REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 14, 2026
7:00 PM

ZOOM MEETING INFORMATION

https://us02web.zoom.us/j/86713057229
phone: 1 312 626 6799
Webinar ID: 867 1305 7229

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.

PUBLIC HEARING

1. **2026 Property Tax Rate**
   Summary: The City will hold a public hearing regarding the setting the 2026 Property Tax Rate (including debt) for the City of Creve Coeur.

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

2. **Approval of August 24, 2026, Regular Meeting Minutes**
3. **Appointment of 2026 LAGERS Employer Delegate**
   Summary: Staff recommends City Council appoint Human Resources Generalist Emily Groves as the Employer Delegate to attend the LAGERS Annual Meeting, October 29–30, 2026 in Springfield, Mo.
4. **Appointment — Arts Committee and Energy & Environment Committee**

BILLS PAYABLE REPORT

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For Information Only: Invoices Paid Listing 8-6-26 to 9-10-26

UNFINISHED BUSINESS

5. **Bill No. 6226 — An Ordinance approving a final subdivision plat for a subdivision known as The Vale at Olia Village, City of Creve Coeur, St. Louis, Missouri. Request to Postpone.**
   Summary: George M. Stock, PE, of Stock & Associates Consulting Engineers, on behalf of Grand Communities, LLC, has submitted Subdivision Improvement Plans and a Final Subdivision Plat for Lot 16 in the Olia Village Planned Mixed-Use Zoning District at 10300 Olive Boulevard. The proposal includes 67 attached single-family townhomes on individual lots within the 11.16-acre site, to be known as The Vale at Olia Village. The Planning and Zoning Commission recommended approval of the Final Plat on August 17. The property owner has submitted a request to postpone the vote on this application for a period of up to 90 days.

6. **Substitute Bill No. 6227 — An Ordinance amending various sections of the Zoning Code of the City of Creve Coeur to update the naming of permitted and conditional uses from the 2012 North American Industrial Classification System (NAICS) to the 2022 North American Industrial Classification System (NAICS), along with amending certain permitted and conditional uses within Table A. Final Reading and Passage.**
   Summary: Jason Jaggi, Director of Community Development, has submitted a text amendment to the City's Zoning Ordinance to update Sections 405.120, 405.210, 405.470, and 405.820 to reflect the 2022 North American Industry Classification System (NAICS), replacing the 2012 edition. The amendment also proposes changes to certain permitted and conditional uses in various zoning districts. The Planning and Zoning Commission recommended approval on August 17.

7. **Bill No. 6228 — An Ordinance of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a program agreement with the Missouri Highways and Transportation Commission to enable the City to construct the New Ballas Road Improvement Project — Phase 4. Final Reading and Passage.**
   Summary: City staff recommends that the City execute a Surface Transportation Block Grant (STBG) Program Agreement with the Missouri Highways and Transportation Commission (MoDOT) in order to accept federal grant funding assistance for asphalt pavement resurfacing, curb repairs, and signal and

sidewalk improvements to New Ballas Road from Olive Boulevard to Magna Carta Drive.

NEW BUSINESS

8. **A Request for an extension of a Conditional Use Permit issued to Missouri American Water Company for the construction of two replacement water tanks located at 9989 Old Olive Street Road.**
   Summary: Ordinance No. 5960 was issued on October 13, 2025, which authorized a Conditional Use Permit for the replacement of the two existing water tanks operated by Missouri American Water Company at this location. Missouri American Water Company has submitted a written request for City Council approval to extend the prior approval for a period of 180-days pursuant to Section 405.1070.I. of the City's Zoning Ordinance.

9. **Bill No. 6229 — An Ordinance authorizing a Conditional Use Permit for a 149- unit hotel with a bar/restaurant and conference space located at 717 Office Parkway. First Reading.**
   Summary:
   Dan Dokovic of Bamboo Equity Partners has applied for a Conditional Use Permit and Site Development Plan to reuse the vacant office building at 717 Office Parkway as a 149-room hotel with a restaurant. The property is zoned PO-Planned Office. City Council approval is required following a recommendation from the Planning and Zoning Commission. The Commission recommended approval at the September 8,2026 meeting.

10. **Bill No. 6230 — An Ordinance amending Ordinance No. 5117 to allow for a new 56,254 square foot science building and natatorium for the property addressed at 425 South Lindbergh Boulevard, for Chaminade College Preparatory School. First Reading.**
    Summary: Todd Guidry, of Chaminade College Preparatory, Inc., has submitted an application for a Conditional Use Permit amendment with a Site Development Plan and Site Concept Plan amendment in order to construct a new building to serve as the natatorium and additional classroom space for the Chaminade campus. The campus is located at 425 S. Lindbergh Boulevard within the “A” single-family residential zoning district. Conditional use permits require approval from the City Council based upon a recommendation from the Planning and Zoning Commission. The Commission recommended approval at the September 8, 2026 meeting.

11. **Bill No. 6231 — An Ordinance ordering the levy and establishment of the rates of Annual Taxes for municipal purposes in the City of Creve Coeur for the year 2026. First Reading.**
    Summary: An Ordinance ordering the levy and establishment of the rates of Annual Taxes for municipal purposes in the City of Creve Coeur for the year 2026.

12. **Bill No. 6232 — An Ordinance authorizing the City Administrator of the City of Creve Coeur, Missouri, to execute an amended participation agreement with the West Central Dispatch Center (WCDC) and the other participating cities. First Reading.**
    Summary: Adding the Maryland Heights Police Department to the West Central Dispatch Center requires an amendment to the Participation Agreement from all participating agencies. Staff recommends approval.

13. **Resolution No. 1889 — A Resolution authorizing approval of a Task Order with HR Green, Inc. to conduct a traffic impact study and authorizing a funding agreement with CV Acquisitions, LLC for the proposed Bayer East Campus redevelopment.**
    Summary: The proposed resolution authorizes an agreement with the party that has a purchase agreement regarding the Bayer East campus to fund the costs of a traffic study relative to anticipated zoning applications and the engagement of the City's traffic engineer to conduct the study.

BUSINESS FROM MAYOR AND CITY COUNCIL

14. ***Council Liaison Reports***

BUSINESS FROM CITY ADMINISTRATOR

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

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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: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.

The Countian - St. Louis County
1400 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE COUNTIAN ST. LOUIS

PLACE HOLDER FOR:

GOVN PUBLIC HEARING

CITY OF CREVE COEUR

4190412 County August 26, 2026

Affidavit of Publication

To: Creve Coeur, City Of - Kellie Henke
300 N New Ballas Rd
St. Louis, MO, 631417533

Re: Legal Notice 4190412, Public Hearing

State of MO }
} SS:
County of St. Louis County }

Before the undersigned Notary Public personally appeared Spencer Grady-Pawl on behalf of The Countian - St. Louis County, St. Louis County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 08/26/2026 edition and ending with the 08/26/2026 edition for a total of 1 publications, and that the date of publications were as follows: 08/26/2026.

Publishers fee: $168.50 By: Spencer Grady-Pawl

Sworn to me on this 27th day of August 2026

By:

Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

BRANDON M CRAIL
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 20297982
My Commission Expires 03-05-2028

The Countian St. Louis County Public Notices

CONTINUED FROM PREVIOUS PAGE

Non-Resident Fiduciary)

To All Persons Interested in the Estate of JON TEK LUM, Decedent:

On 08-20-2026, the last will of Decedent having been admitted to probate, the following individual(s) was(were) appointed the personal representative(s) of the estate of JON TEK LUM, decedent, by the Probate Division of the Circuit Court of St. Louis County, Missouri. The personal representative(s) may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, unless a petition for supervised administration is made to and granted by the court.

The name(s), business address(es) and phone number(s) is(are):

SHARON LUM, 1797 ROSSMONT DR., REDLANDS, CA 92373

KATHLEEN LUM, 461 NEWPORT AVE, WEBSTER GROVES, MO 63119

The personal representative's(s') attorney's(s') name(s), business address(es) and phone number(s) is(are):

SCOTT A. SCHATZMAN, 8000 BONHOMME AVE, SUITE 311, ST LOUIS, MO 63105

The non-resident personal representative's(s') designated agent's(s') name(s), business address(es), and phone number(s) is(are):

SCOTT A. SCHATZMAN, 8000 BONHOMME AVE SUITE 311, ST LOUIS, MO 63105, (314) 480-5599

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after Decedent's death, as provided in section 473.444, RSMo, or any other applicable limitation periods. Nothing in section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to section 537.021, RSMo.

Date of the decedent's death: 23-JAN-2026

Date of first publication: August 26, 2026

JOAN M. GILMER, CIRCUIT CLERK

By: /s/Stephanie Ellington

Deputy Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court.

4190903 County Aug. 26, 2026

In the Estate of HAMID MANGAL, A/K/A, A. HAMID MANGAL, A/K/A, ABDUL MANGAL, Deceased.
IN THE 21ST JUDICIAL CIRCUIT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:

PROBATE

Case Number: 26SL-PR02414

In the Estate of HAMID MANGAL, A/K/A, A. HAMID MANGAL, A/K/A, ABDUL MANGAL, Deceased.

Notice of Letters Testamentary Granted
(Independent Administration)

To All Persons Interested in the Estate of HAMID MANGAL, A/K/A, A. HAMID MANGAL, A/K/A, ABDUL MANGAL, Decedent:

On 08-17-2026, the last will of Decedent having been admitted to probate, the following individual(s) was(were) appointed the personal representative(s) of the estate of HAMID MANGAL, A/K/A, A. HAMID MANGAL, A/K/A, ABDUL MANGAL, decedent, by the Probate Division of the Circuit Court of ST. LOUIS COUNTY Missouri. The personal representative(s) may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, unless a petition for supervised administration is made to and granted by the court.

The name(s), business address(es) and phone number(s) of the personal representative(s) is(are):

MO MANGAL, A/K/A, MOHAMMAD MANGAL, 249 GLEN HOLLOW, CHESTERFIELD, MO 63017

The personal representative's(s') attorney's(s') name(s), business address(es) and phone number(s) is(are):

HERMANN H. EISELE, 7777 BONHOMME AVENUE, SUITE 1910, CLAYTON, MO 63105, 314-725-5151.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: 20-MAR-2026

Date of first publication: August 26, 2026

JOAN M. GILMER, CIRCUIT CLERK

By: /s/Stephanie Ellington

Deputy Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court.

4190868 County Aug. 26, 2026

In the Estate of LINDA S. WILSON, Deceased.
IN THE 21ST JUDICIAL CIRCUIT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:

PROBATE

Case Number: 26SL-PR02066

In the Estate of LINDA S. WILSON, Deceased.

Notice of Letters Testamentary Granted
(Independent Administration)

To All Persons Interested in the Estate of LINDA S. WILSON, Decedent:

On 08-20-2026, the last will of Decedent having been admitted to probate, the following individual(s) was(were) appointed the personal representative(s) of the estate of LINDA S. WILSON, decedent, by the Probate Division of the Circuit Court of ST. LOUIS COUNTY Missouri. The personal representative(s) may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, unless a petition for supervised administration is made to and granted by the court.

The name(s), business address(es) and phone number(s) of the personal representative(s) is(are):

BRIAN K. WILSON, 1778 FAIRFAX DRIVE, BARNHART, MO 63012

The personal representative's(s') attorney's(s') name(s), business address(es) and phone number(s) is(are):

JENNIFER LYNN BREEDLOVE, 3488 JEFFCO BLVD, SUITE 101, ARNOLD, MO 63010, 636-797-3004.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: 05-MAR-2026

Date of first publication: August 26, 2026

JOAN M. GILMER, CIRCUIT CLERK

By: /s/Stephanie Ellington

Deputy Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court.

4190883 County Aug. 26, 2026

Small Estate

In the Estate of JOANN MROCZKOWSKI, Deceased.
IN THE 21ST JUDICIAL CIRCUIT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:

PROBATE

Case Number: 26SL-PR02564

In the Estate of JOANN MROCZKOWSKI, Deceased.

Notice to Creditors
(Small Estate)

To All Persons Interested in the Estate of JOANN MROCZKOWSKI, Decedent.

On 07-30-2026 a small estate affidavit was filed by the distributees for the decedent under Section 473.097, RSMo, with the Probate Division of the Circuit Court of ST. LOUIS COUNTY Missouri.

All creditors of Decedent, who died on 28-JAN-2026, are notified that Section 473.444, RSMo, sets a limitation period that would bar claims one year after the death of Decedent. A creditor may request that this estate be opened for administration.

Receipt of this notice should not be construed by the recipient to indicate that the recipient may possibly have a beneficial interest in the estate. The nature and extent of any person's interest, if any, may possibly be determined from the affidavit on this estate filed in the Probate Division of the Circuit Court of ST. LOUIS COUNTY Missouri.

Date of first publication is. August 19, 2026

JOAN M. GILMER, CIRCUIT CLERK

By: /s/ Joseph D. Mantych

Deputy Clerk

4188577 County Aug. 19, 2026

Individual and Family

Civil Suits

In Re: STATE OF MISSOURI vs. Destruction of Evidence, Woodson Terrace P.D.
In the CIRCUIT COURT of St. Louis County, Missouri

Date 7/23/2026

Case Number 26SL-CC05163

Division 13

STATE OF MISSOURI Plaintiff(s) vs. Destruction of Evidence, Woodson Terrace P.D. Defendant(s)

NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to respondent/defendant: Destruction of Evidence

You are hereby notified that an action has been commenced against you in the Circuit Court of St. Louis County, Missouri the object and general nature of which:

is the forfeiture of property used in the course of criminal activity, pursuant to Section 513.600, RSMo,

and which affects the following described property:

Evidence

The names of all parties to said action are stated above in the caption and the name(s) and address(es) of the attorney(s) for petitioner(s)/plaintiff(s) are David Hasegawa, Assistant Prosecuting Attorney. 100 S Central Ave, Clayton MO 63105

You are further notified that unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid petition within 45 days after the date of first publication of this notice, which date is August 5, 2026 or judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court this day July 29, 2026.

(Seal)

JOAN M. GILMER, Circuit Clerk

By /s/ Whitney Wooldridge

Deputy Clerk

4184839 County Aug. 5, 2026

NOTICE TO CREDITORS BY TRUSTEE:

Estate of JAMES F. KICK

To all persons interested in the estate of JAMES F. KICK, decedent, whose last known address was 912 Kingscove Ct, Chesterfield, MO 63017.

The undersigned, Elizabeth Kick, is acting as Trustee under a trust, the terms of which provide that the debts of the decedent may be paid by the Trustee upon receipt of proper proof thereof. The address of the Trustee is 16521 Waterfront Ave., Chesterfield, MO 63017.

All creditors of the decedent are notified to present their claims to the undersigned within six (6) months from the date of the first publication of this notice or be forever barred.

Date of first publication is August 5,

CONTINUED ON PAGE 12

Government

Hearings

HAZELWOOD CITY COUNCIL
PUBLIC HEARING NOTICE

Notice is hereby given of a public hearing to be held before the Hazelwood City Council on Wednesday, September 2, 2026, during their meeting beginning at 6:30 p.m. at Hazelwood City Hall, 415 Elm Grove Lane.

