REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 26, 2026
7:00 PM

ZOOM MEETING INFORMATION

Members of the public may access live audio and/or video by accessing the following:

https://us02web.zoom.us/j/83477478336
phone: 1 312 626 6799
Webinar ID: 834 7747 8336

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC An opportunity for members of the public to address the City Council regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

ACCEPTANCE OF THE 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

CONSENT AGENDA

1. **Approval of January 12, 2026, Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 1-07-26 to 1-21-26

UNFINISHED BUSINESS

2. **Bill No. 6205 — An Ordinance authorizing the issuance of a new conditional use permit for a 2,730 square-foot limited-service restaurant, Dewey's Pizza, located at 736 North New Ballas Road within Creve Coeur Plaza. Final Reading and Passage.**
   Summary: Heath Trostle, of HD Contracting, has applied for a new conditional

use permit for a 2,730 square-foot Dewey's Pizza at 736 North New Ballas Road, within Creve Coeur Plaza. The site is classified as a Limited-Service Restaurant (NAICS 722513) and requires City Council review and final approval following review by the Planning and Zoning Commission, which recommended approval at its December 15th meeting.

3. **Bill No. 6206 — An Ordinance authorizing the issuance of a new conditional use permit for a 2,453 square-foot limited-service restaurant, Einstein Bros Bagels, located at 12505 Olive Boulevard within Heritage Place Shopping Center. Final Reading and Passage.**
   Summary: Matt Copenhaver, of Einstein Noah Restaurant Group, Inc. has applied for a new conditional use permit for a 2,453 square-foot Einstein Bros Bagels at 12505 Olive Boulevard, Suite A, in the Heritage Place development. As a Limited-Service Restaurant (NAICS 722513), the use requires City Council review and final approval following review by the Planning and Zoning Commission, which recommended approval at its December 15 meeting.

NEW BUSINESS

4. **Bill No. 6207 — An Ordinance adopting a new code section prohibiting entertainment devices offering monetary prizes. First Reading.**
   Summary: The proposed ordinance prohibits the so-called "gray" gambling devices. It is based on a Springfield, Missouri, ordinance which was upheld in a court challenge. The effective date is 30 days to allow for voluntary removal of the machines.

5. **Bill No. 6208 — An Ordinance approving an Amendment to the Site Concept Plan and Development Regulations, and approving a Site Development Plan for Lot 16 within the Olia Village Planned Mixed-Use District located at 10300 Olive Boulevard. First Reading.**
   Summary: George M. Stock, PE, of Stock & Associates Consulting Engineers, on behalf of Grand Communities, LLC, submitted a Site Development Plan and Preliminary Subdivision Plat for Lot 16 within the Olia Village Planned Mixed-Use Zoning District at 10300 Olive Boulevard to construct 67 attached single-family townhomes on the 11.16-acre site, to be known as The Vale at Olia Village. The application also includes amendments to the Olia Village Site Concept Plan and Development Regulations. The Planning and Zoning Commission recommended approval at its January 20 meeting.

6. **Resolution No. 1853 — A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing execution of an amendment to the Task Order Agreement under the Master Services Agreement between the City of Creve Coeur, Missouri and PGAV Planners.**
   Summary: Resolution No. 1785 was authorized by the City Council on March 24, 2026, for PGAV Planners to assist the City with an update to the Comprehensive Plan in association with the sale of a portion of the Bayer East Campus. The authorized amount was $60,000 with up to $5,000 in reimbursable expenses. The submitted change order amends the scope of services to account for additional meeting attendance and preparation by PGAV Planners at the Planning and Zoning Commission and City Council that are necessary to complete the planning process.

BUSINESS FROM MAYOR AND CITY COUNCIL

7. ***Council Liaison Reports***

BUSINESS FROM CITY ADMINISTRATOR

8. **Second Quarter Financial Report as of December 31, 2025**
   Summary: Staff will present the FY 2026 Second Quarter Financial Report Ending December 31, 2025, including the Investment Report.

ADJOURNMENT

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 by: _____

Date/Time posted: _____

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AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 26, 2026
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If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.

REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 12, 2026
7:00 PM

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, January 12, 2026, at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Donna Spence
Council Member, Ward 2 Nicole Greer
Council Member, Ward 2 Kimberly Norwood
Council Member, Ward 3 Drew Newman
Council Member, Ward 4 Mara Berry
Council Member, Ward 4 Scott Saunders

Council Member Hoffman was absent.

Staff Present: Interim City Administrator Sharon Stott, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Interim Director of Public Works Jim Heines, Interim Assistant Director of Public Works Dione Garson, Civil Engineer Kevin Mulligan, Chief of Police Jeffrey Hartman, Public Information Officer and Management Analyst Melissa Bradford, and City Clerk Kellie Henke.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

DRAFT

REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JANUARY 12, 2026
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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

CONSENT AGENDA

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

1. **Approval of December 8, 2025, Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 12/4/25 to 1/6/26

UNFINISHED BUSINESS

2. **Bill No. 6204 — An Ordinance amending Division 3 of Chapter 605, Article II, of the City of Creve Coeur Municipal Code, currently pertaining to coin-operated machines and devices. Final Reading and Passage.**

City Clerk read Bill No. 6204 for the final time.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Greer
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

The vote on the motion being 7 ayes and 0 nays, motion carried. Bill No. 6204 becomes Ordinance No. 5976.

DRAFT

NEW BUSINESS

3. **Bill No. 6205 — An Ordinance authorizing the issuance of a new conditional use permit for a 2,730 square-foot limited-service restaurant, Dewey's Pizza, located at 736 North New Ballas Road within Creve Coeur Plaza. First Reading.**

City Clerk read Bill No. 6205 for the first time.

Director of Community Development Jason Jaggi presented an overview of the application and noted that no exterior changes are proposed. He further stated that the Planning and Zoning Commission recommended approval at its December 15, 2025, meeting.

In response to a question from Council Member Newman, Mr. Jaggi stated that he does not believe the proposal constitutes a relocation, as the applicant continues to operate at its other locations. He added that the restaurant format would be similar to the St. Louis City location, which operates primarily as a take-out establishment.

Council Member Saunders noted that additional seating had been requested for the restaurant. Mr. Jaggi explained that if seating were to exceed 16 seats, parking verification would be required, which could involve additional effort. The applicant, agreed to limit seating to 16 seats. An ordinance condition provides that if additional seating is requested in the future, parking verification would be required.

4. **Bill No. 6206 — An Ordinance authorizing the issuance of a new conditional use permit for a 2,453 square-foot limited-service restaurant, Einstein Bros Bagels, located at 12505 Olive Boulevard within Heritage Place Shopping Center. First Reading.**

City Clerk read Bill No. 6206 for the first time.

Director of Community Development Jason Jaggi provided an overview of the application and stated that the Planning and Zoning Commission recommended approval at its December 15, 2025, meeting.

5. **Resolution No. 1845 — A Resolution of the City Council of the City of Creve Coeur authorizing an amendment to the 401(a) Deferred Compensation Plan for the City Administrator.**

City Clerk read Resolution No. 1845.

DRAFT

City Attorney Carl Lumley stated that, in connection with negotiating the agreement with the new City Administrator, the amendment would align the plan with that agreement. He noted that the benefit increased over time due to the long tenure of the previous City Administrator, and that the amendment would allow for similar growth over time with future advancement.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

6. **Resolution No. 1846 — A Resolution of the City Council of the City of Creve Coeur, Missouri, appointing Kristoffer Simpson as City Administrator and in connection therewith authorizing execution ofthe contract of employment.**

City Clerk read Resolution No. 1846.

Mayor Hoffman presented to the Council his nomination of Kristoffer Simpson as the new City Administrator (see Exhibit A) and provided an overview of Mr. Simpson's municipal government experience and educational background. Mayor Hoffman expressed his sincere appreciation to Council President Mark Manlin, the City Council, City Attorney Carl Lumley, and Interim Assistant City Administrator Sharon Stott for their hard work and thoughtful engagement throughout the process.

Mr. Simpson was congratulated by applause.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Newman
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

Mayor Hoffman also read a statement of support on behalf of Council Member Hoffman (see Exhibit B).

Mr. Simpson was congratulated again, and a photo was taken with the Mayor, City Council, and Mr. Lumley.

DRAFT

7. **Resolution No. 1847 — A Resolution of the City Council of the City of Creve Coeur, Missouri endorsing Saint Louis County's Grant Program for the City's waste reduction efforts.**

City Clerk read Resolution No. 1847.

Public Information Officer and Management Analyst Melissa Bradford presented an overview of a 2026 grant application through the St. Louis County Department of Public Health. She explained that the grant would fund the City's annual shredding event and electronics recycling event, with most of the funding used to cover fees for negative-value items. The grant would also reimburse the cost of enrolling in the St. Louis Green Cities Challenge, a Missouri Botanical Garden program that provides coaching to help municipalities implement sustainable practices. Ms. Bradford noted that the Energy and Environment Committee recommended participation, as it aligns with the City's Climate Action Plan and Comprehensive Plan.

Council Member Spence spoke in support of the grant application and stated that participation in the Green Cities Challenge would be highly beneficial in helping position the City as a leader in energy and environmental issues. Council Member Berry also expressed her support.

Andy Lowenthal, a member of the Energy and Environment Committee, spoke in support of the City's participation in the Green Cities Challenge.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Greer
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

8. **Resolution No. 1848 — A Resolution of the City Council of the City of Creve Coeur, Missouri, to purchase Ten APX N70 Portable Radios and Related Accessories from Motorola Solutions for the total amount of $63,075.70.**

City Clerk read Resolution No. 1848.

Chief of Police Jeffrey Hartman presented an overview of a multi-year radio purchase and stated that Motorola Solutions is the sole-source vendor for St. Louis County agencies. He explained that the purchase follows a phased replacement approach and that the costs are budgeted in each fiscal year.

DRAFT

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

9. **Resolution No. 1849 — A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the execution of a contract with Spencer Contracting Company for the Craig Road Improvement Project for the amount of $1,969,039.42.**

City Clerk read Resolution No. 1849.

Civil Engineer Kevin Mulligan presented an overview of the contract, project, and grant timeline (see Exhibit C), which includes intersection modifications, sidewalk additions and improvements, and resurfacing. He noted that work on Office Parkway is non-participating and not eligible for reimbursement. The estimate was based on 2024 MoDOT and regional contract unit prices, as 2025 prices were not yet available. Mr. Mulligan stated that construction is expected to begin in March and conclude in September.

In response to a question from Council Member Spence, Mr. Mulligan stated that staff does not anticipate issues with reducing the street width, as traffic in the area is primarily pedestrian and local vehicular, with minimal semi-truck traffic.

City Attorney Carl Lumley noted that the contract is an estimate based on unit prices and estimated quantities, and that the total cost may increase or decrease based on actual construction quantities.

In response to a question from Council Member Newman regarding change orders, Mr. Mulligan stated that Spencer Contracting is fair and easy to work with.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

DRAFT

10. Resolution No. 1850 — A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of the necessary documents to submit the project proposal application to East-West Gateway Council of Governments for federal grant funding through the Surface Transportation Block Grant Program – Suballocated (STP-S) for the New Ballas Road Improvement Project – Phase 4.

City Clerk read Resolution No. 1850.

Civil Engineer Kevin Mulligan presented an overview of the project phases and the recommended grant application submittal for Phase 4 of the New Ballas Road Improvement Project (see Exhibit D), which includes road resurfacing and curb replacement. He stated that if the grant is awarded, the design phase would begin in fall 2026, with construction anticipated in 2030. He also discussed the estimated project costs and schedule, and noted that the need for temporary construction easements would be minimal.

In response to a question from Council Member Spence regarding Resolution No. 1849, Mr. Mulligan stated that grant funding was not pursued for the Office Parkway portion of the Craig Road Improvement Project because the Surface Transportation Block Grant Program (STP) applies only to main arterial roads, and Office Parkway was not included in the original project design when the grant was applied for. He further noted that Office Parkway is a non-participating road and does not carry sufficient traffic volume to qualify for this grant. Mr. Mulligan explained that if a Transportation Alternatives Program (TAP) grant were pursued, only sidewalk improvements would be eligible, which would account for approximately 10% of the overall project cost. Non-participating costs total approximately 17% of the project.

Interim Director of Public Works Jim Heines stated that stacking multiple grants is difficult to coordinate into a single bid due to differing timelines throughout the process. He noted that Office Parkway has been maintained through annual street and sidewalk maintenance program funding; however, the City determined that including Office Parkway in the project would now be more cost-effective overall. Mr. Mulligan added that this approach would also avoid having construction occur in the area over four consecutive years.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

DRAFT

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

11. **Resolution No. 1851 — A Resolution of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of the necessary documents for submitting the project proposal application to East-West Gateway Council of Governments for federal grant funding through the Transportation Alternatives Program (TAP) for the West Ladue Road Sidewalk Project.**

City Clerk read Resolution No. 1851.

Civil Engineer Kevin Mulligan presented an overview of the recommended grant application submittal for the West Ladue Road Sidewalk Project (see Exhibit D), which includes asphalt walking paths and sidewalk replacement. Mr. Mulligan stated that staff does not anticipate the need for easements or the use of eminent domain, which is a requirement of the grant application. He noted that if the grant is awarded, the design phase would begin in fall 2026, with construction anticipated in 2030; however, construction could be advanced to 2029 if the project remains on schedule. He also discussed the estimated project costs.

In response to a question from Council Member Manlin, Mr. Mulligan confirmed that staff does not anticipate any temporary or permanent easements.

In response to a question from Council Member Spence, Mr. Mulligan clarified that if funds allocated for right-of-way acquisition or easements are not needed, those funds could be reallocated to construction costs, with a not-to-exceed reimbursement amount of $450,000.

In response to a question from Council Member Berry, Mayor Hoffman stated that construction would begin after the 2026 BMW Championship at Bellerive Country Club.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

DRAFT

12. Resolution No. 1852 - A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the purchase of a new 2026 Diesel Powered 20 Cubic Yard Monster Vac Leaf Vacuum from Scott's Power Equipment for $111,006.00

City Clerk read Resolution No. 1852.

Interim Director of Public Works Jim Heines presented an overview of the contract, noting staff's satisfaction with Monster Vac's design and reliability. He stated that vacuum pricing has increased significantly over the past three years due to market uncertainties. He added that staff adjusted equipment purchases this year, including deferring the purchase of a one-ton truck to next year to address funding shortfalls for other equipment. Mr. Heines also reported that the annual leaf program was completed last Thursday.

In response to a question from Council Member Spence, Mr. Heines stated that leaf vacuums are not purchased every year, as the City generally follows a 10–12 year replacement schedule. He noted that during the final one to two years of a vacuum's lifespan, the equipment is often used for parts to maintain the operational vacuums.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Greer
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

BUSINESS FROM MAYOR AND CITY COUNCIL

13. Council Liaison Reports

Council Member Greer announced that the officer recognition ceremony will take place on Tuesday, January 13, 2026, and will include two promotions.

BUSINESS FROM CITY ADMINISTRATOR

No Business from City Administrator.

ADJOURNMENT

DRAFT

RESULT: APPROVED (UNANIMOUS)
MOVER: Greer
SECONDER: Spence
AYES: Manlin, Spence, Greer, Norwood, Newman, Berry, Saunders

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

The meeting adjourned at 8:06 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

DRAFT

11/24/2026

Exhibit A

It is my pleasure to present Kris Simpson this evening as my nominee for the position of City Administrator, for City Council's consideration and vote.

Kris is a St. Louis native with more than 15 years of municipal government experience and a deep commitment to public service. He currently serves as the City Administrator for the City of Crestwood, a role he has held with distinction for the past 10 years. Prior to that, he proudly served the communities of Chesterfield and Maryland Heights, building a strong reputation as a thoughtful, collaborative, and results-driven leader.

Kris is a Credentialed Manager through the International City/County Management Association, reflecting his dedication to the highest professional standards in local government. He holds a Master of Public Policy Administration from the University of Missouri–St. Louis and a Bachelor of Arts in Political Science from Loyola University Maryland. He is also a proud graduate of Saint Louis Priory School right here in Creve Coeur.

DRAFT

I want to extend my sincere thanks to Council President Mark Manlin, the members of the City Council, and City Attorney Carl Lumley for their hard work and thoughtful engagement throughout this very important process. The selection of a City Administrator is one of the most consequential decisions we make for the future of our community. +SS

Based on where Creve Coeur is today—and where we want to be in the foreseeable future—I firmly believe Kris Simpson is the right leader at the right time to serve our city.

 EXHIBIT B

Kellie Henke <khenke@crevecoeurmo.gov>

Fwd: Council Dinner January 12

1 message

Sharon Stott <sstott@crevecoeurmo.gov> Mon, Jan 12, 2026 at 5:30 AM
To: Kellie Henke <khenke@crevecoeurmo.gov>, Mayor Robert Hoffman <bhoffman@crevecoeurmo.gov>

For the record tonight...

Sharon Stott
Interim City Administrator
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
P| 314-872-2516
F| 314-872-2539
sstott@crevecoeurmo.gov
www.creve-coeur.org

---------- Forwarded message ---------
From: **David Hoffman** <dhoffman@crevecoeurmo.gov>
Date: Sun, Jan 11, 2026, 8:01 PM
Subject: Re: Council Dinner January 12
To: Sharon Stott <sstott@crevecoeurmo.gov>

I hereby support the resolution to appoint Mr. Kris Simpson to the position of City Administrator for the City of Creve Coeur. His deep experience with prior large scale business development projects in the region and his other prior posts in city government make him a great fit for this role. From my interactions with him during the interview process, I believe he will be an excellent leader and manager of our department heads and their staff. He will be a huge asset to the City and I support his appointment.

On Sat, Jan 10, 2026 at 05:12 Sharon Stott <sstott@crevecoeurmo.gov> wrote:

> Good Morning David,
>
> I'm sorry that you will be missing the meeting on Monday and a chance to see Kris. He will be at the Police Quarterly Recognition on Tuesday at 5 pm if you want to stop by and say hello.
>
> Since Kris's CA appointment resolution is on the agenda on Monday, did you want to submit your thoughts to be read into the record since you aren't able to attend?
>
> I imagine it would be good for an incoming CA to know how the entire governing board feels about the appointment. Just my thoughts.
>
> Safe travels,
>
> Sharon
>
> Sharon Stott
> Interim City Administrator
> City of Creve Coeur
> 300 N. New Ballas Road
> Creve Coeur, MO 63141
> P| 314-872-2516
> F| 314-872-2539
> sstott@crevecoeurmo.gov
> www.creve-coeur.org
>
> On Fri, Jan 9, 2026, 7:01 PM David Hoffman <dhoffman@crevecoeurmo.gov> wrote:

DRAFT

I will be absent Monday night. Will be flying back from Cleveland from a work trip. My apologies.

DRAFT

EXHIBIT C

Craig Road Improvement Project

STP-5563(603)

Construction Contract

City Council Meeting | January 12, 2026

DRAFT

Project Limits

Craig Road, Olde Cabin Road, & Office Parkway

- Participating = eligible for federal reimbursement
- Non-participating = not eligible for reimbursement

DRAFT

Existing Pavement Conditions

DRAFT

Existing Sidewalk Conditions

DRAFT

Existing Intersection Conditions

Craig Road and Olde Cabin Road

Craig Road and Office Parkway

DRAFT

Craig Road STP Grant Timeline

- January 14, 2019 – City Council approves contract with CBB to prepare concept plans for a future Craig Road project (Resolution 1405)
- January 25, 2021 – City Council approves application for Craig Road STP grant (Resolution 1524)
- November 2, 2021 – City receives notification that the STP application was successful
- July 25, 2022 – City Council approves Bill No. 6019 authorizing execution of the Program Agreement with MoDOT for Craig Road Project
- February 27, 2023 – City Council approves contract with CBB for design services (Resolution 1627)

DRAFT

Craig Road STP Grant Timeline (cont.)

- April 9, 2024 – MoDOT grants Notice to Proceed for right-of-way acquisition
- August 5, 2025 – Right-of-way acquisitions completed and cleared by MoDOT
- September 8, 2025 – MoDOT approves the project to go out for bid
- November 6, 2025 – Bids received
- November 17, 2025 – City received MoDOT's concurrence in award

DRAFT

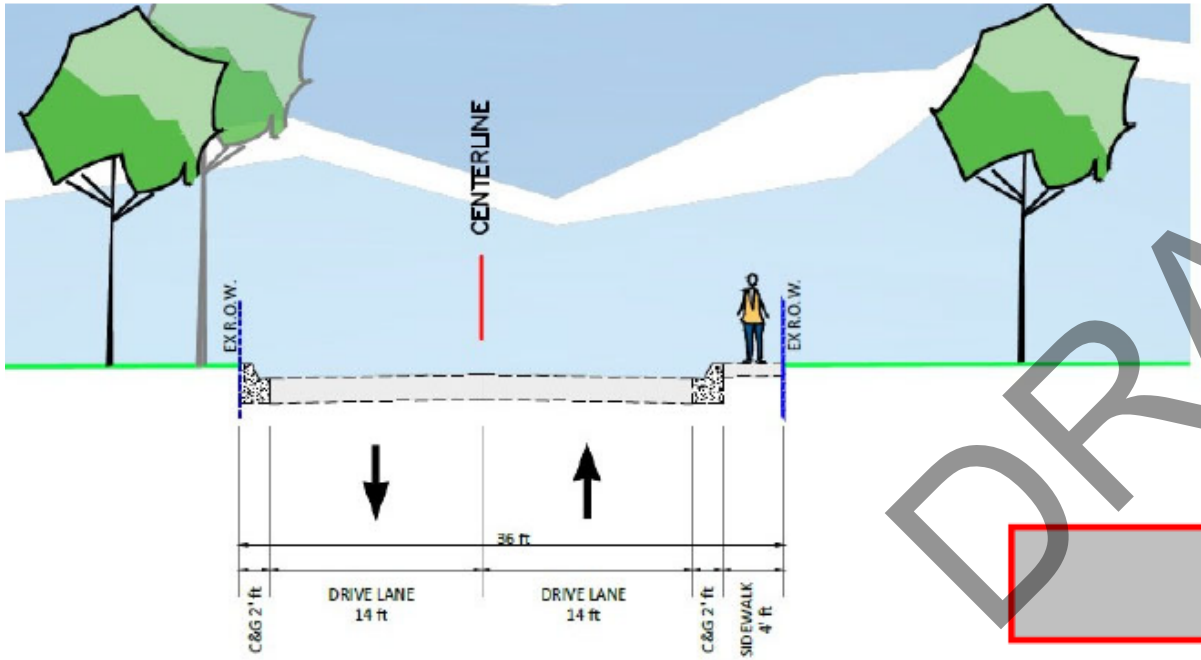
Proposed Improvements

- Asphalt resurfacing
- Replace sidewalk and curb & gutter on “inside”
- Add new sidewalk and curb & gutter on the “outside”
- Remove or reconfigure intersections

DRAFT

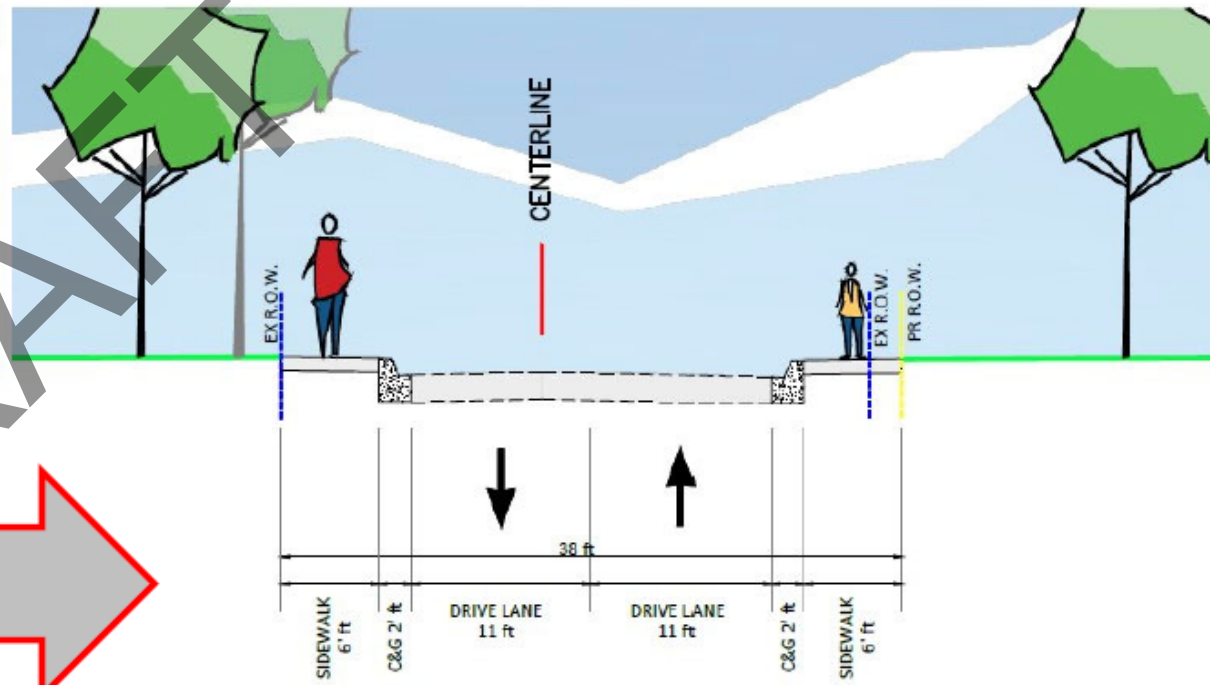
Proposed Improvements – Typical Sections

Existing



32-foot-wide road
rolled curb and gutter
Sidewalk on east side

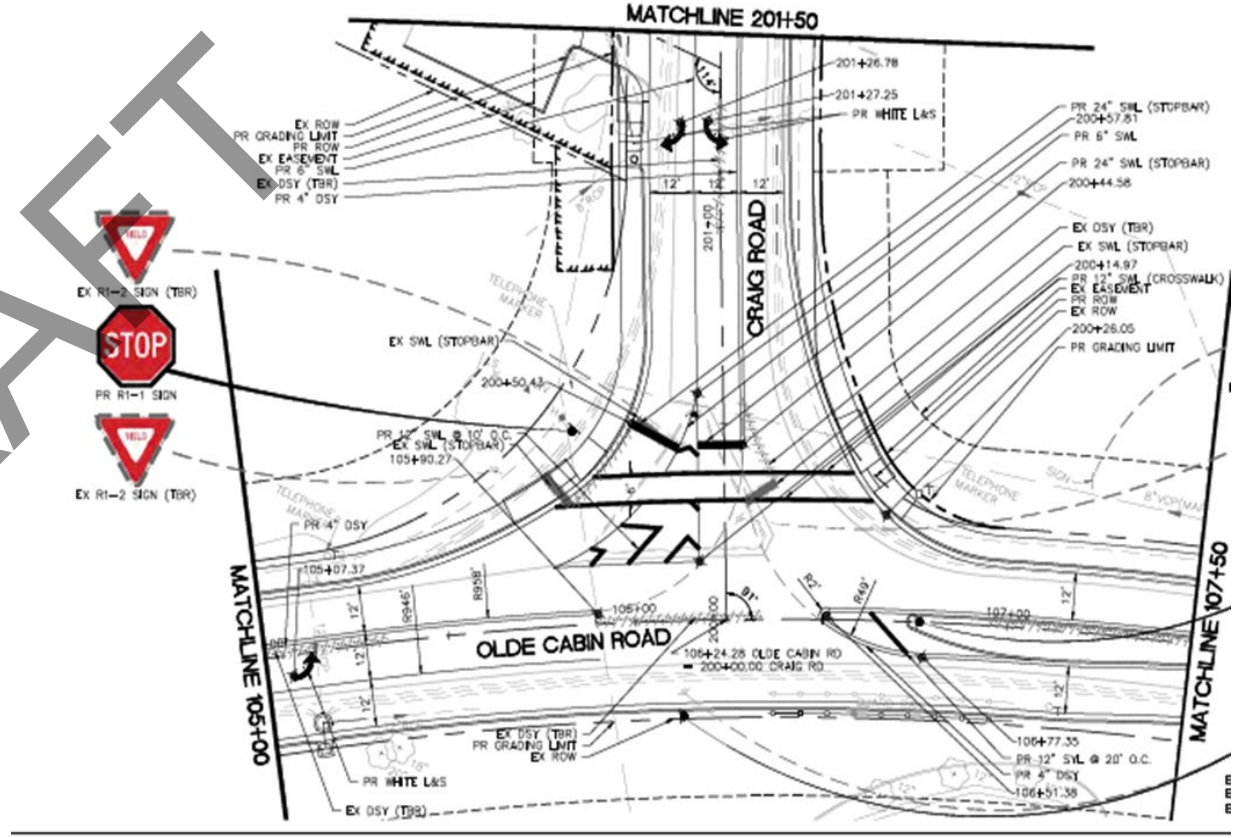
Proposed



26-foot-wide road
vertical curb and gutter
sidewalk on both sides

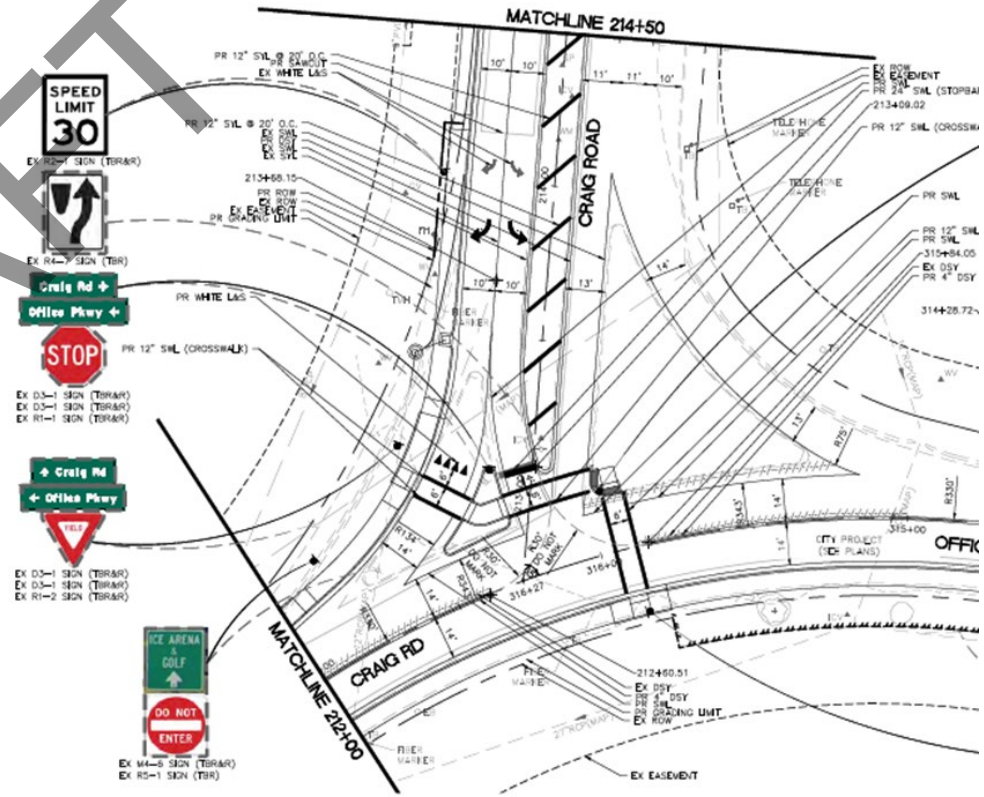
DRAFT

Proposed Improvements - Intersections



DRAFT

Proposed Improvements – Intersections (cont.)



DRAFT

Planning-Level Basis for Proposed Project

- The City's Strategic Plan, Goal 2 – Invest in infrastructure and facilities to support the local economy and quality of life
  - Strategy 2.1: Maintain and improve City-owned streets
  - Strategy 2.2: Enhance sidewalk and trail network
- 2030 Comprehensive Plan
  - Strategy 1.2: Improve Creve Coeur's walkability

DRAFT

Construction Bidding

- Project posted for construction bids on September 25, 2025
- Advertised in *St. Louis Countian* on September 30 & October 16, 2025
- Bids were due before 10:00 am on Thursday, November 6, 2025

DRAFT

Construction Bidding (cont.)

Seven bids received:

1. Spencer Contracting Company……$1,969,039.42
2. Sweetens Concrete Services……$2,081,177.51
3. Infrastructure Management, Inc……$2,118,572.16
4. Lamke Trenching & Excavating……$2,379,869.80
5. M&H Concrete Contractors……$2,423,269.70
6. Gershenson Construction Co. Inc……$2,548,826.88
7. Raineri Construction……$2,689,221.36

All bidders are on MoDOT's prequalified list

DRAFT

Project Funding

- CIP Budgeted $1,600,000 for Craig Road Project
- Engineer's Estimate ~$1,750,000
- Spencer Contracting low bid ~$1,970,000
- Low bid 11% higher than engineer's estimate
- Estimate based on 2024 MoDOT unit prices and other area projects (2025 unit prices were unavailable when estimate was done)
- Federal Reserve Economic Data (FRED): Construction materials ~7% increase, labor ~8% increase over the past year
- Finance Department has confirmed there is sufficient funds
- If necessary, other projects' budgets can be slightly reduced

DRAFT

Schedule & Contractor Recommendation

- Construction is expected to begin in March
- 150-day completion date - Completion before Labor Day
- Spencer Contracting has successfully completed numerous City projects in the past, and we expect quality results again

DRAFT

Exhibit D

Grant Applications

Surface Transportation Program (STP): New Ballas Road – Phase 4

Transportation Alternatives Program (TAP): West Ladue Road Sidewalk

City Council Meeting | January 12, 2026

DRAFT

STP – New Ballas Road Improvements Phase 4

- Phase 1: Olive Blvd to Craig Rd
  - Construction completed Summer 2024

- Phase 2: Conway Road to Ladue Road
  - STP application approved in 2023
  - Construction scheduled for second half of 2026 or Spring 2027

- Phase 3: Ladue Road to Magna Carta Drive
  - STP application approved in 2025
  - Construction scheduled for 2029

- Phase 4 is the final phase

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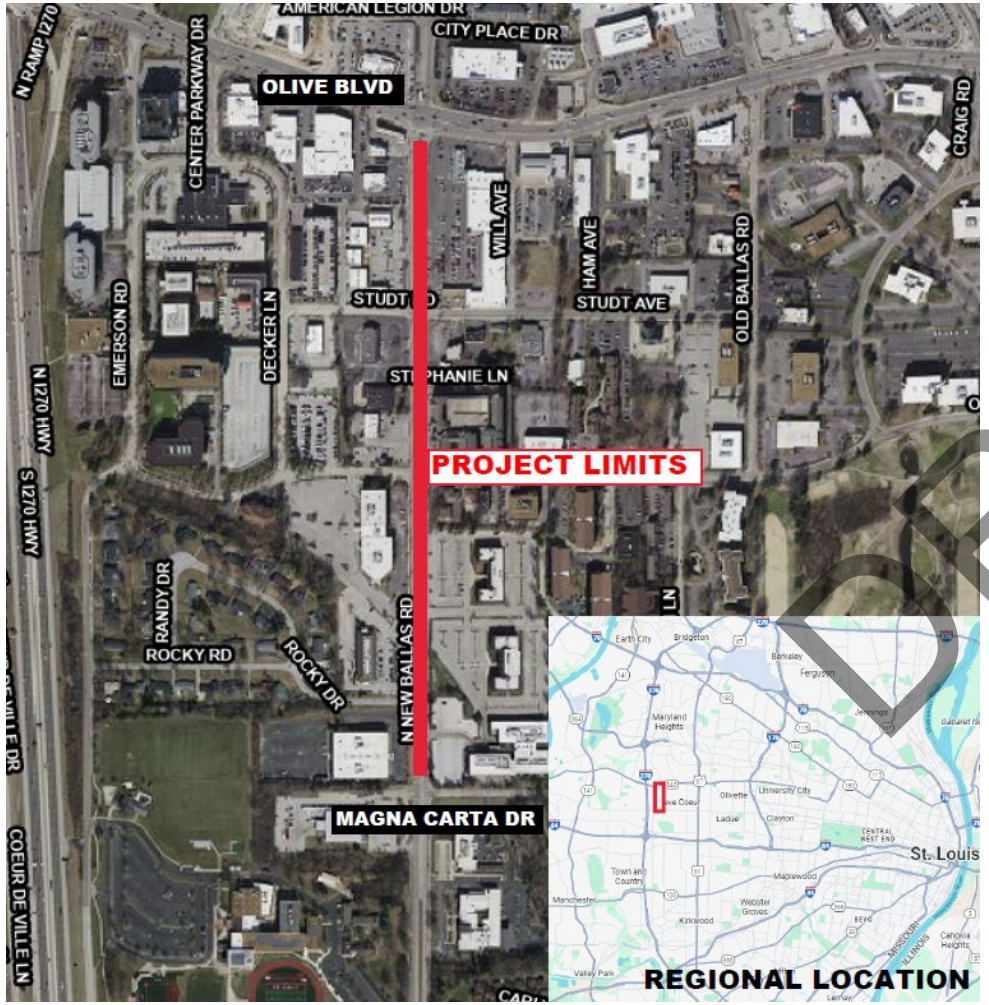
Planning-Level Basis for Proposed Project

- The City's Strategic Plan, Goal 2 – Invest in infrastructure and facilities to support the local economy and quality of life
    - Strategy 2.1: Maintain and improve City-owned streets

DRAFT

Project Location



New Ballas Road: Minor Arterial

- Busiest city-maintained road ~5,400 Annual Average Daily Traffic
- 2 lanes each direction w/center turn lane
- Sidewalks on both sides
- Total project length (phase 4) 2,700 feet (0.51 mi)

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Existing Pavement Conditions

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Existing Pavement Conditions

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Existing Sidewalk Conditions

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Estimated Project Costs and Schedule

Project Stage	Fiscal Year	Total Cost	Grant Funding	City Funding
Design	FY2027-2030	$150,000	$0	$150,000
Right of Way	FY2028	$25,000	$20,000	$5,000
Construction	FY2030	$750,000	$600,000	$150,000
	TOTAL	$925,000	$620,000	$305,000

DRAFT

City Funding = 33%

TAP – West Ladue Road Sidewalk

- Ladue Road – 12218 Ladue Rd to Pinehurst Estates Drive
- This section of Ladue Road is maintained by MoDOT but large sections of sidewalk are outside of the MoDOT right-of-way
- MoDOT has recently completed roadway resurfacing and sidewalk replacement in their right-of-way
- Proposed project would fill in the gaps for a new ADA-compliant sidewalk network

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Planning-Level Basis for Proposed Project

- The City's Strategic Plan, Goal 2 – Invest in infrastructure and facilities to support the local economy and quality of life
    - Strategy 2.2: Enhance sidewalk and trail network
- The 2030 Comprehensive Plan, Strategy 1.2 – Improve Creve Coeur's walkability and bikeability

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Project Location

Ladue Road: Minor Arterial

- Average Daily Traffic ~ 3,200
- 1 lane each direction, no center turn lane
- Sidewalk only on south side
- Project Length = 4,800 feet (0.91 miles)

Existing Sidewalk Conditions

Existing Sidewalk Conditions

Existing Sidewalk Conditions

Easements

- New Ballas – minimal easements expected, likely only small temporary easements
- Ladue Sidewalk – no easements expected to be needed
- If grant application is successful, the program agreement would require the potential use of eminent domain as a last resort
- Staff does not expect eminent domain to be necessary

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Estimated Project Costs and Schedule

Project Stage	Fiscal Year	Total Cost	Grant Funding	City Funding
Design	FY2027-2030	$100,000	$0	$100,000
Right of Way	FY2028	$20,000	$16,000	$4,000
Construction	FY2030	$500,000	$400,000	$100,000
	TOTAL	$620,000	$416,000	$204,000

DRAFT

City Funding = 33%

MEMORANDUM

DATE: January 21, 2026

TO: Sharon Stott, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from January 7, 2026 to January 21, 2026 in the amount of $1,893,309.05.

Creve Coeur, MO

Council Report of Invoices Paid

By Fund

Payment Dates 1/7/2026 - 1/21/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
Fund: 01 - GENERAL FUND						
IMPLANT DENTISTRY ASSOCIATES OF ST LOUIS, P.C	BL20000683-REFUND	01/08/2026	BL20000683 BUS LIC FEE REF	01-4402	BL20000683-REFUND	175.00
LAGERS	9103-DEC 25	01/12/2026	LAGERS PAYMENT DEC 25	01-2317	9103-DEC 25	149,289.96
STANDARD INSURANCE COMPANY	160-763511-00001 JAN 26	01/14/2026	DENTAL JAN 26	01-2213	160-763511-00001 JAN 26	6,265.35
HR GREEN INC	197138	01/14/2026	OLIVE/GRAESER TASK ORDER	01-2811	197138	965.00
AMERICAN UNITED LIFE INSURANCE COMPANY	619325-JAN 26	01/14/2026	VOL AD&D JAN 26	01-2216	619325-JAN 26	68.60
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	VOL LIFE	01-2216	G00619325-000-000 01/13/	1,653.42
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	VOL AD & D	01-2216	G00619325-000-000 01/13/	101.77
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	SHORT TERM DIS	01-2222	G00619325-000-000 01/13/	756.11
WASHINGTON NATIONAL INS CO	P2606931	01/14/2026	WG00006955, 02413 (MM/Y	01-2215	P2606931	367.80
PAYROLL MS CONTRIBUTION	INV0002690	01/16/2026	ICMA ROTH IRA %	01-2319	INV0002690	234.12
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ER PENSION 10%	01-2312	INV0002691	587.08
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ICMA ROTH 457 $	01-2318	INV0002691	2,182.31
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ICMA ROTH 457 %	01-2318	INV0002691	6,005.79
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	MS ROTH IRA CATCHUP$	01-2318	INV0002691	50.00
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ICMA ROTH IRA $	01-2319	INV0002691	502.70
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ICMA 457 $	01-2322	INV0002691	8,609.99
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ICMA 457 %	01-2322	INV0002691	3,797.59
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ICMA 457 $	01-2322	INV0002691	115.39
PAYROLL MS CONTRIBUTION	INV0002691	01/16/2026	ICMA LOAN PAYMENT	01-2324	INV0002691	184.63
MOST MISSOURIS 529 SAVINGS PLAN	INV0002692	01/16/2026	MOST 529 COLLEGE SAVINGS	01-2323	INV0002692	525.00
VOYA	INV0002693	01/16/2026	VOYA 457$	01-2321	INV0002693	310.00
VOYA	INV0002693	01/16/2026	VOYA 457 %	01-2321	INV0002693	504.22
VOYA	INV0002693	01/16/2026	VOYA 457 %	01-2321	INV0002693	135.72
DEPARTMENT OF TREASURY	INV0002694	01/16/2026	SOCIAL SECURITY	01-2102	INV0002694	44,112.54
DEPARTMENT OF TREASURY	INV0002694	01/16/2026	MEDICARE	01-2103	INV0002694	10,316.66
DEPARTMENT OF TREASURY	INV0002694	01/16/2026	FEDERAL WITHHOLDING	01-2104	INV0002694	34,881.29
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002695	01/16/2026	STATE WITHHOLDING	01-2105	INV0002695	12,310.00
LAMI WOOD PRODUCTS	00291-1086REFUND	01/20/2026	ESCROW FOR 975 N WARSO	01-4424	00291-1086REFUND	10,000.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
COVENANT THEOLOGICAL SEMINARY	00291-1087REFUND	01/20/2026	ESCROW REFUND 25-2621	01-4450	00291-1087REFUND	200.00
W SCHILLER & CO INC	4302593-01	01/21/2026	CAMERA FOR PATROL DIVISI	01-2712	4302593-01	1,626.90
						296,834.94
						296,834.94

Department: 11 - LEGISLATIVE SERVICES

Division: 12 - MAYOR AND CITY COUNCIL

ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	LEGIS	01-11-12-5243	3107	63.28
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-11-12-5234	G00619325-000-000 01/13/	43.20
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	CCO Monthly Luncheon CM	01-11-12-6264	PURCHASED DEC 25	26.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Council Dinner 12/8/25	01-11-12-6264	PURCHASED DEC 25	368.89
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	DONUTS FOR COFFEE WITH	01-11-12-6264	PURCHASED DEC 25	51.92
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Mayor's Appreciation Event	01-11-12-7315	PURCHASED DEC 25	67.92
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Supplies for CA Interviews	01-11-12-7315	PURCHASED DEC 25	106.96
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Supplies for CA Interviews	01-11-12-7315	PURCHASED DEC 25	280.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Supplies for CA Interviews	01-11-12-7315	PURCHASED DEC 25	11.96
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Director Lunch during CA Int	01-11-12-7315	PURCHASED DEC 25	162.37
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Mayors Holiday Event - Pizza	01-11-12-7315	PURCHASED DEC 25	181.09
MISSOURI VOCATIONAL ENTERPRISES	708522 RI	01/20/2026	COUNCIL MEMBER BERRY N	01-11-12-7304	708522 RI	2.40
					Division 12 - MAYOR AND CITY COUNCIL Total:	**1,365.99**

Division: 13 - CITY CLERK

ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	CITY CLERK	01-11-13-5243	3107	92.46
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-11-13-5234	G00619325-000-000 01/13/	27.48
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-11-13-5235	G00619325-000-000 01/13/	2.40
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-11-13-5236	G00619325-000-000 01/13/	20.04
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Annual Subscription	01-11-13-6202	PURCHASED DEC 25	300.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	IIMC Training	01-11-13-6261	PURCHASED DEC 25	85.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Annual Dues	01-11-13-6262	PURCHASED DEC 25	30.00
					Division 13 - CITY CLERK Total:	**557.38**
					Department 11 - LEGISLATIVE SERVICES Total:	**1,923.37**
Department: 12 - ADMINISTRATION						
Division: 10 - LEGAL						
CURTIS HEINZ GARRETT AND OKEEFE PC	194102-194107	01/14/2026	PROSECUTING ATTORNEY AS	01-12-10-6201	194102-194107	495.00
CURTIS HEINZ GARRETT AND OKEEFE PC	194102-194107	01/14/2026	MUNICIPAL PROSECUTION R	01-12-10-6201	194102-194107	3,000.00
CURTIS HEINZ GARRETT AND OKEEFE PC	194102-194107	01/14/2026	DAVID NAFAR BOA SUIT	01-12-10-6201	194102-194107	472.50
CURTIS HEINZ GARRETT AND OKEEFE PC	194102-194107	01/14/2026	CITY ATTORNEY RETAINER M	01-12-10-6201	194102-194107	5,500.00
CURTIS HEINZ GARRETT AND OKEEFE PC	194102-194107	01/14/2026	CITY ATTORNEY NON-RETAIN	01-12-10-6201	194102-194107	9,202.50
CURTIS HEINZ GARRETT AND OKEEFE PC	194102-194107	01/14/2026	MUNICIPAL PROSECUTION N	01-12-10-6201	194102-194107	940.00
					Division 10 - LEGAL Total:	**19,610.00**
Division: 11 - ADMINISTRATIVE						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	ADMIN	01-12-11-5243	3107	536.78
MERCY CORPORATE HEALTH	781716	01/14/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	781716	55.25
MERCY CORPORATE HEALTH	782372	01/14/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	782372	55.25
MERCY CORPORATE HEALTH	783395	01/14/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	783395	147.05
MERCY CORPORATE HEALTH	783686	01/14/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	783686	55.25
MERCY CORPORATE HEALTH	783721	01/14/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	783721	119.00
ASI	A000178625LEHOH	01/14/2026	HRA & FSA ADMIN FEES DEC	01-12-11-6203	A000178625LEHOH	462.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-12-11-5234	G00619325-000-000 01/13/	86.63
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-12-11-5235	G00619325-000-000 01/13/	7.58
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-12-11-5236	G00619325-000-000 01/13/	62.00
FLORISSANT PSYCHOLOGICAL SERVICES I	SIMKRI	01/14/2026	PREEMPLOYMENT SCREENIN	01-12-11-6203	SIMKRI	450.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Pre-employmnet screening	01-12-11-6202	PURCHASED DEC 25	52.28
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Pre-employment screening	01-12-11-6202	PURCHASED DEC 25	25.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Business E Newsletter Subscr	01-12-11-6262	PURCHASED DEC 25	81.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Business E Newsletter Subscr	01-12-11-6262	PURCHASED DEC 25	81.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	SLACMA Dues - ACA - $52.89	01-12-11-6262	PURCHASED DEC 25	52.89
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Publicsalary.com Dues - $390	01-12-11-6262	PURCHASED DEC 25	390.00
39 NORTH AGTECH INNOVATION DISTRICT	1101	01/21/2026	ANCHOR AGREEMENT 3/3 PA	01-12-11-6203	1101	13,781.25
					Division 11 - ADMINISTRATIVE Total:	**16,500.21**
Division: 14 - MUNICIPAL COURT						
RICOH USA INC	109725452	01/14/2026	COPIER LEASE 12/18/25-01/	01-12-14-6213	109725452	192.63
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	ADMIN-COURT	01-12-14-5243	3107	225.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-12-14-5234	G00619325-000-000 01/13/	44.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-12-14-5235	G00619325-000-000 01/13/	3.92
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-12-14-5236	G00619325-000-000 01/13/	38.27
					Division 14 - MUNICIPAL COURT Total:	**505.32**
					Department 12 - ADMINISTRATION Total:	**36,615.53**
Department: 13 - FINANCE						
Division: 11 - ADMINISTRATIVE						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	FINANCE	01-13-11-5243	3107	451.96
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-13-11-5234	G00619325-000-000 01/13/	90.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-13-11-5235	G00619325-000-000 01/13/	7.94
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-13-11-5236	G00619325-000-000 01/13/	48.59
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002695	01/16/2026	STATE WITHHOLDING	01-13-11-6202	INV0002695	0.50
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	GFOA PAFR AWARD APPLICA	01-13-11-6202	PURCHASED DEC 25	275.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	GFOA ACFR AWARD APPLICA	01-13-11-6202	PURCHASED DEC 25	590.00
					Division 11 - ADMINISTRATIVE Total:	**1,464.74**
Division: 15 - INTERDEPARTMENTAL						
SAMS CLUB/SYNCHRONY BANK	604600100910032	01/12/2026	FINANCE CHARGE	01-13-15-6202	604600100910032	47.95
CHARTER COMMUNICATION	173940501010126	01/14/2026	PD PRI FIBER JAN 26	01-13-15-6253	173940501010126	1,637.06
CHARTER COMMUNICATION	173941901010126	01/14/2026	PW GARAGE LAN INTERNET J	01-13-15-6255	173941901010126	328.72
CHARTER COMMUNICATION	173957701010126	01/14/2026	ANALOG & PW GARAGE CON	01-13-15-6253	173957701010126	100.00
CHARTER COMMUNICATION	173957901010126	01/14/2026	CITY HALL TV WIFI JAN 26	01-13-15-6253	173957901010126	267.16
CHARTER COMMUNICATION	173957901010126	01/14/2026	CITY HALL TV WIFI JAN 26	01-13-15-6255	173957901010126	110.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
QUADIENT FINANCE USA INC	17894364	01/14/2026	SHIPPING FOR E-CERTIFY LAB	01-13-15-7304	17894364	27.00
RETIREMENT PLAN ADVISOR	2025-85	01/14/2026	FY26 Q2 INVESTMENT ADVIS	01-13-15-6203	2025-85	6,227.78
ST LOUIS PRINT GROUP LLC	2503027	01/14/2026	#10 WINDOW ENVELOPES (B	01-13-15-7312	2503027	300.50
WEST CENTRAL DISPATCH CENTER	26-9	01/14/2026	3RD QTR 1/1-3/31/2026 CHA	01-13-15-6255	26-9	1,849.00
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	FY26 WORK COMP, POLICE &	01-13-15-6220	3107	77,137.00
RSC INSURANCE BROKERAGE INC	40080	01/14/2026	FY26 CRIME SURETY BOND	01-13-15-6225	40080	1,629.00
ODP BUSINESS SOLUTIONS LLC	453606571001	01/14/2026	TONER - PD	01-13-15-7312	453606571001	561.44
ODP BUSINESS SOLUTIONS LLC	453607475001	01/14/2026	DUSTER, TAPE, DESKPAD	01-13-15-7312	453607475001	58.78
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PRIME MEMBERSHIP	01-13-15-6262	PURCHASED DEC 25	129.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PRIZES FOR EMPLOYEE LUNC	01-13-15-6272	PURCHASED DEC 25	223.64
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	EOY Plaque - $165.71	01-13-15-6272	PURCHASED DEC 25	165.71
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Employee Wellness - Cocoa E	01-13-15-6272	PURCHASED DEC 25	69.32
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	STORAGE BINS FOR APPRECI	01-13-15-6272	PURCHASED DEC 25	229.99
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	APPRECIATION EVENT DOG	01-13-15-6272	PURCHASED DEC 25	31.78
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PRIZES FOR EMPLOYEE LUNC	01-13-15-6272	PURCHASED DEC 25	57.97
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	HIGHLIGHTERS CERTIFICATE	01-13-15-7312	PURCHASED DEC 25	43.89
					Division 15 - INTERDEPARTMENTAL Total:	**91,232.69**
Division: 51 - MIS OPERATIONS						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	FINANCE-MIS	01-13-51-5243	3107	100.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-13-51-5234	G00619325-000-000 01/13/	29.76
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-13-51-5235	G00619325-000-000 01/13/	2.60
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-13-51-5236	G00619325-000-000 01/13/	21.70
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Vari Dual Arm monitor arm -	01-13-51-6213	PURCHASED DEC 25	202.30
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	earbuds mouse card reader	01-13-51-6213	PURCHASED DEC 25	56.97
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	office home 2024 license (re	01-13-51-7331	PURCHASED DEC 25	149.99

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Zoom subscription	01-13-51-7332	PURCHASED DEC 25	63.99
					Division 51 - MIS OPERATIONS Total:	**628.29**
					Department 13 - FINANCE Total:	**93,325.72**
Department: 14 - COMMUNITY SERVICES						
Division: 11 - ADMINISTRATIVE						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	COM.SERV	01-14-11-5243	3107	1,262.07
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-14-11-5234	G00619325-000-000 01/13/	16.88
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-14-11-5235	G00619325-000-000 01/13/	1.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-14-11-5236	G00619325-000-000 01/13/	12.24
US BANK EQUIPMENT FINANCE	571991439	01/20/2026	DRC COPIER LEASE & MAINT	01-14-11-6213	571991439	46.00
					Division 11 - ADMINISTRATIVE Total:	**1,338.66**
					Department 14 - COMMUNITY SERVICES Total:	**1,338.66**
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE						
Division: 11 - ADMINISTRATIVE						
UNIFIRST CORPORATION	1880226345	01/14/2026	MAINTENANCE UNIFORMS	01-16-11-7308	1880226345	10.02
UNIFIRST CORPORATION	1880227530	01/14/2026	MAINTENANCE UNIFORMS	01-16-11-7308	1880227530	10.02
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	MAINT	01-16-11-5243	3107	1,793.91
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-16-11-5234	G00619325-000-000 01/13/	20.78
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-16-11-5235	G00619325-000-000 01/13/	1.82
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-16-11-5236	G00619325-000-000 01/13/	15.15
WHOLESALE PLUMBING SUPPLY COMPANY INC	S3950251.001	01/14/2026	PLUMBING ITEMS FOR GC	01-16-11-6212	S3950251.001	366.81
AMERENUE	55031-62002 1/5/26	01/15/2026	ELECTRIC CITY HALL NOV - D	01-16-11-6250	55031-62002 1/5/26	4,790.10
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	HOLIDAY POINSETTIAS	01-16-11-7304	PURCHASED DEC 25	462.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	CITY HALL LOUNGE SUPPLIES	01-16-11-7304	PURCHASED DEC 25	689.93
ALL TYPE VACUUM & JANITORIAL SUPPLY	112204	01/20/2026	SUPPLIES - TISSUE, GLOVES,	01-16-11-6212	112204	1,168.48
JOSHUA A DORSEY	000040	01/21/2026	CLEANING CONTRACT AT GC	01-16-11-6212	000040	2,000.00
UNIFIRST CORPORATION	1880228661	01/21/2026	MAINTENANCE UNIFORMS	01-16-11-7308	1880228661	10.02

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
RENTOKIL NORTH AMERICA INC	90537075	01/21/2026	PEST CONTROL AT GC - JANU	01-16-11-6212	90537075	115.57
					Division 11 - ADMINISTRATIVE Total:	**11,454.61**
					Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:	**11,454.61**
Department: 21 - POLICE						
Division: 11 - ADMINISTRATIVE						
UNIFIRST CORPORATION	1880226345	01/14/2026	MAINTENANCE UNIFORMS	01-21-11-7308	1880226345	10.02
UNIFIRST CORPORATION	1880227530	01/14/2026	MAINTENANCE UNIFORMS	01-21-11-7308	1880227530	10.02
VALVOLINE LLC	250033	01/14/2026	OIL CHANGE FOR CAR 2415	01-21-11-6210	250033	40.98
VALVOLINE LLC	250042	01/14/2026	OIL CHANGE AND AIR FILTER	01-21-11-6210	250042	64.77
WEST CENTRAL DISPATCH CENTER	26-9	01/14/2026	3RD QTR 1/1-3/31/2026 - BA	01-21-11-6202	26-9	27,687.00
WEST CENTRAL DISPATCH CENTER	26-9	01/14/2026	3RD QTR 1/1-3/31/2026 UTI	01-21-11-6202	26-9	138,520.00
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	PD ADMIN	01-21-11-5243	3107	30,706.57
REJIS COMMISSION	568840	01/14/2026	REJIS EDR ANNUAL SUPPORT	01-21-11-6202	568840	27.30
LEON UNIFORM CO INC	661125	01/14/2026	ADMIN UNIFORM PURCHAS	01-21-11-7308	661125	153.00
LEON UNIFORM CO INC	661127	01/14/2026	ADMIN UNIFORM PURCHAS	01-21-11-7308	661127	153.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-21-11-5234	G00619325-000-000 01/13/	305.58
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-21-11-5235	G00619325-000-000 01/13/	26.73
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-21-11-5236	G00619325-000-000 01/13/	193.61
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	VEHICLE REGISTRATION	01-21-11-6202	PURCHASED DEC 25	85.15
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	GROOMING SERVICES FOR K	01-21-11-6203	PURCHASED DEC 25	85.99
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PERF MEMBERSHIP SUBSCRI	01-21-11-6262	PURCHASED DEC 25	250.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	STL POST DISPATCH MONTHL	01-21-11-6262	PURCHASED DEC 25	16.96
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	2026 PERF MEMBERSHIP DU	01-21-11-6262	PURCHASED DEC 25	250.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	LT FRANCIS FINAL COMMAN	01-21-11-6264	PURCHASED DEC 25	79.95
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	3 FBINA LUNCH MEETING	01-21-11-6264	PURCHASED DEC 25	45.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	3 LIFEVAC TRAVEL KITS	01-21-11-6271	PURCHASED DEC 25	209.85
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	ITEMS FOR FIRST AID KIT	01-21-11-6271	PURCHASED DEC 25	60.20
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	DESK LAMP FOR CHIEF OFFIC	01-21-11-7302	PURCHASED DEC 25	49.25

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PENDAFLEX FOLDERS FOR A	01-21-11-7302	PURCHASED DEC 25	26.15
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	CHRISTMAS CARDS FOR PD	01-21-11-7304	PURCHASED DEC 25	20.64
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	ITEMS FOR CANINE KALI	01-21-11-7304	PURCHASED DEC 25	138.47
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	ITEMS FOR CANINE KALI	01-21-11-7304	PURCHASED DEC 25	70.77
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	ITEM FOR CANINE KALI	01-21-11-7304	PURCHASED DEC 25	40.99
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	GLOVES FOR MAINT WORKE	01-21-11-7308	PURCHASED DEC 25	62.99
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	DRY CLEANED SANTA SUIT	01-21-11-7308	PURCHASED DEC 25	12.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	UNIFORM ORDER FOR NEW	01-21-11-7308	PURCHASED DEC 25	297.10
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	HOUSING FOR AN OFFICER D	01-21-11-7310	PURCHASED DEC 25	135.89
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	COOKIES FOR COCOA WITH	01-21-11-7314	PURCHASED DEC 25	44.92
VALVOLINE LLC	250190	01/20/2026	OIL CHANGE FOR CAR 2412	01-21-11-6210	250190	40.98
ST LOUIS AREA POLICE CHIEFS ASSOCIATION	HARTMAN2026	01/20/2026	2026 SLAPCA ASSOC DUES -	01-21-11-6262	HARTMAN2026	50.00
UNIFIRST CORPORATION	1880228661	01/21/2026	MAINTENANCE UNIFORMS	01-21-11-7308	1880228661	10.02
ENERGY PETROLEUM CO	577519	01/21/2026	PD ADMINISTRATION	01-21-11-7307	577519	1,321.20
LEON UNIFORM CO INC	664730	01/21/2026	ADMIN UNIFORM PURCHAS	01-21-11-7308	664730	83.00
					Division 11 - ADMINISTRATIVE Total:	**201,386.05**
Division: 21 - INVESTIGATION						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	PD-INVEST	01-21-21-5243	3107	18,415.77
TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS INC	5972751-202512-1	01/14/2026	BILLING PERIOD 12/1/25-12/	01-21-21-6202	5972751-202512-1	162.00
LEON UNIFORM CO INC	661952-01	01/14/2026	PATROL UNIFORM PURCHAS	01-21-21-7308	661952-01	11.00
VERIZON WIRELESS SERVICES LLC	9022421930	01/14/2026	SMS REQUEST FOR #25-2337	01-21-21-6203	9022421930	75.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-21-21-5234	G00619325-000-000 01/13/	181.56
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-21-21-5235	G00619325-000-000 01/13/	15.91
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-21-21-5236	G00619325-000-000 01/13/	131.43
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PD APPLICANT PRE-SCREENI	01-21-21-6203	PURCHASED DEC 25	90.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	2 FAN AND HEATER COMBO	01-21-21-7302	PURCHASED DEC 25	79.98

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
MAJOR CASE SQUAD OF GREATER ST LOUIS	260111	01/20/2026	7 2026 ANNUAL MCS RETRAI	01-21-21-6261	260111	525.00
ENERGY PETROLEUM CO	577519	01/21/2026	PD INVESTIGATION	01-21-21-7307	577519	356.97
SSM HEALTH CARE GROUP	90007662	01/21/2026	TOXICOLOGY SERVICES	01-21-21-6203	90007662	30.90
					Division 21 - INVESTIGATION Total:	**20,075.52**
Division: 22 - PATROL						
VALVOLINE LLC	249815	01/14/2026	OIL CHANGE FOR CAR 2405	01-21-22-6210	249815	40.98
RADIOTRONICS INC	298346	01/14/2026	ACE WATCHDOG SVC 3/2026	01-21-22-6262	298346	168.00
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	PD-PATROL	01-21-22-5243	3107	90,917.78
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	8214425 - 3 BLOWERS	01-21-22-9503	6035322535108587 12/28/2	477.00
LEON UNIFORM CO INC	655953-90	01/14/2026	CREDIT FOR UNIFORM PURC	01-21-22-7308	655953-90	-91.00
LEON UNIFORM CO INC	658160-01	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	658160-01	300.00
LEON UNIFORM CO INC	661666-01	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	661666-01	50.99
LEON UNIFORM CO INC	661805-01	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	661805-01	50.99
LEON UNIFORM CO INC	661943	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	661943	101.98
LEON UNIFORM CO INC	662410-01	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	662410-01	135.00
LEON UNIFORM CO INC	662591-01	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	662591-01	857.00
LEON UNIFORM CO INC	663889	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	663889	208.49
LEON UNIFORM CO INC	663918	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	663918	139.50
LEON UNIFORM CO INC	663966	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	663966	340.00
LEON UNIFORM CO INC	664152	01/14/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	664152	355.79
STATE OF MISSOURI	CY 2025	01/14/2026	OPIOID FUND REMITTANCE 2	01-21-22-7316	CY 2025	35,827.66
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-21-22-5234	G00619325-000-000 01/13/	988.94
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-21-22-5235	G00619325-000-000 01/13/	86.58
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-21-22-5236	G00619325-000-000 01/13/	653.72
CDS OFFICE SYSTEMS INC	INV1745388	01/14/2026	REPORT WRITING ROOM CO	01-21-22-6213	INV1745388	43.92
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	VEHICLE REGISTRATION	01-21-22-6202	PURCHASED DEC 25	88.50
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	UNLIMITED CAR WASHES FO	01-21-22-6210	PURCHASED DEC 25	512.73
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	4 SNOW BRUSHES FOR VEHI	01-21-22-6210	PURCHASED DEC 25	27.96
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	UNLIMITED CAR WASHES FO	01-21-22-6210	PURCHASED DEC 25	512.73
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	SNOW SCRAPER FOR PATROL	01-21-22-6210	PURCHASED DEC 25	6.99
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	20 SNOW BRUSHES FOR VEH	01-21-22-6210	PURCHASED DEC 25	139.80
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	REMAINING BALANCE FOR D	01-21-22-6262	PURCHASED DEC 25	0.98

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number		Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	AA & AAA BATTERIES	01-21-22-7302	PURCHASED DEC 25		106.45
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	CR2032 BATTERIES	01-21-22-7302	PURCHASED DEC 25		23.50
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	CANINE FOOD-FRIZBI	01-21-22-7304	PURCHASED DEC 25		97.99
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	RECLINER FOR LACTATION R	01-21-22-9504	PURCHASED DEC 25		299.50
VALVOLINE LLC	250401	01/20/2026	OIL CHANGE FOR CAR 2429	01-21-22-6210	250401		34.83
ENERGY PETROLEUM CO	577519	01/21/2026	PD PATROL	01-21-22-7307	577519		12,510.74
LEON UNIFORM CO INC	655953-91	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	655953-91		94.00
LEON UNIFORM CO INC	660294-02	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	660294-02		46.00
LEON UNIFORM CO INC	662468-01	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	662468-01		111.91
LEON UNIFORM CO INC	662591-02	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	662591-02		98.00
LEON UNIFORM CO INC	664065-01	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	664065-01		90.00
LEON UNIFORM CO INC	665132	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	665132		77.00
LEON UNIFORM CO INC	665139	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	665139		28.50
LEON UNIFORM CO INC	665262	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	665262		219.00
LEON UNIFORM CO INC	665513	01/21/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	665513		120.00
AXON ENTERPRISE INC	INUS408079	01/21/2026	7 YELLOW HANDLE TASERS	01-21-22-9503	INUS408079		13,345.64
						Division 22 - PATROL Total:	**160,246.07**
						Department 21 - POLICE Total:	**381,707.64**
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	PW ADMIN	01-31-11-5243	3107		2,378.27
MISSOURI ONE CALL SYSTEM INC	5120154	01/14/2026	UTILITY LOCATES DECEMBER	01-31-11-6211	5120154		14.85
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-31-11-5234	G00619325-000-000 01/13/		50.02
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-31-11-5235	G00619325-000-000 01/13/		4.37
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-31-11-5236	G00619325-000-000 01/13/		36.47
CHUCKS ACQUISITION CO LL	I3-0006878	01/14/2026	SAFETY BOOTS - K. MULLIGA	01-31-11-7308	I3-0006878		144.99
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PROFESSIONAL REGISTRATIO	01-31-11-6262	PURCHASED DEC 25		43.09
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	054190	01/20/2026	GLOVES FOR PUBLIC WORKS	01-31-11-7308	054190		75.00
US BANK EQUIPMENT FINANCE	571991074	01/20/2026	COPIER LEASE & MAINTENA	01-31-11-6213	571991074		202.10
ENERGY PETROLEUM CO	577519	01/21/2026	PW ADMIN - J VANDERBECK	01-31-11-7307	577519		142.34
						Division 11 - ADMINISTRATIVE Total:	**3,091.50**

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
Division: 41 - STREET MAINTENANCE						
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	996 E RUE DE LA BANQU 10/	01-31-41-6254	1017-210041137908 12/17/	123.46
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	12015 OLIVE BLVD IRRIG10/2	01-31-41-6254	1017-210041137908 12/17/	5,570.35
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	12136 OLIVE BLVD IRRIG 10/	01-31-41-6254	1017-210041137908 12/17/	3,743.95
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	12301 CONWAY RD IRRIG 10	01-31-41-6254	1017-210041137908 12/17/	51.34
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	241 S NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041137908 12/17/	22.21
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	12536 OLIVE BLVD IRRIG 10/	01-31-41-6254	1017-210041137908 12/17/	1,265.97
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	309 S NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041137908 12/17/	22.21
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	201 N NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041137908 12/17/	22.21
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	11702 OLIVE BLVD IRRIG 10/	01-31-41-6254	1017-210041137908 12/17/	55.10
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	145 S NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041137908 12/17/	22.21
SPIRE	7725111000	01/09/2026	996 RUE DE LA BANQUE 11/	01-31-41-6252	7725111000	556.95
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	6 BEACON HILL LN IRRIG 11/	01-31-41-6254	1017-210041135520 12/22/	12.17
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	160 N NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041135520 12/22/	22.21
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	740 N NEW BALLAS RD IRR1S	01-31-41-6254	1017-210041135520 12/22/	22.21
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	198 N NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041135520 12/22/	22.21
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	1030 N LINDBERGH BLVD 11/	01-31-41-6254	1017-210041135520 12/22/	22.21
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	451 N NEW BALLAS RD IRR3	01-31-41-6254	1017-210041135520 12/22/	22.21
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	533 N NEW BALLAS RD IRRC	01-31-41-6254	1017-210041135520 12/22/	28.93
HUMAN RESOURCE STAFFIN	1001085229	01/14/2026	PW TEMPORARY EMPLOYEE	01-31-41-6207	1001085229	1,274.13
HUMAN RESOURCE STAFFIN	1001085310	01/14/2026	PW TEMPORARY EMPLOYEE	01-31-41-6207	1001085310	2,196.48
POMPS TIRE SERVICE INC	1240056997	01/14/2026	CASE SKID STEER WHEELS	01-31-41-6211	1240056997	712.16
CHARTER COMMUNICATION	173942001010126	01/14/2026	PW GARAGE TV WIFI JAN 26	01-31-41-6253	173942001010126	151.34
UNIFIRST CORPORATION	1880226374	01/14/2026	PW UNIFORMS WEEK OF 01/	01-31-41-7308	1880226374	76.16
HENDEL LAWNCARE INC	27435	01/14/2026	CONTRACTOR LEAF REMOVA	01-31-41-6202	27435	7,432.00
RUSH TRUCK CENTER	3044493301	01/14/2026	320 SLACK ADJUSTER	01-31-41-6210	3044493301	78.42
RUSH TRUCK CENTER	3044530293	01/14/2026	320 ADJUSTER	01-31-41-6210	3044530293	78.42
RUSH TRUCK CENTER	3044533521	01/14/2026	319 TURBOS - PARTS FOR VE	01-31-41-6210	3044533521	4,637.74
RUSH TRUCK CENTER	3044555463	01/14/2026	RETURN ORIG INV 30444933	01-31-41-6210	3044555463	-78.42

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
CHARLES ROTH	3106	01/14/2026	REIMBURSEMENT FOR RESID	01-31-41-7310	3106	1,040.00
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	PW STREET	01-31-41-5243	3107	28,791.93
WARNING LITES OF SOUTHERN ILLINOIS LLC	40486	01/14/2026	DEER SIGNS FOR LADUE	01-31-41-7311	40486	467.25
NEUMAYER EQUIPMENT COMPANY INC	5658270-IN	01/14/2026	GAS PUMP SERVICE JOB 565	01-31-41-6202	5658270-IN	157.00
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	3624281 - BATTERIES	01-31-41-6212	6035322535108587 12/28/2	60.22
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	0353981 - MAIL BOX REPAIR	01-31-41-7310	6035322535108587 12/28/2	32.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-31-41-5234	G00619325-000-000 01/13/	187.61
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-31-41-5235	G00619325-000-000 01/13/	16.41
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-31-41-5236	G00619325-000-000 01/13/	136.79
MISSOURI AMERICAN WATER CO	1017-210041240477 12/24/	01/15/2026	599 S NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041240477 12/24/	22.21
MISSOURI AMERICAN WATER CO	1017-210041240477 12/24/	01/15/2026	631 S NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041240477 12/24/	22.21
MISSOURI AMERICAN WATER CO	1017-210041240477 12/24/	01/15/2026	298 N NEW BALLAS RD 11/2	01-31-41-6254	1017-210041240477 12/24/	22.21
MISSOURI AMERICAN WATER CO	1017-210041240477 12/24/	01/15/2026	333 S NEW BALLAS RD IRRIG	01-31-41-6254	1017-210041240477 12/24/	12.17
AMERENUE	55031-62002 1/5/26	01/15/2026	ELECTRIC STREET DEPT NOV	01-31-41-6250	55031-62002 1/5/26	1,253.27
AMERENUE	55031-62002 1/5/26	01/15/2026	ELECTRIC STREET LIGHTING	01-31-41-6251	55031-62002 1/5/26	12,402.16
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	RCPGV RENEWAL - MECH PR	01-31-41-6202	PURCHASED DEC 25	1,308.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	DIERBERGS FOOD FOR WINT	01-31-41-7304	PURCHASED DEC 25	182.60
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	BACK ORDER OF COFFEE POT	01-31-41-7304	PURCHASED DEC 25	49.24
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	DIERBERGS FOOD FOR WINT	01-31-41-7304	PURCHASED DEC 25	189.67
VIKING CIVES MIDWEST INC	114814	01/20/2026	TRUCK PLOW CYLINDERS	01-31-41-6210	114814	494.11
HUMAN RESOURCE STAFFIN	1001085396	01/21/2026	PW TEMPORARY EMPLOYEE	01-31-41-6207	1001085396	2,535.39
MATTHEW E KURTZ	1008052	01/21/2026	LEAF/LIMB HAULOFF JANUA	01-31-41-6212	1008052	3,487.50
UNIFIRST CORPORATION	1880228691	01/21/2026	PW UNIFORMS WEEK OF 01/	01-31-41-7308	1880228691	74.85
ENERGY PETROLEUM CO	577519	01/21/2026	PW STREETS	01-31-41-7307	577519	1,577.83
ENERGY PETROLEUM CO	578155	01/21/2026	PW STREETS DIESEL FUEL	01-31-41-7307	578155	2,225.24
MATTHEW E KURTZ	90034	01/21/2026	LEAF/LIMB HAULOFF DECEM	01-31-41-6212	90034	1,162.50
RENTOKIL NORTH AMERICA INC	90536577	01/21/2026	PEST CONTROL - PWG - JANU	01-31-41-6212	90536577	64.60
TRUCK CENTERS INC	F150970160 01	01/21/2026	326 FILTER	01-31-41-6210	F150970160 01	54.40

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
PROPAGATORS JOST LLC	M6498	01/21/2026	REDHEAD COLEUS PLANTS	01-31-41-7303	M6498	1,216.00
					Division 41 - STREET MAINTENANCE Total:	**87,412.89**
Division: 43 - PARKS MAINTENANCE						
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	601 COEUR DE VILLE DR 10/	01-31-43-6254	1017-210041137908 12/17/	319.14
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	12100 CONWAY RD PARK 10/	01-31-43-6254	1017-210041137908 12/17/	74.15
MISSOURI AMERICAN WATER CO	1017-210041137908 12/17/	01/08/2026	1000 BARNES WEST DR FRFL	01-31-43-6254	1017-210041137908 12/17/	166.22
SPIRE	7725111000	01/09/2026	996 RUE DE LA BANQUE 11/	01-31-43-6252	7725111000	556.94
MISSOURI AMERICAN WATER CO	1017-210041135520 12/22/	01/13/2026	902 MASON RD 11/18 - 12/1	01-31-43-6224	1017-210041135520 12/22/	52.51
HUMAN RESOURCE STAFFIN	1001085229	01/14/2026	PW TEMPORARY EMPLOYEE	01-31-43-6207	1001085229	424.71
HUMAN RESOURCE STAFFIN	1001085310	01/14/2026	PW TEMPORARY EMPLOYEE	01-31-43-6207	1001085310	732.16
MISSOURI AMERICAN WATER CO	1017-210013559299 12/23/	01/14/2026	12301 CONWAY RD 11/22 - 1	01-31-43-6254	1017-210013559299 12/23/	22.21
POMPS TIRE SERVICE INC	1240056997	01/14/2026	CASE SKID STEER WHEELS	01-31-43-6211	1240056997	237.39
CHARTER COMMUNICATION	173942001010126	01/14/2026	PW GARAGE TV WIFI JAN 26	01-31-43-6253	173942001010126	50.44
UNIFIRST CORPORATION	1880226374	01/14/2026	PW UNIFORMS WEEK OF 01/	01-31-43-7308	1880226374	25.38
RUSH TRUCK CENTER	3044493301	01/14/2026	320 SLACK ADJUSTER	01-31-43-6210	3044493301	26.14
RUSH TRUCK CENTER	3044530293	01/14/2026	320 ADJUSTER	01-31-43-6210	3044530293	26.14
RUSH TRUCK CENTER	3044533521	01/14/2026	319 TURBOS - PARTS FOR VE	01-31-43-6210	3044533521	1,545.91
RUSH TRUCK CENTER	3044555463	01/14/2026	RETURN ORIG INV 30444933	01-31-43-6210	3044555463	-26.14
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	PW-PARKS	01-31-43-5243	3107	6,624.96
PHILIBERT SECURITY SYSTEMS INC	366546	01/14/2026	CENTRAL STATION MONITOR	01-31-43-6224	366546	39.95
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	1611727 - ELECTRICAL BOXE	01-31-43-6212	6035322535108587 12/28/2	22.02
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-31-43-5234	G00619325-000-000 01/13/	58.91
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-31-43-5235	G00619325-000-000 01/13/	5.15
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-31-43-5236	G00619325-000-000 01/13/	42.94
WHOLESALE PLUMBING SUPPLY COMPANY INC	S3950238.001	01/14/2026	PLUMBING ITEMS FOR VENA	01-31-43-6212	S3950238.001	152.28
MISSOURI AMERICAN WATER CO	1017-210041240477 12/24/	01/15/2026	11370 ST PAUL ST PARK 12/2	01-31-43-6254	1017-210041240477 12/24/	67.42
MISSOURI AMERICAN WATER CO	1017-210041240477 12/24/	01/15/2026	10620 COUNTRY VIEW DR 11	01-31-43-6254	1017-210041240477 12/24/	42.38
MISSOURI AMERICAN WATER CO	1017-210041240477 12/24/	01/15/2026	203 TOWNSEND ST 11/22 - 1	01-31-43-6254	1017-210041240477 12/24/	12.17
AMERENUE	55031-62002 1/5/26	01/15/2026	ELECTRIC PARKS DEPT NOV -	01-31-43-6250	55031-62002 1/5/26	2,167.44

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	MEMORIAL PLAQUE REPLAC	01-31-43-6212	PURCHASED DEC 25	165.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	ADA UNISEX RESTROOM SIG	01-31-43-6212	PURCHASED DEC 25	71.17
VIKING CIVES MIDWEST INC	114814	01/20/2026	TRUCK PLOW CYLINDERS	01-31-43-6210	114814	164.70
WHOLESALE PLUMBING SUPPLY COMPANY INC	S3955627.001	01/20/2026	TOILET REPAIR KITS FOR PAR	01-31-43-6212	S3955627.001	600.00
HUMAN RESOURCE STAFFIN	1001085396	01/21/2026	PW TEMPORARY EMPLOYEE	01-31-43-6207	1001085396	845.13
UNIFIRST CORPORATION	1880228691	01/21/2026	PW UNIFORMS WEEK OF 01/	01-31-43-7308	1880228691	24.95
ENERGY PETROLEUM CO	577519	01/21/2026	PW PARKS	01-31-43-7307	577519	256.44
ENERGY PETROLEUM CO	578155	01/21/2026	PW PARKS DIESEL FUEL	01-31-43-7307	578155	1,786.20
RENTOKIL NORTH AMERICA INC	90536995	01/21/2026	PEST CONTROL - TAPPMEYER	01-31-43-6224	90536995	74.50
PWD SYSTEMS LLC	BGSPT-9571	01/21/2026	DOG WASTE BAGS	01-31-43-6212	BGSPT-9571	449.50
TRUCK CENTERS INC	F150970160 01	01/21/2026	326 FILTER	01-31-43-6210	F150970160 01	18.14
					Division 43 - PARKS MAINTENANCE Total:	**17,924.65**
					Department 31 - PUBLIC WORKS Total:	**108,429.04**
Department: 32 - COMMUNIITY DEVELOPMENT						
Division: 11 - ADMINISTRATIVE						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	COMM.DEV	01-32-11-5243	3107	286.34
BRIDGETOWER OPCO LLC	745834340	01/14/2026	PUBLIC NOTICE AD 25-1 CELL	01-32-11-6260	745834340	57.12
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-32-11-5234	G00619325-000-000 01/13/	76.93
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-32-11-5235	G00619325-000-000 01/13/	6.73
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-32-11-5236	G00619325-000-000 01/13/	54.92
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	APA MEMBERSHIP RENEWAL	01-32-11-6262	PURCHASED DEC 25	841.50
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	FOOD BEFORE P&Z MEETING	01-32-11-6264	PURCHASED DEC 25	193.83
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PUBLIC HEARING SIGN REPLC	01-32-11-7304	PURCHASED DEC 25	696.19
MCLAUGHLIN COURT REPORTING SERVICES INC	011526-1	01/21/2026	P&Z PROJECT 25-1 BOA HEA	01-32-11-6202	011526-1	80.00
MCLAUGHLIN COURT REPORTING SERVICES INC	011526-2	01/21/2026	P&Z PROJECT 25-036,038,02	01-32-11-6202	011526-2	934.40
					Division 11 - ADMINISTRATIVE Total:	**3,227.96**
Division: 61 - BUILDING DEPARTMENT						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	CD-INSP	01-32-61-5243	3107	17,068.43
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	01-32-61-5234	G00619325-000-000 01/13/	216.80

