description	List (US DOLLAR)
16WRX	CAB INTERIOR TRIM Deluxe	$0.00
	Includes : "A" PILLAR COVER Molded Plastic : CAB INTERIOR TRIM PANELS Cloth Covered Molded Plastic, Full Height; All Exposed Interior Sheet Metal is Covered Except for the Following: with a Two-Man Passenger Seat or with a Full Bench Seat the Back Panel is Completely Void of Covering : CONSOLE, OVERHEAD Molded Plastic; With Dual Storage Pockets with Retainer Nets and CB Radio Pocket : DOOR TRIM PANELS Molded Plastic; Driver and Passenger Doors : FLOOR COVERING Rubber, Black : HEADLINER Soft Padded Cloth : INSTRUMENT PANEL TRIM Molded Plastic with Black Center Section : STORAGE POCKET, DOOR (1) Molded Plastic, Full-Length; Driver Door : SUN VISOR (2) Padded Vinyl with Driver Side Toll Ticket Strap, Integral to Console	
16WSK	CAB REAR SUSPENSION Air Bag Type	$0.00
27DMA	WHEELS, FRONT DISC; 22.5" Painted Steel, 2 Hand Hole, 10 Stud (285.75MM BC) Hub Piloted, Flanged Nut, Metric Mount, 8.25 DC Rims; With Steel Hubs	$47.00
	Includes : PAINT IDENTITY, FRONT WHEELS White	
	Notes : Compatible Tire Sizes: 11R22.5, 12R22.5, 255/70R22.5, 255/80R22.5, 265/75R22.5, 275/70R22.5, 275/80R22.5, 295/75R22.5, 295/80R22,5	
28DMA	WHEELS, REAR DUAL DISC; 22.5" Painted Steel, 2 Hand Hole, 10-Stud (285.75MM BC) Hub Piloted, Flanged Nut, Metric Mount, 8.25 DC Rims; With Steel Hubs	$80.00
	Includes : PAINT IDENTITY, REAR WHEELS White	
	Notes : Compatible Tire Sizes: 11R22.5, 12R22.5, 255/70R22.5, 255/80R22.5, 265/75R22.5, 275/70R22.5, 275/80R22.5, 295/75R22.5, 295/80R22,5	
29PAR	PAINT IDENTITY, FRONT WHEELS {Accuride} Disc Front Wheels; With Vendor Applied (PKWHT21) White Powder Coat Paint	$24.00
29PAS	PAINT IDENTITY, REAR WHEELS {Accuride} Disc Rear Wheels; With Vendor Applied (PKWHT21) White Powder Coat Paint	$48.00
29WAP	WHEEL GUARDS, FRONT {Accuride} for Metric Hub Piloted Wheels with Flanged Mounting Nuts Mounted Between Hub and Wheel	$10.00
29WAR	WHEEL GUARDS, REAR {Accuride} for Metric Hub Piloted Wheels with Flanged Mounting Nuts, Mounted Between Hub & Wheel and Between Dual Wheels	$24.00
60AAG	BDY INTG, REMOTE POWER MODULE Mounted Inside Cab behind Driver Seat; Up to 6 Outputs & 6 Inputs, Max. 20 amp. per Channel, Max. 80 amp Total (Includes 1 Switch Pack With Latched Switches)	$531.00
7372135418	(4) TIRE, REAR 11R22.5 HDR1 (CONTINENTAL) 495 rev/mile, load range G, 14 ply	$88.00
7372138108	(2) TIRE, FRONT 11R22.5 G662 FUEL MAX (GOODYEAR) 497 rev/mile, load range G, 14 ply	$10.00
	Total of Product Features	**$93,056.00**

Cab schematic 100GM

Code	Description	List (US DOLLAR)
	Location 1: 2303, Red (Std)	
	Chassis schematic N/A	
	Total List Price Including Options:	**$93,056.00**
1	Viking-Cives Quote Number 60055 Dated 8/27/2012	$47,628.00
	Total Body Allied:	**$47,628.00**
	Surcharge MD Truck	$0.00
	Total Goods Purchased:	**$0.00**

Financial Summary
2013 7300 SFA 4X2 (SA515)

(US DOLLAR)

Description		Price
Net Sales Price:		$113,579.00
Memo Item(s):		
Total Federal Excise Tax	$0.00	
Total Taxes:	$0.00	
Warranty:	$900.00	
Body/Allied Equipment:	$47,628.00	
Note: Memo item(s) shown here are included in the above Net Sales Price.		