The hearing concerns establishment of the City's 2026 property tax rates and Sewer Lateral Service Line Repair Fee. The figures presented in this notice are based on current data, but are subject to change in order to comply with state and county regulations and to include modifications approved by the Board of Equalization (BOE). Tax rate maximums are as follows:

	Real Estate			Personal	
	Residential	Commercial	Agricultural	Property	Total
Current Year (2026) Taxable Assessed Valuation-Pre BOE	309,109,660	314,770,173	286,760	146,862,248	771,028,841
Prior Year (2025) Taxable Assessed Valuation-Post BOE	309,465,020	318,782,686	299,260	149,118,047	777,665,013
Tax rate ceiling per $100 AV-Uncertified	0.5797	0.5341	0.6158	0.7656	
Debt Service Levy - Firehouse Bonds	0.1600	0.1600	0.1600	0.1600	
Tax revenue - 98%	$1,756,071	$1,647,564	$ 1,731	$1,101,890	$ 4,507,255
Debt Service Funds - 98%	484,684	493,560	450	230,280	$ 1,208,973

	2025	2026
Sewer Lateral Service Lines Repair Fee	$10.00	$10.00

All persons having an interest in this matter will be given an opportunity to be heard. The City of Hazelwood complies with the Americans with Disabilities Act and Title VI requirements. Individuals who require special accommodations please contact the City Clerk at 314-513-5020 or cityclerk@hazelwoodmo.org or TDD, dial 711 two business days in advance from 8 a.m. to 4 p.m.

BY ORDER OF:
Julie Lowery, City Clerk
City of Hazelwood, Missouri

4191057 County August 26, 202

Government

Hearings

CITY OF CREVE COEUR
NOTICE OF PUBLIC HEARING
2026 TAX RATE

A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON MONDAY SEPTEMBER 14, 2026 AT 7:00 P.M. AT THE CREVE COEUR GOVERNMENT CENTER, 300 NORTH NEW BALLAS ROAD, CREVE COEUR, MISSOURI AT WHICH TIME THE PUBLIC SHALL BE HEARD ON THE PROPERTY TAX RATES PROPOSED TO BE SET BY THE CITY OF CREVE COEUR, MISSOURI. THE PROJECTED REVENUES FROM THE PROPERTY TAX ARE ESTIMATED TO PRODUCE SLIGHTLY LESS REVENUES FOR THE ANNUAL BUDGET FOR THE FISCAL YEAR 2027 BEGINNING JULY 1, 2026. THE DECREASE IS DUE TO A DECREASE IN ASSESSED VALUATION, MAINLY AS A RESULT OF A DECREASE IN COMMERCIAL PROPERTY – THIS IS NOT A REASSESSMENT YEAR.

ASSESSED VALUATION (BY CATEGORIES)	CURRENT TAX YEAR 2026		PREVIOUS TAX YEAR 2025
REAL ESTATE	$ 1,284,992,210		$ 1,285,639,460
PERSONAL PROPERTY	163,083,711	[1]	157,231,058
RAILROAD & UTILITY	10,020,777	[2]	9,909,660
	$ 1,458,096,698		$ 1,452,780,178

[1] NO CITY TAX ASSESSED ON PERSONAL PROPERTY.
[2] INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

	2025 Current General Tax Rate	2026 Proposed General Tax Rate	FY 2027 Proposed General Revenues	2025 Current Debt Levy	2026 Proposed Debt Levy	FY 2027 Proposed Debt Levy Revenues
Residential	0.0630	0.0630	$518,061	0.0820	0.0820	$674,302
Commercial	0.0770	0.0770	$363,971	0.0820	0.0820	$387,606
Agricultural	0.0560	0.0560	$2	0.0820	0.0820	$3
Personal	0.0000	0.0000	$0	0.0820	0.0820	$133,729
			$882,034			$1,195,640

**PRIOR TO UNCOLLECTIBLES

ESTIMATED DECREASED IN TAX REVENUE FOR PROPOSED 2026 TAX RATE

SOURCE OF REVENUE DECREASE	DOLLARS	PERCENTAGE
INCREASE BASED ON NEW CONSTRUCTION	$ 1,997	0.23%
DECREASE IN ASSESSED VALUATION	$-2,628	-0.30%
	$ - 631	-0.07%

THE PROPOSED 2026 TAX RATES ARE BASED UPON CURRENT INFORMATION. **THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.**

THE PUBLIC HEARING MAY CONTINUE AT THE NEXT MEETING, AT 7:00 P.M. ON SEPTEMBER 28, 2026, IF NECESSARY. IF THE HEARING IS CONTINUED, THAT INFORMATION WILL BE CONFIRMED DURING THE INITIAL SESSION, IN THE MEETING MINUTES, AND ON THE CITY WEBSITE AT WWW.CREVECOEURMO.GOV.

DR ROBERT HOFFMAN, MAYOR
CITY OF CREVE COEUR

4190412 County August 26, 2026

Government

Hearings

CITY OF CREVE COEUR
NOTICE OF PUBLIC HEARING
2026 TAX RATE

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PERSONAL PROPERTY	163,083,711	(1)	157,231,058
RAILROAD & UTILITY	10,020,777	(2)	9,909,660
	$ 1,458,096,698		$ 1,452,780,178

(1) NO CITY TAX ASSESSED ON PERSONAL PROPERTY.
(2) INCLUDED WITH COMMERCIAL REAL ESTATE IN CALCULATIONS.

	2025 Current General Tax Rate	2026 Proposed General Tax Rate	FY 2027 Proposed General Revenues	2025 Current Debt Levy	2026 Proposed Debt Levy	FY 2027 Proposed Debt Levy Revenues
Residential	0.0630	0.0630	$518,061	0.0820	0.0820	$674,302
Commercial	0.0770	0.0770	$363,971	0.0820	0.0820	$387,606
Agricultural	0.0560	0.0560	$2	0.0820	0.0820	$3
Personal	0.0000	0.0000	$0	0.0820	0.0820	$133,729
			$882,034			$1,195,640

**PRIOR TO UNCOLLECTIBLES

ESTIMATED DECREASED IN TAX REVENUE
FOR PROPOSED 2026 TAX RATE

SOURCE OF REVENUE DECREASE	DOLLARS	PERCENTAGE
INCREASE BASED ON NEW CONSTRUCTION	$ 1,997	0.23%
DECREASE IN ASSESSED VALUATION	$-2,628	-0.30%
	$ - 631	-0.07%

THE PROPOSED 2026 TAX RATES ARE BASED UPON CURRENT INFORMATION. **THE RATES ARE SUBJECT TO CHANGE PRIOR TO ADOPTION BASED UPON ADDITIONAL INFORMATION FROM THE COUNTY COLLECTOR OR STATE AUDITOR CONCERNING THE TAX RATE CALCULATION.**

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_____
DR ROBERT HOFFMAN, MAYOR
CITY OF CREVE COEUR

4190412 County August 26, 2026

REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 24, 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, August 24, 2026, at 7:00 PM.

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 Scott Saunders

Council Member, Ward 3, David Hoffman, and Council Member, Ward 4, Mara Berry were absent.

Staff Present: City Administrator Kris Simpson, Assistant City Administrator Sharon Stott, Assistant City Attorney Stephanie Karr, Director of Community Development Jason Jaggi, Director of Finance Joan Leary, Assistant Director of Public Works Dione Garson, Civil Engineer Kevin Mulligan, Director of Recreation Jason Valvero, Chief of Police Jeffrey Hartman, Information Systems Coordinator Chris Tumbarello, and City Clerk Kellie Henke.

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COMMENTS FROM THE GENERAL PUBLIC

Namita Patel, owner of Signarama, introduced herself and her business to the City Council, noting that Signarama serves many customers in Creve Coeur.

Council Member Greer noted that Signarama is located in Olivette, which has its own City Council, and suggested that Ms. Patel connect with the Creve Coeur-Olivette Chamber of Commerce.

ACCEPTANCE OF THE AGENDA

REGULAR MEETING
MINUTES
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
AUGUST 24, 2026
7:00 PM

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

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

ANNOUNCEMENTS

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

A Public Hearing to establish the 2026 Property Tax Rate will be held on Monday, September 14, 2026, at 7:00 p.m.

CONSENT AGENDA

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

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

1. **Approval of August 10, 2026, City Council Work Session Minutes**

2. **Approval of August 10, 2026, Regular Meeting Minutes**

3. **Appointments: Police and Safety Committee**

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing

UNFINISHED BUSINESS

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4. **Bill No. 6225 — An Ordinance of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a contract with the Metropolitan St. Louis Sewer District regarding reimbursement of the city for sanitary sewer replacement in conjunction with the Malcolm Terrace Park bridge removal project. Final Reading and Passage.**

City Clerk read Bill No. 6225 for the final time.

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Bill No. 6225 becomes Ordinance No. 5996.

5. **Reconsideration of Ordinance No. 5995 — An Ordinance calling an election in the City of Creve Coeur, Missouri, on the question of issuing general obligation bonds for the purpose of constructing, furnishing, and equipping a new Government Center and increasing tangible property taxes to retire such bonds within twenty years from issuance.**

City Clerk announced Reconsideration of Ordinance 5995 as reflected on the agenda.

Council Member Saunders made a motion, seconded by Council Member Spence, to reconsider Ordinance 5995.

City Administrator Kris Simpson stated that St. Louis County advised that “Proposition S” will also appear on the November ballot. Staff recommended amending the ballot wording from “Proposition S” to “Proposition G” (Government Center) to avoid potential voter confusion.

In response to Council Member Greer, Council Member Saunders noted that St. Louis County’s Proposition S refers to a senior citizens fund.

Council Member Newman noted that the Parkway School District will have a tax increase initiative on the ballot.

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Ordinance 5995 approved for reconsideration.

Council Member Saunders made a motion, seconded by Council Member Spence, to amend Ordinance No. 5995 to change the proposition title from “Proposition S” to “Proposition G.”

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

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

Thomas Grote, a resident of Creve Coeur spoke, spoke regarding the proposed bond issue and questioned how the $24 million amount was established while the conceptual plans were still being developed. He also asked whether the public would have an opportunity to review detailed plans and project costs before the November vote.

City Administrator Kris Simpson explained that the $24 million estimate was based on a 2022 space-needs assessment, revised cost estimates from Navigate Building Solutions and Archimages, square-footage unit costs, a 3% construction inflation factor, and a refined conceptual plan. He noted that the project had previously been considered but was deemed cost-prohibitive at the time and was subsequently set aside. The COVID-19 pandemic also contributed to significant construction cost escalation.

Mr. Simpson explained that the project is currently in the conceptual phase and will move into the schematic design phase, which is expected to be wrapped up around November, coinciding with the proposed bond measure. If voters approve the measure, the project would then proceed to the construction document phase, which is estimated to cost approximately $2 million.

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Mr. Simpson said committing to the construction document phase before knowing whether voters would approve the bond measure would require the City to spend a significant amount of money up front. For that reason, the November ballot measure is intended to determine how construction of a new government center would be funded before the City moves further into the design and construction process.

Mr. Simpson also said conceptual plans, renderings, and floor plans were expected to be available on the City's website by the end of August, providing residents with an opportunity to review the proposed project before the November vote.

Mr. Grote also asked how the cost of renovating the existing government center would compare with the cost of constructing a new facility.

Mr. Simpson explained that the City had established Facilities Task Forces to evaluate the condition and future needs of the existing government center. The task forces reviewed three potential scenarios: renovating the existing building, partially demolishing the building and renovating the remaining structure, and constructing a new government center with full demolition of the existing facility.

After evaluating the three options, the analysis concluded that new construction was the recommended approach. Mr. Simpson also noted that Horner & Shifrin, which had originally conducted an analysis of the government center, was involved in the evaluation.

Mayor Hoffman invited residents to participate in upcoming town halls or Coffee with the Mayor tours to see the building's deteriorating condition firsthand.

Council Member Spence, supported replacing the facility rather than renovating it, citing deficiencies in security, energy efficiency, and functionality. She noted that the City has been planning and saving for the project for several years.

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

The vote on the motion being 6 ayes and 0 nays, motion carried. Upon reconsideration, Ordinance 5995 approved as amended.

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NEW BUSINESS

6. **Bill No. 6226 — An Ordinance approving a final subdivision plat for a subdivision known as The Vale at Olia Village, City of Creve Coeur, St. Louis, Missouri. First Reading.**

City Clerk read Bill No. 6226 for the first time.

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Director of Community Development Jason Jaggi provided an overview of the application (see Exhibit A) and noted that the Planning and Zoning Commission recommended approval at its August 17, 2026, meeting. Mr. Jaggi outlined the three-step subdivision approval process, consisting of the Preliminary Plat/Site Concept Plan, Subdivision Improvement Plans, and Final Plat (Bill No. 6226). Approval of the Final Plat would allow the developer to apply for building permits and begin construction.

7. **Bill No. 6227 — An Ordinance amending various sections of the Zoning Code of the City of Creve Coeur to update the naming of permitted and conditional uses from the 2012 North American Industrial Classification System (NAICS) to the 2022 North American Industrial Classification System (NAICS), along with amending certain permitted and conditional uses within Table A. First Reading.**

City Clerk read Bill No. 6227 for the first time.

Director of Community Development Jason Jaggi provided an overview of the application (see Exhibit B) and noted an error in the submitted land use code table regarding data centers, which incorrectly reflects an earlier classification as permitted rather than conditional uses. The correction will be made prior to the second reading.

Council Member Spence asked whether the new AgTech Incubator definition would apply citywide. Mr. Jaggi clarified that the use is limited to the Research Office and Light Industrial districts, including areas such as the Danforth Plant Science Center, 39 North, and the Bayer East campus. He explained that the new category is intended to support early-stage AgTech businesses operating within these hubs.

Council Member Spence also asked how the City verifies businesses that are permitted by right. Mr. Jaggi explained that new tenants submit a business license application or tenant finish permit identifying their NAICS code, which City planners review against the permitted-use table to ensure compliance before approval.

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8. **Bill No. 6228 — An Ordinance of the City Council of the City of Creve Coeur, Missouri, authorizing the execution of a program agreement with the Missouri Highways and Transportation Commission to enable the City to construct the New Ballas Road Improvement Project — Phase 4. First Reading.**

City Clerk read Bill No. 6228 for the first time.

Civil Engineer Kevin Mulligan provided an overview of the agreement for Phase 4, the final phase of the project, which would include asphalt resurfacing, curb repairs, traffic signal improvements, and sidewalk accessibility updates from south of Olive Boulevard to north of Magna Carta Drive (see Exhibit C). He noted that minimal easements are anticipated, although additional review would occur during the design phase. Design is anticipated to begin in fall 2026 and continue through fall 2028, with construction in spring and summer 2029, or 2030 if necessary. The grant would reimburse the City up to 80% of eligible right-of-way, easement, and construction costs, resulting in an anticipated City share of approximately $305,000.