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	01-32-61-5235	G00619325-000-000 01/13/	18.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	01-32-61-5236	G00619325-000-000 01/13/	151.72
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	MABOI FIRESTOP TRAINING -	01-32-61-6261	PURCHASED DEC 25	65.00
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	ICC RENEWALS FOR THE BUI	01-32-61-6262	PURCHASED DEC 25	145.00
					Division 61 - BUILDING DEPARTMENT Total:	**17,665.93**
					Department 32 - COMMUNIITY DEVELOPMENT Total:	**20,893.89**
					Fund 01 - GENERAL FUND Total:	**952,523.40**
Fund: 02 - CAPITAL IMPROVEMENT FUND						
Department: 61 - CIP						
Division: 71 - CIP						
GEORGE L CRAWFORD & ASSOCIATES INC	210500107	01/14/2026	Lindbergh-Old Olive Design S	02-61-71-9510	210500107	10,466.44
AMERICAS PARKING REMARKING LLC	251120P-001	01/14/2026	ROADWAY STRIPING PROJEC	02-61-71-9510	251120P-001	6,621.80
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	CAPITAL FUND	02-61-71-5243	3107	4,056.84
MCMFO LLC	514931	01/14/2026	2025 FORD RANGER CREW C	02-61-71-9516	514931	36,624.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	02-61-71-5234	G00619325-000-000 01/13/	46.12
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	02-61-71-5235	G00619325-000-000 01/13/	4.04
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	02-61-71-5236	G00619325-000-000 01/13/	33.63
SPRING CITY ELECTRICAL MFG CO	IN/16518	01/14/2026	Decrative Olive Median Stree	02-61-71-9510	IN/16518	55,635.00
SPRING CITY ELECTRICAL MFG CO	IN/6509	01/14/2026	BROKEN GLOBE REPLACEME	02-61-71-9510	IN/6509	402.80
RAINERI CONSTRUCTION LLC	4	01/21/2026	LINDBERGH-OLD OLIVE INTE	02-61-71-9510	4	217,402.15
ENERGY PETROLEUM CO	577519	01/21/2026	PW ADMIN CIP - K MULLIGA	02-61-71-7307	577519	154.79
HORNER AND SHIFRIN INC	78933	01/21/2026	NEW BALLAS PHASE 3 LADU	02-61-71-9510	78933	39,570.00
HORNER AND SHIFRIN INC	78934	01/21/2026	LADUE RD IMPROV - DESIGN	02-61-71-9510	78934	25,270.00
HORNER AND SHIFRIN INC	78935	01/21/2026	NEW BALLAS IMPROVEMENT	02-61-71-9510	78935	1,742.50
TRUCK CENTERS INC	V110006562	01/21/2026	2026 FREIGHTLINER 108SD T	02-61-71-9516	V110006562	105,528.00
					Division 71 - CIP Total:	**503,558.11**
					Department 61 - CIP Total:	**503,558.11**
					Fund 02 - CAPITAL IMPROVEMENT FUND Total:	**503,558.11**

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
Fund: 05 - PARKS & STORMWATER FUND						
Department: 61 - CIP						
Division: 71 - CIP						
TITLE PARTNERS AGENCY LLC	26-352043-COM	01/14/2026	12301 CONWAY RD - CONWA	05-61-71-9509	26-352043-COM	500.00
TITLE PARTNERS AGENCY LLC	26-352046-COM	01/14/2026	338 TOWNSEND - MALCOM	05-61-71-9509	26-352046-COM	275.00
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	P&S FUND	05-61-71-5243	3107	3,715.29
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	05-61-71-5234	G00619325-000-000 01/13/	42.36
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD&D	05-61-71-5235	G00619325-000-000 01/13/	3.71
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	05-61-71-5236	G00619325-000-000 01/13/	30.90
IDEAL PLAY & SURFACING IN	2.	01/21/2026	PARK PAVILIONS - CONWAY	05-61-71-9506	2.	79,012.69
ENERGY PETROLEUM CO	577519	01/21/2026	PW ADMIN PARKS & STORM	05-61-71-7307	577519	149.77
IDEAL LANDSCAPE CONSTRUCTION INC	6.	01/21/2026	VENABLE PARK IMPROVEME	05-61-71-9506	6.	201,633.97
					Division 71 - CIP Total:	**285,363.69**
					Department 61 - CIP Total:	**285,363.69**
					Fund 05 - PARKS & STORMWATER FUND Total:	**285,363.69**
Fund: 06 - MUNICIPAL ENTERPRISE FUND						
ALL STAR PRO GOLF	INV43533	01/21/2026	TEES FOR RESALE	06-1631	INV43533	250.00
						250.00
						250.00
Department: 14 - COMMUNITY SERVICES						
Division: 31 - ICE ARENA						
MISSOURI AMERICAN WATER CO	1017210013831779 12/19/2	01/12/2026	11400 OLDE CABIN 2ND FIRE	06-14-31-6254	1017210013831779 12/19/2	1.12
AMERENUE	1801001713 12/17/25	01/12/2026	11400 OLDE CABIN ICE AREN	06-14-31-6250	1801001713 12/17/25	4,307.83
JOSHUA A DORSEY	000039	01/14/2026	CLEANING CONTRACT - DRC	06-14-31-6203	000039	500.00
NEW SYSTEM LLC	111926	01/14/2026	DRC CLEAN SUPPLIES	06-14-31-7301	111926	165.84
NEW SYSTEM LLC	111926-01	01/14/2026	DRC CLEANING SUPPLIES	06-14-31-7301	111926-01	87.20
CHARTER COMMUNICATION	173955201010126	01/14/2026	DRC TV & INTERNET JAN 26	06-14-31-6255	173955201010126	184.60
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	ICE	06-14-31-5243	3107	6,685.55
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	FY25 WORK COMP, POLICE &	06-14-31-6220	3107	2,245.00
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	7040242 - DEGREASER	06-14-31-6212	6035322535108587 12/28/2	18.84
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	5905417 - ICE MELT BLEND B	06-14-31-6212	6035322535108587 12/28/2	72.84
VESTIS GROUP INC	6170514080	01/14/2026	DRC MOP & TOWELS	06-14-31-7301	6170514080	32.36

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	06-14-31-5234	G00619325-000-000 01/13/	94.20
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	06-14-31-5235	G00619325-000-000 01/13/	8.25
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	06-14-31-5236	G00619325-000-000 01/13/	42.77
MISSOURI AMERICAN WATER CO	1017-210013831700 12/24/	01/15/2026	11400 OLDE CABIN RD 11/18	06-14-31-6254	1017-210013831700 12/24/	1,209.54
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Batteries	06-14-31-7304	PURCHASED DEC 25	19.94
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Rink Supplies	06-14-31-7304	PURCHASED DEC 25	51.33
US BANK EQUIPMENT FINANCE	571991439	01/20/2026	DRC COPIER LEASE & MAINT	06-14-31-6213	571991439	47.07
VESTIS GROUP INC	6170516781	01/21/2026	DRC MOP & TOWELS	06-14-31-7301	6170516781	32.36
REP HOLDINGS GROUP LLC	970945	01/21/2026	PROPANE FOR OLYMPIA	06-14-31-7307	970945	233.56
					Division 31 - ICE ARENA Total:	**16,040.20**
Division: 32 - GOLF MAINTENANCE						
AMERENUE	0639074006 12/12/25	01/07/2026	11400 OLDE CABIN LAKE FO	06-14-32-6250	0639074006 12/12/25	31.43
AMERENUE	4863142006 12/12/25	01/07/2026	11400 OLDE CABIN GOLF FA	06-14-32-6250	4863142006 12/12/25	9.19
AMERENUE	5235018016 12/12/25	01/07/2026	11400 OLDE CABIN RD PUM	06-14-32-6250	5235018016 12/12/25	15.06
AMERENUE	70702604119 12/12/25	01/07/2026	11400 OLDE CABIN MAINT S	06-14-32-6250	70702604119 12/12/25	192.73
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	GOLF MAINT	06-14-32-5243	3107	3,499.86
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	FY25 WORK COMP, POLICE &	06-14-32-6220	3107	1,445.50
PERFORMANCE FOOD GROUP INC	5128225	01/14/2026	PAPER PLATES AND SUPPLIES	06-14-32-6212	5128225	52.97
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	5052844 - MISC BUILDING M	06-14-32-6212	6035322535108587 12/28/2	43.92
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	2062218 - PAINT FOR BENCH	06-14-32-7301	6035322535108587 12/28/2	83.88
HOME DEPOT CREDIT SERVICES	6035322535108587 12/28/2	01/14/2026	5052844 - MISC BUILDING M	06-14-32-7302	6035322535108587 12/28/2	91.70
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	06-14-32-5234	G00619325-000-000 01/13/	58.30
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	06-14-32-5235	G00619325-000-000 01/13/	5.10
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	06-14-32-5236	G00619325-000-000 01/13/	42.49
MISSOURI AMERICAN WATER CO	1017-210013831700 12/24/	01/15/2026	11400 OLDE CABIN RD 11/18	06-14-32-6254	1017-210013831700 12/24/	306.62
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	TRANSFER PUMPS	06-14-32-7302	PURCHASED DEC 25	72.98

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
OREILLY AUTOMOTIVE STORES INC	1388-131142	01/21/2026	GEAR OIL	06-14-32-6211	1388-131142	71.66
					Division 32 - GOLF MAINTENANCE Total:	**6,023.39**
Division: 33 - PRO-SHOP						
AMERENUE	9601003815 12/16/25	01/09/2026	11400 OLDE CABIN GOLF SH	06-14-33-6250	9601003815 12/16/25	1,691.55
METROPOLITAN AMATEUR GOLF ASSOCIATION INC	11005925	01/14/2026	HANDICAP GOLFER PAID 10/	06-14-33-6262	11005925	25.00
CHARTER COMMUNICATION	173955201010126	01/14/2026	DRC TV & INTERNET JAN 26	06-14-33-6255	173955201010126	79.12
METROPOLITAN AMATEUR GOLF ASSOCIATION INC	2026093	01/14/2026	MAGA 26 MEMBERSHIP	06-14-33-6262	2026093	250.00
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	GOLF-PRO SHOP	06-14-33-5243	3107	814.15
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	FY25 WORK COMP, POLICE &	06-14-33-6220	3107	978.00
VESTIS GROUP INC	6170514080	01/14/2026	DRC MOP & TOWELS	06-14-33-7301	6170514080	22.80
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	06-14-33-5234	G00619325-000-000 01/13/	21.60
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	06-14-33-5235	G00619325-000-000 01/13/	1.89
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	06-14-33-5236	G00619325-000-000 01/13/	15.75
US BANK EQUIPMENT FINANCE	571991439	01/20/2026	DRC COPIER LEASE & MAINT	06-14-33-6213	571991439	46.00
VESTIS GROUP INC	6170516781	01/21/2026	DRC MOP & TOWELS	06-14-33-7301	6170516781	22.80
ALL STAR PRO GOLF	INV43533	01/21/2026	TEES FOR RESALE	06-14-33-8324	INV43533	1.89
					Division 33 - PRO-SHOP Total:	**3,970.55**
Division: 34 - FOOD SERVICES						
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	GOLF-FOOD	06-14-34-5243	3107	53.86
ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	FY25 WORK COMP, POLICE &	06-14-34-6220	3107	60.50
PEPSICO BEVERAGE SALES LL	46082208	01/14/2026	SOFT DRINKS FOR RESALE	06-14-34-8317	46082208	853.84
PERFORMANCE FOOD GROUP INC	5128224	01/14/2026	SNACKS FOR RESALE	06-14-34-7304	5128224	18.46
PERFORMANCE FOOD GROUP INC	5128224	01/14/2026	SNACKS FOR RESALE	06-14-34-8315	5128224	259.86
PERFORMANCE FOOD GROUP INC	5128224	01/14/2026	SNACKS FOR RESALE	06-14-34-8317	5128224	176.53
PERFORMANCE FOOD GROUP INC	5128224	01/14/2026	SNACKS FOR RESALE	06-14-34-8319	5128224	556.46
PERFORMANCE FOOD GROUP INC	5128225	01/14/2026	PAPER PLATES AND SUPPLIES	06-14-34-7304	5128225	12.30
VESTIS GROUP INC	6170514080	01/14/2026	DRC MOP & TOWELS	06-14-34-7301	6170514080	18.40
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Cork Screw Opener	06-14-34-7304	PURCHASED DEC 25	17.98

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number	Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Cups and Dish Soap	06-14-34-7304	PURCHASED DEC 25	20.27
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Wine for Holiday Party	06-14-34-8316	PURCHASED DEC 25	154.67
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Hot Coco for Coco with a Co	06-14-34-8317	PURCHASED DEC 25	19.76
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Candy for Concessions	06-14-34-8319	PURCHASED DEC 25	660.14
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	Snacks for Resale	06-14-34-8319	PURCHASED DEC 25	105.80
VESTIS GROUP INC	6170516781	01/21/2026	DRC MOP & TOWELS	06-14-34-7301	6170516781	18.40
					Division 34 - FOOD SERVICES Total:	**3,007.23**
					Department 14 - COMMUNITY SERVICES Total:	**29,041.37**
					Fund 06 - MUNICIPAL ENTERPRISE FUND Total:	**29,291.37**

Fund: 11 - SEWER LATERAL FUND

Department: 61 - CIP

Division: 93 - SEWER LATERAL

ST LOUIS AREA INSURANCE TRUST	3107	01/14/2026	SEWER-PW	11-61-93-5243	3107	432.21
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LIFE	11-61-93-5234	G00619325-000-000 01/13/	4.77
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	AD & D	11-61-93-5235	G00619325-000-000 01/13/	0.42
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325-000-000 01/13/	01/14/2026	LTD	11-61-93-5236	G00619325-000-000 01/13/	3.47
					Division 93 - SEWER LATERAL Total:	**440.87**
					Department 61 - CIP Total:	**440.87**
					Fund 11 - SEWER LATERAL FUND Total:	**440.87**

Fund: 19 - PUBLIC SAFETY FUND

Department: 21 - POLICE

Division: 23 - PUBLIC SAFETY

JOSHUA A DORSEY	000041	01/14/2026	CLEANING CONTRACT - POLI	19-21-23-6212	000041	875.00
MISSOURI AMERICAN WATER CO	1017-220023905711 12/23/	01/14/2026	350 N NEW BALLAS 11/18-12	19-21-23-6254	1017-220023905711 12/23/	197.60
CHARTER COMMUNICATION	173957801010126	01/14/2026	PD VOICE JAN 26	19-21-23-6253	173957801010126	302.23
CHARTER COMMUNICATION	173957801010126	01/14/2026	PD TV AND INTERNET JAN 26	19-21-23-6255	173957801010126	283.49
MERIBETH BROADWAY	26-05	01/14/2026	2025 TRAINING & CERTIFICA	19-21-23-6261	26-05	865.00
WEST CENTRAL DISPATCH CENTER	26-9	01/14/2026	3RD QTR 1/1-3/31/2026 CHA	19-21-23-6213	26-9	896.00
WEST CENTRAL DISPATCH CENTER	26-9	01/14/2026	3RD QTR 1/1-3/31/2026REJI	19-21-23-6213	26-9	734.00
WIEGMANN ASSOCIATES	87939	01/14/2026	PD DEC 2025 QTRLY PREVEN	19-21-23-6211	87939	1,209.50

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payable Number		Amount
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	CHRISTMAS ORNAMENT STO	19-21-23-6212	PURCHASED DEC 25		74.37
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	6FT TABLE SKIRTS	19-21-23-6212	PURCHASED DEC 25		48.97
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	C BATTERIES	19-21-23-6212	PURCHASED DEC 25		38.22
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PD BUILDING SUPPLIES	19-21-23-6212	PURCHASED DEC 25		21.98
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	MENORAH FOR PD LOBBY	19-21-23-7302	PURCHASED DEC 25		34.29
ARVEST BANK OPERATIONS INC	PURCHASED DEC 25	01/16/2026	PD LOUNGE SUPPLIES	19-21-23-7304	PURCHASED DEC 25		189.30
DELL MARKETING LP	10857530666	01/21/2026	2 DELL PRO RUGGED IN-CAR	19-21-23-9503	10857530666		6,035.08
NEW SYSTEM LLC	111853-01	01/21/2026	PD BUILDING SUPPLIES	19-21-23-6212	111853-01		229.08
RENTOKIL NORTH AMERICA INC	90537076	01/21/2026	PEST CONTROL - PD JANUAR	19-21-23-6212	90537076		76.40
SAVANT LEARNING SYTEMS	VA16210	01/21/2026	52 VIRTUAL ACADEMY TRAIN	19-21-23-6261	VA16210		2,080.00
						Division 23 - PUBLIC SAFETY Total:	**14,190.51**
						Department 21 - POLICE Total:	**14,190.51**
						Fund 19 - PUBLIC SAFETY FUND Total:	**14,190.51**
Fund: 99 - POOLED CASH							
ARVEST BANK	3025 1/05/26	01/07/2026	EPAYMENT 1/7/26	99-2809	3025 1/05/26		98,702.93
ARVEST BANK	3025 EPAY 1/12/26	01/14/2026	EPAYMENT 1/14/26	99-2809	3025 EPAY 1/12/26		1,890.28
ARVEST BANK	3025 EPAY 1/19/26	01/21/2026	EPAYMENT 1/21/26	99-2809	3025 EPAY 1/19/26		7,347.89
							107,941.10
							107,941.10
						Fund 99 - POOLED CASH Total:	**107,941.10**
						Grand Total:	**1,893,309.05**

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	952,523.40
02 - CAPITAL IMPROVEMENT FUND	503,558.11
05 - PARKS & STORMWATER FUND	285,363.69
06 - MUNICIPAL ENTERPRISE FUND	29,291.37
11 - SEWER LATERAL FUND	440.87
19 - PUBLIC SAFETY FUND	14,190.51
99 - POOLED CASH	107,941.10
Grand Total:	**1,893,309.05**

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	43.20
01-11-12-5243	WORKERS COMPENSATI	63.28
01-11-12-6264	IN TOWN MEETINGS	446.81
01-11-12-7304	GENERAL SUPPLIES	2.40
01-11-12-7315	SPECIAL EVENTS	810.30
01-11-13-5234	GROUP LIFE INSURANCE	27.48
01-11-13-5235	ACCIDENTAL DEATH INS	2.40
01-11-13-5236	DISABILITY INSURANCE	20.04
01-11-13-5243	WORKERS COMPENSATI	92.46
01-11-13-6202	TECHNICAL AND PERSO	300.00
01-11-13-6261	EDUCATION & TRAINING	85.00
01-11-13-6262	DUES MEMBERSHIPS &	30.00
01-12-10-6201	LEGAL AND ACCOUNTIN	19,610.00
01-12-11-5234	GROUP LIFE INSURANCE	86.63
01-12-11-5235	ACCIDENTAL DEATH INS	7.58
01-12-11-5236	DISABILITY INSURANCE	62.00
01-12-11-5243	WORKERS COMPENSATI	536.78
01-12-11-6202	TECHNICAL AND PERSO	77.28
01-12-11-6203	PROFESSIONAL SERVICE	14,693.25
01-12-11-6262	DUES MEMBERSHIPS &	604.89
01-12-11-6271	MEDICAL SUPPLIES	431.80
01-12-14-5234	GROUP LIFE INSURANCE	44.75
01-12-14-5235	ACCIDENTAL DEATH INS	3.92
01-12-14-5236	DISABILITY INSURANCE	38.27
01-12-14-5243	WORKERS COMPENSATI	225.75
01-12-14-6213	OFFICE EQUIPMENT MAI	192.63
01-13-11-5234	GROUP LIFE INSURANCE	90.75
01-13-11-5235	ACCIDENTAL DEATH INS	7.94
01-13-11-5236	DISABILITY INSURANCE	48.59

Account Summary

Account Number	Account Name	Payment Amount
01-13-11-5243	WORKERS COMPENSATI	451.96
01-13-11-6202	TECHNICAL AND PERSO	865.50
01-13-15-6202	TECHNICAL AND PERSO	47.95
01-13-15-6203	PROFESSIONAL SERVICE	6,227.78
01-13-15-6220	LIABILITY INSURANCE	77,137.00
01-13-15-6225	SURETY BONDS	1,629.00
01-13-15-6253	TELEPHONE	2,004.22
01-13-15-6255	CABLE TV AND INTERNE	2,287.72
01-13-15-6262	DUES MEMBERSHIPS &	129.00
01-13-15-6272	EMPLOYEE RELATIONS	778.41
01-13-15-7304	GENERAL SUPPLIES	27.00
01-13-15-7312	OFFICE SUPPLIES	964.61
01-13-51-5234	GROUP LIFE INSURANCE	29.76
01-13-51-5235	ACCIDENTAL DEATH INS	2.60
01-13-51-5236	DISABILITY INSURANCE	21.70
01-13-51-5243	WORKERS COMPENSATI	100.98
01-13-51-6213	OFFICE EQUIPMENT MAI	259.27
01-13-51-7331	COMPUTER HARDWARE	149.99
01-13-51-7332	COMPUTER SOFTWARE	63.99
01-14-11-5234	GROUP LIFE INSURANCE	16.88
01-14-11-5235	ACCIDENTAL DEATH INS	1.47
01-14-11-5236	DISABILITY INSURANCE	12.24
01-14-11-5243	WORKERS COMPENSATI	1,262.07
01-14-11-6213	OFFICE EQUIPMENT MAI	46.00
01-16-11-5234	GROUP LIFE INSURANCE	20.78
01-16-11-5235	ACCIDENTAL DEATH INS	1.82
01-16-11-5236	DISABILITY INSURANCE	15.15
01-16-11-5243	WORKERS COMPENSATI	1,793.91
01-16-11-6212	BUILDING AND GROUND	3,650.86
01-16-11-6250	ELECTRICITY	4,790.10
01-16-11-7304	GENERAL SUPPLIES	1,151.93
01-16-11-7308	WEARING APPAREL AND	30.06
01-2102	FICA WITHHOLDING	44,112.54
01-2103	MEDICARE WITHHOLDIN	10,316.66
01-2104	FEDERAL TAX WITHHOL	34,881.29
01-2105	MISSOURI TAX WITHHOL	12,310.00
01-21-11-5234	GROUP LIFE INSURANCE	305.58
01-21-11-5235	ACCIDENTAL DEATH INS	26.73
01-21-11-5236	DISABILITY INSURANCE	193.61
01-21-11-5243	WORKERS COMPENSATI	30,706.57
01-21-11-6202	TECHNICAL AND PERSO	166,319.45
01-21-11-6203	PROFESSIONAL SERVICE	85.99

Account Summary

Account Number	Account Name	Payment Amount
01-21-11-6210	VEHICLE MAINTENANCE	146.73
01-21-11-6262	DUES MEMBERSHIPS &	566.96
01-21-11-6264	IN TOWN MEETINGS	124.95
01-21-11-6271	MEDICAL SUPPLIES	270.05
01-21-11-7302	SMALL TOOLS	75.40
01-21-11-7304	GENERAL SUPPLIES	270.87
01-21-11-7307	GASOLINE, PROPANE &	1,321.20
01-21-11-7308	WEARING APPAREL AND	791.15
01-21-11-7310	SNOW REMOVAL SUPPLI	135.89
01-21-11-7314	CRIME PREVENTION SUP	44.92
01-21-21-5234	GROUP LIFE INSURANCE	181.56
01-21-21-5235	ACCIDENTAL DEATH INS	15.91
01-21-21-5236	DISABILITY INSURANCE	131.43
01-21-21-5243	WORKERS COMPENSATI	18,415.77
01-21-21-6202	TECHNICAL AND PERSO	162.00
01-21-21-6203	PROFESSIONAL SERVICE	195.90
01-21-21-6261	EDUCATION & TRAINING	525.00
01-21-21-7302	SMALL TOOLS	79.98
01-21-21-7307	GASOLINE, PROPANE &	356.97
01-21-21-7308	WEARING APPAREL AND	11.00
01-21-22-5234	GROUP LIFE INSURANCE	988.94
01-21-22-5235	ACCIDENTAL DEATH INS	86.58
01-21-22-5236	DISABILITY INSURANCE	653.72
01-21-22-5243	WORKERS COMPENSATI	90,917.78
01-21-22-6202	TECHNICAL AND PERSO	88.50
01-21-22-6210	VEHICLE MAINTENANCE	1,276.02
01-21-22-6213	OFFICE EQUIPMENT MAI	43.92
01-21-22-6262	DUES MEMBERSHIPS &	168.98
01-21-22-7302	SMALL TOOLS	129.95
01-21-22-7304	GENERAL SUPPLIES	97.99
01-21-22-7307	GASOLINE, PROPANE &	12,510.74
01-21-22-7308	WEARING APPAREL AND	3,333.15
01-21-22-7316	OPIOIDS SETTLEMENT F	35,827.66
01-21-22-9503	EQUIPMENT	13,822.64
01-21-22-9504	OFFICE EQUIPMENT	299.50
01-2213	DENTAL INSURANCE PAY	6,265.35
01-2215	INTENSIVE CARE/CANCE	367.80
01-2216	SUPPLEMENTAL LIFE	1,823.79
01-2222	SHORT TERM DISABILITY	756.11
01-2312	401 - ICMA	587.08
01-2317	MO LAGERS	149,289.96
01-2318	ICMA ROTH 457	8,238.10

Account Summary

Account Number	Account Name	Payment Amount
01-2319	ICMA ROTH IRA	736.82
01-2321	457 - VOYA	949.94
01-2322	457 - ICMA	12,522.97
01-2323	MOST PROGRAM	525.00
01-2324	ICMA LOAN REPAYMENT	184.63
01-2712	POLICE FORFEITURE FU	1,626.90
01-2811	OLIVE/GRAESER REIMBU	965.00
01-31-11-5234	GROUP LIFE INSURANCE	50.02
01-31-11-5235	ACCIDENTAL DEATH INS	4.37
01-31-11-5236	DISABILITY INSURANCE	36.47
01-31-11-5243	WORKERS COMPENSATI	2,378.27
01-31-11-6211	EQUIPMENT MAINTENA	14.85
01-31-11-6213	OFFICE EQUIPMENT MAI	202.10
01-31-11-6262	DUES MEMBERSHIPS &	43.09
01-31-11-7307	GASOLINE, PROPANE &	142.34
01-31-11-7308	WEARING APPAREL AND	219.99
01-31-41-5234	GROUP LIFE INSURANCE	187.61
01-31-41-5235	ACCIDENTAL DEATH INS	16.41
01-31-41-5236	DISABILITY INSURANCE	136.79
01-31-41-5243	WORKERS COMPENSATI	28,791.93
01-31-41-6202	TECHNICAL AND PERSO	8,897.00
01-31-41-6207	TEMP PROFESSIONAL SE	6,006.00
01-31-41-6210	VEHICLE MAINTENANCE	5,264.67
01-31-41-6211	EQUIPMENT MAINTENA	712.16
01-31-41-6212	BUILDING AND GROUND	4,774.82
01-31-41-6250	ELECTRICITY	1,253.27
01-31-41-6251	STREET LIGHTING	12,402.16
01-31-41-6252	NATURAL GAS	556.95
01-31-41-6253	TELEPHONE	151.34
01-31-41-6254	WATER AND SEWER	11,129.96
01-31-41-7303	HORTICULTURAL SUPPLI	1,216.00
01-31-41-7304	GENERAL SUPPLIES	421.51
01-31-41-7307	GASOLINE, PROPANE &	3,803.07
01-31-41-7308	WEARING APPAREL AND	151.01
01-31-41-7310	SNOW REMOVAL	1,072.98
01-31-41-7311	STREET SIGNS	467.25
01-31-43-5234	GROUP LIFE INSURANCE	58.91
01-31-43-5235	ACCIDENTAL DEATH INS	5.15
01-31-43-5236	DISABILITY INSURANCE	42.94
01-31-43-5243	WORKERS COMPENSATI	6,624.96
01-31-43-6207	TEMP PROFESSIONAL SE	2,002.00
01-31-43-6210	VEHICLE MAINTENANCE	1,754.89

Account Summary

Account Number	Account Name	Payment Amount
01-31-43-6211	EQUIPMENT MAINTENA	237.39
01-31-43-6212	BUILDING AND GROUND	1,459.97
01-31-43-6224	TAPPMEYER HOUSE MAI	166.96
01-31-43-6250	ELECTRICITY	2,167.44
01-31-43-6252	NATURAL GAS	556.94
01-31-43-6253	TELEPHONE	50.44
01-31-43-6254	WATER AND SEWER	703.69
01-31-43-7307	GASOLINE, PROPANE &	2,042.64
01-31-43-7308	WEARING APPAREL AND	50.33
01-32-11-5234	GROUP LIFE INSURANCE	76.93
01-32-11-5235	ACCIDENTAL DEATH INS	6.73
01-32-11-5236	DISABILITY INSURANCE	54.92
01-32-11-5243	WORKERS COMPENSATI	286.34
01-32-11-6202	TECHNICAL AND PERSO	1,014.40
01-32-11-6260	ADVERTISING	57.12
01-32-11-6262	DUES MEMBERSHIPS &	841.50
01-32-11-6264	IN TOWN MEETINGS	193.83
01-32-11-7304	GENERAL SUPPLIES	696.19
01-32-61-5234	GROUP LIFE INSURANCE	216.80
01-32-61-5235	ACCIDENTAL DEATH INS	18.98
01-32-61-5236	DISABILITY INSURANCE	151.72
01-32-61-5243	WORKERS COMPENSATI	17,068.43
01-32-61-6261	EDUCATION & TRAINING	65.00
01-32-61-6262	DUES MEMBERSHIPS &	145.00
01-4402	OCCUPATIONAL LICENSE	175.00
01-4424	ESCROW DEDUCTIONS	10,000.00
01-4450	PLANNING AND ZONNIN	200.00
02-61-71-5234	GROUP LIFE INSURANCE	46.12
02-61-71-5235	ACCIDENTAL DEATH INS	4.04
02-61-71-5236	DISABILITY INSURANCE	33.63
02-61-71-5243	WORKERS COMPENSATI	4,056.84
02-61-71-7307	GASOLINE, PROPANE &	154.79
02-61-71-9510	STREETS	357,110.69
02-61-71-9516	CAPITAL EQUIPMENT	142,152.00
05-61-71-5234	GROUP LIFE INSURANCE	42.36
05-61-71-5235	ACCIDENTAL DEATH INS	3.71
05-61-71-5236	DISABILITY INSURANCE	30.90
05-61-71-5243	WORKERS COMPENSATI	3,715.29
05-61-71-7307	GASOLINE, PROPANE &	149.77
05-61-71-9506	PARK DEVELOPMENT PR	280,646.66
05-61-71-9509	STORMWATER PROJECTS	775.00
06-14-31-5234	GROUP LIFE INSURANCE	94.20

Account Summary

Account Number	Account Name	Payment Amount
06-14-31-5235	ACCIDENTAL DEATH INS	8.25
06-14-31-5236	DISABILITY INSURANCE	42.77
06-14-31-5243	WORKERS COMPENSATI	6,685.55
06-14-31-6203	PROFESSIONAL SERVICE	500.00
06-14-31-6212	BUILDING AND GROUND	91.68
06-14-31-6213	OFFICE EQUIPMENT MAI	47.07
06-14-31-6220	LIABILITY INSURANCE	2,245.00
06-14-31-6250	ELECTRICITY	4,307.83
06-14-31-6254	WATER AND SEWER	1,210.66
06-14-31-6255	CABLE TV AND INTERNE	184.60
06-14-31-7301	CHEMICALS & CLEANING	317.76
06-14-31-7304	GENERAL SUPPLIES	71.27
06-14-31-7307	GASOLINE, PROPANE &	233.56
06-14-32-5234	GROUP LIFE INSURANCE	58.30
06-14-32-5235	ACCIDENTAL DEATH INS	5.10
06-14-32-5236	DISABILITY INSURANCE	42.49
06-14-32-5243	WORKERS COMPENSATI	3,499.86
06-14-32-6211	EQUIPMENT MAINTENA	71.66
06-14-32-6212	BUILDING AND GROUND	96.89
06-14-32-6220	LIABILITY INSURANCE	1,445.50
06-14-32-6250	ELECTRICITY	248.41
06-14-32-6254	WATER AND SEWER	306.62
06-14-32-7301	CHEMICALS & CLEANING	83.88
06-14-32-7302	SMALL TOOLS	164.68
06-14-33-5234	GROUP LIFE INSURANCE	21.60
06-14-33-5235	ACCIDENTAL DEATH INS	1.89
06-14-33-5236	DISABILITY INSURANCE	15.75
06-14-33-5243	WORKERS COMPENSATI	814.15
06-14-33-6213	OFFICE EQUIPMENT MAI	46.00
06-14-33-6220	LIABILITY INSURANCE	978.00
06-14-33-6250	ELECTRICITY	1,691.55
06-14-33-6255	CABLE TV AND INTERNE	79.12
06-14-33-6262	DUES MEMBERSHIPS &	275.00
06-14-33-7301	CHEMICALS & CLEANING	45.60
06-14-33-8324	MERCHANDISE-GOLF BA	1.89
06-14-34-5243	WORKERS COMPENSATI	53.86
06-14-34-6220	LIABILITY INSURANCE	60.50
06-14-34-7301	CHEMICALS & CLEANING	36.80
06-14-34-7304	GENERAL SUPPLIES	69.01
06-14-34-8315	SANDWICHES AND HOT	259.86
06-14-34-8316	BEER	154.67
06-14-34-8317	COFFEE,TEA & SOFT DRI	1,050.13

Account Summary

Account Number	Account Name	Payment Amount
06-14-34-8319	SNACKS	1,322.40
06-1631	GOLF INVENTORY-MISC.	250.00
11-61-93-5234	GROUP LIFE INSURANCE	4.77
11-61-93-5235	ACCIDENTAL DEATH INS	0.42
11-61-93-5236	DISABILITY INSURANCE	3.47
11-61-93-5243	WORKERS COMPENSATI	432.21
19-21-23-6211	EQUIPMENT MAINTENA	1,209.50
19-21-23-6212	BUILDING AND GROUND	1,364.02
19-21-23-6213	OFFICE EQUIPMENT MAI	1,630.00
19-21-23-6253	TELEPHONE	302.23
19-21-23-6254	WATER AND SEWER	197.60
19-21-23-6255	CABLE TV AND INTERNE	283.49
19-21-23-6261	EDUCATION & TRAINING	2,945.00
19-21-23-7302	SMALL TOOLS	34.29
19-21-23-7304	GENERAL SUPPLIES	189.30
19-21-23-9503	EQUIPMENT	6,035.08
99-2809	EPAYABLES LIABILITY	107,941.10
	Grand Total:	**1,893,309.05**

Project Account Summary

Project Account Key	Payment Amount
None	1,307,719.41
21702E	227,868.59
218E	201,633.97
222E	79,012.69
408E	500.00
410E	275.00
60022E	6,621.80
608E	1,742.50
609E	25,270.00
612E	39,570.00
AF-TREAE	1,626.90
CDOGE	1,201.22
K9 UNITE	266.97
Grand Total:	**1,893,309.05**

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #25-036: A CONDITIONAL USE PERMIT FOR DEWEY'S PIZZA LOCATED AT 736 N. NEW BALLAS ROAD WITHIN CREVE COEUR PLAZA

FOR THE MEETING OF: Monday, December 1, 2025, 6:00 PM

LOCATION: 736 N. New Ballas Road, within Creve Coeur Plaza. Zoned "CB" Core Business District.

REQUEST: Heath Trostle, of HD Contracting, has submitted an application for a new conditional use permit for a 2,730 square foot Dewey's Pizza restaurant location at 736 N. New Ballas Road, within Creve Coeur Plaza. No exterior changes are proposed and the hours of operation will be 11:00 AM to 9:00 PM, Monday-Thursday, 11:00 AM to 10:00 PM, Friday-Saturday and 12:00 PM to 9:00 PM Sunday. There will be 16 seats (revised from 22) in the restaurant and 10 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Dewey's Pizza is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

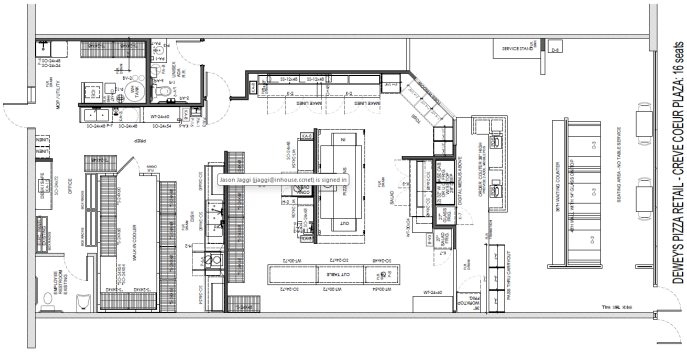
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan References
- Community Center District
- Design Guidelines

Zoning Code References
- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit

APPLICANT: Heath Trostle
HD Contracting
605 Valleywoods Court
Loveland, OH 45140

PROPERTY OWNER: Creve Coeur Plaza Assoc., LLC
7700 Forsyth Blvd, Ste. 1210
St. Louis, MO 63105



REPORT PREPARED BY: Jason Jaggi, AICP Director of Community Development
DATE: 11/18/2025
ATTACHMENTS: Applicant's Materials received 10/28/25
Draft Ordinance

BACKGROUND:
The Creve Coeur Plaza shopping center, located at the southeast corner of Olive Boulevard and North New Ballas Road, was approved and constructed in 1970. This site has pre-existing non-conformities in relation to the current zoning code. The center consists of four interconnecting buildings, currently housing 23 tenant spaces, totaling approximately 73,423 square feet. The subject tenant space was previously a comic book/fantasy retail store. Creve Coeur Plaza currently has 15 tenants and 5 vacancies. Dewey's Pizza will be occupying 2,730 square feet within tenant space 15 of the 4-building shopping center.

PROJECT DESCRIPTION
The Applicants are seeking approval for a new conditional use permit for a Dewey's Pizza location, a quick-service pizza and salad restaurant serving alcoholic beverages with limited indoor seating. They also offer order ahead for pick-up and delivery options. The proposed space is 2,730 square feet with 16 indoor seats. In discussions with staff, the applicant has reduced the number of seats from 22 to 16 due to the lack of additional parking within the shopping center to accommodate additional restaurants with seats greater than 16. No changes to the exterior of the building or the site are proposed in association with this application. Hours of operation are 11:00 AM to 9:00 PM Monday through Thursday, 11:00 AM to 10:00 PM Friday and Saturday, and Noon-9:00 PM on Sundays with 10 employees at busiest shift.

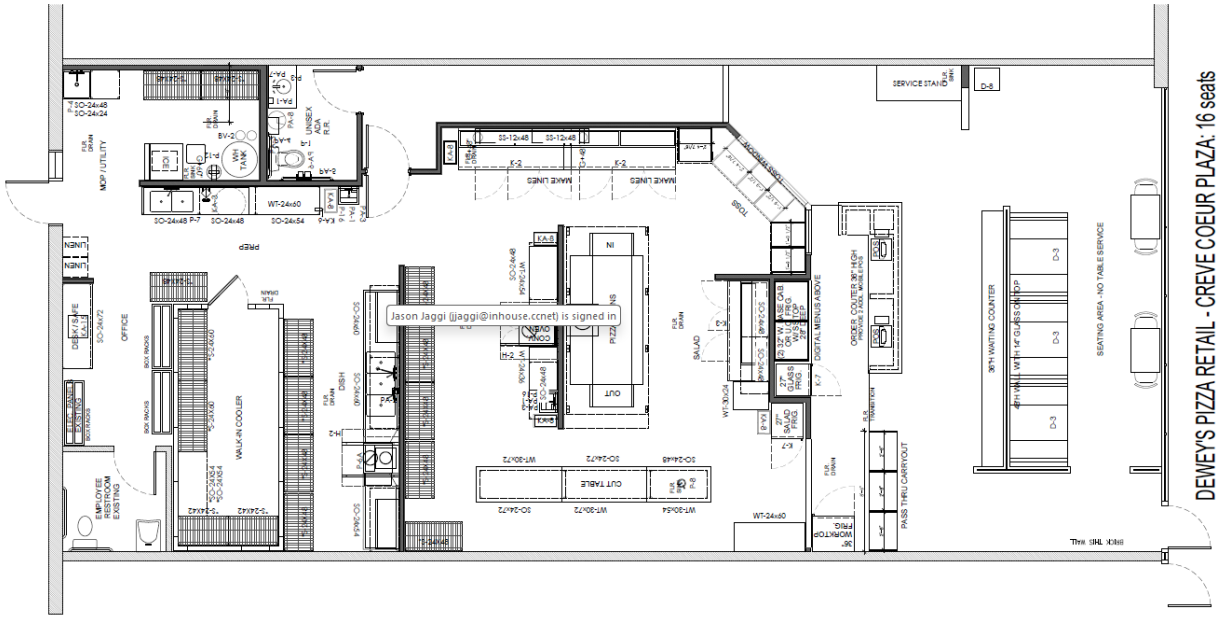


Figure 1: Floor Plan.

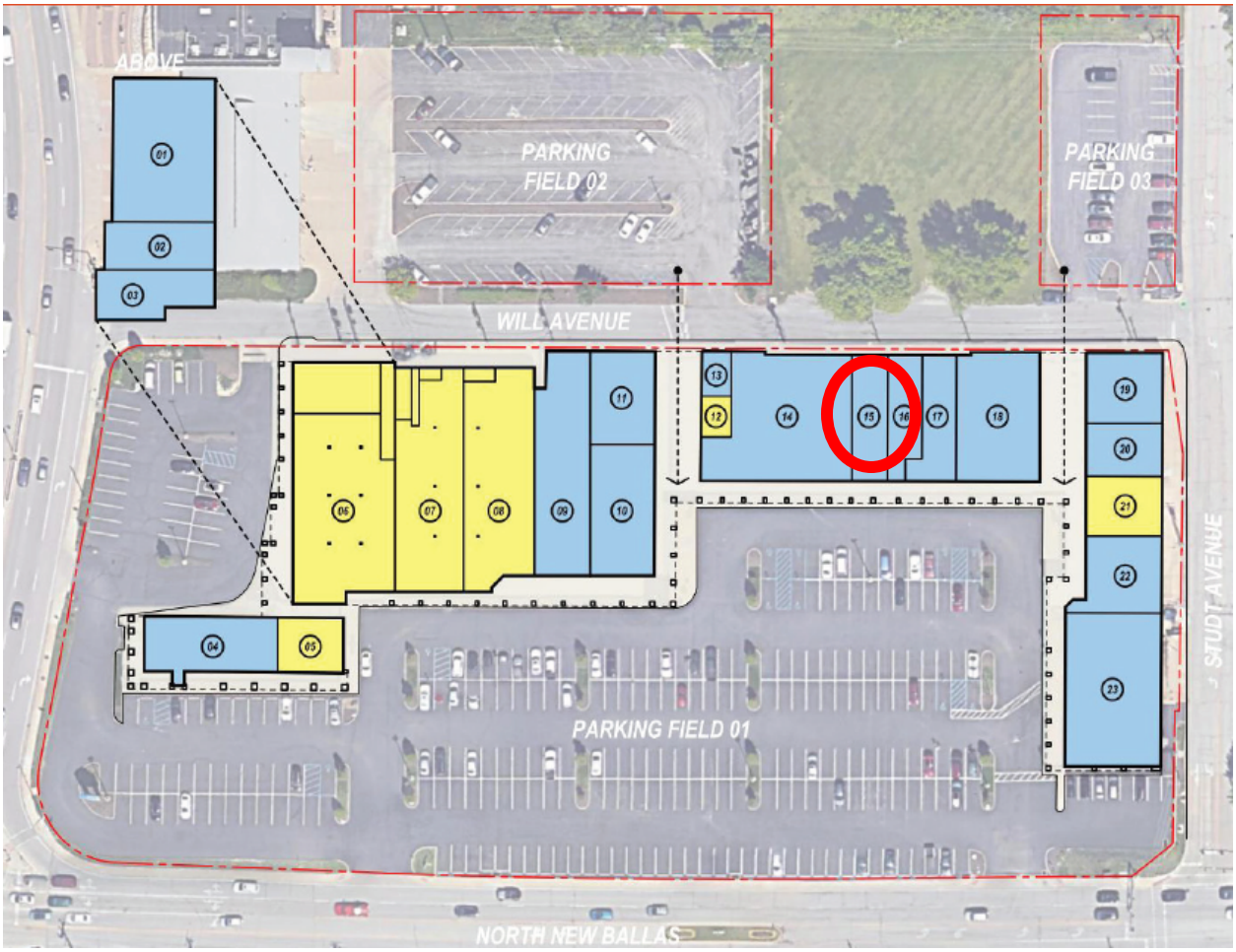


Figure 2: Proposed Location Site Plan. Dewey's Pizza is shown in red circle.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	Olive Boulevard
South	Commercial	CB-Core Business	Studt Road
East	Commercial	CB-Core Business	Will Avenue
West	Commercial	CB-Core Business	N. New Ballas Road

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030* Plan includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Community Center District (CC) place type which supports the development of a variety of medium- to high-density, high-intensity, and mixed-use commercial, dining, retail, office, and multi-family residential in a vibrant, walkable, urban environment. The Community Center District serves as Creve Coeur's "downtown" with a goal of an established identity for the City as a regional destination. Filling empty spaces in the center works toward this goal. The applicant is filling a vacancy within a commercial building at Creve Coeur Plaza. No changes to the exterior of the building or site are proposed. Therefore, the use within the Plaza is consistent with the Comprehensive Plan as much as this proposal can be.

ZONING REVIEW
NAICS 722513 Limited-Service Restaurant are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Creve Coeur Plaza complex is 5.32 acres with approximately 73,423 square feet of retail space. The proposal is for 2,730 square feet thus representing roughly 3.2% of the complex's square footage.

Parking:
Parking regulations for eating and drinking establishments with 16 or fewer seats are discussed under Section 405.820(F)(5)(b) which requires parking spaces at the ratio for basic retail uses, 4/1000 square feet of floor area. The proposed space is 2,730 square feet and the applicant has lowered the indoor seating to 16 seats to comply with the section above. The shopping center has 384 total parking spaces that are shared among the tenants. Using the code provision where restaurants with no more than 16 seats are considered the same as a basic retail use, there is no change in the parking requirements from the prior retail use for this tenant space (comic book store). For these reasons, staff believes there is sufficient parking for the proposed limited-service restaurant with 16 indoor seats.

OTHER REVIEW ITEMS
Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL
Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. Should the Planning and Zoning Commission view this request favorably, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 2,730 square foot Limited-Service Restaurant, NAICS 722513, establishment at 736 North New Ballas Road, within Creve Coeur Plaza.
2. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Creve Coeur Plaza to ensure zoning code compliance.
3. Hours of operation shall be from 11:00 AM to 9:00 PM, Monday-Thursday, 11:00 AM to 10:00 PM, Friday-Saturday and 12:00 PM to 9:00 PM Sunday Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked in the adjacent parking lots behind the buildings.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. 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.
7. 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.
8. 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.

9. 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 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.

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 is an example of an appropriate motion for this application:

> "I move to recommend approval of a Conditional Use Permit for Dewey's Pizza located at 736 N. New Ballas Road, within Creve Coeur Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of December 1, 2025" (conditions may be added, eliminated, or modified by preceding motion).

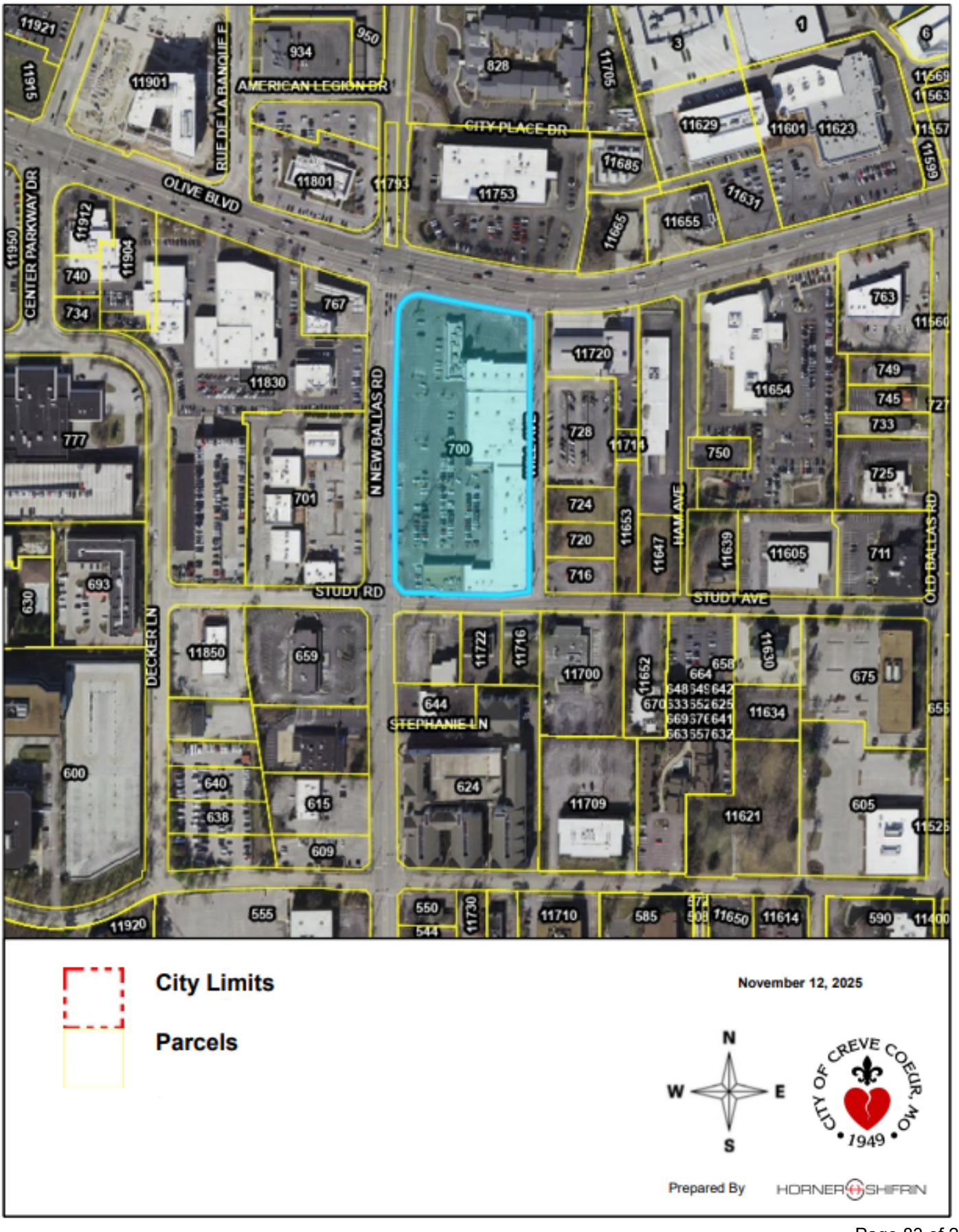
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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 PHOTO



BILL NO. 6205 **ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 2,730 SQUARE-FOOT LIMITED-SERVICE RESTAURANT, DEWEY'S PIZZA, LOCATED AT 736 NORTH NEW BALLAS ROAD WITHIN CREVE COEUR PLAZA

WHEREAS, under Section 405.360(C), all eating and drinking places in the "CB" Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Heath Troste, of HD Contracting, submitted an application for a new conditional use permit for a 2,730 square foot restaurant, Dewey's Pizza, with 16 indoor seats, at 736 North New Ballas Road, within Creve Coeur Plaza; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 15, 2025, beginning at 6:00 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 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on December 15, 2025; 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 applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to 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 welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated 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 pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency 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 limited-service restaurant located at 782 North New Ballas Road, in the "CB" Core Business zoning district, within Creve Coeur Plaza, whose legal description is as follows:

A tract of land situated in the City of Creve Coeur, County of St. Louis, State of Missouri, lying in part of Section 3, Township 45 North, Range 5 East, being part of Lot 3 of Studt's Home Place, a subdivision filed for record in Plat Book 7, Page 38 of the land records of said St. Louis County; being part of Lots 1 and 2, and all of Lots 5 through 10 of Studt's Heights No. 2, a subdivision filed for record in Plat Book 15, Page 65 of said land records; being part of an Alley, 16 feet wide, vacated by Ordinance No. 308 of the City of Creve Coeur, a certified copy of which is filed April 25, 1962 as Daily No. 60 of said land records, which adjoins said Lots 5 through 10 of Studt's Heights No. 2; and being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Olive Boulevard, as widened, variable width, and the West right-of-way line of Will Avenue, 40 feet wide; thence along said West right-of-way line of Will Avenue, South 00 degrees 13 minutes 56 seconds West, a distance of 655.50 feet to the North right-of-way line of Studt Avenue, as widened, variable width; thence along said North right-of-way line of Studt Avenue as follows: South 81 degrees 58 minutes 33 seconds West, a distance of 65.69 feet; North 89 degrees 07 minutes 04 seconds West, a distance of 160.50 feet; North 00 degrees 52 minutes 56 seconds East, a distance of 3.00 feet; North 89 degrees 07 minutes 04 seconds West, a distance of 83.05 feet; North 38 degrees 03 minutes 20 seconds West, a distance of 32.55 feet to the East right-of-way line of North New Ballas Road, variable width; thence along said East right-of-way line of New Ballas Road as follows: North 00 degrees 32 minutes 01 seconds West, a distance of 212.64 feet to a curve; 261.47 feet along the arc of a curve to the right, having a radius of 5,689.08 feet, through a central angle of 002 degrees 38 minutes 00 seconds, with a chord that bears North 00 degrees 46 minutes 59 seconds East, a distance of 261.45 feet; North 02 degrees 05 minutes 59 seconds East, a distance of 175.37 feet to said South right-of-

way line of Olive Boulevard; thence along said South right-of-way line of Olive Boulevard as follows: 88.58 feet along the arc of a curve to the right, having a radius of 51.00 feet, through a central angle of 099 degrees 31 minutes 13 seconds, with a chord that bears North 51 degrees 51 minutes 36 seconds East, a distance of 77.86 feet; 52.08 feet along the arc of a curve to the right, having a radius of 2,919.93 feet, through a central angle of 001 degrees 01 minutes 19 seconds, with a chord that bears South 78 degrees 43 minutes 46 seconds East, a distance of 52.08 feet; South 79 degrees 18 minutes 26 seconds East, a distance of 140.51 feet to a curve; 56.28 feet along the arc of a curve to the left, having a radius of 1,009.83 feet, through a central angle of 003 degrees 11 minutes 36 seconds, with a chord that bears South 80 degrees 54 minutes 30 seconds East, a distance of 56.28 feet to a curve; 28.84 feet along the arc of a curve to the right, having a radius of 20.00 feet, through a central angle of 082 degrees 36 minutes 35 seconds East, with a chord that bears South 40 degrees 51 minutes 02 seconds East, a distance of 26.40 feet to the point of beginning.

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 the operation of an approximately 2,730 square foot Limited-Service Restaurant, NAICS 722513, establishment at 736 North New Ballas Road, within Creve Coeur Plaza.
2. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Creve Coeur Plaza to ensure zoning code compliance.
3. Hours of operation shall be from 11:00 AM to 9:00 PM, Monday-Thursday, 11:00 AM to 10:00 PM, Friday-Saturday and 12:00 PM to 9:00 PM Sunday Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked in the adjacent parking lots behind the buildings.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. 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.
7. 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.
8. 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.

9. 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 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 _____, 2026.

_____
MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

city of CREVE COEUR

File #_____

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	*Applicant's Representative (if applicable):*
Heath Trostle *Name* Dewey's Pizza *Company (If Applicable)* 605 Valleywoods Ct. *Address* Loveland, OH 45140 *Address* *Telephone #* 513-233-5223 *Fax #* *Email:* heath@hd-contracting.com *Applicant's Signature*	*Name* *Company (If Applicable)* *Address* *Address* *Telephone #* *Fax #* *Email:* *Applicant's Representative's Signature*

Property Information:	*Owner's Acknowledgement (if different from applicant):*
700 N. New Ballas Rd. ("736" is specific tenant space) *Address* Creve Coeur, MO 63141 *Address* Creve Coeur Plaza *Development Name (if any)* Core Business District *Current Zoning* *Prior CUP Approvals (if known)*	*Name* Creve Coeur Plaza Associates, LLC *Company (If Applicable)* 7700 Forsyth Blvd. Suite 1210 *Address* St. Louis, MO 63105 *Address* *Telephone #* 314-241-8150 *Fax #* *Email:* Kelsey.Goldkamp@cushwake.com Theodore R. Martin *Owner's Signature*

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Dewey's Pizza - quick serve / carryout facility (limited dining)

Gross Floor Area – Existing and Proposed: _____

Number of Seats (for restaurant only): 22

Number of Employees at the busiest shift: 10

Hours of Operation: M-TH 11-9, F-S 11-10, Sun 12-9

Current or Most Recent Use of the Property: retail

Will the applicant apply for a liquor license: Yes [✓] No [ ]

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

[✓] Rationale	[ ] Building elevations for new construction
[✓] Site plan	[ ] Photographs of existing structures
[✓] Access and parking plan; (may be shown on site plan)	[ ] Materials samples
[ ] Landscape plan	[✓] Legal Description in Word format
[✓] Floor plan	[✓] Fees: $250 (non-refundable) $2000 (refundable deposit)
[✓] Electronic copies of all materials	[ ] Other items as requested by staff

Preferred Public Hearing Date: Monday, December 1 *, 20* 25 *.*

See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff*

Office Use Only	
____ **All Sections Complete**	Received By:
____ **All Documents, incl. e-Copies**	_____
____ **Fees Paid**	Date: _____

Revised: 7/22

Proposed Dewey's Pizza (tenant finish)

700 N. New Ballas Rd. Creve Coeur, MO 63141

Rationale:

Dewey's Pizza is a privately owned restaurant chain that has become a staple in the St. Louis Community.

Dewey's desires to expand its footprint and bring its history of quality food and service to the City of Creve Coeur. Dewey's has a history of community outreach and community service projects. With the addition of the proposed facility, Dewey's will be able to accommodate an increasing number of customers while providing a more convenient pick-up location for residents of the city as well as lunch accommodations for local employees.

As an interior tenant finish proposal in an existing core business district building, the proposed facility provides only positive impact on the surrounding residence and businesses and requires no change to the existing building exterior or landscape design.

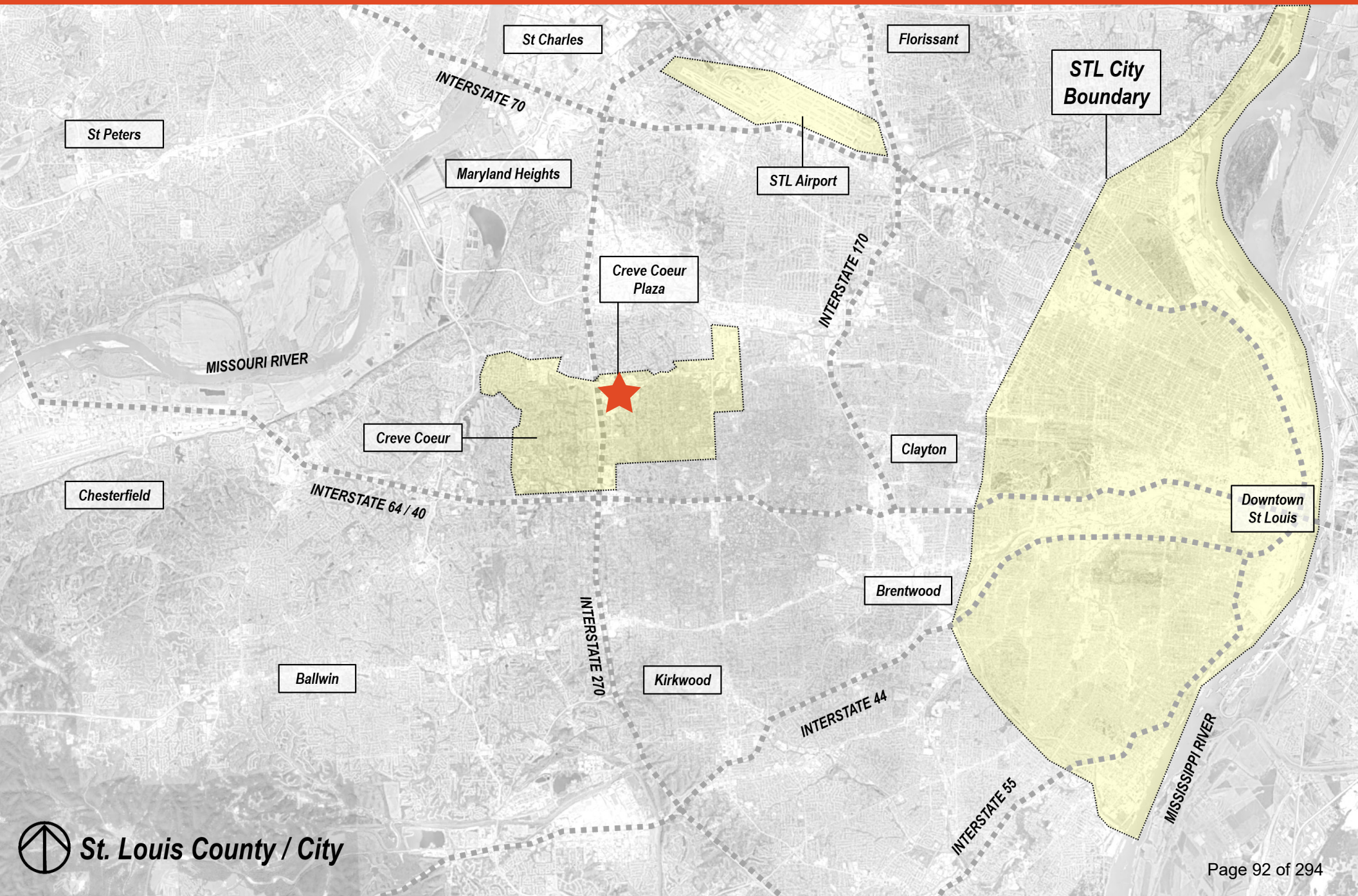
As a quick-service, pick-up location with limited seating, the proposed facility will not cause harm to the existing parking facilities and will operate as more of a retail food establishment rather than a full-service restaurant. One such example would be Dewey's 1800 SF neighborhood store located at 5200 Hampton Ave. in Southampton which opened last year.

CREVE COEUR PLAZA

NORTH NEW BALLAS ROAD & OLIVE BOULEVARD
CREVE COEUR MO 63141

HALO
BROKERAGE & MANAGEMENT

CREVE COEUR PLAZA | PROPERTY LOCATION



St. Louis County / City

CREVE COEUR PLAZA | NEIGHBORHOOD VIBE

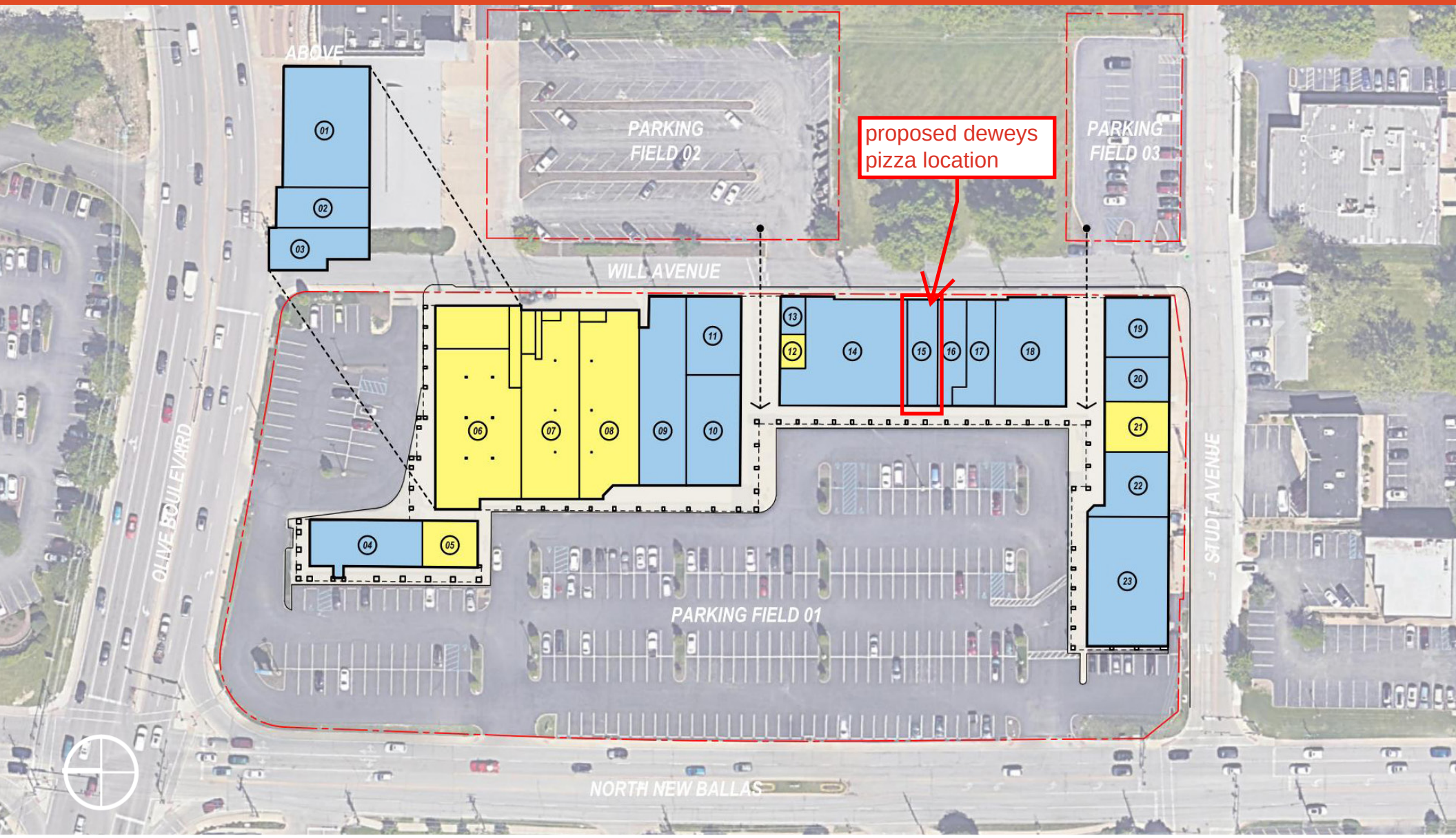
PROPERTY HIGHLIGHTS

- Located near intersection of I-270 & Olive
- Great location at the corner of Olive & N. Ballas Rd.
- Excellent visibility and high traffic counts
- Over 3 million s.f. of office space in area
- Flexible lease rates

DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
Population	7,683	55,745	147,911
Med. HH Income	$78,402	$78,898	$78,738
Med. Age	46.4	44.3	43.9
Daytime Pop	22,766	120,846	222,916

CREVE COEUR PLAZA | TENANT ROSTER

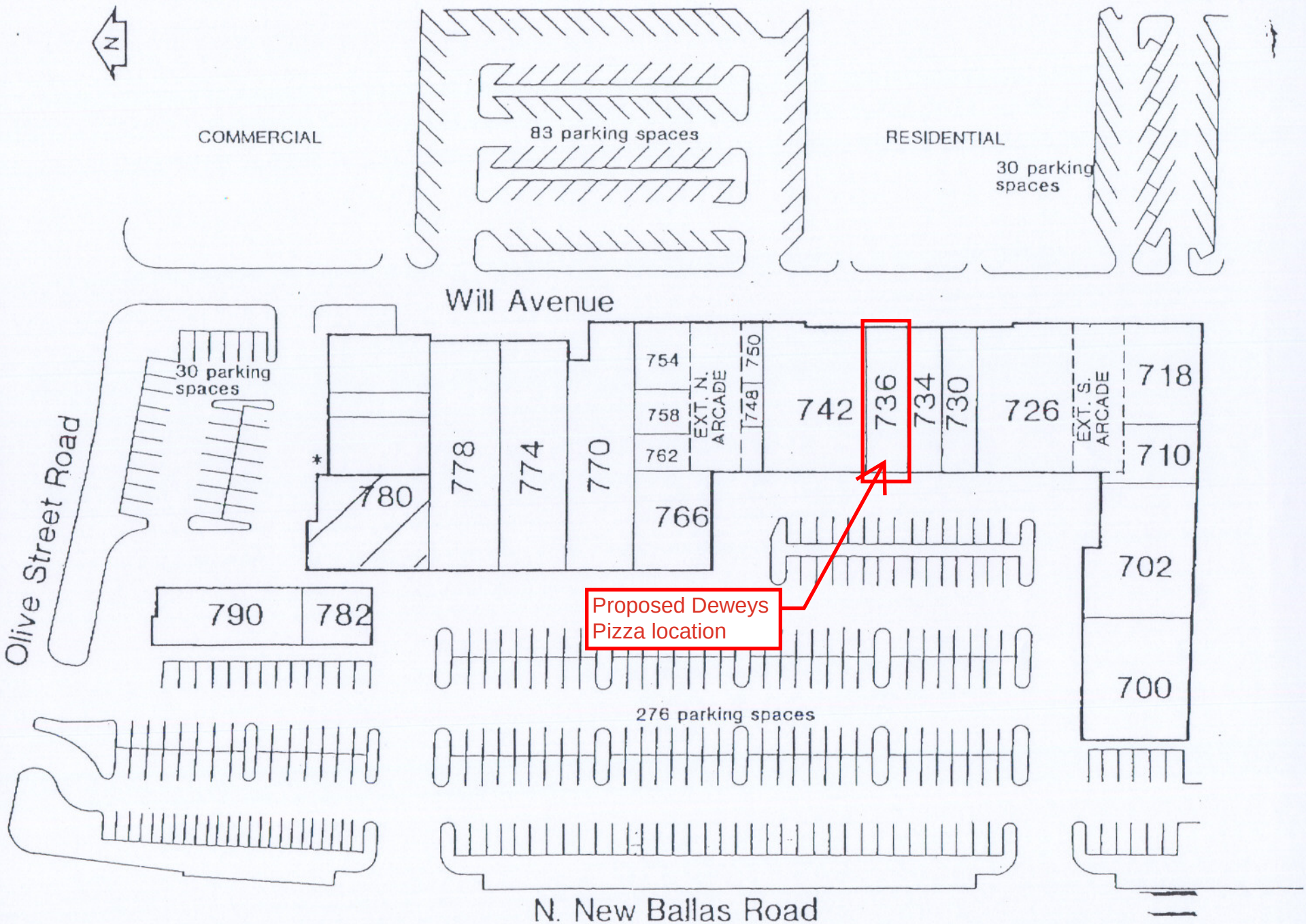


01	SOLA SALON	5,724	06	AVAILABLE	6,995	11	E3	3,300	16	WINE & CHEESE	3,200
02	MALLIA SALON	2,200	07	AVAILABLE	5,856	12	AVAILABLE	800	17	WINE & CHEESE	1,733
03	PALADINA HEALTH	2,100	08	AVAILABLE	5,882	13	JS HAIR DESIGNS	800	18	TRAVEL PLEX	3,520
04	FIVE GUYS	3,092	09	BICYCLE GUYS	4,070	14	FIRST WATCH	4,408	19	DR. O'CONNELL	1,056
05	AVAILABLE	1,200	10	QDOBA	3,200	15	FANTASY SHOP	2,730	20	PEOPLE READY	1,050

21	AVAILABLE	2,346
22	SPARTAN FITNESS	2,094
23	THE PASTA HOUSE	6,067

HALO
BROKERAGE & MANAGEMENT

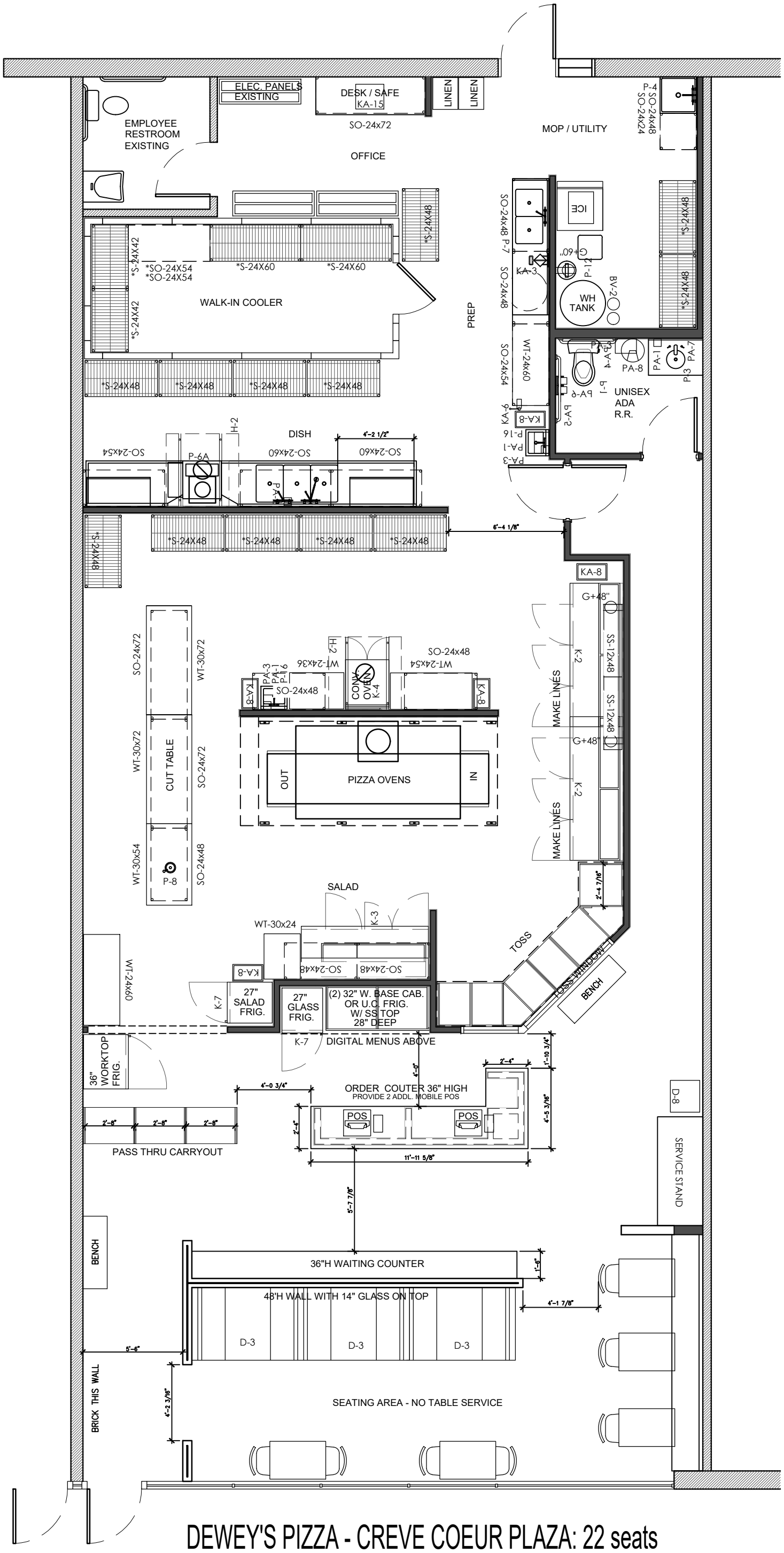
FOR INFORMATION CONTACT
TED MARTIN
ted@halorev.com
314-504-0362



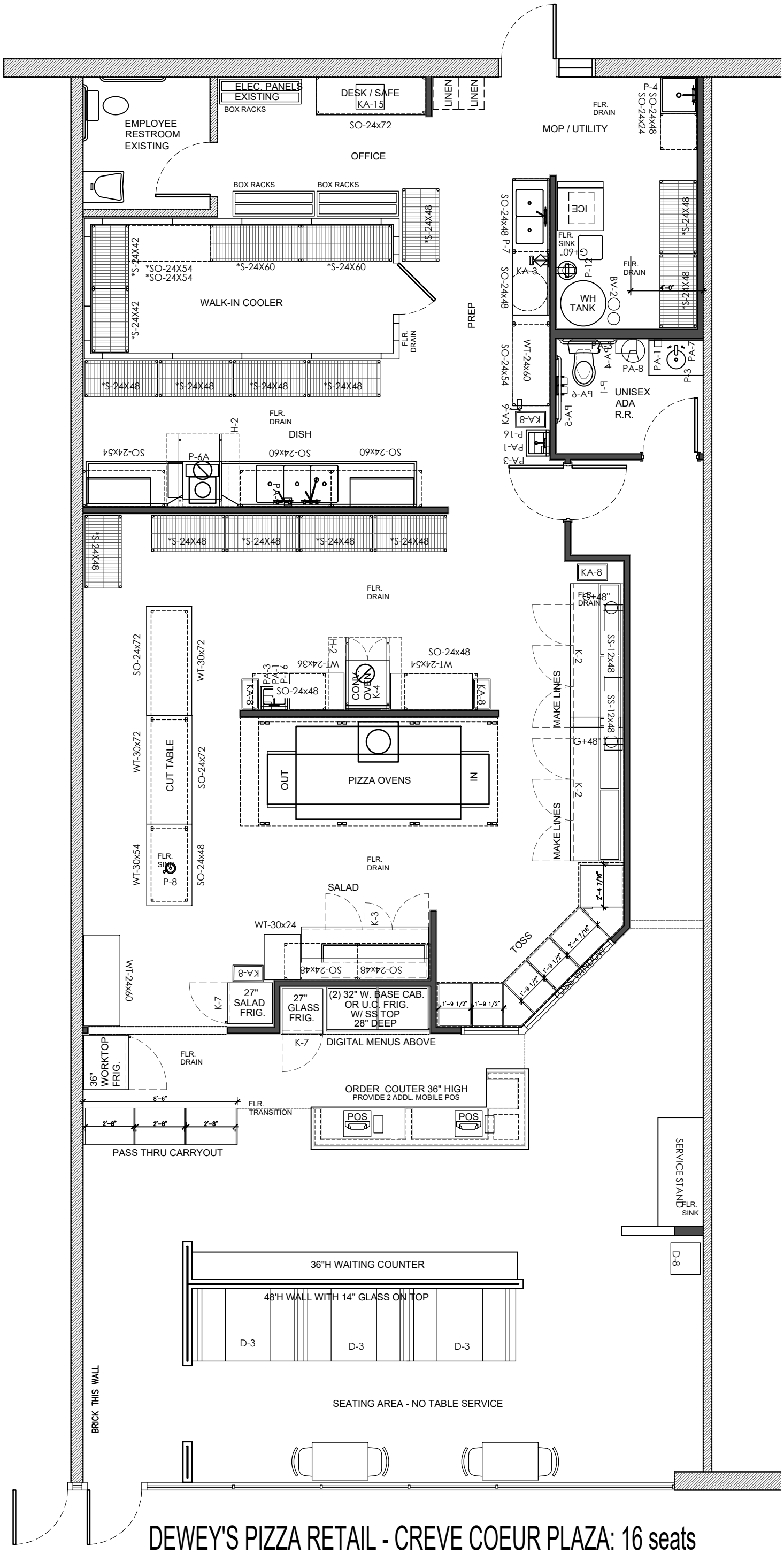
Creve Coeur Plaza Shopping Center

* upper level suites 11772 Olive
11770 Olive
11756-11764 Olive

MAY 06 2002 09:57 FR COLLIERS IMI HQ 314 862 1648 TO 96729938 P.04



DEWEY'S PIZZA - CREVE COEUR PLAZA: 22 seats



DEWEY'S PIZZA RETAIL - CREVE COEUR PLAZA: 16 seats

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #25-038: A CONDITIONAL USE PERMIT FOR EINSTEIN BROS BAGELS LOCATED AT 12505 OLIVE BOULEVARD, SUITE A, WITHIN THE HERITAGE PLACE DEVELOPMENT

FOR THE MEETING OF: Monday, December 1, 2025, 6:00 PM

LOCATION: 12505 Olive Boulevard, Zoned CB-Core Business Zoning District.

REQUEST: Matt Copenhaver, of Einstein Noah Restaurant Group, Inc, has submitted an application for a new conditional use permit for a 2,453 square foot Einstein Bros. Bagels restaurant location at 12505 Olive Boulevard, Suite A, within the Heritage Place development. No exterior changes are proposed and the hours of operation will be from 6:00 AM to 2:00 PM every day of the week. There will be 40 seats in the restaurant and 4 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Einstein Bros. Bagels is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use in the CB District.

ADDITIONAL INFORMATION: Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

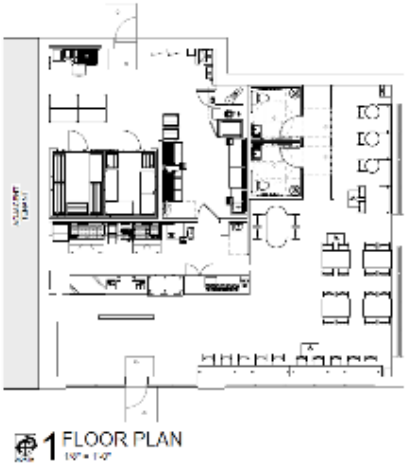
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan References
- Mixed-Use (MU) District

Zoning Code References
- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit

APPLICANT: Matt Copenhaver
Einstein Noah Restaurant Group, Inc.
1720 S. Bellaire Street, Ste. Skybox
Denver, CO 80222

PROPERTY OWNER: Mark W. Zeiner
RPT Realty, L.P.
500 North Broadway, Ste. 201
Jericho, NY 11753



REPORT PREPARED BY: Jason Jaggi, AICP Director of Community Development
DATE: 11/20/2025
ATTACHMENTS: Applicant's Materials received 10/28/25
Draft Ordinance

BACKGROUND:
The Heritage Place shopping center is located on the north side of Olive Boulevard between Ross Avenue and Park Center Drive. According to County Assessor data, most of the center was developed in the late 1980's, outside of the city limits of Creve Coeur within unincorporated St. Louis County. The frontage of the center is located within the City limits of Creve Coeur extending back about 150-feet from the Olive Boulevard right-of-way (refer to map below). The majority of the center remains in unincorporated St. Louis County. Heritage Place is a major shopping center within the West Olive corridor consisting of five buildings on approximately 29 acres of land. A large surface parking lot is shared among the various uses within the center.