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Official Title and Date

Authorized Signature

This proposal is not binding upon the seller without Seller's Authorized Signature

Accepted by Purchaser:

Firm or Business Name

Authorized Signature and Date

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

Viking-Cives Midwest, Inc.
22956 Highway 61
Morley, MO 63767
Phone: 573-262-3545
Fax: 573-262-3540
www.vikingcivesmidwest.com

QUOTATION

Quote ID: 60055

Customer: International Truck & Engine Corp
Contact: Joe
Address: 900 South Hwy Drive
Suite 103
Fenton MO 63026

Phone: 636-343-6800
Fax: 636-349-0335

Quote Number: 60055
Quote Date: 8/27/2012
Quote valid until: 10/11/2012
FOB: Morley, MO
Lead Time:
Salesperson: Daniel Wheeler

QUANTITY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	MO35BASEPKG	MoDOT Heavy Duty Truck package for 35,000 GVW Per Bid Request 3-070830 includes: Truck provided back up alarm, 7 pole ABS light plug, and air lines to the rear, Diamond logic with chassis provide RPM Viking-Cives 10' Western Style dump body without cross members 24" sides with formed side brace 24" air operated double acting tail gate with manual override, and "D ring lifting loop 10 gauge Corten sides and front 3/16" Corten floor, tailgate, top rail, and rear corner posts 10" x 1/4" formed trapezoidal long sills Corten steel construction. Four side mounted (welded) ratchets for securing spreader 87.5" x 18" weld on cab shield constructed from 10 gauge Corten steel Aero 550 load cover with Pioneer air actuated tension hoop, rear nylon tie downs, 14' asphalt tarp with single bungee tie down rope on each side of the tarp Whelen LED MoDOT safety lighting system with brush guard, "T" mounting brackets on cab shield and rear light boxes recessed in the rear corner post LED body light system with (1) model 45 series light recessed in the corner post and (1) 45 series back up light under rear apron and marker lights in the rear post and corner of the cab shield, and wiring harness Two 2-rung pull-out ladders with aligning grab handles (one on each side of each step) Epoxy primer and MoDOT Yellow paint (IH4421), conspicuity striping per MoDOT pattern Mailhot CS-90-4.5-3 DA cylinder with nitrited sleeves with external mount Dump body hinge with formed pivot blocks Combination hoist, reservoir, and valve enclosure mounting cradle Swing down dual body props Body raised indicator light in cab Certified Power Freedom ACS Control hydraulic system includes: Crankshaft driven 90series Sauer Danfoss load sense pump Low oil and overheated oil shutdown with over-ride Computer spreader and liquid control with ground speed orientation Multiple "joystick" console with heads-up display of operator's functions CAN Bus wire system, and on board diagnostics	$43,955.00	$43,955.00

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QUOTATION

Quote ID: 60055

QUANTITY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
		All valves electronically proportional and in weatherproof enclosure Valves for DA dump hoist, SA plow lift with float and DA plow reverse One piece manifold valve for conveyor, spinner, pre-wet and anti-ice Hydraulic powered Pre-wet pump with flow meter feedback, less tanks 40-gallon oil reservoir mounted upright between cab and body on the passenger side Valve enclosure mounted upright between cab and body on the driver's side Hydraulic lines and cushion valve to front bumper on driver's side for plow lift and angle. High pressure disconnect for the plow reverse circuit Hydraulic lines to street side rear rub rail for salt spreader with bulkhead mount, 1" return line, 3/4" conveyor line and 1/2" spinner line, all lines routed through rear bulkhead with 90 degree swivel fittings. Auxiliary hydraulic lines to the curbside rear rub rail , (3) 3/8" lines " with bulkhead mount. Lines are plumbed with a tee to the plow lift and plow reverse circuits Vehicle portion of Aero Quip 45 series compatible quick disconnects with dust covers on all hose ends Accessories: MoDOT designed front bumper with 2 1/2" SA lift cylinder for snow plow, bolted to truck frame with grade 8 fine thread bolts Truck Lite 645WK plow lights attached to aluminum fender brackets Buyers weatherproof 24" underbody tool box mounted on curb side Front and rear mud flaps with clamp style attachment on the rear flaps Premier 100NS 45-ton pintle hitch with 3/4" weld on plate, and B50 "D" rings Truck provided 7 pole light plug and air lines to the rear. Glad hands provided and shipped loose in cab Truck provided backup alarm Rear mount work light for spreader operation All equipment installed and fully operational with all parts to make a complete Heavy Duty Truck		
1	MO35OPT13	10' Skid mount material spreader with calcium prewet tanks and top screens set up for a Certified Power prewet system and installed complete.	$11,543.00	**$11,543.00**
1	NPN	Galion model 400U dump body with UD850DA underbody hoist per specs in lieu of the standard Modot body with head lift hoist. Includes electric Aero Model 550 Load Cover system with asphalt tarp, air release tailgate and cabshield. Painted red to match cab.	($5,000.00)	**($5,000.00)**
1	NPN	Install and paint red one row of 2" x 8" oak extension boards	$250.00	**$250.00**
1	MOA3045	No asphalt lip	($200.00)	**($200.00)**
1	MOA3060	Modot style pull out ladder with grab handle installed on the driver side only in lieu of each side	($125.00)	**($125.00)**
1	MOA4005	PH15 pintle hitch with 1/2" plate and 1/2" d-rings in in lieu of Premier 100	($125.00)	**($125.00)**
1	MOA4010	Electric brake control and 6-wire plug	$180.00	**$180.00**
1	SV031HS 00090	Certified Power central hydraulic system with PTO mounted piston pump Freedom2 spreader electronic spreader control, 30 gallon side mount valve enclosure /tank combination with filter, cable controlled DA hoist and plow functions.	($7,150.00)	**($7,150.00)**