9. **Resolution No. 1888 – A Resolution of the City Council of the City of Creve Coeur, Missouri, to execute the Stormwater Committee's project recommendations for Round Four of the City's Stormwater Management Cost-Share Program for a not-to-exceed reimbursement amount of $20,804.50.**

City Clerk read Resolution No. 1888.

Assistant Director of Public Works Dione Garson provided an overview of the applications recommended by the Stormwater Committee.

Council Member Spence expressed strong support for the stormwater program, noting its importance to the long-term livability, property values, and health of Creve Coeur neighborhoods. As the program enters its fourth year, she asked what lessons staff had learned and highlighted the Wedgewood Lane/Deaver HOA project as an example of neighbors working together to address drainage issues.

Ms. Garson stated that Public Works is preparing a memorandum outlining the program's history, expenditures, completed projects, and lessons learned. She recommended a City Council work session before the next Capital Improvement Plan cycle to evaluate the program and consider potential updates or expanded funding.

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Ms. Garson also noted that Civil Engineer Fran Chronister has been working closely with residents and the Metropolitan St. Louis Sewer District (MSD). She explained that MSD's Proposition S funding provides an opportunity for the City to coordinate its cost-share projects with larger MSD stormwater improvements, maximizing relief for affected homeowners.

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

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

BUSINESS FROM MAYOR AND CITY COUNCIL

10. *Council Liaison Reports*

Council Member Norwood, on behalf of the Arts Committee, announced the upcoming Plein Air Art Festival and encouraged residents to participate and support the event. Artists will be painting outdoors in the City's parks from September 5 through September 9. The artwork will be judged and displayed during an exhibition at the Tappmeyer House on September 10.

Council Member Spence announced a joint educational session with the Energy & Environment, Horticulture, Ecology, Beautification, and Stormwater Committees. The session, focused on native plants, will be held on September 15 with staff from the Missouri Botanical Garden.

BUSINESS FROM CITY ADMINISTRATOR

Director of Recreation Jason Valvero reported on a dehumidification motor failure at the ice rink in July that resulted in elevated humidity and localized mold growth on the west wood ceiling (see Exhibit D – remediation estimate of $153,627.42, not to exceed $175,000.00). Environmental testing confirmed that there was no airborne or toxic black mold and that the facility remained safe for operation.

Director Valvero stated that staff had been working with environmental and remediation professionals to conduct testing and develop a remediation plan to address the health and structural concerns. The proposed scope of work includes establishing containment and negative air pressure to safely remove mold from affected surfaces and

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crossbeams. Air movers will also be deployed to thoroughly dry the structural wood materials before any sealing or finishing work is completed. The costs are expected to be covered by insurance, subject to a $5,000 deductible.

To complete the remediation safely and efficiently, it was recommended that the ice rink be closed to the public for approximately seven consecutive days. A continuous closure would allow the containment system to remain in place throughout the project, avoiding daily tear down and reconstruction that could extend the project timeline and increase costs.

In response to a question from Council Member Manlin, Mr. Valvero stated that the mold affects approximately 20% of the wood ceiling at the west end of the rink.

In response to a question from Mayor Hoffman, Mr. Valvero stated that the ice will remain in place during the repair work.

Council Member Spence asked whether improvements or a redesign of the dehumidification system were included in the proposed work. Mr. Valvero stated that staff could review options for a temporary fix if additional issues arise in the future. Council Member Spence encouraged staff to consider adding low-cost alarms to critical mechanical equipment to immediately alert staff when a system failure occurs.

Mr. Valvero confirmed that the City's insurance carrier had approved the project in writing. Director of Finance Joan Leary would also confirm the insurance carrier's approval.

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

The vote on the motion to approve the expenditure, enter into an agreement with SERVPRO for the work, and authorize the City Administrator to execute the contract being 6 ayes and 0 nays, motion carried.

ADJOURNMENT

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

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

The meeting adjourned at 8:16 p.m.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

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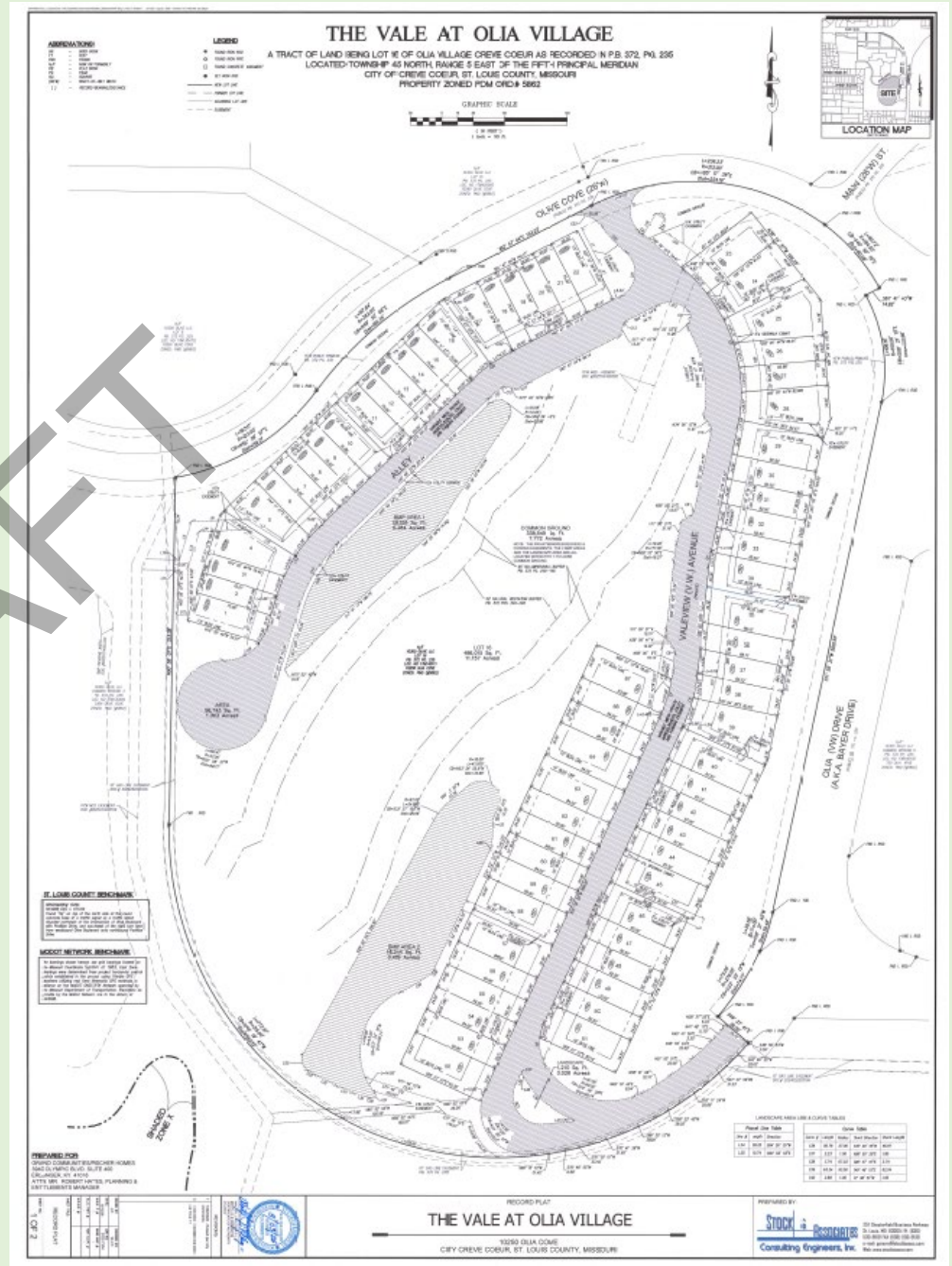
Exhibit A

An Ordinance Approving the Final Subdivision Plat for The Vale at Olia Village

City Council

August 24, 2026

Jason Jaggi, AICP, Director of Community Development



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Request

- Final Subdivision Plat approval for The Vale at Olia Village--Lot 16.
- Lot 16 comprises 11.16 acres of the 95.76-acre Olia Village Development

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Subdivision Platting Process

- Guided by:
  - Olia Village Planned Mixed Use Zoning District approving Ordinance. Regulates land uses and establishes development standards unique to Olia Village.
  - Olia Village Site Concept Plan. Overall general plan for entire development.
- Chapter 410 Subdivision Code
  - Three components:
    - **Preliminary Plat/Site Development Plan.** General layout of the subdivision. Provides Site Plan-level details. Not fully engineered.
    - **Subdivision Improvement Plans.** Fully engineered construction drawings needed for permits
    - **Final Plat.** Establishes legal record of the subdivision. Consistent with the Preliminary Plat. Recorded at the County after approval by City Council

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Review Timeline

- Preliminary Plat approved by P&Z, January 2026
- Site Development Plan approved by City Council, February 2026 (Ord. 5980)
- Subdivision Improvement Plans approved by P&Z, August 17th
- Final Plat application recommended for approval by P&Z, August 17th
- **Request for approval of the Final Plat by City Council—*Tonight***
- After approval by City Council:
  - Recording of Final Plat with St. Louis County. Copy provided to City.
  - Lot 16 Lot Development Agreement (per OV Master Redevelopment Agreement)
  - File applications for site and building permits to the City to construct development. Obtain all other jurisdiction permits.

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The Vale Subdivision--Overview

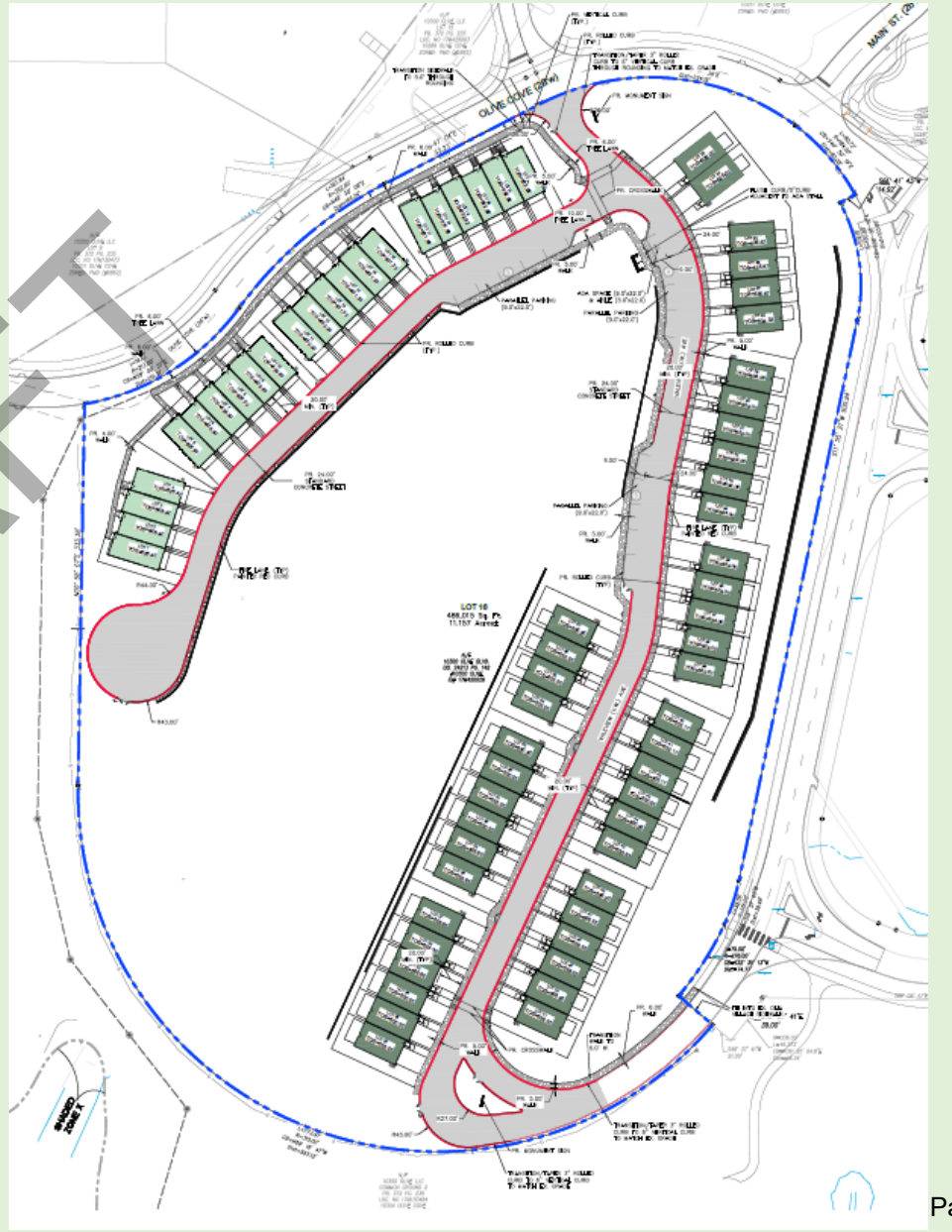
67 attached 3-story townhome units on individual lots

The Olia Village Planned Mixed-Use Development Zoning District includes minimum requirements for Sub-District Category D-Residential Development for Lot 16 as outlined in the Development Regulations, Exhibit B of Amended Ordinance No. 5862

The proposal is compliant with all lot size requirements

5-ft wide sidewalks are provided throughout the development linking all lots to the internal pedestrian network connecting to Olia Village pedestrian system.

Subdivision entry monument signs were approved by P&Z in January 2026



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The Vale Subdivision--Overview

Community and Exterior Elevations Renderings

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Final Plat

- The Final Plat is in conformance with the previously approved Preliminary Plat and is technically correct.
- Planning and Zoning Commission recommends approval.
- After Final Plat approval, the applicant will need to submit the mylar to St. Louis County for recording and provide the City with two copies of the recorded plat.