The subject tenant space is part of a smaller outlot building, located in Creve Coeur, and constructed in 2003 that was previously a shoe store. Einstein Bros Bagels will be occupying 2,453 square feet within this building.

PROJECT DESCRIPTION
The Applicants are seeking approval for a new conditional use permit for an Einstein Bros Bagels location, a fast-casual restaurant serving bagels, coffee, sandwiches, and other related items. They also offer order ahead for pick-up and indoor seating. The proposed space is 2,453 square feet with 40 indoor seats. Parking is provided in a small parking lot in front of the building; however, usage of the large parking lot shared among the shops within the center is also available. No changes to the exterior of the building or the site are proposed in association with this application. Hours of operation are 6:00 AM to 2:00 PM, seven days a week with 4 employees at the busiest shift.

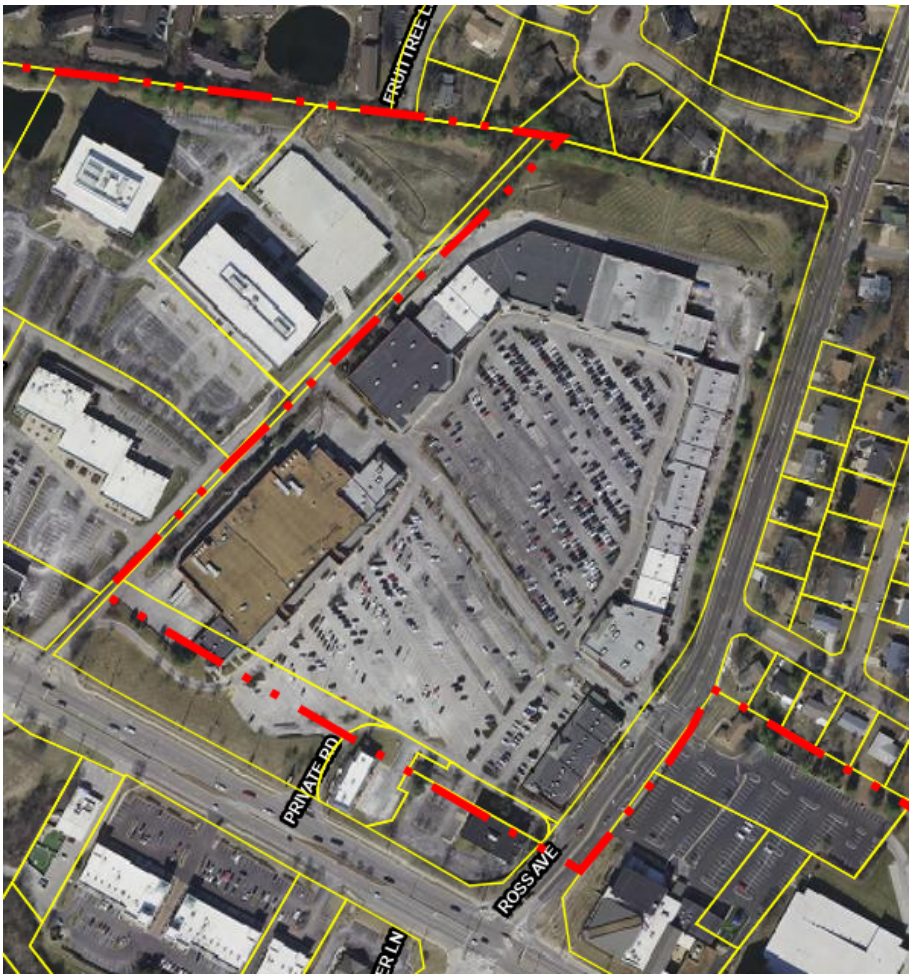


Figure 1: Aerial map of Heritage Place shopping center. The dashed red line is the boundary between the City of Creve Coeur and unincorporated St. Louis County.

Figure 2: Graphic site plan of Heritage Place and the subject location for Einstein Bros Bagels

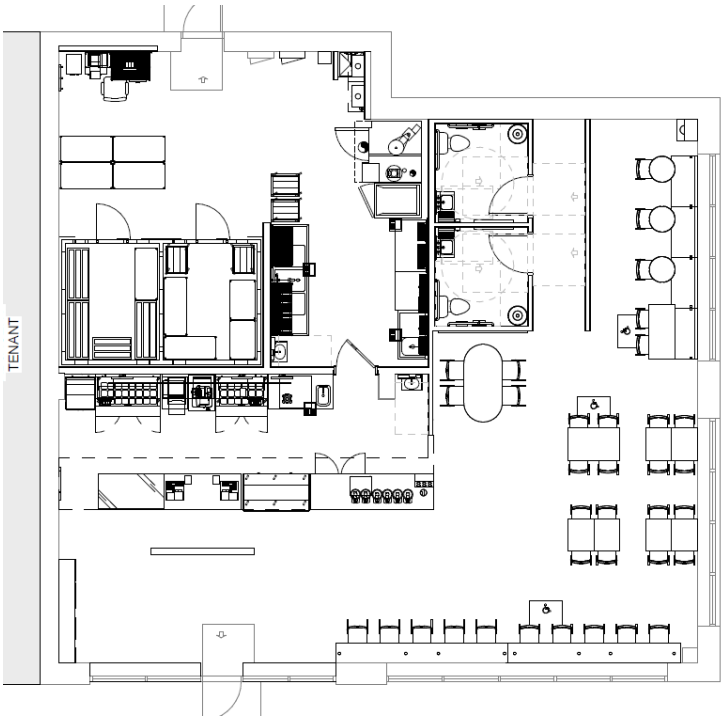


Figure 3: Proposed floor plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	R-3 Unincorporated County	N/A
South	Commercial	GC-General Commercial and MX-Mixed Use	Olive Boulevard
East	Commercial	CB-Core Business	Ross Avenue
West	Commercial	CB-Core Business	Park Center Drive

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030* Plan includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use (MU) place type and West Olive corridor which supports the development of a variety of medium-density commercial, retail, office institutional, dining community services, and multi-family residential within a suburban context. The West Olive corridor serves as a regionally-recognized commercial corridor for retail and service businesses for the day-to-day use of Creve Coeur residents and workers. Filling an empty space in the center with a restaurant use works toward this goal and supports the accessible daily needs of the area's residential and employment base. Therefore, the use within the established shopping center is consistent with the Comprehensive Plan.

ZONING REVIEW

NAICS 722513 Limited-Service Restaurant are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Heritage Place complex is approximately 29 acres with approximately 83,000 square feet of retail space. The proposal is for 2,453 square feet thus representing roughly 3% of the complex's square footage. With the exception of the subject outlot building and the adjacent bank, most of the center is located within unincorporated St. Louis County and is not subject to the City's land use regulations.

Parking:

Parking regulations for eating and drinking establishments are discussed under Section 405.820(F)(5)(a) which requires 1 parking space for every 3 indoor seats and 1 space per 250 square feet of floor area. The proposed space is 2,453 square feet and the applicant is proposing 40 indoor seats, thus the required parking for the restaurant is 24 spaces. The outlot building has 29 adjacent spaces and the shopping center has a large surface parking lot that is available for all users. Staff was not provided with the parking capacity of the shopping center as part of this application; however, the vast majority of the center is located within St. Louis County and is not subject to the City's zoning requirements. Given the limited size of this restaurant and the proposed hours of operation, and the abundance of parking available with the shared parking lot, staff believes there is sufficient parking for the proposed limited-service restaurant with 40 indoor seats.

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located within the parking lot. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. Should the Planning and Zoning Commission view this request favorably, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 2,453 square foot Einstein Bros Bagels, a Limited-Service Restaurant, NAICS 722513, establishment at 12505 Olive Boulevard, within the Heritage Place shopping center.
2. Maximum seating permitted is limited to 40 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Heritage Place to ensure zoning code compliance for the portion within the City of Creve Coeur.
3. Hours of operation shall be from 6:00 AM to 2:00 PM, seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Trash and food waste shall be disposed of properly utilizing the existing dumpsters. The trash enclosure area shall be kept clean at all times.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. 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.
7. 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.
8. 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.
9. 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 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.

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

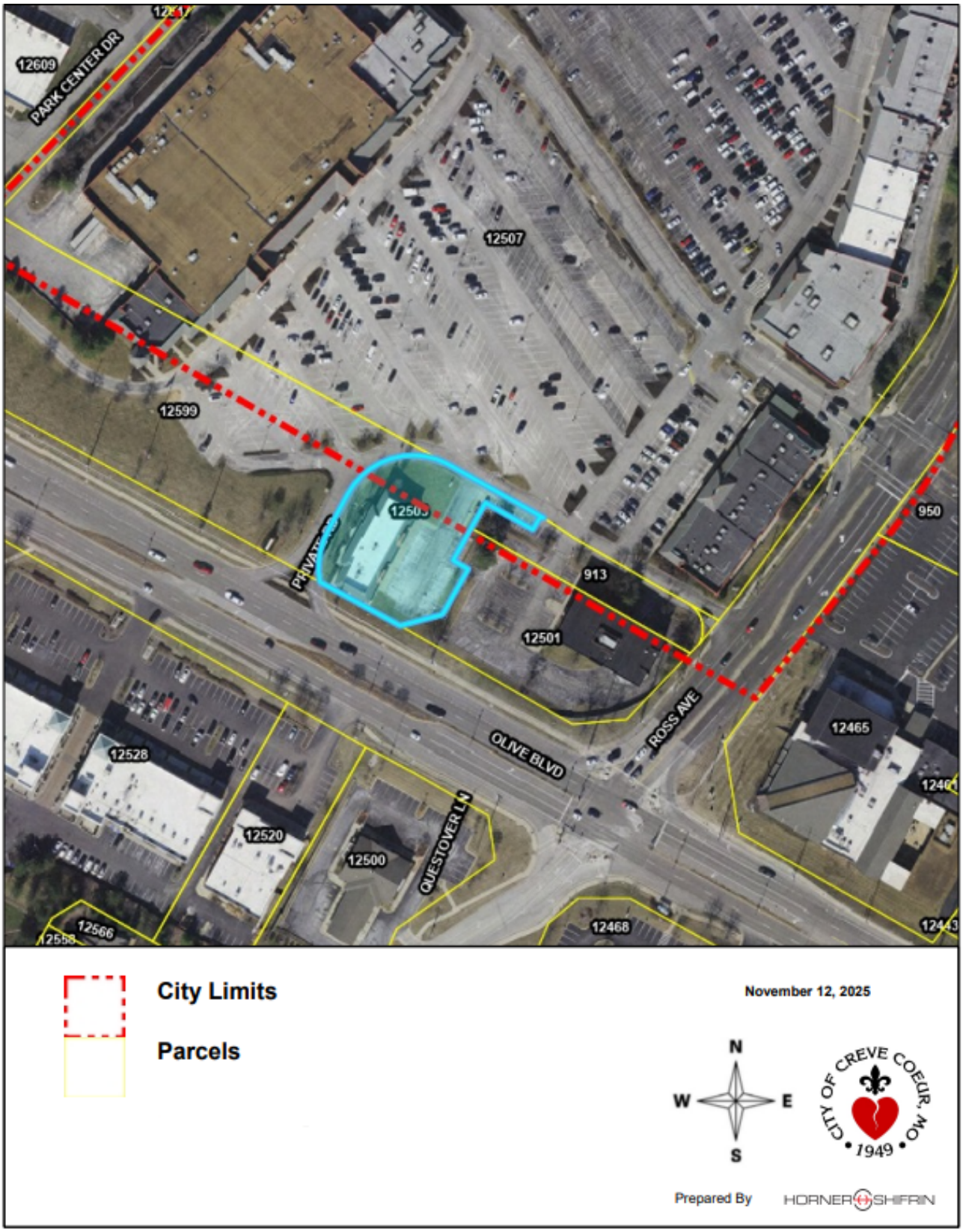
The following is an example of an appropriate motion for this application:

> "I move to recommend approval of a Conditional Use Permit for Einstein Bros Bagels located at 12505 Olive Boulevard, within Heritage Place shopping center, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of December 1, 2025" (conditions 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 PHOTO



BILL NO. 6206 **ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 2,453 SQUARE-FOOT LIMITED-SERVICE RESTAURANT, EINSTEIN BROS BAGELS, LOCATED AT 12505 OLIVE BOULEVARD WITHIN HERITAGE PLACE SHOPPING CENTER

WHEREAS, under Section 405.360(C), all eating and drinking places in the "CB" Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Matt Copenhaver, of Einstein Noah Restaurant Group, Inc, submitted an application for a new conditional use permit for a 2,453 square foot restaurant, Einstein Bros Bagels, with 40 indoor seats, at 12505 Olive Boulevard, Suite A, within Heritage Place shopping center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, December 15, 2025, beginning at 6:00 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 7-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on December 15, 2025; 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 applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to 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 welfare and convenience of the community at the specific location.

3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated 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 pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency 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 limited-service restaurant located at 12505 Olive Boulevard, Suite A, in the "CB" Core Business zoning district, within Heritage Place shopping center, whose legal description is as follows:

PARCEL 1:
Lots 2-A and 2-B of a Re-subdivision of Lot 2 of HERITAGE PLACE, according to the re-subdivision plat thereof recorded in Plat Book 325 page 85 of the St. Louis County Records.

PARCEL 2:
A perpetual, non-exclusive easement, appurtenant to and running with the land, over and across parcels for common roadway, access and joint use of parcels described in the Reciprocal Easement Agreement, Joint Use, Construction and Maintenance Agreement dated January 25, 1989 and recorded in Book 8461, page 1189 of the Records of St. Louis County, Missouri.

PARCEL 3:
A perpetual, non-exclusive easement, appurtenant to and running with the land for access, ingress and egress, all as set out in the Declaration of Cross Access Easement dated February 23, 1990, and recorded in Book 8713 page 1172, and as shown on Plat recorded in Plat Book 293 page 86, as amended by Restriction Indenture dated January 15, 1991, in Book 8915 page 2388 and as amended by instrument recorded in Book 9202 page 238, all in the Records of St. Louis County, Missouri.

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 the operation of an approximately 2,453 square foot Einstein Bros Bagels, a Limited-Service Restaurant, NAICS 722513, establishment at 12505 Olive Boulevard, Suite A, within the Heritage Place shopping center.

2. Maximum seating permitted is limited to 40 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Heritage Place to ensure zoning code compliance for the portion within the City of Creve Coeur.
3. Hours of operation shall be from 6:00 AM to 2:00 PM, seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Trash and food waste shall be disposed of properly utilizing the existing dumpsters. The trash enclosure area shall be kept clean at all times.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. 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.
7. 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.
8. 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.
9. 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 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.

BILL NO. 6206 **ORDINANCE NO. _____**

ADOPTED THIS ____ DAY OF _____, 2026.

_____
MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

city of CREVE COEUR

File #_____

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	***Applicant's Representative*** *(if applicable)*:
Matt Copenhaver *Name*	Peggy Schindler *Name*
Einstein Noah Restaurant Group Inc. *Company (If Applicable)*	CSHQA *Company (If Applicable)*
1720 S Bellaire Street Ste. Skybox *Address*	2696 S Colorado Blvd. Ste. 525 *Address*
Denver, CO 80222 *Address*	Denver, CO 80222 *Address*
Telephone # (410) 371-1563	*Telephone #* 720-749-6324
Fax #	*Fax #*
Email: matt.copenhaver@bagelbrands.com	*Email:* peggy.schindler@cshqa.com
Applicant's Signature	*Applicant's Representative's Signature*

Property Information:	***Owner's Acknowledgement*** *(if different from applicant)*:
12505 Olive Blvd. Suite 12505A *Address*	Mark W. Zeiner *Name*
Creve Coeur, MO 63141 *Address*	RPT Realty, L.P. *Company (If Applicable)*
Heritage Place *Development Name (if any)*	500 north Broadway, suite 201 *Address*
CB - Core Business District *Current Zoning*	Jericho, New York 1175 *Address*
Prior CUP Approvals (if known)	*Telephone #* (704) 362-6829
	Fax #
	Email: MZeiner@kimcorealty.com
	DocuSigned by: *Owner's Signature* 0533A310259B4FC...

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Einstein Bros. Bagels is proud to be the largest fast-casual bagel brand in America and recognized by consumers as having the most craveable coffee, bagels, sandwiches and more.

Gross Floor Area – Existing and Proposed: 2,453 SF

Number of Seats (for restaurant only): 40 Seats

Number of Employees at the busiest shift: 4

Hours of Operation: 6am - 2pm Daily

Current or Most Recent Use of the Property: Retail Store

Will the applicant apply for a liquor license: Yes ☐ No ☑

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☑ Rationale	☐ Building elevations for new construction
☑ Site plan	☑ Photographs of existing structures
☑ Access and parking plan; (may be shown on site plan)	☐ Materials samples
☐ Landscape plan	☑ Legal Description in Word format
☑ Floor plan	☑ Fees: $250 (non-refundable) $2000 (refundable deposit)
☑ Electronic copies of all materials	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, December 15 ***, 20*** 25 ***.***

*****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff*****

Office Use Only	
____ **All Sections Complete**	Received By:
____ **All Documents, incl. e-Copies**	
____ **Fees Paid**	Date:

Revised: 7/22

BAGEL BRANDS

November 6, 2025

City of Creve Coeur, MO
Planning and Zoning Commission
300 North New Balls Road
Creve Coeur, MO 63141

Re: Einstein Bros Bagels
12505 Olive Blvd.
Creve Coeur, MO 63141

To Whom it May Concern:

Thank you for the opportunity to present our rationale for bringing craveable coffee, bagels, sandwiches and more to your community. As the nation's largest fast-casual bagel brand, we are passionate about what we do and feel that Creve Coeur, MO is a perfect fit for our brand. Our new store design is crafted with the intention of being a warm, inviting space that the community can gather in and create fond memories with, while enjoying our fresh, warm, high quality bagels with our rich flavorful schmears, or as a flavorful breakfast sandwich. We strive to be the space that families and friends can gather to celebrate life's wins, discuss books, art, literature, and more, or a place to just grab that tasty pick-me-up when you crave one of our many choices in bagels and schmears.

During construction we work hard to minimize the noise and impact to surrounding tenants, businesses and the community. Work for this project will be completed during normal business hours (typically from x AM to x PM), with the majority of work being done inside our tenant space. The only exterior work planned for the building is to hang our new signage. No other impacts to the existing building and landscape are planned.

After we open, we pride ourselves in being members of the local communities we serve by being an open and accessible place for all. Prior to opening, we like to visit nearby businesses and provide them with bagels to show our support and our desire to cater their events or show appreciation to their dedicated employees that help build up this wonderful community. We strive to be the kind of space that builds up the community and to provide a space where the community desires to come together.

Sincerely,

Leslie Haver

Leslie Haver
Sr. Director, Store Design
Bagel Brands

RPT REALTY, L.P.
500 North Broadway, Suite 201
Jericho, New York 11753

CSHQA
2696 S. Colorado Blvd
STE 525
Denver, CO 80222
720-749-6324
peggy.schidler@cshqa.com

Date: 11/4/2025

To Whom It May Concern,

This letter serves as formal confirmation that Einstein Bagels, located at 12505 Olive Blvd, Creve Coeur, MO 63141, has received approval from the property owner/management to proceed with interior improvements (upfit) to their leased space.

The tenant is responsible for obtaining all necessary permits and inspections required by the local jurisdiction.

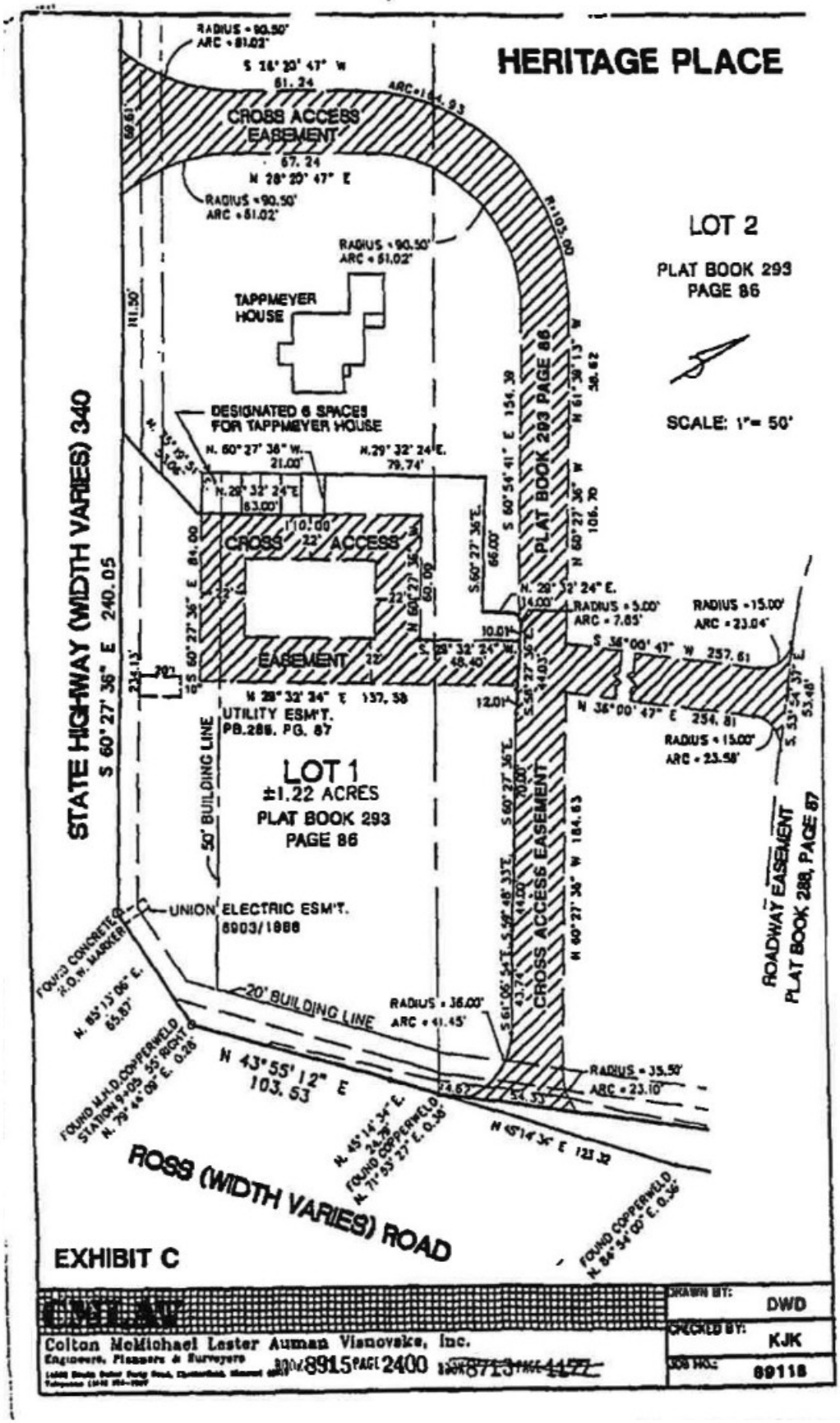
Should you require any additional information or documentation, please feel free to contact me directly at mzeiner@kimcorealty.com or 704-362-6829.

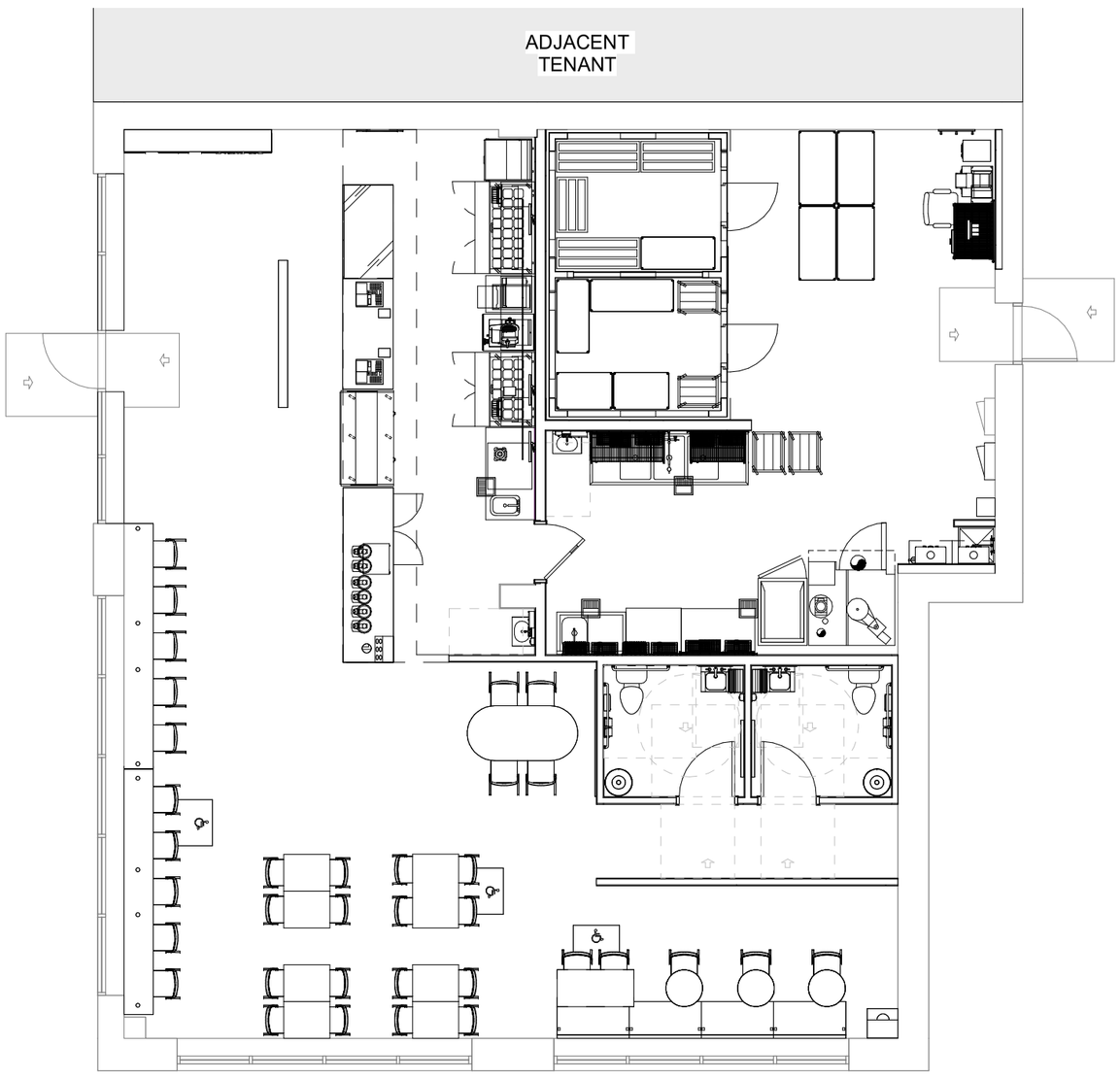
Sincerely,
Mark Zeiner
Director, Construction

DocuSigned by:

0533A310259B4FC...

Locator: 17O430733
SCHSUB: 108D
PROPCLASS: C
LUC/ LAND USE: 506
LAND USE CATEGORY: Commercial
SUBDIVISION: HERITAGE PLACE LOT 2 RESUB
TWP: MHT
TWPNAME: MARYLAND HEIGHTS
MUNICIPALITY: CREVE COEUR
FIRM_PANEL: 29189C0187K
ZONING: Municipal
COGIS: 2471
ASRBKPG: 09 0594
ACRES: 0.70
LOTNUM: 2-A
NBHD: C06WSPRT
District: CB


HERITAGE PLACE
LOT 2
PLAT BOOK 293
PAGE 86
SCALE: 1"= 50'
CROSS ACCESS EASEMENT
TAPPMEYER HOUSE
DESIGNATED 6 SPACES FOR TAPPMEYER HOUSE
CROSS ACCESS EASEMENT
EASEMENT
UTILITY ESM'T.
PB.288, PG. 87
LOT 1
±1.22 ACRES
PLAT BOOK 293
PAGE 86
50' BUILDING LINE
UNION ELECTRIC ESM'T.
8903/1888
20' BUILDING LINE
CROSS ACCESS EASEMENT
ROADWAY EASEMENT
PLAT BOOK 288, PAGE 87
STATE HIGHWAY (WIDTH VARIES) 340
S 60° 27' 36" E 240.05
N 43°55' 12" E
103.53
ROSS (WIDTH VARIES) ROAD
EXHIBIT C
Colton McMichael Lester Auman Visnovske, Inc.
Engineers, Planners & Surveyors
DRAWN BY: DWD
CHECKED BY: KJK
JOB NO.: 89118
BOOK 8915 PAGE 2400



1 FLOOR PLAN

1/8" = 1'-0"

EINSTEIN BROS BAGELS
12505 OLIVE BLVD. CREVE COEUR, MO 63141

200 BROAD STREET
BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshqa.com

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SHEET: 02
ORIGINAL SHEET SIZE: 11" x 17"

SHEET TITLE: FLOOR PLAN

REVISED:

DRAWN: SG
CHECKED: PSW

PROJECT NUMBER:
DATE: 10/09/25

Heritage Place

Creve Coeur, MO

www.kimcorealty.com/125230

Available Potentially Available

	TENANT	SQ FT
1	Precision Fitness and [...]	5,600
2	Available	1,400
3	Chiro One	2,773
4	Aquatic Fitness	2,800
5	Randstad	1,400
6	Dollar Tree	9,600
7	Available (Former Restaurant)	1,750
8	Hawaii Poke	2,380
9	Elite Nail Salon	1,400
10	Premier Martial Arts	1,400
11	Shack Breakfast & Lunch	5,600
12	LightRx Face & Body MedSpa	2,100
13	Petco	14,566
14	McAlister's Deli	4,800
15	F45 Training	4,070
16	Salon Lofts	4,490
17	Mathnasium	2,241
18	Penn Station East Coast Subs	2,000
19	America's Best Contacts & [...]	3,826
20	Cardinal Orthodontics	2,453
21	Smoothie King	1,138
22	Available	2,867
23	Visionworks	1,565
24	Dierbergs Markets	74,721
25	SAS Shoes	2,020
26	GNC	1,230
27	GameStop	1,390
28	Bath & Body Works	3,750
29	Office Depot	25,650
30	Famous Footwear	5,948
31	Ulta	9,942
32	TJ Maxx	30,025
33	Marshalls	27,550
34	Scrubs & Beyond	4,800

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Matt Hockeborn

Leasing Representative | (704) 362-6102 | mhockeborn@kimcorealty.com

KIMCO REALTY

1 SITE PLAN

1" = 300'-0"

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PROJECT	DATE
25100.000	11/06/2025
DRAWN	CHECKED
SG	PS

REVISED

SHEET TITLE: SITE PLAN

SHEET: 01

ORIGINAL SHEET SIZE 11" x 17"

11/6/2025 2:51:37 PM

1 EXISTING SITE PHOTO

2 EXISTING SITE PHOTO

3 EXISTING SITE PHOTO

SITE PLAN REFERENCE

11/6/2025 2:51:42 PM

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PROJECT	DATE
25100.000	11/06/2025
DRAWN	CHECKED
SG	PS/SW

REVISED

SHEET TITLE
EXISTING SITE PHOTOS

SHEET
03
ORIGINAL SHEET SIZE
11" x 17"

4 EXISTING SITE PHOTO

5 EXISTING SITE PHOTO

6 EXISTING SITE PHOTO

SITE PLAN REFERENCE

11/6/2025 2:51:43 PM

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PROJECT	DATE
25100.000	11/06/2025
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SG	PS/SW

REVISED

SHEET TITLE
EXISTING SITE PHOTOS

SHEET
04

ORIGINAL SHEET SIZE
11" x 17"

7 EXISTING SITE PHOTO

8 EXISTING SITE PHOTO

SITE PLAN REFERENCE

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PROJECT	DATE
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REVISED

SHEET TITLE
EXISTING SITE PHOTOS

SHEET
05
ORIGINAL SHEET SIZE
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BILL NO. _6207_____ **ORDINANCE NO. _____**

AN ORDINANCE ADOPTING A NEW CODE SECTION PROHIBITING ENTERTAINMENT DEVICES OFFERING MONETARY PRIZES.

WHEREAS, certain business establishments in the City have installed what appear to be unlawful gambling devices; and

WHEREAS, the State has not taken action regarding such devices; and

WHEREAS, the City seeks to protect the public from such devices; and

WHEREAS, a copy of this proposed ordinance was made available for public inspection prior to its consideration by the City Council; and the Bill was 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 amending the City Code of Ordinances as provided herein is in the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

Section 1. New section 210.427 is hereby adopted for inclusion in the City Code of Ordinances, to read as follows:

Section 210.427 – Entertainment Devices Offering Monetary Prizes Prohibited

(a) No person shall maintain or offer for use by any person, at any place of business in the City of Creve Coeur, any entertainment device that offers a monetary prize to any person regardless of the frequency with which a monetary prize is conferred or the odds of any person realizing a monetary prize.

(b) For purposes of this section, the term "entertainment device" shall mean any device which operates for the entertainment or amusement of the operator, whether or not manipulated by the operator. The term "entertainment device" includes, but is not limited to, any video game or electronic game or gambling device, regardless of the rules of play. The term "entertainment device" does not include any gambling device which is authorized by the State of Missouri for the premises at which the device is located such as a device which is necessary to participate in any activity which is authorized under Chapter 313 of the Revised Statutes of Missouri. The term “entertainment device” does not include a cellular telephone owned by a person patronizing the place of business.

(c) For purposes of this section, the term "monetary prize" means any prize in the form of cash, check, bank transfer, negotiable instrument, store credit, gift card or any ticket or other item that is redeemable for cash, check, bank transfer, negotiable instrument, store credit or gift card.

(d) Each entertainment device maintained or offered for use in violation of this section shall constitute a separate offense on each day it is maintained or offered for use.

Section 2. This Ordinance shall become effective 30 days after approval in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2026.

_____
MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION
#25-028 AND #25-039: APPLICATIONS FOR A SITE DEVELOPMENT PLAN AND PRELIMINARY PLAT ON LOT 16 FOR A 67-UNIT TOWNHOME DEVELOPMENT, ALONG WITH AN AMENDMENT TO THE OLIA VILLAGE PLANNED MIXED-USE ZONING DISTRICT SITE CONCEPT PLAN AND DEVELOPMENT REGULATIONS FOR THE PROPERTY AT 10300 OLIVE BOULEVARD

FOR THE MEETING OF: Tuesday, January 20, 2026

LOCATION: 10300 Olive Boulevard, Lot 16, Olia Village, located south of Olive Boulevard and west of Lindbergh Boulevard.

REQUEST: George M. Stock, PE, of Stock & Associates Consulting Engineers, on behalf of Grand Communities, LLC, has submitted a Site Development Plan application and Preliminary Subdivision Plat for Lot 16 within the Olia Village Planned Mixed-Use Zoning District located at 10300 Olive Boulevard to construct 67 attached single-family residential townhomes on individual lots within the 11.16-acre site, to be known as The Vale at Olia Village. In association with this application, an amendment to the Olia Village Planned Zoning District Site Concept Plan and Development Regulations, Exhibit B of Amended Ordinance No. 5862, has been submitted. The proposed Site Concept Plan amendment updates the pedestrian and street plan, and tree preservation and replacement plan components of the Olia Village planned zoning district in association with the proposed development of Lot 16. An amendment to the Development Regulations affecting private streets within the development has been submitted to reduce the Minimum Horizontal Radius of Centerline from 150-feet to 80-feet to provide secondary access for Lot 16. Pursuant to Section 405.390.Q. of the Zoning Ordinance, major amendments to the Site Concept and Site Development Plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by City Council. Section 410.110.C.3. of the Subdivision Code requires Planning and Zoning Commission approval for Preliminary Subdivision Plats.

ADDITIONAL INFORMATION: This application was continued from the December 15, 2025 meeting agenda.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the criteria for Planned Zoning Districts as provided in Section 405.390?
- Does the request meet with the requirements of Ordinance No. 5862?

Creve Coeur 2030 Plan References
- Mixed Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Comprehensive Plan and 39 North Master Plan Amendment for the Former Bayer West Site

Zoning Code References
- Section 405.390: Planned Zoning Districts
- Olia Village Planned Zoning District Development Regulations (Amended Ordinance No. 5862)

Subdivision Code References
- Section 410.100 Preliminary Subdivision Plats

APPLICANT'S REPRESENTATIVE:	George M. Stock, P.E. Stock & Associates Consulting Engineers 257 Chesterfield Business Parkway Chesterfield, MO 63005
PROPERTY OWNER (UNDER CONTRACT):	Grand Communities, LLC 3940 Olympic Blvd, Ste 400 Erlanger, KY 41018

REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 1/13/2026
ATTACHMENTS: Applicant's revised materials submitted January 9, 2026, Draft Resolution

PROJECT BACKGROUND AND PROPOSAL

Lot 16 of the Olia Village development is being developed by Grand Communities LLC as a 67-unit private townhome development. The applicant, George Stock, of Stock and Associates Consulting Engineers, on behalf of Grand Communities, LLC has submitted a Site Development Plan application and Preliminary Subdivision Plat for Lot 16 within Olia Village to construct the 67 townhome units within the 11.16-acre site. The development will be called The Vale at Olia Village. The Site Development Plan includes the construction of 13 buildings of attached 3-story, single-family townhome units, sidewalks and roads within the housing development. Lot 16 is within the Sub-District Category D-Residential Development of the Olia Village PMD and comprises 11.16 acres of the 95.76-acre site. In association with the Site Development Plan, an amendment to the Olia Village Planned-Mixed Use Zoning District Site Concept Plan and Development Regulations, Exhibit B of Amended Ordinance No. 5862, has been submitted. The Site Concept Plan amendment updates the pedestrian, street plan, and tree preservation and replacement plan components of the Olia Village planned zoning district to include the development of Lot 16. An amendment to the Development Regulations affecting private streets within the development has been submitted to reduce the Minimum Horizontal Radius of Centerline from 150-feet to 80-feet to provide the required secondary access for Lot 16. Pursuant to Section 405.390.Q. of the Zoning Ordinance, major amendments to the Site Concept and Site Development Plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by City Council. Section 410.110.C.3. of the Subdivision Code requires Planning and Zoning Commission approval for Preliminary Subdivision Plats.

This item was continued from the December 15, 2025 Planning and Zoning Commission agenda in order to provide the applicant additional time to make the changes to the site plan requested by the Commission. The applicant submitted revised plans on January 9, 2026. The revised plans will be discussed in this staff report. The revisions to the proposed plans include the addition of a 5 foot wide sidewalk on the east side of the internal street serving Lots 23-51, which previously did not have direct access to a sidewalk, the loss of one visitor parking space to accommodate this change, the sidewalk proposed along Olive Cove was shifted back 6 feet from the back of curb to provide a tree lawn between the sidewalk and the street, and the Meridian product, located on Lots 1-22, was revised to include a 2 foot façade setback between units. The preliminary plat, the site development plan and the amended site concept plan sheets have also been updated to reflect these revisions.

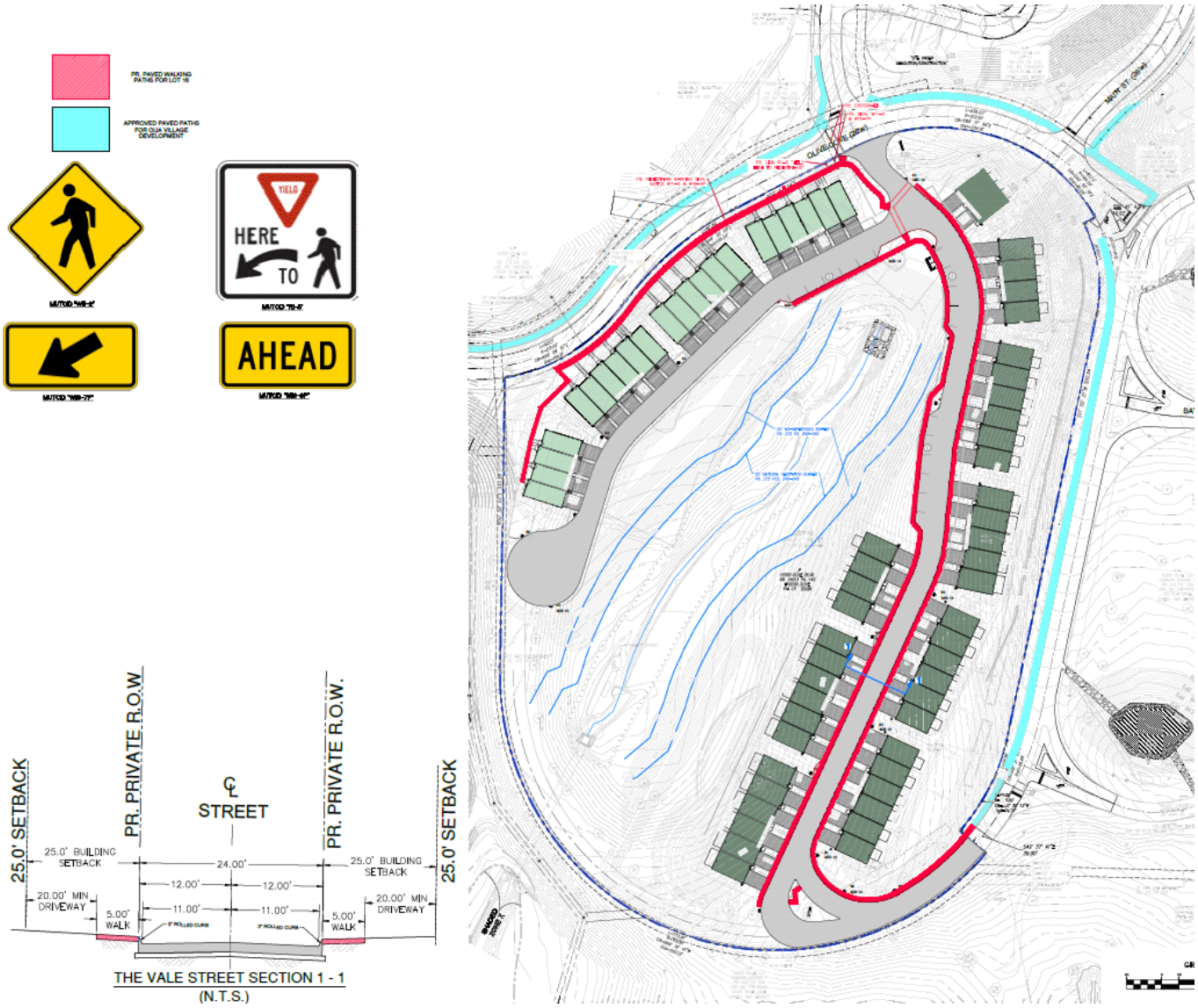


Figure 1: Revised Site Development Plan Sheet C3.1 showing 5-foot-wide sidewalks connecting each unit to the Olia Village Sidewalk system.

SIDEWALK REVISIONS

The revisions to the Site Development Plan include the incorporation of a 5-foot-wide sidewalk along the internal street within Lot 16 to connect Lots 23-51 to direct access to a sidewalk, per the request of the Planning and Zoning Commission. In order to incorporate the new sidewalk into the site plan, the street was shifted west resulting in the loss of 1 visitor parking space proposed adjacent to the creek. There are now 14 provided visitor spaces instead of 15. The retaining wall adjacent to the visitor parking spaces was raised 3 feet for a total height of 9 feet in order to not encroach into the required stream bank buffer in the middle of the lot. Per Staff request, the sidewalk adjacent to Olive Cove servicing Lots 1-22 was moved 6 feet back from the curb and a tree lawn was provided. All lots within Lot 16/The Vale at Olia Village development are now provided with direct access to a sidewalk that connects to the overall internal sidewalk system throughout the Olia Village development. Fig. 1. shows the updated Pedestrian Plan sheet within the Site Development Plan. The red lines show the Lot 16 internal sidewalk and the blue line shows the sidewalks within the greater Olia Village development. The Amended Site Concept Plan sheets for the overall Pedestrian Plan and Street Plan for Olia Village have also been revised to reflect these changes, Fig 2.

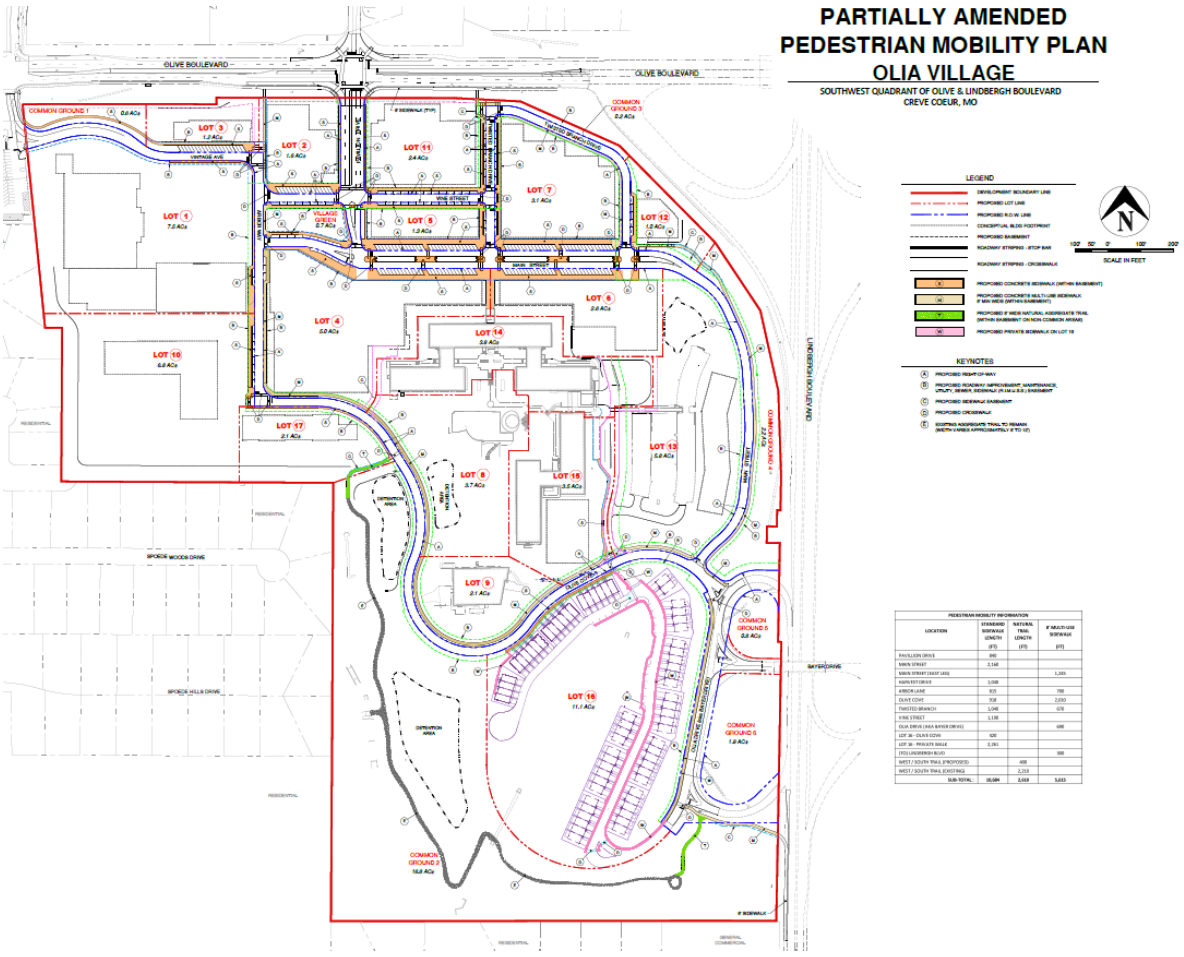


Figure 2: Updated Amended Pedestrian Mobility Plan for Olia Village reflecting the change to the Lot 16 sidewalks.

UNIT REVISIONS

Staff requested that the townhome units along Olive Cove include plane breaks in order to break up the facades of the units, especially where they are visible outside of Lot 16. The units along Olive Cove, Lots 1-22, face outwards from Lot 16 towards the greater Olia Village development. These units were shown inconsistently throughout the plans alternating between showing setbacks or being shown as one continuous plane on each unit grouping. The applicant has revised the Site Development Plan to show that a 2-foot offset will be present between units along Olive Cove, creating a staggered façade that breaks up the continuous plane. All unit groupings within Lot 16 are now shown to have offsets of some kind to break up the facades.

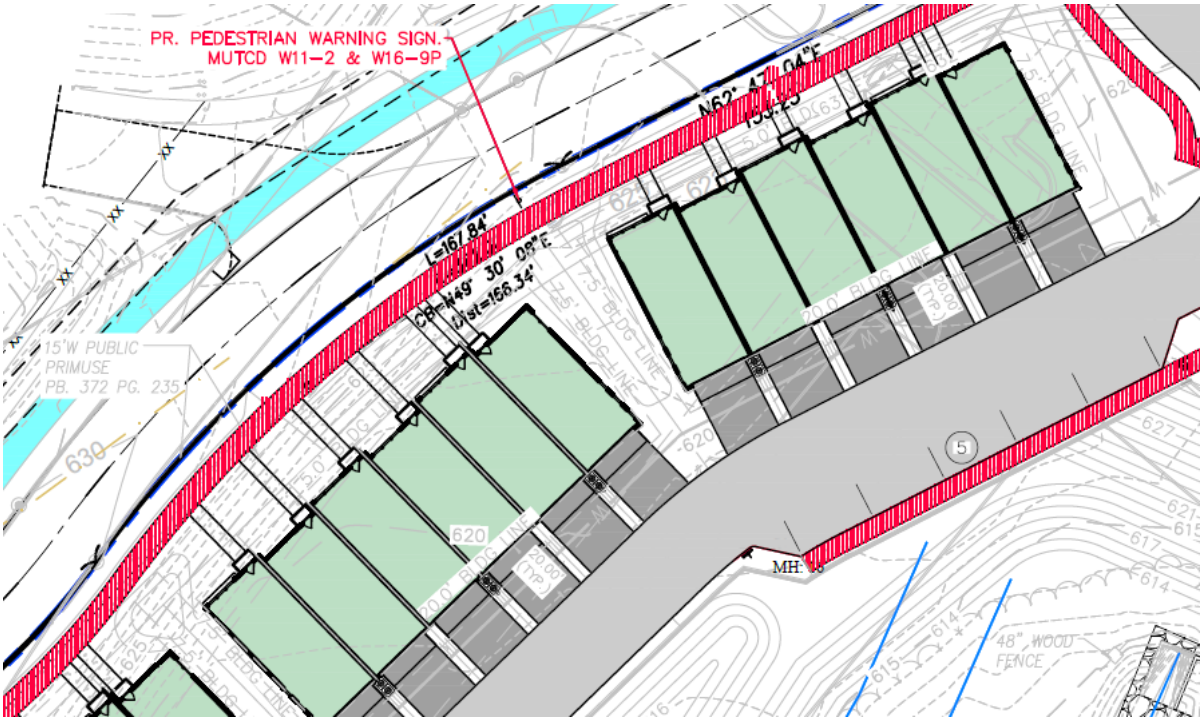
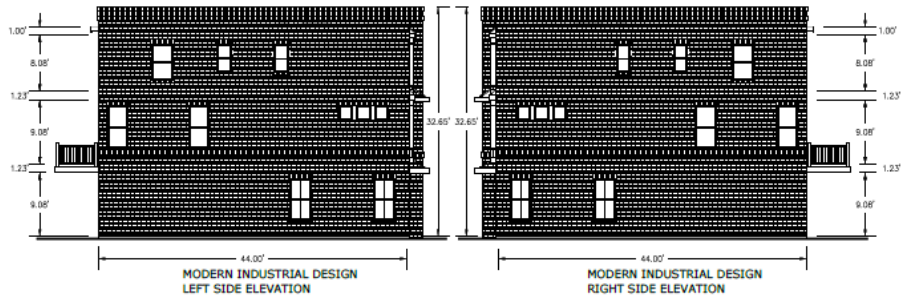


Figure 3: Close up from Sheet C3.1 of the Site Development Plan highlighting the offsets between units.

ARCHITECTURAL REVISIONS

The applicant has included an additional sheet, Sheet C3.2, within the Site Development Plan to address the side elevations of "high impact" buildings. Staff requested that the plans make clear the intentions to include the brick material to completely cover each exposed end of the building when visible and not facing another set of units. Sheet C3.2 includes updated side elevations for the "Logan" and "Meridian" product types showing full brick on the ends as well as an updated site plan showing which units will receive this elevation treatment. Lots 1, 4, 17, 22-24, 46, 51, 52, 57, 64 and 6 will include full brick side elevation instead of the Hardie board material proposed for the rear and low visibility side elevations of each set of units, see Fig. 4.

The applicant has also provided additional color options for each set of product types. The main brick color for all units will be white washed brick in the color "Alpine Select" for the top two floors of all buildings. Each product type, the "Logan" along Olive Cove and the "Meridian" along the internal street, will have alternating brick colors on the first floor. Every other building will either have a lighter neutral brick in the shade "Irongate" or a dark brown brick in the shade "Bourbon Trail." There will also be alternative door and trim accent colors in a warm neutral color palette. The color variations will help to break up the monotony of having identical buildings in a row next to each other and will instead provide some variation not only in style between the two product types but also in color scheme. See Fig. 5-6.



Meridian
HIGH IMPACT ELEVATIONS

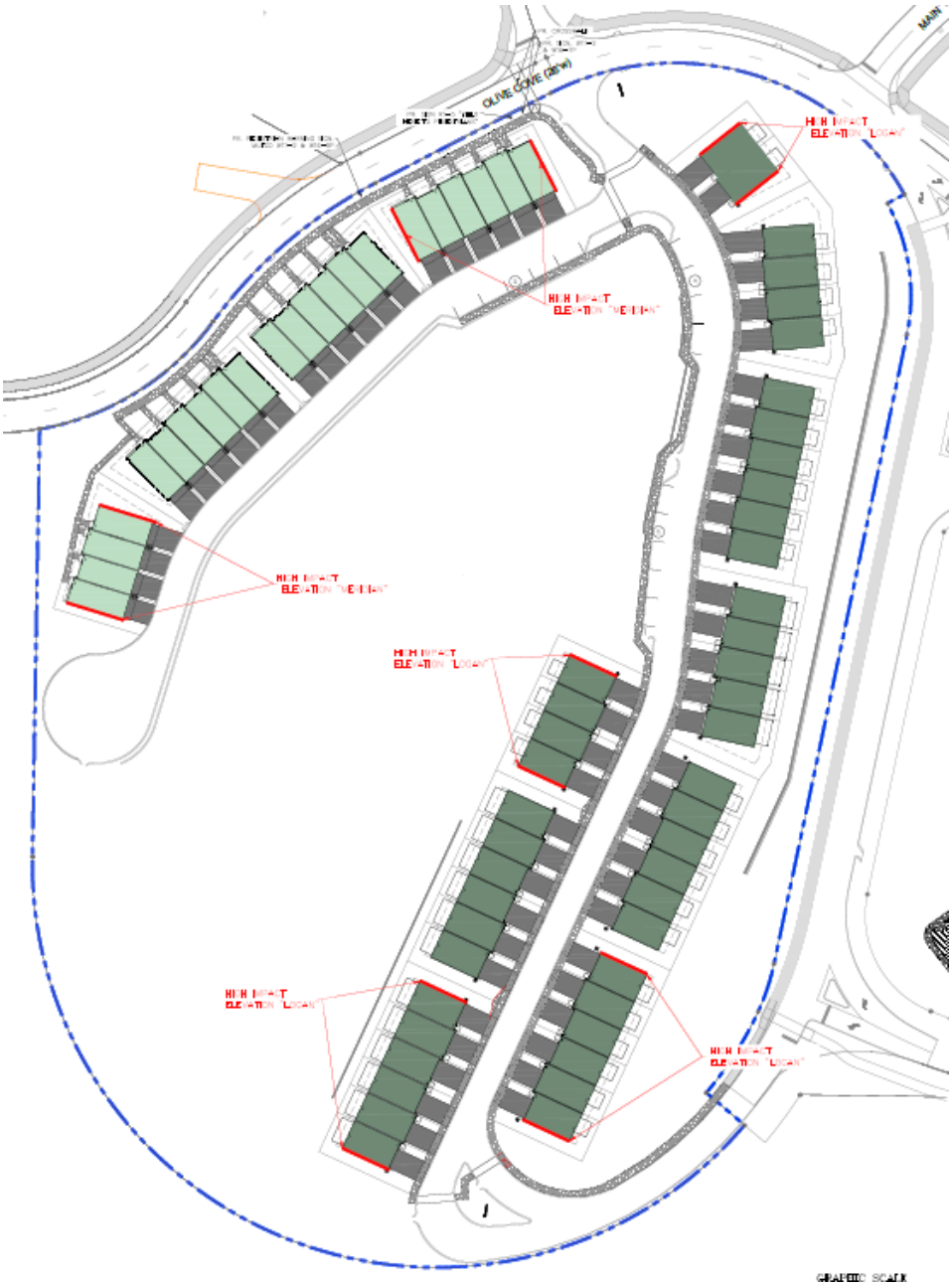


Figure 4: Sheet C3.2 showing full brick High Impact side elevations.

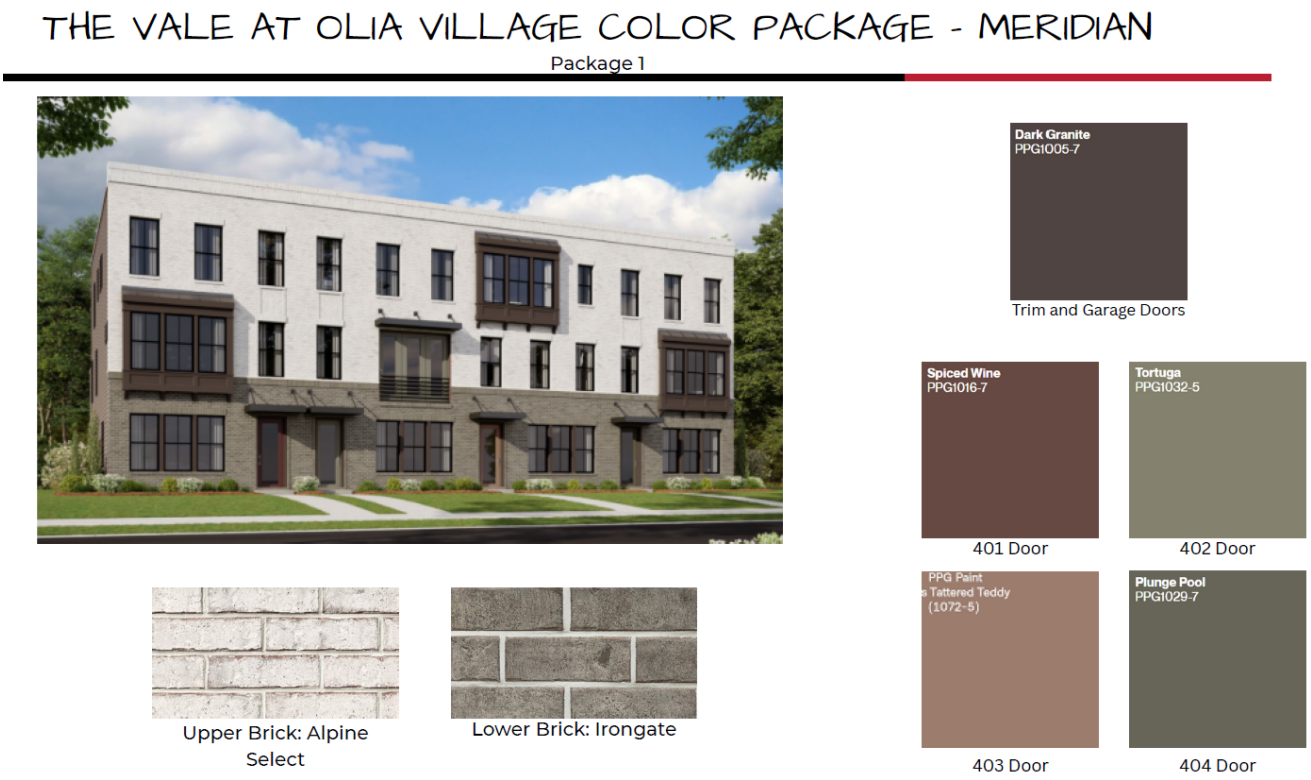


Figure 5: Meridian style with color package 1.

Figure 6: Logan style with color package 2.

LANDSCAPING REVISIONS

Sheet L1.01 provides the proposed landscaping for Lot 16. This sheet has been revised to accommodate the new sidewalk locations and include additional landscaping along Olive Cove. Moving the sidewalk back 6 feet from the curb created a tree lawn that will include the required Street trees. Lot trees closer to the units were also provided for a layered landscaping effect. See Fig. 7.

Figure 7: Revised Landscaping Plan.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the Lot 16 Site Development Plan substantially meets with the approved Olia Village Site Concept Plan, and the requirements of the Olia Village Development Regulations, as amended by this proposal, as well as with the City's applicable Zoning Regulations, subject to the following conditions and any further discussion by the Planning and Zoning Commission.

The following are the recommended conditions of approval for the Site Concept Plan amendments and the amended Development Regulations for Olia Village:

1. All requirements of Amended Ordinance No. 5862 shall remain in effect as hereby amended.
2. Pursuant to Section 405.390.K.2., the applicable components of the amended Site Concept Plan shall be recorded in the office of the St. Louis County Recorder of Deeds and proof of recording shall be provided to the City prior to any permits being issued.

The following are the recommended conditions of approval for the Lot 16 Site Development Plan:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations of the townhomes shall be in substantial conformance in design, color and materials, with the "Meridian and Logan Modern Industrial Elevations" received January 9, 2026 as bound together and submitted in conjunction with Application #25-028 by Fischer Homes, except as modified below.
2. The Applicant shall submit Site Improvement Plans, showing all exterior grading and site improvements, to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received January 9, 2026, as bound together and submitted in conjunction with Application #25-028 by Stock & Associates, except as modified below.
3. The building elevations on Lots 1, 4, 17, 22-24, 46, 51, 52, 57, 64 and 6 as depicted on the site development plan and preliminary plat shall have brick returns on the full side exterior elevations.
4. A Final Landscape Plan shall be submitted with the Building Permit and Site Improvement Permit applications for Staff review and approval in substantial conformance with the Concept Landscape Plan received January 9, 2026, by Loomis Associates. The Final Landscape Plan shall provide irrigation within the common ground areas along the exterior street frontages and at both entries. All landscaping shall be maintained per the approved Landscape Plan and any 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.
5. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance or Section H. Light Requirements of the Olia Village Development Standards, as appropriate, and the provided photometric plan for the entire site received January 9, 2026.
6. The subdivision entry signs, as shown on the plans, one located at each entrance to the subdivision, are approved subject to landscaping being provided at the base of each sign and final design approval by staff in association with the sign permit application. After final approval by staff, these residential development signs shall be incorporated into the overall Olia Village Master Sign Plan.
7. A final subdivision plat and accompanying subdivision declaration for The Vale at Olia Village shall be submitted for Planning and Zoning Commission and City Council approval pursuant to Section 410.140 of the Subdivision Code and Section 405.390.H. of the Zoning Code prior to issuance of any building permits.
8. Pursuant to Section 405.390.N. the site development plan shall be valid for a period of twelve (12) months from the date of approval. Within such period a building permit shall be obtained, and substantial construction commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission may grant extensions regarding the validity of a site development plan not exceeding twelve (12) months each upon written request of the original

> applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission shall have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication.

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all development standards provided by Amended Ordinance No. 5862 and those of any other applicable City regulations. This application does substantially meet all applicable codes for the Olia Village Planned Mixed Use Development Zoning District, subject to the following suggested conditions of approval:

1. A final plat for the Vale at Olia Village shall be submitted for review by the Planning and Zoning Commission with approval of the final plat by the City Council.

ACTION
If the Planning and Zoning Commission finds the Site Development Plan application and proposed Draft Ordinance, and Site Concept Plan Amendments to be in conformance with the Site Concept Plan, regulations of the Zoning Code and Attachment B, it may vote on a recommendation to the City Council. Any changes to the motion or Draft Resolution should be discussed and made by separate actions.

Approval of the Prelimianry Plat must be made by separate motion listed below.

MOTIONS
The following is an example of an appropriate motion for the Site Development Plan and Site Concept Plan Amendment application:

> "I move to recommend approval of the Site Concept Plan and Development Regulations Amendments and the Site Development Plan for Olia Village Lot 16 at 10300 Olive Boulevard, subject to the conditions discussed in the Staff Report and draft ordinance for the meeting of January 9, 2026" (conditions may be added, eliminated, or modified by preceding motion).

Action on the Preliminary Plat will be in the form of a motion for approval as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

> "I move to approve The Vale at Olia Village preliminary plat with the conditions outlined in the staff report for the subdivision at Lot 16 of the Olia Village Planned Mixed Use Development as shown in the Preliminary Plat, received January 9, 2026, as part of Application #25-039. (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Final Plat for Planning and Zoning Commission review and approval by the City Council. The Subdivision Improvement Plans will be submitted at a later date and will be subject to the conditions listed above.

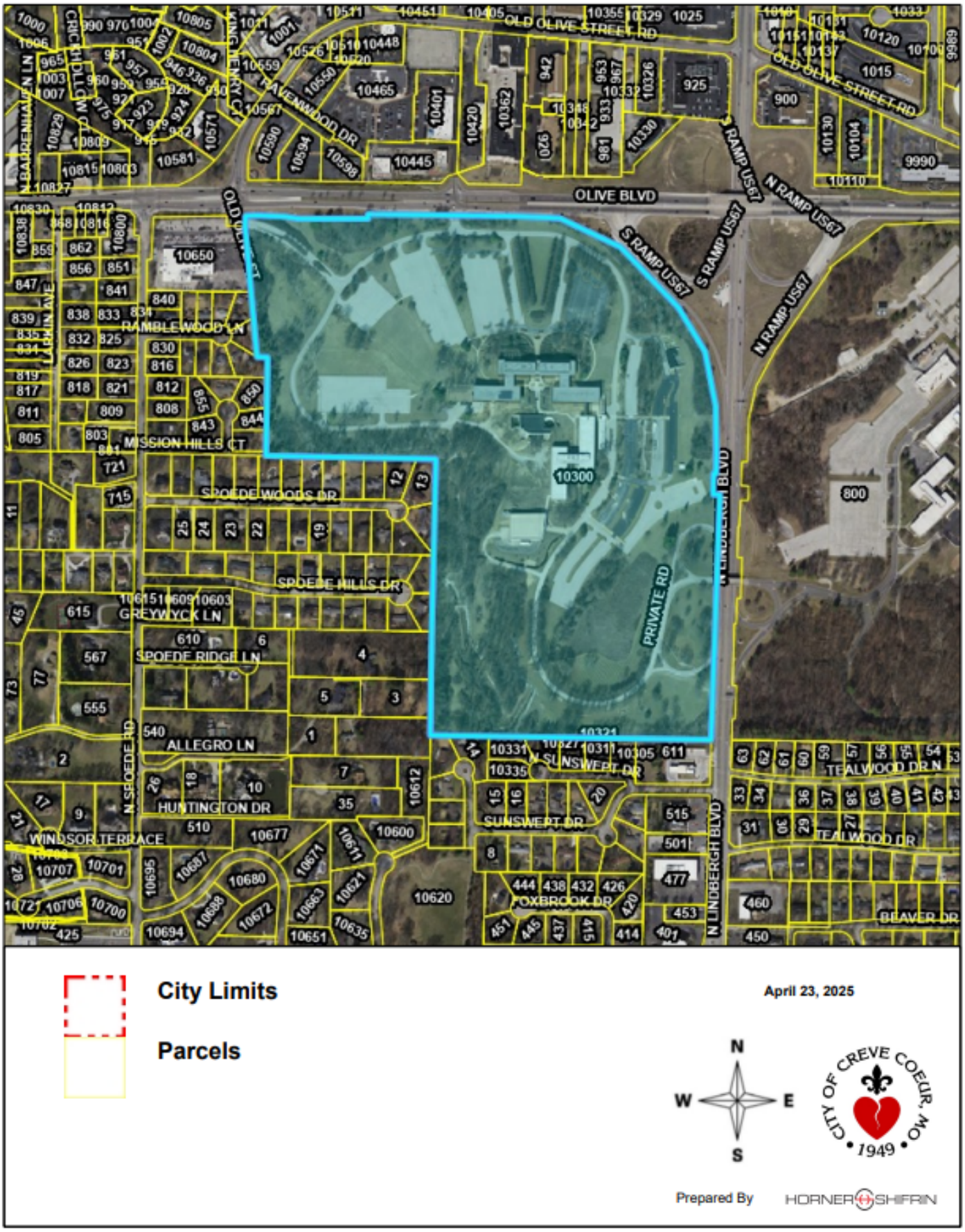
APPENDIX 1: COMPREHENSIVE PLAN

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.

Aerial Photo



BILL NUMBER __6208____ **ORDINANCE NUMBER _____**

AN ORDINANCE APPROVING AN AMENDMENT TO THE SITE CONCEPT PLAN AND DEVELOPMENT REGULATIONS, AND APPROVING A SITE DEVELOPMENT PLAN FOR LOT 16 WITHIN THE OLIA VILLAGE PLANNED MIXED-USE DISTRICT LOCATED AT 10300 OLIVE BOULEVARD

WHEREAS, on November 13, 2023, the City Council adopted Amended Ordinance 5862 which established the Olia Village Planned Mixed-Use Zoning District; and

WHEREAS, Section 405.390.Q. of the Zoning Code states that major amendments to the approved Site Concept Plan shall follow the same review procedures as a new application within established Planned Zoning Districts; and

WHEREAS, Section 405.390.G. of the Zoning Code states that Site Development Plans within Planned Zoning Districts shall be submitted for each specific building or phase within the project, for review by the Planning and Zoning Commission and approval by the City Council; and

WHEREAS, an application has been submitted by George M. Stock, PE, of Stock & Associates Consulting Engineers, on behalf of Grand Communities, LLC, for approval of an amendment to the Site Concept Plan and Development Regulations authorized by Amended Ordinance No. 5862, and for approval of a Site Development Plan for Lot 16 within the Olia Village Planned Mixed-Use District located at 10300 Olive Boulevard for 67 attached townhomes and to establish connecting private streets and pedestrian facilities within the development; and

WHEREAS, the applicant also submitted the preliminary plat to subdivide Lot 16 within the Olia Village Creve Coeur subdivision into 67 individual lots with common ground and private rights-of-way for the development of attached townhouses, known as The Vale at Olia Village, for approval by the Planning and Zoning Commission; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 15, 2025 and Tuesday, January 20, 2026, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the amendment to the Site Concept Plan and Development Standards, and the Lot 16 Site Development Plan subject to conditions and approved the Lot 16 Preliminary Subdivision Plat subject to conditions at its meeting on January 20, 2026; 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: The amendment to the Site Concept Plan and the Development Regulations for Olia Village as submitted on January 9, 2026 are hereby approved subject to the following conditions:

1. All requirements of Amended Ordinance No. 5862 shall remain in effect as hereby amended.
2. Pursuant to Section 405.390.K.2., the applicable components of the amended Site Concept Plan shall be recorded in the office of the St. Louis County Recorder of Deeds and proof of recording shall be provided to the City prior to any permits being issued.

SECTION 2: The Lot 16 Site Development Plan as submitted on January 9, 2026, is hereby approved subject to the following conditions:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations of the townhomes shall be in substantial conformance in design, color and materials, with the "Meridian and Logan Modern Industrial Elevations" received January 9, 2026 as bound together and submitted in conjunction with Application #25-028 by Fischer Homes, except as modified below.
2. The Applicant shall submit Site Improvement Plans, showing all exterior grading and site improvements, to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received January 9, 2026, as bound together and submitted in conjunction with Application #25-028 by Stock & Associates, except as modified below.
3. A Final Landscape Plan shall be submitted with the Building Permit and Site Improvement Permit applications for Staff review and approval in substantial conformance with the Concept Landscape Plan received January 9, 2026, by Loomis Associates. The Final Landscape Plan shall provide irrigation within the common ground areas along the exterior street frontages and at both entries. All landscaping shall be maintained per the approved Landscape Plan and any 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.
4. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance or Section H. Light Requirements of the Olia Village Development Standards, as appropriate, and the provided photometric plan for the entire site received January 9, 2026.
5. The subdivision entry signs, as shown on the plans, one located at each entrance to the subdivision, are approved subject to landscaping being provided at the base of each sign and final design approval by staff in association with the sign permit application. After final approval by staff, these residential development signs shall be incorporated into the overall Olia Village Master Sign Plan.
6. A final subdivision plat and accompanying subdivision declaration for The Vale at Olia Village shall be submitted for Planning and Zoning Commission and City Council approval pursuant to Section 410.140 of the Subdivision Code and Section 405.390.H. of the Zoning Code prior to issuance of any building permits.
7. Pursuant to Section 405.390.N. the site development plan shall be valid for a period of twelve (12) months from the date of approval. Within such period a building permit shall be obtained, and substantial construction commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission may grant extensions regarding the validity of a site development plan not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission shall have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication.

BILL NUMBER __6208____ **ORDINANCE NUMBER _____**

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

ADOPTED THIS ____ DAY OF _____, 2026.