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QUOTATION

Quote ID: 60055

QUANTITY	PART NUMBER	DESCRIPTION	UNIT PRICE	AMOUNT
1	MOA6035	Front mount nylon winch binders and tailgate lock bar for material spreader in lieu of four winches	$200.00	**$200.00**
1	MOA7000	No toolbox	($250.00)	**($250.00)**
1	MOA7005	TMA hydraulic circuit off the double acting plow lift cylinder valve in lieu of auxilliary hydraulics.	($100.00)	**($100.00)**
1	MOA7010	Spreader couplers at rear hinge area in lieu of standard mounting	($150.00)	**($150.00)**
1	MOA7035	Economy VCM/Wheeler 4-oval lighting pkg in lieu of Whelen System. Includes two amber lights in rear corner post and two amber lights at a 45-degree angle in cabshield corners	($600.00)	**($600.00)**
1	BSP100SUPSTEEL	Boss 10' 0" Super Duty Steel Snow Plow package 7 Ga. High strength steel moldboard with full trip design Heavy duty Tubular and structural steel A-Frame and Push frame. Rubber snow deflector Dual bulb halogen headlights with integral turn signals. 1/2" X 6" steel cutting edge. 12 volt electric/hydraulic power unit Twin cylinder power reverse with 2" X 10" nitrided power reversing cylinders. Full moldboard trip with (6) six coned trip springs, and two (2) return shock absorbers. Adjustable height, H.D. Steel wears shoes. Boss quick mounting system. Warranty: All Boss Snowplows are guaranteed to be free from defects in material and workmanship for two full years from the date of purchase.	$5,200.00	**$5,200.00**

Quote Total:	**$47,628.00**
Discount:	**$0.00**
Total Due:	**$47,628.00**

The following options may be added:

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
1	Certified Power central hydraulic system with PTO mounted piston pump Freedom2 spreader electronic spreader control, 30 gallon side mount tank with filter, cable controlled DA hoist and plow functions.	($1,250.00)	**($1,250.00)**
1	Certified Power central hydraulic system with PTO mounted piston pump Freedom2 spreader electronic spreader control, 30 gallon side mount valve enclosure /tank combination with filter, electric controlled DA hoist and plow functions.	$2,200.00	**$2,200.00**

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QUOTATION

Quote ID: 60055

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. number:	

- Quoted price does not include any applicable taxes.
- Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis
- Terms for established accounts, NET 30 days

Bill,

This unit is exactly like last time except we recommend a fully enclosed valve/tank combo, load sense pump, and Freedom 2.0 electronic spreader controller instead of the AS3 and ML-100 last time.

I have optioned the exact hydraulic system like last time with the exposed valves, the non load sensing pump if you want to go with that option. It does, however, include the Freedom 2.0 controller instead of the AS3.

I have also optioned the all electronic controlled hydraulic system with all of the functions installed on a console like we showed you during our meeting.

All of these prices are based on the same discount structure as the MoDot Contract #3-070830.