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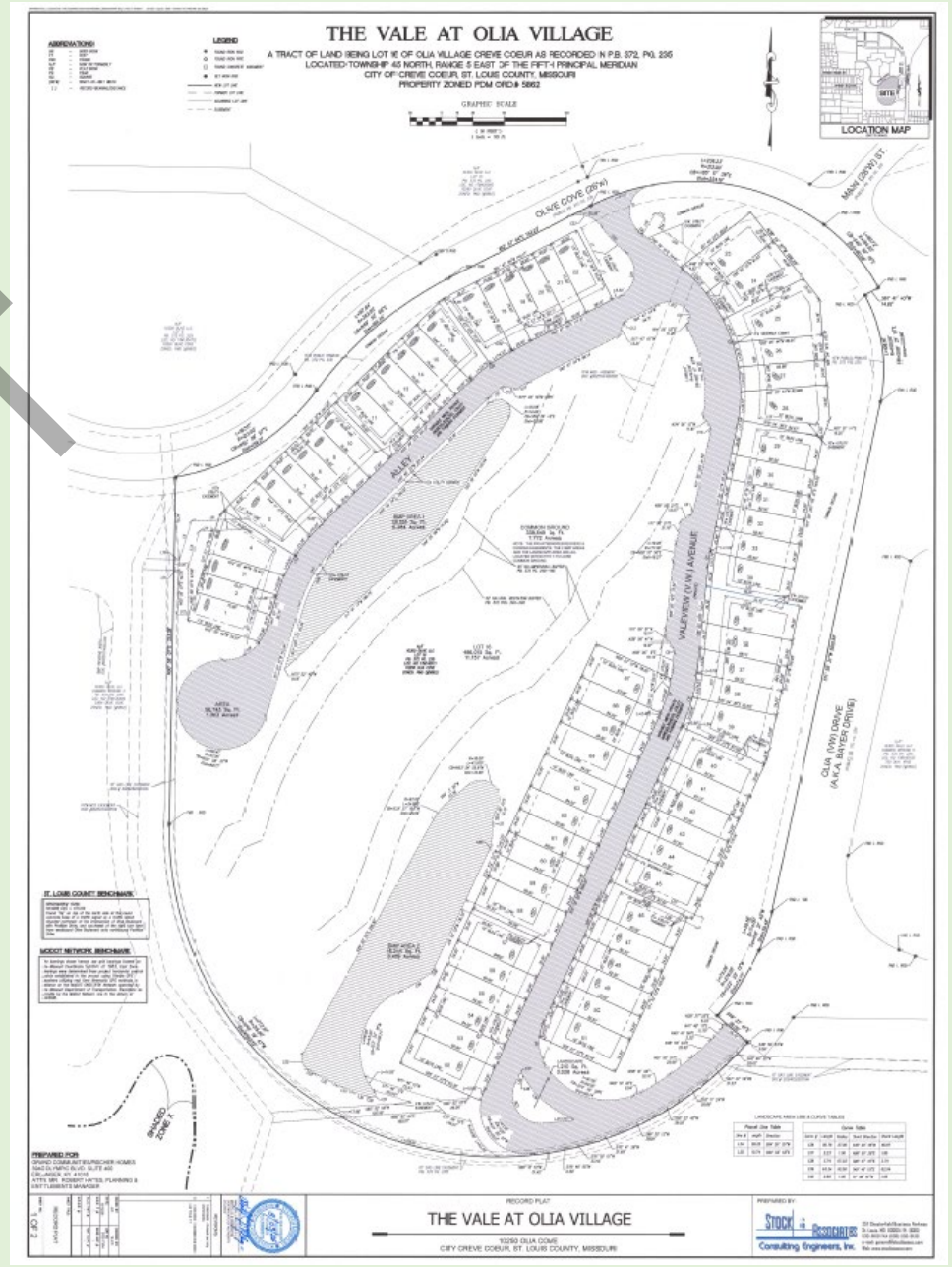

EXHIBIT B

#26-022: Text Amendment to the Zoning Code to Amend Sections 405.120, 405.210, 405.470, and 405.820 in Order to Update the NAICS Use Code from the NAICS 2012 Version to the NAICS 2022 Version

DRAFT

City Council

August 24, 2026

Jason Jaggi, AICP, Director of Community Development

NAICS Use Code Text Amendment Summary

- Currently the City uses North American Industry Classification System (NAICS) 2012 Edition to regulate allowable uses in each zoning district.
- Uses are classified as: Permitted or Conditional
- NAICS has updated the codes twice since then, in 2017 and 2022, and Staff seeks to update our use table, Table A, to the most recent edition, the 2022 Edition.
- This update is mostly minor changes to the descriptions and changes to some of the identification codes to accommodate updated descriptions or condensed use codes.
- Under review for over a year working with P&Z. P&Z recommended approval, August 17th. The application is now before the City Council for final approval.

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- Example of Table amendments to account for updates from the 2012 edition to the 2022 edition
- Full scope of changes shown in the redlined "Attachment A" to the included draft ordinance.
- Planned Zoning Districts-Not Included!

ZONING ORDINANCE

Attachment A

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2022 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P
334610	Manufacturing and Reproducing Magnetic and Optical Media											P	P	P	P
~~334613~~	~~Blank Magnetic and Optical Recoding Media Manufacturing~~														
~~334614~~	~~Software and Other Pre-Recroded Compat Disc, Tape, and Record Reproducing~~											~~P~~	~~P~~	~~P~~	~~P~~
~~335129~~	~~Other Lighting Equipment Manufacturing~~														~~P~~
~~335121~~ 335131	Residential Electric Lighting Fixture Manufacturing														P
~~335122~~ 335132	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
~~335110~~ 335139	Electric Lamp Bulb and Other Lighting Equipment ~~Part~~ Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335220	Major Household Appliance Manufacturing														P
~~335221~~	~~Household Cooking Appliance Manufacturing~~														~~P~~
~~335222~~	~~Household Refrigerator and Home Freezer Manufacturing~~														~~P~~
~~335224~~	~~Household Laundry Equipment Manufacturing~~														~~P~~
~~335228~~	~~Other Major Household Appliance Manufacturing~~														~~P~~
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335910	Battery Manufacturing														P
~~335911~~	~~Storage Battery Manufacturing~~														~~P~~
~~335912~~	~~Primary Battery Manufacturing~~														~~P~~
335932	Noncurrent-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
~~336111~~ ~~336112~~ 336110	~~Automobile Manufacturing~~ ~~Light Truck and Utility Vehicle Manufacturing~~ Automobile and Light Duty Motor Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C

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Amended Language for 2022 NAICS Update

- Section 405.210 *Regulation of Uses,* Section 405.470 *Conditional Uses,* and Section 405.820 *Required Off-Street Parking Spaces* all included amendments to update outdated refences to the 2012 NAICS codes or code titles. These sections were updated with the 2022 NAICS codes.

- Example:

3. Accessory Retail Sales — (NAICS ~~45299~~ 455219 all other general merchandise stores and NAICS ~~445120~~ 445131 convenience stores) (conditional use in the "PO" districts).

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ZONING ORDINANCE
Attachment A

Color Code Legend

Match -no change
in 2022 code but not is 2012
In 2012 code but not in 2022
Was on 2012 but code number changed
New Use added by Staff

For reference purposes only

ZONING ORDINANCE
Attachment A

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2022 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
517410	Satellite Telecommunications								C	C			C		C
~~517919~~ 517810	All Other Telecommunications								C				C		C
~~517920~~	~~Roof-Mounted Communication Equipment~~	~~C~~					~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
518210	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services								P	P		P		P	P
~~519110~~	~~News Syndicates~~								~~P~~			~~P~~	~~P~~	~~P~~	
~~519120~~ 519210	Libraries and Archives						P		P	P	P	P	P	P	P
~~Internet Publishing and Broadcasting and Web Search~~ ~~519130~~ ~~Portals~~ ~~519190~~ ~~All Other Information Services~~ 519290	Web Search Portals and All Other Information Services								P	P	P	P	P	P	P
521110	Monetary Authorities-Central Bank								P			P		P	P
522110	Commercial Banking						C		C		C	C	C	C	C
CC522110	Commercial Banking (without drive through)						P	P	P	P	P	P	P	P	P
522130	Credit Unions						C		C		C	C	C	C	C
CC522130	Credit Unions (without drive through)						P	P	P	P	P	P	P	P	P
~~522120~~ ~~Savings Institutions~~ ~~522190~~ ~~Other Depository Credit Intermediation~~ 522180	Savings Institutions and Other Depository Credit Intermediation						C		C		C	C	C	C	C
CC522180	Savings Institutions and Other Depository Credit Intermediation (without drive through)						P	P	P	P	P	P	P	P	P
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
~~522293~~	~~International Trade Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~522294~~	~~Secondary Market Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~All Other Non-Depository Credit Intermediation (Incl.~~ ~~522298~~ ~~Pawnshops)~~															
522299	International, Secondary Market, and All Other Nondepository Credit Intermediation								P		P	P	P	P	P
522310	Mortgage and Nonmortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	
~~523110~~ 523150	Investment Banking and Securities ~~Dealing~~ Intermediation								P			P	P	P	

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Additional Amendments

- Expand allowed uses in the PO, LI and RO zoning districts where feasible and compatible with the comprehensive plan and zoning code intent and purpose for each district.
- Allow eating and drinking establishments with 16 seats or less and financial establishments without drive through services as Permitted uses in various districts. All drive through services will remain Conditional Uses.
- Correct an omission within the PC-Planned Community zoning district to allow residential uses, except for High-Density Multifamily Residential, as Permitted per the zoning district definition provided in Section 405.350.
- Introduce a new land use category—AgTech and Agribusiness Incubator and Innovation Hub within the RO District (supports 39 North)
- Clarify water tanks that are elevated and not placed on the ground require additional setbacks in GC and LI Districts.

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Changes to PO-Planned Office District

- “PO” Planned Office Purpose and Intent-Planned developments comprised of office uses and appropriate accessory retail uses and services.
- This district is struggling with vacancy due to decrease in demand for office space.
- Minor changes to allow certain service, office, medical uses that are compatible with the surrounding uses as Permitted or Conditional uses.
- Examples: 621610 Home Health Cares Services, 624110 Child and Youth Services, 812113 Nail Salons, 812111-2 Barber and Beauty Shops, 812199 Other Personal Care Services, 621498 All Other Outpatient Care Centers

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Changes to LI—Light Industrial District

- “LI” Light Industrial District. Purpose and Intent-to encourage the development and redevelopment of areas designated as industrial with high-quality future development.
- Amended uses from Conditional to Permitted when less impactful and include no outdoor storage or large parking demand.
- Examples: NAICS 493110 General Warehousing and Storage, 532291 Home Health Equipment Rental, 238150 to 238990 various construction contractors, 236118 Residential Remodelers.

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Changes to RO—Research and Office Park District

- New use created, CC 541611 AgTech and Agribusiness Incubator and Innovation Hub, which would also be allowed in LI, in order to facilitate the growth of ag-tech related uses through business incubators in the 39North AgTech Innovation District.
- Staff worked with the 39North organization to create this standalone use to address needs in the district and to directly facilitate the growth of The Hub @ 39 North and the Helix Center incubators and innovation hubs.

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Changes to RO—Research and Office Park District

Ag Tech and Agribusiness Incubator and Innovation Hub

A facility designed to support start-up businesses, entrepreneurs, and emerging organizations which promote collaborative learning, research, workforce development, and commercialization of new ideas within the agricultural, technology, and plant science sectors through a combination of private small offices, flexible workstations, and co-working spaces within a shared location. Such facilities may provide access to shared equipment and administrative services, research and laboratory facilities, business planning assistance, mentoring, financial and business counseling, and other resources that foster business development and growth. Permitted uses include, but are not limited to, businesses and organizations engaged in plant science, agriculture, agricultural technology, biotechnology, technology, finance, education, nonprofit activities, research and development, and innovation-focused enterprises.

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Reclassifications

- **Restaurants:** New restaurant classification, CC722513 Limited-Service Restaurants (with 16 seats or less and no drive through) and CC722515 Snack and Nonalcoholic Beverage Bars (with 16 seats or less and no drive through). Changed to Permitted by-right in the same zoning districts where their Conditional Use counterparts are currently allowed. All restaurant uses with more than 16 seats or drive-throughs will remain Conditional uses.

- **Banks:** New classification CC522110 Commercial Banking (without drive through), CC522130 Credit Unions (without drive through), and CC522180 Savings Institutions and Other Depository Credit Intermediation (without drive through). Allow without drive through services as Permitted uses in the HE, PH, PO, RO, MX, PC, GC, CB and LI zoning districts. Drive through services remain Conditional.

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Comprehensive Plan and Strategic Plan Assessment

- **Creve Coeur 2030 Comprehensive Plan**
  - ✓Strategy 3.2, support the provision of community services, amenities and services to capture changing consumer preferences
  - ✓Strategy 3.8, promote the implementation of 39 North, and support the district's long-term sustainability
  - ✓Strategy 7.1, facilitate the development of community supportive retail and services to ensure long-term vibrancy and resilience

DRAFT

Comprehensive Plan and Strategic Plan Assessment

- **FY 26-28 Strategic Plan**
- Goal 5, Strengthen and Diversify the Local Economy
  - Strategy 5.3: Identify commercial areas in need of enhancement, improvements, or repurposing
    - Initiative 5.3.2 Consider appropriate re-uses of aging office buildings in light of current vacancy rates
  - Strategy 5.5: Support growth of the 39 North Innovation District
    - Initiative 5.5.3 Continue collaboration with 39 North on economic development initiatives

DRAFT

Other Items

- Error in Table A. 518210 Data Processing, Hosting, and Related Services.

- Staff Review of Table A to check for any other errors/omissions prior to second reading, Substitute Bill

DRAFT

EXHIBIT C

New Ballas Road Improvements Phase 4

DRAFT

Surface Transportation Block Grant Program Agreement

City Council Meeting | August 24, 2026

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

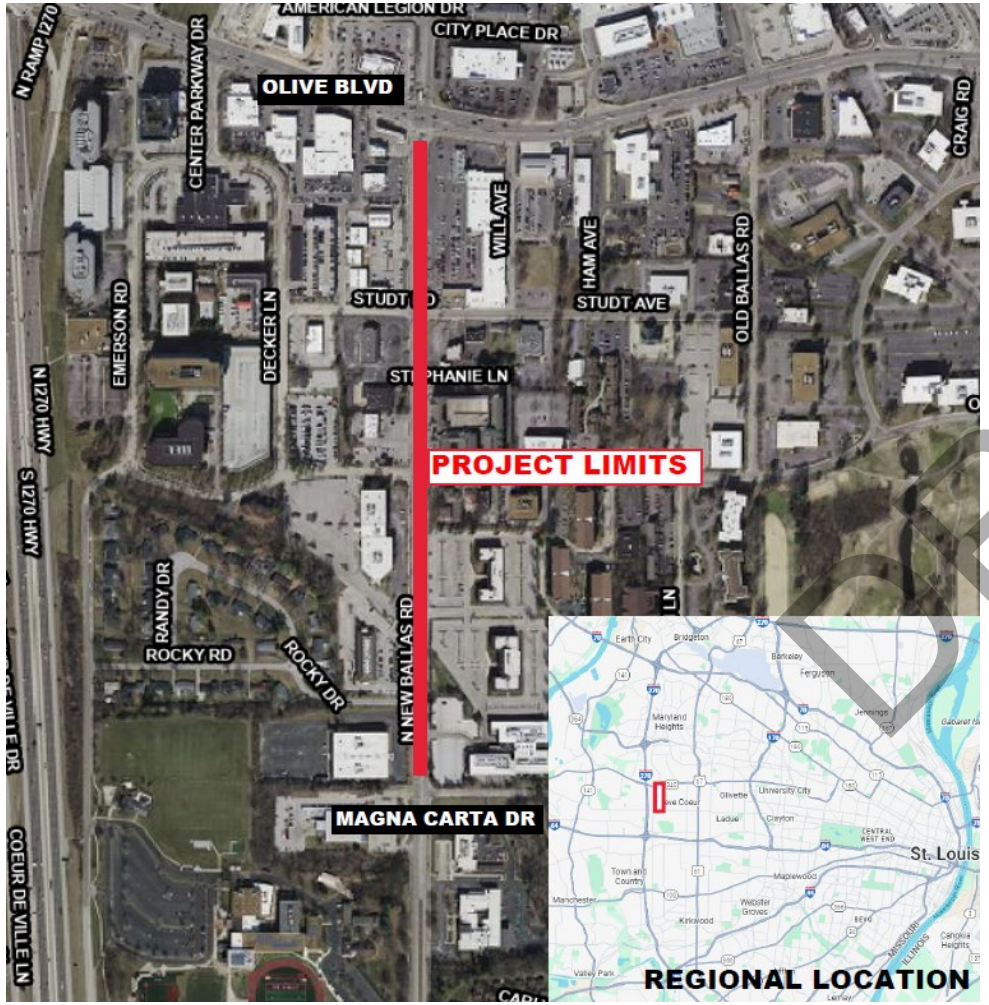
DRAFT

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

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)

DRAFT

Existing Pavement Conditions

DRAFT

Existing Pavement Conditions

DRAFT

Existing Sidewalk Conditions

DRAFT

Estimated Project Costs and Schedule

Project Stage	Fiscal Year	Total Cost	Grant Funding	City Funding
Design	FY2027-2029	$150,000	$0	$150,000
Right of Way	FY2028	$25,000	$20,000	$5,000
Construction	FY2029	$750,000	$600,000	$150,000
	TOTAL	$925,000	$620,000	$305,000

DRAFT

City Funding = 33%

EXH. D

CITY OF CREVE COEUR

MEMORANDUM

Date: August 24, 2026
To: Kris Simpson, City Administrator
From: Jason Valvero, Director of Recreation
CC: Joan Leary, Finance Director
Subject: Ice Rink Wood Ceiling

Staff Recommendation

Enter into an agreement with L&T Enterprises, LLC d/b/a Servpro to remediate the mold of the ice rink's wood ceiling. The price is not to exceed $175,000.00. Staff has reached out to Chubb and filed a claim. The city's deductible for an equipment failure is $5,000.00. Staff is also looking into Chubb covering any revenue loss if needed.