_____
MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

THE VALE AT OLIA VILLAGE COLOR PACKAGE - MERIDIAN

Package 1

Dark Granite
PPG1005-7

Trim and Garage Doors

Spiced Wine
PPG1016-7

401 Door

Tortuga
PPG1032-5

402 Door

Upper Brick: Alpine Select

Lower Brick: Irongate

PPG Paint
a Tattered Teddy
(1072-5)

403 Door

Plunge Pool
PPG1029-7

404 Door

THE VALE AT OLIA VILLAGE COLOR PACKAGE - MERIDIAN

Package 2

Upper Brick: Alpine Select

Lower Brick: Bourbon Trail

Trim and Garage Doors

401 Door

402 Door

403 Door

404 Door

THE VALE AT OLIA VILLAGE COLOR PACKAGE - LOGAN

Package 1

Upper Brick: Alpine Select

Lower Brick: Irongate

Trim and Garage Doors / including panel board between windows

401 Door

402 Door

403 Door

404 Door

THE VALE AT OLIA VILLAGE COLOR PACKAGE - LOGAN

Package 2

Upper Brick: Alpine Select

Lower Brick: Bourbon Trail

Trim and Garage Doors / including panel board between windows

401 Door

402 Door

403 Door

404 Door

FISCHER HOMES
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PROPOSED ENTRY MONUMENT for THE VALE AT OLIA VILLAGE

NOT FOR CONSTRUCTION

FISCHER HOMES
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PROPOSED MAIL KIOSK for THE VALE AT OLIA VILLAGE

NOT FOR CONSTRUCTION

FRONT ELEVATION

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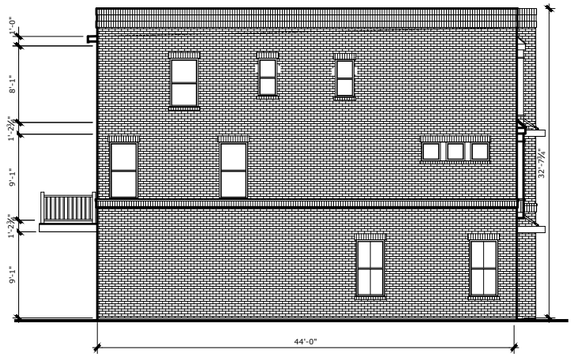
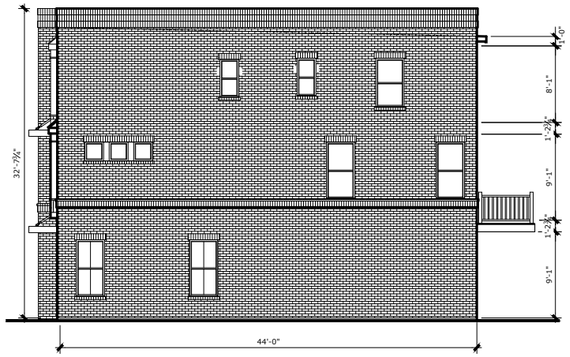
MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

Sheet 2

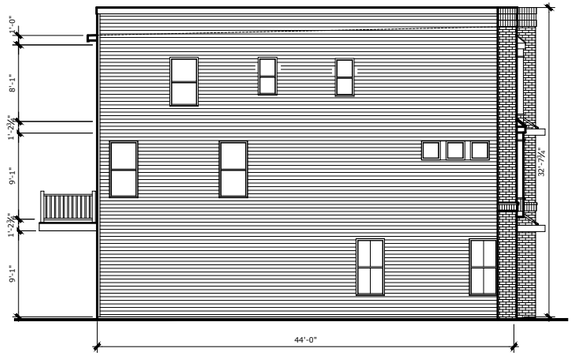
NOT FOR CONSTRUCTION



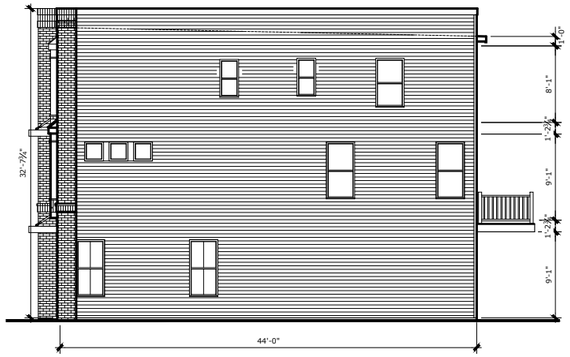
HIGH IMPACT LEFT SIDE ELEVATION



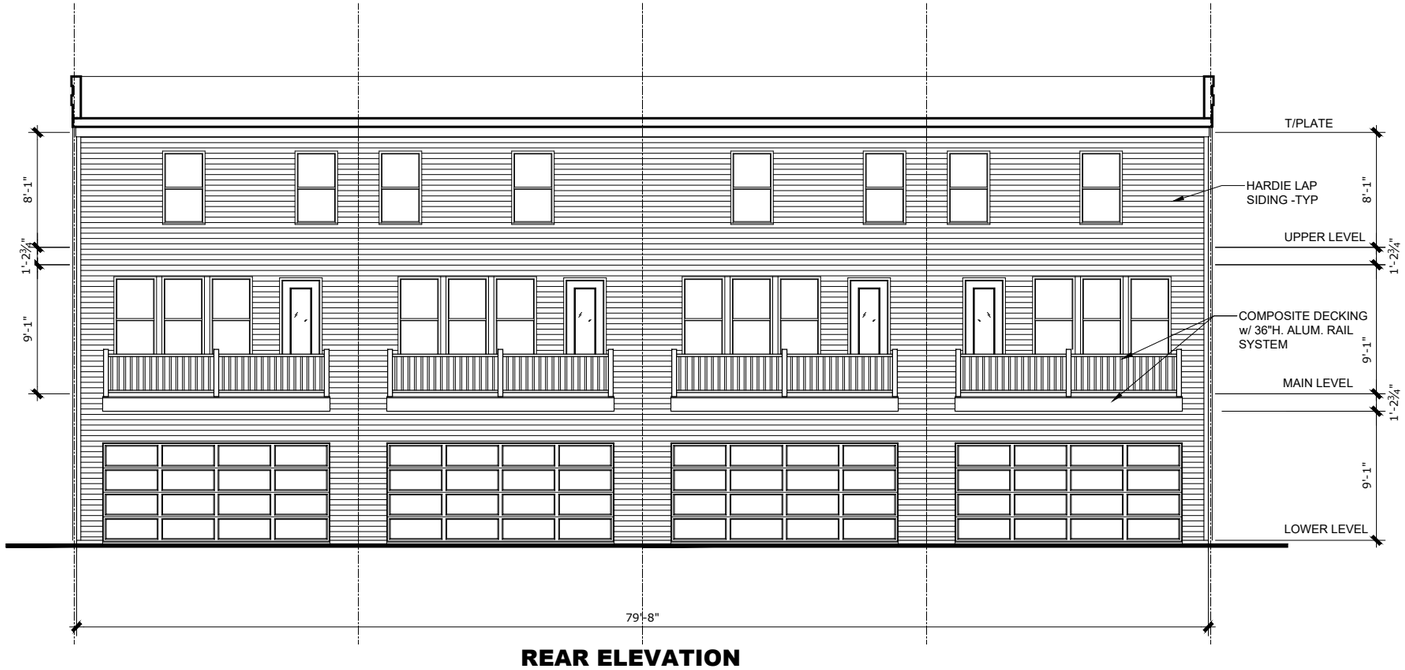
HIGH IMPACT RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

Sheet 2

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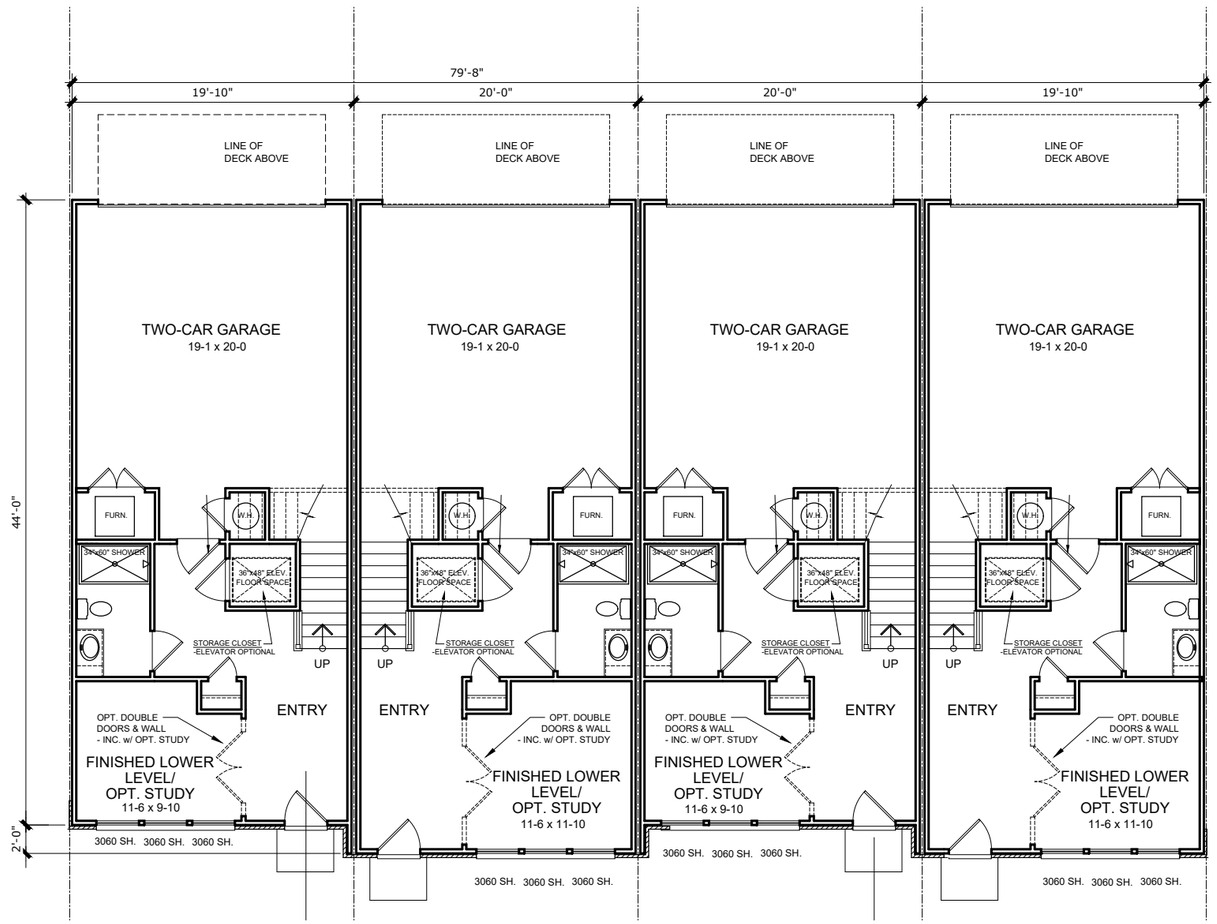

LOWER LEVEL

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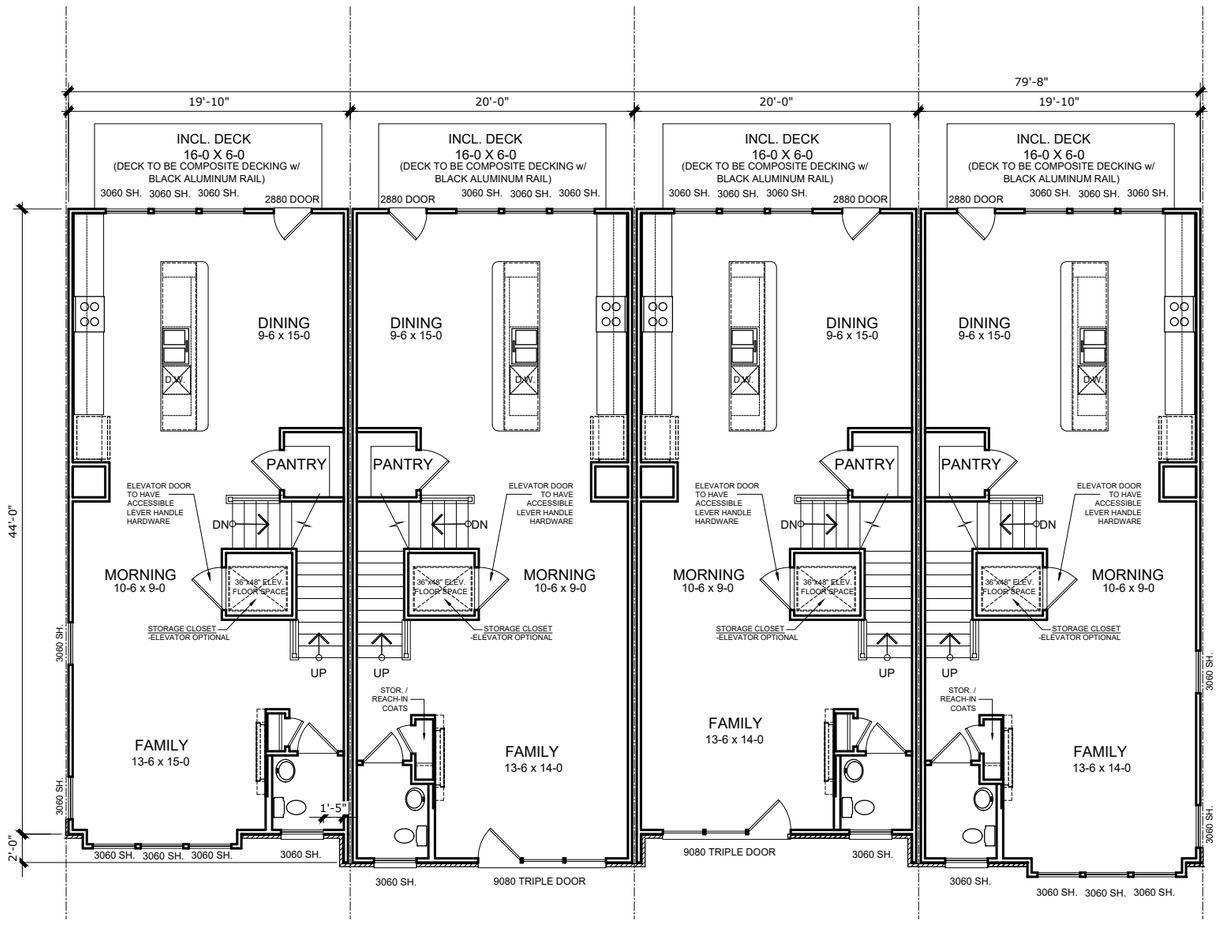
MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

Sheet 2

NOT FOR CONSTRUCTION



MAIN LEVEL

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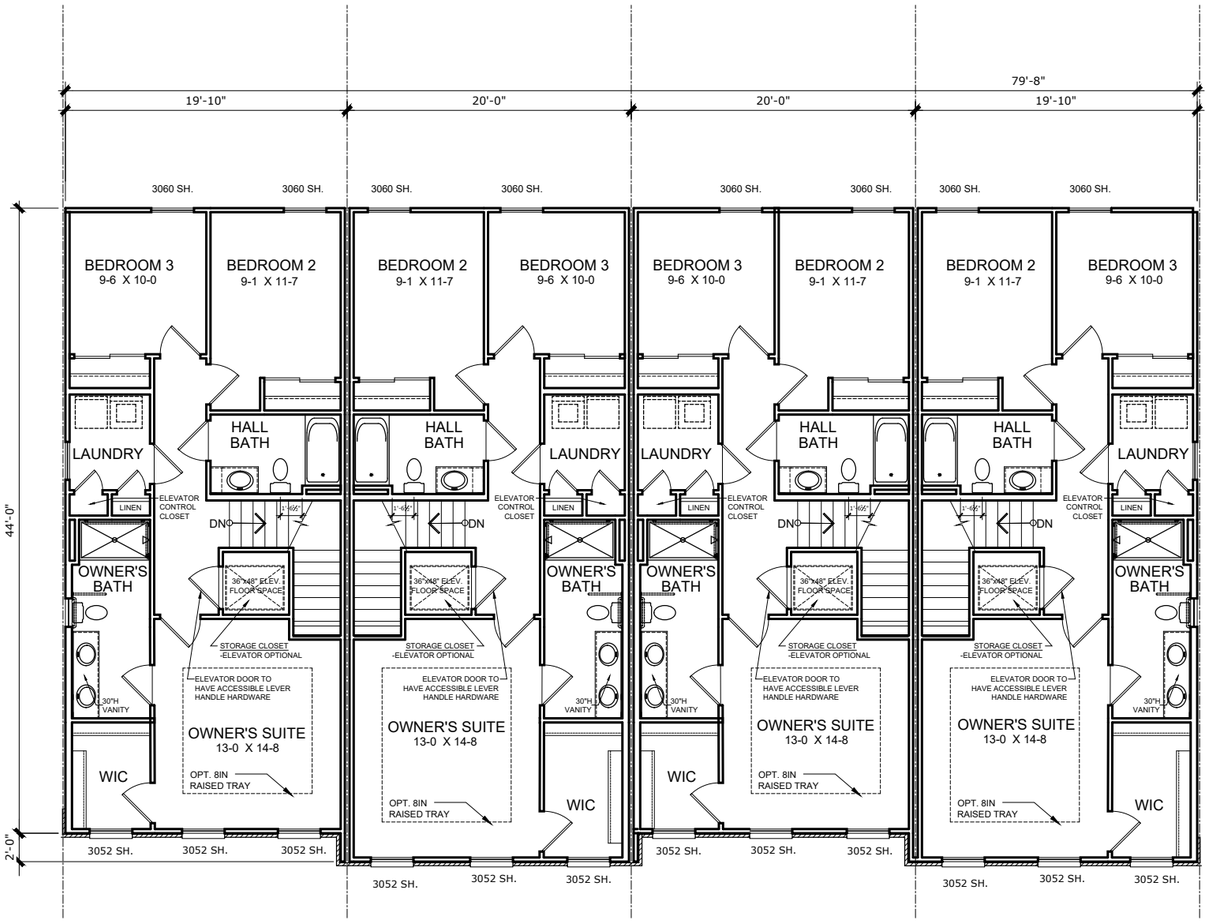
MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

Sheet 2

NOT FOR CONSTRUCTION



UPPER LEVEL

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MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

Sheet 2

NOT FOR CONSTRUCTION

SUN

DECIDUOUS TREE
- UPRIGHT OAK
- URBAN SUNSET MAPLE
- OCTOBER GLORY MAPLE
- AUTUMN BLAZE MAPLE
- SKYLINE HONEYLOCUST
- AUTUMN GOLD GINKGO (MALE)
- LACEBARK ELM
- LITTLE LEAF LINDEN

ORNAMENTAL TREE
- CRAPE MYRTLE
- BLOODGOOD JAPANESE MAPLE
- ASSORTED REDBUD
- CRIMSON POINT PLUM
- SEVEN SON FLOWER

DWARF STANDARD ORNAMENTAL TREE
- STANDARD CRABAPPLE
- STANDARD VIBURNUM
- DWARF WEEPING CHERRY

MEDIUM DECIDUOUS SHRUB (MAX 5' TALL AT MATURITY)
- PROVEN WINNER HYDRANGEAS
- MONROVIA HYDRANGEAS
- SPILLED WINE WEIGELA
- MIDNIGHT WINE WEIGELA
- COMPACT BURNING BUSH
- JUDD VIBURNUM
- BURKWOOD VIBURNUM

DWARF DECIDUOUS SHRUB (MAX 30" AT MATURITY)
- PROVEN WINNER SPIREAS
- MONROVIA SPIREAS
- PYGMY BARBERRY

BROADLEAF EVERGREEN
- WINTERGREEN BOXWOOD
- GREEN VELVET BOXWOOD
- GREEN GEM BOXWOOD
- CHINA HOLLY
- INKBERRY

UPRIGHT EVERGREEN
- UPRIGHT JUNIPER
- LEYLAND CYPRESS
- SCHIPKAENSIS CHERRY LAUREL

MEDIUM EVERGREEN SHRUB
- BIRDS NEST SPRUCE
- GREY OWL JUNIPER
- GOLD JUNIPER VARIETIES
- DWARF CREEPING JUNIPER

ORNAMENTAL GRASS
- HEAVY METAL SWITCH
- NORTHWIND SWITCH
- ADAGIO MAIDEN
- FEATHER REED
- SCOUT MAIDEN

DWARF ORNAMENTAL GRASS
- KARLEY ROSE DWARF FOUNTAIN
- HAMELIN DWARF FOUNTAIN
- LITTLE ZEBRA

PERENNIAL
- THREADLEAF COREOPSIS
- DWARF SHASTA DAISY
- STELLA D'ORO DAYLILY
- LITTLE SPIRES RUSSIAN SAGE
- DIANTHUS VARIETIES
- PROVEN WINNER ECHINACEAS
- HARDY SEDUM VARIETIES

BIG BLUE LIRIOPE

SHADE

DECIDUOUS TREE
- UPRIGHT OAK
- URBAN SUNSET MAPLE
- OCTOBER GLORY MAPLE
- AUTUMN BLAZE MAPLE
- SKYLINE HONEYLOCUST
- AUTUMN GOLD GINKGO (MALE)
- LACEBARK ELM
- LITTLE LEAF LINDEN

ORNAMENTAL TREE
- KOUSA DOGWOOD
- CLUMP SERVICEBERRY

DWARF STANDARD ORNAMENTAL TREE
- STANDARD HYDRANGEA
- THREADLEAF JAPANESE MAPLE

MEDIUM DECIDUOUS SHRUB (MAX 5' TALL AT MATURITY)
- PROVEN WINNER HYDRANGEAS
- MONROVIA HYDRANGEAS
- JUDD VIBURNUM
- BURKWOOD VIBURNUM

DWARF DECIDUOUS SHRUB (MAX 30" AT MATURITY)
- PROVEN WINNER DWARF HYDRANGEA
- MONROVIA DWARF HYDRANGEA

BROADLEAF EVERGREEN
- WINTERGREEN BOXWOOD
- GREEN VELVET BOXWOOD
- GREEN GEM BOXWOOD

UPRIGHT EVERGREEN
- EMERALD GREEN ARBORVITAE

MEDIUM EVERGREEN SHRUB
- BIRDS NEST SPRUCE
- PJM RHODODENDRON
- KAREN AZALEA
- GOLD THREAD FALSE CYPRESS

ORNAMENTAL GRASS
- MORNING LIGHT MAIDEN
- SHENANDOAH SWITCH
- KARL FOERSTER FEATHER REED

DWARF ORNAMENTAL GRASS
- KARLEY ROSE DWARF FOUNTAIN
- HAMELIN DWARF FOUNTAIN
- EVERGOLD SEDGE

PERENNIAL
- BRUNNERA
- EPIMEDIUM
- PULMONARIA
- BLEEDNG HEART
- BIGROOT GERANIUM
- DEADNETTLE
- COLUMBINE
- HOSTA VARIETIES

BIG BLUE LIRIOPE

Notes:
1. Sun and shade lists apply to zones 5, 6, and 7. For other hardiness zones, plant equivalent small, colorful, maintainable, hardy plants.

DATE: September 17, 2020
REVISED: April 3, 2023
DRAWN BY: NDS
SCALE: NTS
UI_Landscape 1 of 16

TEM_UI_Landscape_PlantKey

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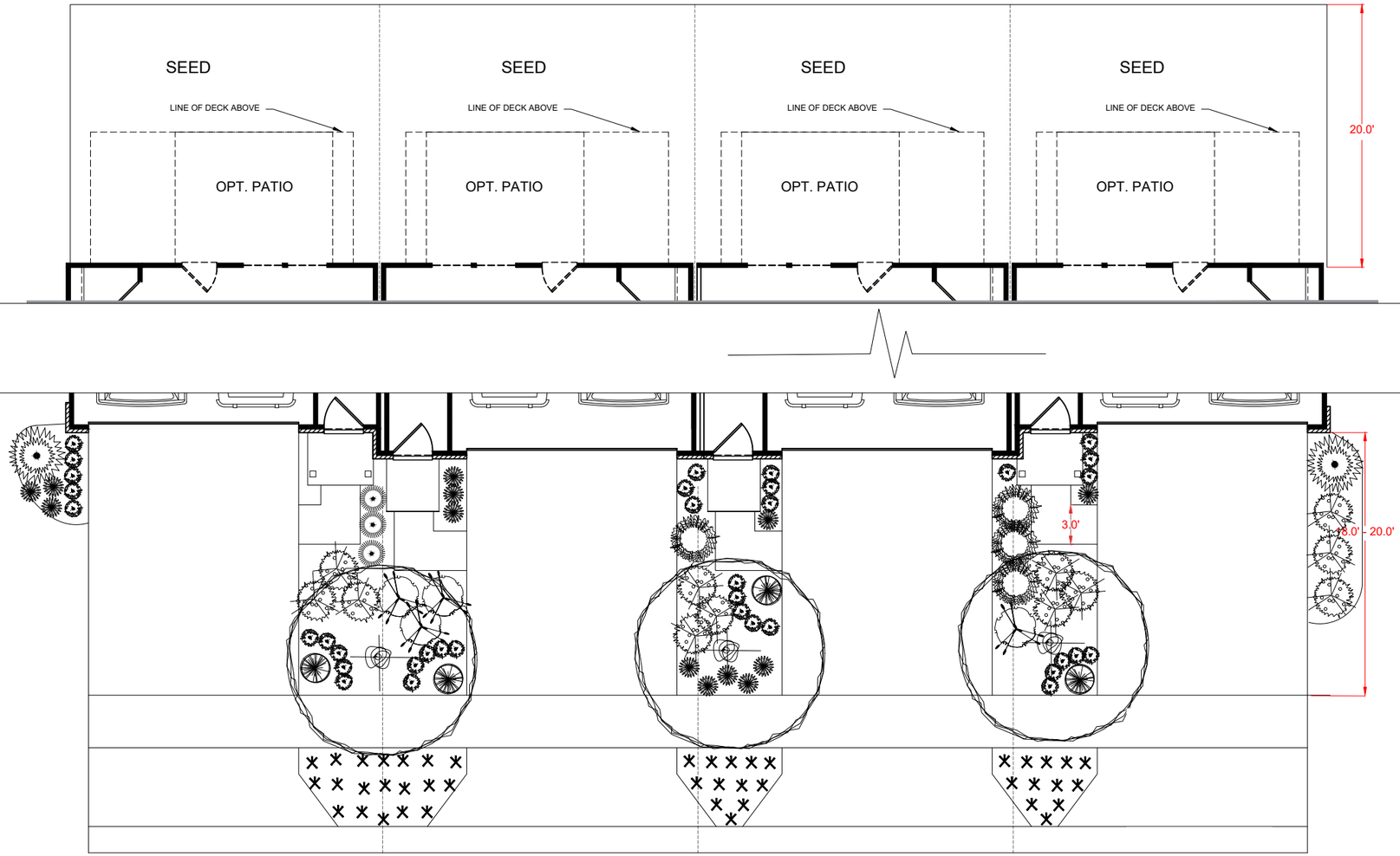
FISCHER HOMES



DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

Notes:

1. Trees shall be planted a minimum 2 caliper inches.
2. All trees shall be planted a minimum distance of 4' from trunk to building foundation.
3. Except for perennials, no plant material is to be planted within 2' of a building face.
4. Cannot repeat plant selection on adjacent units. E.g. if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units.
5. No turf area is to be smaller than 24" in length or width. Areas smaller than 24" in any direction are to be mulched.

0 5 10 20

DATE: September 17, 2020
REVISED: April 3, 2023
DRAWN BY: NDS
SCALE: 1.0" = 10.0'
UI_Landscape 2 of 16

TEM_UI_Midtown-Brookline
Landscape_Typical_4UNIT

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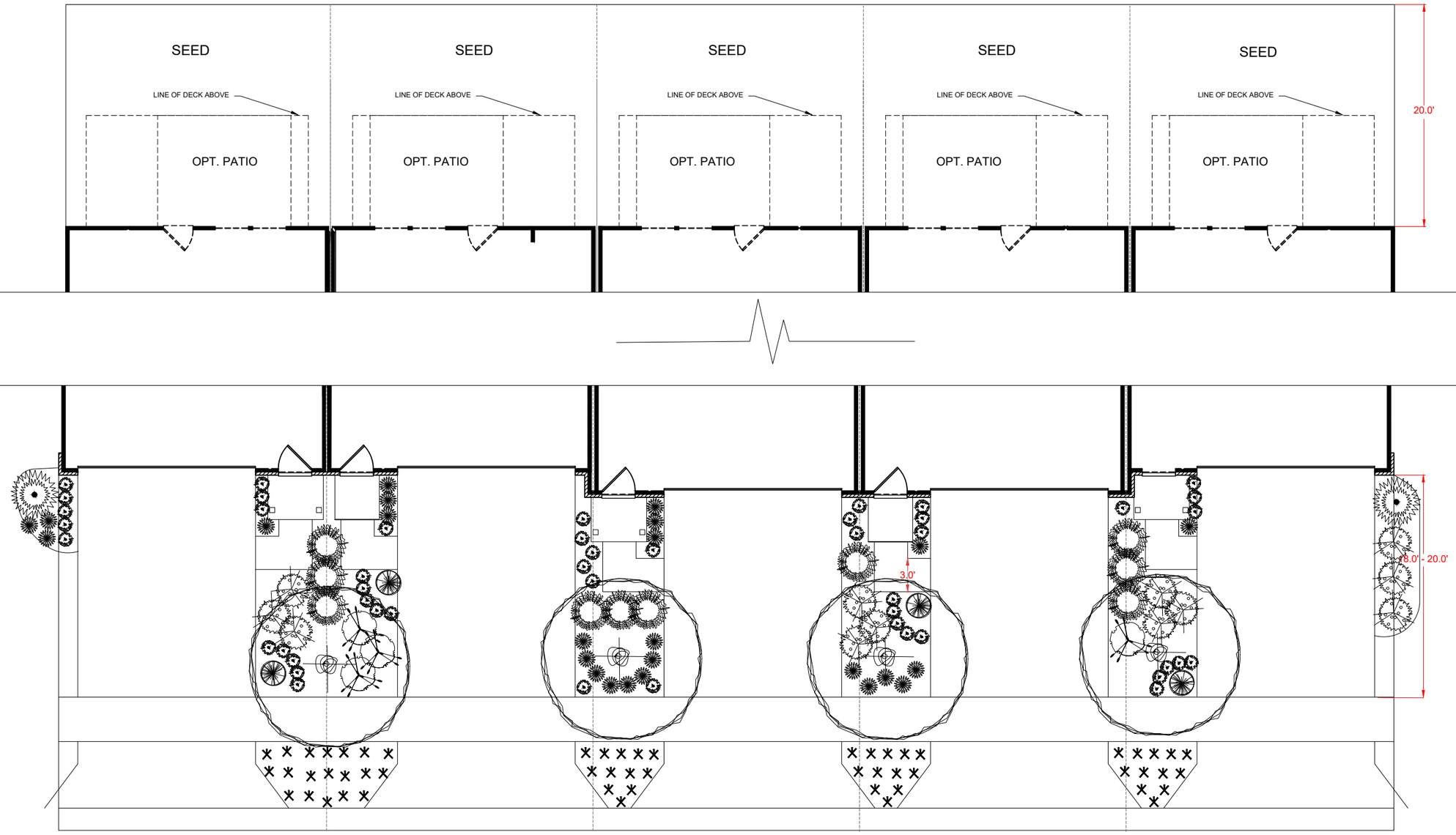

DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

Notes:

1. Trees shall be planted a minimum 2 caliper inches.
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0 5 10 20

DATE: September 17, 2020
REVISED: April 3, 2023
DRAWN BY: NDS
Scale: 1.0" = 10.0'
UI_Landscape 3 of 16

TEM_UI_Midtown-Brookline
Landscape_Typical_5UNIT

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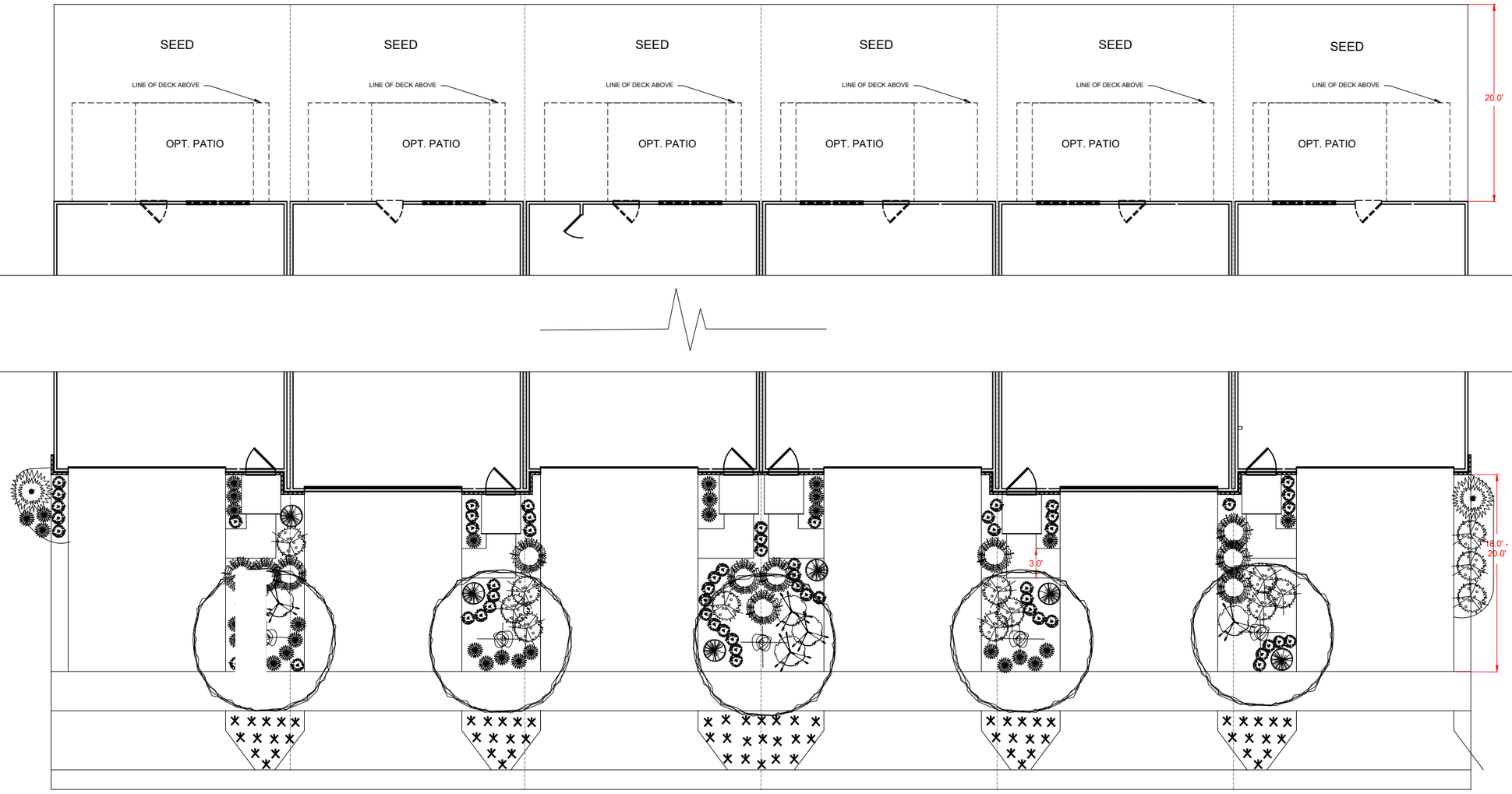

DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

Notes:

1. Trees shall be planted a minimum 2 caliper inches.
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DATE: September 17, 2020
REVISED: April 3, 2023
DRAWN BY: NDS
SCALE: NTS
UI_Landscape 4 of 16

TEM_UI_Midtown-Brookline
Landscape_Typical_6UNIT

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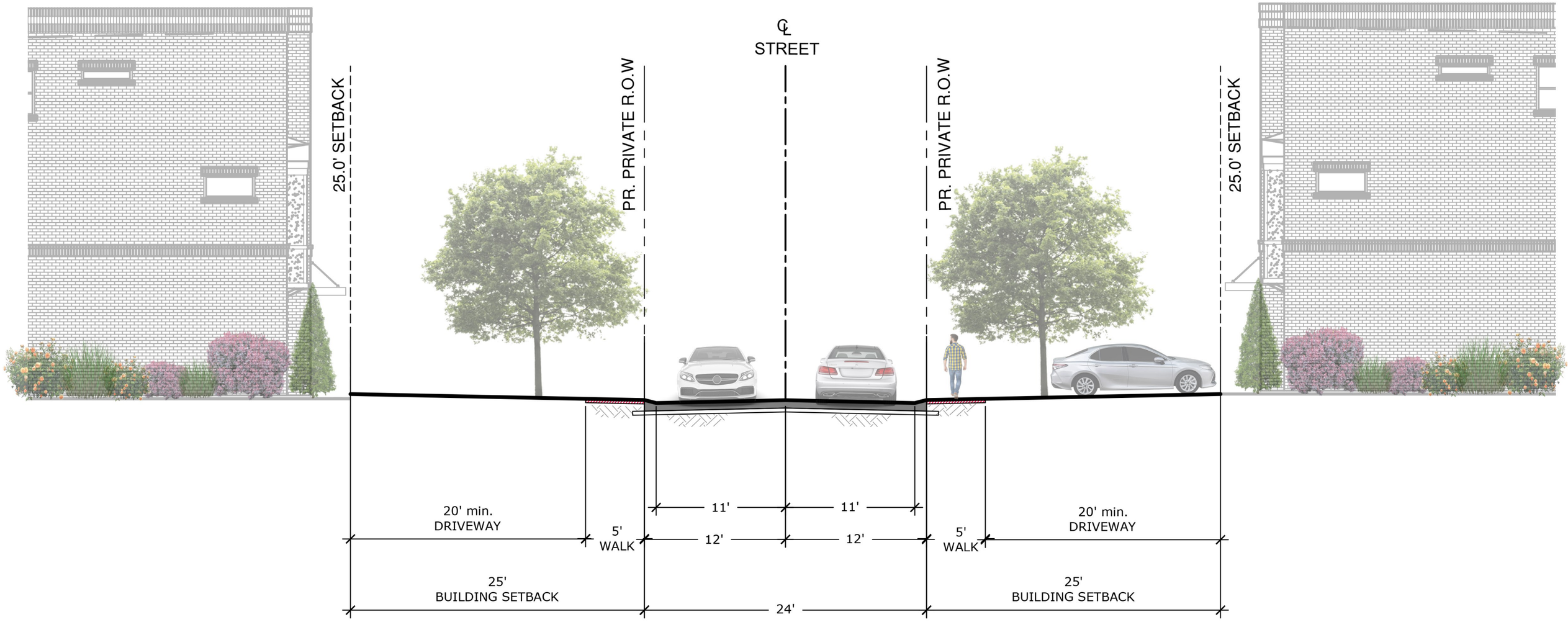


THE VALE AT OLIA VILLAGE

SECTION

SCALE: 1-1/2"=1'-0"

SITE DEVELOPMENT PLAN
THE VALE AT OLIA VILLAGE

A TRACT OF LAND BEING LOT 16 OF OLIA VILLAGE CREVE COEUR AS RECORDED IN PLAT BOOK 372, PAGE 235 LOCATED TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
PROPERTY ZONED PDM ORD.# 5862

ABBREVIATIONS

ATG	–	ADJUST TO GRADE
B.C.	–	BACK OF CURB
BW	–	BOTTOM OF WALL ELEV.
C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E	–	ELECTRIC
ELEV.	–	ELEVATION
EX.	–	EXISTING
F.C.	–	FACE OF CURB
FL	–	FLOWLINE
FT.	–	FEET
FND.	–	FOUND
G	–	GAS
H.W.	–	HIGH WATER
LFB	–	LOW FLOW BLOCKED
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
PR.	–	PROPOSED
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.C.P.	–	REINFORCED CONCRETE PIPE
R/W	–	RIGHT–OF–WAY
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
TW	–	TOP OF WALL ELEV.
T.B.A.	–	TO BE ABANDONED
T.B.R.	–	TO BE REMOVED
T.B.R.&R.	–	TO BE REMOVED AND REPLACED
TYP.	–	TYPICALLY
U.I.P.	–	USE IN PLACE
U.O.N.	–	UNLESS OTHERWISE NOTED
V.C.P.	–	VITRIFIED CLAY PIPE
W	–	WATER
(86'W)	–	RIGHT–OF–WAY WIDTH

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPLICE BOX
- ELECTRIC BREAKER
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPLICE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

PROPOSED CONTOUR — 442
PROPOSED SPOT — 442.25
PROPOSED STORM
PROPOSED SANITARY — SS

SITE DATA:

ZONING CLASSIFICATION: PMD (PLANNED MIXED-USE DEVELOPMENT) ORD.# 5862

DEVELOPMENT AREA

11.157 Acres (486,015 Sq. Ft.)

BUILDING USE

RESIDENTIAL DEVELOPMENT

F.A.R. (FLOOR AREA RATIO):

63,685 Sq. Ft.
486,015 Sq. Ft. = 0.13 FAR

(MAXIMUM ALLOWED BY ZONING FOR THE ENTIRE PMD DISTRICT = 0.70)

SITE COVERAGE:

27.60% [3.08 Ac. - BASED ON 11.157 Ac]

(MAXIMUM SITE COVERAGE FOR THE ENTIRE PMD DISTRICT SHALL NOT EXCEED = 60%)

PARKING REQUIREMENTS:

2 SPACES/PER DWELLING UNIT
= 2 SPACES/DWELLING UNIT x 67 UNITS = 134 SPACES

TOTAL PARKING REQUIRED = 134 SPACES

PARKING PROVIDED:

134 SPACES AT THE UNITS AND 14 VISITOR SPACES
- TOTAL SPACES PROVIDED = 148 SPACES

(PARALLEL PARKING SPACES PROVIDED ARE 9' x 22')

LOADING SPACE REQUIREMENTS:

N/A

SITE LIGHTING:

SEE SITE LIGHTING & PHOTOMETRIC PLAN

16' MAX HEIGHT

BUILDING HEIGHT:

DWELLINGS MAY BE CONSTRUCTED NOT TO EXCEED 3 STORIES OR (40) FEET IN HEIGHT

SITE LANDSCAPING:

SEE LANDSCAPE PLAN

STORMWATER DETENTION, CHANNEL PROTECTION & WATER QUALITY:

STORMWATER MANAGEMENT PER M.S.D. & CITY REGULATIONS. DETENTION IS PROVIDED VIA OFFSITE DETENTION BASIN. SITE SHALL BE REQUIRED TO PROVIDE WATER QUALITY AND CHANNEL PROTECTION VOLUME REQUIREMENTS.

LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

LOCATOR NO.:	17M40026
OWNER UNDER CONTRACT:	GRAND COMMUNITIES, LLC
LOT AREA:	11.157 Acres ±
ZONING:	PMD (ORD. #5862)
SITE ADDRESS:	10300 OLIVE BLVD.
	CREVE COEUR, MISSOURI 63141
FIRE DISTRICT:	CREVE COEUR
SCHOOL DISTRICT:	LADUE
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	DEER CREEK
FEMA MAP:	29189C0192K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES:

1) SUBJECT PROPERTY IS ZONED PMD ORD.# 5862
CATEGORY D RESIDENTIAL SUB–DISTRICT SETBACKS:
1. FRONT YARD: 5'
2. SIDE YARD: NONE OR 7.5'
3. REAR YARD: 5'
4. MIN. DISTANCE BETWEEN BUILDINGS OR UNIT CLUSTERS: 15'
5. BUFFER YARD: NONE
NOTE: THE ABOVE ZONING PROVIDED BY THE CITY OF CREVE COEUR, AND TO VERIFY THE CLIENT SHOULD OBTAIN A ZONING ENDORSEMENT FROM THEIR TITLE COMPANY.

2) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0192K WITH AND EFFECTIVE DATE OF 2/4/2015.

3) UTILITIES SHOWN HEREON ARE SHOWN FROM RECORD AND/OR SURVEY INFORMATION. INFORMATION AS SHOWN FOR UNDERGROUND UTILITIES HAS BEEN COMPILED FROM FIELD OBSERVATIONS, THE AVAILABLE RECORDS OF THE VARIOUS UTILITY COMPANIES CONCERNED, AND AS MARKED IN THE FIELD BY THE MISSOURI ONE CALL SYSTEM, 1 (800) 344–7483. THERE MAY EXIST UTILITIES THAT ARE NOT SHOWN HEREON. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL THE MISSOURI ONE CALL SYSTEM TO VERIFY UTILITY LOCATIONS BEFORE DIGGING.

	Ste Area		Gross Leasable	PMD Floor Area	Ste Coverage	
	Acres	SF	Floor Area	Ratio	SF	%
Lot 1	7.54	328,246	105,884	0.323	138,953	42.3%
Lot 2	1.61	69,989	0	0.000	0	0.0%
Lot 3	1.20	52,298	0	0.000	0	0.0%
Lot 4	5.02	218,578	0	0.000	0	0.0%
Lot 5	1.27	55,538	0	0.000	0	0.0%
Lot 6	2.60	113,270	0	0.000	0	0.0%
Lot 7	3.11	135,269	0	0.000	0	0.0%
Lot 8	3.65	159,425	0	0.000	0	0.0%
Lot 9	2.09	90,979	0	0.000	0	0.0%
Lot 10	6.69	291,485	0	0.000	0	0.0%
Lot 11	2.46	107,241	0	0.000	0	0.0%
Lot 12	1.01	44,129	0	0.000	0	0.0%
Lot 13	5.82	253,547	0	0.000	0	0.0%
Lot 14	3.85	167,543	0	0.000	0	0.0%
Lot 15	3.48	151,443	0	0.000	0	0.0%
Lot 16	11.14	486,015	63,685	0.131	134,165	27.6%
Lot 17	2.11	92,125	0	0.000	0	0.0%
Park	0.68	29,699	0	0.000	0	0.0%
Common #1	0.64	27,727	0	0.000	0	0.0%
Common #2	16.79	731,478	0	0.000	0	0.0%
Common #3	0.19	8,492	0	0.000	0	0.0%
Common #4	2.20	95,693	0	0.000	0	0.0%
Common #5	0.76	33,203	0	0.000	0	0.0%
Common #6	1.93	84,090	0	0.000	0	0.0%
Right-of-Way	7.92	344,879	0	0.000	0	0.0%
Total	**95.76**	**4,172,381**	**169,569**	**0.041**	**273,118**	**6.5%**

PREPARED FOR:
GRAND COMMUNITIES/FISCHER HOMES
3940 OLYMPIC BLVD. SUITE 400
ERLANGER, KY. 41018
ATTN: MR. ROBERT HAYES, PLANNING & ENTITLEMENTS MANAGER

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

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

MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY:
SIGNALS & LIGHTING: (314) 615-0215

SHEET INDEX

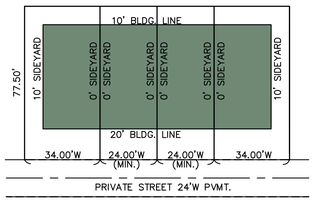
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE DEVELOPMENT PLAN
C3.1	SITE DEVELOPMENT PLAN - PEDESTRIAN
C3.2	SITE DEVELOPMENT PLAN - HIGH IMPACT ELEVATION EXHIBIT
C4.0	SITE SECTIONS
C5.0 - C5.2	PRELIMINARY PLAT
TPRP	TREE PROTECTION AND REMOVAL PLAN
L1.01	LANDSCAPE PLAN
E1.0	PHOTOMETRIC PLAN
E2.0	LIGHTING DETAILS

Property Description

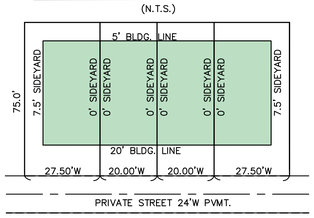
All of Lot 16 of "Olia Village Creve Coeur" a subdivision according to the plat thereof recorded as Plat Book 372, Page 235, of the St. Louis County, Missouri, Records, located in Township 45 North, Range 5 East of the Fifth Principal Meridian City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the northeast corner of Common Ground 2 of above said subdivision, said point also being located on the west right-of-way line of Lindbergh Boulevard, Variable width; thence along the northern lines of said Common Ground the following courses and distances: South 89 degrees 08 minutes 47 seconds East, 283.68 feet to a non-tangent curve to the right having a radius of 336.00 feet,; along said curve with an arc length of 46.37 feet and a chord which bears South 36 degrees 25 minutes 05 seconds West, 46.34 feet and North 49 degrees 37 minutes 41 seconds West, 21.00 feet to the beginning of a non-tangent curve to the right having a radius of 315.00 feet said point also being to the POINT OF BEGINNING of the herein described tract, said point also being the southeastern corner of above said Lot 16; thence along the common line between Lot 16 and Common Ground 2 the following: along said curve with an arc length of 772.97 feet and a chord which bears North 69 degrees 19 minutes 47 seconds West, 593.12 feet to a point of tangency and North 00 degrees 58 minutes 07 seconds East, 333.38 feet to the southern right-of-way line of Olive Cove, 26 feet wide; thence along said right-of-way line the following courses and distances: along a curve to the left having a radius of 213.00 feet, an arc length of 163.17 feet and a chord which bears North 58 degrees 09 minutes 57 seconds East, 159.21 feet to point of reverse curve to the right having a radius of 362.00 feet, an arc length of 167.84 feet and a chord which bears North 49 degrees 30 minutes 08 seconds East, 166.34 feet to a point of tangency; North 62 degrees 47 minutes 04 seconds East, 153.23 feet to a point of curvature to the right having a radius of 212.00 feet, an arclength of 236.23 feet and a chord which bears South 85 degrees 17 minutes 38 seconds East, 224.19 feet to a point of compound curvature to the right having a radius of 184.50 feet and along said curve with an arc length of 80.72 feet and a chord which bears South 40 degrees 50 minutes 19 seconds East, 80.08 feet to the west right-of-way line of Olia Drive, variable width; thence along said right-of-way line the following courses and distances: South 61 degrees 41 minutes 43 seconds West, 14.92 feet to the beginning of a non-tangent curve to the right having a radius of 150.00 feet, along said curve with an arc length of 106.16 feet and a chord which bears South 08 degrees 21 minutes 10 seconds East, 103.69 feet to a point of tangency; South 11 degrees 55 minutes 21 seconds West, 500.94 feet to a point of curvature to the right having a radius of 176.00 feet; along said curve with an arc length of 39.56 feet; and a chord which bears South 18 degrees 21 minutes 45 seconds West; 39.48 feet to a point of compound curvature to the right having a radius of 276.00 feet; along said curve with an arc length of 75.00 feet and a chord which bears South 32 degrees 35 minutes 13 seconds West, 74.77 feet and along a non-tangent line South 49 degrees 37 minutes 41 seconds East, 39.00 feet to the POINT OF BEGINNING.

Containing 486,015 square feet or 11.157 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc during August 2025



LOGAN LOT - 1,860 S.F. (MIN.)
(N.T.S.)



MERIDIAN LOT - 1,500 S.F. (MIN.)
(N.T.S.)

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 13294
NAVD88 Elev = 674.60
Found "Sq" on top of the north side of the round concrete base of a traffic signal on a traffic island situated northeast of the intersection of Olive Boulevard with Pavillion Drive, and southwest of the right turn lane from westbound Olive Boulevard onto northbound Pavillion Drive.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1. 12–08–25 CITY
2. 12–18–25 SIDEWALK
3. 01–09–2026 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/14/25	JOB NO: 2022-7304
M.S.D. P.#: -	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
TITLE SHEET

SHEET NO.:
C1.0

PREPARED BY:

Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-23116 — PROFESSIONAL ENGINEER — 10/25

GEORGE M. STOCK, P.E. #23116
CIVIL ENGINEER
STOCK & ASSOCIATES
NUMBER: 000596

REVISIONS:
1. 12-08-25 CITY
2. 12-18-25 SIDEWALK
3. 01-09-2026 CITY

DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE:	JOB:
11/14/25	2022-7304
M.S.D. P.#:	BASE MAP #:
S.L.C. HIST. #:	HIST. S.U.P. #:
W.D.N.R. #:	

SHEET TITLE: EXISTING CONDITIONS PLAN

SHEET NO: C2.0

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
0 20 40 80 160

MISSOURI STATE PLANE GRID NORTH, EAST ZONE

LINDBERGH BLVD.

BAYER (V.W.) DR.

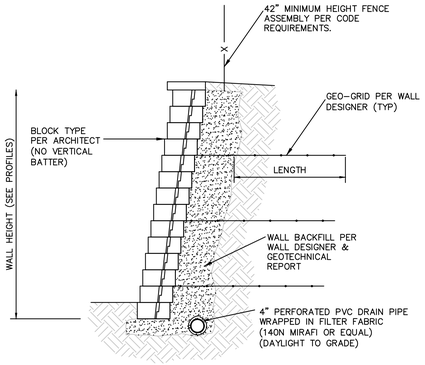
MAIN ST. (26'+W)

OLIVE COVE (26'+W)

SHADED ZONE X

"SITE UNDER DEMOLITION/CONSTRUCTION"

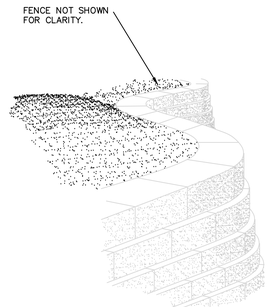
CAD/REVIS FILE: C:\DRAWITT\00\2022\7304\Civil\Revised\7304 - Site Development Plan-Lindb & Bayer\sheets (12-18-25).dwg LAYOUT: C2.0 - EXISTING CONDITIONS PLAN PLOTTED: Jan 08, 2026 - 1:31pm PLOTTED BY: Nate Iglin



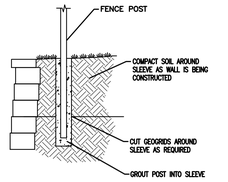
TYPICAL RETAINING WALL SECTION

(N.T.S.)

(NOT FOR USE IN ST. LOUIS COUNTY R/W)



ISOMETRIC VIEW



-PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
-THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

FENCE DETAIL

NOT TO SCALE

VERSA-LOK® Retaining Wall Systems *Solid Solutions.*™ For more ideas visit: www.VersaLok.com

VersaLok Wall Products

PRODUCT	SIZE IN INCHES (DxHxL)	UNIT/SQFT	UNIT/PALLET	SQFT/PALLET	WT/PALLET	COLORS
Non-Weathered						
Standard *Pins sold separately.*	12 x 6 x 16	1.5	48	32	4000	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, Timberwood Blend, Limestone, and Tan
Accent *Pins sold separately.*	12 x 4 x 12	3	96	32	3400	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Cobble *Pins sold separately.*	12 x 6 x 8	3	96	32	4000	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
						2 Piece Pattern Harmony *1 Standard and 1 Cobble (1 SqFt)* *Units can be used in random amounts* *Available Weathered or Non-Weathered*
Corner *Pins sold separately.*	12 x 6 x 8	3	96	48 Linear Foot	4320	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, Timberwood Blend
Square Foot *Pins sold separately.*	12 x 8 x 18	1	36	36	3170	*Available in:* Bethany Ledge Blend, Sandstone Blend, Limestone, and Tan
Weathered						
Weathered Standard *Pins sold separately.*	12 x 6 x 16	1.5	48	32	3780	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Weathered Accent *Pins sold separately.*	12 x 4 x 12	3	96	32	3500	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Weathered Cobble *Pins sold separately.*	12 x 6 x 8	3	96	32	4000	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
						Weathered 4 Piece Pattern Mosaic *2 Accent, 1 Standard and 1 Cobble (1.667 SqFt)* *Available Weathered or Non-Weathered*
Weathered Corner *Pins sold separately.*	12 x 6 x 8	3	96	48 Linear Foot	4320	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Weathered 2 Faced Solid *Non Weathered available on special order basis*	10 x 6 x 16 *Backside Length 14"*	1.5	48	32	3504	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend

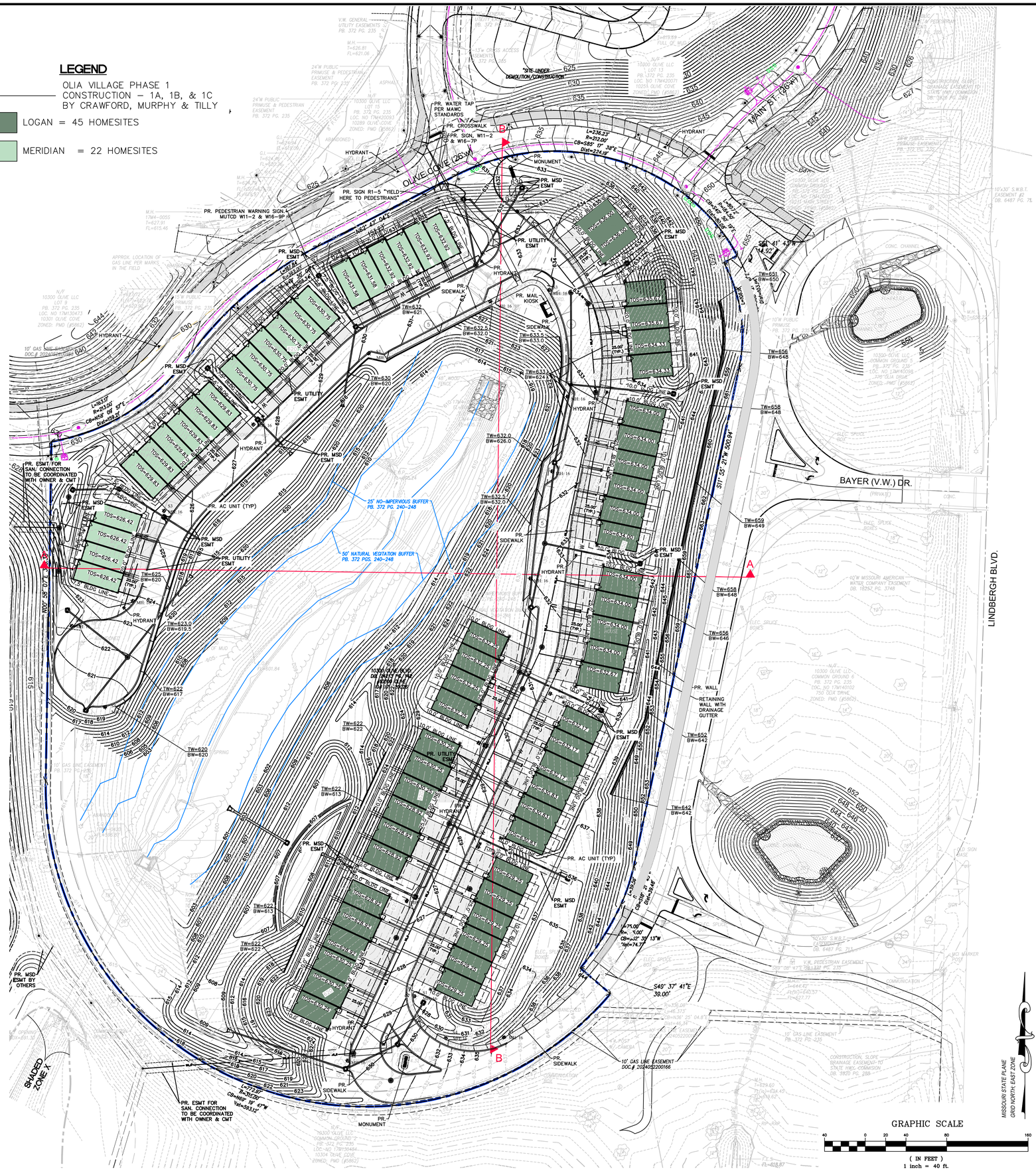
WALL DETAIL

LEGEND

OLIA VILLAGE PHASE 1
CONSTRUCTION – 1A, 1B, & 1C
BY CRAWFORD, MURPHY & TILLY

LOGAN = 45 HOMESITES

MERIDIAN = 22 HOMESITES



PREPARED BY:

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257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX. (636) 530-9130
e-mail: generalfl@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1.	12-08-25 CITY
2.	12-18-25 SIDEWALK
3.	01-09-2026 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/14/25	JOB NO: 2022-7304
M.S.D. P #: -	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NO.:

C3.0

PR. PAVED WALKING PATHS FOR LOT 16

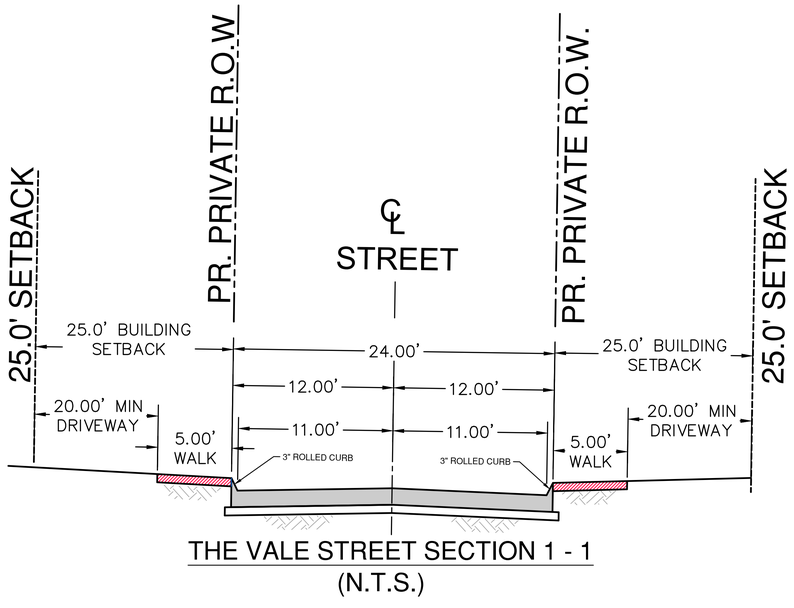
APPROVED PAVED PATHS FOR OLIA VILLAGE DEVELOPMENT

MUTCD "W11-2"

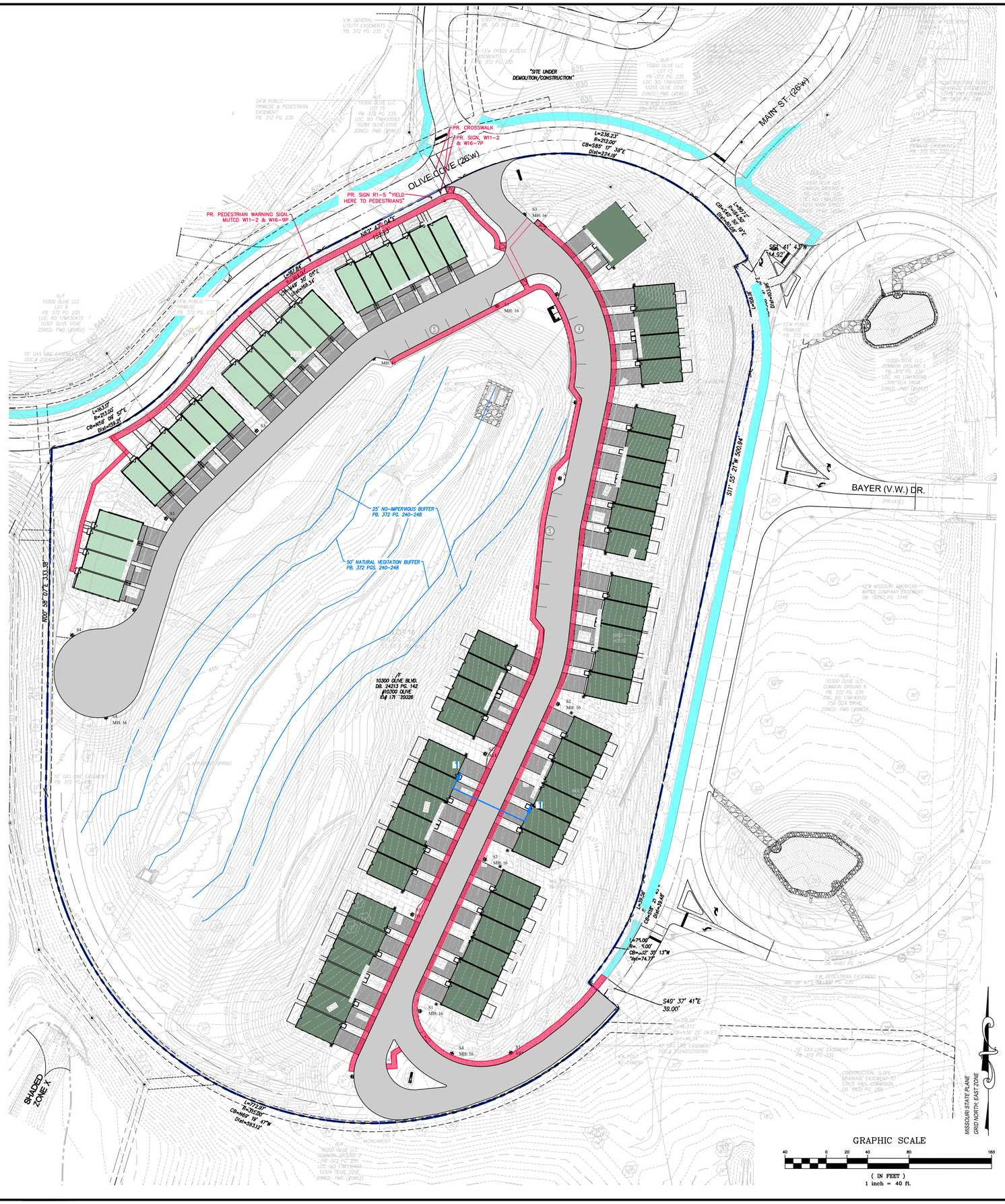
MUTCD "R1-5"

MUTCD "W16-7P"

MUTCD "W16-9P"



THE VALE STREET SECTION 1 - 1
(N.T.S.)



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SITE DEVELOPMENT PLAN FOR:

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CREVE COEUR, MISSOURI

STATE OF MISSOURI
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PROFESSIONAL ENGINEER
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

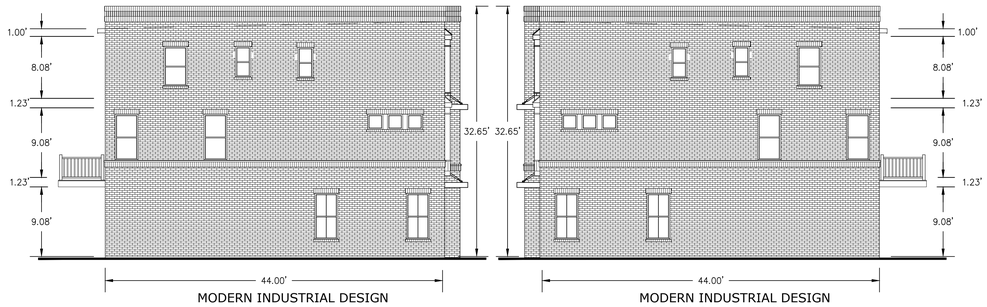
REVISIONS:

1.	12-08-25 CITY
2.	12-18-25 SIDEWALK
3.	01-09-2026 CITY

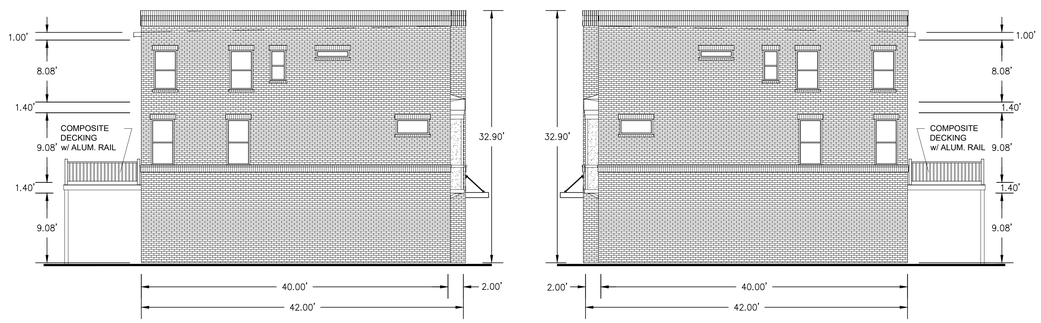
DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/14/25	JOB NO: 2022-7304
M.S.D. P. # -	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	

SHEET TITLE:
SITE DEVELOPMENT PLAN - PEDESTRIAN

SHEET NO.:
C3.1



Meridian
HIGH IMPACT ELEVATIONS



LOGAN
HIGH IMPACT SIDE ELEVATIONS

NOTE: FINAL DESIGN SUBJECT TO CHANGE BUT SHALL BE SUBSTANTIALLY SIMILIAR

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stocksassoc.com
Web: www.stocksassoc.com

SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/9/25

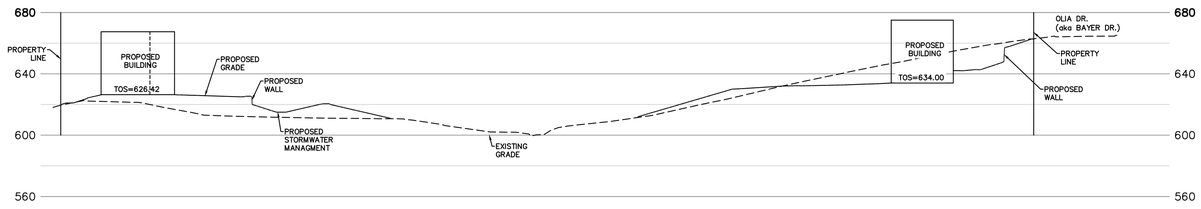
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1. 12-08-25 CITY
2. 12-18-25 SIDEWALK
3. 01-09-2026 CITY

DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE:	JOB NO:
11/14/25	2022-7304
M.S.D. P #: -	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

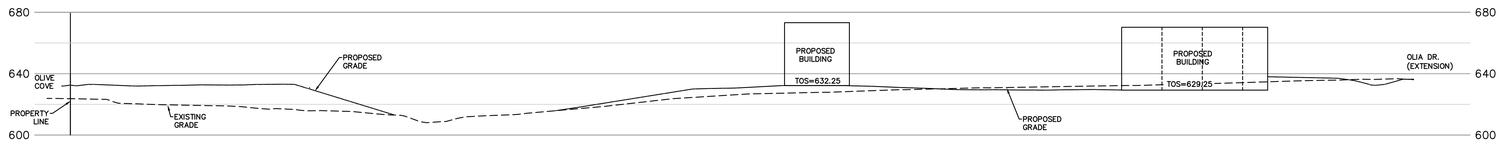
SHEET TITLE:
SITE DEVELOPMENT PLAN - HIGH IMPACT ELEVATION EXHIBIT

SHEET NO.:
C3.2



SECTION A-A

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'



SECTION B-B

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 40'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
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St. Louis, MO. 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassoc.com
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SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000956

REVISIONS:

1.	12-08-25 CITY
2.	12-18-25 SIDEWALK
3.	01-09-2026 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/14/25	JOB NO: 2022-7304
M.S.D. P #: -	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C4.0

Drawing Path: C:\Users\KSG\Desktop\Current Projects\2022-7304 - The Vale at Olia Village\Drawings\PDSP - Site Development Plan.dwg, LAYOUT: C4.0 - SITE SECTIONS, PLOTTED: Jan 09, 2026 - 1:56pm, PLOTTED BY: Kelly Gallagher

THE VALE AT OLIA VILLAGE

A TRACT OF LAND BEING LOT 16 OF OLIA VILLAGE CREVE COEUR AS RECORDED IN PLAT BOOK 372, PAGE 235 LOCATED TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
PROPERTY ZONED PDM ORD.# 5862

PARCEL	AREA (S.F.)	AREA (Ac.)
BMP AREA 1	18,002	0.413
BMP AREA 2	12,360	0.284
COMMON GROUND 1	56,431	1.295
COMMON GROUND 2	195,454	4.487
LOT 1	2,039	0.047
LOT 2	1,500	0.034
LOT 3	1,507	0.035
LOT 4	2,708	0.062
LOT 5	2,612	0.060
LOT 6	1,503	0.035
LOT 7	1,500	0.034
LOT 8	1,500	0.034
LOT 9	1,500	0.034
LOT 10	2,081	0.048
LOT 11	2,063	0.047
LOT 12	1,500	0.034
LOT 13	1,500	0.034
LOT 14	1,500	0.034
LOT 15	1,500	0.034
LOT 16	2,289	0.053
LOT 17	2,295	0.053
LOT 18	1,500	0.034
LOT 19	1,500	0.034
LOT 20	1,500	0.034
LOT 21	1,500	0.034
LOT 22	2,063	0.047
LOT 23	2,827	0.065
LOT 24	3,107	0.071
LOT 25	3,833	0.088
LOT 26	2,026	0.047
LOT 27	1,982	0.045
LOT 28	3,307	0.076
LOT 29	2,805	0.064
LOT 30	1,980	0.045
LOT 31	1,980	0.045
LOT 32	1,980	0.045
LOT 33	1,980	0.045
LOT 34	2,764	0.063
LOT 35	3,059	0.070
LOT 36	2,087	0.048
LOT 37	2,027	0.047
LOT 38	1,982	0.046
LOT 39	3,299	0.076
LOT 40	2,805	0.064
LOT 41	1,980	0.045
LOT 42	1,980	0.045
LOT 43	1,980	0.045
LOT 44	1,980	0.045
LOT 45	2,805	0.064
LOT 46	2,805	0.064
LOT 47	1,980	0.045
LOT 48	1,980	0.045
LOT 49	1,980	0.045
LOT 50	1,980	0.045
LOT 51	2,797	0.064
LOT 52	2,809	0.064
LOT 53	1,980	0.045
LOT 54	1,980	0.045
LOT 55	1,980	0.045
LOT 56	1,980	0.045
LOT 57	2,805	0.064
LOT 58	2,805	0.064
LOT 59	1,980	0.045
LOT 60	1,980	0.045
LOT 61	1,980	0.045
LOT 62	1,980	0.045
LOT 63	2,805	0.064
LOT 64	2,805	0.064
LOT 65	1,980	0.045
LOT 66	1,980	0.045
LOT 67	2,748	0.063
PRIVATE ROW	57,954	1.33

PERTINENT DATA

LOCATOR NO.:	17M40026
OWNER UNDER CONTRACT:	GRAND COMMUNITIES, LLC
LOT AREA:	11.157 Acres ±
ZONING:	PMD (ORD. #5862)
SITE ADDRESS:	10300 OLIVE BLVD. CREVE COEUR, MISSOURI 63141
FIRE DISTRICT:	CREVE COEUR
SCHOOL DISTRICT:	LADUE
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	DEER CREEK
FEMA MAP:	29189C0192K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES:

1) SUBJECT PROPERTY IS ZONED PMD ORD.# 5862, AND WILL BE RESIDENTIAL USE CATEGORY D RESIDENTIAL SUB-DISTRICT SETBACKS:
   a. FRONT YARD: 5'
   b. SIDE YARD: NONE OR 7.5' (MIN)
   c. REAR YARD: 5'
   d. MIN. DISTANCE BETWEEN BUILDINGS OR UNIT CLUSTERS: 15'
   e. BUFFER YARD: NONE
NOTE: THE ABOVE ZONING PROVIDED BY THE CITY OF CREVE COEUR, AND TO VERIFY THE CLIENT SHOULD OBTAIN A ZONING ENDORSEMENT FROM THEIR TITLE COMPANY.

2) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0192K WITH AND EFFECTIVE DATE OF 2/4/2015.

3) PROPOSED SANITARY SEWERS WILL BE 8" PVC , GRAVITY SYSTEM AND DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

4) PROPOSED STREETS ARE PRIVATE, 24.0 WIDE MEASURED FROM BACK OF CURB. IN LOCATIONS OF ON-STREET PARALLEL PARKING THE STREETS ARE 34.0' WIDE. STREET WILL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE SITE SPECIFIC ORDINANCE FOR OLIA VILLAGE DEVELOPMENT FOR PRIVATE STREETS.

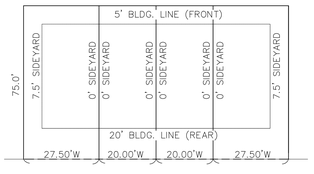
5) THE PROPOSED PRIVATE RIGHT-OF-WAY FOLLOWS THE BACK OF CURB.

LEGAL DESCRIPTION

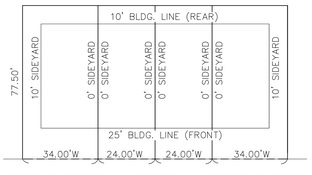
ALL OF LOT 16 OF "OLIA VILLAGE CREVE COEUR" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT BOOK 372, PAGE 235, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, LOCATED IN TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF COMMON GROUND 2 OF ABOVE SAID SUBDIVISION, SAID POINT ALSO BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF LINDBERGH BOULEVARD, VARIABLE WIDTH; THENCE ALONG THE NORTHERN LINES OF SAID COMMON GROUND THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 08 MINUTES 47 SECONDS EAST, 283.68 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 336.00 FEET,; ALONG SAID CURVE WITH AN ARC LENGTH OF 46.37 FEET AND A CHORD WHICH BEARS SOUTH 36 DEGREES 25 MINUTES 05 SECONDS WEST, 46.34 FEET AND NORTH 49 DEGREES 37 MINUTES 41 SECONDS WEST, 21.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET SAID POINT ALSO BEING TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF ABOVE SAID LOT 16; THENCE ALONG THE COMMON LINE BETWEEN LOT 16 AND COMMON GROUND 2 THE FOLLOWING: ALONG SAID CURVE WITH AN ARC LENGTH OF 772.97 FEET AND A CHORD WHICH BEARS NORTH 69 DEGREES 19 MINUTES 47 SECONDS WEST, 593.12 FEET TO A POINT OF TANGENCY AND NORTH 00 DEGREES 58 MINUTES 07 SECONDS EAST, 333.38 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF OLIVE COVE, 26 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 213.00 FEET, AN ARC LENGTH OF 163.17 FEET AND A CHORD WHICH BEARS NORTH 58 DEGREES 09 MINUTES 57 SECONDS EAST, 159.21 FEET TO POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET, AN ARC LENGTH OF 167.84 FEET AND A CHORD WHICH BEARS NORTH 49 DEGREES 30 MINUTES 08 SECONDS EAST, 166.34 FEET TO A POINT OF TANGENCY; NORTH 62 DEGREES 47 MINUTES 04 SECONDS EAST, 153.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 212.00 FEET, AN ARCLENGTH OF 236.23 FEET AND A CHORD WHICH BEARS SOUTH 85 DEGREES 17 MINUTES 38 SECONDS EAST, 224.19 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 184.50 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 80.72 FEET AND A CHORD WHICH BEARS SOUTH 40 DEGREES 50 MINUTES 19 SECONDS EAST, 80.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLIA DRIVE, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 61 DEGREES 41 MINUTES 43 SECONDS WEST, 14.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 106.16 FEET AND A CHORD WHICH BEARS SOUTH 08 DEGREES 21 MINUTES 10 SECONDS EAST, 103.69 FEET TO A POINT OF TANGENCY; SOUTH 11 DEGREES 55 MINUTES 21 SECONDS WEST, 500.94 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 176.00 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 39.56 FEET; AND A CHORD WHICH BEARS SOUTH 18 DEGREES 21 MINUTES 45 SECONDS WEST, 39.48 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 276.00 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 75.00 FEET AND A CHORD WHICH BEARS SOUTH 32 DEGREES 35 MINUTES 13 SECONDS WEST, 74.77 FEET AND ALONG A NON-TANGENT LINE SOUTH 49 DEGREES 37 MINUTES 41 SECONDS EAST, 39.00 FEET TO THE POINT OF BEGINNING.

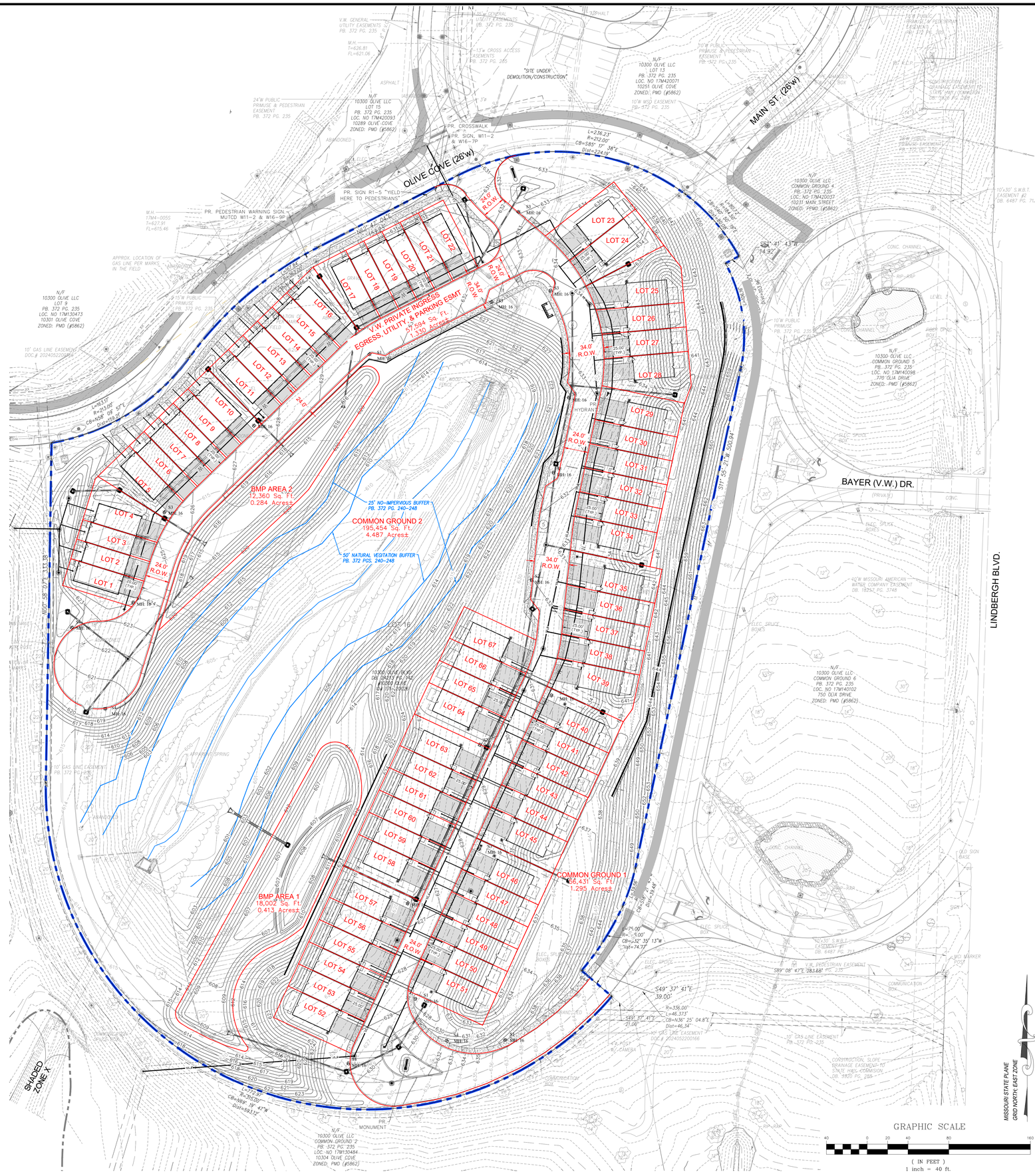
CONTAINING 486,015 SQUARE FEET OR 11.157 ACRES, MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC DURING AUGUST 2025



MERIDIAN LOTS (1-22) - 1,500 S.F. (MIN.)
(N.T.S.)



LOGAN LOTS (23-67) - 1,860 S.F. (MIN.)
(N.T.S.)



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SITE DEVELOPMENT PLAN FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:
1. 12-08-25 CITY
2. 12-18-25 SIDEWALK
3. 01-09-2026 CITY

DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE:	JOB NO.:
11/14/25	2022-7304
M.S.D. P. #	BASE MAP #
-	17M4
S.L.C. H&T #:	H&T S.U.P. #
-	-
M.D.N.R. #:	
-	

SHEET TITLE:
PRELIMINARY PLAT

SHEET NO.:
C5.0

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	To Be Removed	Preserved
1	Oak	18	2	Galls	X	
2	Oak	20	2	Galls	X	
3	Oak	8	3		X	
4	Oak	12	3		X	
5	Oak	9	3		X	
6	Oak	20	3	Galls	X	
7	Oak	18	2		X	
8	Oak	8	1	In decline	X	
9	Oak	10	2		X	
10	Oak	12	3		X	
11	Pin Oak	24	3		X	
12	Pin Oak	12	3		X	
13	Pin Oak	14	2	Galls	X	
14	Pin Oak	12	3	Offsite, galls	X	
15	Tulip Poplar	22	3	Offsite	X	
16	Tulip Poplar	24	3	Offsite	X	
17	Honeylocust		3	Offsite		X
18	Honeylocust		3	Offsite		X
19	Honeylocust		3	Offsite		X
20	Honeylocust		3	Offsite		X
21	Honeylocust		3	Offsite		X
22	Honeylocust		3	Offsite		X
23	Hackberry	20	3		X	
24	Tulip Poplar		3	Offsite	X	
25	Red Maple	23	3	Offsite		
26	Red Maple	18	2	Offsite		
27	Red Maple	17	2	Offsite		
28	Pin Oak	23	3	Offsite		
29	Pin Oak	18	2	Offsite		
30	Pin Oak	16	3	Offsite		
31	Pin Oak	28	3	Offsite		
32	Pin Oak	28	1	Offsite, poor		
33	Pin Oak	26	2	Offsite, galls		
34	Bur Oak	12	3	Offsite		
35	Shingle Oak	16	3	Offsite		
36	Sugar Maple	22	3	Offsite		
37	Red Maple	16	2	Offsite		
38	Swamp White Oak	11	3	Offsite		
39	Shingle Oak	48	4	Offsite		
40	Swamp White Oak	20	3	Offsite		
41	Crabapple	7	3	Offsite		
42	Red Maple	22	3	Offsite		
43	Red Maple	24	3	Offsite		
44	Bur Oak	13	3	Offsite		
45	Sweetgum	24	2	Offsite		
46	Sweetgum	20	3	Offsite		
47	Sweetgum	23	3	Offsite		
48	Sweetgum	19	3	Offsite		
49	Honeylocust	30	3	Offsite		
50	Red Oak	24	3	Offsite		
51	Red Oak	30	3	Offsite		
52	Red Oak	28	3	Offsite		
53	Red Oak	14	3	Offsite		
54	Red Oak	19	3	Offsite		
55	Red Oak	14	3	Offsite		
56	Red Oak	16	3	Offsite		
57	Honeylocust	20	3	Offsite		
58	Pin Oak	24	2	Offsite, dieback		
60	Ash	16	2	Dieback, EAB	X	
61	Baldcypress	30	4		X	
62	Baldcypress	23	4		X	
63	Baldcypress	33	4		X	
64	Baldcypress	21	4		X	
65	Hackberry	11	2		X	
66	Hackberry	15	2		X	
67	Hackberry	19	2		X	
68	Hackberry	16	3		X	
69	Hackberry	13	2		X	
70	Hackberry	15	1	Poor	X	
71	Pin Oak	28	3		X	
72	Pin Oak	16	2		X	
73	Pin Oak	18	2	Galls	X	
74	Pin Oak	15	2	Galls	X	
75	Pin Oak	22	2		X	
76	Dead	18	0	Dead	X	
77	Pin Oak	16	1	Poor	X	
78	Pin Oak	21	2		X	
79	Pin Oak	16	2		X	
80	Pin Oak	13	2		X	
81	Pin Oak	28	2		X	
82	Pin Oak	28	1	Mostly dead	X	
83	Pin Oak	18	2		X	
84	Pin Oak	25	2		X	
85	Sweetgum	17	2		X	
86	Sweetgum	17	2		X	
87	Sweetgum	13	2		X	
88	Pin Oak	28	2	Galls	X	
89	Pin Oak	6	2	Galls	X	
90	Pin Oak	19	2		X	
91	Sweetgum	21	2		X	
92	Sweetgum	19	3		X	
93	Sweetgum	18	3		X	
94	Sweetgum	20	3		X	
95	Pin Oak	17	2	Galls	X	
96	Pin Oak	19	2		X	
97	Pin Oak	17	2		X	
98	Ash	23	1	Poor, EAB	X	
99	Maple	18	3		X	
100	White Pine	18	3		X	
101	White Pine	20	3		X	
102	White Pine	14	3		X	
103	White Pine	16	3		X	
104	White Pine	12	2		X	
105	White Pine	19	2		X	
106	Green Ash	17	2	EAB	X	
107	White Pine	22	3		X	
108	Red Maple	17	3		X	
109	Pin Oak	31	2	Offsite, galls		X
110	Red Maple	17	2	Offsite, basal cavity		X
111	Pin Oak	28	3	Offsite		X
112	Pin Oak	26	0	Offsite, dead		X
113	Pin Oak	32	2	Offsite, galls		X
114	Pin Oak	28	2	Offsite, galls		X
115	Pin Oak	26	2	Offsite, galls		X
116	Pin Oak	28	2	Offsite, galls		X
117	Pin Oak	24	2	Offsite, galls		X
118	Pin Oak	20	2	Offsite, galls		X
119	Pin Oak	27	3	Offsite		X
120	Pin Oak	24	2	Offsite, galls		X
121	Pin Oak	24	2	Offsite		X
122	Pin Oak	22	1	Offsite, in decline		X
123	Pin Oak	16	2	Offsite		X
124	Red Oak	24	2	Offsite		X
125	Red Oak	24	3	Offsite		X
126	Pin Oak	25	2	Offsite		X
127	Pin Oak	20	1	Offsite, poor		X
128	Pin Oak	23	2	Offsite		X
129	Pin Oak	27	2	Offsite		X
130	Pin Oak	18	2	Offsite		X
131	Pin Oak	21	1	Offsite, poor		X
132	Pin Oak	23	2	Offsite		X
133	Pin Oak	20	2	Offsite		X
134	Pin Oak	26	2	Offsite		X

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	To Be Removed	Preserved
140	Red maple	22	2			X
141	Shingle oak	17	2			X
142	American elm	8	0	Dead	X	
143	Black cherry	12	2			X
144	Common persimmon	7	2			X
145	American elm	6	2			X
146	Common persimmon	6	2			X
147	Black cherry	14	2			X
148	Shingle oak	12	2			X
149	American sycamore	6	2			X
150	Shingle oak	19	2	Twin		X
151	American elm					X
152	American elm	9	2			X
154	Black cherry	12	2			X
155	Black cherry	20	2	Twin		X
156	Black cherry	8	2			X
157	Baldcypress	28	3			X
158	Shingle oak	24	3			X
159	Black cherry	13	1	Poor		X
160	American elm	16	1	Poor		X
161	American elm	12	2			X
162	American elm	19	2			X
163	Shingle oak	12	2			X
164	Northern hackberry	10	2			X
165	Northern hackberry	8	2			X
166	American elm	7	2			X
167	American elm	7	2			X
168	American elm	10	2			X
169	American elm	6	2			X
170	Shingle oak	14	2			X
171	Common persimmon	6	2			X
172	Common persimmon	6	2			X
173	Eastern red cedar	8	2			X
174	Black cherry	6	1	Poor		X
175	Common persimmon	6	1	Poor		X
176	Cottonwood	19	2			X
177	Eastern red cedar	11	2			X
178	Eastern red cedar	6	2			X
179	Common persimmon	7	2			X
180	Common persimmon	6	2			X
181	Northern hackberry	22	2			X
182	Eastern red cedar	12	2			X
183	Eastern red cedar	12	2			X
184	Shingle oak	13	2			X
185	Cottonwood	18	2			X
186	Green ash	12	1	Poor, EAB	X	
187	Shingle oak	12	2			X
188	Boxelder	10	2			X
189	Northern catalpa	10	2			X
190	Honeylocust	12	2			X
191	Boxelder	8	1	Poor		X
192	Boxelder	6	1	Poor		X
193	Eastern red cedar	13	2			X
194	American elm	18	2			X
195	Black cherry	10	2			X
196	Common persimmon	9	2			X
197	Eastern red cedar	10	2			X
198	Shingle oak	18	3			X
199	Shingle oak	7	3			X
200	Pin oak	10	2			X
201	Green ash	6	3	EAB	X	
202	Shingle oak	18	3			X
203	Shingle oak	12	3			X
204	Cottonwood	16	2			X
205	Boxelder	8	1	Poor	X	
206	American sycamore	8	2			X
207	American sycamore	8	2			X
209	Sugar maple	7	1	Poor		X
210	Norway spruce	8	2			X
211	American elm	10				X
212	Green ash	7	2	EAB	X	
213	Green ash	10	2	EAB	X	
214	American elm	12	2			X
215	Green ash	8	1	Poor, EAB	X	
216	Green ash	11	0	Dead	X	
217	Boxelder	10	1	Poor		X
218	Boxelder	10	2			X
219	Boxelder	8	2			X
220	Baldcypress	20	3			X
221	Baldcypress	16	3			X
222	Baldcypress	18	3			X
223	Boxelder	6	2			X
224	Baldcypress	18	3			X

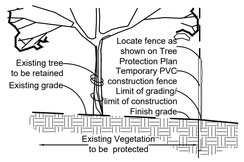
Tree Condition Rating:

Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0

SUMMARY:

151 Total Existing Trees On-Site
24 Trees Dead, in significant decline,poor condition or diseased
127 Viable Trees
55 Viable Trees to be Removed (43.3%)
72 Viable Trees to be Retained (56.7%)

No Mitigation Required



Tree Protection Detail

Tree Protection Notes:

1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.