Thanks for the opportunity,

Daniel Wheeler

RESOLUTION NO. 1024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH LUBY EQUIPMENT SERVICES FOR THE PURCHASE OF A 2012 CASE SV250 SKID STEER WITH BRAWLER SOLID FLEX TIRES FOR AN AMOUNT OF $39,601.00.

WHEREAS, the City Council of the City of Creve Coeur recognizes a need to provide pavement and sidewalk repair services; and

WHEREAS, a new Skid Steer is required to improve the method of this service; and

WHEREAS, this piece of equipment was approved in the Capital Equipment Budget for FY2013 and $40,000 is available in account # 02-61-71-9516; and

WHEREAS, this piece of equipment and attachments have been competitively bid by the Missouri Department of Transportation and are being purchased under the State Buyers Guide pricing as required by the City of Creve Coeur Code of Ordinances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The purchase of a new 2012 Case SV250 Skid Steer with Brawler Solid Flex Tires from Luby Equipment Services for an amount of $39,601.00, is hereby approved. The purchase shall be consistent with the provisions and intent of this Resolution and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representative is hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the agreement.

Adopted this 10th day of September, 2012

_____
Barry Glantz
Mayor

Attest:

_____
Deborah Ryan, MPCC
City Clerk

DEPARTMENT OF PUBLIC WORKS
OFFICE MEMO

DATE: September 4, 2012

TO: Mark C. Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Recommendation to Purchase a Case SV250 Skid Steer with Brawler Solid Flex Tires

---

A new skid steer was requested and approved in the FY 2013 Capital Equipment account. The city owns two skid steers, a 2007 Bobcat S300 with attachments and a 2000 John Deere 240. The recommended unit is a replacement for a John Deere skid steer. The existing John Deere unit was originally purchased to do small grading or mulching jobs in the city parks. It is extremely small and does not have the lifting capabilities to perform sidewalk and pavement removals. In addition, it does not have auxiliary hydraulic lines to run attachments.

The purchase of this new Case Skid Steer will allow the city to place two crews on the street working at the same time. We plan to continue to use our existing Bobcat Skid Steer to repair road pavement with our rotomill and street broom attachments while this new Case SV250 will be used by our concrete sidewalk and curb repair/replacement crew. The new machine will be capable of running all of the Skid Steer attachments in our inventory except the Cold Planner (Rotomill) which will remain with our existing Bobcat Skid Steer for the asphalt crew. We planned to assign the small John Deere Skid Steer to the Golf Course Maintenance crew for their use rather than trading it in or sending it out to an auction. If this new Case Skid Steer is serviced and well taken care of, the serviceable life of the equipment is estimated to be 10,000 hours. This being said, we anticipate the unit to provide a service life of approximately 15 years therefore the purchase price for a new case SV250 spread out over 15 years would be $2,640 annually.

Public Works staff has obtained pricing for the purchase of a Case SV250 Skid Steer with Brawler Solid Flex Tires through the Missouri Department of Transportation (MoDOT) cooperative purchase program. The Solid Flex Tire option is recommended to replace the stock air tires which wear significantly on pavements. Currently we wear out a set of air ties on the 2007 Bobcat each year at approximately $1,000 per set. We anticipate the solid rubber tires to last up to 4-5 years. An additional benefit of the solid rubber tires is they tend to cause limited damage to road pavements. These items were competitively bid by MoDOT as required by City of Creve Coeur Ordinance. City staff also explored the cost of new units without the State discount as well as used units with low hours all of which having similar options. Prices for different units are as follows on the next page:

Make	Model	Year	New/Used	Hours	Price
Case	SV250	2012	New	0	$39,601*
Case	SV250	2012	New	0	$60,069**
Case	SV250	2012	Used	139	$42,000
Case	SV250	2012	Used	N/A	$48,300
Case	SV250	2011	Used	300	$39,900
Case	SV250	2011	Used	750	$42,000
Case	SV250	2011	Used	10	$36,500***

* State Discount Pricing
** Without Missouri State Discount pricing
***Does not have Solid Flex Tires

Although this unit is expected to work on the street and sidewalk projects most of the year and rental may not make sense, however, we have priced rental options on a similar unit for a comparison:

Make	Model	Rental Term	Price
Case	SV250	Daily	$250
Case	SV250	Weekly	$750
Case	SV250	Monthly	$2,250

Due to leaf collection and snow removal we anticipate using this unit 8 of the 12 months in a year. Below is a purchase vs. rental cost and the breakeven point for payoff.