Situation Overview

The dehumidification unit at the Dielman Ice Rink recently experienced a critical motor failure. This mechanical issue prevented the system from effectively managing indoor air quality during a period of high heat and humidity in July. Consequently, the rink experienced excessive moisture levels that persisted within the facility.

Impact on Facility

The extended exposure to high humidity levels has compromised the structural materials of the rink's ceiling. The wood ceiling and support beams absorbed an excessive amount of water. This prolonged moisture retention has led to the development of mold across approximately 20% of the wood ceiling located at the west end of the rink.

Remediation and Proposed Action

To address this health and structural hazard, I have been working with Techtron Environmental Solutions for testing and Servpro to obtain a remediation plan. The proposed scope of work includes:

- **Containment and Cleaning:** Establishing negative air pressure to safely remove mold from affected surfaces and crossbeams.
- **Drying:** Deploying air movers to ensure the structural wood materials are thoroughly dried before any sealing or finishing work occurs.
- **Operational Schedule:** To perform this work safely and efficiently, it is strongly recommended that the ice rink be closed to the public for approximately seven days. A continuous closure will allow for the containment system to remain in place, minimizing the need for daily teardown and reconstruction, which would otherwise extend the project duration and increase costs.

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Project Status

We are currently reviewing the proposed remediation estimate of $153,627.42 (not to exceed $175,000.00) and coordinating with our insurance provider regarding the claim. Given the extent of the mold growth and the necessity of maintaining a safe environment for our users, I recommend that we proceed with the full remediation project as outlined.

I request authorization to move forward with the necessary contracts to ensure the facility can be remediated and safely reopened as soon as possible.

I am available to answer any question you may have.

DRAFT

This form may be used to appoint the employer delegate to be sent to the Missouri Local Government Employees Retirement System (LAGERS) Annual Meeting to be held October 29-30, 2026, at the DoubleTree by Hilton Hotel Springfield, 2431 N. Glenstone Avenue, Springfield, MO 65803.

The City of Creve Coeur Mayor & City Council hereby appoints Emily Groves, HR Generalist to be the Employer Delegate for our political subdivision for the purposes of participating in the Board of Trustee election at the Missouri Local Government Employees Retirement System's Annual Meeting.

_____

Signature Presiding Officer of Governing Body

MISSOURI LAGERS
A Secure Retirement for All

MEMORANDUM

DATE: 9/10/2026

TO: City Council

FROM: Mayor Hoffman, Nominating Committee Chair

CC:

SUBJECT: Recommendations for Appointment

RECOMMENDATION

The Nominating Committee met on September 10, 2026, and recommends the following appointments:

Arts Committee

- Paul Zarek – Appointment to fill the unexpired term ending June 30, 2027, followed by a three-year term ending June 30, 2030.

Energy & Environment Committee

- Rohan Vaddiraju – Appointment to a three-year term expiring June 30, 2029.

ATTACHMENT

Draft Minutes of the September 10, 2026, Nominating Committee Meeting

NOMINATING COMMITTEE MEETING
MINUTES
CITY OF CREVE COEUR

300 NORTH NEW BALLAS RD
SEPTEMBER 10, 2026
8:30 AM

CALL TO ORDER

A nominating committee meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the Mayor's Conference Room, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Thursday, September 10, 2026, at 8:30 AM.

Mayor Hoffman stated that the meeting agenda included consideration of appointments to the City's Arts Committee and Energy and Environment Committee, in accordance with Section 4.4(i) of the Creve Coeur City Charter.

ROLL CALL

Mayor Robert Hoffman
City Council President Scott Saunders

DISCUSSION ITEMS

ARTS COMMITTEE

The Nominating Committee consisted of:
Mayor Hoffman
Council President Saunders

Mayor Hoffman stated that one application was received from Paul Zarek. On August 20, 2026, Chair Robert Morrissey emailed the City Clerk endorsing Paul Zarek for appointment to the committee.

To appoint Paul Zarek to the Arts Committee for the unexpired term ending June 30, 2027, followed by a three-year term ending June 30, 2030.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Hoffman
AYES: Saunders, Hoffman

With the vote on the motion being 2 ayes and 0 nays, motion carried.

ENERGY AND ENVIRONMENT COMMITTEE

DRAFT

NOMINATING COMMITTEE MEETING
MINUTES
CITY OF CREVE COEUR

300 NORTH NEW BALLAS RD
SEPTEMBER 10, 2026
8:30 AM

The Nominating Committee consisted of:
Mayor Hoffman
Council President Saunders

Mayor Hoffman stated that one application was received from Rohan Vaddiraju. On August 25, 2026, Chair Saranya Konala emailed the City Clerk endorsing Rohan Vaddiraju for appointment to the committee.

To appoint Rohan Vaddiraju to a three-year term on the Energy and Environment Committee, with the term expiring June 30, 2029.

RESULT: APPROVED (UNANIMOUS)
MOVER: Saunders
SECONDER: Hoffman
AYES: Saunders, Hoffman

With the vote on the motion being 2 ayes and 0 nays, motion carried.

ADJOURNMENT

The meeting adjourned at 8:32 a.m.

Submitted by:

Dr. Scott Saunders
City Council President

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

DRAFT

MEMORANDUM

DATE: September 10, 2026

TO: Kris Simpson, City Administrator

FROM: Joan Leary, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from August 06, 2026 through September 10, 2026 in the amount of $2,995,544.30

Council Report of invoices Paid Listing

By Fund

Payment Dates 8/6/2026 - 9/10/2026

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND						
WASHINGTON NATIONAL INS CO	P2669569	08/12/2026	WG00006955, 02413 AUG 2	01-2215	3913	367.80
PAPPAS HAYDEN WESTBERG & JACKSON PC	INV0002882	08/13/2026	GARNISHMENT	01-2111	69746	165.75
KRAMER & FRANK PC	INV0002883	08/13/2026	GARNISHMENT	01-2111	69745	500.81
PAYROLL MS CONTRIBUTION	INV0002884	08/14/2026	ICMA ROTH IRA %	01-2319	DFT0013155	226.52
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ER PENSION 7%	01-2312	DFT0013156	600.52
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	MS ROTH IRA CATCHUP$	01-2318	DFT0013156	50.00
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ICMA ROTH 457 $	01-2318	DFT0013156	2,697.31
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ICMA ROTH 457 %	01-2318	DFT0013156	6,518.52
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ICMA ROTH IRA $	01-2319	DFT0013156	627.70
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ICMA 457 $	01-2322	DFT0013156	115.39
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ICMA 457 %	01-2322	DFT0013156	2,928.66
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ICMA 457 $	01-2322	DFT0013156	6,325.53
PAYROLL MS CONTRIBUTION	INV0002885	08/14/2026	ICMA LOAN PAYMENT	01-2324	DFT0013156	184.63
MOST MISSOURIS 529 SAVINGS PLAN	INV0002886	08/14/2026	MOST 529 COLLEGE SAVINGS	01-2323	DFT0013157	525.00
VOYA	INV0002887	08/14/2026	VOYA 457 %	01-2321	DFT0013158	504.22
VOYA	INV0002887	08/14/2026	VOYA 457$	01-2321	DFT0013158	310.00
VOYA	INV0002887	08/14/2026	VOYA 457 %	01-2321	DFT0013158	150.82
DEPARTMENT OF TREASURY	INV0002888	08/14/2026	SOCIAL SECURITY	01-2102	DFT0013159	45,565.22
DEPARTMENT OF TREASURY	INV0002888	08/14/2026	MEDICARE	01-2103	DFT0013159	10,656.32
DEPARTMENT OF TREASURY	INV0002888	08/14/2026	FEDERAL WITHHOLDING	01-2104	DFT0013159	37,325.88
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002889	08/14/2026	STATE WITHHOLDING	01-2105	DFT0013160	13,042.00
REITZ & JENS INC	17551	08/18/2026	OLIA VILLAGE - PROFESSION	01-2806	3940	5,225.00
HR GREEN DEVELOPMENT LL	205516	08/19/2026	Lifetime fitness traffic study	01-2812	69755	1,262.00
GRACE MOSTELLER	LIC20005401	08/19/2026	LICENSE 20005401 REFUND	01-4729	69752	349.86
ST MARTHAS HALL	DOM VIOL 1/1 - 6/30/26	08/26/2026	DOMESTIC VIOLENCE SHELTE	01-2415	69777	1,417.66
LYDIAS HOUSE INC	DOM VIOL 1/1 - 6/30/26	08/26/2026	DOMESTIC VIOLENCE SHELTE	01-2415	3963	1,417.67
THE WOMENS SAFE HOUSE	DOM VIOL 1/1 - 6/30/26	08/26/2026	DOMESTIC VIOLENCE SHELTE	01-2415	69778	1,417.67
PAPPAS HAYDEN WESTBERG & JACKSON PC	INV0002894	08/28/2026	GARNISHMENT	01-2111	69783	166.86
KRAMER & FRANK PC	INV0002895	08/28/2026	GARNISHMENT	01-2111	69782	500.81
PAYROLL MS CONTRIBUTION	INV0002896	08/28/2026	ICMA ROTH IRA %	01-2319	DFT0013220	260.39
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ER PENSION 7%	01-2312	DFT0013221	600.52
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	MS ROTH IRA CATCHUP$	01-2318	DFT0013221	50.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ICMA ROTH 457 $	01-2318	DFT0013221	3,547.31
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ICMA ROTH 457 %	01-2318	DFT0013221	7,097.39
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ICMA ROTH IRA $	01-2319	DFT0013221	377.70
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ICMA 457 $	01-2322	DFT0013221	115.39
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ICMA 457 $	01-2322	DFT0013221	6,325.53
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ICMA 457 %	01-2322	DFT0013221	2,481.91
PAYROLL MS CONTRIBUTION	INV0002897	08/28/2026	ICMA LOAN PAYMENT	01-2324	DFT0013221	184.63
MOST MISSOURIS 529 SAVINGS PLAN	INV0002898	08/28/2026	MOST 529 COLLEGE SAVINGS	01-2323	DFT0013222	525.00
VOYA	INV0002899	08/28/2026	VOYA 457 %	01-2321	DFT0013223	150.82
VOYA	INV0002899	08/28/2026	VOYA 457 %	01-2321	DFT0013223	504.22
VOYA	INV0002899	08/28/2026	VOYA 457$	01-2321	DFT0013223	310.00
DEPARTMENT OF TREASURY	INV0002900	08/28/2026	SOCIAL SECURITY	01-2102	DFT0013224	46,079.72
DEPARTMENT OF TREASURY	INV0002900	08/28/2026	MEDICARE	01-2103	DFT0013224	10,776.64
DEPARTMENT OF TREASURY	INV0002900	08/28/2026	FEDERAL WITHHOLDING	01-2104	DFT0013224	38,294.11
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002901	08/28/2026	STATE WITHHOLDING	01-2105	DFT0013225	13,280.00
LAGERS	9103 AUG 26	08/31/2026	LAGERS PAYMENT AUG 26	01-2317	DFT0013233	154,891.94
DEPARTMENT OF TREASURY	INV0002902	08/31/2026	SOCIAL SECURITY	01-2102	DFT0013226	704.54
DEPARTMENT OF TREASURY	INV0002902	08/31/2026	MEDICARE	01-2103	DFT0013226	164.76
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002903	08/31/2026	STATE WITHHOLDING	01-2105	DFT0013227	1.00
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0926	09/02/2026	GROUP HEALTH SEP 26	01-2211	4017	133,637.41
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0926	09/02/2026	GROUP HEALTH SEP 26	01-2225	4017	4,058.44
FIDELITY SECURITY LIFE INSURANCE COMPANY	167491580	09/02/2026	RETIREES VISION INS SEP 26	01-2224	3995	24.15
FIDELITY SECURITY LIFE INSURANCE COMPANY	167499629	09/02/2026	VISION SEP 26	01-2218	3996	1,012.65
AMERICAN UNITED LIFE INSURANCE COMPANY	619325 SEP 26	09/02/2026	VOL AD&D SEP 26	01-2216	3980	62.60
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	VOL AD & D	01-2216	3979	101.57
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	VOL LIFE	01-2216	3979	1,683.33
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	SHORT TERM DIS	01-2222	3979	920.79
QUADIENT FINANCE USA INC	PPLN01 8/4/26	09/02/2026	7900044080159662 PREPAID	01-1652	4011	3,000.00
STANDARD INSURANCE COMPANY	160-763511-00002 SEP 26	09/09/2026	RETIRE DENTAL SEP 26	01-2226	4041	286.70
STANDARD INSURANCE COMPANY	1660-763511-00001 SEP 26	09/09/2026	DENTAL SEP 26	01-2213	4041	6,597.52
REITZ & JENS INC	17619	09/09/2026	OLIA INSPECTION SERVICE T	01-2806	4039	4,785.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
WASHINGTON NATIONAL INS CO	P2678351	09/09/2026	WG00006955, 02413 (SEP 26	01-2215	4043	367.80
						584,407.61
						584,407.61
Department: 11 - LEGISLATIVE SERVICES						
Division: 12 - MAYOR AND CITY COUNCIL						
ML DUFFY ART LLC	ART 6/3/26	08/19/2026	ART ON LOAN - DUFFY 1ST Y	01-11-12-7315	69758	1,000.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Council Dinner 7.27.26	01-11-12-6264	DFT0013197	8.10
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	CCO Luncheon - Greer	01-11-12-6264	DFT0013197	30.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Council Dinner 7.27.26	01-11-12-6264	DFT0013197	355.29
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	MML Annual Conference - Gr	01-11-12-6265	DFT0013197	477.75
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Plein air art event ribbons	01-11-12-7315	DFT0013197	122.68
NICOLE GREER	LOCAL PROGRESS 7/8/26	08/26/2026	LOCAL PROGRESS CONVENTI	01-11-12-6265	3967	326.22
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	OBBBA LUNCH & LEARN FIN	01-11-12-6264	3976	56.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-11-12-5234	3979	43.20
MISSOURI VOCATIONAL ENTERPRISES	722174 RI	09/09/2026	NAME PLATES - P & Z	01-11-12-7304	69810	23.25
					Division 12 - MAYOR AND CITY COUNCIL Total:	**2,442.49**
Division: 13 - CITY CLERK						
GENERAL CODE	PG000047936	08/12/2026	SUPPLEMENT PROJECT #52	01-11-13-6203	DFT0013165	1,184.00
MISSOURI CCFO ASSOCIATION EASTERN DIVIS	MOCCFOA AUG 26	08/19/2026	MEMBERSHIP LUNCHEON 8/	01-11-13-6265	69757	20.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Training IIMC	01-11-13-6261	DFT0013197	85.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Training MoCCFOA	01-11-13-6261	DFT0013197	75.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	IIMC Annual Dues	01-11-13-6262	DFT0013197	195.00
BRIDGETOWER OPCO LLC	745895632	09/02/2026	P.H. ANNUAL TAX SETTING	01-11-13-6260	3985	168.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-11-13-5234	3979	29.29
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-11-13-5235	3979	2.56
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-11-13-5236	3979	21.36
KELLIE HENKE	MILEAGE AUG 26	09/02/2026	MILEAGE REIMBURSEMENT	01-11-13-6265	4002	182.40
					Division 13 - CITY CLERK Total:	**1,963.11**
					Department 11 - LEGISLATIVE SERVICES Total:	**4,405.60**