2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.

3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.

4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

5) Tree protection measures to be maintained throughout construction.

Tree Protection and Removal Plan
SCALE 1"=40'
0 40 80 160

Jerald Saunders - Landscape Architect
MO License # LA-007
1/7/26

Consultants:

SITE DEVELOPMENT PLAN FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.
12/8/25	City Comments	1
12/15/25	Summary correct.	2
1/7/26	City Comments	3

Drawn: KP
Checked: RS

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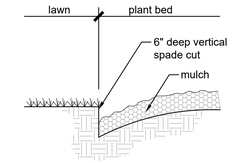
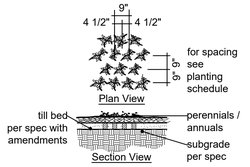
www.loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

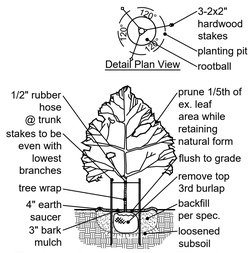
Sheet Title: Tree Protection and Removal Plan
Sheet No: TPRP
Date: 11/14/25
Job #: 813.151



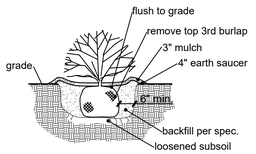
Spade Cut Bed Edge



Typical Perennial Planting

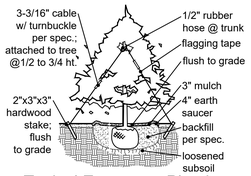


Typical Canopy Tree Planting



Scarify root ball of all container stock

Typical Shrub Planting



Typical Evergreen Planting

Landscape Summary:

52 street trees (canopy) @ 1 per 30 l.f.
6 parking lot trees (canopy)
12 canopy trees (on-lot or common ground)
41 lot trees (columnar canopy)
61 lot trees + high impact areas (dwarf understory-ornamental)
172 total deciduous trees

162 lot and screening trees-evergreen (standard and columnar)
162 total evergreen trees

334 total trees proposed

66 parking lot screening shrubs (evergreen)
66 total evergreen shrubs

Typical Individual Lot Landscape Layout for Brookline/Logan:

1 evergreen (broadleaf) shrub
3 medium evergreen shrubs
1 medium deciduous shrub
3 dwarf deciduous shrubs
3 ornamental grasses
10 perennial / ground cover plants

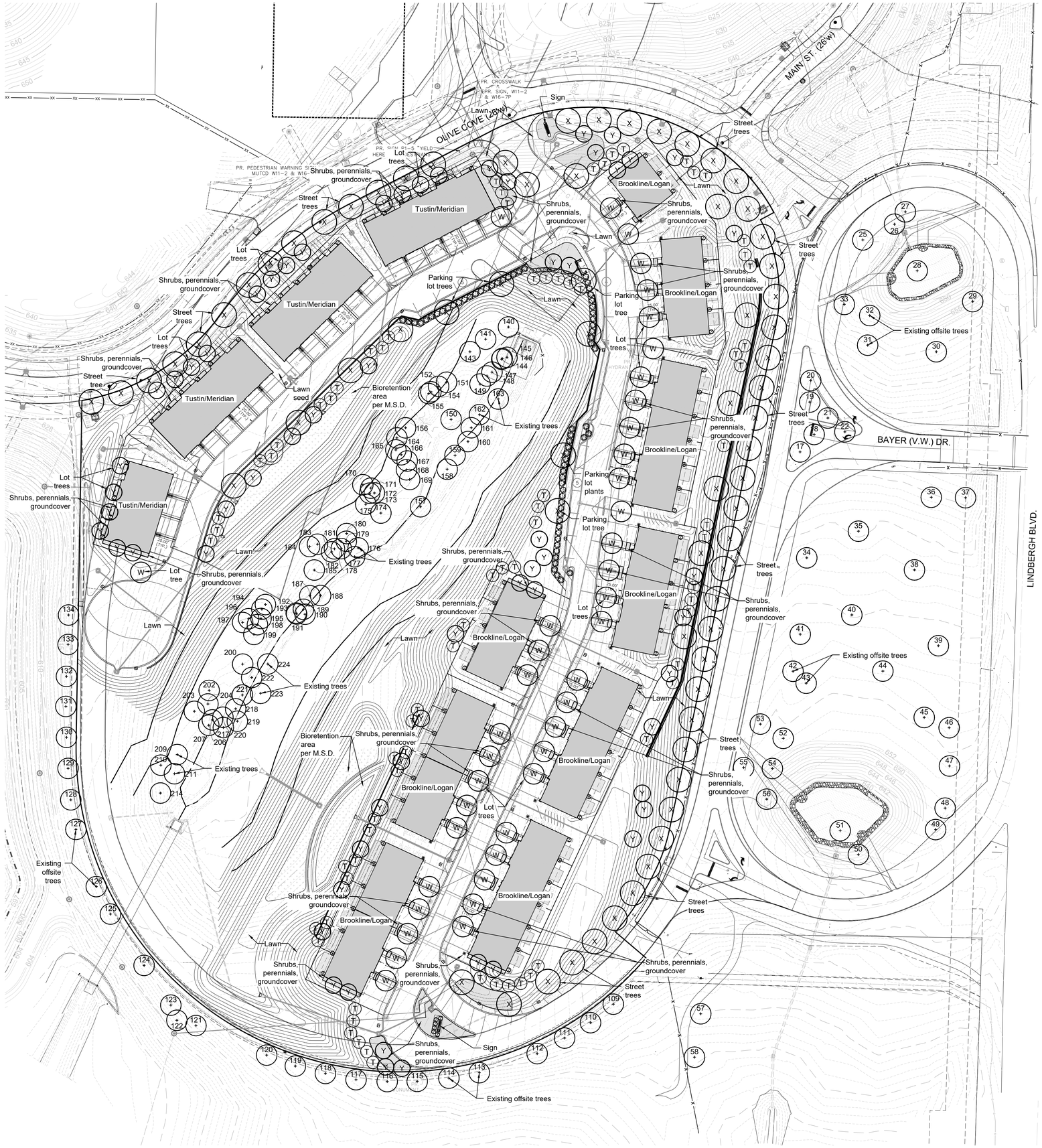
45 total lots for Brookline / Logan =
45 total evergreen (broadleaf) shrubs
135 total medium evergreen shrubs
45 total medium deciduous shrubs
135 total dwarf deciduous shrubs
135 total ornamental grasses
450 total perennial / ground cover plants

Typical Individual Lot Landscape Layout for Tustin / Meridian
3 evergreen (broadleaf) shrub
1 medium evergreen shrubs
5 medium deciduous shrub
1 ornamental grass
2.5 dwarf ornamental grasses
6.5 perennial / ground cover plants

22 total lots for Tustin / Meridian
66 total evergreen (broadleaf) shrubs
22 total medium evergreen shrubs
110 total medium deciduous shrubs
22 total ornamental grasses
55 total dwarf ornamental grasses
143 total perennial / ground cover plants

Legend:

Symbol		Description
+		Existing Individual Tree
W	53	Proposed Columnar Canopy-Shade Trees @ 3" caliper inch size; Species may include, but not limited to: Kindred Spirit Oak, Regal Prince Oak, Urban Sunset Maple, Street Keeper Honeylocust, and Princeton Sentry Ginkgo
X	70	Proposed Canopy-Shade Trees @ 3" caliper inch size; Species may include, but not limited to: Shumard Oak, Autumn Blaze Maple, October Glory Maple, Skyline Honeylocust, Autumn Gold Ginkgo, and Allee Lacebark Elm
Y	49	Proposed Understory-Ornamental Trees @ 3" caliper inch size; Species may include, but not limited to: Allegheny Serviceberry (clump), Kousa Dogwood, Forest Pansy Redbud, Krauter Vesuvius Cherry Plum, and Seven-son Flower
T	80	Proposed Evergreen Trees @ 6' tall; Species may include, but not limited to: Black Hills Spruce, Norway Spruce, Green Giant Arborvitae, and columnar Juniper
Z	82	Proposed Columnar Evergreen Trees @ 6' tall; Species may include, but not limited to: Emerald Green Arborvitae, Taylor Juniper, Keteleeri Juniper, Leyland Cypress, and Schipka Cherry Laurel
		Proposed Shrubs, Grasses, Ground Covers and Perennials; Species may include, but not limited to: Grey Owl Juniper, Otto Luyken Laurel, Green Gem Boxwood, Strongbox Inkberry, Nest Spruce, Golden Mop False Cypress, Viburnum, Hydrangea, Weigela, Spirea, Pygmy Barberry, Maiden Grass, Switch Grass, Feather Reed Grass, Shasta Daisy, Echinacea, Coreopsis, Sage, and Hosta



Concept Landscape Plan
SCALE 1"=40'
0 40 80 160

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
1/7/26
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

SITE DEVELOPMENT PLAN FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.
12/8/25	City Comments	1
12/15/25	Summary correct.	2
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Drawn: KP
Checked: RS

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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 11/14/25
Job #: 813.151

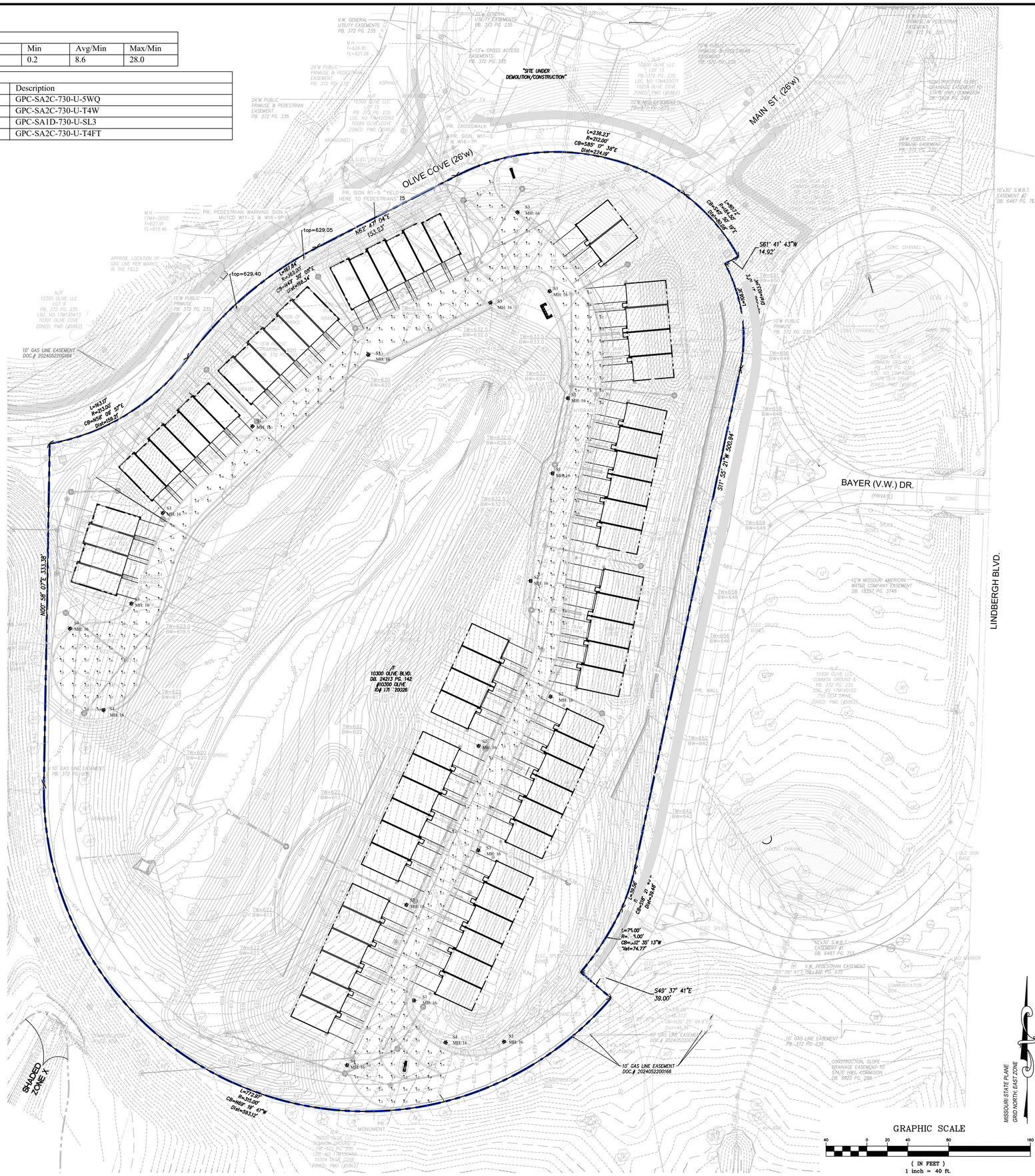
FIXTURES MOUNTED AT 16' INCLUDING BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.71	5.6	0.2	8.6	28.0

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	2	S1	Single	0.900	113	226	GPC-SA2C-730-U-5WQ
	3	S2	Single	0.900	113	339	GPC-SA2C-730-U-T4W
	11	S3	Single	0.900	67	737	GPC-SA1D-730-U-SL3
	4	S4	Single	0.900	113	452	GPC-SA2C-730-U-T4FT

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

PHOTOMETRIC PLAN PROVIDED BY OTHERS



PREPARED BY:
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Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1.	12-08-25 CITY
2.	12-18-25 SIDEWALK
3.	01-09-2026 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/14/25	JOB NO: 2022-7304
M.S.D. P #: -	BASE MAP #: 17M4
S.L.C. H&T #:	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NO.:
E1.0

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GPC Galleon Pedestrian Companion

Area / Site Luminaire

Product Features

Light-Medium | BAA | FADC

Interactive Menu

- Ordering Information page 2
- Product Specifications page 3
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts

- Choice of sixteen high-efficiency, patented AccuLED Optics
- Quick mount pole or mast-arm mounting configurations
- Eight lumen packages from 3,215 up to 17,056 lumens
- IP66 rated housing and LED light squares

Product Certifications

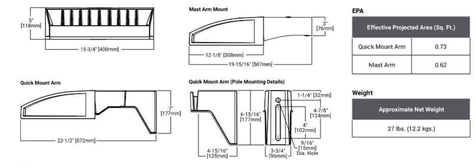
DLC | DLC PREMIUM | ISO | cULus | FC

IP66 | YEAR | MSL 2

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to verify/see rebates. Not all product variations are DLC qualified.
2. ISA Certified for 3000K CCT and warmer only.

EPA

Effective Projected Area (Sq. Ft.)	
Quick Mount Arm	0.73
Mast Arm	0.62

Weight

Approximate Net Weight
27 lbs. (12.2 kgs.)

McGraw-Edison

GPC Galleon Pedestrian Companion

Ordering Information

SAMPLE NUMBER: **GPC-SA2C-740-U-T4FT-GM**

Product Family	Light Engine		Color Temperature	Voltage	Distribution	Mounting Options	Finish
	Configuration	Drive Current					
GPC=Galleon Pedestrian Companion **BAA**=GPC-Galleon Pedestrian Companion, Buy American Act Compliant [a] **TAA-GPC**=Galleon Pedestrian Companion, Trade Agreements Act Compliant [a]	**SA1**=1 Square **SA2**=2 Squares [c]	**A**=150mA **B**=800mA **C**=1050mA **D**=1200mA [c] **Z**=Configured [d]	**722**=722K, 2200K **727**=727K, 2700K **730**=730K, 3000K **735**=735K, 3500K **740**=740K, 4000K **750**=750K, 5000K **760**=760K, 6000K **827**=827K, 2700K **830**=830K, 3000K **AMB**=Amber, 590nm [e,f]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=347V [g] **9**=480V [g] **UV**=277-480V Dual/Volt Drivers [14,15]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4W**=Type IV Forward Throw **T4R**=Type IV Wide **SL2**=Type II with Spill Control **SL3**=Type III with Spill Control **SL4**=Type IV with Spill Control **SLL**=Spill Light Eliminator Left [h] **SLR**=Spill Light Eliminator Right [h] **RW**=Rectangular Wide Type I **SNQ**=Type V Square Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **AFL**=Automotive Frontline	**QM**=Quick Mount Arm for Round or Square Pole [i,j] **MA**=2-3/8" Mast Arm [i,k]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)[29]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=20kV (4, 10 kA Fused Surge Protective Device **HVLO**=Factory Installed Leveling Leads [l,m] **LRO**=Optics Rotated 90° Left **RRO**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [n] **GSSH**=Factory Installed Glare Shield, Black [o,p] **GSEWH**=Factory Installed Glare Shield, Black [o,q] **GPL**=Lightlid Housing [r] **HA**=50°C High Ambient [s] **RAL*F**=Factory Finished Paint Painted to Match Housing [t] **MT**=Field Installed Mast Top **CC**=Coastal Construction finish[u] **CE**=CE Marking and Small Terminal Block [v] **A48240**=After Hours Dim, 2 Hours [w] **A48245**=After Hours Dim, 4 Hours [w] **A48250**=After Hours Dim, 7 Hours [w] **A48350**=After Hours Dim, 8 Hours [w] **DALI**=DALI Driver [x]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PER**=NEMA 7 PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7 PIN Twistlock Photocontrol Receptacle [y] **FADC**=Field Adjustable Dimming Controller [z] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [y,aa] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [y,aa] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [y,aa] **MS-LXX**=Motion Sensor for On/Off Operation [y,aa,ab] **MSDIM-LXX**=Motion Sensor for Dimming Operation [y,aa,ab] **WPX21X**=WaveLinx Pro, SB Driver, Dimming Motion and Daylight, WAC Programmable, 7', 15' Mounting [ac,ad,ae] **WPX14X**=WaveLinx Pro, SB Driver, Dimming Motion and Daylight, WAC Programmable, 14' Mounting [ac,ad,ae] **WLLEXX**=WaveLinx Lite, SB Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [ac,ad,af] **WLS4XX**=WaveLinx Lite, SB Driver, Dimming Motion and Daylight, Bluetooth Programmable, 14' - 40' Mounting [ac,ad,af] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [ac,ad,ag] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [ac,ad,ag]	**DA/RA1013**=Photocontrol Shorting Cap **DA/RA3216**=NEMA Photocontrol - Multi-Tap 105-285V **DA/RA3227**=NEMA Photocontrol - 347V **DA/RA3527**=NEMA Photocontrol - 480V **MA3252**=10kV Circuit Module Replacement **MA3253**=Photocontrol Back Box (Must Specify Color) **MA4024**=Shorting Cap - Locking Base, Black [ah] **LS/GSEBW-2PX**=Glare Shield, Wide, White [o,ai] **LS/PFS**=Perimeter Shield, Black **FSM-100**=Wireless Configuration Tool for Occupancy Sensor [ai] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [ai,aj]

NOTES:
1. Dwight Ugh Conversion® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Not available with 1A option. Requires 2 Square configuration to confirm pole and fixture compatibility for all applications. Refer to our white paper WP310001EN for additional information.
3. Narrow-band 5500mk +/- 3sdcm for wildlife and observatory use. Choose drive current A, supplied at 350mA drive current only. Not available with 1A, 1.2A, 2 Square, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with the option.
5. Coastal construction finish salt spray tested to over 3,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Not available with 1A option. Requires 2 Square configuration to confirm pole and fixture compatibility for all applications. Refer to our white paper WP310001EN for additional information.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. Buzzbit drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations.
9. Consult factory for availability and lead time information.
10. Cannot be used with other control options.
11. Low voltage control leads extended 10" from fixture.
12. Not available with 1A, 1.2A, 2 Square, SL3 and SL4 options; only available with single light square.
13. Not available in 1200mA, UPL or UBP options. Available with single light square.
14. Quick mount arm adapter is factory installed. Pole mounting bracket shipped in box. Suitable for 1.5G. Fits square and round poles 3" to 12".
15. Mast arm adapter factory installed (2-3/8" O.D. arm only). Suitable for 3G tenons.
16. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI sockets.
17. Requires the use of a PER, PR7, PRCM, PRTM or PRMVOLT or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
18. The FSM-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and photocontrol thresholds. Requires a compatible iOS or Android device. See FSM-100 for more information.
19. Replaces LRA with LSR-14 mounting. LLD-SF (SF mounting) or LHDW (2" HD mounting).
20. Includes integral photosensor.
21. Must be ordered with luminaire. Factory installed requiring network components in appropriate quantities.
22. Bronze sensor is shipped with Bronze finish. White sensor shipped on all other housing color options.
23. Not available with HSS or GRO options.
24. Not available with SL2, SL3, SL4, SLL, SLR or RW optics. The light square trim plate is painted black when the HSS option is selected.
25. Can be ordered to enable field configuration. Only available with BAA, FAP and WWW. Not available with 1A, 1.2A or 2 Square configurations.
26. Not available with 1A, 1.2A or 2 Square configurations.
27. Not for use with T4FT, T4W or SL4 optics.
28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
29. Not required to enable field configuration. Only available with BAA, FAP and WWW. LED LOUV for Pod replacement lenses supply if needed.
30. Replace KA with sensor color (WH, BZ, or BK).
31. Not available with 1A, 1.2A or 2 Square configurations. Cannot change system defaults. See controls section for details.
32. Only product configurations with Buzzbit drivers and gasketed prisms are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC DESIGNATED website for more information.
33. Not available with 1A, 1.2A or 2 Square configurations. Only available with SL2, SL3 and SL4 optics.
34. For BAA or TAA requirements, luminaires sold separately will be separately analyzed under domestic preference requirements/Consult factory for further information.
35. Not available with 1A, 1.2A or 2 Square configurations. See below. Not available with any control option except SPB.
36. Cannot be used with PR7 or other receptacle requiring a photocontrol.
37. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as housing color, drilling, or packaging.
38. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (RGD, SPBs).

Product Specifications

Construction
- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- Dark Sky Approved (3000K CCT and warmer only)

Electrical
- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting
- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish
- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications
- Outdoor Parking Lots, Walkways, Roadways, Building Areas

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

McGraw-Edison

GPC Galleon Pedestrian Companion

Optical Distributions

Asymmetric Area Distributions

T2 (Type II) | SL2 (Type II with Spill Control) | T3 (Type III) | SL3 (Type III with Spill Control)

T4FT (Type IV Forward Throw) | T4W (Type IV Wide) | SL4 (Type IV with Spill Control)

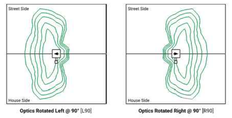
Symmetric Distributions

SNQ (Type V Square Narrow) | SMQ (Type V Square Medium) | SWQ (Type V Square Wide)

Specialized Distributions

RW (Rectangular Wide Type I) | SLL (90° Spill Light Eliminator Left) | SLR (90° Spill Light Eliminator Right)

Optic Orientation



Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

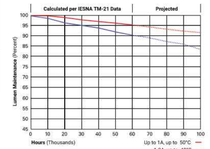
FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



McGraw-Edison

GPC Galleon Pedestrian Companion

Energy and Performance Data

View GPC Galleon Pedestrian IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		515mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.35	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	Lumens	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	Lumens	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	Lumens	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	Lumens	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	Lumens	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	Lumens	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
SNQ	Lumens	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
SMQ	Lumens	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
SWQ	Lumens	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	Lumens	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	Lumens	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

McGraw-Edison

GPC Galleon Pedestrian Companion

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.35	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	Lumens	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	Lumens	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	Lumens	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	Lumens	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	Lumens	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	Lumens	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
SNQ	Lumens	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
SMQ	Lumens	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
SWQ	Lumens	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	Lumens	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	Lumens	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

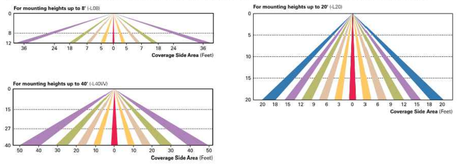
Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

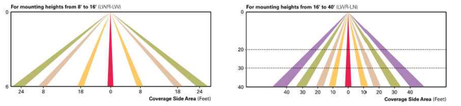
Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

LIGHT STANDARD DETAIL

(TOTAL HEIGHT 16')
N.T.S.

NOTE:
1. PROPOSED LIGHTING FIXTURES ARE 3000 KELVIN. PROPOSED LIGHTING SHALL BE IN ACCORDANCE WITH CITY OF CREVE COEUR CODE SECTION 405.680.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1.	12-08-25 CITY
2.	12-18-25 SIDEWALK
3.	01-09-2026 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/14/25	JOB NO: 2022-7304
M.S.D. P #: -	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
LIGHTING DETAILS

SHEET NO.:
E2.0

DRAWING FILE: C:\CONSTRUCTION\2022\Projects\Current\Vale at Olia Village\PSDP Site Development Plan Sheets & Exhibits\E2.0 LIGHTING DETAILS & CUTTER.dwg, 11/14/2025 8:51:11 AM, Adobe PDF

THE VALE AT OLIA VILLAGE

A TRACT OF LAND BEING LOT 16 OF OLIA VILLAGE CREVE COEUR AS RECORDED IN PLAT BOOK 372, PAGE 235 LOCATED TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
PROPERTY ZONED PDM ORD.# 5862

PARCEL	AREA (S.F.)	AREA (Ac.)
BMP AREA 1	18,002	0.413
BMP AREA 2	12,360	0.284
COMMON GROUND 1	56,431	1.295
COMMON GROUND 2	195,454	4.487
LOT 1	2,039	0.047
LOT 2	1,500	0.034
LOT 3	1,507	0.035
LOT 4	2,708	0.062
LOT 5	2,612	0.060
LOT 6	1,503	0.035
LOT 7	1,500	0.034
LOT 8	1,500	0.034
LOT 9	1,500	0.034
LOT 10	2,081	0.048
LOT 11	2,063	0.047
LOT 12	1,500	0.034
LOT 13	1,500	0.034
LOT 14	1,500	0.034
LOT 15	1,500	0.034
LOT 16	2,289	0.053
LOT 17	2,295	0.053
LOT 18	1,500	0.034
LOT 19	1,500	0.034
LOT 20	1,500	0.034
LOT 21	1,500	0.034
LOT 22	2,063	0.047
LOT 23	2,827	0.065
LOT 24	3,107	0.071
LOT 25	3,833	0.088
LOT 26	2,026	0.047
LOT 27	1,982	0.045
LOT 28	3,307	0.076
LOT 29	2,805	0.064
LOT 30	1,980	0.045
LOT 31	1,980	0.045
LOT 32	1,980	0.045
LOT 33	1,980	0.045
LOT 34	2,764	0.063
LOT 35	3,059	0.070
LOT 36	2,087	0.048
LOT 37	2,027	0.047
LOT 38	1,982	0.046
LOT 39	3,299	0.076
LOT 40	2,805	0.064
LOT 41	1,980	0.045
LOT 42	1,980	0.045
LOT 43	1,980	0.045
LOT 44	1,980	0.045
LOT 45	2,805	0.064
LOT 46	2,805	0.064
LOT 47	1,980	0.045
LOT 48	1,980	0.045
LOT 49	1,980	0.045
LOT 50	1,980	0.045
LOT 51	2,797	0.064
LOT 52	2,809	0.064
LOT 53	1,980	0.045
LOT 54	1,980	0.045
LOT 55	1,980	0.045
LOT 56	1,980	0.045
LOT 57	2,805	0.064
LOT 58	2,805	0.064
LOT 59	1,980	0.045
LOT 60	1,980	0.045
LOT 61	1,980	0.045
LOT 62	1,980	0.045
LOT 63	2,805	0.064
LOT 64	2,805	0.064
LOT 65	1,980	0.045
LOT 66	1,980	0.045
LOT 67	2,748	0.063
PRIVATE ROW	57,954	1.33

PERTINENT DATA

LOCATOR NO.:	17M40026
OWNER UNDER CONTRACT:	GRAND COMMUNITIES, LLC
LOT AREA:	11.157 Acres ±
ZONING:	PMD (ORD. #5862)
SITE ADDRESS:	10300 OLIVE BLVD. CREVE COEUR, MISSOURI 63141
FIRE DISTRICT:	CREVE COEUR
SCHOOL DISTRICT:	LADUE
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	DEER CREEK
FEMA MAP:	29189C0192K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES:

1) SUBJECT PROPERTY IS ZONED PMD ORD.# 5862, AND WILL BE RESIDENTIAL USE CATEGORY D RESIDENTIAL SUB-DISTRICT SETBACKS:
   a. FRONT YARD: 5'
   b. SIDE YARD: NONE OR 7.5' (MIN)
   c. REAR YARD: 5'
   d. MIN. DISTANCE BETWEEN BUILDINGS OR UNIT CLUSTERS: 15'
   e. BUFFER YARD: NONE
NOTE: THE ABOVE ZONING PROVIDED BY THE CITY OF CREVE COEUR, AND TO VERIFY THE CLIENT SHOULD OBTAIN A ZONING ENDORSEMENT FROM THEIR TITLE COMPANY.

2) SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0192K WITH AND EFFECTIVE DATE OF 2/4/2015.

3) PROPOSED SANITARY SEWERS WILL BE 8" PVC , GRAVITY SYSTEM AND DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

4) PROPOSED STREETS ARE PRIVATE, 24.0 WIDE MEASURED FROM BACK OF CURB. IN LOCATIONS OF ON-STREET PARALLEL PARKING THE STREETS ARE 34.0' WIDE. STREET WILL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE SITE SPECIFIC ORDINANCE FOR OLIA VILLAGE DEVELOPMENT FOR PRIVATE STREETS.

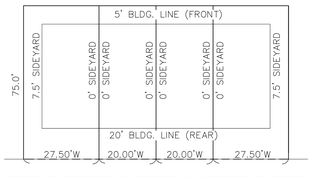
5) THE PROPOSED PRIVATE RIGHT-OF-WAY FOLLOWS THE BACK OF CURB.

LEGAL DESCRIPTION

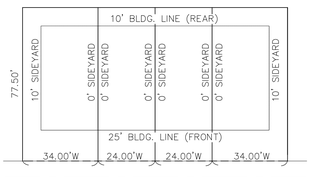
ALL OF LOT 16 OF "OLIA VILLAGE CREVE COEUR" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT BOOK 372, PAGE 235, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, LOCATED IN TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF COMMON GROUND 2 OF ABOVE SAID SUBDIVISION, SAID POINT ALSO BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF LINDBERGH BOULEVARD, VARIABLE WIDTH; THENCE ALONG THE NORTHERN LINES OF SAID COMMON GROUND THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 08 MINUTES 47 SECONDS EAST, 283.68 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 336.00 FEET,; ALONG SAID CURVE WITH AN ARC LENGTH OF 46.37 FEET AND A CHORD WHICH BEARS SOUTH 36 DEGREES 25 MINUTES 05 SECONDS WEST, 46.34 FEET AND NORTH 49 DEGREES 37 MINUTES 41 SECONDS WEST, 21.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET SAID POINT ALSO BEING TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF ABOVE SAID LOT 16; THENCE ALONG THE COMMON LINE BETWEEN LOT 16 AND COMMON GROUND 2 THE FOLLOWING: ALONG SAID CURVE WITH AN ARC LENGTH OF 772.97 FEET AND A CHORD WHICH BEARS NORTH 69 DEGREES 19 MINUTES 47 SECONDS WEST, 593.12 FEET TO A POINT OF TANGENCY AND NORTH 00 DEGREES 58 MINUTES 07 SECONDS EAST, 333.38 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF OLIVE COVE, 26 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 213.00 FEET, AN ARC LENGTH OF 163.17 FEET AND A CHORD WHICH BEARS NORTH 58 DEGREES 09 MINUTES 57 SECONDS EAST, 159.21 FEET TO POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET, AN ARC LENGTH OF 167.84 FEET AND A CHORD WHICH BEARS NORTH 49 DEGREES 30 MINUTES 08 SECONDS EAST, 166.34 FEET TO A POINT OF TANGENCY; NORTH 62 DEGREES 47 MINUTES 04 SECONDS EAST, 153.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 212.00 FEET, AN ARCLENGTH OF 236.23 FEET AND A CHORD WHICH BEARS SOUTH 85 DEGREES 17 MINUTES 38 SECONDS EAST, 224.19 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 184.50 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 80.72 FEET AND A CHORD WHICH BEARS SOUTH 40 DEGREES 50 MINUTES 19 SECONDS EAST, 80.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLIA DRIVE, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 61 DEGREES 41 MINUTES 43 SECONDS WEST, 14.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, ALONG SAID CURVE WITH AN ARC LENGTH OF 106.16 FEET AND A CHORD WHICH BEARS SOUTH 08 DEGREES 21 MINUTES 10 SECONDS EAST, 103.69 FEET TO A POINT OF TANGENCY; SOUTH 11 DEGREES 55 MINUTES 21 SECONDS WEST, 500.94 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 176.00 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 39.56 FEET; AND A CHORD WHICH BEARS SOUTH 18 DEGREES 21 MINUTES 45 SECONDS WEST, 39.48 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 276.00 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 75.00 FEET AND A CHORD WHICH BEARS SOUTH 32 DEGREES 35 MINUTES 13 SECONDS WEST, 74.77 FEET AND ALONG A NON-TANGENT LINE SOUTH 49 DEGREES 37 MINUTES 41 SECONDS EAST, 39.00 FEET TO THE POINT OF BEGINNING.

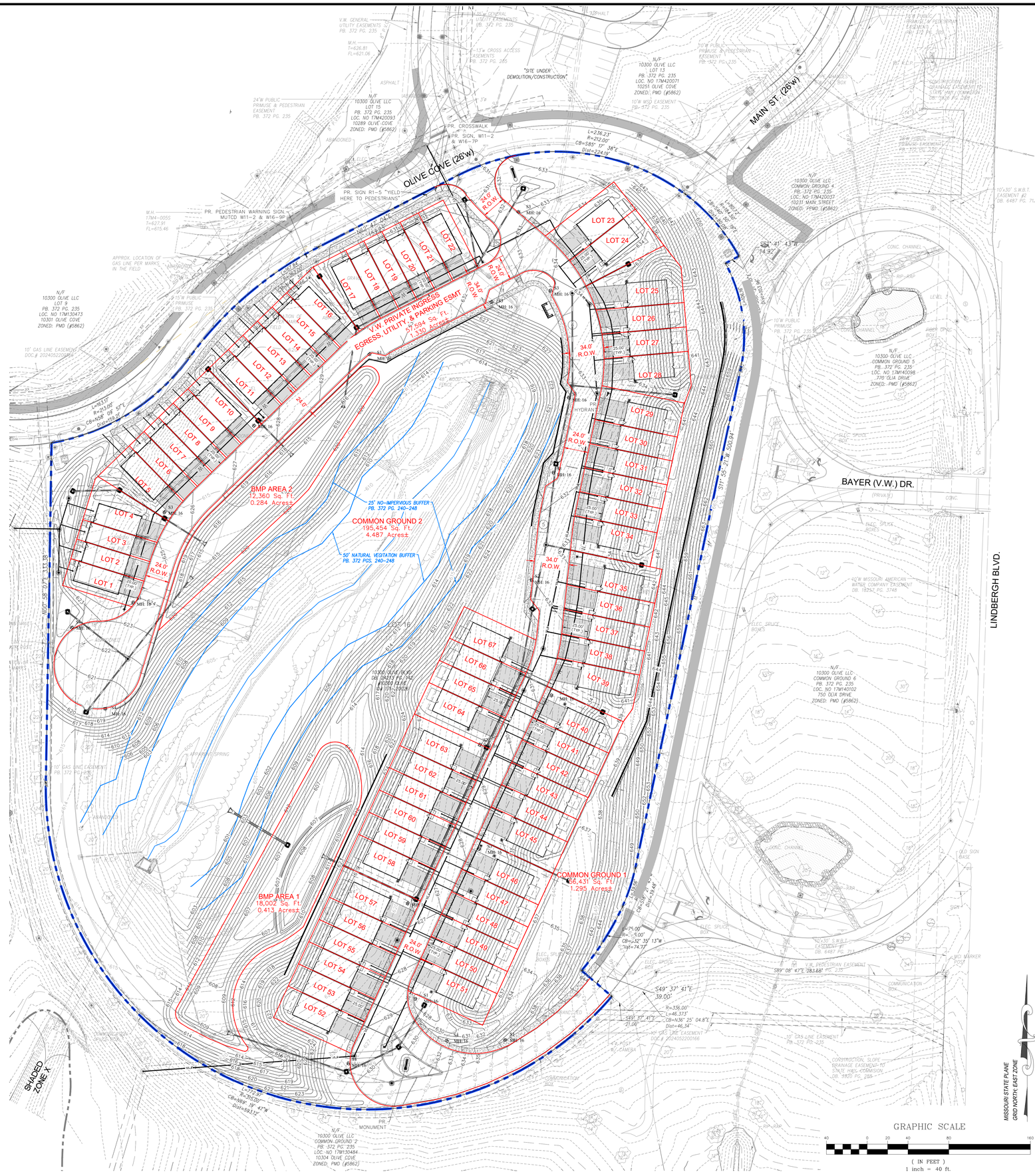
CONTAINING 486,015 SQUARE FEET OR 11.157 ACRES, MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC DURING AUGUST 2025



MERIDIAN LOTS (1-22) - 1,500 S.F. (MIN.)
(N.T.S.)



LOGAN LOTS (23-67) - 1,860 S.F. (MIN.)
(N.T.S.)



PREPARED BY:
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e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
STATE OF MISSOURI
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:
1. 12-08-25 CITY
2. 12-18-25 SIDEWALK
3. 01-09-2026 CITY

DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE:	JOB NO.:
11/14/25	2022-7304
M.S.D. P. #	BASE MAP #
-	17M4
S.L.C. H&T #:	H&T S.U.P. #
-	-
M.D.N.R. #:	
-	

SHEET TITLE:
PRELIMINARY PLAT

SHEET NO.:
C5.0

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MISSOURI STATE PLANE
GRID NORTH; EAST ZONE

OLIVE COVE (26'w)
(PUBLIC) PB. 372 PG. 235

V.W. PRITVATE INGRESS, EGRESS, UTILITY, & PARKING ESMT
57,954 Sq. Ft.
1.330 Acres±

BMP AREA 2
12,360 Sq. Ft.
0.284 Acres±

COMMON GROUND 2
195,454 Sq. Ft.
4.487 Acres±

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 28 | LOT 29 | LOT 30 | LOT 31 | LOT 32 | LOT 33 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38 | LOT 39 | LOT 65 | LOT 66 | LOT 67

PR. MSD ESMT
PR. UTILITY ESMT
PR. SIDEWALK ESMT
PR. MSD ESMT
PR. UTILITY ESMT
PR. MSD ESMT
PR. MSD ESMT
PR. UTILITY ESMT
PR. MSD ESMT
PR. MSD ESMT
PR. MSD ESMT
PR. MSD ESMT

25' NO-IMPERVIOUS BUFFER
PB. 372 PG. 240-248

50' NATURAL VEGETATION BUFFER
PB. 372 PGS. 240-248

N/F
10300 OLIVE LLC
LOT 9
PB. 372 PG. 235
LOC. NO 17W130473
10301 OLIVE COVE
ZONED:PMD (#5862)

15'W PUBLIC PRIMUSE
PB. 372 PG. 235

10' GAS LINE EASEMENT
DOC.# 2024052200166

10'W PUBLIC PRIMUSE
PB. 372 PG. 235

LOC. 1023

ZONE

PREPARED BY:
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Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1.	12-08-25 CITY
2.	12-18-25 SIDEWALK
3.	01-09-2026 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 11/14/25	JOB NO: 2022-7304
M.S.D. P #: -	BASE MAP #: 17MA
S.L.C. H&T #:	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
PRELIMINARY PLAT

SHEET NO.:
C5.1

SITE DEVELOPMENT PLAN FOR:

THE VALE AT OLIA VILLAGE

1030O OLIVE BLVD.,
CREVE COEUR, MISSOURI

PREPARED BY:

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GEORGE MICHAEL STOCK
NUMBER PE-23116
CIVIL ENGINEER
MISSOURI LICENSING AUTHORITY
NUMBER: 000096

REVISIONS:	
1. 12-08-25	CITY
2. 12-18-25	SIDEWALK
3. 01-09-2026	CITY

DRAWN BY:	CHECKED BY:
K.S.G.	G.M.S.
DATE:	JOB NO.:
11/14/25	2022-7304
M.S.D. P &	BASE MAP #
	PLAT
S.L.C. HIST. #	HIST. S.U.P. #
	-
M.S.W.A. #	

SHEET TITLE: PRELIMINARY PLAT

SHEET NO.: C5.2

MISSOURI STATE PLANE
GRID NORTH, EAST ZONE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

COMMON GROUND 1
AREA ±
1.295 Acres±

BMP AREA 1
18,002 Sq. Ft.
0.413 Acres±

25' NO-IMPERVIOUS BUFFER
PER 372 PG. 240-248

50' NATURAL VEGETATION BUFFER
PER 372 PGS. 240-248

PR. MSD ESMT

PR. UTILITY ESMT

PR. SIDEWALK ESMT

PR. ESMT FOR SAN. CONNECTION TO BE COORDINATED WITH OWNER & CAFT

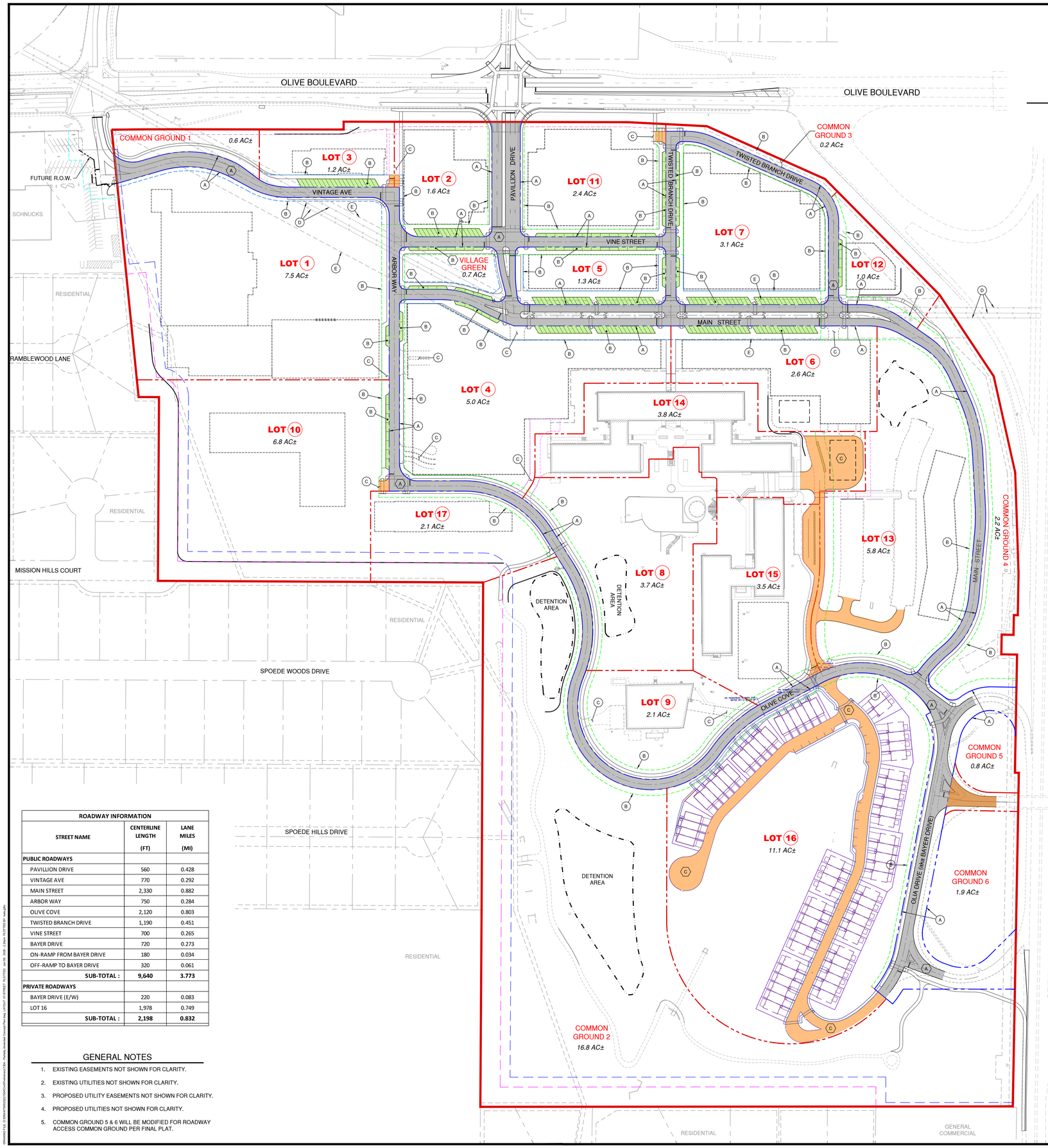
10' GAS LINE EASEMENT
BOOK 12206/2004

LOT 1
LOT 2
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
LOT 63
LOT 64
LOT 65
LOT 66
LOT 67

ZONE X

PARTIALLY AMENDED STREET PLAN
OLIA VILLAGE

SOUTHWEST QUADRANT OF OLIVE & LINDBERGH BOULEVARD
CREVE COEUR, MO



ROADWAY INFORMATION		
STREET NAME	**CENTERLINE LENGTH (FT)**	**LANE MILES (MI)**
PUBLIC ROADWAYS		
PAVILLION DRIVE	560	0.428
VINTAGE AVE	770	0.292
MAIN STREET	2,330	0.882
ARBOR WAY	750	0.284
OLIVE COVE	2,120	0.803
TWISTED BRANCH DRIVE	1,190	0.451
VINE STREET	700	0.265
BAYER DRIVE	720	0.273
ON-RAMP FROM BAYER DRIVE	180	0.034
OFF-RAMP TO BAYER DRIVE	320	0.061
SUB-TOTAL :	**9,640**	**3.773**
PRIVATE ROADWAYS		
BAYER DRIVE (E/W)	220	0.083
LOT 16	1,978	0.749
SUB-TOTAL :	**2,198**	**0.832**

GENERAL NOTES

1. EXISTING EASEMENTS NOT SHOWN FOR CLARITY.
2. EXISTING UTILITIES NOT SHOWN FOR CLARITY.
3. PROPOSED UTILITY EASEMENTS NOT SHOWN FOR CLARITY.
4. PROPOSED UTILITIES NOT SHOWN FOR CLARITY.
5. COMMON GROUND 5 & 6 WILL BE MODIFIED FOR ROADWAY ACCESS COMMON GROUND PER FINAL PLAT.

LEGEND

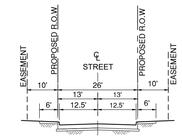
- DEVELOPMENT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- CONCEPTUAL BLDG FOOTPRINT
- PROPOSED R.I.M.U.S.S. EASEMENT
- (A) PROPOSED ROADWAY (WITHIN RIGHT-OF-WAY)
- (B) PROPOSED ON-STREET PARKING (WITHIN EASEMENT)
- (C) PROPOSED PRIVATE ROADWAY

KEYNOTES

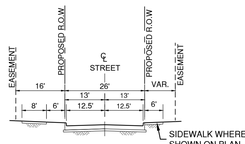
- (A) PROPOSED RIGHT-OF-WAY
- (B) PROPOSED ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, SIDEWALK (R.I.M.U.S.S.) EASEMENT
- (C) CONCEPTUAL FUTURE ENTRANCE
- (D) EXISTING STL WATER MAIN CONDUITS
- (E) EXISTING STL WATER MAIN EASEMENT

N

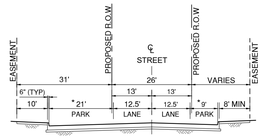
100' 50' 0' 100' 200'
SCALE IN FEET



TYPICAL SECTION #1
STANDARD STREET SECTION

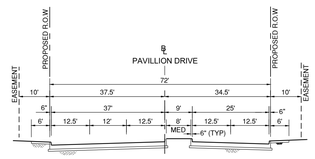


TYPICAL SECTION #2
OLIVE COVE

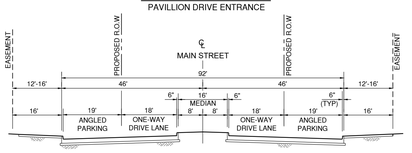


* PARKING VARIES:
9' PARALLEL PARKING
21' ANGLED PARKING

TYPICAL SECTION #3
STANDARD STREET SECTION
WITH ADJACENT PARKING



TYPICAL SECTION #4
PAVILLION DRIVE ENTRANCE



TYPICAL SECTION #5
MAIN STREET (MEDIAN SECTION)

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PARTIALLY AMENDED CONCEPT PLAN FOR:
OLIA VILLAGE DEVELOPMENT
LINDBERGH & OLIVE BLVD

DATE:

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1.	12-08-25	CITY
2.	12-18-25	SIDEWALK
3.	01-09-2026	CITY

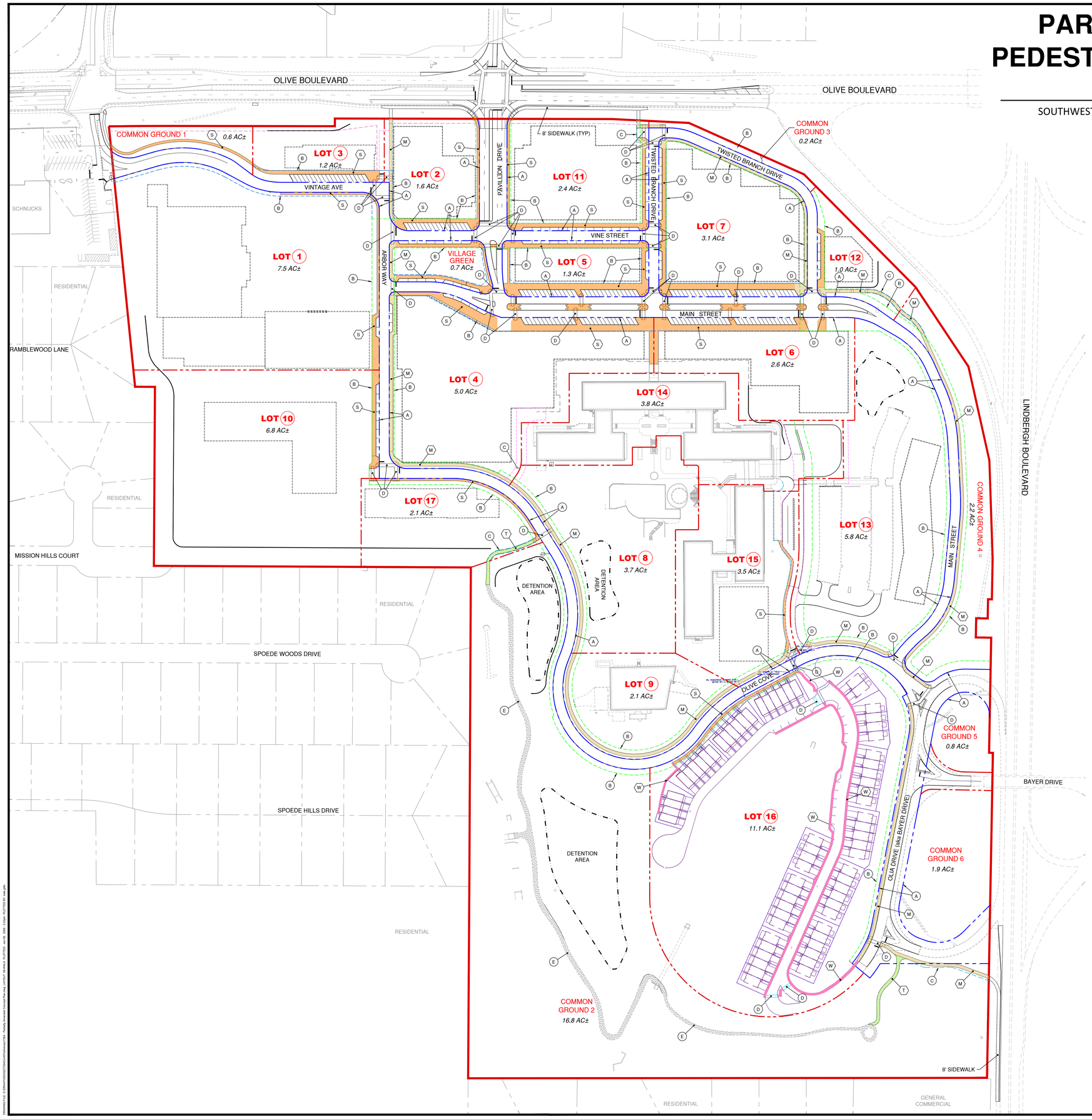
DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 11-14-25	JOB NO: 2022-7304
M.S.D. # –	BASE MAP #: 17M4
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #: –	

SHEET TITLE:
STREET PLAN

SHEET NO.:
C-107

PARTIALLY AMENDED PEDESTRIAN MOBILITY PLAN
OLIA VILLAGE

SOUTHWEST QUADRANT OF OLIVE & LINDBERGH BOULEVARD
CREVE COEUR, MO



LEGEND

- DEVELOPMENT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- CONCEPTUAL BLDG FOOTPRINT
- PROPOSED EASEMENT
- ROADWAY STRIPING - STOP BAR
- ROADWAY STRIPING - CROSSWALK
- (S) PROPOSED CONCRETE SIDEWALK (WITHIN EASEMENT)
- (M) PROPOSED CONCRETE MULTI-USE SIDEWALK 8' MIN WIDE (WITHIN EASEMENT)
- (T) PROPOSED 8' WIDE NATURAL AGGREGATE TRAIL (WITHIN EASEMENT ON NON-COMMON AREAS)
- (W) PROPOSED PRIVATE SIDEWALK ON LOT 16

N

100' 50' 0' 100' 200'
SCALE IN FEET

KEYNOTES

- (A) PROPOSED RIGHT-OF-WAY
- (B) PROPOSED ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, SIDEWALK (R.I.M.U.S.S.) EASEMENT
- (C) PROPOSED SIDEWALK EASEMENT
- (D) PROPOSED CROSSWALK
- (E) EXISTING AGGREGATE TRAIL TO REMAIN (WIDTH VARIES APPROXIMATELY 8' TO 12')

PEDESTRIAN MOBILITY INFORMATION

LOCATION	STANDARD SIDEWALK LENGTH (FT)	NATURAL TRAIL LENGTH (FT)	8' MULTI-USE SIDEWALK (FT)
PAVILLION DRIVE	840		
MAIN STREET	2,160		
MAIN STREET (EAST LEG)			1,245
HARVEST DRIVE	1,040		
ARBOR LANE	815		700
OLIVE COVE	918		2,010
TWISTED BRANCH	1,040		670
VINE STREET	1,190		
OLIA DRIVE (AKA BAYER DRIVE)			690
LOT 16 - OLIVE COVE	420		
LOT 16 - PRIVATE WALK	2,261		
(TO) LINDBERGH BLVD			300
WEST / SOUTH TRAIL (PROPOSED)		400	
WEST / SOUTH TRAIL (EXISTING)		2,210	
SUB-TOTAL :	**10,684**	**2,610**	**5,615**

PREPARED BY:
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PARTIALLY AMENDED CONCEPT PLAN FOR:
OLIA VILLAGE DEVELOPMENT
LINDBERGH & OLIVE BLVD

DATE:

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

1/9/25

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1.	12-08-25	CITY
2.	12-18-25	SIDEWALK
3.	01-09-2026	CITY

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 11-14-25	JOB NO: 2022-7304
M.S.D. P. #: –	BASE MAP #: 17M4
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #: –	

SHEET TITLE:
PEDESTRIAN PLAN

SHEET NO.:
C-108

CALCS WITH BUFFER & WALL AT 50'

OLIA VILLAGE - TREE CONSERVATION PLAN

TREE MASSES SURVEY (BY COLE)	
Total Tree Masses Surveyed (SF)	958,667
Existing Tree Masses to be Removed (SF)	478,379
Existing Tree Masses to Remain (SF)	480,288
% Existing Tree Mass to Remain (SF)	50.1%
INDIVIDUAL TREE SURVEY (BY COLE)	
Total Existing 6"+ Trees Surveyed	670
Existing 6"-19" Trees to Be Removed	404
Existing 20"+ Trees to be Removed	77
Total 6"+ Trees to be Removed	481
Existing 6"+ Trees to Remain	189
% Existing 6" Trees to Remain	28%
Total Individual Trees Removed over 50%	146
PROPOSED TREE PLANTING (BY SWT)	
Total Phase 1 Trees to be Planted	619
Street Trees to be Planted in Phase 1	111
Non-Street Trees to be Planted in Phase 1	508
Individual Tree Surplus after Phase 1	362

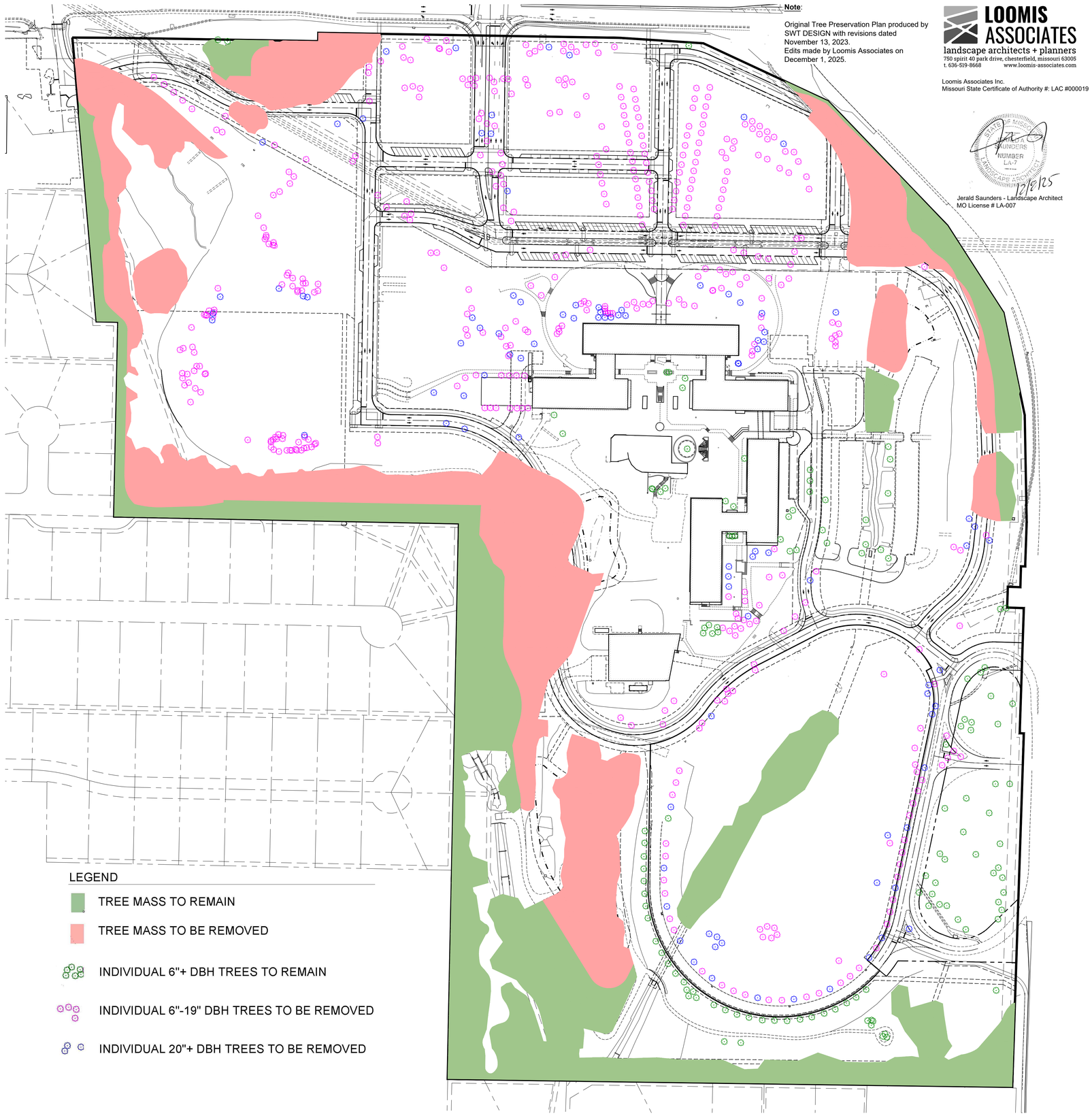
Note : Calcs do not yet account for hazardous, in poor condition, dead, diseased, or invasive trees. Final new trees required may be adjusted after existing dead and invasive trees have been accounted for by registered Landscape Architect.

REVISED CALCS
(December 8, 2025)

TREE MASSES SURVEY	
<--- No change	
<--- No change	
<--- No change	
<--- No change	
INDIVIDUAL TREE SURVEY	
Total Existing 6" + Trees Surveyed	670
Existing 6"-19" Trees to be Removed	438
Existing 20" + Trees to be Removed	94
Total Existing 6" + Trees to be Removed	532
Total Existing 6" + Trees to Remain	138
% Existing 6" Trees to Remain	21 %
Total Individual Trees Removed over 50 %	197
PROPOSED TREE PLANTING (PHASE 1 / LOT 16)	
Total Trees to be Planted	916
Street Trees to be Planted	126
Non-Street Trees to be Planted	790
-	

Note:

Revised calcs editing made by Loomis Associates on December 1, 2025.
Some individual tree removals may be due to dead or diseased trees and are not included in individual existing tree quantities.



A TREE PRESERVATION PLAN
SCALE 1"=100'

0 100 200 400

Note:

Original Tree Preservation Plan produced by SWT DESIGN with revisions dated November 13, 2023.
Edits made by Loomis Associates on December 1, 2025.

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668 www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

STATE OF MISSOURI JERALD L. SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT
12/8/25
Jerald Saunders - Landscape Architect
MO License # LA-007

PREPARED BY:

CMT
Crawford, Murphy & Tilly
ONE MEMORIAL DRIVE, SUITE 500
ST. LOUIS, MO 63102
OFFICE NO. (314) 436-5500
LICENSE NO. 184-000631

CONSULTANTS:

SWT DESIGN
7722 Big Bend Blvd.
St. Louis, mo 63119
t. 314.644.5700

PRELIMINARY
NOT FOR CONSTRUCTION
DECEMBER 1, 2025

OLIA VILLAGE

LINDBERGH & OLIVE BLVD

OLIA VILLAGE
THE HEART OF CREVE COEUR

10300 OLIVE BLVD
CREVE COEUR, MO 63141

MARK	DATE	DESCRIPTION
8	12/8/25	CITY COMMENTS FOR LOT 16 (BY LA)
7	12/1/25	CITY COMMENTS FOR LOT 16 (BY LA)
6	11/13/23	LANDSCAPE CONCEPT PLANS
5	10/23/23	LANDSCAPE CONCEPT PLANS
4	9/26/23	LANDSCAPE CONCEPT PLANS
3	9/13/23	LANDSCAPE CONCEPT PLANS
2	8/11/23	LANDSCAPE CONCEPT PLANS

PROJECT NO:	23005201-00
CAD DWG FILE:	813.151_TREE PRESERVATION-SWT.DWG
DESIGNED BY:	WM
DRAWN BY:	MB/ZTS
CHECKED BY:	BR
APPROVED BY:	BR
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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE VALE AT OLIA VILLAGE

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE VALE AT OLIA VILLAGE

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE VALE AT OLIA VILLAGE ("Declaration") is made as of _____, by **10300 OLIVE LLC** (the "Declarant"), under the following circumstances:

A. Declarant is the owner in fee simple of certain real property located in St. Louis County, Missouri, more particularly described in **Exhibit A** attached hereto (the "Property") and desires to create a residential community consisting of Dwelling Units (as hereinafter defined) with permanent Common Elements (as hereinafter defined) for the benefit of said community; and

B. Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance of said Common Elements, and to this end, desires to subject the Property to the covenants, conditions, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said Property and the subsequent Owners thereof; and

C. Declarant has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an Association to which should be delegated and assigned the powers and duties of maintaining and administering the Common Elements and administering and enforcing the within covenants and restrictions and disbursing the charges and Assessments hereinafter created; and

D. Declarant has formed The Vale at Olia Village Homeowners' Association, Inc., as a Missouri not-for-profit corporation (the "Association"), which shall be responsible for the maintenance, management and control of the Common Elements on the Property.

NOW, THEREFORE, Declarant hereby declares that all of the Property described in **Exhibit A** and such Additional Property as may be subjected to the provisions hereof, shall be held, sold and conveyed, subject to the covenants, conditions, restrictions, easements, charges and liens set forth in this Declaration, and any subdivision plat which includes the Property, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

SECTION 1
DEFINITIONS

The words in this Declaration which begin with capital letters, other than words which would be normally capitalized, unless the context otherwise requires, shall have the meanings set forth in this Section 1.

1.1 "Access and Utility Easements" means and refers to any easements shown on any Record Plat for the Subdivision and marked "Access Easement," "Utility Easement," or any combination thereof, which shall be maintained as provided for in this Declaration.

1.2 "Additional Property" means property that may in the future be added to the Property and made subject to the provisions of this Declaration, and consists of all or any part of property determined by Declarant, in its sole and unfettered discretion, and may include any property in the vicinity of, adjacent to, or contiguous with the Property, or a part of the Property as it is then constituted.

1.3 "Architectural Guidelines" means as defined in Section 6 of this Declaration.

1.4 "Areas of Common Responsibility" means and refers to the Common Elements, together with those areas, if any, which by the terms of this Declaration or by contract or agreement become the responsibility of the Association, whether located within the Property or adjacent to it. The office of any property manager employed by or contracting with the Association, if located on the Property, or any public rights-of-way within or adjacent to the Property, regional retention/detention basins adjacent to the Property, or other areas adjacent to the Property that the Association determines, may be part of the Areas of Common Responsibility.

1.5 "Articles" and "Articles of Incorporation" mean those articles, filed with the Missouri Secretary of State, incorporating the The Vale at Olia Village Homeowners' Association, Inc., as a non-profit corporation under the provisions of Chapter 355 of the Missouri Revised Statutes, as the same may be amended from time to time.

1.6 "Assessments" mean General Assessment, Special Assessment, Individual Assessment, Working Capital Assessment, and Capital Contribution Assessment, or any other Assessments required by the Declaration or any Supplemental Declaration.

1.7 "Association" means and refers to The Vale at Olia Village Homeowners' Association, Inc., an Missouri not-for-profit corporation, and any successor organization, which owns, operates and maintains the Common Elements.

1.8 "Board" or "Board of Directors" means the Board of Directors of the Association or the Board of Directors as established by the Class B Member established pursuant to its Articles of Incorporation, Regulations, and this Declaration.

1.9 "Builder(s)" means Fischer Homes St. Louis, LLC, a Missouri limited liability company, its successors, assigns, affiliates, and such other persons or entities, approved in writing by Declarant, that may acquire one or more Lots from Declarant for the purpose of constructing Improvements thereon for resale to an Owner.

1.10 "Capital Contribution Assessment" means as defined in Section 5 of this Declaration.

1.11 "Class A Members" or "Class A Membership" means those Members of the Association consisting of all Owners except, during the Development Period, Declarant.

1.12 "Class B Member" or "Class B Membership" means, during the Development Period, Declarant, as a member of the Association.

1.13 "Common Elements" means and refers to all real property, or any interest therein, together with improvements located thereon, owned by, leased to the Association or granted as an easement to the Association, for the benefit, use and enjoyment of all its Members.

1.14 "Common Expenses" means as defined in Section 5 of this Declaration.

1.15 "Common Private Driveway" means and refers to any private road or driveway which is built or installed as part of the original construction or improvement of the Property by the Declarant and/or the Builder to serve more than one (1) Lot; and which may be situated on a dividing line between Lots or partly on one (1) Lot and partly on another Lot, together with any road or driveway which may be specifically designated by Declarant and/or Builder within a Common Driveway Easement, Private Driveway Easement, or a record plat and/or other recorded instrument.

1.16 "Common Private Driveway Easement" means and refers to all private driveway easement(s) located on the Property as shown on any Record Plat, or other recorded instrument. The areas within the easement(s) are sometimes referred to as the Common Private Driveway(s).

1.17 "Community-Wide Standard" means the standard of conduct, maintenance, or other activity generally prevailing throughout the Property. Such standard may be more specifically determined by the Board of Directors and Declarant.

1.18 "Conservation Easement" means and refers to all conservation easements, if any, located on the Property as shown on any Record Plat or recorded Easement Plat.

1.19 "Declarant" means 10300 OLIVE LLC, its successors, assigns, and affiliates.

1.20 "Declaration" means this Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Vale at Olia Village as the same may from time to time be amended or supplemented in the manner prescribed herein.

1.21 "Default" means any violation of, breach of, or any failure to comply with, the Restrictions, this Declaration or any other Governing Documents as defined herein.

1.22 "Development Period" means the period commencing on the date on which this Declaration is recorded in the St. Louis County, Missouri Recorder of Deeds Office and terminating on the earlier to occur of: (i) within sixty (60) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

1.23 "Dwelling Unit" means any building or portion of a building situated upon the Property designed and intended for use and occupancy as a residence by a single person, a family or family-sized group of persons, which residence may either be attached or detached.

1.24 "General Assessment" means as defined in Section 5 of this Declaration.

1.25 "Governing Documents" means the Declaration, the Regulations, the Articles of Incorporation, the Record Plat, the rules and regulations, if any, the management agreement, if any, entered into between the Association and any professional manager of the Property, and any other basic documents used to create and govern the Property.

1.26 "Improvements" means all Dwelling Units, buildings, outbuildings, sheds, garages and other structures; overhead, aboveground and underground installations, including without limitations, utility facilities and systems, lines, pipes, wires, towers, cables, conduits, poles, antennae and satellite dishes; flagpoles; swimming pools, hot tubs, spas, tennis courts, and all other types of recreational courts, fixtures and facilities, including but not limited to, tree houses, play houses, children's recreational equipment or structures, basketball goals and playground equipment; pet houses, runs, and enclosures; changing of colors or materials of the Improvements; exterior lighting; slope and drainage alterations; roads, driveways, uncovered parking areas and other such areas; fences, mailboxes; trellises, walls, retaining walls, exterior stairs, decks, patios and porches; planted trees, hedges, shrubs and other forms or landscaping; and all other structures or Improvements of every type, constructed or maintained on the Property.

1.27 "Individual Assessment" means the charge established in Section 5 of this Declaration.

1.28 "Landscape, Fencing and Signage Easement" means as defined in Section 9 of this Declaration.

1.29 "Lot(s)" means each of the parcels of land shown as such upon the Record Plats of the Property and may be one of the following described Lots:

(a) Single Family Lot is a Lot upon which a single Dwelling Unit is situated, typically with minimal or no maintenance services but specifically as described herein.

(b) Patio Home Lot is a Lot upon which a single Dwelling Unit is situated, typically with some provided maintenance services but specifically as described herein.

(c) Paired Lot (whether Paired Patio or Paired Townhome) is a Lot upon which attached Dwelling Units that share a common wall each of which is situated on its own fee simple property with maintenance services as described herein. The Dwelling Units may be more than one story. The Dwelling Units may not be severed from one another.

1.30 "Maintenance Standards" means those standards adopted by Declarant and/or the Board pursuant to Section 8 of the Declaration as the same may from time to time be amended.

1.31 "Members" means all Class A Members and the Class B Member.

1.32 "Maintenance Assessment" means as defined in Section 5.3 of this Declaration.

1.33 "Occupant" means any person in possession of a Lot or Dwelling Unit whether or not such possession is lawful and shall include but not be limited to, an Owner's family members, guests, invitees, Tenants and lessees.

1.34 "Open Spaces" means and refers to all open spaces, reserve spaces, C.A. spaces, and/or common areas located on the Property as shown on any Record Plat, which are for the benefit of the Owners in the Subdivision.

1.35 "Owner" means, with respect to any Lot, the owner of record from time to time, whether one or more persons or entities, of an interest in fee simple, reversion, remainder or leasehold estate of 99 years or more, but shall not include the Association. Such term shall include contract sellers except those having an interest merely as security for the performance of an obligation.

1.36 "Private Driveway Easement" means and refers to all private driveway easement(s) located on the Property as shown on any Record Plat. The areas within the easement(s) are sometimes referred to as the Common Private Driveway(s).

1.37 "Private Easements" means and refers to any drainage, utility, sanitary sewer, or storm sewer easement, or any combination thereof, shown on any Record Plat. These areas are for the benefit of all Lot Owners and any applicable government agency having jurisdiction over them and shall be maintained as provided for in this Declaration or Record Plat.

1.38 "Private Street" means any street constructed by the Declarant, which has not been dedicated to a municipality, on the Property providing primary access to individual Lots within the Subdivision as shown on any Record Plat for the Subdivision and intended to be owned and maintained by the Association as a Common Element.

1.39 "Property" means that certain land more particularly described in **Exhibit A** to this Declaration. When portions of the Additional Property are subjected to this Declaration pursuant to Section 3 herein, those portions shall then be deemed part of the Property.

1.40 "Record Plat" means a plat of The Vale at Olia Village as recorded in the St. Louis County, Missouri Recorder of Deeds records, including any subsequent plats or replats.

1.41 "Recreational Facilities" means any facilities now or hereafter installed on the Property for the benefit of Owners and Occupants, which may include, but not be limited to, swimming pools, bath houses, clubhouses, shelters, ponds, walking trails, gazebos, playgrounds and surrounding areas, and any portions of the Common Elements on which recreational activity is permitted.

1.42 "Regulations" means the Code of Regulations or Bylaws of the Association, as the same may be amended from time to time, pursuant to Chapter 355 of Missouri Revised Statutes, a copy of which is attached hereto as **Exhibit B** and made a part hereof.

1.43 "Restrictions" means all covenants, conditions, restrictions, easements, charges, liens and other obligations provided for in this Declaration, including, without limitation, the Maintenance Standards and all notices, rules and regulations issued in accordance with this Declaration.

1.44 "Retention and Detention Areas or Ponds" means and refers to any area designated on any Record Plat as such, or any combination thereof, which shall be used or designated to retain or temporary detain surface drainage which Declarant, its successors and assigns, have been required to construct or make use of in connection with surface drainage by any official agency of St. Louis County in connection with the development of the Property.

1.45 "Special Assessment" means as defined in Section 5 of this Declaration.

1.46 "Structure" means:

(a) any thing or object (other than trees, shrubbery, hedges, and landscaping which are less than two feet high) the placement of which upon any part of the Property may affect the appearance of the Property, including, without limitation, porch, deck, shed, barn, storage facility, covered or uncovered patio, fence, curbing, paving, wall, signboard or any other temporary or permanent Improvement; and

(b) any excavation, fill, ditch, dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any part of the Property, or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel from, upon or across any part of the Property.

1.47 "Subdivision" means all phases or sections of the Record Plat for The Vale at Olia Village, a subdivision in St. Louis County, Missouri, and consisting of all the Property from time to time made subject to the provisions of this Declaration.

1.48 "Supplemental Declaration" means an amendment or supplement to this Declaration executed by or consented to by Declarant which subjects all or any portion of the Additional Property to this Declaration and/or imposes, expressly or by reference, additional restrictions and obligations on the land subject to this Declaration.

1.49 "Tenant" means any person occupying any Lot pursuant to a written lease agreement with the Owner thereof or with any other person or entity claiming under the Owner.

1.50 "Working Capital Assessment" means as defined in Section 5 of this Declaration.

SECTION 2
PROPERTY SUBJECT TO THIS DECLARATION

The Property, each portion thereof, and all Dwelling Units thereon shall be held, transferred, sold, conveyed, leased, mortgaged and occupied subject to the terms, provisions, covenants and conditions of this Declaration.

SECTION 3
COVENANT FOR STAGED DEVELOPMENT

3.1 Staged Development. Declarant reserves the right at any time within the Development Period to remove any portion of the Property, annexed to the Property by Declarant, from the scope of the Declaration or to make subject to or annex any portion of the Additional Property to this Declaration without the consent of the Members of the Association, provided Developer must obtain approval from the City of Creve Coeur to remove any portion of the Property. However, Declarant is not bound to annex any of the Additional Property to this Declaration, and until such time as any of the Additional Property is annexed, the same shall not be subject to the provisions of this Declaration. Declarant shall have the right and power, but neither the duty nor the obligation, in its sole and unfettered discretion, to subject all or any part of the Additional Property to the provisions hereof at any time and from time to time by executing and recording with the St. Louis County, Missouri Recorder of Deeds Office, an amendment to this Declaration or a supplemental declaration specifying that such Additional Property is part of The Vale at Olia Village. Such an amendment shall not require the joinder or signature of the Association, other Owners, mortgagees, or any other Person. In addition, such amendments to this Declaration

or supplemental declaration may contain such supplementary, additional, different, new, varied, revised or amended provisions as may be necessary or appropriate, as determined by Declarant, to reflect and address the different character or intended development of any such Additional Property.

3.2 Total Dwelling Units. The total number of Dwelling Units or Lots for the Property and the Additional Property shall not exceed the total number of Dwelling Units and Lots authorized by the zoning authority having jurisdiction over the development of the Property.

3.3 Supplemental Declaration for Staged Development. Owners of Lots subject to such amendment or supplemental declaration shall be Owners as defined by this Declaration.