Equipment	State Purchase Price	Rental Cost@ 8 mo. Per year	Break even Point
Case SV250	$39,601	$18,000	2.2 years

The recommendation is to award the purchase of a 2012 Case SV250 Skid Steer with Brawler Solid Flex Tires to Luby Equipment Services, 2300 Cassens Dr., Fenton, MO 63026 in the amount of $39,601.00. Funding for this purchase, $40,000.00, is located in account number 02-61-71-9516.

LUBY
EQUIPMENT SERVICES
2300 CASSENS DRIVE ■ FENTON, MO 63026
636-343-9970 ■ 1-800-325-3322 ■ FX: 636-343-4811

August 16, 2012
Mr. Bill Kelly
Foreman 1
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141

Re: MoDot State Bid #3 - 100126

Dear Mr. Kelly,

Thank you for giving Luby Equipment Services the opportunity to quote the City of Creve Coeur a **2012 Case SV250 Skid Steer Loader**.

Case SV250 Skid Steer Loader - $37,001

- **Cab w/Heat & Air**
- **AM/FM Stereo Radio WB & MP3 Jack**
- **Strobe Light**
- **2-Speed Drive**
- **Hydraulic Coupler**
- **78" Low Profile Extended Bucket w/ Cutting Edge**
- **Keyless Start**
- **Block Heater**
- **Deluxe suspension seat**
- **Service and Parts Manual**

Foot Controls - Add: $1,550
Brawler Solid Flex Tires – Add $2,600

Warranty: 12 months / Engine Warranty: 24 months / 2,000 Hours

Note: Luby Equipment Services will change any hydraulic couplers on the City of Creve Coeur current attachments (Sweeper Broom, Auger etc.) to ensure that they will function on the Case SV250 Skid Steer Loader. The exception is the City's current Cold Planner attachment.

Respectfully,
Ed Akers
Luby Equipment Services
314-486-2674

MINUTES OF A MEETING
OF THE NOMINATING COMMITTEE
September 5, 2012
7:30 A.M.

A meeting of the Nominating Committee for the appointment of Special Counsel for Fiber Optic Fees was held on Wednesday, September 5, 2012 starting at 7:30 a.m. at the Creve Coeur Government Center, 300 N. New Ballas Road.

Mayor Glantz called the meeting to order to consider appointment of one (1) position for the Economic Development Commission pursuant to the requirements of Section 4.4 (i) of the Creve Coeur City Charter.

Special Counsel – Fiber Optic Fees

The Nominating Committee consisted of:

Barry Glantz, Mayor
Robert Hoffman, Council President
AJ Wang, Council Member

Mark Perkins stated Finance Director Dan Smith, distributed a memo and a copy of an e-mail from John Mulligan last week to the Nominating Committee. (Exhibit A) Mr. Mulligan is very familiar with this issue and has previously assisted the City and others with similar litigation. Our City Attorney Carl Lumley is unable to take the case due to a conflict of interest as he currently works for XO Communications.

Dan Smith stated currently the City collects $2,500 from XO Communications for their fiber optic fees. Recently staff discovered that they have 11,000 feet of fiber optic laid within the city limits. Their fees for that amount of fiber optic should be $29,000 annually as opposed to their current $2,500. That information was obtained from a 2001 memo from XO Communications. Staff has tried to collect the current and back fees and XO is contesting our ordinance regulating these fees.

Council President Hoffman moved, seconded by Council Member Wang to hire John Mulligan to work with staff in collecting the outstanding fiber optic fees, with the vote upon such motion being as follows, to-wit:

Council President Hoffman – Aye
Council Member Wang - Aye
Mayor Glantz, Aye

The vote on the motion being 3 Ayes and 0 Nays, the nomination recommended was approved.

The Nominating Committee Meeting adjourned at 7:42 a.m.

Attest:

Deborah Ryan
City Clerk

Barry Glantz
Mayor

MEMORANDUM

DATE: August 28, 2012

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: XO Communications Fiber Optic Fees

For a number of years staff has been attempting to clear up outstanding franchise agreements concerning fiber optics. We have been successful with Savvis, Edward Jones, Verizon, Level 3 and Lightcore. We are now talking with XO Communications. Their initial position was that their gross receipts fees offset their fiber optic charges based upon our current ordinance. Recently we have determined that is not the case. In fact, it appears that their fiber optic fees based upon our current ordinance may exceed their annual gross receipts payments by more than $25,000.