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number		Amount
Department: 12 - ADMINISTRATION							
Division: 10 - LEGAL							
CURTIS HEINZ GARRETT AND OKEEFE PC	199158 - 199162	08/12/2026	CITY ATTORNEY NON-RETAIN	01-12-10-6201	3889		4,482.18
CURTIS HEINZ GARRETT AND OKEEFE PC	199158 - 199162	08/12/2026	MUNICIPAL PROSECUTION R	01-12-10-6201	3889		3,000.00
CURTIS HEINZ GARRETT AND OKEEFE PC	199158 - 199162	08/12/2026	PROSECUTING ATTORNEY AS	01-12-10-6201	3889		775.00
CURTIS HEINZ GARRETT AND OKEEFE PC	199158 - 199162	08/12/2026	MUNICIPAL PROSECUTION N	01-12-10-6201	3889		140.05
CURTIS HEINZ GARRETT AND OKEEFE PC	199158 - 199162	08/12/2026	CITY ATTORNEY RETAINER M	01-12-10-6201	3889		5,500.00
REJIS COMMISSION	581533	08/12/2026	PAMS TO SHOWME COURTS	01-12-10-6262	DFT0013167		487.00
REJIS COMMISSION	581589	08/12/2026	LE-0035 LEWEB 2 AGENCIES	01-12-10-6262	DFT0013167		133.12
REJIS COMMISSION	583268	09/09/2026	PAMS TO SHOWME COURTS	01-12-10-6262	DFT0013281		456.26
REJIS COMMISSION	583289	09/09/2026	LE-0035 LEWEB 2 AGENCIES	01-12-10-6262	DFT0013281		133.12
REJIS COMMISSION	583336	09/09/2026	PA VPN CONNECTION 9/1/26	01-12-10-6262	DFT0013281		39.12
						Division 10 - LEGAL Total:	**15,145.85**
Division: 11 - ADMINISTRATIVE							
M.C.I. PRINTING INC	67254	08/12/2026	Newsletter Printing AUG 26	01-12-11-6203	3904		1,700.00
MERCY CORPORATE HEALTH	806356	08/12/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	69736		62.05
MERCY CORPORATE HEALTH	806361	08/12/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	69736		62.05
MERCY CORPORATE HEALTH	806363	08/12/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	69736		62.05
MERCY CORPORATE HEALTH	807330	08/12/2026	PRE-EMPLOYMENT SCREENI	01-12-11-6271	69736		119.00
ASI	A000178626geHNE	08/12/2026	HRA & FSA ADMIN FEES JUL	01-12-11-6203	3875		458.50
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	MACHS pre-employment bac	01-12-11-6202	DFT0013197		15.55
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	MACHS pre-employment bac	01-12-11-6202	DFT0013197		15.55
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Indeed - Online Job Postings	01-12-11-6260	DFT0013197		188.29
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	3CMA Annual Membership	01-12-11-6262	DFT0013197		400.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Business e-newsletter subscr	01-12-11-6262	DFT0013197		81.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Agenda Review	01-12-11-6264	DFT0013197		29.60
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	In-Town Meeting w/ Sen. Mc	01-12-11-6264	DFT0013197		5.69
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	ICMA Annual Conf Flight ACA	01-12-11-6265	DFT0013197		417.41
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	MAGC Conference	01-12-11-6265	DFT0013197		78.75
PAYLOCITY CORPORATION	INV4017367	08/26/2026	COBRA ADMINISTRATION	01-12-11-6203	69774		83.95
KRIS SIMPSON	MML BOARD 8/14/26	08/26/2026	MML BOARD MEETING AUG	01-12-11-6265	3961		261.44

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
M.C.I. PRINTING INC	67330	09/02/2026	Newsletter Printing SEP 26	01-12-11-6203	4005	1,700.00
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES ADMIN 7/21/2	01-12-11-6253	69799	54.63
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-12-11-5234	3979	129.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-12-11-5235	3979	11.33
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-12-11-5236	3979	64.07
CORPORATE INTERIORS INC	090326	09/09/2026	USED L SHAPE DESK, CABINE	01-12-11-9504	69803	1,650.00
39 NORTH AGTECH INNOVATION DISTRICT	1166	09/09/2026	ECONOMIC DEVELOPMENT	01-12-11-6203	4028	14,470.31
					Division 11 - ADMINISTRATIVE Total:	**22,120.69**
Division: 14 - MUNICIPAL COURT						
RICOH USA INC	110198494	08/19/2026	COURT COPIER LEASE 7/18/2	01-12-14-6213	69761	192.63
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Brother Tape	01-12-14-7304	DFT0013197	23.27
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	COURTROOM AND POLICE S	01-12-14-9503	DFT0013197	791.60
INTERNATIONAL LANGUAGE SCHOOL	756391	08/26/2026	INTERPRETING SERVICES FO	01-12-14-6201	3958	92.00
MARY LEIGHTON BRUNTRAGER	JUDGE JUL/AUG 26	08/26/2026	PROVISIONAL JUDGE 7/8, 8/	01-12-14-6201	3964	1,000.00
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES COURT 7/21/2	01-12-14-6253	69799	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-12-14-5234	3979	47.11
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-12-14-5235	3979	4.13
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-12-14-5236	3979	40.12
					Division 14 - MUNICIPAL COURT Total:	**2,215.61**
					Department 12 - ADMINISTRATION Total:	**39,482.15**
Department: 13 - FINANCE						
Division: 11 - ADMINISTRATIVE						
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002889	08/14/2026	STATE WITHHOLDING FEE	01-13-11-6202	DFT0013160	0.50
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	GFOA Budget Awards Progra	01-13-11-6202	DFT0013197	495.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	GFOA GAAP Update Training	01-13-11-6261	DFT0013197	450.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Membership	01-13-11-6262	DFT0013197	347.00
PAYROLL MISSOURI WITHHOLDING TAXES	INV0002901	08/28/2026	STATE WITHHOLDING FEE	01-13-11-6202	DFT0013225	0.50
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	MOTOR VECHILE TITLE FEE	01-13-11-6202	3976	17.50
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES FIN 7/21/26 - 8	01-13-11-6253	69799	29.88

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number		Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-13-11-5234	3979		90.57
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-13-11-5235	3979		7.92
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-13-11-5236	3979		22.88
						Division 11 - ADMINISTRATIVE Total:	**1,461.75**
Division: 15 - INTERDEPARTMENTAL							
CHARTER COMMUNICATION	173940501080126	08/12/2026	PD PRI FIBER AUG 26	01-13-15-6253	3887		2,322.60
CHARTER COMMUNICATION	173941901080126	08/12/2026	PW GARAGE TO CITY HALL A	01-13-15-6253	3886		328.48
CHARTER COMMUNICATION	173957701080126	08/12/2026	CITY HALL ANALOG LINES AU	01-13-15-6253	3885		120.94
ODP BUSINESS SOLUTIONS LLC	476530871001	08/12/2026	PENS, TONER, FOLDERS & M	01-13-15-7312	3906		471.79
ODP BUSINESS SOLUTIONS LLC	476562218001	08/12/2026	PENS	01-13-15-7312	3906		37.21
ODP BUSINESS SOLUTIONS LLC	476562220001	08/12/2026	TONER	01-13-15-7312	3906		113.53
ODP BUSINESS SOLUTIONS LLC	474205297001	08/18/2026	TONER & FILE FOLDERS	01-13-15-7312	3935		666.97
ODP BUSINESS SOLUTIONS LLC	474429586001	08/18/2026	TONER	01-13-15-7312	3935		245.00
SHARON STOTT	MISC 08/06/26	08/18/2026	MISC REIMBURSEMENT FLU	01-13-15-6272	3942		19.99
UNITED STATES POSTAL SERVICE	587012 SEP 26	08/26/2026	NEWSLETTER POSTAGE SEP 2	01-13-15-6269	DFT0013258		2,048.08
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0926	09/02/2026	GROUP HEALTH SEP 26	01-13-15-5230	4017		17,135.80
ST LOUIS AREA HEALTH INSURANCE TRUST MEDICAL	0926	09/02/2026	GROUP HEALTH SEP 26	01-13-15-5230	4017		-200.00
ODP BUSINESS SOLUTIONS LLC	476984204001	09/02/2026	TONER, TAPE AND DESK ORG	01-13-15-7312	4010		1,014.89
ODP BUSINESS SOLUTIONS LLC	477194767001	09/02/2026	TONER	01-13-15-7312	4010		388.22
ODP BUSINESS SOLUTIONS LLC	477194773001	09/02/2026	TONER	01-13-15-7312	4010		362.26
ODP BUSINESS SOLUTIONS LLC	479256809001	09/02/2026	PENS, HIGHLIGHTERS & PAPE	01-13-15-7312	4010		151.29
ODP BUSINESS SOLUTIONS LLC	479323196001	09/02/2026	POST IT NOTES	01-13-15-7312	4010		18.99
QUILL CORPORATION	50066395	09/02/2026	DRAWER ORGANIZER	01-13-15-7312	4013		11.04
BOWMANS MAILING SOLUTIONS LLC	56715	09/02/2026	POSTAGE MACHINE MAINTE	01-13-15-6213	3984		45.00
QUADIENT INC	63258817	09/02/2026	41614994-1074153 METER R	01-13-15-6266	4012		50.00
RSC INSURANCE BROKERAGE INC	66064	09/02/2026	FY27 AUTO PHYSICAL DAMA	01-13-15-6226	4016		2,764.46
QUADIENT FINANCE USA INC	18166729	09/09/2026	41614994-1074152 INK CAR	01-13-15-7304	4038		175.75

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ODP BUSINESS SOLUTIONS LLC	479323194001	09/09/2026	FILE FOLDERS	01-13-15-7312	4037	252.20
KONICA MINOLTA BUSINESS SOLUTIONS	510040849	09/09/2026	ADMIN COPIER MAINTENAN	01-13-15-6213	69808	72.60
					Division 15 - INTERDEPARTMENTAL Total:	**28,617.09**
Division: 51 - MIS OPERATIONS						
DELL MARKETING LP	10886789477	08/12/2026	2 DELL PROSLIM PLUS DESKT	01-13-51-7331	3893	5,422.56
CHARTER COMMUNICATION	173957901080126	08/12/2026	CITY HALL TV WIFI AUG 26	01-13-51-6253	3882	417.68
WINNING TECHNOLOGIES IN	36526	08/12/2026	SENTINEL ONE, NINJA ONE J	01-13-51-6202	3916	427.00
WINNING TECHNOLOGIES IN	36526	08/12/2026	SENTINEL ONE, NINJA ONE [	01-13-51-7332	3916	515.00
UMZUZU LLC	0191061	08/18/2026	GOOGLE WORKSPACE ANNU	01-13-51-6213	DFT0013188	1,841.40
DELL MARKETING LP	10887888323	08/18/2026	2 DELL PRO SLIM PLUS DESK	01-13-51-7331	3927	3,615.04
DELL MARKETING LP	10887888526	08/18/2026	2 DELL PRO SLIM PLUS DEST	01-13-51-7331	3927	3,839.60
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY27 - Ubiquiti Unifi 6 Pro Ac	01-13-51-6213	DFT0013197	185.45
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY27 - USB desktop speakers	01-13-51-6213	DFT0013197	24.49
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY27 - Ubiquiti UniFi Cloud K	01-13-51-6213	DFT0013197	209.99
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY27 - ipad case (building) H	01-13-51-6213	DFT0013197	26.98
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY27 -corded phone (pd)	01-13-51-6213	DFT0013197	18.25
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY27 - bluetooth adapters	01-13-51-6213	DFT0013197	19.98
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY26 - scansnap scanner	01-13-51-6213	DFT0013197	273.99
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FY27 - Zoom subscription	01-13-51-7332	DFT0013197	63.99
DELL MARKETING LP	10888789800	08/26/2026	3 DELL PRO 16 LAPTOPS	01-13-51-7331	3953	6,093.57
DELL MARKETING LP	10889044145	08/26/2026	2 DELL PROSLIM DESKTOPS (	01-13-51-7331	3953	5,989.98
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES MIS 7/21/26 -	01-13-51-6253	69799	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-13-51-5234	3979	31.65
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-13-51-5235	3979	2.77
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-13-51-5236	3979	23.08
WINNING TECHNOLOGIES IN	36699	09/09/2026	IT PROFESSIONAL SERVICES S	01-13-51-6202	4045	800.00
WINNING TECHNOLOGIES IN	36743	09/09/2026	MILEAGE FOR	01-13-51-6202	4045	5.80
					Division 51 - MIS OPERATIONS Total:	**29,873.00**
					Department 13 - FINANCE Total:	**59,951.84**