3.4 Declarant's Rights to Complete Development. Declarant, its successors and assigns, shall have the right to post signs on its property incidental to the development, construction, promotion, marketing, sale and leasing of property within the Subdivision, and the right of ingress and egress through the streets, paths and walkways located in Common Elements for any purpose whatsoever, including but not limited to, purpose related to the construction, maintenance and operation of Improvements on property within the Subdivision. Nothing contained herein shall limit the rights of Declarant or require Declarant to obtain approval to: (i) excavate, cut, fill or grade any property owned by it or to construct, alter, remodel, demolish or replace any Improvements on any Common Elements or any property owned by it as a construction office, model home or real estate sales or leasing office in connection with the sale of any property; or (ii) require it to seek or obtain the approval of the Association or the ARC for any such activity or Improvement on any Common Elements or any property owned by it. Nothing contained herein shall limit or impair the reserved rights of Declarant as elsewhere provided in the Declaration.

SECTION 4
ASSOCIATION: MEMBERSHIP, BOARD OF DIRECTORS AND MANAGEMENT COMPANIES

4.1 Formation of the Association. The Declarant has caused or will cause the Association to be incorporated. The purpose of the Association is to provide for the administrative governance, maintenance, management and upkeep of the Property and to promote the general health and welfare of the Owners and Occupants of the Property.

4.2 Rules and Regulations. The Association through its Board may make and enforce reasonable rules and regulations governing the use of the Common Elements owned by the Association ("Rules"); the levying and collection of assessments for the operation of the Association; the levying and collection of administrative and enforcement charges for the infraction of the Governing Documents, including but not limited to the Rules, and the covenants, conditions, restrictions, governing organizational documents and rules imposed on or encumbering any Lot within the Subdivision; and for other purposes consistent with

its goals. All such Rules shall be consistent with the provisions of the Governing Documents. The Association shall have the power to impose sanctions on Owners, including without limitation: (i) reasonable monetary administrative charges which shall be considered Individual Lot/Unit Assessments; (ii) suspension of the right to vote as a Member of the Association; and (iii) suspension of the right of the Owner and the Owner's Occupants, licensees, and invitees, to use the Common Elements for a period not exceeding sixty (60) days, for any infraction of the Governing Documents, including but not limited to the Rules, imposed on or encumbering any Lot within the Subdivision. In addition, the Board shall have the power to seek relief in any court for violations of, or, to abate violations of the Governing Documents, including but not limited to the Rules imposed on or encumbering any Lot within the Subdivision. If the Board expends funds for attorneys' fees or litigation expenses in connection with enforcing any provision of the Governing Documents, including but not limited to the Rules, imposed on or encumbering any Lot within the Subdivision, or otherwise, the amount so expended shall be due and payable by the Owner or Owners of the Lot or Unit, whose Owner, Occupant, Tenant, licensee, or invitee violated any provision of the Governing Documents, including but not limited to the Rules, and the same shall be an individual Lot/Unit Assessment against such Owner's Lot or Unit and such Owner.

4.3 Board of Directors. Until the expiration of the Development Period, the initial Board shall consist of three (3) persons appointed by the Class B Member who shall serve until their respective successors are elected and qualified. Directors appointed by the Declarant need not be Members of the Association. However, a Director elected by Class A Members shall be a Lot Owner, except that if a Lot Owner is a corporation, partnership, joint venturer, or other entity, the Lot Owner may elect as a Director an officer, partner, joint venturer, or like individual affiliated with this Lot Owner.

Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board. The terms of said elected Directors for the initial Class A Member elected board, shall be from one (1) to two (2) years so that any year thereafter, at least one (1) term shall expire. The two Directors with the most votes shall be the Directors who shall serve a two (2) year term. The remaining Director shall serve a one (1) year term. Subsequent to the Development Period Special Meeting, all Directors, and their successors, shall be elected by Class A Members and shall be elected for a two (2) year term. Furthermore, at any Annual Meeting subsequent to the Development Period Special Meeting, the Board may elect to expand the number of Directors to five (5) but in no event shall the number of Directors be less than three (3).

Notwithstanding anything above to the contrary, the Class B Member may, by written notice to the Board, at or before any Annual Meeting, relinquish to the Class A Members,

the Class B Member's right to appoint one or more Directors at such Annual Meeting pursuant to this Section 4.

4.4 Membership. The membership of the Association shall at all times consist exclusively of Owners. All Owners shall be Members. Membership shall be appurtenant to and may not be separated from such ownership.

4.5 Members Rights and Duties. Each Member shall have the rights, duties and obligations set forth in this Declaration and all amendments duly made hereto in accordance with the terms herein.

4.6 Professional Management Contracts. The Association may delegate all or any portion of its authority to discharge its responsibilities herein to a manager or managing agent. Any management agreement shall not exceed three (3) years and shall provide for termination by either party without cause and without payment of a termination fee on sixty (60) days or less written notice.

SECTION 5
ASSESSMENTS

5.1 Creation of Assessments. There are hereby created Assessments for Association expenses as may from time to time specifically be authorized by the Board of Directors, to be commenced at the time and in the manner set forth in this Section 5. The types of Assessments described in this Section 5 are (1) General Assessment; (2) Special Assessment; (3) Individual Assessment; (4) Working Capital Assessment; and (5) Capital Contribution Assessment. Each Owner, by acceptance of a deed or recorded contract of sale for any portion of the Property, is deemed to covenant and agree to pay these Assessments.

(a) Owners may not waive or otherwise exempt themselves from liability for the Assessments provided for herein, including, by way of illustration and not limitation, by non-use of Common Elements or abandonment of the Dwelling Unit. The obligation to pay Assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed by reason of any alleged failure of the Association or Board to take some action or perform some function required to be taken or performed by the Association or Board under this Declaration or the Regulations, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority.

(b) Notwithstanding any provision of this Declaration, the Articles of Incorporation, or Regulations to the contrary, Declarant and Builder, until the expiration of the Development Period, shall not be required to pay any Assessments for any recorded, "unoccupied" Lot in which they have the interest otherwise required for Class A

Membership. Furthermore, Declarant shall have the right, by written contract, to exempt any party purchasing a Lot not for its own occupancy of a house on such Lot from the liability to pay assessments herein.

5.2 General Assessment. The General Assessment levied by the Association is for the purposes of promoting the recreation, scenic enjoyment, health, welfare and safety of the residents and for protecting, advancing and promoting the environmental concept of the Property and preserving the aesthetic and scenic qualities of the development. The General Assessment shall be levied by the Association against the Owner of each Dwelling Unit or Lot, as provided in Section 5, to be used currently, and to provide an adequate reserve fund for future use, for the improvement, expansion and maintenance of the Common Elements, including, but not limited to, the payment of real estate taxes on those portions of the Common Elements to which the Association is the record owner; casualty and liability insurance for the Common Elements to which the Association is the record owner and fidelity bonds; the cost of repairing, maintaining and replacing the landscaping in the Common Elements; the cost of supplying water to the Common Elements; the costs of operation, maintenance, improvement, and replacement of the Recreational Facilities, Open Spaces, Landscape Easement Areas and Signage Easement Areas, and retention/detention or other stormwater management facilities; the cost of reasonable reserves for contingencies, replacements and working capital; management fees; organizational costs; legal costs for the enforcement of liens and covenants in this Declaration; costs of compliance with applicable laws and ordinances; and all other costs incurred by Declarant or the Board in the exercise of its powers and duties pursuant to this Declaration (collectively "Common Expenses"). The General Assessment shall be estimated initially in accordance with Section 5 of this Declaration. The obligation to pay the General Assessment shall not in any manner be dependent on or discharged, or otherwise affected by the use or non-use of the Common Elements or Recreational Facilities, or the actual occupancy of any Lot or Dwelling Unit of the Property.

5.3 Maintenance Assessments. Some Lots may receive additional services such as lawn services and mulching, as more particularly described in the Exhibits to this Declaration, the costs for which may be billed separately as a Maintenance Assessment. As an alternative, the Maintenance Assessment may be included in the General Assessment for ease of accounting purposes, the billing of which shall be left to the discretion of the Board. A homeowner may request that all billed assessments be itemized separately, however, in the event the Board cannot or will not comply with same, it shall not preclude the homeowner’s duty to pay the assessments.

5.4 Computation of General Assessment. It shall be the duty of the Board, prior to the beginning of each fiscal year, to prepare a budget covering the estimated Common Expenses of the Association during the coming year. The budget shall include a capital reserve account for the capital replacement, as needed.

(a) The General Assessment for each Dwelling Unit shall commence upon its conveyance from either Declarant or Builder to an individual Owner of a Dwelling Unit and shall be prorated from the date of conveyance through the end of the billing period.

(b) The General Assessment to be levied against each Dwelling Unit for the coming year shall be determined by multiplying the total budgeted Common Expenses, including reserves, by a fraction, the numerator of which is the number "1," and the denominator of which is the total number of Dwelling Units or Lots subject to Assessment.

(c) Notwithstanding the above, the Board may, in its sole discretion, reduce the General Assessment determined pursuant to the above formula by taking into account:

(i) Other sources of funds available to the Association; and

(ii) Assessments to be levied upon additional Dwelling Units or Lots reasonably anticipated to become subject to Assessments during the fiscal year.

(d) So long as Declarant has the right unilaterally to annex Additional Property pursuant to Section 9 below, Declarant may elect on an annual basis, but shall not be obligated, to reduce the resulting General Assessment for any fiscal year by payment of a subsidy; provided, any such subsidy shall be conspicuously disclosed as a line item in the income portion of the Common Expense budget and shall be made known to the membership. The payment of such subsidy in any year shall under no circumstances obligate Declarant to continue payment of such subsidy in future years.

(e) The Board shall cause a copy of the Common Expense budget and notice of the amount of the General Assessment to be levied against each Dwelling Unit or Lot for the following year to be delivered to each Owner at least fifteen (15) days prior to the beginning of the fiscal year. If, in the event the Board fails for any reason to determine the budget for any year, then and until such time as a budget shall have been determined by the Board, the budget in effect for the immediately preceding year shall continue.

5.5 Special Assessment. In addition to the other Assessments authorized herein, and to the extent that the reserve fund is insufficient, the Association may levy Special Assessments for the following reasons:

(a) The amount of any operating deficit incurred in any calendar year may be paid by means of a Special Assessment sufficient in an amount so as to allow the Association to satisfy such deficit in part or in whole, provided that any such Special Assessment shall have been approved in accordance with Section 5.

(b) To the extent that the capital budget is insufficient, the Association may levy Special Assessments to construct, structurally alter, or replace capital Improvements which are a part of the Common Elements in any fiscal year.

(c) So long as the total amount of Special Assessments allocable to each Lot or Dwelling Unit does not exceed One Hundred Percent (100%) of the General Assessment for that fiscal year, the Board may impose the Special Assessment. Any Special Assessments which would cause the amount of Special Assessments allocable to any Lot or Dwelling Unit to exceed this limitation shall be effective only if approved by a majority vote of the Members present and voting at a meeting duly called for such purpose. Special Assessments shall be paid as determined by the Board, and the Board may permit Special Assessments to be paid in installments extending beyond the fiscal year in which the Special Assessments is imposed.

5.6 Individual Assessment. The Association after approval by a majority of the members of the Board shall have the right to assess an individual Lot or Dwelling Unit for any of the following ("Individual Assessment"):

(a) any costs incurred for maintenance or repair caused through the willful or negligent act of an Owner or Occupant or their family, tenants, guests or invitees, including attorney fees, court costs and other expenses incurred; and/or

(b) any costs associated with the enforcement of this Declaration or the Rules and Regulations, if any, of the Association, including, but not limited to attorney's fees, witness fees and costs, and court costs.

5.7 Working Capital Assessment. At the time of closing on the sale of each Lot from Builder or Declarant to a third party purchaser, the purchaser shall be required to pay an amount established by the Board, or the amount equal to the current annual assessment, as such purchaser's capital contribution to the working capital of the Association ("Working Capital Assessment"). The Builder or Declarant, in its sole discretion, may waive the Working Capital Assessment. The Working Capital Assessment amount shall be determined by the Board of Directors. The Working Capital Assessment shall be used by the Association for its operating expenses. Such Working Capital Assessment is not an advance payment of the General Assessment or any other Assessment established herein and will not be held in any sort of trust or reserve account. Declarant and Builder shall not be required to pay any Working Capital Assessment as described in this paragraph.

5.8 Capital Contribution Assessment. At the time of closing on the resale of a Dwelling Unit or Lot to a subsequent purchaser, said subsequent purchaser shall be required to pay one hundred percent (100%) of the current Working Capital Assessment as such purchaser's capital contribution to the working capital of the Association ("Capital Contribution Assessment"). The Capital Contribution Assessment shall be used by the Association for its operating expenses. Such Capital Contribution Assessment is not an advance payment of the General Assessment or any other Assessment established herein and will not be held in any sort of trust or reserve account. Declarant and Builder shall not be required to pay any Capital Contribution Assessment as described in this paragraph.

5.9 Common Surplus. If the General Assessment collected in any given year is in excess of the actual Common Expenses for that year, the Board may, at its sole discretion (a) return each Owner's share of the Common Surplus; (b) credit each Owner's share of the Common Surplus to each Owner's payment as for the General Assessment for the following year; (c) apply the Common Surplus to the reserve; or (d) repay any loan obtained by the Board, on behalf of the Association, used to fund any prior year's operating deficit as provided for in Section 5.

5.10 Payment. Unless otherwise established by the Board, the General Assessment shall be paid in advance in annual installments not more than ten (10) days after the due dates established by the Board. The Board shall have the power at any time to adopt such billing, collection and payment procedures and payment time schedules as it shall deem appropriate. Additionally, any Special Assessment or Individual Assessment imposed by the Board shall become due upon the date designated in the notice, but not less than thirty (30) days after the mailing of the notice to the Owner by United States mail. **At the time of closing on a Lot or Dwelling Unit from either Declarant or Builder to a third party purchaser, each purchaser of a Dwelling Unit or Lot shall be required to pay the Working Capital Assessment and a prorated share of the General Assessment for the balance of the billing period in which the closing takes place. Further, at the time of a resale closing of a Dwelling Unit or Lot to a subsequent purchaser, such subsequent purchaser shall be required to pay the Capital Contribution Assessment, as provided in Section 5, and a prorated share of the General Assessment for the balance of the billing period in which the closing takes place.**

5.11 Operating Deficit. If during the Development Period the Association incurs an operating deficit, Declarant, Builder or any other affiliated entity of Declarant ("Affiliated Entity"), may, at its option, loan funds to the Association to fund the deficit. In the event that Declarant, Builder and/or Affiliated Entity elects to fund the deficit, the Association shall execute a loan agreement and promissory note for the benefit of Declarant, Builder and/or Affiliated Entity, as the case may be, the form of which shall comply with the terms and conditions ("Deficit Lending Terms") set forth in **Exhibit C** attached hereto and made a part hereof. The Association shall be obligated to repay to the Declarant, Builder and/or Affiliated Entity, as the case may be, any and all monies lent by such entity to the Association in accordance with this Section 5 in order to fund any deficit. Such repayment of monies shall be in accordance with the terms and conditions of said loan agreement and promissory note.

5.12 Books and Records of the Association. The Association shall keep full and correct books of account. The Association shall make available to all Lot Owners and the holders of all first mortgages on Lots, current copies of the books, records and financial statements of the Association upon reasonable request during normal business hours. All funds collected by the Association shall be held and expended solely for the purposes designated by this Declaration and shall be deemed to be held for the use, benefit and account of the Association and all of the Lot Owners. The Association may charge a reasonable fee to

cover the cost of copies, mailings, storage retrieval fees, and administrative fees incurred for same.

5.13 Penalty for Late Payment. For each Lot as to which any installment of any Assessments are not paid within a period of thirty (30) days from its due date, unless otherwise modified by the Board, there shall be added to the installment a penalty of ten percent (10%) thereof, and interest at the rate of twelve percent (12%) per annum, or such other amount established by the Board (or, if less, the maximum rate allowable by law) from the due date on the amount of such installment plus penalty until paid.

5.14 Creation of Lien and Personal Obligation of Assessment. All Assessments shall be a charge and lien on each Lot to the extent and for the period provided in Section 5, and shall also be the personal obligation of the Owner of each Lot against which they are made.

5.15 Liens. If any Assessment on a Lot is not paid within the period established by the Board pursuant to Section 5 herein, the amount thereof together with any interest, costs, penalties and reasonable attorneys' fees thereon shall constitute a lien on such Lot in favor of the Association prior to all other liens and encumbrances whatsoever, excepting real estate taxes and assessments and liens of record in favor of the United States of America, the State of Missouri, and all other political subdivisions or governmental instrumentalities of the State of Missouri to the extent made superior by applicable law, and all bona fide recorded first mortgages and the rights of any first mortgagee who comes into possession of a Lot pursuant to mortgage foreclosure or by deed in lieu thereof. Assessments shall become a lien on a Lot on the date the Board mails written notice of any such Assessment to the Owners of any Lot subject thereto. The Association may perfect the lien by recording a notice of lien with the Recorder of Deeds Office, in any legally recordable form. Nonpayment of any Assessment on a Lot shall be deemed and is hereby declared to be the happening of a condition or event that creates an interest in real estate.

5.16 Evidence of Payment. Upon the request of the Owner or any mortgagee or Tenant of any Lot or any prospective purchaser, mortgagee, or Tenant thereof, the Board or its designated representative shall furnish written evidence of the amount of the Assessments with respect to such Lot for the current year and the amount of any unpaid Assessments, penalty and interest, if any. Such evidence may be conclusively relied upon by any such party and by anyone furnishing any title evidence or opinion with respect to such Lot. A reasonable charge may be imposed for furnishing such written evidence.

5.17 Enforcement of Lien. Any lien established under this Declaration may be enforced by the Association in the same manner and to the same extent (including appointment of a receiver, foreclosure sale and deficiency judgment) and subject to the same procedures as in the case of foreclosure of a real property mortgage under the laws of the State of Missouri. In any such enforcement proceeding, the amount which may be recovered by the Association shall include all costs of such proceeding, including reasonable attorneys' fees. In any such foreclosure sale, the Association may become the purchaser. Any enforcement

proceedings described herein are not subject to the Dispute Resolution provisions described in Section 14.

5.18 Subordination of Lien to First Mortgage. The mortgagee of a first mortgage of record on a Lot shall have no obligation hereunder to collect any Assessments chargeable to such Lot. Failure of a Lot Owner to pay any Assessments imposed in this Declaration shall not automatically be deemed a default under the first mortgage of record on that respective Lot. In addition, when the mortgagee of a first mortgage of record, or other purchaser of a Lot as a result of judicial execution, acquires title to the Lot as a result of foreclosure of the first mortgage or by deed in lieu of foreclosure, such acquirer of title, his, her or its heirs, successors and assigns, shall not be solely liable for the share of the Assessments chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer. Any lien against such Lot shall be canceled and voided, and shall become unenforceable. Such unpaid share of Assessments shall be deemed to be Common Expenses collectible from all of the Lots, including that of such acquirer, his, her or its heirs, successors or assigns.

SECTION 6
ARCHITECTURAL REVIEW

6.1 Architectural Review Committee. The Board, or the Declarant during the Development Period, may appoint an Architectural Review Committee ("ARC") to review and approve, modify or reject all development, construction, landscaping and site plans involving an Improvement on any Lot pursuant to this Section 6. If an ARC has not been appointed in accordance with the foregoing, any reference in this Section 6 to ARC shall mean the Declarant during the Development Period or the Board thereafter.

6.2 Alteration of Dwelling Unit and Structures. Except for initial construction of Dwelling Units, accessory Structures and Common Elements by either Declarant and/or Builder, no building, privacy screening panels, fence, wall, deck or other Structure shall be commenced, constructed, erected, placed, moved onto or permitted to remain on any Lot, nor shall any Dwelling Unit, Improvement and/or Structure on any Lot be remodeled, painted or altered or expanded in any way which changes the exterior appearance thereof, unless detailed plans and specifications therefor shall have been submitted to and approved in writing by the ARC. Such plans and specifications shall be in such form and shall contain such information as the ARC may reasonably require, including but not limited to any or all of the following: a site plan; patio and walkway locations; description of materials; location of lighting; architectural plans including cross-sections, floor plans and elevations; and evidence of conformity with building codes. The ARC shall either approve the plans and specifications, disapprove them, or approve them with conditions or qualifications.

6.3 Approval of Plans and Specifications. The ARC shall approve plans and specifications submitted to it with respect to any Lot (or subdivision of Lots) if it finds that they comply with the requirements of Section 6, will further the purposes outlined in this Declaration

and meets Architectural Guidelines adopted by the ARC. Upon final approval thereof, a copy of the detailed plans and specification shall be kept as part of the Association's records and a copy bearing the written approval of the ARC shall be returned to the applicant. Approval by the ARC of plans and specifications with respect to any Lot shall not impair the ARC's right subsequently to approve a requested amendment of such plans and specifications relating to such Lot (subject to the requirements of Section 6). The ARC's approval of any plans and specifications shall not constitute a representation or warranty as to the quality of the plans and specifications or their compliance with applicable laws and codes.

6.4 Architectural Guidelines. The ARC may adopt reasonable architectural guidelines and rules relating to the construction, erection and placement of buildings, fences, privacy screening panels, walls and structures in order to fulfill its obligations under Section 6. Such guidelines and specifications may include but not be limited to building materials, minimum or maximum sizes, dimensions or heights, color schemes, material finishes, locations, setbacks or other reasonable requirements.

6.5 Disapproval of Plans and Specifications. If plans and specifications (whether schematic, preliminary or detailed) submitted to the ARC with respect to any Lot do not comply with the Architectural Guidelines, if any, and the requirements of Section 6 as to the information required to be included in the plans and specifications, the ARC shall either disapprove such plans and specifications or approve them subject to such conditions and qualifications as the ARC may deem necessary to achieve compliance. The ARC, in its sole discretion, may refuse to grant permission to construct, place or make the requested Improvement, when:

(a) the plans, specifications, drawings or other material submitted are, themselves, inadequate to incomplete, or show the proposed Improvement to be in violation of these Declarations, the plat restrictions or any rules, regulations or guidelines adopted by the ARC;

(b) the design or color scheme of a proposed Improvement or the materials proposed to be used are not in harmony with the general surroundings of the Lot, adjacent buildings, or structures; or

(c) the proposed Improvement, or any thereof, would, in the sole opinion of the ARC, be contrary to the interest, welfare or rights of all of part of other Owners.

6.6 Failure of the ARC to Act. If the ARC shall fail to act upon any plans and specifications submitted to it within ninety (90) days after submission thereof, such plans and specifications shall be deemed to have been approved as submitted, and no further action by the ARC shall be required. If construction of a Structure is not commenced on a Lot on or before six (6) months from the date of submission of plans and specifications, then such "deemed approval" shall be automatically canceled and a new submission shall be required.

6.7 Violations. If any Dwelling Unit and/or Structure situated upon any Lot shall have been constructed, erected, placed, remodeled or altered other than in accordance with the approved plans and specifications, the ARC shall give notice of a Default to the Owner of the Lot involved, provided, however, that the ARC may, upon such conditions as it may determine, waive any such Default if it finds that such Default does not substantially conflict with the policies of the ARC.

6.8 Enforcement. In the event of a violation of the provisions of this Section 6, the Association shall have the right to enforce this Section 6 by any proceedings authorized in this Declaration, the Regulations, or rules and regulations, if any, as well as any other relief available at law or in equity.

6.9 Right of Entry. The ARC through its members, employees, and agents, shall have the right to enter upon any Lot at all reasonable times for the purpose of ascertaining whether such Lot or the construction, erection, placement, remodeling, or alteration of any Dwelling Unit and/or Structure thereon is in compliance with the provisions of Section 6, without the ARC or such officer, employee or agent being deemed to have committed a trespass or wrongful act solely by reason of such action or actions.

6.10 Fees. Reasonable fees may be charged for the processing of plans and specifications. Such fees may cover the cost of such processing, including inspection costs. Such fees shall be payable at the time of submission of the respective item for approval.

6.11 Approval of Plans by Declarant. Notwithstanding anything to the contrary in Section 6, during the Development Period (which may still be in effect even after the Development Period Special Meeting), the plans and specifications for the initial construction of a Dwelling Unit shall be subject only to Declarant's approval and shall not be approved by the ARC.

6.12 No Waiver of Future Approvals. The Approval of the ARC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approvals and consent of such ARC, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters whatever subsequently or additionally submitted for approval or consent.

6.13 Variance. The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and applicable zoning laws, ordinances and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) stop the ARC from denying a variance in other circumstances. For the

purpose of Section 6, the inability to obtain approval of any governmental agency, the issuance of any permit, the terms of any financing, or the initiation of work without the required approval of the ARC shall not be considered hardships warranting a variance.

6.14 Compliance with Guidelines. Any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of the guidelines and procedures promulgated by the ARC may be excluded by the ARC from the Properties without liability to any person, subject to the notice and hearing procedures contained in the Regulations. Further, if any approval required by this Declaration is not granted in writing with respect to any item prior to its installation, the respective Owner thereof shall remove promptly the unapproved item or structure, upon request by ARC.

6.15 Non-Liability of Declarant, ARC. Neither the Declarant nor the ARC shall be responsible in any way for any defect in any plans, specifications or other materials submitted to it, nor for any defects in any work done according thereto. Further, the ARC or the Declarant does not make, and shall not be deemed by virtue of any action of approval or disapproval taken by it to have made, any representation or warranty as to the suitability or advisability of the design, the engineering, the method of construction involved, or the materials to be used or as to the compliance of any plans submitted for approval with these Restrictions, any recorded plat governing the Real Estate or any applicable code, regulation or law.

6.16 Inspection. The ARC and the Declarant may inspect work being performed to ensure compliance with this Declaration, the plat restrictions and applicable rules and regulations. However, neither the ARC, nor any member thereof, nor the Declarant, nor any agent or contractor employed or engaged by the ARC or the Declarant, shall be liable or responsible for defects, nonconformity or deficiencies in any work inspected or approved by it or them, or on its or their behalf. Further, no such inspection or approval given by or on behalf of the ARC or the Declarant shall be taken or deemed to be or constitute a warranty or guaranty of the work so inspected or approved.

6.17 No Compensation. Neither the ARC nor any of its members shall be entitled to any compensation for performing its duties or obligations set forth in the Declaration.

SECTION 7
COVENANTS AND RESTRICTIONS OF USE AND OCCUPANCY

7.1 Purposes. In order to promote the health, safety and welfare of all Owners, Members and Occupants, and to preserve, beautify and maintain the Property and all Structures thereon as a subdivision of high quality and to preserve and promote a good environmental quality, the following covenants, restrictions and limitations as to use and occupancy are hereby adopted, declared and established. These covenants and restrictions shall hereinafter burden and benefit all Lots on the Property, shall run with the land, and be binding on current and successor Lot Owners.

7.2 Covenants and Restrictions. The following are the covenants and restrictions and limitations as to use and occupancy to which the Property is hereby subjected:

(a) Land Use. Except as otherwise provided in this Declaration, no part of the Property other than Common Elements shall be used for other than a Dwelling Unit. To the extent permitted by law, an Owner of a Lot may use a portion of a Dwelling Unit located thereon for his office, studio or other business or trade purpose provided that the activities therein shall not: (i) interfere with the quiet enjoyment or comfort of any other Owner or Occupant; (ii) do not increase the normal flow of traffic or individuals in and out of the Property or in and out of said Owner's Lot; (iii) be apparent or detectable by sign, sound or smell from the exterior of the Lot; (iv) conflict or violate zoning requirements for the Subdivision; (v) increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage; (vi) be inconsistent with the residential character of the Subdivision; (vii) constitute a nuisance or a hazardous or offensive use; (viii) threaten the security or safety of other residents of the Subdivision; or (ix) involve door-to-door solicitation within the Subdivision, all as may be determined in each case in the sole discretion of the Board of Directors. The foregoing notwithstanding, Declarant, its successors, assigns and affiliates, and any Builder may use Lots, Dwelling Units and Common Elements for construction offices, sales purposes (i.e. model homes), and as offices to meet with prospective purchasers of Dwelling Units. The terms "business" and "trade", as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involve the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a Lot or Dwelling Unit shall not be considered a trade or business within the meaning of Section 7. Section 7 shall not apply to any activity conducted by the Declarant or Builder with respect to its development and sale of the Property or its use of any Lots or Dwelling Units which it owns within the Property.

(b) Other Structures. No Improvements or Structures of a temporary character (trailer, shack, garage, barn or other temporary outbuilding) shall be used or erected on any Lot after the permanent residence on each Lot has been completed. No window-mounted heating or air conditioning units shall be permitted. Improvements or Structures may not be placed on any Lot without the ARC's prior written approval, as provided in Section 6 above. Section 7 shall not apply to Declarant or a Builder during the initial construction of a Dwelling Unit located on a Lot.

(c) Parking. All Lots shall provide a minimum of two (2) off-street parking spaces, exclusive of garages. No parking spaces, streets or driveways nor any other part of the Common Elements nor any Lot upon which a Dwelling Unit is constructed shall be

used for parking of any trailer, truck, boat, or anything other than operative automobiles, motorcycles or scooters, except while loading, unloading or cleaning which shall not exceed forty-eight (48) hours. Any such vehicles may, however, be stored or parked in an enclosed garage provided such garage door can be completely closed, and remains closed, except during times of ingress and egress from the garage, when such vehicle is parked therein. The word "trailer" shall include, but not be limited to, trailer coach, recreational vehicle, house trailer, mobile home, automobile trailer, boat trailer, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as to permit human use and occupancy, storage, or conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The word "truck" as used herein shall include and mean every type of motor vehicle other than passenger cars and other than any non-commercial pick-up truck (no ladder, racks, advertising, etc.), sports utility vehicle or van which is used as a principal vehicle by an Owner of a Dwelling Unit or his/her family. Notwithstanding the restrictions in Section 7, vehicles actively being used for the purpose of construction, delivery, or repair work to or upon any Lot or Dwelling Unit may be permitted to be parked on any Lot and street in the Subdivision.

No vehicle may be left upon any portion of the Subdivision, except in an enclosed garage or other area designated by the Board, if any, for a period of more than five (5) days if it is not licensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five-day period, such vehicle may be removed from the Subdivision by the Board of Directors or the appropriate authority of St. Louis County, Missouri. Trucks with mounted campers which are used as a primary means of transportation shall not be considered recreational vehicles provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal. No semi-truck, eighteen wheel truck, semi-trailer, tractor ("cab," "power unit," etc.) or portion of such trucks or any trucks with a load capacity in excess of three-quarters (3/4) of a ton shall be parked, kept or stored within the Subdivision except as may be reasonably necessary to provide service to or delivery within the Subdivision or as otherwise permitted by the Board of Directors.

All homes shall contain a garage. Carports shall not be permitted. Garage doors shall be kept closed at all times, except during times of ingress and egress from the garage. Garages shall be used primarily for the parking of vehicles and shall not be used primarily for storage or other purposes. Garages shall not be converted into additional living space (i.e., family rooms, bedrooms, offices, recreational rooms, bathrooms). Declarant and/or Builder shall have the right to use unsold residences as model homes and the garage as a sales office.

(d) Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or interfere with the quiet enjoyment, comfort, and health of any Owner or Occupant of adjacent neighboring Lots. No Lot Owner shall permit anything

to be done or kept in a Dwelling Unit or other approved Structure on any Lot that would be in violation of any law. No waste shall be committed in or to any of the Property. This paragraph shall not apply to any Lots owned by the Declarant or Builder.

(e) Oil and Mining Operations. No oil drillings, oil development operations, oil refining, quarries or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil, water or natural gas shall be erected, maintained or permitted on any Lot.

(f) Garbage and Refuse Disposal. All trash, garbage or other rubbish ("Trash") shall be kept at all times in each Owner's garage, except on the days which it is collected or as otherwise directed and instructed by the Board or Declarant. Any Trash containers placed outside by the Dwelling Unit Owners to be collected shall only remain outside for a period not to exceed twenty-four (24) hours or in accordance with an alternative schedule determined by the Board or Declarant. Trash removal and/or recycling shall be subject to such other rules and regulations as the Board or Declarant may adopt from time to time.

(g) Antennas. No exterior antenna, receiving dish or similar apparatus of any kind for receiving or transmitting audio or video signals shall be placed, allowed or maintained upon any portion of the Subdivision, including any Lot, unless approved in accordance with the provisions of Section 7 hereof or as otherwise permitted by the Architectural Guidelines; provided, however, no such approval shall be necessary to install the following on a Dwelling Unit: (i) antennae designed to receive direct broadcast satellite services, including direct-to-home satellite services or antennae designed to receive or transmit fixed wireless signals via satellite, that are one meter or less in diameter; (ii) antennae designed to receive video programming services via multi-point distribution services or antennae designed to receive or transmit fixed wireless signals other than via satellite that are one meter or less in diameter or diagonal measurement; or (iii) antennae that are designed and intended to receive television broadcast signals.

Notwithstanding anything to the contrary herein, Owners shall install a permitted antennae only on the rear of the Dwelling Unit unless such installation: (i) imposes unreasonable delay or prevents the use of the antennae; (ii) unreasonably increases the cost of installation; or (iii) prevents an acceptable quality signal from being obtained.

(h) Signs. Other than those allowed in the Architectural Guidelines, no permanent sign shall be permitted on any Lot or building in the Subdivision. An Owner of a Dwelling Unit is permitted to place and maintain a standard "For Sale" or "For Rent" sign on his Lot; provided, however, it is of a typical size within the industry. An Owner must obtain the prior written consent of the Board in the event said Owner desires to maintain a "For Sale" or "For Rent" sign which is not of a typical size within the industry. This sign restriction shall not apply to signs used by Declarant and/or Builder or their

assigns, while Declarant and/or Builder are selling Dwelling Units in the Subdivision, or to traffic, street names, Common Elements or subdivision identification signs. During the Development Period, Builder may place signage on Open Space or on Common Elements with approval of Declarant. The Board of Directors shall have the right to adopt rules and regulations governing the display and placement of signs in the Subdivision, including, without limitation, imposing reasonable time, place and manner restrictions; provided, however, such restrictions shall not apply to Declarant or Builder during the Development Period.

(i) Animals. No animals of any kind shall be raised, bred, or kept on any Lot or any area within the Property, except that dogs or other household pets, may be kept on a Lot, subject to the Restrictions, provided that it is not kept, bred or maintained for any commercial purpose, and provided that it is kept subject to the rules and regulations, if any, of the Association. No such pets may be allowed to run unattended. Dogs, cats, or other household pets must be kept within the confines of the Owner's Lot except when being held on hand leash by the person attending the animal. A Lot Owner shall be responsible for cleaning up after his/her household pet. Notwithstanding the foregoing, the Association shall have the right to promulgate rules and regulations pertaining to size, number, and type of such household pets and the right to levy fines and enforcement charges against persons who do not clean up after their pet.

(j) Laundry and Trash. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out to dry or for other reasons or exposed on any part of the Property. No clotheslines shall be located on any Lot. The Property shall be kept free and clear of Trash and other unsightly materials.

(k) Rental of Dwelling Units. The Owners of the respective Dwelling Units or any first mortgagees in possession thereof shall have the right to lease the same subject to the covenants and restrictions in the Declaration and the Regulations and rules and regulations, if any. However, neither a Unit Owner nor any first mortgagee in possession shall lease less than an entire Dwelling Unit nor shall any Dwelling Unit be leased for a term of less than six (6) months. The respective Dwelling Unit shall not be rented for transient or hotel purposes, which shall be defined as (i) rental for any period less than ninety (90) days, or (ii) any rental if the occupants of the Dwelling Units are provided customary hotel service such as room service or food and beverage, maid service and furnishing of laundry and linen. All leases of any Dwelling Unit shall be in writing. All such leases shall provide that they are subject to all the provisions of the Declaration, the Regulations and the rules and regulations and Architectural Guidelines, if any, and that any failure of the lessee to comply with any such provision shall constitute a default under the lease. In the event that the Tenant or any other Occupant of a Lot violates the Declaration, the Regulations, or any rules and regulations or Architectural Guidelines for which a fine is imposed, notice of the fine shall be given to the Owner and the Tenant and such fine may be assessed against the Tenant in accordance with the Declaration and the Regulations. If a fine is not paid by

the Tenant within the time period established by the Board, the Owner shall pay the fine upon notice from the Association of the Tenant's failure to pay such fine. Unpaid fines shall constitute a lien against the Lot.

Within seven (7) days of entering into a lease agreement for the lease of a Lot, the Owner is responsible for providing the Board with the following information: (i) a copy of the fully executed lease agreement; (ii) the name and address of the Tenants and any other Occupant(s); (iii) the name, address, and telephone number of the Owner other than at the Lot; and (iv) such other information as the Board may reasonably require. In the event an Owner leases a Lot and does not provide the Board with the information in (i) through (iv) above, the Board may require the Owner, at any time, to provide it with such information within seven (7) days of the Board's request.

If an Owner who is leasing his or her Lot fails to pay any Assessment or any other charge for a period of more than thirty (30) days after it is due and payable, then the delinquent Owner hereby consents to the assignment of any rent received from the Tenant during the period of delinquency, and, upon request by the Board of Directors, Tenant shall pay to the Association all unpaid Assessments and other charges payable during and prior to the term of the lease and any other period of occupancy by Tenant. However, Tenant need not make such payments to the Association in excess of, or prior to the due dates for, monthly rental payments unpaid at the time of the Board of Director's request. All such payments made by Tenant shall reduce, by the same amount, Tenant's obligation to make monthly rental payments to lessor. If Tenant fails to comply with the Board of Director's request to pay Assessments or other charges, Tenant shall pay to the Association all amounts authorized under the Declaration as if Tenant were an Owner. The above provision shall not be construed to release the Owner from any obligation, including the obligation for Assessments, for which he or she would otherwise be responsible.

(l) Hot Tubs and Spas. Hot tubs or spas may be installed if located in the rear yard of the Dwelling Unit with proper screening and not visible from the street. The Board may require additional landscaping or screening of any such hot tub or spa. An Improvement application is required to be submitted for approval pursuant to Section 6 of the Declaration.

(m) Building Setbacks. No building or Improvement shall be located nearer to any street than the building setback line shown in the Record Plat of the Subdivision, except as constructed by Declarant or Builder. All building setbacks shall comply with zoning requirements established for the Property.

(n) Obligation to Keep Dwelling Unit in Good Condition. Each Lot Owner or Occupant shall keep his/her Dwelling Unit and all Structures located on his/her Lot in good order, condition and repair, unless such maintenance and/or repair is an obligation of the Association as specifically described in **Exhibit D and/or Exhibit E** attached hereto

and made a part hereof. Such maintenance, repair, appearance and condition shall comply with the provisions of this Declaration and applicable laws and ordinances.

(o) Mailboxes/Post-Lamps: Declarant or Builder reserves the right to establish a standard design for mailboxes and post-lamps for use by all Lot Owners. The decision of the type of material to be used by each Owner shall be in the sole discretion of Declarant and/or Builder. Approved mailboxes and post-lamps installed by the Builder for each Dwelling Unit shall be individually maintained and replaced as necessary by the Owner of a Lot for which they serve. Costs for such maintenance and/or replacement shall be paid by the Dwelling Unit Owner that the mailbox and/or post-lamp serves. Costs for such maintenance and/or replacement of post-lamps, including replacement bulbs, shall be paid by the Dwelling Unit Owner of the Lot the post-lamp is located on. The cost of the electricity for the post-lamp shall be the sole responsibility of the Dwelling Unit Owner whose electric meter registers the post-lamp's electrical usage. Mailboxes or post-lamps may not be altered or replaced without written consent of the Board or ARC. Notwithstanding the foregoing, Declarant or Builder reserves the right to establish an alternative standard design for mailboxes and/or post-lamps and establish the use of cluster mailboxes.

(p) Additional Restrictions. As the Additional Property is annexed to the Property by means of a Supplemental Declaration, Dwelling Units or Lots within specific phases may be subject to additional covenants, rules and regulations established by Declarant at such time as such Dwelling Units or Lots are annexed to the Property.

(q) Lot Grading. Neither the Owner nor anyone claiming under the Owner shall alter elevations and grades established by Declarant for any building Lot without the prior written approval of Declarant and/or Declarant's designee during the Development Period; and, the prior written approval of the Board after the Development Period in accordance with this Declaration. The purpose of this Restriction is to ensure that the surface drainage plan originally established by Declarant for sheet surface drainage and drainage swales over the yard areas of building Lots is not altered or impeded. Landscaping or plantings shall not be installed or maintained in such a manner as to impede sheet surface drainage or swale drainage.

(r) Storm Water Detention/Retention Ponds. Except as herein provided, the storm water retention/detention ponds within the Subdivision shall be used for aesthetic amenities and storm water drainage only, no other use thereof, including without limitation, swimming, ice skating, playing, boating, fishing, or use of personal flotation devices, and other recreation, shall be permitted, without the written consent of the Declarant or Board of Directors. The Association, the Declarant and their respective representatives, agents, employees, officers, trustees or directors, shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of the storm water detention/retention ponds or any other body of water located within the Subdivision. No Owner shall have any right to place rocks,

stones, trash, sewage, waste water, debris, ashes or other refuse in any storm water detention/retention pond or any other body of water. Applicable governmental agencies, the Declarant and the Association, shall have the sole right to control the water level of all bodies of water located within the Subdivision and to control the growth and eradication of plants, fowls, reptiles, animals, fish and fungi in and around any storm water retention pond within the Subdivision. Owners shall not be permitted to withdraw water from any storm water detention/retention pond in the Subdivision.

(s) Utility Lines. No overhead utility lines, including lines for cable television, shall be permitted within the Community, except for temporary lines as required during construction. Notwithstanding the foregoing, utility lines or replacement of utility lines existing prior to the development of the Subdivision, special purpose utility lines which would be impractical to locate underground, and utility lines established by the Declarant shall be exempt from this requirement.

(t) Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARC.

(u) Garage Sales, Yard Sales, Moving Sales, Holiday Decorations. No garage sale, yard sale, moving sale, or similar activity shall be conducted within the Subdivision without the approval of the Association. Holiday lights and decorations may be erected no sooner than five (5) weeks prior to and removed not later than two (2) weeks after, such holiday.

(v) Building Type. No building or Structure shall be erected, placed or permitted to remain upon any Lot except a Dwelling Unit which may include an attached garage. No other Structure shall be erected, placed or permitted to remain on any Lot without the written approval of the Board or ARC, except as specifically provided in this Declaration.

(w) Irrigation Systems. Irrigation systems may be installed with the approval of the Board, the Declarant, or Declarant's designee.

(x) Obstruction of Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the record plat(s) for the Lots. Within these easements, no structure, planting or other material, other than driveways or sidewalks, shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may change, obstruct, slow down, or stop the direction or flow of any drainage channels in the easement area. The easement area of each Lot and all improvements in the easement area shall be maintained by the Owner of the Lot except as otherwise provided in the Declaration or supplements thereto and except for those improvements for which a public authority, utility company or the Association is responsible for maintaining.

All provisions of the Declaration, the Regulations and of any rules and regulations or use restriction promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants, guests and invitees of any Lot. Every Owner shall cause all occupants of his or her Lot to comply with the Declaration, the Regulations, and the rules and regulations adopted pursuant thereto, and shall be responsible for all violations and losses to the Common Areas caused by such occupants, notwithstanding the fact that such occupants of a Lot are fully liable and may be sanctioned for any violation of the Declaration, the Regulations, and rules and regulations adopted pursuant thereto.

SECTION 8
COMMUNITY MAINTENANCE STANDARDS

8.1 Adoption and Amendment. Declarant during the Development Period, and the Board after the Development Period, shall have the right to adopt, and may from time to time amend, Maintenance Standards pertaining to the maintenance, repair and appearance of all Lots, and the exterior of all Dwelling Units and Structures thereon. If any provision of any applicable building inspection, or similar maintenance statute, ordinance, resolution, regulation or order of the State of Missouri, any other political subdivision or governmental instrumentality of the State of Missouri, or the Board, is more stringent with regard to a Lot than a comparable provision of the Maintenance Standards, such more stringent provision shall be deemed incorporated in the Maintenance Standards. The Maintenance Standards shall provide, among other things, that:

(a) except as otherwise hereinafter provided, or as may be provided by other recorded documents, the Association shall be responsible for maintenance, repair and replacement of the Common Elements and all Structures thereon;

(b) except as otherwise hereinafter provided, the Association shall be responsible for the maintenance and general upkeep of all lawns and landscaping in the Common Elements owned in fee simple by the Association, which shall include, but not limited to, mulching the landscaping beds, cutting the grass and keeping all lawns and landscaping beds in a neat and orderly manner, the cost of which shall be a Common Expense of the Association;

(c) each Owner shall maintain, repair and replace at their expense all portions of the Common Elements which may be damaged or destroyed by reason of his/her own intentional or negligent act or omission or by the intentional or negligent act or omission of any invitee, lessee, licensee, employee, agent, family member, guest, and/or pet(s) of such Owner; provided, however, in the event an Owner or Occupant damages the Common Elements and fails to maintain, repair or replace the same as provided herein, the Association shall have the right to provide such maintenance, repair and replacement and assess all costs associated therewith as an Individual Assessment against the Lot of such Owner;

(d) the obligation of the Association and of the Owners to repair, maintain and replace the portions of the Property for which they are respectively responsible shall not be limited, discharged or postponed by reason of the fact that any maintenance, repair or replacement may be necessary to cure any latent or patent defects in material or workmanship in the construction of the Property;

(e) notwithstanding the fact that the Association and/or any Owner may be entitled to the benefit of any guarantee of material and workmanship furnished by any construction trade responsible for any construction defects, or to benefits under any policies of insurance providing coverage for loss or damage for which they are respectively responsible, the existence of any construction guarantee or insurance coverage shall not excuse any delay by the Association or by any Owner in performing its or his obligation hereunder; and

(f) except as otherwise provided above in Section 8, each Owner shall maintain, repair and replace at his/her expense all portions of each Dwelling Unit and Structure located on each Lot owned by him/her and all internal and external installations of such Lot such as appliances, heating, plumbing, electrical and air conditioning fixtures or installations, and any portion of any other utility service facilities located within the boundaries of or serving the Lot.

8.2 Obligation to Keep Premises in Good Repair. Each Owner during his/her period of ownership and, during his/her tenancy, each Tenant leasing a Lot, shall keep each Lot, Dwelling Unit, and all Structures thereon owned or leased by him/her in such maintenance, repair and appearance as shall comply with the Maintenance Standards, unless such maintenance and/or repair is an obligation of the Association as specifically described in **Exhibit D and/or Exhibit E** attached hereto and made a part hereof.

8.3 Periodic Inspection. Periodically, the Association may inspect each Lot and the exterior of the Dwelling Unit and all Structures thereon to determine whether each complies with the Maintenance Standards and the Declarant or the Association or such officer, employee agent or representative shall not be deemed to have committed a trespass. After each such inspection, the Association shall, if any defects are found, issue an inspection report to the Owner with a copy to the Tenant, if applicable, listing such defects, if any, and the reasonable time within which they may be corrected. Such Owner shall correct such defects or cause them to be corrected within such reasonable period as is stated in the inspection report. In the event that an Owner fails to correct such Default(s), the Association shall have the right to enter such Lot to cure such Default(s) as provided in Section 11 hereof and all costs associated therewith shall be an Individual Assessment against the Lot.

8.4 Drainage Swales. Neither the Owner nor anyone claiming under the Owner shall, except in an emergency, alter the location or grade of any open storm water drainage way on any Lot without the prior written consent of the Board. If altered, such Owner shall correct the

alteration or cause it to be corrected within a reasonable period. In the event that an Owner fails to correct the alteration, the Association shall have the right to enter such Lot to cure as provided in Section 11 hereof and all costs associated therewith shall be an Individual Assessment against the Lot.

8.5 Right of Entry. Declarant and the Association, through its authorized officers, employees, and agents, shall have the right to enter upon any Lot and/or Structure at all reasonable times and upon reasonable advance notice for the purpose of making inspections required by Section 8 without Declarant or the Association or such officer, employee or agent being deemed to have committed a trespass or wrongful act solely by reason of such entry or such action or actions. Any bona fide utility company, through its authorized officers, employees, and agents, shall have the right to enter upon the Common Elements or upon any utility easements located on any Lots, for the purpose of installing, repairing or servicing any of its equipment, or for reading meters, without Board approval; provided, however, that if any such activities by the utility require alteration to or displacement of any waterscaping, landscaping, grass, sidewalks, fences, privacy screening panels, garages, or other Structures, then the prior approval of the Board shall be required.

8.6 Failure to Comply. Failure to comply with the Maintenance Standards or to correct the defects listed in any inspection report issued by the Association or to pay any fee hereunder shall constitute a Default, in which event Declarant or the Board shall have the right to enforce Section 8 by any proceedings authorized in this Declaration, the Regulations, or rules and regulations, if any.

SECTION 9
COMMON ELEMENTS AND EASEMENTS

9.1 Description of Common Elements. The Common Elements in the Subdivision shall include, but not be limited to: the Recreational Facilities; Open Spaces; Landscape and Signage Easements; Private Storm Sewer Easements and any other easements for open space, landscaping areas and mounding, water retention/detention basins, common area utility easements, storm sewer and surface water drainage easements, water main easements, sanitary sewer easements, preservation areas, and private drainage easements; all as are or may be located, described and shown on the Record Plats (collectively, the "Common Elements"). Declarant and/or Builder may also create other Common Elements not now in existence but that might in the future be added, located and shown on any subsequent Record Plat to be recorded and creating additional Lots to be subjected to this Declaration.

9.2 Rights of Enjoyment in Common Elements. Except as herein otherwise provided, each Owner shall have a right and nonexclusive easement for use and enjoyment of the Common Elements, and such right and easement shall be appurtenant to, and shall pass with the title to his/her Lot. Each Tenant shall have a nontransferable right to use and enjoy the Common

Elements, which right shall terminate when such person ceases to have the status of a Tenant. Such rights and privileges shall be subject, however, to the following:

(a) The right of the Board, with the approval of sixty-seven percent (67%) of the Class A Members, to borrow money in aid thereof to mortgage the Common Elements for the purpose of constructing, equipping, improving and maintaining the Common Elements, notwithstanding the foregoing, during the Development Period, the approval of the Class B Member is also required.

(b) The right of the Board to adopt, enforce and amend Rules and Regulations pertaining to the use of the Common Elements, including regulations limiting guests of Owners and Tenants who may use the Common Elements at any one time.

(c) The right of the Board to suspend the right of any Owner or the privilege of any Occupant to use the Common Elements that are recreational in nature as determined by the Board for any infraction of the Rules and Regulations relating to the Common Elements for a period not to exceed sixty (60) days for each such infraction, or for nonpayment or delinquency of the Assessments against such Owner's Lot for a period not to exceed the period of such nonpayment or delinquency.

(d) Such rights as the Board may have to grant easements or rights of way to any public utility or public agency.

(e) The right of the Association to transfer or convey title to all or any portion of the Common Elements upon the approval of the Owners of at least two-thirds (2/3) of the Lots and the consent of Declarant.

(f) All applicable provisions of valid agreements of the Association relating to the Common Elements.

(g) Such rights as the Board may have under the Declaration to convey or lease all or any part of the Common Elements.

(h) All other easements, restrictions and rights to which the Property is subject.

(i) The right of the Association to grant permits, licenses, and easements over the Common Elements for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the Property, or the benefit of the Association.

(j) Such easements and rights reserved or granted within the Declaration to Declarant and/or Builder.

9.3 Subordination to Mortgage or Other Lien. The rights and privileges provided in Section 9 shall be subordinate to any mortgage or other lien given by the Association for the purposes of acquiring, improving or maintaining the Common Elements.

9.4 Conveyance of Common Property by Declarant to Association. No Implied Rights. Upon final construction of Improvements in the Common Elements described in Section 9, Declarant covenants to convey by quitclaim deed all of its right, title and interest in and to said Common Elements to the Association and all such right, title and interest in and to said items shall then be the property of the Association. As to any Common Elements located entirely or partially on any one or more of the Lots, the Owners of such Lots shall have only nonexclusive easement rights to use such facilities as described in Section 9 of this Declaration. Declarant may transfer or convey to the Association at any time and from time to time any personal property and any interest in improved or unimproved real property. Such conveyance shall be deemed to be accepted by the Association upon delivery of any personal property or upon recordation of an instrument of conveyance of any interest in real property, and the property shall thereafter be Common Elements to be used and maintained by the Association for the benefit of its Members. The Association shall accept "as is" the conveyance of such property without any representation or warranty, express or implied, in fact or by law, with respect thereto, including, without limitation, representations or warranties of merchantability or fitness for the ordinary or any particular purpose, and without representations or warranties regarding future repairs or regarding the condition, construction, accuracy, completeness, design, adequacy of the size or capacity in relation to the utilization, or the future economic performance or operations of, or the material or furnishing which has been or will be used in such property or repairs. By acceptance of title to any Common Elements, the Association and all Owners release Declarant from any claims, and warrant that no claim shall be made by the Association or any Member or Owner relating to the condition, construction, design, capacity, operation, use accuracy, adequacy or completeness of such property or repairs or for incidental or consequential damages arising therefrom. So long as Declarant owns any property primarily for development and/or sale in the Subdivision or has the right unilaterally to annex Additional Property to the Declaration, Declarant may, upon written notice to the Association, require the Association to reconvey to Declarant all or any portion of the Common Elements, improved or unimproved, at no charge to Declarant, without a vote of the Members of the Association, if all or any portion of the Common Elements are: (a) found by Declarant to have been conveyed in error; (b) needed by Declarant to make adjustments in property boundary lines; or (c) reasonably determined by Declarant to be needed by Declarant due to changes in the overall scheme of development for the Subdivision.

The Association hereby constitutes and appoints Declarant as its agent and attorney-in- fact to accept on behalf of the Association any such conveyance to the Association, to reconvey any such property on behalf of the Association and to execute on behalf of the Association any and all documents, including, without limitation, deeds, necessary or convenient to effectuate and document any such conveyance to or reconveyance from the Association.

The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise. Declarant shall not be required to make any improvements whatsoever to property to be conveyed and accepted pursuant to Section 9 and shall have no duty or obligation to convey any property or property rights to the Association regardless of whether any such property has been made available for the use of Owners. Declarant may reserve, by lease, license, easement or otherwise, such rights of use and enjoyment in and to all or any portion of the property so conveyed as Declarant may reasonably require so long as such reservation is not materially inconsistent with the overall scheme of development for the Subdivision. Neither a Recorded Plat nor the use by the Owners or maintenance by the Association of any property shall create any rights, easements or licenses, in the Association or the Owners, express or implied, unless and until any such property rights, easements or licenses are conveyed by the Declarant to the Association or the Owners, as the case may be, by an instrument recorded in the St. Louis County, Missouri land records.

9.5 Conveyance or Lease of Common Elements. Upon authorization by the Board and the Class B Member, the Association may at any time convey or lease all or a part of the Common Elements to any public agency, authority, or utility or to any private entity, upon such terms and conditions as shall be agreed upon by the other party and Board, including, without limitation, terms and conditions providing for the use of such Common Elements by the public in general and terms and conditions pertaining to the maintenance and repair of such Common Elements and the assessments of Owners and/or Tenants for the costs of such maintenance and repair.

9.6 Use of Common Elements by Declarant and Builder. Declarant and Builder and their affiliates and associates shall have the same rights of use and enjoyment of the Common Elements as the Class A Members during the Development Period, and shall have the right to use the Common Elements for promotional, sales and similar purposes until all of the Dwelling Units have been sold. Declarant specifically reserves the right to use, or allow its affiliate Builder to use, part of the clubhouse or Recreational Facilities as a sales office during the Development Period.

9.7 Easements.

(a) In the event that, by reason of the construction, settlement or shifting of any of the Dwelling Units or other Structures located on Lots or by reason of the partial or total destruction and rebuilding of the buildings, any part of the Common Elements presently encroach or shall hereafter encroach upon any part of a Lot; or any part of a Dwelling Unit presently encroaches on or shall hereafter encroach upon any part of the Common Elements or any other Lot; or, if by reason of the design or construction of utility systems, any main pipes, ducts or conduits serving more than one Dwelling Unit presently encroach or shall hereafter encroach upon any part of any Dwelling Unit or Lot, valid easements for the maintenance of each encroachment and for the use of such adjoining space are hereby established. These easements shall exist during the term of this Declaration for the benefit of such Lot or Dwelling Unit and the Common

Elements, as the case may be. However, in no event shall a valid easement for any encroachment be created in favor of any Owner if such encroachment occurred due to the willful conduct of said Owner.

(b) The Association may hereafter grant easements for utility purposes for the benefit of the Property or other reasons, including but not limited to, the right to install, lay, use, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, and electrical conduits and wires over, under, along and on any portion of the Common Elements, and each Owner hereby grants the Association an irrevocable power of attorney to execute, acknowledge, deliver and record, for and in the name of such Owner, such instruments as may be necessary to effectuate the foregoing.

(c) Declarant hereby reserves easements and the right to grant easements on, over and across certain Lots for open space, cluster mailbox units, irrigation systems, landscaping mounding and monument areas and for the installation, maintenance, use, repair and replacement of underground utilities, irrigation systems, public utilities, water detention basins, storm sewer, sanitary sewer and surface water drainage easements, water mains, preservation areas and private drainage easements, and building setbacks, specifically as shown on the Record Plats now or hereinafter recorded for the Subdivision, and to cut and grade slopes in and along Lot boundaries at streets and drives built within the Property. The foregoing easements shall not be used for recreations purposes but are reserved for such aesthetic or utility purposes as indicated by the nature of the easement. By nature of such easements, it is acknowledged that it benefits the Member(s) of the Association and as such a Lot Owner shall not be held liable for injuries sustained by the use of, or services provided on said Lots.

(d) An access and maintenance easement ("CBU Easement") for the installation and maintenance of Cluster Mailbox Units ("CBU") and its concrete pad, as noted by easement on the Record Plat, benefits the Lot Owners within the Association. Lot owners within the Association shall have the right of ingress and egress to, upon, and along said CBU Easement for purposes of placing items in and retrieving items from the CBU. The Owner of such Lot subject to a CBU Easement shall not erect any structure within the Easement or otherwise interfere with the ingress and egress rights granted to Lot Owners within the Subdivision. Lot Owner(s) is not liable for any injuries, loss, claims or damages to others sustained by accessing the Easement.

(e) All easements and rights described in the Declaration are easements appurtenant, running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding on Declarant, its successors and assigns, and any Owner, purchaser, mortgagee and other party now or hereafter having an interest in the Property, or any part or portion thereof. After the Development Period, the Association shall be deemed to be the successor of Declarant and, as such, shall be deemed to be

the grantee of said easements provided in Section 9, and shall hold such easements for the use, benefit and enjoyment of all Lot Owners in the Subdivision. All notes on the Record Plat that are pertinent to the specific easements set forth herein are incorporated herein by reference.

9.8 Landscape, Fencing and Signage Easement. A non-exclusive and irrevocable easement is hereby created, for the benefit of the Association or its designees, on, over and across those Lots identified on any Record Plat, or other recorded instrument, as "Landscape Easement," "Signage Easement," or "Fencing Easement," or any combination thereof, for the purpose of installing, maintaining and replacing any and all landscaping, fencing, monuments, signage, ponds, fountains, and other items as the Declarant may determine in its discretion located within the aforementioned easement areas.

9.9 Common Private Driveway Easements. The Lots sharing a Common Private Driveway Easement shall be subject to and benefited by a perpetual non-exclusive easement for ingress and egress over the Common Private Driveway. The Owners of such Lots shall use the Common Private Driveway situated on the easements with due regard for the rights of any other Owner and its use of such driveway. No Owner shall use or permit the use of the driveway in a manner which impairs the right of way of any other Owner to its use, nor shall any Owner park or store vehicles or personal property on, or obstruct or encroach upon, or permit the use of, or permit the obstruction of or encroachment upon, the Common Private Driveway in any manner whatsoever without the concurrence of all Owners entitled to use the Common Private Driveway. The Owners using the Common Private Driveway shall share equally in the expense and costs of maintaining, improving and repairing the Common Private Driveway, except that any damage other than ordinary wear and tear caused by any Owner, or any party claiming through such Owner, whether by negligence or willful misconduct, shall be repaired at the expense of such Owner. The driveway shall be maintained in good order and repair and in a condition substantially similar to that of its original construction. Upon conveyance of a Lot, the grantor of such Lot shall be, as of the closing date for such conveyance, relieved of the obligation to share in the expense and cost of future maintenance and repair imposed hereby, and those obligations shall bind thereafter the grantee of said conveyance. The grantor shall, however, be obligated personally during and after his/her period of ownership for expenses and costs incurred for maintenance and repair during his/her period of ownership of the Lot. The obligations and responsibilities for the enforcement of the provisions contained within Section 9 shall fall upon the Lot Owners served and benefited by the Common Private Driveway and shall not be an obligation or responsibility of the Association. The obligation of an Owner of a Common Private Driveway to share in the cost and expense of maintaining a Common Private Driveway, is separate and distinct from the obligation of such Owner to pay other Assessments levied pursuant to this Declaration.

9.10 Easements to Other Residents. Declarant may designate that certain owners of real property outside of the Property and such other persons as Declarant may designate, shall have an easement of enjoyment in and over the Common Elements or specific Common Elements,

and the facilities located thereon, to the same extent as any Owner, subject to the provisions of Section 9. Such individuals shall be subject to the Rules and Regulations of the Association concerning the use of said Common Elements but shall not be subject to Assessments by the Association. The Association may, if appropriate, and at the sole discretion of the Board of Directors, charge a fee to such individuals for the use of such Common Elements, including the Recreational Facilities.

SECTION 10
ASSOCIATION AND OWNER MAINTENANCE RESPONSIBILITY

10.1 Association's Responsibility. The Association shall maintain and keep in good repair the Areas of Common Responsibility, such maintenance to be funded as hereinafter provided. The Areas of Common Responsibility shall include, but need not be limited to, entry landscaping, fencing, and signage easements; water retention/detention basins; Common Element utility easements, storm sewer and surface water drainage easements; preservation areas; all landscaping and other flora, Structures, and Improvements, including any private streets, situated upon the Common Elements; landscaped medians within public right-of-way throughout the Property; the Recreational Facilities; and such portions of any Additional Property included within the Areas of Common Responsibility as may be dictated by this Declaration, any Supplemental Declaration, or by a contract or agreement for maintenance thereof by the Association. The Association may maintain other property which it does not own or share in the maintenance of Property it does not own, including, without limitation, property dedicated to the public or property owned by another homeowners' association, individual, or entity, if the Board of Directors determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

(a) There are hereby reserved to the Association blanket easements over the Property as necessary to enable the Association to fulfill responsibilities under Section 9.

(b) Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of the Areas of Common Responsibility shall be a Common Expense to be allocated among all Units as part of the General Assessment, subject to the right of the Association to seek reimbursement from the Owner(s) of, or other persons responsible for, certain portions of the Areas of Common Responsibility pursuant to this Declaration, other recorded covenants, or agreements with the Owner(s) thereof; provided, however, in the event that the Association determines that the need for maintenance, repair, or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of an Owner, or the Occupants, family, guests, lessees or invitees of an Owner, then the Association may perform such maintenance, repair or replacement and all costs thereof, not paid for by insurance, shall be assessed against the Lot of such Owner as an Individual Assessment. All maintenance by the Association shall be performed consistent with the Community-Wide Standard.

10.2 Owner's Responsibility. Each Owner shall maintain his or her Dwelling Unit and all Structures, and other Improvements comprising the Dwelling Unit. Owners of Dwelling Units adjacent to any roadway within the Property shall maintain driveways serving their respective Dwelling Units including that portion lying outside the Owner's Lot boundaries. Owners shall maintain and irrigate landscaping on that portion of the Common Element or right-of-way, if any, commonly referred to as the curb strip or road verge which lies between the sidewalk and the adjacent street. All maintenance required by this Declaration shall be performed in a manner consistent with the Community-Wide Standard and all applicable covenants. In addition to any other enforcement rights available to the Association, if any Owner fails properly to perform his or her maintenance responsibility, the Association may enter such Owner's property and perform the required maintenance. The costs and expense of such maintenance shall be charged to the Owner thereof as an Individual Assessment in accordance with Section 5; provided, however, when entry is required other than due to an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry.

SECTION 11
ENFORCEMENT

11.1 Curing Defaults; Lien. In the event of any Default with respect to any Lot under this Declaration, the Board shall give written notice to the Owner thereof, with a copy of such notice to each Tenant in Default and a copy to any first mortgagee of the Lot who has requested to receive such notices, setting forth with reasonable particularity the nature of such Default, and the specific action or actions required to remedy the Default. If the Owner or Tenant shall fail to take the specific action or actions within thirty (30) days after the mailing of the notice, the Board may, but shall not be required to exercise any of its rights hereunder. The Board may exercise, without notice, any of its rights hereunder with respect to any Default if it determines that an emergency exists requiring immediate action.

Costs incurred by the Association in exercising any of its rights with respect to any Lot shall be a binding personal obligation of the Owner thereof which shall be payable on demand. If the Owner fails to pay such costs within thirty (30) days after demand, the Association shall enter the amount of the obligation, the name of the Owner as it appears on its records and the description of the Lot in a lien record book to be maintained by the Board at its main office, together with the date of such entry. The Association shall have a prior lien on such Lot for such amount until paid and such lien shall have priority from the date of such entry over all other liens and encumbrances thereon whatsoever, excepting real estate taxes and assessments, liens of record as of the date of such entry and liens of the United States of America, the State of Missouri, and all other political subdivisions or governmental instrumentalities of the State of Missouri to the extent made superior by applicable law, all bona fide recorded first mortgages and the lien of any first mortgagee who comes into possession of a Lot pursuant to mortgage foreclosure or by deed in lieu thereof. The lien provided in Section 11 shall be recordable and shall be enforceable as provided in Section 5 hereof.

11.2 Right and Easement of Entry. The Association, through its authorized officers, employees, and agents, shall have the right and easement to enter upon any Lot at all reasonable times and to do anything thereon necessary to perform the action or actions specified in the notice to the Owner to abate, remedy, extinguish, remove or repair a Default, without the Association or such officer, employee or agent being deemed to have committed a trespass or wrongful act solely by reason of each entry or such action or actions as are carried out in accordance with the provisions of Section 11, provided that no summary abatement or similar procedure may be utilized through non-judicial means to alter or demolish items of construction.

11.3 No Waiver. The failure of Declarant, Builder, the Association, any Owner, Tenant, or their legal representatives, heirs, devisees, successors or assigns, in any one or more instances, to insist upon compliance with any of the Restrictions, or to exercise any right or privilege conferred in this Declaration, shall not constitute or be construed as the waiver of such or any similar restriction, right or privilege, including the right to cure Default, but the same shall continue and remain in full force and effect as if no such forbearance had occurred.

11.4 Rules and Regulations. The Board may adopt and enforce, and from time to time amend, reasonable rules and regulations regarding the administration, interpretation and enforcement of the Restrictions (the "Rules and Regulations"). Each such rule and regulation shall be consistent with and designed to further the purposes outlined in this Declaration.

SECTION 12
REAL ESTATE TAXES AND ASSESSMENTS

12.1 Real Estate Taxes. The Owner of a Lot shall be responsible for and shall pay all taxes and assessments, general and special, levied or imposed upon the Lot and its Improvements.

12.2 Common Elements. Taxes and assessments, general and special, charged against the Common Elements which are owned in fee simple by the Association shall be deemed a Common Expense. Assessments charged against the Subdivision shall be paid by the Owners as set forth in Section 5 hereof.

SECTION 13
INSURANCE

13.1 Fire, Extended Coverage and Standard "All Risks" Insurance. The Association shall insure all buildings which are part of the Common Elements and Recreation Facilities, if applicable, and may maintain insurance for all other Structures and Improvements now or hereinafter constructed on the Common Elements against any loss or damage by such hazards as are ordinarily insured by a comprehensive, extended coverage and "all-risks" policies issued in the amounts at all times sufficient to prevent the Association from

becoming co-insurers under the terms of any applicable coinsurance clause or provision and in no event less than the actual replacement cost of such Improvements, as determined from time to time by the insurer.

Any such insurance shall be obtained from a fire and casualty insurance company authorized to write such insurance in the State of Missouri which has a general policy holder rating of no less than A, as determined by the then latest edition of the Best's Insurance Reports or its successor guide, and shall be written in the name of the Association for the use and benefit of the Lot Owners and their mortgagees as their interests may appear. The Board of Directors and/or its authorized representatives shall have the exclusive right to negotiate and adjust all loss claims. Unless the Board of Directors determines otherwise, all such insurance shall contain a waiver of subrogation of rights by the carrier as to the Association, its officers or Directors, and all Lot Owners and occupants.

13.2 Use of Fire Insurance Proceeds. Unless at least sixty-seven percent (67%) of the first mortgagees (based upon one vote for each first mortgage owned) or Owners (other than Declarant or Builder) of the individual lots have given their prior written approval, the Association shall not be entitled to use hazard insurance proceeds for losses to the Common Elements for other than the repair, replacement, improvement or reconstruction of such Common Elements.

13.3 Liability Insurance. The Association shall obtain and maintain a comprehensive policy of public liability insurance covering all Common Elements, and other areas for which the Association is responsible, and insuring the Association, the Directors, and the Lot Owners and members of their respective families, tenants and occupants, in an amount of not less than One Million Dollars ($1,000,000.00) per occurrence for personal injury and/or property. This insurance shall include protection against liability for risks arising out of the maintenance of the Areas of Common Responsibility and such other risks as are customarily covered with respect to developments similar in construction, location and use, as determined by the Board. This insurance shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim for a Lot Owner, tenant or occupant because of negligent acts of the Association, the Board, or other Lot Owners, tenants, or occupants.

13.4 Other Insurance. In addition, the Board may purchase and maintain contractual liability insurance, directors and officers ("D&O") liability insurance, and such other insurance as the Board may deem desirable from time to time.

13.5 Insufficient Insurance. In the event the improvements forming a part of the Common Elements or any other area for which the Association is responsible, or any portion thereof, shall suffer damage or destruction from any cause or peril which is not insured against, or, if insured against, the insurance proceeds from which shall not be sufficient to pay the cost of repair, restoration or reconstruction, then, the Association shall advance such costs in excess of available insurance proceeds. The amount so advanced by the Association shall

become a Special Assessment against all of the Lots, and such Assessments shall have the same force and effect, and, if not paid, may be enforced in the same manner as herein provided for the nonpayment of Assessments. The action required to be taken by the Association under Section 13 shall not require any vote of the Members of the Association.

13.6 Individual Insurance. By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall (i) during any period in which construction activity is underway on any Lot, carry or cause its Builder to carry builder's risk insurance for the full value of any improvements and other liabilities associated with the ongoing construction activity on the Lot, and (ii) at all other times, carry blanket all-risk casualty insurance on the Lot(s) and any Dwelling and/or other structures constructed thereon. The Board may require all Owners to furnish copies or certificates thereof to the Association. Each Owner further covenants and agrees that in the event of a partial loss or damage resulting in less than total destruction of any Dwelling or other structure, the Owner shall proceed promptly to repair or to reconstruct the damaged parts of the Dwelling or other structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Section 6 of this Declaration and all applicable zoning, building and other governmental regulations. The Owner shall pay any costs of repair or reconstruction, which are not covered by insurance proceeds. In the event that the Dwelling or other structure is totally destroyed, the Owner may decide not to rebuild or to reconstruct, in which case the Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Lot in a neat, safe, and attractive condition consistent with the Community-Wide Standard.

13.7 Fidelity Bonds. The Board may obtain as a Common Expense to the Association fidelity bond coverage with respect to any person who either handles or is responsible for funds held or administered by the Association, in an amount no less than the maximum funds that will be in the custody of the Association or its management agent at any time while the bond is in force; provided, however, the fidelity bond coverage must at least equal the sum of three months' Assessments on all Dwelling Units on the Property, plus the Association's reserve funds. A management agent handling funds for the Association shall also be covered by its own fidelity bond, naming the Association as an additional obligee, at the sole cost of said agent.

SECTION 14
DISPUTE RESOLUTION

In order to provide an efficient procedure for resolving disputes, the Declarant, the Association and all Owners shall be subject to the dispute resolution procedure set forth in this Section 14, notwithstanding that other procedures, **except** those set forth in Section 5 regarding Assessments, may otherwise be applicable.

In the event a dispute should develop between the Declarant, the Association, or any Owner, and/or between any Owners, (individually, or any combination thereof referred to collectively herein as "Claimant") which in any manner concerns, arises out of or relates to any provision of this Declaration, the dispute, regardless of the legal theory under which it is brought, shall be settled pursuant to the procedure as outlined herein:

1) Right to Cure. Claimant shall provide Declarant, the Association, and/or any Owner with written notice and at least 30 calendar days to cure any such dispute, pursuant to the "Right to Repair", "Right to Cure" or similar law.

2) Mediation. Should the dispute not be resolved between the Declarant, Association, or any Owner, and/or between any Owners following the expiration of the Right to Cure period, any of the parties aforementioned shall initiate, including the payment of any applicable fees and costs, a mediation procedure with the office of the American Arbitration Association. All mediation meetings shall be held in the county in which the property is located.

3) Arbitration. If the mediation does not result in complete settlement of the dispute, any unresolved dispute, regardless of the legal theory under which it is brought, shall be settled by binding arbitration administered by the office of the American Arbitration Association. Judgment on the arbitration award rendered by the arbitrators may be entered into either an Missouri state or federal court and shall be binding and conclusive as to the parties and no appeal may be taken by any party. The following specific arbitration provisions shall apply:

    a) The arbitration proceedings shall be held in the county in which the property is located, unless otherwise agreed upon;

    b) The arbitration panel shall consist of 3 arbitrators, unless otherwise agreed upon as a single arbitrator, being selected by the American Arbitration Association using its standard process;

    c) Each party may take a maximum of 2 depositions lasting no more than a total of 8 hours;

    d) The arbitration award shall be in writing, signed by a majority of the arbitrators, and shall include a detailed statement regarding reasons for the award;

    e) The arbitrators shall award to the prevailing party, if any, as determined by the arbitrators, all of its costs and fees including arbitrators' fees, administrative fees, travel expenses, witness fees, and attorney fees;

    f) Except as may be required by law, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of all parties; and

g) The parties agree to arbitrate solely on an individual basis, and this agreement to arbitrate does not permit class arbitration or permit any dispute being brought as a plaintiff or class member in any class or representative arbitration proceeding.

SECTION 15
DURATION AMENDMENT AND TERMINATION

15.1 Duration. This Declaration and all amendments and supplements thereto, and the Restrictions shall be covenants running with the land and shall bind the Property and every part thereof, and shall (regardless of whether any such beneficiary owns an interest in any lot) inure to the benefit of and be enforceable by, the Board and each Owner and tenant and their legal representatives, heirs, devisees, successors and assigns, and shall continue in full force and effect unless amended or terminated as provided in Section 15.

15.2 Amendment or Termination. Other than the manners described below, prior to the end of the Development Period, any provision of this Declaration may be amended, in whole or in part, or terminated, by a recorded instrument approved by the Declarant and Owners of at least sixty-seven percent (67%) of all Lots located in the Property. After the end of the Development Period, any provision of this Declaration may be amended in whole or in part or terminated by a recorded instrument approved by the Owners of at least sixty-seven percent (67%) of all Lots located in the Property.

The President of the Board shall determine whether the persons who have approved of any amendments or termination of this Declaration constitute Owners of at least sixty-seven percent (67%) of all Lots. Promptly after the approval of any amendment or termination of any part of this Declaration, the President of the Board shall cause to be recorded the written instrument of amendment or termination executed in properly recordable form by the President of the Association and, if during the Development Period, Declarant and the certificate of the President of the Association that the Owners of at least sixty-seven percent (67%) of all Lots have approved such instrument.

The Board shall maintain such copies filed with it by the President as a permanent record and shall make copies thereof available to any Owner at a reasonable cost.

Notwithstanding anything above to the contrary, this Declaration may be amended at any time during the Development Period without the vote of Owners by a written instrument executed by Declarant for any purpose whatsoever; provided, however, that no such amendment shall materially affect any Owner's interest in the Association or right, if any, to use the Common Elements. Each Owner and his or her mortgagees, by acceptance of a deed to a Lot or a mortgage encumbering such Lot, shall be deemed to have consented to and approved of the provisions of this paragraph and the amendment of this Declaration by Declarant as provided in the immediately preceding sentence. All such Owners and their mortgagees, upon request of Declarant, shall execute and deliver from time to time all such

instruments and perform all such acts as may be deemed by Declarant to be necessary or proper to effectuate the provisions of this paragraph.

No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege. No amendment or removal from the Declaration may be made to Section 3, Covenant for Staged Development.

Notwithstanding any provision herein, this Declaration may not be amended without the signed written approval of the City Attorney of the City of Creve Coeur, Missouri, and this Declaration may not be terminated without the approval of the City Council of the City of Creve Coeur, Missouri.

SECTION 16
MISCELLANEOUS

16.1 No Reverter. No covenant, condition, restriction or reservation or easement contained in this Declaration is intended to create, or shall be construed as creating, a condition subsequent or a possibility of reverter.

16.2 Notices. Any notice required or permitted to be given to an Owner or Tenant by the Board pursuant to the provisions of this Declaration shall be deemed given when delivered personally or mailed by United States Registered or Certified Mail, return receipt requested, postage paid, or delivered in person, including delivery by Federal Express or other reputable commercial courier service, addressed to his or her last address as it appears on the records of the Association. Notices provided for in this Declaration, the Articles of Incorporation, or the Regulations shall be in writing, and shall be addressed to an Owner at the address of the Lot and to the Declarant and to the Association at the address of their respective registered agent on file with the Secretary of State of Missouri. Any Owner may designate a different address for notices to such Owner by giving written notice to the Association. Owners shall keep the Association advised of their current address and phone numbers where they can be reached. The time period in which a response to any such notice must be given or any action taken with respect thereto, shall commence to run from the date of personal delivery or date of receipt shown on the return receipt. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice sent.

16.3 Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than it otherwise might be. Neither the Association, the Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Property, nor be held liable for loss or damage to property, nor be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. All Owners and occupants of any Lot, tenants, guests and invitees of any Owner, as applicable,

acknowledge that the Association, its Board and committees, Declarant, or any successor Declarant are not insurers and that each Owner and occupant of any Lot and each tenant, guest and invitee of any Owner assumes all risk for loss or damage to persons, to Lots and Dwellings and to the contents of Lots and Dwellings and further acknowledges that the Association, its Board and Committees, Declarant, or any successor Developer have made no representation or warranties nor has any Owner, occupant, tenant, guest, or invitee relied upon any representations or warranties expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire and/or burglar alarm systems or other security systems recommended or installed or any security measures undertaken within the Property.

16.4 Construction. The Board shall have the right to construe the provisions of this Declaration, and, in the absence of an adjudication by a court of competent jurisdiction to the contrary, such construction shall be final and binding as to all persons and entities benefited or bound by the provisions of this Declaration.

16.5 Invalidity. The determination by a court of competent jurisdiction that any provision of this Declaration is invalid for any reason shall not affect the validity of any other provision hereof.

16.6 Headings. The headings of the Sections are for convenience only and shall not affect the meaning or construction of the contents of this Declaration.

16.7 Gender. Throughout this Declaration, the masculine gender shall be deemed to include the feminine and neuter, and the singular the plural, and vice versa.

16.8 Conflict. If there are conflicts or inconsistencies between the provisions of the laws of the State of Missouri, the Articles of Incorporation, this Declaration, the Regulations, Architectural Guidelines and the Rules and Regulations, it shall be agreed that the provisions of the laws of the State of Missouri, this Declaration, the Articles of Incorporation, the Regulations, the Architectural Guidelines and the Rules and Regulations (in that order) shall prevail.

16.9 Covenants Running with Land. This Declaration and all amendments hereto shall be, and shall be construed as, covenants running with the land, shall be binding upon Declarant, Builder, any mortgagee, the Association, its Members, each Owner, each Occupant and all claiming under each Owner or Occupant, and shall (regardless of whether or not any such beneficiary owns an interest in any Lot) inure to the benefit of and be enforceable by (i) Declarant, (ii) Builder, (iii) the Association, and (iv) each Owner and all claiming under each Owner.

16.10 Availability of Documents. The Association shall make available to Members, Owners, and lenders, and to holders, insurers, or guarantors of any first mortgage, current copies of the Declaration, rules and regulations, if any, and other rules concerning the Property.

"Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances. The Association may charge a reasonable fee to cover the cost of copies, mailings, storage retrieval fees and administrative fees incurred for same.

16.11 Right of Entry. The Association shall have a reasonable right of entry upon any Lot to make emergency repairs and to do other work reasonably necessary for the proper maintenance or operation of the Property.

16.12 Condemnation. In the event any Lot or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the net proceeds of any award or settlement shall be the property of the Owner and the holder of the first mortgage, to the extent of their respective interests. Each Owner shall give the holder of a first mortgage on the Owner's Lot timely written notice of such proceeding or proposed acquisition.

In the event the Common Elements or any portion thereof is made the subject matter of any condemnation or eminent domain proceedings or other sought to be acquired by a condemning authority, the proceeds of any award or settlement shall be distributed to the Association for the common benefit of the Owners and their mortgagees, as their interests appear.

SECTION 17
ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS

The additional Covenants, Conditions and Restrictions, and Reservations of Easements specified in **Exhibit D, Exhibit E, and/or Exhibit F** attached hereto and made a part hereof are in full force and effect as if contained in the body of this Declaration.

[REMAINDER OF PAGE INTENTIONALLY BLANK. SIGNATURES FOLLOW.]

IN WITNESS WHEREOF, Declarant has caused this Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Vale at Olia Village to be executed by its duly authorized officer as of the date first above written.