Under current statutes the city is allowed to go back up to 5 years for unpaid fees. XO is now contesting our ordinance regulating these fees. Our city attorney is unable to represent the city since he also does work for XO Communications.

Therefore, staff is proposing that we retain John Mulligan as out-side counsel to assist the city in its efforts with XO Communications. Mr. Mulligan is a recognized, experienced, local telecom attorney whom the city has used previously. He has quoted fees based on an estimated 40 hours of work of $10,000 ($250/hour). This covers research and preliminary negotiations with XO Communications. If the negotiations are lengthy or the matter goes to the courts additional fees will be incurred. It is also possible 40 hours will not be required and the cost will be less than the $10,000 estimate.

Staff is requesting the nominations committee recommend Mr. Mulligan to represent the city in this matter. I would be pleased to respond to any questions.

Nominating
9/5/12
Exhibit A

Smith, Daniel N

From: Jfmulliganjr@aol.com
Sent: Thursday, August 30, 2012 3:16 PM
To: Smith, Daniel N
Cc: Perkins, Mark C.; clumley@lawfirmemail.com
Subject: XO Communications Proposal

Dan,

This is in response to your request for a proposal to assist Creve Coeur in connection with any civil claims it has against XO Communications('XO") for violations of Creve Coeur's ordinances imposing fees for use of the public right-of-way.

It is my understanding that XO has fiber optic cable in the Creve Coeur's right-of-way, but has not paid Creve Coeur's rental fee, asserting that the fee appears to be in violation of Sections 67.1830 - 67.1846 RSMo, passed in 2001(SB 369), which prohibits such right-of-way rental fees unless the city is grandfathered and the fee is imposed according to the number of linear feet. Your City Attorney, however, has opined that the applicable ordinances are valid and enforceable. Therefore, Creve Coeur wants compliance, including payment of rental fees due.

You indicated that the proposal should not cover any litigation involving XO and should be based on an hourly rate. You also asked for a cap on the number of hours I will work on the project. Accordingly, my proposal is to perform the services at a hourly rate of $250 plus any customary costs or expenses, with a cap of 40 hours. Monthly statements will be sent itemizing time and services. Upon Creve Coeur's request, I will contact it when I reach a specified number of hours less than 40 for directions on whether I should continue. In no event will I perform more than 40 hours of work without formal approval of a new proposal. It is my hope that all claims against XO will be successfully resolved without litigation within 40 hours.

I look forward to hearing from you on this. If my proposal is acceptable, I would be happy to send you a letter or other retainer agreement, with such additional terms that Creve Coeur may request.

John

John F. Mulligan, Jr.
Attorney at Law
101 South Hanley, Suite 1280
Clayton, MO 63105
(314)725-1135 Telephone
(314)727-9071 Facsimile

Guidelines for Residential Parties

Parties conducted on a person's residential property at times include amplified music and a large number of people. These parties can pose various problems, such as noise, parking and underage drinking. This handout provides some general information that can assist you if you're planning to host a party, especially one for teens.

- Things to consider for all parties: Let your neighbors know that you're having a party, and if there will be outdoor music, when it will finish. Outdoor music should be concluded no later than 11:00PM.
- Walk around the house and limit and secure access points into the party.
- Lock away any valuables - particularly wallets, jewelry, mobile phones, digital cameras, I-pods, or any other valuables that could be easily taken.
- Consider your neighbors, and if the party becomes loud, turn down the music, limit the number of guests or consider moving guests inside of your home to minimize the noise.
- Obtain No Parking Signs from the Creve Coeur Police Department the week prior to the party (Mon-Fri, 8-6) at no charge. You are responsible for posting them in accordance with Police directions.
- Make it clear, no invite - no entry. It's easier to refuse admittance than to remove people later.

Teen Age-or Under Age Parties:

- Don't serve alcohol to young people under the age of 21; it is illegal. Our city ordinances prohibit the serving or allowing minors to drink, possess or consume alcohol.
- Consider limiting coming and going, to avoid teens drinking at their cars and returing to your property.
- Have plenty of non-alcoholic drinks, water and food available throughout the night. Do not email, post on a blog or personal website, organize via chat, or SMS your invites on a general basis, as this could foster or encourage others showing up that were not invited.
- Enlist the support of several responsible older people to be discreetly on hand for the duration of the party. Make sure they are not drinking or setting a bad example if teenagers or children are around.
- How will people get home? Consider pick up by parents or older siblings at the end of the party.
- Discuss the details of the party and agree on a plan if someone gets sick or if anything goes wrong.
- If you're having more than about 20 guests and are concerned things could get out of hand you may wish to consider hiring security or off-duty police officers to assist. If you hire security guards, make sure they're licensed. Fully brief the officers about the party and make sure that they are familiar with the premises. For larger events you might consider holding the party at a hall as a more suitable and safer venue.
- Make an agreement to call 911 if things start to get out of control.