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Department: 14 - COMMUNITY SERVICES						
Division: 11 - ADMINISTRATIVE						
BRIDGET SICKELS	101B	08/12/2026	1/3 SUMMER SESSION MINI	01-14-11-6202	3879	140.00
RICHARD E. BROWN	201-REISSUE	08/13/2026	AUG 26 CONCERT	01-14-11-6202	69747	600.00
US BANK EQUIPMENT FINANCE	587387739	08/20/2026	DRC PRINTER CHARGES 7/20	01-14-11-6213	DFT0013150	50.11
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Concert Series Advertisemen	01-14-11-6260	DFT0013197	725.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Local MPRA Lunch & Learn	01-14-11-6264	DFT0013197	15.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	PHP Badge Holders	01-14-11-7304	DFT0013197	15.83
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Staple Gun for Events	01-14-11-7304	DFT0013197	27.99
BRIDGET SICKELS	101C	08/26/2026	LAST 1/3 PYMT OF SUMMER	01-14-11-6202	3950	157.50
TIMOTHY WAYNE CUNNINGHAM	101B	09/02/2026	SEPT CONCERT SERIES	01-14-11-6202	69796	1,750.00
BEGINNERS WORLD TENNIS	134	09/02/2026	AUGUST TENNIS LESSONS	01-14-11-6202	3983	1,361.50
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-14-11-5234	3979	27.79
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-14-11-5235	3979	2.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-14-11-5236	3979	20.03
					Division 11 - ADMINISTRATIVE Total:	**4,893.19**
					Department 14 - COMMUNITY SERVICES Total:	**4,893.19**
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE						
Division: 11 - ADMINISTRATIVE						
METROPOLITAN ST LOUIS SEWER DISTRICT	1482769-5 7/17/26	08/06/2026	300 N NEW BALLAS RD STOR	01-16-11-6254	DFT0013101	172.20
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0247372-6: 300 N NEW BALL	01-16-11-6254	DFT0013102	512.32
CERTASITE LLC	12847120	08/12/2026	ANNUAL FIRE EXTINGUISHER	01-16-11-6211	3881	1,024.74
UNIFIRST CORPORATION	1880266501	08/12/2026	MAINTENANCE UNIFORMS	01-16-11-7308	3911	12.19
JOHNSON CONTROLS FIRE PROTECTION LP	25555654	08/12/2026	ANNUAL SPRINKLER/FIRE AL	01-16-11-6211	3901	2,465.70
WIEGMANN ASSOCIATES	90062	08/12/2026	WO#261951 HEAT PUMP - FI	01-16-11-6211	3914	1,334.60
AMERICAN H20 LLC	IN256990	08/12/2026	PART FOR DAMAGED CHILLE	01-16-11-6212	3873	349.79
AMERENUE	55031-62002 8/3/26	08/13/2026	ELECTRIC CITY HALL 6/7/26 -	01-16-11-6250	DFT0013205	7,559.43
JOSHUA A DORSEY	000110	08/18/2026	CLEANING CONTRACT - GC FI	01-16-11-6212	3933	2,000.00
WIEGMANN ASSOCIATES	90139	08/18/2026	WO 262134 HEAT PUMP IN I	01-16-11-6211	3946	695.00
HOME DEPOT CREDIT SERVICES	5610401	08/19/2026	PAINT FOR GC	01-16-11-6212	69754	106.37
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	CARPET SQUARES FOR TRAIN	01-16-11-6212	DFT0013197	147.35

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	LOUNGE SUPPLIES FOR CITY	01-16-11-7304	DFT0013197	107.28
MISSOURI AMERICAN WATER CO	1017-210013915103 8/3/26	08/25/2026	300 N NEW BALLAS RD DOM	01-16-11-6254	DFT0013203	1,394.11
UNIFIRST CORPORATION	1880267786	08/26/2026	MAINTENANCE UNIFORMS	01-16-11-7308	3972	12.19
UNIFIRST CORPORATION	1880269096	08/26/2026	MAINTENANCE UNIFORMS	01-16-11-7308	3972	12.19
OJ LAUGHLIN PLUMBING COMPANY INC	3264106	08/26/2026	EMERGENCY REPAI FIRE SUP	01-16-11-6212	3968	12,028.07
WALTER KNOLL FLORIST	INV31142	08/26/2026	PLANT MAINTENANCE SEPTE	01-16-11-6212	69781	80.00
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	CASTER WHEELS CONSTRUC	01-16-11-6212	3976	21.75
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	2 TERRO LIQUID ANT BAIT TR	01-16-11-6212	3976	12.05
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	2 BAGS OF ICE GC	01-16-11-6212	3976	6.24
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	2 BAGS OF ICE FOR GC	01-16-11-6212	3976	5.19
JOSHUA A DORSEY	000114	09/02/2026	CLEANING CONTRACT - GC S	01-16-11-6212	4001	2,000.00
UNIFIRST CORPORATION	1880270335	09/02/2026	MAINTENANCE UNIFORMS	01-16-11-7308	4023	12.19
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES BLDG MAINT 7	01-16-11-6253	69799	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-16-11-5234	3979	22.05
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD&D	01-16-11-5235	3979	1.93
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-16-11-5236	3979	16.08
METROPOLITAN ST LOUIS SEWER DISTRICT	1482769-5 8/17/26	09/08/2026	300 N NEW BALLAS RD STOR	01-16-11-6254	DFT0013274	172.20
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0247372-6: 300 N NEW BALL	01-16-11-6254	DFT0013273	736.40
NEW SYSTEM LLC	115716	09/09/2026	GENERAL SUPPLIES, TOILET P	01-16-11-6212	4036	1,247.67
WIEGMANN ASSOCIATES	90317	09/09/2026	WO 262264 HEAT PUMP #33	01-16-11-6211	4044	850.00
					Division 11 - ADMINISTRATIVE Total:	**35,142.03**
					Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total:	**35,142.03**
Department: 21 - POLICE						
Division: 11 - ADMINISTRATIVE						
UNIFIRST CORPORATION	1880266501	08/12/2026	MAINTENANCE UNIFORMS	01-21-11-7308	3911	12.18
REJIS COMMISSION	579479	08/12/2026	MULES CONNECTION FEE CI	01-21-11-6202	DFT0013167	85.00
REJIS COMMISSION	579479	08/12/2026	PD SUBSCRIPTION FEE JULY 2	01-21-11-6202	DFT0013167	4,191.84
REJIS COMMISSION	579479	08/12/2026	LIVESCAN CONNECTION JULY	01-21-11-6202	DFT0013167	63.00
REJIS COMMISSION	579479	08/12/2026	6 NETMOTION CONNECTION	01-21-11-6202	DFT0013167	64.56
REJIS COMMISSION	579479	08/12/2026	GLOBAL SOFTWARE SVCS JUL	01-21-11-6213	DFT0013167	201.60
REJIS COMMISSION	579479	08/12/2026	12 VERIZON DATA LINES JULY	01-21-11-6253	DFT0013167	693.00
REJIS COMMISSION	581268	08/12/2026	MULES CONNECTION FEE CI	01-21-11-6202	DFT0013167	85.00
REJIS COMMISSION	581268	08/12/2026	PD SUBSCRIPTION FEE AUGU	01-21-11-6202	DFT0013167	4,191.84
REJIS COMMISSION	581268	08/12/2026	LIVESCAN CONNECTION AUG	01-21-11-6202	DFT0013167	63.00
REJIS COMMISSION	581268	08/12/2026	6 NETMOTION CONNECTION	01-21-11-6202	DFT0013167	64.56
REJIS COMMISSION	581268	08/12/2026	GLOBAL SOFTWARE SVCS AU	01-21-11-6213	DFT0013167	201.60

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
REJIS COMMISSION	581268	08/12/2026	12 VERIZON DATA LINES AUG	01-21-11-6253	DFT0013167	693.00
ENERGY PETROLEUM CO	609578	08/12/2026	PD ADMINISTRATION	01-21-11-7307	3896	582.44
ENERGY PETROLEUM CO	635266	08/12/2026	PD ADMINISTRATION	01-21-11-7307	3896	1,248.15
VERIZON WIRELESS SERVICES LLC	6150324902	08/18/2026	TABLETS AND AIRCARDS PD	01-21-11-6253	3944	240.30
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	5 FBI NAA MEETING	01-21-11-6264	DFT0013197	75.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	2-REGISTRATION FEES FOR F	01-21-11-6265	DFT0013197	400.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	NITRILE GLOVES	01-21-11-6271	DFT0013197	227.88
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	FIRST AID SUPPLIES	01-21-11-6271	DFT0013197	60.96
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	OFFICE SUPPLIES	01-21-11-7302	DFT0013197	25.99
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	PRISONER SUPPLIES	01-21-11-7304	DFT0013197	28.90
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	20 BUS PASS	01-21-11-7304	DFT0013197	20.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	PRISONER FOOD	01-21-11-7309	DFT0013197	57.93
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	PRISONER MEALS	01-21-11-7309	DFT0013197	7.18
UNIFIRST CORPORATION	1880267786	08/26/2026	MAINTENANCE UNIFORMS	01-21-11-7308	3972	12.18
UNIFIRST CORPORATION	1880269096	08/26/2026	MAINTENANCE UNIFORMS	01-21-11-7308	3972	12.18
FASTSIGNS OF BRIDGETON	270-89936	08/26/2026	NO PARKING SIGNS FOR PGA	01-21-11-7304	3954	1,300.00
LEON UNIFORM CO INC	680575-01	08/26/2026	AWARD PINS	01-21-11-7308	3962	50.20
LEON UNIFORM CO INC	684189	08/26/2026	ADMIN UNIFORM PURCHAS	01-21-11-7308	3962	33.00
MERCY CORPORATE HEALTH	808239	08/26/2026	PRE-EMPLOYMENT SCREENI	01-21-11-6271	69771	658.32
DOBBS TIRE AND AUTO CENTERS	I0322347	08/26/2026	EMISSIONS CAR 2418	01-21-11-6202	DFT0013216	24.00
SIRCHIE ACQUISITION COMPANY LLC	0752289-IN	09/02/2026	EVIDENCE BOXES	01-21-11-7304	DFT0013262	58.50
UNIFIRST CORPORATION	1880270335	09/02/2026	MAINTENANCE UNIFORMS	01-21-11-7308	4023	12.18
COOPER MANAGEMENT TRAINING & CONSULTING IN	23328	09/02/2026	PRE-EMPLOYMENT SCREENI	01-21-11-6203	3988	1,185.00
MERIBETH BROADWAY	26-219	09/02/2026	KENNELING FOR COMM ENG	01-21-11-6203	4007	200.00
LEON UNIFORM CO INC	682329-01	09/02/2026	JACKETS FOR CHAPLAINS	01-21-11-7308	4004	342.00
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES POLICE 7/21/2	01-21-11-6253	69799	54.50
T-MOBILE USA	972253619 8/22/26	09/02/2026	PD PHONES AND TABLETS PD	01-21-11-6253	69798	33.24
T-MOBILE USA	972253619 8/22/26	09/02/2026	PD PHONES AND TABLETS PD	01-21-11-6253	69798	-18.24
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-21-11-5234	3979	341.07
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-21-11-5235	3979	29.85

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-21-11-5236	3979	232.00
KI YOUNG KIM	TUITION SUMMER 26	09/02/2026	TUITION REIMBURSEMENT	01-21-11-6261	4003	1,260.00
DANIEL J TAPELLA	TUITION SUMMER 26	09/02/2026	TUITION REIMBURSEMENT	01-21-11-6261	3990	1,284.45
					Division 11 - ADMINISTRATIVE Total:	**20,689.34**
Division: 21 - INVESTIGATION						
MAJOR CASE SQUAD OF GREATER ST LOUIS	2026CCPD	08/12/2026	2026 ANNUAL MCS PARTICIP	01-21-21-6262	69735	250.00
TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS INC	5972751-202607-1	08/12/2026	BILLING PERIOD 7/1/26-7/31	01-21-21-6202	69742	175.10
ENERGY PETROLEUM CO	609578	08/12/2026	PD INVESTIGATION	01-21-21-7307	3896	147.29
ENERGY PETROLEUM CO	635266	08/12/2026	PD INVESTIGATION	01-21-21-7307	3896	185.36
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	BACKGROUND SVC FOR PD A	01-21-21-6203	DFT0013197	90.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	BACKGROUND SVC FOR PD A	01-21-21-6203	DFT0013197	180.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	LODGING DURING SRO CONF	01-21-21-6265	DFT0013197	696.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	GAS USED DURING SRO CON	01-21-21-6265	DFT0013197	50.00
SSM HEALTH CARE GROUP	90011027	08/26/2026	TOXICOLOGY SERVICES	01-21-21-6203	3970	45.00
VERIZON WIRELESS SERVICES LLC	9022439901	09/02/2026	CELL PHONE DUMP-SEARCH	01-21-21-6203	4024	75.00
T-MOBILE USA	972253619 8/22/26	09/02/2026	PD PHONES AND TABLETS PD	01-21-21-6253	69798	39.77
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-21-21-5234	3979	214.95
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-21-21-5235	3979	18.80
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-21-21-5236	3979	155.57
T-MOBILE USA INC	L2608190013	09/02/2026	CELL PHONE DUMP-SEARCH	01-21-21-6203	4021	50.00
					Division 21 - INVESTIGATION Total:	**2,372.84**
Division: 22 - PATROL						
TRI-TECH FORENSICS INC	01382468	08/12/2026	25 TOURNIQUETS & 25 COLD	01-21-22-6271	DFT0013168	747.41
ENERGY PETROLEUM CO	609578	08/12/2026	PD PATROL	01-21-22-7307	3896	7,300.07
HANDY AUTOMOTIVE	6219-739280	08/12/2026	AIR & CABIN FILTERS - A	01-21-22-6210	69732	51.98
HANDY AUTOMOTIVE	6219-739281	08/12/2026	AIR & CABIN FILTERS - B	01-21-22-6210	DFT0013166	51.98
ENERGY PETROLEUM CO	635266	08/12/2026	PD PATROL	01-21-22-7307	3896	6,890.80
LEON UNIFORM CO INC	677046	08/12/2026	UNIFORM PURCHASE FOR KI	01-21-22-7308	3903	83.00
LEON UNIFORM CO INC	679954-01	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	302.00
LEON UNIFORM CO INC	680132-02	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	15.00
LEON UNIFORM CO INC	680436-02	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	180.00
LEON UNIFORM CO INC	680685-02	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	150.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
LEON UNIFORM CO INC	681323-01	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	108.00
LEON UNIFORM CO INC	681770-01	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	205.00
LEON UNIFORM CO INC	681770-02	08/12/2026	UNIFORM PURCHASE FOR FE	01-21-22-7308	3903	86.00
LEON UNIFORM CO INC	682174	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	108.00
LEON UNIFORM CO INC	682182-01	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	168.00
LEON UNIFORM CO INC	682185-01	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	248.00
LEON UNIFORM CO INC	682330-01	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	258.00
LEON UNIFORM CO INC	682542-01	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	377.00
LEON UNIFORM CO INC	682657	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	383.00
LEON UNIFORM CO INC	682709	08/12/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3903	90.00
DEFENDER PRODUCT SOLUTIONS, LLC	DPS-26-186	08/12/2026	DECOMMISSION 2429	01-21-22-9502	3892	675.00
BRADLEY W MACKEEN	LETSACT CONF 7/20/26	08/12/2026	LETSACT CONFERENCE JUL 2	01-21-22-6265	3878	115.20
BROOKE A BEDWELL	DARE CONF AUG 26	08/18/2026	DARE CONFERENCE 8/3/26 -	01-21-22-7316	3924	233.41
CAMBRA M POGUE	DARE CONF AUG26	08/18/2026	DARE CONFERENCE 8/3/26 -	01-21-22-7316	3925	278.39
HOME DEPOT CREDIT SERVICES	5043921	08/19/2026	RIGID 1625CFM AIR MOVER	01-21-22-7302	69754	199.99
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	VETERINARY HOSPITAL	01-21-22-6203	DFT0013197	159.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0013197	18.99
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	DRUM PUMP FOR HEATING	01-21-22-6210	DFT0013197	30.59
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	VEHICLE CLEANING SUPPLIES	01-21-22-6210	DFT0013197	53.20
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	VEHICLE CLEANING SUPPLIES	01-21-22-6210	DFT0013197	34.37
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	UNLIMITED CAR WASHES FO	01-21-22-6210	DFT0013197	512.73
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	POSTAGE FOR HANDCUFFS	01-21-22-6211	DFT0013197	10.95
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	GAS USED DURING LETSACT	01-21-22-6265	DFT0013197	20.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	LODGING DURING LETSACT C	01-21-22-6265	DFT0013197	541.80
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	LODGING DURING LETSACT C	01-21-22-6265	DFT0013197	541.80
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	CAMERA BATTERY CHARGER	01-21-22-7302	DFT0013197	18.61
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	PRO PLAN DOG FOOD	01-21-22-7304	DFT0013197	72.39
TRITECH SOFTWARE SYSTEM	01388078	08/26/2026	ADHESIVE BANDAGES AND C	01-21-22-6271	69780	179.23
CREATIVE PRODUCT SOURCING	170057	08/26/2026	DARE SUPPLIES	01-21-22-7316	69764	220.00
HANDY AUTOMOTIVE	6219-740565	08/26/2026	12 OIL FILTERS	01-21-22-6210	DFT0013218	95.88
HANDY AUTOMOTIVE	6219-740567	08/26/2026	3 OIL FILTERS	01-21-22-6210	DFT0013218	23.97