DECLARANT:
10300 OLIVE LLC
Missouri limited liability company

By: _____
Name: Michael J. Bailey
Its: Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, by Michael J. Bailey, Manager of **10300 OLIVE LLC**, Missouri limited liability company, on behalf of the limited liability company.

_____
Notary Public

This instrument prepared by:

_____
Katherine A. Simone, Esq.
Emily W. Schott, Esq.
Fischer Homes
3940 Olympic Boulevard, Suite 400
Erlanger, KY 41018
(859) 341-4709

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT B

BYLAWS
OF
THE VALE AT OLIA VILLAGE HOMEOWNERS' ASSOCIATION, INC.

ARTICLE 1
NAME AND LOCATION

The name of the corporation is The Vale at Olia Village Homeowners' Association, Inc., hereinafter referred to as the Association. The principal office of the Association shall be located at 3940 Olympic Boulevard, Suite 400, Erlanger, KY 41018. The meetings of Members of the Association and Board of Directors shall be held at such places within the State of Missouri as may be designated by the Board of Directors.

ARTICLE 2
DEFINITIONS

Each of the terms used herein shall have the same meaning as set forth in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Vale at Olia Village Subdivision ("Declaration") made by 10300 OLIVE LLC ("Declarant") dated _____, and of record at the St. Louis County, Missouri Recorder of Deeds Office. The Declaration may be, from time to time, amended or supplemented.

ARTICLE 3
MEETING OF MEMBERS

3.1 Annual Meetings. The first Annual Meeting of the Members shall be held within five (5) years from the date of incorporation of the Association, on such date as the initial Board shall determine. Each subsequent Annual Meeting of the Members shall be held in the State of Missouri, upon proper notice, at a date, time and place as may be reasonably set by the Board of Directors (hereinafter referred to as "Board" or "Director"). Each Annual Meeting shall be open to all Members. No Annual Meeting shall be held on a legal holiday.

3.2 Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board. Special meetings shall be called by the President upon written request, delivered to the President in person or by certified mail, of Members having at least one-third (1/3) of the voting power of all Members. Upon receipt of this request, the President shall immediately cause written notice to be given of the special meeting to be held on a date not less than ten (10) nor more than thirty-five (35) days after receipt of this request. If written notice is not given to the Members within ten (10) days after the delivery of the request, the Members making the request may call the special meeting and give written notice of it.

3.3 Notice of Meetings. Written notice of each meeting of the Members shall be given by or at the direction of the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least ten (10) days, but no more than thirty-five (35) days before such meeting to each Member entitled to vote thereat. The notice shall be addressed to the Member's address last appearing on the books of the Association, or, supplied by such Member to the Association for the purpose of notice. Such notice shall specify the date, time and place of the meeting, and, in the case of a special meeting, the purpose of the meeting. Notice of the date, time and place, and purpose(s) of any meeting of Members may be waived by any Member, before or after the meeting, by a writing filed with the records of the Association. The attendance of any Member at any meeting without protesting, before or at the beginning of the meeting, the lack of proper notice, shall be deemed a waiver by the Member of notice of the meeting.

3.4 Quorum; Adjournment. Except as may be otherwise provided by law, the Articles of Incorporation, these Bylaws or the Declaration, quorum for a meeting shall constitute (i) the members who are present and in good standing; and (ii) proxies in hand at the time of the commencement of a vote.

3.5 Proxies. At all meetings of Members, each Member may vote in person or by proxy. Proxies may be submitted in person, by mail, or by electronic means. The person designated a proxy need not be a Lot Owner. All proxies shall be in writing and filed with the Secretary at least twenty-four (24) hours prior to the meeting, except that the Board may waive this time requirement for a particular meeting if the waiver would not delay the meeting and would otherwise be fair and reasonable. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his/her Lot, except as otherwise provided in the Declaration or the Articles of Incorporation. If a first mortgagee has been designated a proxy under the terms of a first mortgage covering a Lot, the presentation to the Board of Directors of a copy of the mortgage containing the proxy designation shall be notice of that designation, and, if the mortgage so states, of the irrevocability of that designation. A proxy shall be void if it is not dated or purported to be revocable without notice.

3.6 Voting by Mail or Electronically by Association Members. Any Association Member may cast his/her written vote by mail or by electronic means on any proposal voted upon at any meeting of the Members of the Association by sending such written vote to the Secretary of the Association within the period seven (7) days before the date of the meeting. Such written votes shall be filed with the records of the Association and, in no event, shall any action be taken or approved by the Association with the approval of any less than the percentage of voting power required by the provisions of the Declaration or without the consent of any party that is required by any of said provisions. Members who have voted by mail shall not be counted in determining whether the quorum has been met at a meeting of the Members.

3.7 Members. Every Lot Owner shall be a Member of the Association, and such membership shall be appurtenant to and may not be separated from ownership of any Lot. During the Development Period (as defined in the Declaration), the Association shall have Class A Members (being all Owners except Declarant) and a Class B Member (Declarant). At such time as the Class B Membership shall terminate, the Declarant, if it is then a Lot Owner, shall become a Class A Member and continue as such so long as it shall remain a Lot Owner. Class B Membership shall terminate upon the expiration of the Development Period.

3.8 Voting. Each Class A Member shall be entitled to one (1) vote for each Lot owned by such Class A Member; provided that any Class A Member with respect to whom a notice of Default has been issued by the Board pursuant to the Declaration, or who has had his/her right or privilege of use and enjoyment of the Common Elements suspended pursuant to the Declaration, shall not be entitled to vote during any period in which any such Default or suspension continues; and further provided that if a Lot shall be owned by more than one (1) Lot Owner, such Lots Owners shall be deemed to constitute a single Class A Member as to such Lot for purposes of this Section. The Class B Member shall have ten (10) votes for each Lot in which the Declarant holds the interest otherwise required for Class A Membership multiplied by the number of Dwelling Units located or proposed by the Declarant to be located on such Lot, provided, however, that each Class B Membership shall terminate upon the expiration of the Development Period. At such time as Class B Membership shall terminate, the Declarant which, for any Lot, holds an interest therein otherwise required for Class A Membership, shall be deemed a Class A Member with reference to such Lot or Lots and entitled to the voting and all other rights of such Class A Member.

Unless otherwise expressly set forth by law, the Declaration, the Articles of Incorporation or these Bylaws, the affirmative vote of fifty-one percent (51%) of the voting power of the Members voting on any matter at a meeting of Members shall be sufficient to determine that matter, provided that any quorum requirement is met at the time of completion of that vote.

3.9 Order of Business. The order of business at all meetings of Members shall be as follows: (1) calling of meeting to order; (2) roll call, determination of whether there is a quorum; (3) proof of notice of meeting or waiver of notice; (4) reading of minutes of preceding meeting; (5) reports of Officers; (6) reports of committees; (7) election of the Board of Directors (when appropriate); (8) unfinished and/or old business; (9) new business; (10) adjournment.

3.10 Action by Association Members Without a Meeting. Any action which may be authorized or taken at a meeting of the Members may be authorized or taken without a meeting in a writing or writings signed by all Members in good standing which writing or writings shall be filed with the records of the Association. Written notice of any action proposed to be taken by such written consent of Members shall be sent to all parties who are entitled to

notices under the Declaration not less than ten (10) days prior to commencing the circulation of the action for written consent among the Members.

ARTICLE 4
BOARD OF DIRECTORS - SECTION - TERM OF OFFICE

4.1 Number and Term of Office. Until the expiration of the Development Period, the initial Board shall consist of three (3) persons appointed by the Class B Member who shall serve until their respective successors are elected and qualified. Directors appointed by the Declarant need not be Members of the Association. However, a Director elected by Class A Members shall be a Lot Owner except that if a Lot Owner is a corporation, partnership, joint venturer, or other entity, the Lot Owner may elect as a Director an officer, partner, joint venturer, or like individual affiliated with this Lot Owner.

Within ninety (90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting ("Development Period Special Meeting"). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board. The terms of said elected Directors for the initial Class A Member elected board shall be from one (1) to two (2) years, so that any year thereafter, at least one (1) term shall expire. The two Directors with the most votes shall be the Directors who shall serve a two (2) year term. The remaining Director shall serve a one (1) year term. Subsequent to the Development Period Special Meeting, all Directors, and their successors, shall be elected by Class A Members and shall be elected for a two (2) year term. Furthermore, at any Annual Meeting subsequent to the Development Period Special Meeting, the Board may elect to expand the number of Directors to five (5) but in no event shall the number of Directors be less than three (3).

Notwithstanding anything above to the contrary, the Class B Member may, by written notice to the Board, at or before any Annual Meeting, relinquish to the Class A Members, the Class B Member's right to elect one or more Directors at such Annual Meeting pursuant to this Section.

4.2 Resignation; Removal, Vacancies. A Director may resign at any time by giving written notice to the Board, the President or the Secretary. The resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless specified therein, the acceptance of such resignation shall not be necessary to make it effective.

A Director appointed by Declarant may be removed by Declarant at any time, with or without cause. An elected Director whose removal has been proposed by a Lot Owner shall be given an opportunity to speak at an annual or special meeting of the Members, after which that Director may be removed, with or without cause, by a majority vote of the Members voting at a meeting of the Members.

If a vacancy is created because of resignation, removal, or death, a successor shall be appointed or elected to serve for the unexpired term of the departed Director. Declarant shall appoint a successor for any appointed Director, and the Members shall elect a successor for any elected Director using the procedure set forth in this Section, at any Annual Meeting of the Members or at any special meeting of the Members called for the purpose of filling this vacancy.

4.3 Compensation. No Director shall receive compensation for any service he or she may render to the Association, however, any Director shall be reimbursed for his or her actual expenses incurred in the performance of his or her duties.

ARTICLE 5
NOMINATION AND ELECTION OF DIRECTORS

5.1 Nomination. Nominations may also be made from the floor at the Annual Meeting of the Members. Nomination for election to the Board may be made by a Nominating Committee appointed by the Board. If created, the Nominating Committee shall consist of three (3) persons who may or may not be Members of the Board or Association. The Nominating Committee, if formed, shall be appointed at least thirty (30) days prior to the Annual Meeting of the Members, to serve from appointment until the close of such Annual Meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Notwithstanding the foregoing, as long as Declarant has the right to appoint all Directors, Declarant also has the right to nominate all Directors.

5.2 Election. Elections to the Board shall be by secret written ballot. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration and these Bylaws. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE 6
MEETINGS OF DIRECTORS

6.1 Annual Organizational Board Meeting. The Annual Organizational Board Meeting shall take place immediately after each Annual Meeting of the Members, at the time and place fixed from time to time by the Board.

6.2 Regular Meeting. Unless waived by the Board, regular meetings of the Board shall be held no less than quarterly, on the date and at the time and place fixed from time to time by the Board. No Regular Meeting shall be held on a legal holiday.

6.3 Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by a majority of Directors.

6.4 Notice of Meetings; Attendance by Members. Notice of the date, time, and place of organizational, regular, and special meetings of the Board shall be given to each Director by personal delivery, mail, electronic mail, facsimile, or telephone at least three (3) days before the meeting. The notice need not specify the purposes(s) of the any meeting. Notice of the date, time and place of any meeting may be waived by a Director, before or after the meeting, by a writing filed with or entered upon the records of the meeting. Attendance of a Director at any meeting without protesting, before or at the beginning of the meeting, the lack of proper notice shall be deemed a waiver by the Director of notice of the meeting.

No notice need be given to Non-Director Members of organizational, regular, or special meetings of the Board. A Non-Director Member may not attend a Board meeting or may not participate in any such meeting unless given permission to do so by the President of the Board. A Non-Director Member may not vote at a meeting of the Board.

6.5 Waiver of Notice. Any requirement of notice to a Director provided under this Article may be waived by the Director entitled thereto by written waiver of such notice signed by the Director and filed with the Secretary of the Association. Attendance at a meeting is considered waiver of notice.

6.6 Quorum; Adjournment. A simple majority of the Directors then in office shall constitute a quorum for any meeting, provided that the quorum requirement must be met at the time of completion of a vote on any matter for that vote to be valid. Whether or not a quorum is present, a majority of the Directors present at a meeting may adjourn that meeting. Notice of the adjournment need not be given if the time and place to which the meeting is adjourned are fixed and announced at the meeting.

6.7 Voting Power. At any meeting of the Directors at which a quorum is present, all matters shall be determined by a majority vote of those voting on the matter, except as may be otherwise expressly provided in the Declaration and these Bylaws. The President may cast an additional vote to break a tie vote on any matter.

6.8 Action Taken Without a Meeting. Any action which may be taken at a meeting of the Board may be taken without a meeting in a writing or writings which may include electronic approval signed by all the Directors, which writing(s) shall be filed with the records of the Board. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

ARTICLE 7
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

7.1 Powers. The Board shall exercise all powers and authority, under law, and under the provisions of the Declaration, that are not specifically and exclusively reserved to the

Members by law or by other provisions thereof, and without limiting the generality of the foregoing, the Board shall have the right, power and authority to:

(a) Adopt and publish Rules and Regulations (as hereinafter defined) governing the use of the Common Elements and the personal conduct of the Members, occupants and their guests thereon, and to establish penalties for the infraction thereof;

(b) Declare the office of a Member of the Board of Directors to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

(c) Obtain insurance coverage not less than that required pursuant to the Declaration;

(d) Enforce the covenants, conditions and restrictions set forth in the Declaration;

(e) Repair, maintain, and improve the Common Elements;

(f) Mortgage the Common Elements in order to borrow money for the purpose of constructing, equipping, improving, and maintaining the Common Elements with the approval of sixty-seven percent (67%) of the Class A Members, and during the Development Period, the approval of the Class B Member.

(g) Execute any loan agreement and/or promissory note for the benefit of Declarant, Builder (as defined in the Declaration) and/or Affiliated Entity (as defined in the Declaration), as the case may be, the form of which shall comply with the terms and conditions set forth in **Exhibit C** attached to the Declaration, which shall evidence any loan of funds made to the Association to fund a deficit;

(h) Authorize the repayment to the Declarant, Builder and/or Affiliated Entity, as the case may be, of any or all monies lent by such entity to the Association in accordance with Section 5 of the Declaration in funding any deficit;

(i) Suspend the voting rights of a Member during any period in which such Member shall be in Default in the payment of any Assessment levied by the Association, as more fully provided in the Declaration;

(j) Employ a manager, an independent contractor and/or such other employees as it deems necessary, and to prescribe their duties; and

(k) Exercise for the Association all powers, duties and authority vested in or delegated to the Association by provisions of these Bylaws, the Articles of Incorporation, or the Declaration not specifically reserved thereby to others, including any powers necessary or convenient to carry out its duties and authority. The powers of the Board shall be construed to be as broad as possible.

7.2 Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the Annual Meeting of the Members, or at any special meeting when such statement is requested in writing by Members representing one-third (1/3) of each class of Members who are entitled to vote;

(b) Supervise all Officers, agents and employees of the Association, and to see that their duties are properly performed, with the Board having full power to hire and fire;

(c) As more fully provided in the Declaration, to:

(i) Establish, enforce, levy and collect Assessments as provided in the Declaration;

(ii) Give written notice of each Assessment to every Member subject thereto within the time limits set forth therein;

(iii) Foreclose the lien against any property for which Assessments are not paid within a reasonable time after they are authorized by the Declaration to do so, or bring an action at law against the Member(s) personally obligated to pay the same, or both;

(iv) Pay the Association's Common Expenses through the Assessments and/or the borrowing of funds as provided in the Declaration;

(d) Issue, or to cause an appropriate Officer to issue, upon demand by any person, a certificate setting forth whether or not any Assessment has been paid. A reasonable charge may be made by the Board for issuance of these certificates. If a certificate states an Assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain insurance as provided in the Declaration, and as the Board deems advisable;

(f) Cause the property subject to the Association's jurisdiction to be maintained within the scope of authority provided in the Declaration;

(g) Cause the restrictions created by the Declaration to be enforced; and

(h) Take all actions deemed necessary or desirable to comply with all requirements of law and the Declaration.

7.3 Professional Management Contracts. The Association may delegate all or any portion of its authority, subject to the Board of Directors supervision, to discharge its responsibilities herein to a manager or managing agent. Any management agreement shall not exceed three (3) years and shall provide for termination by either party without cause and without payment of a termination fee on sixty (60) days or less written notice.

7.4 Rules and Regulations. The Board may adopt and amend rules and regulations (hereinafter, "Rules and Regulations") for the maintenance, use, conservation, and beautification of the Property and for the health, comfort, safety, and general welfare of Members and their families, tenants, and invitees. The Board, or any committee created by the Board, may impose fines on a Member who violates, or whose family members, tenants or invitees violate the Rules and Regulations. The Board may establish a schedule of fines for particular violations of the Rules and Regulations to be paid by any Member who violates such Rules and Regulations. Any fines assessed by the Board shall be due and payable on the date the next installment of any Assessment is due. In the event that a Member shall fail to pay when due any fines assessed by the Board under this Section, then the amount of the assessed fines, in addition to any and all expenses incurred by the Board in enforcing this Section, including reasonable attorneys' fees to the extent permitted by Missouri law, may be levied as a Special Assessment against the Lot Owner in question and his or her Lot. The levying of a fine against a defaulting or delinquent Member shall not operate as a waiver of any other rights that the Board may have against such Member pursuant to the Declaration or these Bylaws. In the event such Rules and Regulations shall conflict with any provisions of the Declaration or these Bylaws, the provisions of the Declaration and of these Bylaws shall govern.

7.5 Annual Review. The Board may arrange for a certified public accountant to perform a review of the Association's books. Upon written request, the Board shall provide a first mortgagee with a copy of any annual review report.

ARTICLE 8
OFFICERS AND THEIR DUTIES

8.1 Enumeration of Officers. The Association may have a President, Vice-President, Secretary and Treasurer. The Board may create other offices from time to time. The President, Vice-President, Secretary and Treasurer shall be Members, or representatives of the Declarant or Builder.

8.2 Election of Officers. Prior to the Development Period Special Meeting, the Officers of the Association will be elected by the Board of Directors at the Annual Organizational Board Meetings. Thereafter, the Officers of the Association will be elected by the Board of Directors promptly after the Development Period Special Meeting and at each Annual Organizational Board Meeting and the persons so elected shall take office immediately upon election.

8.3 Term. The Officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until a successor is elected, unless he or she shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

8.4 Special Appointments. The Board may elect such other Officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

8.5 Resignation and Removal. The Board may remove any Officer at any time, with or without cause, by a majority vote of the Directors. Any Officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless specified therein, the acceptance of such resignation shall not be necessary to make it effective.

8.6 Vacancies. A vacancy in any office may be filled by appointment of the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he or she replaces.

8.7 Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 8.4 of these Bylaws, or except by resolution of seventy-five (75%) percent of the Board of Directors. No Officer shall execute an instrument in more than one capacity if the signatures of two or more Officers are required by law, the Articles of Incorporation, the Declaration or these Bylaws.

8.8 Duties. The duties of the Officers are as follows:

(a) President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Members and all meetings of the Board and shall see that orders and resolutions of the Board are carried out. The President may sign all legal instruments authorized by and on behalf of the Association.

(b) Vice-President. The Vice-President shall act in the place of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the names and addresses of Members; give each Member a copy of any Rules and Regulations or amendments thereto; and shall perform such other duties as required by the Board.

(d) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; keep proper books of accounts, specifying the receipts and expenses, together with records showing the allocation, distribution, and collection of the common profits, losses, and expenses among and from the Members; and shall prepare an annual budget and annual statement of income and expenditures to be presented to the Members at the Annual Meeting, with a copy to be mailed or delivered to each Member.

(e) Reliance on Professional Advice. As long as the Directors and the Officers are acting in good faith, the Directors and Officers may rely upon the advice of professionals hired or retained to advise the Association. It is understood that the Directors and Officers will be unpaid volunteers.

ARTICLE 9
COMMITTEES

The Board may appoint and disband such committees as it chooses.

ARTICLE 10
INDEMNIFICATION PROVISIONS

In addition to any other right or remedy to which the persons hereinafter described may be entitled, under the Articles of Incorporation, Bylaws, Declaration, any other agreement, or by vote of the Members or otherwise, the Association shall indemnify any Director or Officer of the Association or former Director or Officer of the Association, who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was a Director or Officer of the Association, against expenses (including attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except as to matters as to which the Director or Officer shall be finally adjudged in this action, suit or proceeding to be liable for willful misconduct or bad faith. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plead of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. The Board may purchase insurance in the amount it deems appropriate to provide this indemnification, and the cost of this insurance shall be a Common Expense. In the event of a settlement, indemnification shall be provided only in connection with those matters covered by the settlement as to which the Association is advised by counsel that the Director or Officer has not been guilty of willful misconduct or bad faith as a Director or Officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which a Director or Officer may be

entitled. All liability, loss, damage, cost and expenses incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated by the Association as Common Expenses. Nothing in this Section shall be deemed to obligate the Association to indemnify any Member, who is or who has been a Director or Officer, with respect to any duties or obligations assumed or liabilities incurred by the Member as a Member rather than as a Director or Officer.

ARTICLE 11
MISCELLANEOUS

11.1 Service of Notices on the Board of Directors. Notice required to be given to the Board of Directors or to the Association may be delivered to any Director or Officer of the Association either personally or by certified mail addressed to such Director or Officer at his/her residence or business address.

11.2 Service of Notices on Devisees and Personal Representatives. Notice required to be given to any devisee or personal representative of a deceased Owner may be delivered either personally or by certified mail to such party at his, her or its address appearing on the records of the Court within the state of such deceased Owner is being administered.

11.3 Nondiscrimination. No Member (including the Declarant) and no employee, agent, or representative of a Member shall discriminate on the basis of sex, race, color, national origin, religion, familial status, or disability in sale or lease of any Lot, or in the use of the Common Elements.

11.4 Nonwaiver of Covenants. No delay or failure on the part of the Board and/or on the part of any Officer in exercising any right, power or privilege or in failing to enforce a covenant, condition, obligation, or a provision contained in the Declaration, Articles of Incorporation, Bylaws, or Rules and Regulations shall be or be deemed to be a waiver thereof, or be or be deemed to be a waiver of any subsequent exercise of such a right, power, or privilege, or be deemed to be a waiver of any subsequent violation or breach of such covenant, condition, obligation, or privilege, nor shall any single or partial exercise of any right, power, or privilege preclude any other or future exercise thereof or preclude the exercise of any other right, power, or privilege. All rights, powers, and privileges given hereunder or at law or in equity are cumulative, and any one or more or all of such rights, owners, and privileges may be exercised simultaneously or consecutively.

11.5 Board's Power to Bind. A lawful agreement or determination made by the Board or an Officer, in accordance with procedures established in the Declaration and Bylaws, shall bind all Members, their successors and their assigns.

11.6 No Act of Business for Profit. These Bylaws shall not be construed to give the Association authority to conduct any act of business for profit on behalf of one or more Members.

11.7 Books and Records. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, Articles of Incorporation, Bylaws and Rules and Regulations, if any, shall be available for inspection by any Member at the principal office of the Association or at such other reasonable place as the Board might direct, where copies may be purchased at reasonable cost.

11.8 Fiscal Year. The fiscal year shall begin on the first day of January of every year, except that the first fiscal year of the Association shall begin at the date of incorporation. The commencement date of the fiscal year herein established may be changed by the Board of Directors.

11.9 Execution of Corporation Documents. With the prior authorization of the Board of Directors, all notes, contracts and other documents shall be executed on behalf of the Association by either the President or the Vice-President, and all checks and other drafts shall be executed on behalf of the Association by such Officers, agents or other persons as are, from time to time, by the Board, authorized so to do.

11.10 Conflict. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control; and in the case of conflict between the Declaration and these Bylaws, the Declaration shall control.

11.11 Amendments. These Bylaws may be amended from time to time, at any Annual Meeting or special meeting of the Members in accordance with the provisions set forth in the Declaration for amendment thereto. Notwithstanding the foregoing, the Declarant, or any person or entity that the Declarant has designated, must consent in writing to the amendment before the amendment is effective if the amendment is passed during the Development Period.

11.12 Governing Law. The Bylaws shall be interpreted and enforced under the laws of the State of Missouri.

11.13 Perpetuities; Restraints on Alienation. If an option, privilege, covenant, or right created by the Bylaws shall be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) rule restriction restraints on alienation, or (c) any other statutory or common law rule imposing time limits, then that provision shall continue only until twenty-one years after the death of the last survivor of the now living descendants of Joseph Robinette Biden Jr.

11.14 Severability. The invalidity of part or all of any provision of the Bylaws shall neither impair the validity of nor affect in any manner the Declaration, the Articles of Incorporation or the rest of the Bylaws.

11.15 Heirs, Successors and Assigns. These Bylaws shall be binding upon and shall inure to the benefit of the Association, the Declarant, the Builder, Members and Members' heirs, successors, and assigns.

11.16 Interpretation. These Bylaws shall be interpreted reasonably and in good faith. They should not be applied so strictly so as to thwart justice or common sense. Missouri law shall control. If the Bylaws or the Articles of Incorporation are silent on a subject, the Directors may follow the applicable corporation laws of Missouri and shall have all powers given to a board of directors under the applicable corporation laws of Missouri. These Section headings are for convenience only and shall not affect the meaning or construction of the Bylaws. A reference to a specific Section without a further identification of the document containing that Section is a reference to a Section in the Bylaws. Where the context requires masculine, feminine and/or neuter terminology shall include the neuter, feminine and/or masculine. Any capitalized terms used herein which are not otherwise defined, shall have the meanings as defined in the Declaration.

ADOPTED as of _____.

THE VALE AT OLIA VILLAGE HOMEOWNERS' ASSOCIATION, INC.
a(n) Missouri not-for-profit corporation

By: _____
Name: Jorge Espinosa
Its: President

EXHIBIT C
DEFICIT LENDING TERMS

Loan Agreement(s) and Promissory Note(s) to fund Operating Deficit(s) pursuant to Section 5 of Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Vale at Olia Village shall conform with the following provisions which shall govern the terms and conditions of said Agreement(s) and Notes(s):

1. Type of Note
The Note(s) may be issued in any of the following forms:

   (a) Demand Note:
   This type of Note shall be payable on the date of demand by Lender; or

   (b) Open-end Note:
   This type of Note shall permit additional borrowing and prepayment of principal, without penalty; or

   (c) Closed-end Note:
   This type of Note shall not permit additional borrowing against this note; but prepayment of principal, without penalty, shall be permitted.

2. Method of Payment:
Repayment of the loan(s) may be by any of the following methods:

   (a) Installment Plan:
   This method of payment shall require payments, of both principal and interest, at regular intervals over the term of the loan; or

   (b) Lump Sum Payment:
   This method of payment shall require periodic payments, of both principal and interest, for a specified time and a lump sum payment at maturity to discharge the outstanding balance of the loan; or

   (c) Balloon Payment:
   This method of payment shall require periodic interest payments for a specified time and a lump sum payment at maturity to discharge the outstanding balance of the loan.

3. Interest:
The Interest Rate established by Lender shall be reasonable, but no greater than two (2) percentages points over the "prime rate" as published in the Wall Street Journal and shall be designated by lender to be either:

(a) Fixed:
The Lender shall establish a rate of interest at the time of the making of the Note and this rate of interest shall remain constant over the term of the Note; or

(b) Variable:
The Lender can periodically adjust the interest rate in accordance with fluctuations in the "prime rate" as published in the Wall Street Journal.

Furthermore, Interest shall be designated by Lender to be either:

(a) Compound:
Interest shall be paid on both the principal and the previously accumulated interest; or

(b) Simple:
Interest shall be paid on the principal only and not on accumulated interest.

4. Limit on Term:
The Note(s) may be issued for a term up to, but not to exceed, ten (10) years.

5. Waiver of Defenses:
Borrower shall waive presentment, demand, protest, and notice of demand, protest, nonpayment and dishonor. Borrower shall also waive all defenses based on surety ship or impairment of collateral.

6. Agreement(s) and Note(s) shall contain clauses addressing the following issues:
(a) Order of payment
(b) Default
(c) Expenses
(d) Omission or waiver by Lender
(e) Severability
(f) Choice of law

EXHIBIT D

[This exhibit intentionally blank]

EXHIBIT E

[This exhibit intentionally blank]

EXHIBIT F

IN ADDITION TO BEING SUBJECT TO THE RESTRICTIONS, AS CONTAINED IN THIS DECLARATION, INCLUDING BUT NOT LIMITED TO ANY AND ALL ASSESSMENTS, THE FOLLOWING ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS SHALL APPLY TO PAIRED LOTS [LOT NUMBERS] OF [PLAT NAME], AS RECORDED ON [DATE] IN PLAT BOOK _____, PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

SECTION 1
DEFINITIONS

1.28(a) "Limited Common Elements" shall mean and refer to that real property, together with the Improvements located thereon, owned by the Association for the benefit, use and enjoyment of the Owner of a certain Dwelling Unit or Dwelling Units constructed on Paired Lots with such Improvements located thereon, to the exclusion of the other Owners, as well as areas which have been specifically designated by the Declarant on the recorded plat as "Limited Common Elements".

SECTION 7
COVENANTS AND RESTRICTIONS OF USE AND OCCUPANCY

7.2 Covenants and Restrictions

(y) Swimming Pools. No in-ground swimming pools or above-ground swimming pools shall be erected, constructed or permitted to remain on any Paired Lot.

(z) Basketball Goals, Play Areas, etc. No permanent or portable basketball goals shall be erected, constructed, or permitted to remain on any Paired Lot. No playground equipment, play apparatuses, swing sets, tree houses, trampolines, playhouses, or other similar structures or apparatuses shall be erected, constructed, or permitted to remain on any Paired Lot.

(aa) Fences. No fences shall be erected or built on any part of a Paired Lot except that an invisible fence shall be permitted. In no case shall the installation of an invisible fence destroy or otherwise disturb any landscaping area on any Paired Lot.

SECTION 8
MAINTENANCE STANDARDS

8.1 Adoption and Amendment.

(g) The reference to Common Elements as described in Section 9 shall also include the Limited Common Elements, so that wherever the term Common Element(s) is used, it shall also include Limited Common Element(s).

8.5 Right of Entry.

(a) The reference to Common Elements as described in Section 9 shall also include the Limited Common Elements, so that wherever the term Common Element(s) is used, it shall also include Limited Common Element(s).

SECTION 9
COMMON ELEMENTS AND EASEMENTS

9.7 Easements.

(f) There is hereby established and reserved by the Declarant a blanket easement over all of each and every Paired Lot for the benefit of the Association for express purpose of providing landscaping maintenance services, snow pushing services, and any other services or special services established by the Board or set forth in the Declaration as amended. The Declarant reserves the right within said easement to establish common landscape areas or common streetscape areas for the benefit of Paired Lot Owners. The Association shall be responsible for the maintenance of any such common landscape areas or common streetscape areas so established.

SECTION 10
ASSOCIATION AND OWNER MAINTENANCE RESPONSIBILITY

10.1.1 Additional Association Responsibilities. It is the intention of the Declarant and Builder that the Paired Lots be provided with the following additional maintenance services and insurance:

(a) Required Lawn and Landscape Maintenance Services. The Association shall manage and provide lawn and landscaping maintenance services for each Paired Lot and all Common Elements located on the Property. Such services apply to those areas installed by Declarant and/or Builder and may include but shall not be limited to: mowing, leaf removal, fertilizing and treatments of all established turf areas; pruning and treatment of shrubs and trees; and weeding, trimming, edging, and annual mulching of landscape beds. The Declarant and/or Builder may install additional landscaping which the Association is responsible for maintaining, provided such additional landscaping is noted on the Record Plat as a "Landscape Easement Area". Any Landscape Easement Area Lot shall be maintained by the Association. The delineation of areas to be mowed and otherwise maintained and areas to be left in a natural state shall be at the discretion of the Board.

Each Owner of a Paired Lot shall remain responsible for the remaining lawn and/or landscaping services including the establishment of all turf areas and the irrigation of watering of all turf and landscaping areas located in the front, side and rear yards. Any landscaping installed by an Owner will not be maintained by the Association. As determined by the Board, the Association will replace dead or dying landscaping and turf, which are under maintenance of the Association, unless the Owner of the Paired Lot, through action or inaction, causes the death or damage of plant material and/or turf (e.g., does not adequately water the landscaping). Owner damaged landscaping or turf will be replaced at the expense of the respective Owner and may be assessed as an Individual Assessment under Section 5 of the Declaration.

Yard ornaments or other decorative items may be located on a front door stoop, patio, or deck, but may not be placed in or on mulch beds, trees, bushes, or other landscaped areas.

(b) Required Snow Pushing Services. The Association shall manage and provide snow pushing services for driveways and sidewalks for Paired Lots. Such snow pushing services for sidewalks shall be limited to the private streets, if any, and the sidewalk leading from the driveway to the front door of the Dwelling Unit and shall not include sidewalks along streets. Snow pushing shall be provided in accordance with requirements and rules established by the Board of Directors. Deicers and deicing service is not part of this service. Paired Lot Owners bear all risks and are responsible for any damage to pavement surfaces caused by their use of deicers on their own driveways and sidewalks.

(c) Special Services. The Association on its own initiative or at the request of Paired Lot Owners may, upon Board approval, provide special services to Paired Lot Owners. Such services may include, but are not limited to: exterior painting, concrete cleaning and sealing, deck cleaning and sealing, exterior building maintenance, gutter cleaning or similar services. These services would not be required or provided to all Paired Lot Owners, but would only be provided to such Paired Lot Owners who desire to participate in such special services. These services would be provided at an additional cost to the participating Paired Lot Owners. Any expenses incurred by the Association for the provision of special services shall be billed to the participating Paired Lot Owner as an Individual Assessment and shall be paid by said Owner within thirty (30) days thereafter.

(d) Discontinuance of Required Services. During the Development Period the required services set forth in Paragraphs 6.3(a) and 6.3(b) shall be mandatory and shall be provided by the Association unless the Declarant consents to the discontinuance of any such service and seventy-five percent (75%) of the Paired Lot Owners vote to discontinue any such service. After the termination of the Development Period, the aforesaid required services may be discontinued as set forth above, but without requiring the consent or the Declarant. Furthermore, after termination of the

Development Period, additional services may be added if seventy-five percent (75%) of the Paired Lot Owners vote to add such services.

(e) Exterior Maintenance shall include the following: paint, caulk, repair and replace roofs, roof vents, chimneys, gutters, downspouts, and exterior wall surfaces; paint and make surface repairs on the exterior surfaces of the doors; repair and replace common area sidewalks; general treatment for pest control; perform other exterior maintenance as from time to time is determined by the Board of Directors of the Association to be reasonably necessary to maintain such Paired Homes consistent with the funds available to the Association, such additional maintenance to be exercised uniformly for the benefit of all such Paired Homes.

Unless otherwise determined by the Board of Directors, exterior maintenance shall NOT include structural and/or waterproofing, repair, replacement or care of foundations, basement walls and floors; repair, replacement or care of wood balconies, decks, railings and patios; repair, replacement or care of mechanical equipment and/or its pads and foundations, light bulbs, exterior light fixtures attached to such Paired Homes, electric outlets, water sillcock, window and/or door glass or screen; repair, replacement or care of doorjambs, thresholds, window frames or operating parts of doors and windows; maintenance, repair and replacement of driveways, lead-walks and door stoops; cleaning, weather stripping or replacement of doors and windows; general cleaning or debris removal; and any care whatsoever to improvements or additions made other than by the original Builder in constructing the respective Paired Lots.

SECTION 13
INSURANCE

13.1 Fire, Extended Coverage and Standard "All Risk" Insurance.

(a) Notwithstanding anything contained to the contrary in Section 13.1 of the Declaration, the Association shall insure all buildings (excluding insurance on Improvements as that term is defined in Subsection 13.6 below), structures and all the Common Elements which are located on the Property against any loss or damage by such hazards as are ordinarily insured by a comprehensive, extended coverage and "all-risks" policies issued in the amounts at all times sufficient to prevent the Association from becoming co-insurers under the terms of any applicable coinsurance clause or provision and in no event less than the actual replacement cost of such improvements, as determined from time to time by the insurer.

13.6 Individual Insurance.

(a) Notwithstanding anything contained to the contrary in Section 13.6 of the Declaration, the Association shall not be responsible for procurement or maintenance of any insurance covering the contents or the interior of any Dwelling Unit nor the liability of any Paired Lot Owner for injuries therein not caused by or connected with the Association's operation, maintenance or use of the Common Elements or other property located in the Subdivision. Each Paired Lot Owner shall, at his or her own expense, obtain public liability insurance for personal injuries or damage arising out of the use and occupancy of or occurring within his or her Dwelling Unit or on his or her Lot. In addition, each Paired Lot Owner shall maintain fire and extended coverage insurance on the contents of his/her Dwelling Unit, including any partitions, trim, drywall, flooring, built-in fixtures, equipment and appliances, and on the improvements and betterments which are located in his/her Dwelling Unit (collectively, the "Improvements"). The Association may request the Paired Lot Owner to provide a copy of the policy(s) to the Association evidencing this insurance coverage at any time.

(b) Each Paired Lot Owner agrees that if any Owner(s) damages a building or other improvements now or at any time hereafter constituting a part of the Subdivision which is covered under the Association's insurance policy, the Owner or Owners causing such damage shall be responsible for paying the lesser of: (a) the insurance deductible due under the Association's insurance policy; or (b) the cost to repair and/or replace any damage to a building or other improvements, which amount shall be due within ten (10) days after the delivery of written notice of such deductible due or replacement/repair costs by the responsible Paired Lot Owner(s) or twenty (20) days after mailing of such notice by certified mail, whichever occurs first. In the event a Paired Lot Owner refuses or fails to pay the insurance deductible or replacement/repair costs in the time period provided in the preceding sentence, the amount thereof may be advanced by the Association and the amount so advanced by the Association shall be assessed to such Owner as an Individual Assessment.

SECTION 18
PARTY WALLS

18.1 Party Walls. Each wall which is built as part of the original construction of a Dwelling Unit and is placed on the dividing line between Paired Lots or dwellings shall constitute a party wall, and to the extent not inconsistent with the provisions of this Declaration, the general rules of law regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto.

18.2 Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared 50/50 by the Owners who make use of the wall in proportion to such use.

18.3 Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners

thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution for the others under any rule of law regarding liability for negligent or willful acts or omissions. Unless otherwise agreed by the Association and the Owners of all Dwelling Units damaged or destroyed by fire or other casualty, such structure shall be rebuilt and all proceeds of insurance available therefor shall be used to restore the structure.

18.4 Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

18.5 Right of Entry. For purposes of making inspections and repairs under this Section 8, an Owner, his/her agents or contractors shall have the right to enter upon the premises of the other Owners of a party wall upon the giving of notice.

18.6 Easements. In the event that a Dwelling Unit is erected on more than one Paired Lot, each such Paired Lot shall have the benefit of mutual easements across the other Paired Lots upon which said structure is located and through the structure, and each such Paired Lot shall be subject to easements across it and through the structure erected thereon for the benefit of the other Paired Lots upon which said structure is located, for the maintenance, continuation and upkeep of utility wires and lines serving the individual Paired Lots and Dwelling Units located thereon. The Owner of each Paired Lot shall maintain, repair and replace all wires and lines serving such Paired Lots and Dwelling Units, and for such purpose may enter upon the other Paired Lots or Dwelling Units, but shall at all times be responsible for repairing and restoring to its former condition any Paired Lot or Dwelling Unit which is damaged or disturbed by reason of the performance of any maintenance, repair or replacement of such wires and lines, or by reason of the exercise of any right of easement, ingress and egress herein provided. The cost of repair and maintenance of wires and lines used jointly for the benefit of two or more Paired Lots shall be shared by the Owners who make use of the same in equal amounts, unless such repair and maintenance is provided by the Association through Assessment. “Wires” and “Lines” shall be construed broadly to include energy, communications, water and or sanitary sewer wires and lines.

18.7 Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner’s successors in title.

18.8 Control of Utility Lines.

(a) If a Lot is serviced by a single supply/service line (“Single Supply Line”) for any utility whether natural gas, electric, water, or sanitary sewer, the Lot Owner shall be responsible for its maintenance, from any point of connection that the utility

tap/meter to the Dwelling Unit. Maintenance includes any portion of the Single Supply Line, which may be under other Lots.

(b) If a Lot is serviced by a supply line for any utility whether natural gas, electric, water, or sanitary sewer from the utility company's point of service which then splits into dual or multiple lines ("Multiple Supply Line") to provide service to individual Dwelling Units, the Lot Owner responsible for maintenance is as follows:

(i) From the Dwelling Unit to the multiple tie in point, the applicable Lot Owner.

(ii) From the multiple tie in point to the utilities' point of service, all Lot Owners benefitted by such utility service pro rata.

(c) If a Multiple Supply Line needing to be replaced, repaired, or otherwise maintained and the Lot Owners dispute the maintenance obligations, or fails to properly perform the maintenance obligations, the Association shall issue a binding determination as to the necessity for said repair, replacement, and/or maintenance and may pay for the cost of the repair, replacement, and/or maintenance and assess the charges to the Lot owners as described in Section 5.

18.9 Utility Service Providers. It shall not be the responsibility of any utility company providing such services to resolve any dispute involving such services that may arise between Owners. Rather, such Owners shall follow the dispute resolution procedure in Section 14 herein. Further, the Association may serve as the main point of contact between the utility service providers and the Owner(s).

18.10 Rights Not Subject to Suspension. The rights and easements created in Section 9 shall not be suspended by the Association for any reason.

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION
#25-028 AND #25-039: APPLICATIONS FOR A SITE DEVELOPMENT PLAN AND PRELIMINARY PLAT ON LOT 16 FOR A 67-UNIT TOWNHOME DEVELOPMENT, ALONG WITH AN AMENDMENT TO THE OLIA VILLAGE PLANNED MIXED-USE ZONING DISTRICT SITE CONCEPT PLAN AND DEVELOPMENT REGULATIONS FOR THE PROPERTY AT 10300 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, December 15, 2025

LOCATION: 10300 Olive Boulevard, Lot 16, Olia Village, located south of Olive Boulevard and west of Lindbergh Boulevard.

REQUEST: George M. Stock, PE, of Stock & Associates Consulting Engineers, on behalf of Grand Communities, LLC, has submitted a Site Development Plan application and Preliminary Subdivision Plat for Lot 16 within the Olia Village Planned Mixed-Use Zoning District located at 10300 Olive Boulevard to construct 67 attached single-family residential townhomes on individual lots within the 11.16-acre site, to be known as The Vale at Olia Village. In association with this application, an amendment to the Olia Village Planned Zoning District Site Concept Plan and Development Regulations, Exhibit B of Amended Ordinance No. 5862, has been submitted. The proposed Site Concept Plan amendment updates the pedestrian and street plan, and tree preservation and replacement plan components of the Olia Village planned zoning district in association with the proposed development of Lot 16. An amendment to the Development Regulations affecting private streets within the development has been submitted to reduce the Minimum Horizontal Radius of Centerline from 150-feet to 80-feet to provide secondary access for Lot 16. Pursuant to Section 405.390.Q. of the Zoning Ordinance, major amendments to the Site Concept and Site Development Plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by City Council. Section 410.110.C.3. of the Subdivision Code requires Planning and Zoning Commission approval for Preliminary Subdivision Plats.

ADDITIONAL INFORMATION: The Olia Village Planned Mixed Use Development was approved by the City Council on November 13, 2023 with amended Ordinance 5862. Ord. 5862 included Attachment B which outlines the development regulations. Each site development plan will be reviewed against the requirements of Attachment B and the approved Site Concept Plan.

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the criteria for Planned Zoning Districts as provided in Section 405.390?
- Does the request meet with the requirements of Ordinance No. 5862?

Creve Coeur 2030 Plan References
- Mixed Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Comprehensive Plan and 39 North Master Plan Amendment for the Former Bayer West Site

Zoning Code References
- Section 405.390: Planned Zoning Districts
- Olia Village Planned Zoning District Development Regulations (Amended Ordinance No. 5862)

Subdivision Code References
- Section 410.100 Preliminary Subdivision Plats

APPLICANT'S REPRESENTATIVE:	George M. Stock, P.E. Stock & Associates Consulting Engineers 257 Chesterfield Business Parkway Chesterfield, MO 63005
PROPERTY OWNER (UNDER CONTRACT):	Grand Communities, LLC 3940 Olympic Blvd, Ste 400 Erlanger, KY 41018

REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 12/11/2025
ATTACHMENTS: Applicant's revised materials submitted December 8, 2025, Draft Resolution

PROJECT BACKGROUND AND PROPOSAL

Amended Ordinance 5862, approved by City Council on November 13, 2023 and amended on November 13, 2023, authorized the rezoning of the entire former Bayer West Campus site from "RO"-Research Office to the Olia Village "PMD" Planned Mixed-Use Development District and approved the Site Concept Plan along with the Phase One Site Development Plan. The amended ordinance includes "Exhibit B" which outlines the zoning and development regulations for the Olia Village PMD District. The Site Concept Plan included a phasing plan that divided the site into five development phases and each phase or lot requires Site Development Plan approval by the Planning and Zoning Commission and City Council by Resolution in accordance with Section 405.390.H. of the Zoning Code. The site improvement permits for Phase 1, which included site grading, internal road construction, and the construction of the retaining wall, throughout the development, were issued in 2024 and 2025 and the construction work is ongoing. The Site Development plan for Lot 1, part of the proposed Phase 2 was approved by Resolution No. 1827 by City Council on September 24, 2025. Site development plans for each lot will be submitted as the development moves forward.

Lot 16 was planned to be the sole development within the final phase of Olia Village, Phase 5, developed under a separate developer but that timeline has been moved up after a home builder purchased the property. Lot 16 is being developed by Grand Communities LLC as a 67-unit private townhome development. The applicant, George Stock, of Stock and Associates Consulting Engineers, on behalf of Grand Communities, LLC has submitted a Site Development Plan application and Preliminary Subdivision Plat for Lot 16 within Olia Village to construct the 67 townhome units within the 11.16-acre site. The development will be called The Vale at Olia Village. The Site Development Plan includes the construction of 13 buildings of attached 3-story, single-family townhome units, sidewalks and roads within the housing development. Lot 16 is within the Sub-District Category D-Residential Development of the Olia Village PMD and comprises 11.16 acres of the 95.76-acre site.

In association with the Site Development Plan, an amendment to the Olia Village Planned-Mixed Use Zoning District Site Concept Plan and Development Regulations, Exhibit B of Amended Ordinance No. 5862, has been submitted. The Site Concept Plan amendment updates the pedestrian, street plan, and tree preservation and replacement plan components of the Olia Village planned zoning district to include the development of Lot 16. An amendment to the Development Regulations affecting private streets within the development has been submitted to reduce the Minimum Horizontal Radius of Centerline from 150-feet to 80-feet to provide the required secondary access for Lot 16. Pursuant to Section 405.390.Q. of the Zoning Ordinance, major amendments to the Site Concept and Site Development Plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by City Council. Section 410.110.C.3. of the Subdivision Code requires Planning and Zoning Commission approval for Preliminary Subdivision Plats.

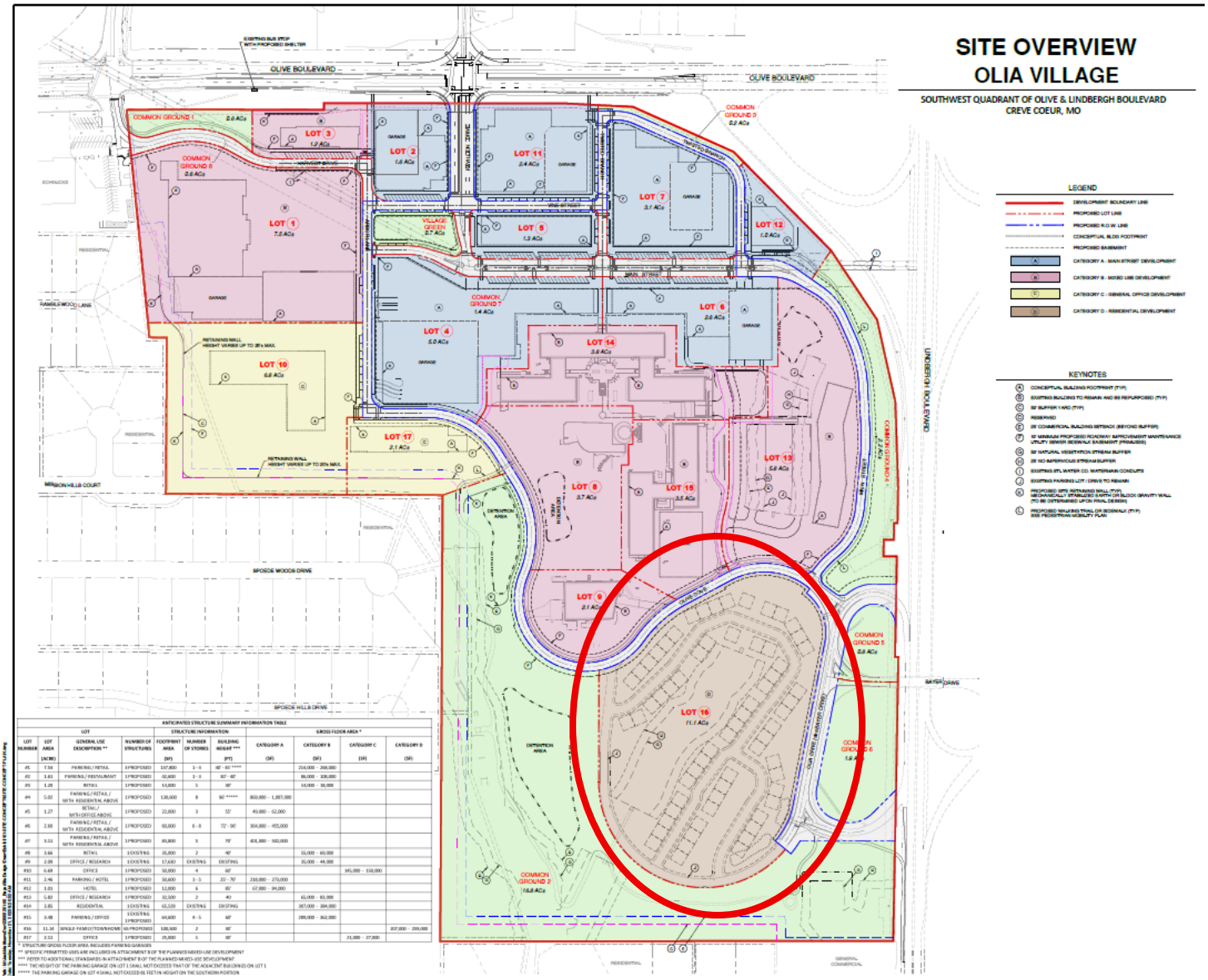


Figure 1: Approved Site Concept Plan with Lot 16 highlighted in red.

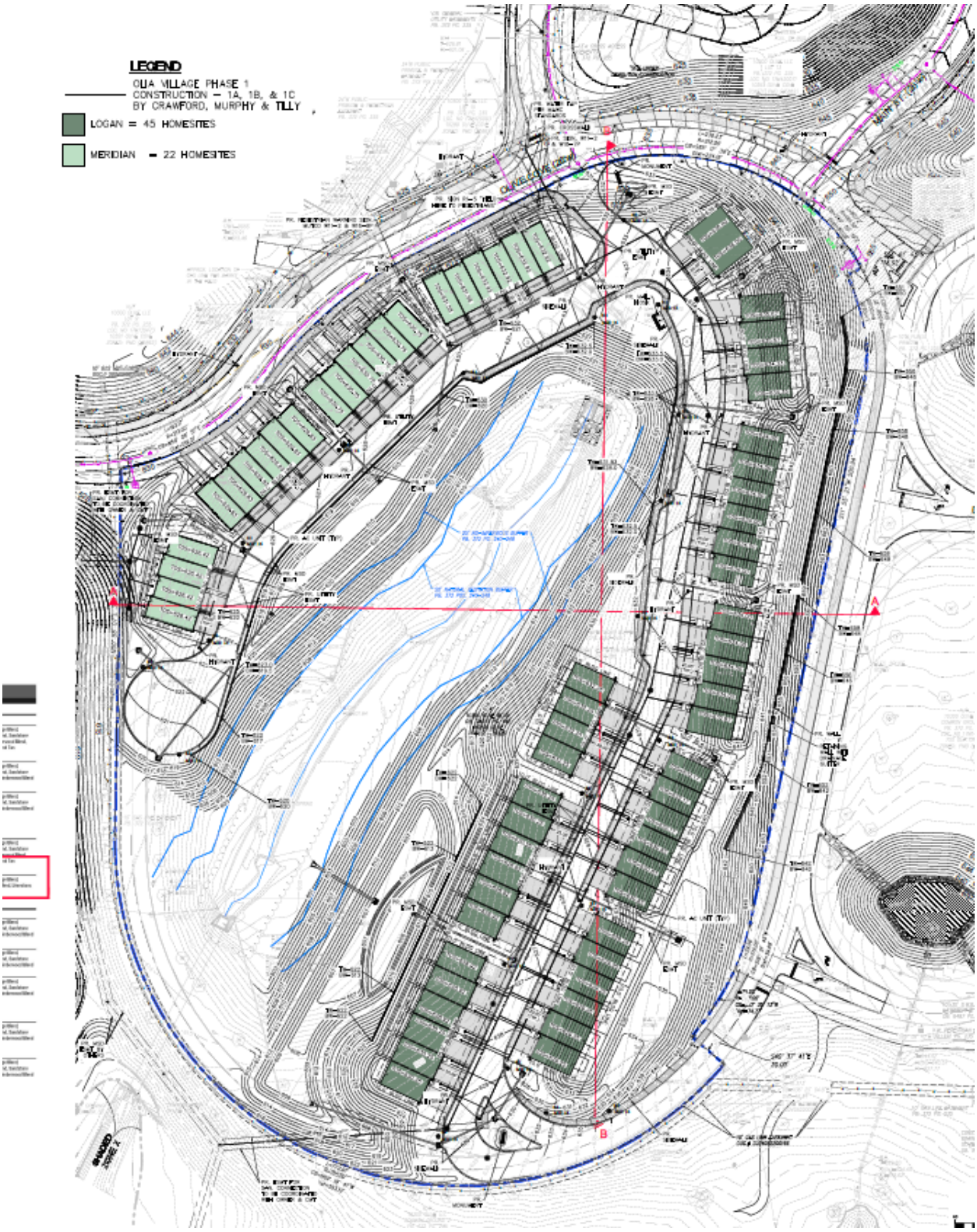
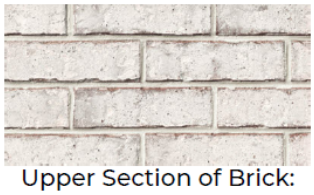


Figure 2: Proposed Lot 16 Site Development Plan for The Vale at Olia Village.



Upper Section of Brick:
Alpine Select

Lower Section of Brick:
Irongate

Figure 3: Proposed townhome elevations with proposed color palette shown below.

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

Direction	Use	Zoning District	Separated by
North	Commercial	Olia Village Planned Mixed Use Zoning District	Olive Cove
South	Single Family Residential	"B" Single-Family Residential Zoning District	Olia Village Common Ground
East	Bayer East Campus	"RO" Research Office Zoning District	N. Lindbergh Blvd
West	Single-Family Residential	"A" and "B" Single-Family Residential Zoning District	Olia Village Common Ground

PRELIMINARY SUBDIVISION PLAT REVIEW

Lot 16 is currently a single lot that is proposed to be subdivided into 67 new lots for The Vale at Olia Village townhome development. Section 405.390(G) *Planned Zoning Districts* requires a preliminary plat showing the property subdivided into separate lots be submitted in accordance with Chapter 410 *Subdivision and Development of Land*, as modified by approvals under Section 405.390 *Planned Zoning Districts* in conjunction with the submittal of the site concept plan, but in any event, must be submitted no later than in conjunction with the submittal of the applicable site development plan(s). The preliminary subdivision plat should provide sufficient information regarding a proposed subdivision of land to allow the Commission to evaluate the site development concept as it relates to the City's goals and objectives. The applicant is proposing 67 new lots for each townhome unit and a new cul-de-sac on the west side of the development and a through road connecting Olive Cove to Olia Drive on the east side of the development as well as two areas of common ground and two BMP areas for stormwater runoff.

Attachment B, the development standards for Olia Village Planned Mixed-Use Development Zoning District, regulates the lot size requirements for Category D-Residential Development, as a minimum lot size of 800 square feet per lot, minimum lot width of 15 feet and a minimum lot depth of 40 feet. The setback and building line requirements for Category D include a minimum front yard of 5 feet, a minimum side yard of 0 feet or 7 and a half feet, a minimum side yard of 5 feet, a minimum distance between buildings or unit clusters of 15 feet and no internal buffer yard required. Category D is also required to have no more than 20 units an acre with a minimum dwelling unit floor area of 750 square feet per unit.

The preliminary plat shows the boundaries of all 67 new lots with parcel information for each lot in a table on sheet C5.0. Lots 1-22 will include the “Meridian” townhome type and have a minimum lot size of 1,500 square feet, a minimum lot width of 20 feet, a minimum lot depth of 75 feet, side yards either 7.5 feet or 0 feet when attached to another townhome unit, a 5-foot front yard and 20-foot rear yard. Lots 23-67 will include the “Logan” townhome type and have a minimum lot size of 1,860 square feet, a minimum lot width of 24 feet, a minimum lot depth of 77.5 feet, side yards either 10 feet or 0 feet when attached to another townhome unit, a 20-foot front yard and 10-foot rear yard. The private streets within the development are shown at 24 feet wide or 34 feet wide when on street parking is provided.

Chapter 430 *Stream Buffer Protection Regulations*, Section 430.050 *Land Development Requirements* (A) *Buffer and Setback Requirements,* requires a 25-foot undisturbed natural vegetative buffer on both sides of any stream, measured from the top of bank, not depicted as a solid blue line on U.S.G.S maps, which would then require a 50-foot buffer on each side. Lot 16 is subject to this requirement and the buffers are shown appropriately on either side of the stream bank.

Tree Preservation

The Applicant’s tree protection and removal plan prepared by a professional landscape architect from Loomis Associates, indicates that there are 151 existing trees on site, of which 55 of the viable (excluding the dead and poor condition trees), are to be removed, thus representing 43.3% to be removed, with 72 trees to remain. Section 410.320: Tree Conservation requires that no more than 50% of the area of tree masses, and no more than 50% of eight-inch caliper trees shall be proposed for removal. It is anticipated that some of the trees to remain may get damaged, and will need to be removed during construction. If so, Section 410.320(A)(3) requires that they be placed at a 3:1 ratio. Section 410.300, Street Trees, requires that street trees shall be provided at one per thirty lineal feet of street frontage. The landscaping plans shows that 50 street trees will be installed in conformance with this requirement.

The preliminary plat provided meets all of the requirements of Attachment B, the development standards, and Section 410.110 *Preliminary Subdivision Plat*, where applicable. The subdivision indentures for Lot 16 have been submitted and reviewed by the City Attorney.

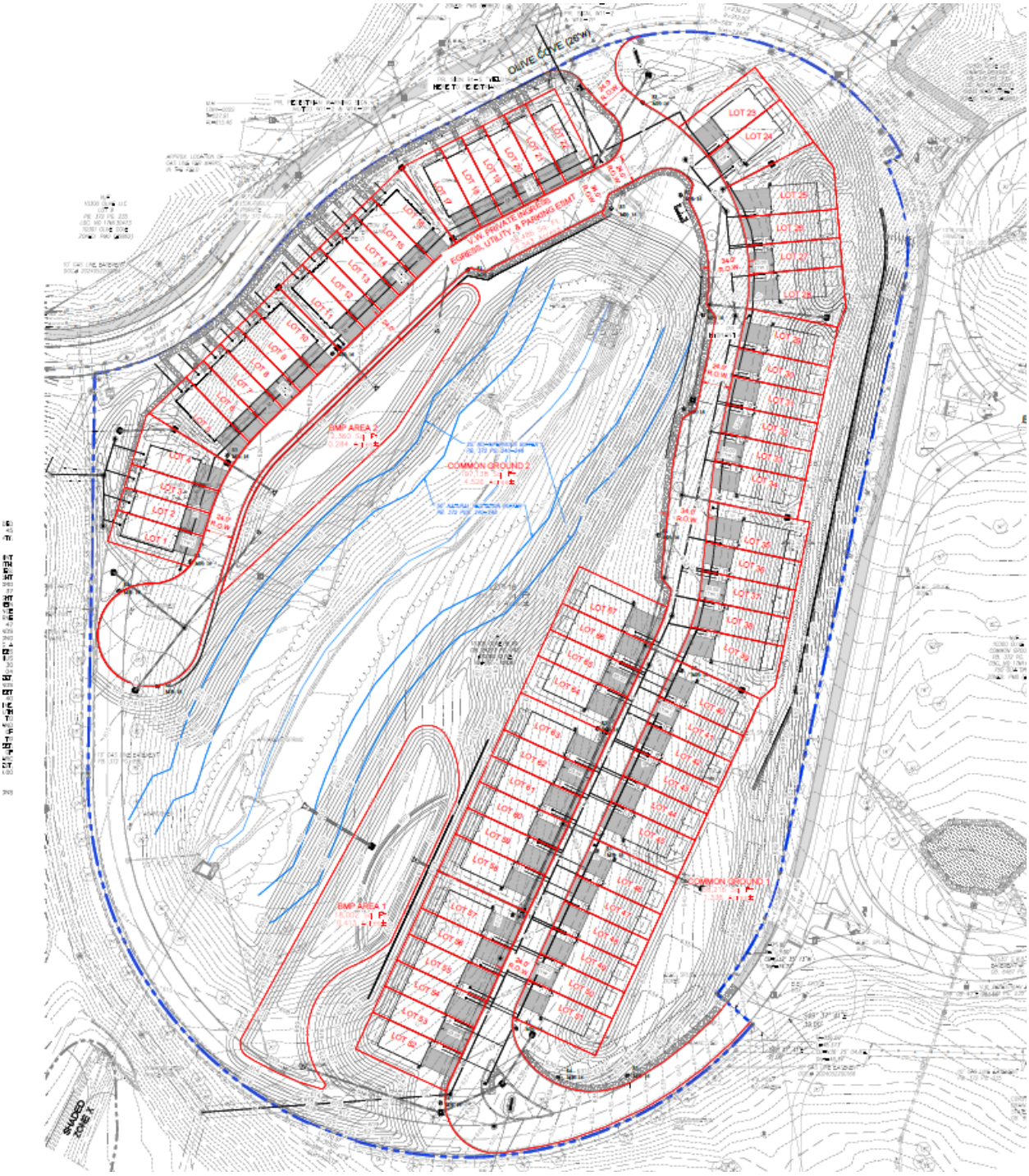


Figure 4: Preliminary Plat.

Figure 5: Tree Protection and Removal Plan.

ZONING REVIEW
Site Concept Plan Amendments

As part of the development of Lot 16 to accommodate The Vale at Olia Village townhome development, the Site Concept Plan for the Olia Village Planned Mixed Use Development zoning district, approved by amended Ordinance 5862, needs to be amended. The Site Concept Plan amendments include updates to the street plan, pedestrian plan, and tree preservation and replacement plan components of the Olia Village planned zoning district to include the development of Lot 16.

The Street Plan for the Olia Village Development, Sheet C-107, includes all streets throughout the development and has been amended to include the proposed private roadways internal to Lot 16. The internal streets include a cul-de-sac on the west portion of the site with the "Meridian" townhome types and a through street connecting Olive Cove to Olia Drive on the east portion of the site through the "Logan" townhome type lots.

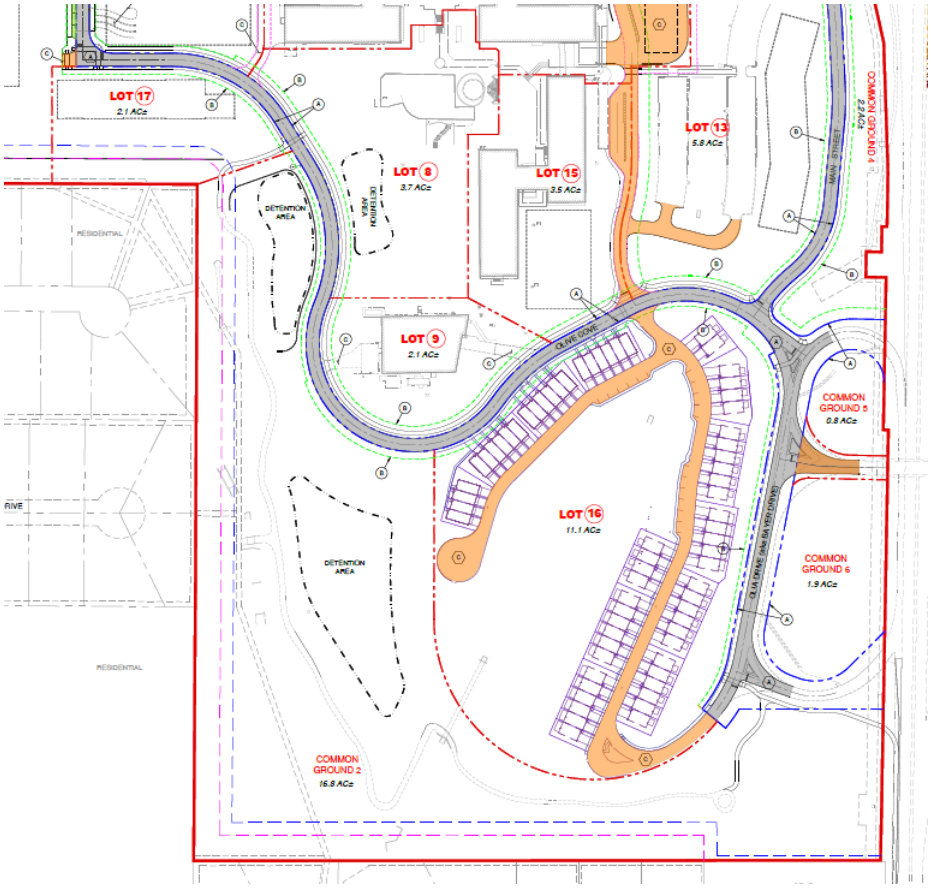


Figure 6: Updated Street Plan with Lot 16 Streets included.

The Pedestrian Plan for the Olia Village Development, Sheet C-108, includes all sidewalks, pedestrian paths and trails throughout the site and has been amended to include the proposed private and public sidewalks to be installed as part of Lot 16. A 6-foot-wide public sidewalk is proposed within the easement along Olive Cove providing direct access to lots 1-22. A 6-foot-wide private sidewalk is proposed internally to Lot 16 providing connections to the public sidewalk along Olive Cove through the site and connecting to the 8-foot wide, multi-use sidewalk along Olia Drive that extends throughout the Olia Village development. The private sidewalk is provided on one side of the through road on Lot 16 providing direct access to lots 52-67. Lots 23-51 do not have direct access to a sidewalk. Staff asked the applicant to provide direct sidewalk access to all units and the applicant stated that adding a sidewalk on the east side of the proposed internal drive would require the townhomes to shift closer to the retaining

wall behind lots 25-42 which would then have to be built taller. The applicant stated that the internal street is designed with a cross-slope of 2.0% for easy pedestrian crossing which would then provide access to a sidewalk across the street. If the Planning and Zoning Commission believes a sidewalk should be installed at this location, this is something that can be discussed with the applicant. Additionally, crosswalks are provided across Olive Cove and internally to facilitate pedestrian access throughout the site. These crosswalks will be painted and striped in a typical fashion.

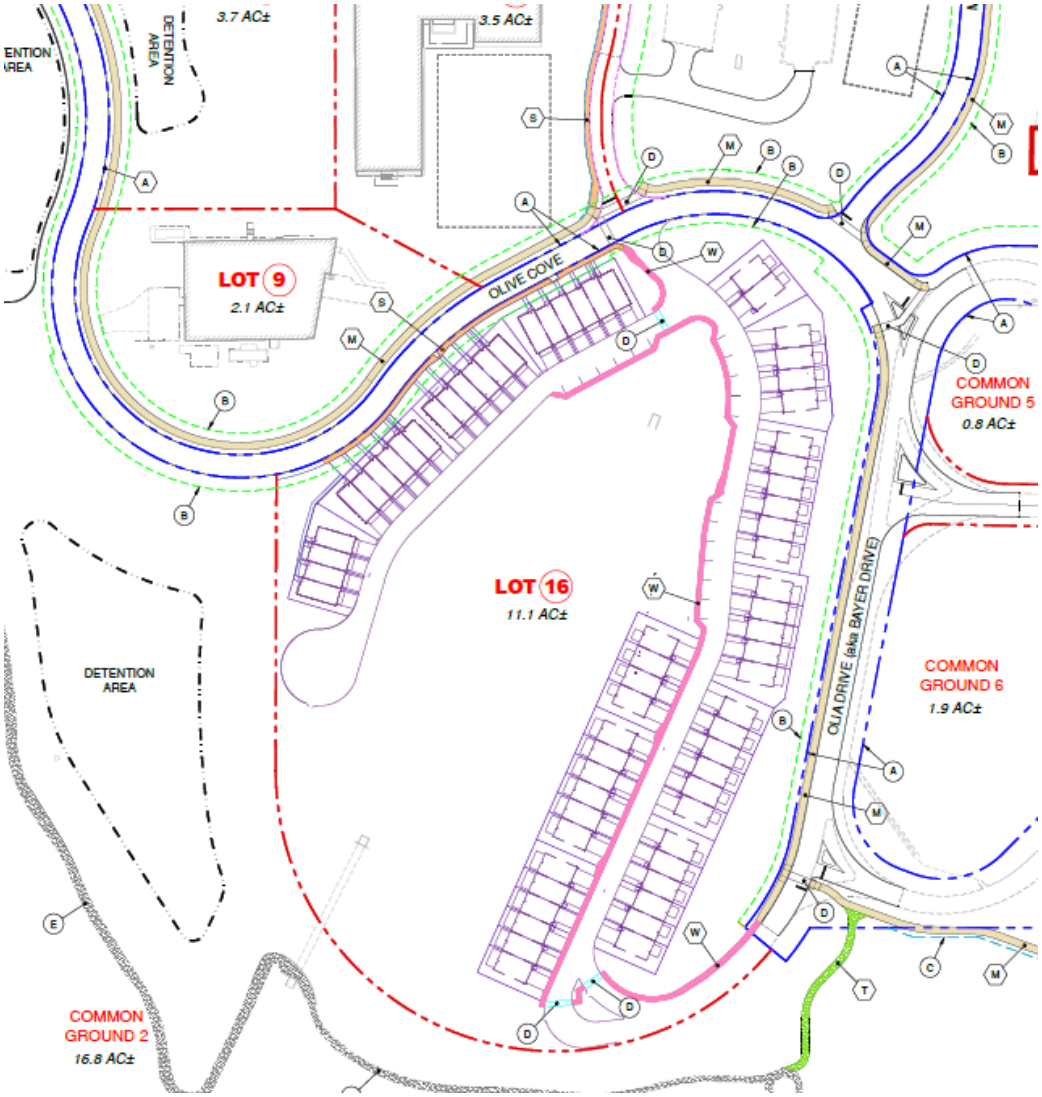


Figure 7: Updated Pedestrian Plan with Lot 16 sidewalks included.

The Tree Preservation Plan for the Olia Village Development, Sheet LD-100, includes all tree masses and individual trees on site, including which are remaining and which are to be removed, and has been amended to include tree removal on Lot 16. No tree masses will be disturbed on lot 16 but 55 viable individual trees will be removed and 154 trees will be installed. Throughout the entire site there will be a surplus of 362 individual trees above the required replacement trees on a 1 to 1 basis over the 50% removed.

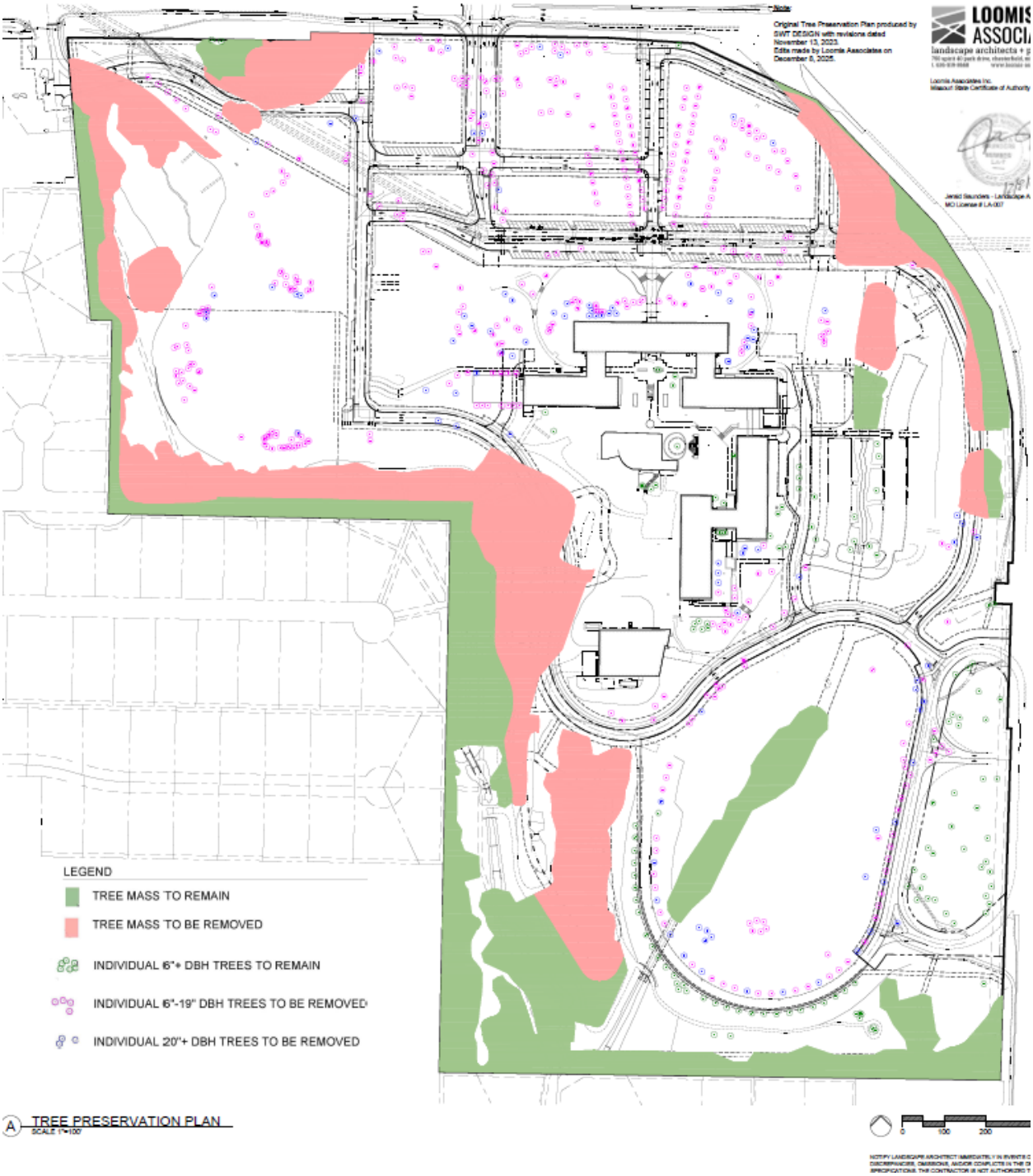


Figure 8: Updated Tree Preservation Plan with Lot 16 Tree Removals included.

Development Standards Text Amendment

In addition to the Site Concept Plan amendments, the language of the development standards, Attachment B, also needs to be revised to allow for a different radius for the secondary entrance to Lot 16 due to the topography of the site and the location of the existing Olia Drive roadway. The applicant submitted a request to amend the language of the development standards, Attachment B, as approved by amended Ordinance 5862. Item 13.f. Minimum Horizontal Radius of Centerline under "Private Street Design Standards" of Section K. "Public/Private Road Improvements Including Pedestrian Circulation" would be amended as follows:

I. Specific Criteria
  K. Public/Private Road Improvements, Including Pedestrian Circulation
    13. Private Street Design Standards
      f. Minimum Horizontal Radius of Centerline of one hundred-fifty (150) feet except for Lot 16 which shall have a minimum horizontal radius of centerline of eighty (80) feet.

This amendment would allow the applicant to construct the secondary access for The Vale on Lot 16 of Olia Village. This language and proposed roadway layout has been reviewed and approved by the City's Public Works staff. The Creve Coeur Fire District reviewed the proposed roadway layout and the resulting turn radius and have given their agreement of its layout.

Site Development Plan

The site development plan for Lot 16 includes the construction of 13 buildings with 67, 3-story attached townhome units, with internal sidewalks and roads on a 11.16-acre lot. The subject property, Lot 16, is zoned Olia Village Planned Mixed-Use Development District and its zoning requirements are governed by Attachment B as approved by amended Ordinance 5862. Within the PMD there are four sub-districts with their own sets of specific requirements including Sub-District Category A- Main Street Development (Lots 2, 4, 5, 6, 7, 11, 12), Sub-District Category B - Mixed-Used Development (Lots 1, 3, 8, 9, 13, 14, 15), Sub-District Category C - General Office Development (Lots 10 and 17), Sub-District Category D - Residential Development (Lot 16). The location of each subdistrict was shown on the approved Site Concept Plan. Lot 16 is within Sub-District Category D, Residential Development, and was designed to be developed for residential use by a separate developer. The developer will be subdividing the lot into 67 new lots and including two areas of common ground and two stormwater management BMP facilities on either side of the existing stream present in the middle of Lot 16. Staff finds the submitted site development plan for attached residential townhomes on Lot 16 is consistent with the Site Concept Plan for this portion of the Olia Village planned district.

Section B.4 of Attachment B limits buildings on Lot 16 to 3 stories or 40 feet in height if attached single-family dwellings or 2 ½ stories or 35 feet in height if detached single family dwellings. The townhome unit types are split into two, the "Logan" style and the "Meridian" style. Both styles are under 33 feet in total height and 3 stories. Both styles range from 2–6-unit clusters with garages on the first floor and living space above in the 2nd and 3rd floors.

Site coverage is determined for the entire site and not on a lot-by-lot basis. The maximum site coverage for the entire Olia Village development cannot exceed 60% but how the site coverage is divided up per lot is up to the developer. Staff has asked that the site development plan include the site coverage calculation for each site so that a running total may be reviewed at each submitted site development plan in order to calculate the total site coverage for the development, so far Lot 1 and Lot 16. Sheet C1.0 shows that Lot 16 has site coverage of 27.6% which is a total site coverage of 6.5% for the development, excluding the existing buildings but including the previously approved Lot 1. The maximum Floor Area Ratio (FAR) is determined for the entire site as well and cannot exceed 0.70. The proposed FAR for Lot 16 is 0.131

which represents a FAR of 0.041 for the development, excluding the existing buildings but including the recent Lot 1 approvals.

Landscaping

Sheet L1.01 provides the proposed landscaping for Lot 16. Section F, *Landscape and Tree Requirements* of Attachment B, outlines the requirements for landscaping within the Olia Village development. It requires that landscape plans for each parcel shall be coordinated and consistent with a Landscape Concept Plan for the applicable Category and that the plan should enhance the pedestrian experience, complement architectural features and provide shade. Lot 16 is not required to be provided with an underground irritation system, however, Staff has discussed with the applicant the condition that irrigation be installed for the landscaping in the development along exterior street frontages and around both entrances to the development.

The landscaping plan shows extensive landscaping throughout Lot 16. The existing individual trees that bordered the street to the south of the lot will remain after the street is demolished and create an existing buffer between the proposed townhome development and the adjacent Olia Village Common Ground. Street trees meeting the requirements of Section 410.300 *Street Trees* of Chapter 410 Subdivision and Development of Land of the city code are provided for a total of 50 new street trees. In addition to the street trees, 73 new deciduous trees will be installed around the units and on-street parking stalls provided throughout Lot 16. 81 new evergreen trees in a variety of types including Black Hills Spruce, Norway Spruce, Green Giant Arborvitae and columnar Juniper will be placed on site for screening purposes including around the bioretention areas, around the retaining wall, and at the ends of the lines of units. The Landscaping plan also includes a typical individual lot landscaping layout for each type of unit, 45 units for the "Logan" type and 22 units for the "Meridian" type. The landscaping provided on the Landscape Plan would appear to meet the requirements of Attachment B to enhance the pedestrian experience, complement architectural features and provide shade.