It may be hard to reach a mutual agreement on all issues, but working out a plan ahead of time will reduce the chances of problems arising, or things going wrong. For more information, contact Officer Grace Fico at (314) 442-2075.

CREVE COEUR POLICE DEPARTMENT
INTEROFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Residential Party Policy

In an attempt to be consistent with our response to residential party calls, the police department has created a policy for residents that include some guidelines to consider when having an adult party. The guidelines include suggestions when residents opt to have outdoor music or a live band at an adult party. The guidelines suggest that outdoor music or a live band be concluded no later than 11:00 pm on weekends, and 10:00 pm on week nights.

The police department responded to eighteen residential parties in 2011, the majority of those were underage parties where alcohol was being served. The police department discourages residents from serving alcohol to underage minors and will take enforcement action in those incidents. An underage party where alcohol is present creates problems for the resident, as well as the general public, which could include legal problems for the homeowner.

Many residents contact the police department prior to hosting a residential party and proactively mitigate problems before the party begins. Working out a plan ahead of time could reduce the chances of problems arising. Additional information will be given to residents through the City Newsletter, as well as on the web.

Suggested Actions for Property Owner
Authorizing a Deer Hunt on His or Her Property

1) Contact an experienced archery hunter aged eighteen or older and verify that hunter has a state license and has completed an archery device hunter safety course as approved or provided by the MO Dept. of Conservation (as directed by City Ordinance No. 5226).

2) Prior to hunting activity, the person seeking permission to bow hunt must notify the Creve Coeur Police Department of his/her intent to hunt by completing the "Notification of Intent to Hunt Form" available on the City's website.

3) Obtain a commitment from the hunter of his/her willingness to harvest does.

4) Verify the hunter's liability insurance and your own liability insurance (as directed by City Ordinance, i.e. this insurance requirement of $2 million can be a combination of $1 million held by the hunter and $1 million by the property owner.)

5) Review with hunter the tree stand location to ensure that it is at least 10 feet high and allows the hunter to shoot down only (as directed by City Ordinance No. 5226).

6) Determine how close the deer are to be before an arrow is released, i.e. suggested maximum distance 20 yards. Determine boundaries of where arrow should land (i.e. no closer than 25 feet from a side or rear property line and no closer than 75 feet from a front yard property line).

7) Verify that your property line is at least 150 yards from the property line of any church, school, or playground.

8) Have the hunter sign a liability release for any damage that might occur to him/her while on your property. Review with the hunter any hazards on your property, i.e. sink holes, etc. including walking path easements. A map with these areas indicated may be appropriate.

9) The homeowner giving permission to hunt on his/her property can set the dates and times, as well as revoke his/her permission at any time.

10) Notify contiguous neighbors (as directed by City Ordinance No. 5226).

11) The ordinance only allows for the hunting of deer, not coyotes, or any other animals wild or domestic.

12) Hunter's vehicle is to be parked on landowners' property (refer to City Ordinance for details).

13) It is suggested only one hunter be on your property at any given time.

14) Be sure the hunter knows and understands your boundary lines.

15) Reach understanding on what disposition will be made of any wayward arrows.

16) Verify the hunter's arrows are identified with his/her 9-digit Missouri Department of Conservation identification number (refer to City Ordinance No. 5226 for details).

17) Get a commitment for disposition of harvested deer, i.e. will the hunter assume all responsibility including costs? (refer to City Ordinance for details)

Suggested questions to ask hunters:

- Verify hunter has received a copy of the City Ordinance
- How long have you been hunting deer?
- Have you harvested deer in the past?
- Have you completed an archery hunter safety course?
- Do you possess the proper permits?
- How many deer did you harvest last year? How many were does?
- How many deer are you willing to take?
- Are you willing to take antlerless deer?
- When will you be hunting? What dates? Morning? Evening? Weekday? Weekend?
- Are you going to call before hunting?
- Will you be bringing anyone with you?
- Who should I call in case of emergency?
- What kind of car do you drive?