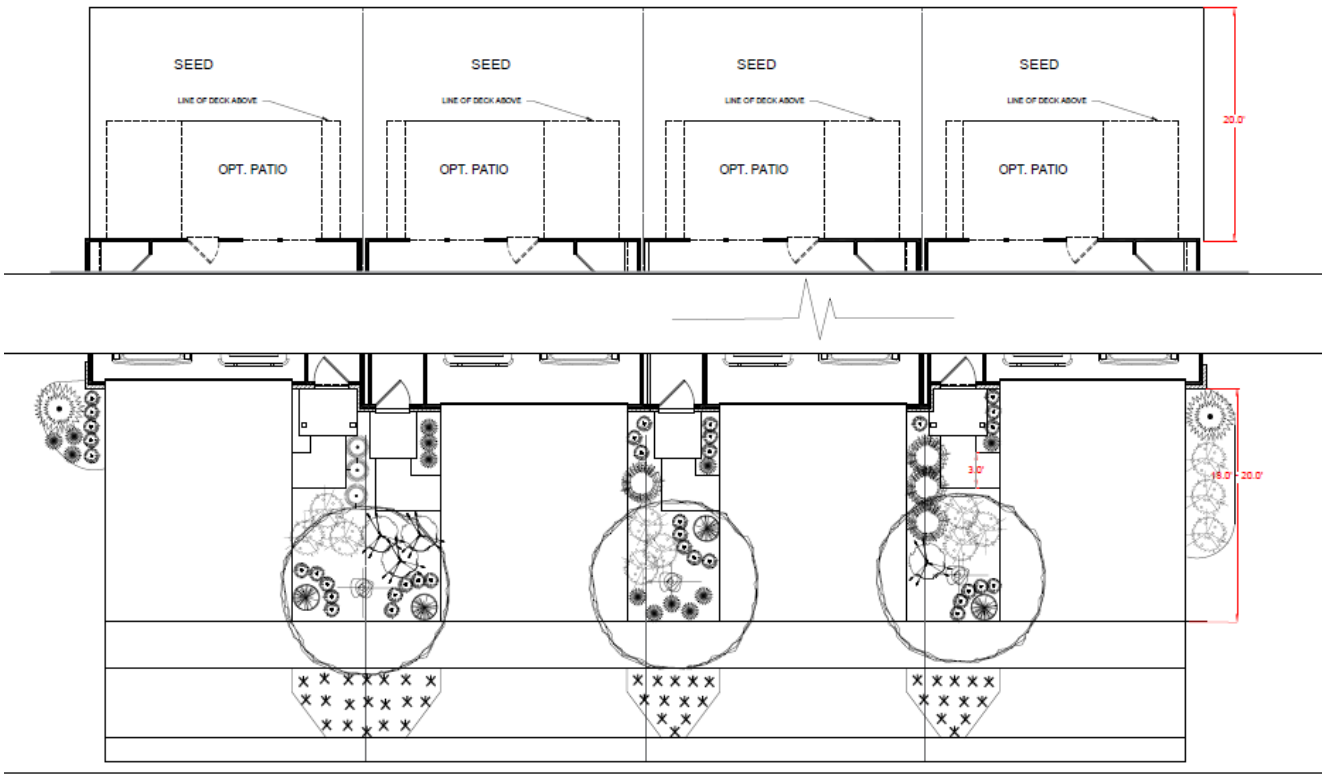


Figure 9: Example Typical Landscaping Plan per Unit.

Figure 10: Landscape Plan.

Lighting

Lighting requirements for the development are regulated by Attachment B, Section H. *Light Requirements,* which requires a lighting plan in accordance with the City of Creve Coeur code be provided. The photometric plan provided shows that the light levels will exceed 1.0 footcandles at the property line for Lot 16 but given that Lot 16 is buffered by common ground from the existing single-family residential uses to the south and no plans for additional lighting in this area are proposed, Staff is not concerned that the light levels will be greater than 1.0 foot candles at the property line for the Olia Village development, as required by Section 405.680. The total height of the light poles, when measured from the bottom of the base to the top of the light fixture, will be 16 feet. The proposed fixture heads are fixed downcast and shielded. The plans include a note that the color temperature will be a max of 3,000 Kelvin for the exterior lighting to meet with the new requirements of Section 405.680.

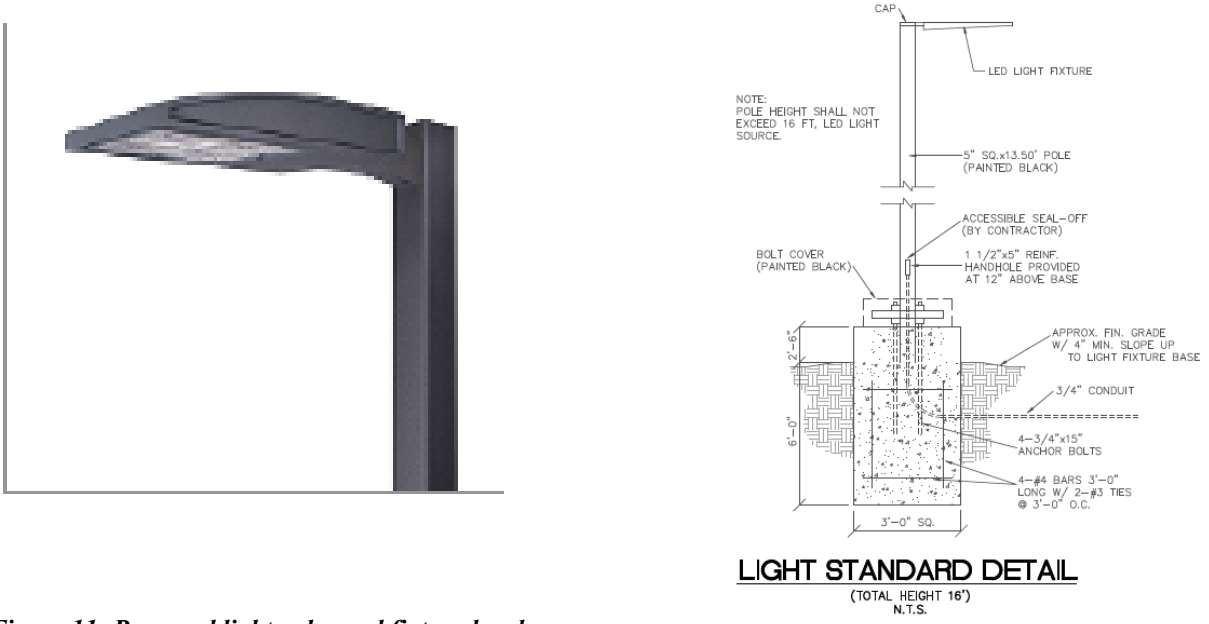


Figure 11: Proposed light poles and fixture heads.

Exterior Elevations Design and Materials

There are two townhome types, the "Meridian" and the "Logan" proposed for Lot 16. Both options are 3 story units with garages on the first level. The "Meridian" has garage entry on the back of the unit while the "Logan" has garage units on the front of the unit. The "Meridian" units face Olive Cove and the "Logan" units are interior facing within Lot 16. The primary material for all unit types on the front elevations is brick. The side and rear elevations will be fiber cement lap siding. The 1st floor will be a darker brick in shade "Irongate" and the 2nd and 3rd floors will be a lighter brick in shade "Alpine Select." Staff has asked that the brick return completely on each side where the building is at the end of the row of buildings. This applies to lots 1, 22, 23, 51, 52, and 67. Buildings that are interior will not be required to carry the brick material to completely cover the side. The doors will be painted with a choice from colors in a warm color palette. The garage doors and trim elements will be a dark brown color. The color palette is consistent with what was proposed in the Site Concept Plan for Olia Village and the requirements of Attachment B, Section I.

Section I.2. Architectural Elements, of Attachment B states that building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance. The

primary façades of both unit types include a variety of articulation including the use of window patterns and bay window elements, plane breaks including some units being set forward slightly to break up the longer facades and material color changes that help to break up the 3-story height of the buildings. Overall, the townhome buildings are well-designed and incorporate the color palette originally approved for the Olia Village development. Mechanical units will be placed either behind the buildings or at the ends of each building. The trash for each unit will be handled individually and picked up by a trash service. No dumpsters are proposed for this development.

Figure 12: Proposed color pallet.

Figure 13: Meridian townhome type.

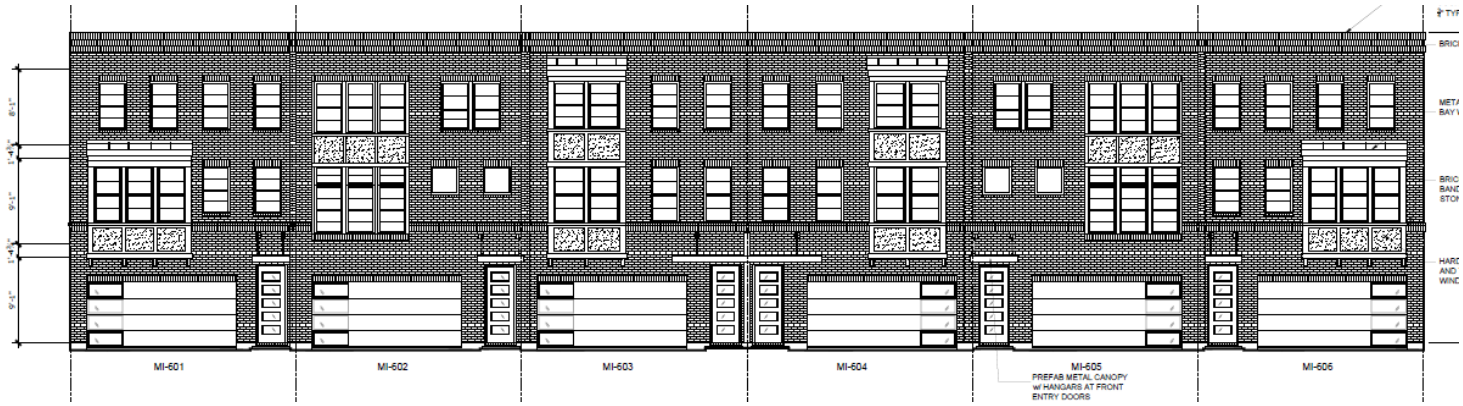


Figure 14: Logan townhome type.

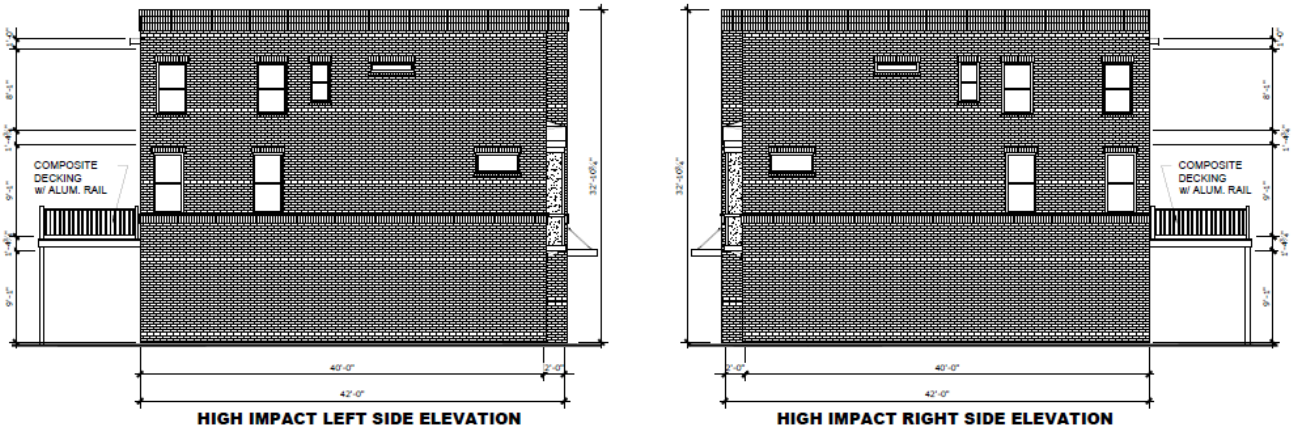


Figure 15: Full Brick Return on End Units.

Figure 16: Colored elevation rendering of the Meridian type.

Figure 17: Mail Kiosk for The Vale at Olia Village.

Parking Requirements

The required parking for this development is guided by Attachment B, Section E. *Parking and Loading Requirements.* The required parking for the entire Olia Village PMD District is determined collectively for the entire District and not on an individual lot or sub-district basis. The required parking is calculated cumulatively per phase of development based upon the sum of the square footage of individual land uses at the rate required by the City of Creve Coeur Zoning Code with a 15% reduction in the total number of spaces for all districts except for Sub-District Category D-Lot 16, which has to provide parking based on the rate required by the City of Creve Coeur Code. Section 405.820(B)(2)(a) *Required Off-Street Parking Spaces* require one- and two-unit structures to provide 2 parking spaces per dwelling unit. The attached townhomes are single-family units so 2 parking spaces are required for each of the 67 units for a total of 134 spaces required. The garages are designed to fit one or two cars and the driveways can fit additional vehicles, meeting the requirement for 2 parking spaces for each unit. In addition, 15 guest parking spaces are provided for a total of 149 parking spaces for the development.

Stormwater

Stormwater collection has been designed for the entire Olia Village development in the form of multiple detention basins and is part of the scope of work for Phase 1 with construction on-going. The Site Development Plan includes on-site water quality and channel protection volume requirements in the form of two new BMP areas constructed on either side of the stream bank buffers adjacent to the existing stream in Common Ground 2. Stormwater will be collected throughout the site via inlets and piped underground to the BMPs for water quality. The stormwater management systems were designed per MSD and Creve Coeur regulations. Public Works Staff has preliminary reviewed the proposed stormwater mitigation and have no comments at this stage of design.

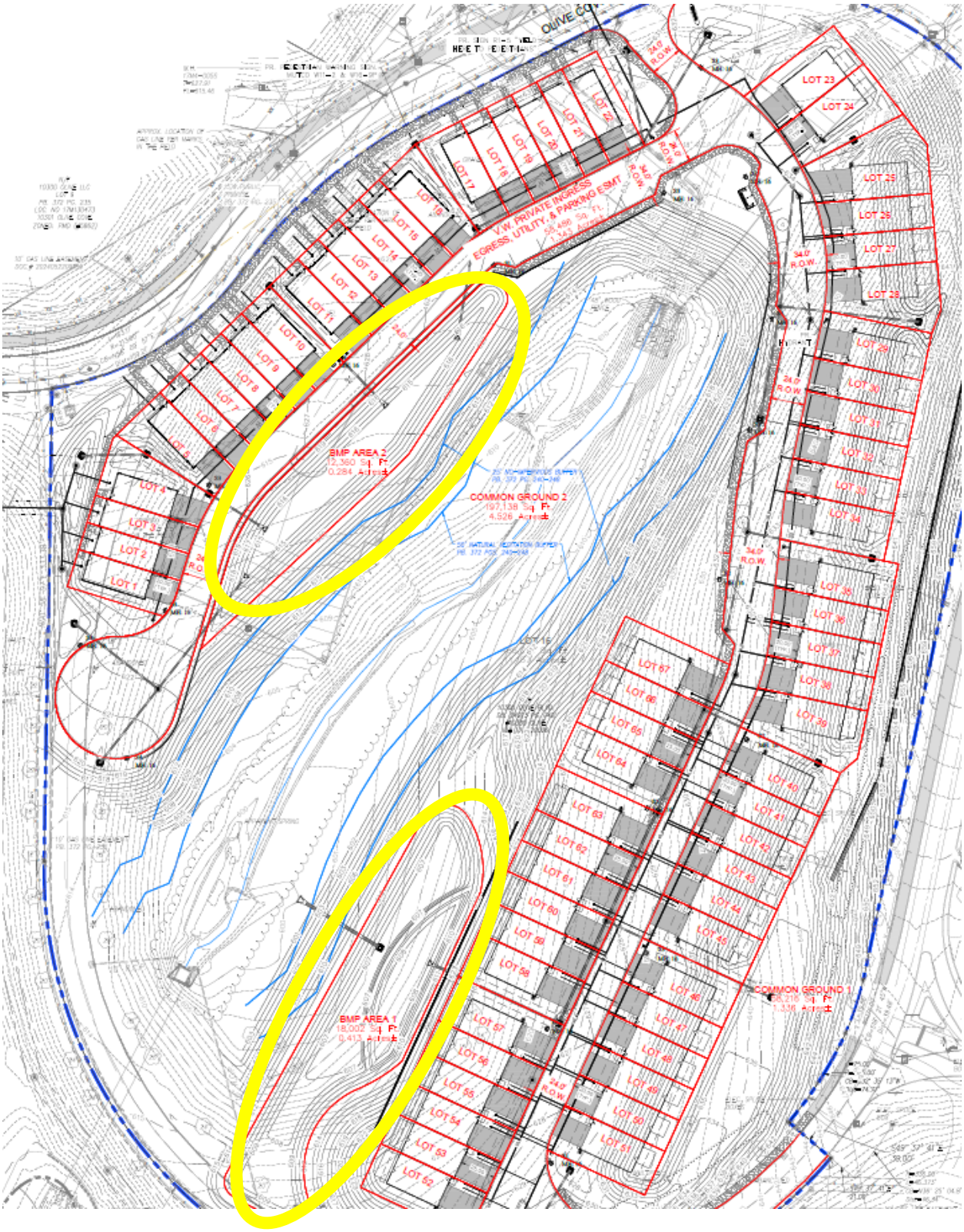


Figure 18: Proposed BMP area highlighted in yellow.

Subdivision Signage

Signage for the Olia Village development will be handled by a separate permit through a Master Signage Plan which will come before the Planning and Zoning Commission for review and recommendation to City Council for approval. The applicant is showing the location of the subdivision entry signs for The Vale at Olia Village on the plans and has included a low monument sign rendering showing a 6-foot-tall sign with a brick base to match the materials of the Lot 16 development. Per Section 405.940(B), residential development signs must be approved by the Planning and Zoning Commission through the site development plan process. Staff has added a condition of approval that the low monument signs be approved with final design and materials to be approved by Staff.

Figure 19: Proposed Residential Development Sign .

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the Lot 16 Site Development Plan substantially meets with the approved Olia Village Site Concept Plan, as amended by this proposal, and the requirements of the Olia Village Development Regulations, as well as with the City's applicable Zoning Regulations, subject to the following conditions and any further discussion by the Planning and Zoning Commission.

The following are the recommended conditions of approval for the Site Concept Plan amendments and the amended Development Regulations for Olia Village:

1. All requirements of Amended Ordinance No. 5862 shall remain in effect as hereby amended.
2. Pursuant to Section 405.390.K.2., the applicable components of the amended Site Concept Plan shall be recorded in the office of the St. Louis County Recorder of Deeds and proof of recording shall be provided to the City prior to any permits being issued.

The following are the recommended conditions of approval for the Lot 16 Site Development Plan:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations of the townhomes shall be in substantial conformance in design, color and materials, with the "Meridian and Logan Modern Industrial Elevations" received December 8, 2025, as bound together and submitted in conjunction with Application #25-028 by Fischer Homes, except as modified below.
2. The Applicant shall submit Site Improvement Plans, showing all exterior grading and site improvements, to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received December

8, 2025, as bound together and submitted in conjunction with Application #25-028 by Stock & Associates, except as modified below.

3. The building elevations on Lots 1, 22, 23, 51, 52, and 67 as depicted on the site development plan and preliminary plat shall have brick returns on the full side exterior elevations.
4. A Final Landscape Plan shall be submitted with the Building Permit and Site Improvement Permit applications for Staff review and approval in substantial conformance with the Concept Landscape Plan received December 8, 2025, by Loomis Associates. The Final Landscape Plan shall provide irrigation within the common ground areas along the exterior street frontages and at both entries. All landscaping shall be maintained per the approved Landscape Plan and any 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.
5. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance or Section H. Light Requirements of the Olia Village Development Standards, as appropriate, and the provided photometric plan for the entire site received December 8, 2025.
6. The subdivision entry signs, as shown on the plans, one located at each entrance to the subdivision, are approved subject to landscaping being provided at the base of each sign and final design approval by staff in association with the sign permit application. After final approval by staff, these residential development signs shall be incorporated into the overall Olia Village Master Sign Plan.
7. A final subdivision plat and accompanying subdivision declaration for The Vale at Olia Village shall be submitted for Planning and Zoning Commission and City Council approval pursuant to Section 410.140 of the Subdivision Code and Section 405.390.H. of the Zoning Code prior to issuance of any building permits.
8. Pursuant to Section 405.390.N. the site development plan shall be valid for a period of twelve (12) months from the date of approval. Within such period a building permit shall be obtained, and substantial construction commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission may grant extensions regarding the validity of a site development plan not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission shall have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication.

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all development standards provided by Amended Ordinance No. 5862 and those of any other applicable City regulations. This application does substantially meet all applicable codes for the Olia Village Planned Mixed Use Development Zoning District, subject to the following suggested conditions of approval:

1. A final plat for the Vale at Olia Village shall be submitted for review by the Planning and Zoning Commission with approval of the final plat by the City Council.

ACTION

If the Planning and Zoning Commission finds the Site Development Plan application and proposed Draft Resolution, and Site Concept Plan Amendments to be in conformance with the Site Concept Plan, regulations of the Zoning Code and Attachment B, it may vote on a recommendation to the City Council. Any changes to the motion or Draft Resolution should be discussed and made by separate actions.

Approval of the Prelimianry Plat must be made by separate motion listed below.

MOTIONS

The following is an example of an appropriate motion for the Site Development Plan and Site Concept Plan Amendment application:

> "I move to recommend approval of the Site Concept Plan and Development Regulations Amendments and the Site Development Plan for Olia Village Lot 16 at 10300 Olive Boulevard, and draft resolution subject to the conditions discussed in the Staff Report for the meeting of December 15, 2025" (conditions may be added, eliminated, or modified by preceding motion).

Action on the Preliminary Plat will be in the form of a motion for approval as presented, or approval with additional conditions, to meet all technical requirements. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

> "I move to approve The Vale at Olia Village preliminary plat with the conditions outlined in the staff report for the subdivision at Lot 16 of the Olia Village Planned Mixed Use Development as shown in the Preliminary Plat, received December 8, 2025, as part of Application #25-039. (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Final Plat for Planning and Zoning Commission review and approval by the City Council. The Subdivision Improvement Plans will be submitted at a later date once the lots have been sold for development and will be subject to the conditions listed above.

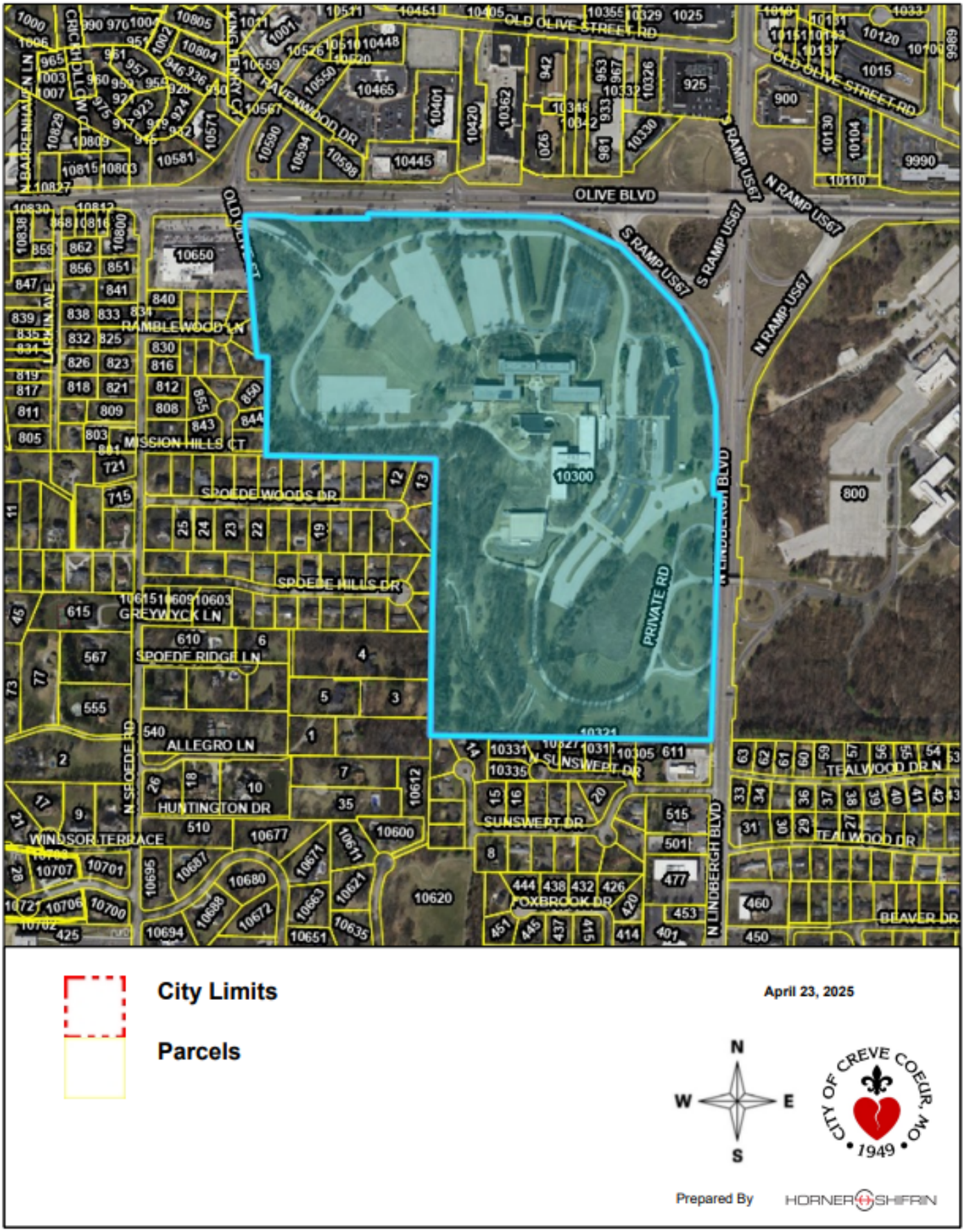
APPENDIX 1: COMPREHENSIVE PLAN

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.

Aerial Photo



A REQUEST FOR TEXT AMENDMENT TO ORDINANCE #5862

Date: November 12, 2025

(Stock Project No. 2022-7304)

On behalf of Jack Matthews Development and Grand Communities, LLC, Stock and Associates Consulting Engineers Inc, respectfully requests the City of Creve Coeur's consideration in a "Text Amendment" to City Ordinance No. 5862. Our request is to amend item 13.f. Minimum Horizontal Radius of Centerline under "Private Street Design Standards" of Section K. "Public/Private Road Improvements Including Pedestrian Circulation" within Attachment B to include language specific for Lot 16 Olia Village as recorded in Plat Block 372 page 235. Ordinance 5862 currently stipulates in Attachment B - Section I.K.13. f. private streets shall be designed to a minimum horizontal radius of centerline of one hundred-fifty (150) feet. We seek to add the below language to Attachment B:

I. Specific Criteria
   K. Public/Private Road Improvements, Including Pedestrian Circulation
      13. Private Street Design Standards
         f. Minimum Horizontal Radius of Centerline of one hundred-fifty (150) feet except for Lot 16 which shall have a minimum horizontal radius of centerline of eighty (80) feet.

The request would allow Grand Communities, LLC to develop and construct the required secondary access for the proposed residential community, The Vale, on Lot 16 of Olia Village. We greatly appreciate the City's consideration on this item.

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

MEMORANDUM

DATE: January 26, 2026

TO: Mayor and City Council

FROM: Jason Jaggi, Director of Community Development

CC: Sharon Stott, Interim City Administrator

SUBJECT: **PGAV Planners, Task Order No. 2 Amendment, Bayer East Campus Comprehensive Plan Update**

RECOMMENDATION:

To approve an amendment to Task Order Number Two with PGAV Planners in an amount not to exceed $10,000.

PROJECT FUNDING (If Applicable):

Resolution No. 1785 authorized a task order with PGAV Planners in the amount of $60,000 with up to $5,000 in reimbursable costs. The proposed task order amendment would increase that amount up to $10,000 to cover expenses related to additional meetings by PGAV Planners at the Planning and Zoning Commission and City Council.

BACKGROUND INFORMATION:

Bayer is soliciting offers to sell approximately 91 acres of their 151-acre Bayer East campus. The City's current comprehensive plan does not contemplate any significant changes to the Bayer East campus. On March 25, 2025, the City Council approved a Task Order with PGAV Planners to assist the City with the preparation of a comprehensive plan update. The process began in April 2025 and is nearing completion. The original scope of services included two open houses and one meeting to present the final draft of the plan to the Planning and Zoning Commission. As the planning process has progressed, it is necessary for PGAV Planners to attend additional meetings beyond the original scope of services. These additional meetings include presenting the initial draft at P&Z in work session format and a follow up meeting at P&Z, if needed. In addition, a meeting at City Council is included to present the incentives policy guide and a follow up meeting at City Council, if necessary.

BID SUBMITTALS (If Any):

N/A

PROJECT SCHEDULE (If Applicable):

The following meeting schedule is proposed to complete the plan update:

- Present the initial draft at the Planning and Zoning Commission (2/2/26)
- Present the final draft and public hearing at the Planning and Zoning Commission (3/2/26)
- Present the final draft at the Planning and Zoning Commission, if necessary (3/16/26)
- Present the Incentive Guidelines at City Council (1/26/26)
- Present the revised Incentives Guidelines at City Council, if necessary (2/9/26)

ATTACHMENTS:

- Resolution No. 1785 with Task Order Number 2 and Scope of Services for Comprehensive Plan Update
- Amendment to Task Order Number 2 in the amount not to exceed $10,000.

RESOLUTION NO. 1853

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING EXECUTION OF AN AMENDMENT TO THE TASK ORDER AGREEMENT UNDER THE MASTER SERVICES AGREEMENT BETWEEN THE CITY OF CREVE COEUR, MISSOURI AND PGAV PLANNERS

WHEREAS, Bayer intends to sell approximately 91 acres of their 151-acre Bayer East campus and is soliciting offers from developers; and

WHEREAS, the City of Creve Coeur's adopted comprehensive plan does not contemplate any significant changes to the Bayer East campus; and

WHEREAS, an update to the City's comprehensive plan is necessary in light of these changes to the status of the Bayer East campus to establish land use goals and recommendations for this property, located with the boundaries of the 39 North District; and

WHEREAS, on April 24, 2023, the City Council approved Resolution No. 1639 regarding a Master Services Agreement with PGAV Planners for planning and development financing services;

WHEREAS, on March 24, 2025, the City Council approved Resolution No. 1785 with PGAV Planners for an update to the Comprehensive Plan for the Bayer East Campus in the amount not to exceed $60,000 with up to $5,000 in reimbursable costs; and,

WHEREAS, attendance, preparation and follow up edits for up to five (5) additional Planning and Zoning Commission and City Council meetings by PGAV Planners are required to complete the process as provided in the amendment to Task Order Two in the attached proposal dated January 12, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: Amendment to Task Order Number Two between **PGAV Planners** and the City of Creve Coeur, attached hereto as "Exhibit 1" to provide additional planning services to the City of Creve Coeur is hereby approved and the City Administrator is authorized to execute same. The fee for services shall not exceed $10,000.00. The agreement as executed shall be in the form of such exhibit with such changes as are consistent with the provisions and intent of this Resolution and necessary to achieve the purposes hereof. 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.

RESOLUTION NO. 1853

ADOPTED THIS 26TH DAY OF JANUARY, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

January 12th, 2026

Jason Jaggi
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Jason,

In accordance with the City of Creve Coeur's (the "City" or "Client") request for additional support related to the Comprehensive Plan, PGAV Planners, LLC ("PGAV" or "Consultant") is pleased to provide this Amendment to Task Order Number Two (see attached). The scope outlined below is intended to supplement the ongoing effort. This letter includes the following:

1. Scope of Services
2. Deliverables
3. Timing
4. Professional Fees and Reimbursable Expenses
5. Notices
6. Termination
7. Agreement

Scope of Services
PGAV will provide the City with several additional meetings including all prep work and necessary edits following the meetings. These required additional meetings allowed the city to capture additional engagement, elongate the process to keep Elected Officials involved and up to date, and result in a better final deliverable. These services are intended to supplement the ongoing Comprehensive Plan Update process as described in Task Order Number Two and ensure sufficient opportunity for Commission and Council review and input.

Deliverables
The deliverables associated with scope of services include preparation of materials for, attendance at, and follow up edits for the following:

- One (1) meeting with Planning & Zoning Commission to present Plan Draft at Work Session (tentatively scheduled for February 2nd)
- One (1) meeting to present the final draft of the Comprehensive Plan Update to the Planning & Zoning Commission at the Public Hearing (tentatively scheduled for March 2nd)
- One (1) additional meeting with Planning & Zoning if necessary (tentatively scheduled for March 16th)
- One (1) meeting with City Council to present Incentive Guidelines (tentatively

scheduled for Jan 26th)
- One (1) additional meeting with City Council if necessary (tentatively scheduled for February 9th)

Timing
PGAV will complete the work in Q1 2026.

Professional Fees and Reimbursable Expenses
PGAV will perform the work outlined in the scope of services for a cost not-to-exceed ten thousand dollars ($10,000). Fees invoiced will be submitted on a monthly basis in proportion to the amount of work completed.

Notices
The relationship between PGAV and the City is one that requires confidence, an ability to work well together, the need to promptly share and evaluate pertinent information, and a willingness to communicate and to respond in a timely manner. If either party believes its expectations or its needs for information from the other party (or within the other party's control) are not being met in a satisfactory manner, each party agrees to notify the other party about the shortcoming. The purpose of such notices is to stimulate timely communication and avoid disputes. A notice from one party to another may be a telephone call or electronic mail.

Termination
This Agreement may be terminated by either party upon not less than seven days written notice given by registered mail to the above-named persons. In the event of termination, PGAV may submit a final invoice to the City covering (a) actual fees accrued by PGAV at the date of termination, calculated at PGAV's standard hourly rates since the date of the last invoice, plus (b) the amount for Additional Services performed by PGAV through the date of termination as authorized under this Agreement, plus (c) reimbursable expenses of PGAV incurred under the performance under this Agreement through the date of termination.

Agreement
This letter, when countersigned by a duly authorized representative of the Client will serve as the entire Agreement for the services outlined herein.

Thank you for the opportunity to work with you on this Project.

On Behalf of:	Accepted:
Andy Struckhoff President PGAV Planners	Sharon Stott Interim City Administrator City of Creve Coeur, MO

RESOLUTION NO. 1785

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING EXECUTION OF A TASK ORDER AGREEMENT UNDER THE MASTER SERVICES AGREEMENT BETWEEN THE CITY OF CREVE COEUR, MISSOURI AND PGAV PLANNERS

WHEREAS, Bayer intends to sell approximately 91 acres of their 151-acre Bayer East campus and is soliciting offers from developers; and

WHEREAS, the City of Creve Coeur's adopted comprehensive plan does not contemplate any significant changes to the Bayer East campus; and

WHEREAS, an update to the City's comprehensive plan is necessary in light of these changes to the status of the Bayer East campus to establish land use goals and recommendations for this property, located with the boundaries of the 39 North District; and

WHEREAS, on April 24, 2023, the City Council approved Resolution No. 1639 regarding a Master Services Agreement with PGAV Planners for planning and development financing services;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: Task Order Number Two between **PGAV Planners** and the City of Creve Coeur, attached hereto as "Exhibit 1" to provide planning services to the City of Creve Coeur is hereby approved and the City Administrator is authorized to execute same. The fee for services shall not exceed $60,000.00 with an additional $5,000.00 authorized for reimbursable expenses. The agreement as executed shall be in the form of such exhibit with such changes as are consistent with the provisions and intent of this Resolution and necessary to achieve the purposes hereof. 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 24TH DAY OF MARCH, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

CITY OF CREVE COEUR, MO • 1949 •

ATTACHMENT A

TASK ORDER NUMBER TWO

In accordance with the Master Services Agreement between the City of Creve Coeur, Missouri (the "City"), and PGAV Planners, LLC. ("PGAV") dated April 27, 2023, this Task Order Number Two ("Task Order") serves as the written authorization to PGAV to provide the services described herein, in accordance with the attached work schedule and compensation structure.

I. SCOPE OF SERVICES

The scope of services to be performed pursuant to this Task Order (the "Scope of Services") are as described in Exhibit A attached hereto, which describes the work to be performed and the schedule within which the work shall be delivered. PGAV shall furnish all labor, materials, supplies, equipment, supervision, and services necessary for and incident to the delivery of the Scope of Services. PGAV represents that it has thoroughly reviewed the Scope of Services and the Master Services Agreement and that it accepts the Task Order and the conditions under which the Task Order is to be performed.

II. INFORMATION TO BE PROVIDED BY THE CITY

Depending upon where such information may be located and maintained, the City will provide to PGAV available data as follows:

1. Data and/or contact persons who may provide information regarding the Site (as defined in Exhibit A) including the offering document, existing conditions, and/or site analyses.

2. Access to comprehensive plan, City ordinances and design guidelines via City web.

3. Data which the City has or which may be readily acquired without extensive research which may assist in conducting the work as outlined in Exhibit A, including information regarding, but not necessarily limited to, existing master development plans or conditional use permits, reviews of staff or consultants; and

4. The services of the City Attorney, the City Clerk, Community Development Director, or other staff, if necessary, for review of preliminary documents prepared by PGAV and assistance in establishing meetings with the City Council, Planning and Zoning Commission, property owners or developers (or their representatives), or other parties as may be required to conduct the work. PGAV acknowledges that it will not be a client of the City Attorney and all work by the City Attorney shall be solely on behalf of the City.

III. NOTICES

The relationship between the City and PGAV necessitates mutual trust, effective collaboration, prompt sharing and evaluation of relevant information, and a commitment to timely communication and responsiveness. If either party feels that their expectations or information needs (pertaining to the other party or within their control) are not being adequately met, they agree to inform the other party about the issue. The objective of such notices is to encourage prompt communication and to prevent disputes. A notice can be delivered through a phone call, email, fax, express, or postal service.

The project representatives are Andy Struckhoff, President of PGAV, and Jason Jaggi, Director of Community Development for the City of Creve Coeur, Missouri. PGAV staff assigned will include members of our team as appropriate to the work. A party may designate a new project representative by sending a notice of the change to the other party.

IV. PROJECT STAFFING & MANAGEMENT

PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in this Agreement and within each Task Order.

V. FEE AND METHOD OF COMPENSATION

A. Compensation shall be made to PGAV on an hourly basis in accordance with the hourly rates as set forth below. The overall fee for the services as set forth herein shall not exceed $60,000 exclusive of reimbursable expenses.

B. PGAV's standard hourly are as set forth at right. Any invoice issued for an assigned task will be based on the hourly rate of the PGAV staff involved in conducting the assignment. PGAV's standard hourly rates shown at right are subject to change once per year. PGAV's hourly rates subject to this agreement shall not be changed without the City's written consent.

Project Staff	Hourly Rate
President	$290
Vice President	$260
Senior Director	$235
Associate Director	$235
Senior Project Manager	$220
Project Manager	$185
Project Planner	$160
Planner	$130
Intern	$65
Administrative/ Technical Assistance	$95

C. Reimbursable expenses will consist of mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV.

D. If the City fails to make payment due to PGAV for services and reimbursable expenses within 60 days after receipt of our initial statement, PGAV will suspend services under this agreement until PGAV has been paid in full the amounts due for services and expenses.

E. If for any reason the City determines that a task properly initiated under the terms of this Agreement should not proceed, the City will inform PGAV in writing that they wish to terminate the task. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the work performed to the date of termination in accordance with the hourly rate schedule herein for the classification of personnel involved with the work plus any reimbursable expenses which have been incurred by PGAV to that date.

VI. TIMING

This Scope of Services is to be performed over a six (6) month planning process upon approval of the Task Order by City Council, for completion by October 1, 2025.

VII. OWNERSHIP OF DOCUMENTS

PGAV agrees that any and all reports prepared, and conclusions reached hereunder, may be designated by the City as being for the confidential information of the City and that neither PGAV nor any member of the PGAV staff will disclose any such designated confidential materials with any person whatsoever, other than the City or their authorized representatives, except when called upon to testify in relation to such report or conclusion under oath in a judicial forum, or as may be otherwise required by law. PGAV will cooperate with the City regarding compliance with Federal or State "sunshine law" provisions. The City will have sole ownership of all documents, reports, maps, etc. prepared under this Agreement, including rights of copying and distribution.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this 16 day of April, 2025.

ATTEST:

CITY OF CREVE COEUR, MISSOURI

Mark Perkins
City Administrator

ATTEST:

PGAV PLANNERS, LLC

Andy Struckhoff
President

EXHIBIT A

SCOPE OF SERVICES

I. General Description

1. With the potential change in ownership of 92-acres of the current 151-acre East Bayer Campus (the "Site") (outlined in red in the image below), an update to the City's Comprehensive Plan, Creve Coeur 2030 (the "Comprehensive Plan Update") is needed.

East Bayer Campus; the Site, highlighted in red.

The focus of the plan update is to identify appropriate future land uses and development objectives in order to position the Site to positively contribute to the City and the future development of the 39 North AgTech District. PGAV will perform the following tasks:

II. Site Analysis

1. Identify existing conditions and characteristics of the Site including uses, access, topography, flora and fauna, zoning, etc.
2. Understand major factors including the planned 39 North Greenway, the trail connection from Stacy Park, the existing Tealwood Drive connection just south of the site, a potential extension of the Bayer Drive connection from Olive, and any plans for the Lindbergh Blvd overpass connecting the site to the Olia Village development.
3. Analyze Site characteristics and potential for functionality and walkability in accordance with City requirements and best planning and site design practices.
4. Coordinate with the Site's existing owner to gain access to the Site.
5. Analyze uses and conditions of existing buildings located within the Site.

III. Market Analysis

1. Evaluate the market for reuse of some or all of the existing buildings and facilities.
2. Perform market analysis on potential future land uses, including residential, commercial, office, research, and lab components, and for those uses which will further the objectives of the 39 North Master Plan.

3. Describe existing market conditions and project future demand and absorption associated with each use described above and in terms of building square foot or, with respect to residential, number of units.

IV. Development Analysis

1. Identify the future role of this property within the broader 39 North District and how this property can contribute to the goals of the 39 North District and to the adjacent planned Olia Village development.
2. Consider future development scenarios for the Site. Depending on the information revealed in the site analysis phase and the data analyzed in the market analysis phase, these development scenarios may include concepts which include utilizing all existing buildings, utilizing some of the existing with new development, and assuming all existing buildings are demolished, and new development is planned on the site.
3. Provide future development recommendations identifying appropriate land uses, connectivity, open space, massing, building heights, and compatibility with adjacent residential uses.
4. Draft Comprehensive Plan Update.

V. Policy

1. Provide recommendations for development planning review mechanisms such as utilizing the City's planned zoning district procedure.
2. Identify general review criteria for the City's consideration of financial assistance or development incentives.
3. Work with City staff to formalize development incentive review criteria and public processes. This document will help to address incentives the City might be open to considering and what constraints and criteria are likely to be utilized when considering their use.
4. Draft Policy Framework.

VI. Public Outreach

1. Assist City staff with three public outreach components:
    a) One (1) open house to seek public feedback about the future of the Site. It is anticipated that this meeting will allow residents to understand the current conditions and provide feedback to be used in the Development Analysis phase.
    b) One (1) open house to review recommendations.
    c) One (1) meeting to present the final draft of the Comprehensive Plan Update to the Planning & Zoning Commission at the Public Hearing.
    d) Stakeholder engagement with 39 North partners including the 39 North organization, Bayer, and others.

VII. Deliverables

1. Prepare a written Comprehensive Plan Update addressing the Site, which update shall be in suitable form for adoption by the Planning and Zoning Commission.
2. Site Plans and related maps or GIS data.
3. Development Incentive Review Policy Framework.

RESOLUTION NO. 1785

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING EXECUTION OF A TASK ORDER AGREEMENT UNDER THE MASTER SERVICES AGREEMENT BETWEEN THE CITY OF CREVE COEUR, MISSOURI AND PGAV PLANNERS

WHEREAS, Bayer intends to sell approximately 91 acres of their 151-acre Bayer East campus and is soliciting offers from developers; and

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WHEREAS, on April 24, 2023, the City Council approved Resolution No. 1639 regarding a Master Services Agreement with PGAV Planners for planning and development financing services;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: Task Order Number Two between **PGAV Planners** and the City of Creve Coeur, attached hereto as "Exhibit 1" to provide planning services to the City of Creve Coeur is hereby approved and the City Administrator is authorized to execute same. The fee for services shall not exceed $60,000.00 with an additional $5,000.00 authorized for reimbursable expenses. The agreement as executed shall be in the form of such exhibit with such changes as are consistent with the provisions and intent of this Resolution and necessary to achieve the purposes hereof. 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 24TH DAY OF MARCH, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

CITY OF CREVE COEUR, MO • 1949 •

MEMORANDUM

DATE: January 19, 2026

TO: Sharon Stott, Interim City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Second Quarter FY 2026 Financial Analysis

BACKGROUND INFORMATION:

Attached is the financial report for the General Fund, the Municipal Enterprise Fund, the Capital Fund, the Park & Stormwater Fund, the Sewer Lateral Fund and the Public Safety Fund for the second quarter of FY 2026.

Some of the fluctuations in both revenues and expenditures worth discussion are as follows:

1. **General Fund**
   a. Revenues
   Overall, revenues for FY 2026 are $72,412 more than revenues for the same time period in FY 2025. Below are some of the revenue sources that are worth mentioning:

   - Property Tax is down $132,674 from FY 2025 due to the County getting a new software and still working out all of the bugs (timing issue).
   - Sales Tax is up $41,483 (1.7%) from FY 2025.
   - Utility Taxes are $311,377 (9.2%) more than FY 2025 with most of this due to the average 12% increase in Ameren's electric rates effective July 1, 2025 and possibly due to a really hot summer. Natural Gas, Telephone and Video Service Provider Fees have all decreased from FY 2025.
   - Licenses & Permits are $44,406 (5.8%) lower than last year, mainly because FY 2025 included a large site improvement permit for the Olia Village project and an additional $22,000 in business license revenue from a compliance audit – both of which did not recur in FY 2026.
   - Court Revenues are up $41,963 (27%) compared to last year, only because last year's December revenue didn't get posted until January, so it's a timing issue.

b. Expenditures
General Fund expenditures are $462,677 (5.2%) higher than the same period in FY 2025. This year's increase reflects the City's July 1, 2025 implementation of an average 5.5% salary adjustment and the fact that the City has been nearly fully staffed for almost two years now.

For FY 2026, the budget anticipates a deficit of $636,859. However, year-to-date figures show a deficit of $399,922.

2. Municipal Enterprise Fund

a. Revenues
Overall, Revenues for the Enterprise Fund are up $125,657 (14.5%) more than what was received through the second quarter of FY 2025. All divisions are above last year's numbers.

b. Expenditures
Expenditures are $111,311 (14.7%) higher than last year, primarily due to an increase in personnel costs.

We budgeted a surplus of $47,019 for FY 2026, and we are currently at a surplus of $125,122.

3. Capital Fund

a. Revenues
Capital Fund revenues increased by $453,532 less than the previous year. This decrease was due to the hail damage settlement check that we received in FY 2025 of $494,571.

b. Expenditures
Expenditures are $1,337,594 less than last year at this time, mainly due the street concrete projects happening earlier in the last fiscal year.

We have budgeted a $44,561 deficit for FY 2026, but due to several project delays that were carried over to FY 2026, the deficit is now budgeted at $2,874,600. Over $2M of this carry over is from the Lindbergh-Old Olive Intersection Project. Although the Capital Fund now has a $2.8M budgeted deficit, it is currently showing a much smaller deficit of $1,802,604.

4. Parks & Stormwater Fund

a. Revenues
Revenues for the Parks and Stormwater Fund are $7,441 more than last year with sales tax and interest revenue both being up.

b. Expenditures
Expenditures are $604,5565 more than last year due to timing of projects. The Venable Park project is the main reason for the increase this year.

We originally budgeted a surplus of $389,709 for FY 2026; however, due to the Venable Park Improvement Project of approximately $2M being carried over to FY 2025, the budget now reflects a projected deficit of $1,875,495. Currently, we are showing a deficit of $707,633 for the fiscal year.

5. Sewer Lateral Fund

c. Revenues
Sewer Lateral Revenues are $49,257 less than last year due to the timing of the funds received from the County as a result of their new software and them still working out all of the bugs.

d. Expenditures
Expenditures are $27,971 more than last year.

Overall, the Sewer Lateral Fund is budgeted with a deficit of $41,929. We are at a deficit of $70,144 due to most of the revenue not coming in until the third quarter.

6. Public Safety Fund

e. Revenues
The Public Safety Fund revenues are $11,433 more than last year at this time. Sales tax revenue and interest revenue are both up from last year.

f. Expenditures
Expenditures are $42,009 lower than last year due to a $62K purchase of police radios and accessories last year.

All of the operational expenditures for the new police building are in this fund. For FY 2026, we have budgeted a deficit of $80,772; currently there is a surplus of $421,973. In January, $311,274, or 20% of the public safety sales tax, will be transferred to the General Fund to go towards the public safety pension costs. In addition, $734,756 will be transferred to the General Fund for the ongoing costs of moving the police officers to the 12-hour shifts in FY 2019, police market equity adjustment in FY 2022, police market equity/new step program/probationary completion bonus in FY 2023, and market equity for steps in FY 2025 and FY 2026.

Also attached is the Investment report. The 1st, 2nd and 3rd pages include Pooled Fund money, which includes the General Fund, Capital Fund, Parks & Stormwater, Sewer Lateral and Public

Safety Fund. The last part of the 3rd page is for Escrow funds. You will also notice that each section is sorted by Maturity Date with the earliest maturity being listed 1st. The last part of the 3rd page lists who we purchased the investments from, and as you can see, all of them are currently purchased through Multi-Bank Securities (MBS) with the investment being held at Pershing.

ATTACHMENTS:

Quarterly Financial Statements as of 12-31-25 and Investments as of 12-31-25.

City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2025
FY 2026

	2026 Annual Budget	2026 Adjusted Budget	2026 2nd Qtr YTD	Variance YTD to Adjusted Fav/(Unfav)	YTD As % of Adjusted Budget	2025 2nd Qtr YTD	Variance 2025 to 2026 YTD Fav/(Unfav)	2025 YTD As % of 2025 Budget
General Fund Revenues:								
Property Taxes	833,452	833,452	179,982	(653,470)	21.6%	312,656	(132,674)	37.9%
Sales Tax	5,738,891	5,738,891	2,490,985	(3,247,906)	43.4%	2,449,502	41,483	42.5%
Utility Taxes	6,614,495	6,614,495	3,698,291	(2,916,204)	55.9%	3,386,915	311,377	52.2%
Intergovernmental	2,290,829	2,290,829	847,813	(1,443,016)	37.0%	988,515	(140,702)	44.7%
Licenses and Permits	1,139,599	1,139,599	725,822	(413,777)	63.7%	770,228	(44,406)	66.4%
Charges for Municipal Services	72,000	72,000	37,706	(34,294)	52.4%	35,831	1,875	56.0%
Municipal Court	407,843	407,843	195,199	(212,644)	47.9%	153,235	41,963	28.8%
Interest Revenue	875,000	875,000	515,329	(359,671)	58.9%	501,991	13,337	66.9%
Other Revenues	441,537	441,537	221,743	(219,794)	50.2%	241,584	(19,841)	66.8%
Total Revenues	**18,413,646**	**18,413,646**	**8,912,870**	**(9,500,776)**	**48.4%**	**8,840,458**	**72,412**	**48.7%**
General Fund Expenditures:								
Legislative Services	299,499	299,499	145,382	154,117	48.5%	130,314	(15,067)	45.9%
Legal Services	190,977	190,977	86,590	104,388	45.3%	65,808	(20,782)	35.5%
Administrative Services	836,336	836,336	321,823	514,513	38.5%	351,684	29,861	41.9%
Municipal Court	330,988	330,988	134,554	196,434	40.7%	132,604	(1,950)	41.5%
Finance Department	640,379	640,379	282,668	357,711	44.1%	329,026	46,358	51.8%
InterDepartmental	695,672	695,672	507,551	188,120	73.0%	454,522	(53,029)	73.0%
Information Systems	318,557	318,557	151,983	166,574	47.7%	152,520	537	54.4%
Community Services	167,660	167,660	80,303	87,357	47.9%	67,713	(12,589)	42.2%
Maint. of Municipal Prop.	319,702	319,702	139,418	180,284	43.6%	154,295	14,877	47.2%
Police Department	9,343,386	9,343,386	4,490,401	4,852,985	48.1%	4,318,667	(171,734)	48.4%
Public Works - Admin.	704,659	704,659	254,416	450,243	36.1%	312,688	58,271	47.5%
Street Maintenance	1,998,139	1,998,139	1,033,227	964,912	51.7%	919,544	(113,683)	50.6%
Health and Environment	1,121,540	1,121,540	552,428	569,112	49.3%	427,521	(124,906)	48.9%
Park Maintenance	763,167	763,167	406,271	356,896	53.2%	369,776	(36,495)	51.4%
Community Dev.-Administration	445,217	445,217	208,228	236,989	46.8%	163,480	(44,748)	31.0%
Community Dev.-Building Div.	1,061,838	1,061,838	517,551	544,287	49%	499,955	(17,596)	53.1%
Total Expenditures	**19,237,716**	**19,237,716**	**9,312,792**	**9,924,924**	**48.4%**	**8,850,115**	**(462,677)**	**49.7%**
Total Oper. Surplus (Deficit)	**(824,070)**	**(824,070)**	**(399,922)**	**424,148**		**(9,657)**	**(390,264)**	
Transfr In From Other Funds	**1,587,211**	**1,587,211**	**0**	**(1,587,211)**		**0**	**0**	
Transfers To Other Funds	**1,400,000**	**1,400,000**	**0**	**1,400,000**		**0**	**0**	
	187,211	**187,211**	**0**	**(187,211)**		**0**	**0**	
Operating Revenues Over (under) Expenditures	**(636,859)**	**(636,859)**	**(399,922)**	**236,937**		**(9,657)**	**(390,264)**	

City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2025
FY 2026

	2026 Annual Budget	2026 Adjusted Budget	2026 2nd Qtr YTD	Variance YTD to Adjusted Fav/(Unfav)	YTD As % of Adjusted Budget	2025 2nd Qtr Actual	Variance 2025 to 2026 YTD Fav/(Unfav)	2025 YTD As % of 2025 Budget
Municipal Enterprise Fund Revenues:								
Golf Course	659,561	659,561	442,687	(216,874)	67.1%	391,654	51,033	65.7%
Food Service	83,500	83,500	46,933	(36,567)	56.2%	38,301	8,633	63.3%
Ice Arena	855,856	855,856	502,727	(353,129)	58.7%	436,736	65,992	52.2%
Total Revenue	**1,598,917**	**1,598,917**	**992,347**	**(606,570)**	**62.1%**	**866,690**	**125,657**	**58.0%**
Municipal Enterprise Fund Expenditures:								
Golf Course	792,268	792,268	460,397	331,871	58.1%	377,944	(82,452)	51.8%
Food Service	50,885	50,885	28,580	22,305	56.2%	23,266	(5,315)	42.0%
Ice Arena	708,745	708,745	378,248	330,497	53.4%	354,704	(23,544)	52.1%
Total Expenditures	**1,551,898**	**1,551,898**	**867,225**	**684,673**	**55.9%**	**755,914**	**(111,311)**	**51.6%**
Total Oper. Surplus (Deficit)	**47,019**	**47,019**	**125,122**	**78,103**		**110,776**	**14,347**	
Operating Revenues Over (Under) Expenditures	**47,019**	**47,019**	**125,122**	**78,103**		**110,776**	**14,347**	

City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2025
FY 2026

	2026 Annual Budget	2026 Adjusted Budget	2026 2nd Qtr YTD	Variance YTD to Adjusted Fav/(Unfav)	YTD As % of Adjusted Budget	2025 2nd Qtr YTD	Variance 2025 to 2026 YTD Fav/(Unfav)	2025 YTD As % of 2025 Budget
Capital Improvement Fund Revenues:								
Intergovernmental	2,311,500	2,311,500	1,128,986	(1,182,514)	48.8%	1,108,661	20,325	47.8%
Interest Revenue	25,000	25,000	41,273	16,273	165.1%	12,073	29,200	6.2%
Other Revenues	5,072,100	5,072,100	24,426	(5,047,674)	0.5%	527,483	(503,057)	14.1%
Total Revenues	**7,408,600**	**7,408,600**	**1,194,686**	**(6,213,914)**	**16.1%**	**1,648,217**	**(453,532)**	**26.3%**
Capital Improvement Fund Expenditures:								
Personnel	191,506	191,506	72,865	118,641	38.0%	88,676	15,810	49.2%
Operating Expenditures	0	0	293	(293)	0.0%	1,167	874	0.0%
Building & Improvements	605,000	605,000	378,031	226,969	62.5%	83,748	(294,283)	31.2%
Park Development Projects	1,720,000	1,720,000	910,415	809,585	52.9%	1,369,577	459,162	76.5%
Street Overlay/Repair	5,957,000	8,468,695	1,445,331	7,023,364	17.1%	2,730,815	1,285,484	35.6%
Capital Equipment	379,655	698,000	190,355	507,645	27.3%	60,901	(129,454)	7.8%
Total Expenditures	**8,853,161**	**11,683,201**	**2,997,290**	**8,685,911**	**25.7%**	**4,334,884**	**1,337,594**	**69.5%**
Total Oper. Surplus (Deficit)	**(1,444,561)**	**(4,274,601)**	**(1,802,604)**	**2,471,997**		**(2,686,666)**	**884,062**	
Transfer in from Gen. Fund	**1,400,000**	**1,400,000**	**0**	**(1,400,000)**		**0**	**0**	
Operating Revenues Over (Under) Expenditures	**(44,561)**	**(2,874,601)**	**(1,802,604)**	**1,071,997**		**(2,686,666)**	**884,062**	

City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2025
FY 2026

	2026 Annual Budget	2026 Adjusted Budget	2026 2nd Qtr YTD	Variance YTD to Adjusted Fav/(Unfav)	YTD As % of Adjusted Budget	2025 2nd Qtr YTD	Variance 2025 to 2026 YTD Fav/(Unfav)	2025 YTD As % of 2025 Budget
Park & Stormwater Fund Revenues:								
Intergovernmental	2,719,433	2,719,433	1,318,398	(1,401,035)	48.5%	1,302,340	16,058	45.6%
Interest Revenue	25,000	25,000	26,304	1,304	105.2%	11,934	14,370	5.2%
Other Revenues	971,478	971,478	0	(971,478)	0.0%	22,987	(22,987)	8.2%
Total Revenues	**3,715,911**	**3,715,911**	**1,344,702**	**(2,371,209)**	**0.0%**	**1,337,261**	**7,441**	**0.0%**
Park & Stormwater Fund Expenditures:								
Personnel	184,971	184,971	68,622	116,349	37.1%	85,303	16,681	48.6%
Operating Expenditures	50	50	321	(271)	0.0%	677	356	0.0%
Park Development Projects	495,000	2,670,367	1,618,174	1,052,193	60.6%	772,110	(846,064)	25.5%
Storm water Projects	2,075,000	2,164,837	335,219	1,829,618	15.5%	548,185	212,966	26.7%
Capital Equipment	30,000	30,000	30,000	0	100.0%	41,505	11,505	0.0%
Total Expenditures	**2,785,021**	**5,050,225**	**2,052,336**	**2,997,889**	**0.0%**	**1,447,780**	**(604,556)**	**0.0%**
Total Oper. Surplus (Deficit)	**930,890**	**(1,334,314)**	**(707,633)**	**626,681**		**(110,519)**	**(597,115)**	
Transfer out to General Fund	**541,181**	**541,181**	**0**	**(541,181)**		**0**	**0**	
	(541,181)	**(541,181)**	**0**	**541,181**		**0**	**0**	
Operating Revenues Over (Under) Expenditures	**389,709**	**(1,875,495)**	**(707,633)**	**1,167,862**		**(110,519)**	**(597,115)**	

City of Creve Coeur
Statement of Revenues and Expenditures
As of December 31, 2025
FY 2026

	2026 Annual Budget	2026 Adjusted Budget	2026 2nd Qtr YTD	Variance YTD to Adjusted Fav/(Unfav)	YTD As % of Adjusted Budget	2025 2nd Qtr YTD	Variance 2025 to 2026 YTD Fav/(Unfav)	2025 YTD As % of 2025 Budget
Sewer Lateral Fund Revenues:								
Intergovernmental	135,500	135,500	35,167	(100,333)	26.0%	85,267	(50,100)	62.9%
Interest Revenue	2,700	2,700	1,803	(897)	66.8%	960	843	9.6%
Total Revenues	**138,200**	**138,200**	**36,970**	**(101,230)**	**26.8%**	**86,227**	**(49,257)**	**59.3%**
Sewer Lateral Fund Expenditures:								
Personnel Expenditures	19,629	19,629	8,389	11,240	42.7%	8,933	544	47.7%
Technical & Personal Services	500	500	0	500	0.0%	0	0	0.0%
Sewer Lateral Reimbursements	160,000	160,000	98,725	61,275	61.7%	70,211	(28,514)	43.9%
Total Expenditures	**180,129**	**180,129**	**107,114**	**73,015**	**59.5%**	**79,143**	**(27,971)**	**44.2%**
Total Oper. Surplus (Deficit)	**(41,929)**	**(41,929)**	**(70,144)**	**(28,215)**		**7,083**	**(77,227)**	
Operating Revenues Over (Under) Expenditures	**(41,929)**	**(41,929)**	**(70,144)**	**(28,215)**		**7,083**	**(77,227)**	

	2026 Annual Budget	2026 Adjusted Budget	2026 2nd Qtr YTD	Variance YTD to Adjusted Fav/(Unfav)	YTD As % of Adjusted Budget	0 0 0	2025 2nd Qtr YTD	Variance 2025 to 2026 YTD Fav/(Unfav)	2025 YTD As % of 2025 Budget
Public Safety Fund Revenues:									
Intergovernmental	1,624,453	1,624,453	718,368	(906,085)	44.2%		728,102	(9,734)	48.6%
Interest Revenue	25,000	25,000	15,100	(9,900)	60.4%		6,798	8,301	10.5%
Other Revenues	0	0	0	0	0.0%		10,000	(10,000)	0.0%
Total Revenues	**1,649,453**	**1,649,453**	**733,468**	**(915,985)**	**44.5%**		**744,901**	**(11,433)**	**47.2%**
Public Safety Fund Expenditures:									
Personnel Expenditures	0	0	0	0	0.0%		0	0	#DIV/0!
Operating Expenditures	419,395	419,395	266,699	152,696	63.6%		193,466	(73,234)	48.1%
Capital Expenditures	264,800	264,800	44,795	220,005	16.9%		160,038	115,243	50.4%
Total Expenditures	**684,195**	**684,195**	**311,495**	**372,700**	**45.5%**		**353,504**	**42,009**	**55.8%**
Total Oper. Surplus (Deficit)	**965,258**	**965,258**	**421,973**	**(543,285)**			**391,397**	**30,576**	
Transfer out to General Fund	**1,046,030**	**1,046,030**	**0**	**1,046,030**			**0**	**0**	
Operating Revenues Over (Under) Expenditures	**(80,772)**	**(80,772)**	**421,973**	**502,745**			**391,397**	**30,576**	

Investments -December 31, 2025

POOLED FUNDS (GENERAL FUND, CAPITAL, P&S, SEWER LATERAL, PUBLIC SAFETY)

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM		Purchase Date	Maturity Date	Call Date	Years
FHLB	3130ALZM9	US Govt Bonds	MBS	500,000.00		500,000.00		1.030%		4/29/2021	4/29/2026		5.0
FFCB	3133ENWF3	US Govt Bonds	MBS	500,000.00		500,000.00		3.550%		5/11/2022	5/11/2026		4.0
FHLB	3130AMU75	US Govt Bonds	MBS	1,000,000.00		1,000,000.00		0.900%		6/30/2021	6/26/2026		4.11
FHLB	3130ANE30	US Govt Bonds	MBS	500,000.00		500,000.00		0.500%		7/29/2021	7/29/2026		5.0
FHLB	3130ANRT9	US Govt Bonds	MBS	500,000.00		500,000.00		0.550%		9/14/2021	8/25/2026		4.11
FFCB	3133EM3Y6	US Govt Bonds	MBS	500,000.00		500,000.00		0.930%		9/2/2021	9/1/2026		4.11
FHLB	3130AQHS5	US Govt Bonds	MBS	245,000.00		245,000.00		1.250%		1/28/2022	1/28/2027		5.0
FHLB	3130ARAH4	US Govt Bonds	MBS	500,000.00		500,000.00		2.350%		3/29/2022	3/29/2027		5.0
FFCB	3133ENYA2	US Govt Bonds	MBS	500,000.00		500,000.00		3.450%		6/6/2022	6/1/2027		4.11
Total Pooled Fund US Govt Bonds				**4,745,000.00**	**-**	**4,745,000.00**							

POOLED FUNDS (GENERAL FUND, CAPITAL, P&S, SEWER LATERAL, PUBLIC SAFETY)

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM		Purchase Date	Maturity Date	Call Date	Years
JPMorgan Chase Bk	48128UXU8	CD	MBS	245,000.00	-	245,000.00		0.500%		1/22/2021	1/22/2026		5.0
Coastlife Cr Un	19058LAB0	CD	MBS	245,000.00		245,000.00		4.650%		2/13/2023	2/13/2026		3.0
Raiz FCU	75102EAF5	CD	MBS	245,000.00		245,000.00		4.650%		2/17/2023	2/17/2026		3.0
BMO Harris BK	05600XBY5	CD	MBS	245,000.00		245,000.00		0.550%		2/18/2021	2/18/2026		5.0
State Bank India Chicago	856283S49	CD	MBS	245,000.00	-	245,000.00		0.650%		2/25/2021	2/25/2026		5.0
Live Oak Bkg Co	538036NY6	CD	MBS	245,000.00	-	245,000.00		0.750%		3/16/2021	3/16/2026		5.0
City of Boston Cr Un	178581AD6	CD	MBS	245,000.00		245,000.00		0.450%		3/30/2021	3/30/2026		5.0
Bankunited Natl	066519QT9	CD	MBS	245,000.00	-	245,000.00		0.950%		3/31/2021	3/31/2026		5.0
Eaglemark Svgs Bank	27004PBD4	CD	MBS	245,000.00		245,000.00		0.700%		4/7/2021	4/7/2026		5.0
Clearpath Fed Cr Un	18507MAB7	CD	MBS	248,000.00		248,000.00		5.100%		4/26/2023	4/27/2026		3.0
Sunwest Bk	86804DCW6	CD	MBS	245,000.00		245,000.00		0.700%		4/30/2021	4/30/2026		5.0
Denver Savgs Bk	249398BY3	CD	MBS	245,000.00		245,000.00		0.700%		5/5/2021	5/5/2026		5.0
Greenstate Cr UN	39573LBL1	CD	MBS	245,000.00		245,000.00		0.900%		6/16/2021	6/16/2026		5.0
Medallion Bank	58404DKV2	CD	MBS	245,000.00		245,000.00		0.800%		6/30/2021	6/30/2026		5.0
Toyota Finl Svgs Bk	89235MLC3	CD	MBS	245,000.00		245,000.00		0.950%		7/12/2021	7/15/2026		5.0
Marine Fed Cr Un	56824JAX2	CD	MBS	245,000.00		245,000.00		4.600%		7/30/2024	7/30/2026		2.0
Bank Newport	06647JAV6	CD	MBS	245,000.00		245,000.00		3.500%		8/3/2022	8/3/2026		4.0
DR Bank CTF	23344RAE7	CD	MBS	245,000.00		245,000.00		3.600%		9/9/2022	9/9/2026		4.0
Texas Exchange Bank	88241TLX6	CD	MBS	129,000.00		129,000.00		1.050%		10/8/2021	10/8/2026		5.0
Synchrony Bank	87164YE34	CD	MBS	245,000.00		245,000.00		1.000%		10/22/2021	10/22/2026		5.0
Institution For Svgs	45780PAZ8	CD	MBS	245,000.00		245,000.00		1.000%		10/28/2021	10/28/2026		5.0
Merrick Bk South	59013KNY8	CD	MBS	245,000.00		245,000.00		0.900%		10/29/2021	10/29/2026		5.0
Jonesboro St Bk	48040PKT1	CD	MBS	245,000.00		245,000.00		0.750%		11/5/2021	11/5/2026		5.0
Capital One Bk	14042TDW4	CD	MBS	245,000.00		245,000.00		1.100%		11/17/2021	11/17/2026		5.0
Community Bk	203485AC1	CD	MBS	245,000.00		245,000.00		1.150%		12/22/2021	12/22/2026		5.0
Metro Cr Un	59161YAP1	CD	MBS	245,000.00		245,000.00		1.700%		2/18/2022	2/18/2027		5.0
Austin Telco Fed Cr Un	052392EL7	CD	MBS	245,000.00		245,000.00		4.350%		2/28/2025	3/1/2027		2.0
M1 Bk	55316CDM5	CD	MBS	245,000.00		245,000.00		4.050%		3/31/2025	3/31/2027		2.0
Valley Natl Bk	919853LA7	CD	MBS	244,000.00		244,000.00		4.600%		4/2/2024	4/2/2027		3.0
Tompkins Cmnty Bk	88990AAL8	CD	MBS	245,000.00		245,000.00		4.000%		4/2/2025	4/2/2027		2.0
Oriental Bk	68621KDH1	CD	MBS	245,000.00		245,000.00		4.000%		4/7/2025	4/7/2027		2.0
First Southwest Bk	33647BAH8	CD	MBS	199,000.00		199,000.00		4.000%		4/15/2025	4/15/2027		2.0
Generations Bank	37149CBN6	CD	MBS	245,000.00		245,000.00		3.900%		5/5/2025	5/5/2027		2.0
First State Bk	33650TAQ3	CD	MBS	245,000.00		245,000.00		3.900%		5/13/2025	5/13/2027		2.0
CIBC Bk	12547CBF4	CD	MBS	244,000.00		244,000.00		4.450%		5/16/2023	5/14/2027		3.11

Investments -December 31, 2025

POOLED FUNDS (GENERAL FUND, CAPITAL, P&S, SEWER LATERAL, PUBLIC SAFETY)

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
Univest Natl Bk	91527PBZ9	CD	MBS	245,000.00		245,000.00		4.500%	5/16/2023	5/17/2027		4.0
United Bankers Bk	909557LM0	CD	MBS	245,000.00		245,000.00		4.200%	2/28/2025	5/28/2027		2.3
First Technology	33715LDZ0	CD	MBS	245,000.00		245,000.00		3.600%	7/15/2022	7/15/2027		5.0
Pittsburgh City Hall	72500MAA3	CD	MBS	245,000.00		245,000.00		3.600%	8/16/2022	8/16/2027		5.0
Chartway Fed Cr Un	16141BAQ4	CD	MBS	245,000.00		245,000.00		5.000%	9/8/2023	9/8/2027		4.0
National Bk	633368HS7	CD	MBS	245,000.00		245,000.00		4.000%	4/16/2025	10/18/2027		2.6
Utah First Fed Cr Un	91739JAC9	CD	MBS	245,000.00		245,000.00		5.200%	10/30/2023	10/29/2027		3.11
Bank Five Nine	062119BX9	CD	MBS	245,000.00		245,000.00		4.300%	5/19/2023	11/19/2027		4.6
American Bank	024334AQ7	CD	MBS	245,000.00		245,000.00		4.000%	6/20/2025	12/20/2027		2.6
Fist Carolina Bk	31944MEW1	CD	MBS	245,000.00		245,000.00		4.000%	6/27/2025	12/27/2027		2.6
Ledyard Natl Bank	523343AC5	CD	MBS	244,000.00		244,000.00		4.150%	12/29/2023	12/29/2027		4.0
UBS Bk	90355GJX5	CD	MBS	245,000.00		245,000.00		4.050%	12/29/2023	12/29/2027		4.0
Wells Fargo Bk	949764KW3	CD	MBS	245,000.00		245,000.00		4.100%	1/17/2024	1/18/2028		4.0
Farmers St Bank	31033MBQ9	CD	MBS	244,000.00		244,000.00		4.100%	1/22/2025	1/24/2028		3.0
Gbank Las Vegas	36830MBB	CD	MBS	245,000.00		245,000.00		4.100%	1/24/2025	1/24/2028		3.0
BNY Mellon	05584CLD6	CD	MBS	230,000.00		230,000.00		4.000%	1/29/2024	1/31/2028		4.0
Lafeyette Fed Cr Un	50625LBY8	CD	MBS	245,000.00		245,000.00		4.100%	3/28/2025	3/28/2028		3.0
Amerant Bk	02357QCL9	CD	MBS	245,000.00		245,000.00		4.050%	3/28/2025	3/28/2028		3.0
Promiseone Bk	74348HAP3	CD	MBS	245,000.00		245,000.00		3.900%	3/31/2025	3/31/2028		3.0
Citizens Dep Bk	17153FDF6	CD	MBS	245,000.00		245,000.00		4.000%	4/17/2025	4/17/2028		3.0
United FID Bk	910286HS5	CD	MBS	245,000.00		245,000.00		0.073%	4/19/2024	4/19/2028		4.0
Tucson Fed Cr Un	898812AH5	CD	MBS	245,000.00		245,000.00		3.850%	4/30/2025	4/28/2028		2.11
First Citizens Natl Bk	37149CBN6	CD	MBS	245,000.00		245,000.00		3.850%	5/7/2025	5/8/2028		3.0
Dort Finl Cr Un	25844MAW8	CD	MBS	245,000.00		245,000.00		4.350%	5/24/2023	5/24/2028		5.0
First St Bk & Tr	33651PAZ0	CD	MBS	245,000.00		245,000.00		3.900%	6/6/2025	6/6/2028		3.0
Star Bank	85508VBK4	CD	MBS	245,000.00		245,000.00		3.950%	6/20/2025	6/20/2028		3.0
Global Fed Cr Un	37892MAX2	CD	MBS	245,000.00		245,000.00		4.200%	6/30/2025	6/30/2028		3.0
Farmers & Merchants Bank	307811LN7	CD	MBS	245,000.00		245,000.00		4.050%	1/28/2025	7/28/2028		3.6
American B,	02437PAV5	CD	MBS	245,000.00		245,000.00		4.150%	7/30/2024	7/31/2028		4.0
United Natl Bk	91103MDY9	CD	MBS	245,000.00		245,000.00		4.100%	7/30/2024	7/31/2028		4.0
TC Fed Bk	87227MAJ4	CD	MBS	245,000.00		245,000.00		4.150%	2/7/2025	8/7/2028		3.6
Baxter Cr Un	07181JBB9	CD	MBS	245,000.00		245,000.00		4.900%	8/22/2023	8/22/2028		5.0
Credit Human Fed Cr Un	22537MAB3	CD	MBS	245,000.00		245,000.00		3.900%	8/28/2025	8/28/2028		3.0
Luana Savgs Bk	549104L96	CD	MBS	245,000.00		245,000.00		3.650%	9/10/2025	9/11/2028		3.0
RIA Fed Cr Un	749622BY1	CD	MBS	245,000.00		245,000.00		3.700%	9/23/2025	9/25/2028		3.0
Civic Fed Cr Un	178808AF8	CD	MBS	245,000.00		245,000.00		3.650%	9/26/2025	9/26/2028		3.0
Pitney Bowes Bk	724468AS2	CD	MBS	245,000.00		245,000.00		3.550%	11/18/2025	11/14/2028		2.11
Celtic Bank	15118RT49	CD	MBS	245,000.00		245,000.00		4.000%	12/20/2024	12/20/2028		4.0
Community Resource Cr Un	20403MAC6	CD	MBS	245,000.00		245,000.00		4.150%	1/22/2025	1/22/2029		4.0
Northfield Bk	66612AJH2	CD	MBS	245,000.00		245,000.00		4.100%	1/22/2025	1/22/2029		4.0
Clearwater Fed Cr Un	185189AC1	CD	MBS	245,000.00		245,000.00		4.150%	1/24/2025	1/24/2029		4.0
USAlliance FCU	90352RDM4	CD	MBS	245,000.00		245,000.00		4.150%	1/31/2025	1/31/2029		4.0
Forbright Bk	34520LBL6	CD	MBS	245,000.00		245,000.00		4.200%	2/12/2025	2/12/2029		4.0
BMW Bk	02157RAA5	CD	MBS	244,000.00		244,000.00		4.450%	2/28/2025	2/28/2029		4.0
Peoples Bk	71050LBT9	CD	MBS	244,000.00		244,000.00		4.250%	4/14/2024	4/17/2029		5.0
SCE Fed Cr Cun	78413RAR8	CD	MBS	245,000.00		245,000.00		4.250%	4/17/2024	4/17/2029		5.0
Pioneer BK	723602BT4	CD	MBS	245,000.00		245,000.00		3.750%	5/15/2025	5/15/2029		4.0
First Premier Bk	33610RWL3	CD	MBS	245,000.00		245,000.00		3.950%	5/20/2025	5/21/2029		4.0
First Fed Svgs & Loan	318520AP8	CD	MBS	245,000.00		245,000.00		4.000%	6/25/2025	6/25/2029		4.0
Mid American Cr Un	59522NAT1	CD	MBS	245,000.00		245,000.00		4.100%	6/30/2025	6/29/2029		3.11
Morgan Stanley	61768E6N8	CD	MBS	244,000.00		244,000.00		4.550%	7/3/2024	7/3/2029		5.0
Covantage Cr Un	22282XAM2	CD	MBS	245,000.00		245,000.00		3.900%	7/17/2025	7/17/2029		4.0

Investments -December 31, 2025

POOLED FUNDS (GENERAL FUND, CAPITAL, P&S, SEWER LATERAL, PUBLIC SAFETY)

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
Altaone Fed Cr Un	02157RAA5	CD	MBS	245,000.00		245,000.00		4.450%	7/19/2024	7/19/2029		5.0
Battle Creek St Bk	07148MAC3	CD	MBS	245,000.00		245,000.00		3.550%	10/20/2025	10/20/2028		3.0
Magyar Bk	55977RCD3	CD	MBS	244,000.00		244,000.00		4.100%	7/30/2024	7/30/2029		5.0
Nicolet Natl Bk	654062LZ9	CD	MBS	245,000.00		245,000.00		4.100%	7/31/2024	7/31/2029		5.0
Leaders Cr Un	52171MAN5	CD	MBS	245,000.00		245,000.00		4.000%	8/30/2024	8/30/2029		5.0
Bank of Green City	06427HBE3	CD	MBS	245,000.00		245,000.00		3.600%	9/9/2025	9/10/2029		4.0
Third Fed Svgs & Ln	8413QGP7	CD	MBS	245,000.00		245,000.00		4.000%	12/18/2024	12/18/2029		5.0
Malaga Bk	56102ABX3	CD	MBS	245,000.00		245,000.00		3.950%	12/27/2024	12/27/2029		5.0
Freedom Northwest Cr Un	356436AV7	CD	MBS	245,000.00		245,000.00		4.150%	12/30/2024	12/31/2029		5.0
First Bank of the Lake	31925YCB6	CD	MBS	245,000.00		245,000.00		4.050%	12/31/2024	12/31/2029		5.0
Eaglebank	27002YGZ3	CD	MBS	245,000.00		245,000.00		4.100%	1/24/2025	1/24/2030		5.0
Goldman Sachs Bk	38150VM22	CD	MBS	244,000.00		244,000.00		4.150%	1/28/2025	1/28/2030		5.0
Truxton Tr Co	89846HDT7	CD	MBS	245,000.00		245,000.00		4.100%	2/14/2025	2/14/2030		5.0
Customers Bk	23204HQU5	CD	MBS	245,000.00		245,000.00		4.250%	2/28/2025	2/26/2030		4.11
Morgan Stanley	61690DS33	CD	MBS	245,000.00		245,000.00		0.160%	2/28/2025	2/26/2030		4.11
American Express Natl Bk	02589AGU0	CD	MBS	244,000.00		244,000.00		4.250%	3/5/2025	3/5/2030		5.0
Western Bk	95960NLA3	CD	MBS	245,000.00		245,000.00		4.250%	3/25/2025	3/25/2030		5.0
First Natl Bk	32110YT54	CD	MBS	245,000.00		245,000.00		3.900%	4/30/2025	4/30/2030		5.0
Poppy Bank	73319FDY2	CD	MBS	245,000.00		245,000.00		4.000%	6/17/2025	6/17/2030		5.0
Security First Bk	81425PBY6	CD	MBS	245,000.00		245,000.00		3.950%	6/18/2025	6/18/2030		5.0
Ultima Bk	90385LEC9	CD	MBS	245,000.00		245,000.00		3.900%	6/18/2025	6/18/2030		5.0
Sallie Mae	795451DX8	CD	MBS	245,000.00		245,000.00		4.050%	7/9/2025	7/9/2030		5.0
Optum Bank	68405VEA3	CD	MBS	245,000.00		245,000.00		4.000%	7/23/2025	7/23/2030		5.0
Security Bk & Tr	814010DT8	CD	MBS	245,000.00		245,000.00		3.850%	7/25/2025	7/25/2030		5.0
USF Fed Cr Un	90353ECH4	CD	MBS	245,000.00		245,000.00		3.900%	8/29/2025	8/29/2030		5.0
Hardin Cnty Svgs Bk	412022EC5	CD	MBS	245,000.00		245,000.00		3.500%	9/19/2025	9/19/2030		5.0
Federal SVGS BK	313812EQ8	CD	MBS	245,000.00		245,000.00		3.550%	10/31/2025	10/31/2030		5.0
Total Pooled Fund CDs				**27,746,000.00**	**-**	**27,746,000.00**						

ESCROW FUND

Investment	CUSIP Tracking #	Instrument	Holder	Quantity	Premium / Discount	Principal	Market Value	YTM	Purchase Date	Maturity Date	Call Date	Years
Farmers Ins Group Fed Cr Un	30960QAV9	CD	MBS	245,000.00		245,000.00		4.600%	1/26/2024	1/26/2026		2.0
Bank of America	06051XCB6	CD	MBS	244,000.00		244,000.00		4.800%	4/4/2024	4/6/2026		2.0
First Merchants Bk	32082BFS3	CD	MBS	244,000.00		244,000.00		4.800%	6/28/2024	6/29/2026		2.0
FFB Bk	30191MAL1	CD	MBS	245,000.00		245,000.00		4.000%	11/27/2024	11/27/2026		2.0
Total Escrow Fund				**978,000.00**	**-**	**978,000.00**						

TOTAL INVESTMENTS FOR ALL FUNDS

Total Investments by Holder	**FHN**	-
	MBS	33,469,000.00
	MOSIP	-
	MBS UNVEST CASH	
		33,469,000.00