NOTIFICATION OF INTENT TO HUNT

The undersigned property owner(s), after having the opportunity to fully read and understand the City of Creve Coeur Deer Control Policy as found in Ordinance No. 5226, hereby notifies the City of Creve Coeur Police Department of his/her intent to permit archery hunting on the following property:

Property Owner's Name(s) _____

Address(es) of Property to be hunted _____

Hunter's Name(s) _____

Dates of Proposed Hunt _____

I _____ (print name of property owner) hereby certify the following:

- I have provided a certificate of insurance in the aggregate amount of $2,000,000 to the Police Department which provides liability coverage for the hunting activity.
- I have reviewed and understand the regulations of the Deer Control Policy as stated in Creve Coeur Ordinance No. 5226.
- I have received a photo ID card from the Creve Coeur Police department and must present that ID to anyone, specifically any Police Officer, City Official or resident. Failure to do so will revoke my hunting privileges in the City of Creve Coeur.
- I have provided certificate of completion of an archery device hunter safety course as approved or provided by the Missouri Department of Conservation.
- I have received a copy of "Suggested Actions for Property Owners".
- All hunters on my property shall be at least 18 years of age.
- I have received a sign from the Police department that shall be displayed in the front of the property, near the street which shall serve as notification to residents that a hunter is on the property.
- The property on which the hunt shall occur is at least 1 acre or is a combination of owner-approved properties that are connected and that total at least one acre.
- I have provided each contiguous neighbor with a copy of the city's form entitled "Deer Hunting Contiguous Neighbor Notification and Permission to Enter Property to Retrieve Deer" form.
- I, or designated hunter, shall notify the Creve Coeur Police Department within 2 business days, during normal business hours, of any deer harvested, sex of the deer, and hunter's name.

Property Owner Signature: _____

Date: _____

If more than one property is involved in a combined hunt, all property owners must sign the indemnity clause and waiver below.

INDEMNITY CLAUSE AND WAIVER

II We, in consideration of being authorized to hunt within the corporate limits of the City of Creve Coeur, agree to abide by the terms and conditions of the Deer Control Policy, as well as all State regulations concerning deer hunting, and 1 further agree to indemnify and hold harmless the City of Creve Coeur, for any and all claims which may arise from the hunting activity on my property, whether such claim is based on property damage or personal injury, or whether or not the claim is based on my activity, the activity of my agents or assigns, or if the claim arises on property other than my own, including acts of negligence, and I further agree that this indemnity clause includes the reimbursement to the City of Creve Coeur for any and all costs of defense, including court costs and attorney fees, in the event that the City is named as a defendant.

Signature _____ Date _____

Signature _____ Date _____

DEER HUNTING CONTIGUOUS NEIGHBOR NOTIFICATION
AND
PERMISSION TO ENTER PROPERTY TO RETRIEVE DEER

Dear Neighbor:

Please consider this form to be your notification that I (we) plan to allow bow hunting on our property during archery season

_____
(Name)

_____
(Address)

To be completed by contiguous neighbor:

The hunter(s) having permission to hunt in accordance with Creve Coeur Ordinance No. 5226:

( ) May
( ) May Not

Enter my property for the sole purpose of deer retrieval.

Name: _____

Address: _____

Date: _____

CREVE COEUR POLICE DEPARTMENT
INTEROFFICE MEMO

DATE: September 5, 2012

TO: Mark Perkins, City Administrator

FROM: Glenn Eidman, Chief of Police

SUBJECT: Deer Mitigation Program

In response to inquiries from residents during the hunting season in 2011, the police department has addressed the following concerns:

- Should the City require a sign to be posted on the property of the hunt whenever a hunt is occurring?

The Police department will enact several changes this hunting season. Signs have been created by the Police department that will be supplied to hunters that shall be posted on the property that the hunter will be at. The Police department will supply the hunter with the sign upon completion of all hunting forms that need to be completed prior to hunting in the City of Creve Coeur.

- Should hunters be allowed to knock on doors and ask residents if they can hunt on their property?

All hunters will be required to have an ID card that will be created by the Police department with them at all times when hunting in the City of Creve Coeur. The Police department will also ask the hunters to have that ID card with them when requesting permission from property owners to hunt.

The Police department will continue to monitor the activities of hunters and ensure compliance with the City Ordinance.