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
LEON UNIFORM CO INC	680539	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	25.10
LEON UNIFORM CO INC	681267-01	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	124.00
LEON UNIFORM CO INC	681813-01	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	100.00
LEON UNIFORM CO INC	682174-01	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	44.00
LEON UNIFORM CO INC	682182-02	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	186.00
LEON UNIFORM CO INC	682182-03	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	46.00
LEON UNIFORM CO INC	682185-02	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	503.00
LEON UNIFORM CO INC	682186-01	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	152.00
LEON UNIFORM CO INC	682330-02	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	300.00
LEON UNIFORM CO INC	682540-01	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	80.00
LEON UNIFORM CO INC	682542-02	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	86.00
LEON UNIFORM CO INC	682709-01	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	144.00
LEON UNIFORM CO INC	682721	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	15.00
LEON UNIFORM CO INC	682723	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	15.00
LEON UNIFORM CO INC	684019	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	132.50
LEON UNIFORM CO INC	684020	08/26/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	3962	316.00
LAGERS	9103 AUG 26	08/31/2026	LAGERS PAYMENT AUG 26	01-21-22-5241	DFT0013233	0.10
LEON UNIFORM CO INC	680052-02	09/02/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	4004	22.00
LEON UNIFORM CO INC	681850-01	09/02/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	4004	142.00
LEON UNIFORM CO INC	683142-01	09/02/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	4004	62.00
LEON UNIFORM CO INC	683256	09/02/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	4004	144.00
LEON UNIFORM CO INC	683935-01	09/02/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	4004	172.00
LEON UNIFORM CO INC	683936-01	09/02/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	4004	160.00
LEON UNIFORM CO INC	684512	09/02/2026	PATROL UNIFORM PURCHAS	01-21-22-7308	4004	229.00
T-MOBILE USA	972253619 8/22/26	09/02/2026	PD PHONES AND TABLETS PD	01-21-22-6253	69798	16.72
DEFENDER PRODUCT SOLUTIONS, LLC	DPS-26-195	09/02/2026	PATROL VEHICLE CHANGEOV	01-21-22-9502	3992	7,810.00
DEFENDER PRODUCT SOLUTIONS, LLC	DPS-26-196	09/02/2026	PATROL VEHICLE CHANGEOV	01-21-22-9502	3992	1,364.00
DEFENDER PRODUCT SOLUTIONS, LLC	DPS-26-197	09/02/2026	PATROL VEHICLE CHANGEOV	01-21-22-9502	3992	405.60
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-21-22-5234	3979	974.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-21-22-5235	3979	85.31
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-21-22-5236	3979	678.93
JON ROMAS	MISC REIMBURSE	09/02/2026	EMERGENCY LIGHTS & HARD	01-21-22-6210	4000	57.78
					Division 22 - PATROL Total:	**36,431.76**
					Department 21 - POLICE Total:	**59,493.94**
Department: 31 - PUBLIC WORKS						
Division: 11 - ADMINISTRATIVE						
ENERGY PETROLEUM CO	609578	08/12/2026	PW ADMIN - J VANDERBECK	01-31-11-7307	3896	59.73
ENERGY PETROLEUM CO	635266	08/12/2026	PW ADMIN - J VANDERBECK	01-31-11-7307	3896	103.35

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
US BANK EQUIPMENT FINANCE	587387424	08/20/2026	COPIER LEASE & MAINTENA	01-31-11-6213	DFT0013148	202.80
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	SIGMA CONSULTING & TRAI	01-31-11-6261	DFT0013197	160.00
CHUCKS ACQUISITION CO LL	I3-0009484	08/26/2026	WORK BOOTS FOR T. DELIA	01-31-11-7308	3951	192.00
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	MOTOR VECHILE TITLE FEE	01-31-11-6202	3976	17.50
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES PW ADMIN 7/2	01-31-11-6253	69799	168.47
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-31-11-5234	3979	100.04
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-31-11-5235	3979	8.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-31-11-5236	3979	43.77
MISSOURI ONE CALL SYSTEM INC	6080154	09/09/2026	UTILITY LOCATES AUGUST 20	01-31-11-6211	4034	5.40
					Division 11 - ADMINISTRATIVE Total:	**1,061.81**
Division: 41 - STREET MAINTENANCE						
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	12301 CONWAY RD IRRIG [M	01-31-41-6254	DFT0013093	226.60
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	309 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013093	228.93
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	241 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013093	288.16
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	12136 OLIVE BLVD IRRIG [M	01-31-41-6254	DFT0013093	2,458.40
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	11702 OLIVE BLVD IRRIG [M	01-31-41-6254	DFT0013093	108.52
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	996 E RUE DE LA BANQU [M	01-31-41-6254	DFT0013093	145.68
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	145 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013093	198.74
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	12015 OLIVE BLVD IRRIG 5/2	01-31-41-6254	DFT0013093	4,061.03
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	201 N NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013093	216.15
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	12536 OLIVE BLVD IRRIG [M	01-31-41-6254	DFT0013093	608.38
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0549319-2: 1030 N LINDBER	01-31-41-6254	DFT0013102	33.60
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0473730-0: 996 E RUE DE LA	01-31-41-6254	DFT0013102	181.57
HYSPECO INC	00980912	08/12/2026	AIR BRAKE FITTING	01-31-41-6210	3899	10.45
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	059335	08/12/2026	MISC PPE	01-31-41-7308	69737	281.25
DISTRIBUTORS HOLDING CORPORATION	10131440-00	08/12/2026	COMPRESSOR TURBO AND K	01-31-41-6211	3894	343.18

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	6 BEACON HILL LN IRRIG 6/1	01-31-41-6254	DFT0013146	84.16
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	533 N NEW BALLAS RD IRRC	01-31-41-6254	DFT0013146	76.80
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	740 N NEW BALLAS RD IRR1S	01-31-41-6254	DFT0013146	54.73
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	451 N NEW BALLAS RD IRR3	01-31-41-6254	DFT0013146	55.90
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	198 N NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013146	175.51
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	1030 N LINDBERGH BLVD 6/1	01-31-41-6254	DFT0013146	22.21
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	160 N NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013146	136.02
THE GREENWOOD GROUP LL	13172	08/12/2026	OLIVE/I-270 INTERCHANGE	01-31-41-6212	3920	5,280.00
SITEONE LANDSCAPE SUPPLY HOLDING LLC	169591305-001	08/12/2026	ROCK FOR WEST OLIVE MEDI	01-31-41-6212	69740	1,015.53
SITEONE LANDSCAPE SUPPLY HOLDING LLC	169591349-001	08/12/2026	ROCK FOR WEST OLIVE MEDI	01-31-41-6212	69740	1,015.53
SITEONE LANDSCAPE SUPPLY HOLDING LLC	169619632-001	08/12/2026	ROCK FOR WEST OLIVE MEDI	01-31-41-6212	69740	2,031.05
SITEONE LANDSCAPE SUPPLY HOLDING LLC	169619829-001	08/12/2026	ROCK FOR WEST OLIVE MEDI	01-31-41-6212	69740	2,031.05
CHARTER COMMUNICATION	173942001080126	08/12/2026	PW GARAGE TV WIFI AUG 26	01-31-41-6253	3883	161.55
UNIFIRST CORPORATION	1880266530	08/12/2026	PW UNIFORMS WEEK OF 08/	01-31-41-7308	3911	74.31
NELSON COUNTY LAND MAINTENANCE LLC	23223	08/12/2026	ROW MOWING 7/1/26 - 7/2	01-31-41-6212	3918	4,493.00
FASTSIGNS OF BRIDGETON	270-89119	08/12/2026	TEAM PLAYER DRY ERASE - P	01-31-41-6212	3897	77.29
CK POWER	33611	08/12/2026	WO#80376-BATTERY/CHARG	01-31-41-6202	69729	1,069.86
BRANNEKY AND SONS MERCANTILE COMPANY INC	34321/1	08/12/2026	SNAP LINK, NUMBERS	01-31-41-6211	DFT0013163	23.23
BRANNEKY AND SONS MERCANTILE COMPANY INC	34321/1	08/12/2026	CLEANER, BLEACH	01-31-41-7301	DFT0013163	74.96
ENERGY PETROLEUM CO	609578	08/12/2026	PW STREETS	01-31-41-7307	3896	675.40
HANDY AUTOMOTIVE	6219-739894	08/12/2026	VAC FILTERS	01-31-41-6211	DFT0013166	95.06
ENERGY PETROLEUM CO	624544	08/12/2026	PW STREETS	01-31-41-7307	3896	847.20
ENERGY PETROLEUM CO	635266	08/12/2026	PW STREETS	01-31-41-7307	3896	566.73
CEE KAY SUPPLY INC	CK4648181	08/12/2026	TANK RENTAL JULY 2026	01-31-41-7307	DFT0013164	48.86
CUSTOM PRODUCTS CORPORATION	INV54274	08/12/2026	SIGNS - SPEED LIMIT 25 AND	01-31-41-7311	69730	1,691.62
RICHARD SCHOENBERG	LEASE FY27	08/12/2026	PROPERTY LEASE AT 13192 O	01-31-41-6212	69739	9,500.00
AMERENUE	55031-62002 8/3/26	08/13/2026	ELECTRIC STREET DEPT 6/28/	01-31-41-6250	DFT0013205	1,565.63
AMERENUE	55031-62002 8/3/26	08/13/2026	ELECTRIC STREET LIGHTING 6	01-31-41-6251	DFT0013205	12,489.71
MISSOURI AMERICAN WATER CO	1017-210041240477 7/24/2	08/17/2026	298 N NEW BALLAS RD 6/18/	01-31-41-6254	DFT0013180	175.51

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER CO	1017-210041240477 7/24/2	08/17/2026	631 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013180	168.53
MISSOURI AMERICAN WATER CO	1017-210041240477 7/24/2	08/17/2026	333 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013180	34.23
MISSOURI AMERICAN WATER CO	1017-210041240477 7/24/2	08/17/2026	599 S NEW BALLAS RD IRRIG	01-31-41-6254	DFT0013180	555.26
POMPS TIRE SERVICE INC	1240061970	08/18/2026	323 TIRE REPAIR	01-31-41-6210	3939	41.25
OREILLY AUTOMOTIVE STORES INC	1388-150526	08/18/2026	VAC FUEL FILTER	01-31-41-6211	3937	34.38
CREST INDUSTRIES INC	2964830	08/18/2026	RAGS, NUTS, BOLTS, SCREWS	01-31-41-6210	DFT0013185	133.67
CREST INDUSTRIES INC	2964830	08/18/2026	RAGS, NUTS, BOLTS, SCREWS	01-31-41-6211	DFT0013185	133.67
HANDY AUTOMOTIVE	6219-740578	08/18/2026	LUBE	01-31-41-6211	DFT0013186	24.27
HANDY AUTOMOTIVE	6219-740642	08/18/2026	VAC FILTER	01-31-41-6211	DFT0013186	79.14
SITEONE LANDSCAPE SUPPLY HOLDING LLC	169805031-001	08/19/2026	ROCK FOR WEST OLIVE MEDI	01-31-41-6212	69762	2,031.05
SITEONE LANDSCAPE SUPPLY HOLDING LLC	169823685-001	08/19/2026	ROCK FOR WEST OLIVE MEDI	01-31-41-6212	69762	1,015.53
SITEONE LANDSCAPE SUPPLY HOLDING LLC	169860882-001	08/19/2026	CREDIT FOR RETURNED ROC	01-31-41-6212	69762	-1,015.53
MCCOY CONSTRUCTION AND FORESTRY INC	2725227	08/19/2026	VAC FUEL FILTER	01-31-41-6211	69756	41.86
HOME DEPOT CREDIT SERVICES	6520015	08/19/2026	GRADE STAKES	01-31-41-6212	69754	181.72
HOME DEPOT CREDIT SERVICES	6520015	08/19/2026	BLADES	01-31-41-7302	69754	25.97
HOME DEPOT CREDIT SERVICES	8030356	08/19/2026	TOLL REPLACEMENTS	01-31-41-7302	69754	336.97
HOME DEPOT CREDIT SERVICES	8030356	08/19/2026	BOLTS	01-31-41-7311	69754	79.28
SPIRE	5003001000 8/14/26	08/24/2026	300 N NEW BALLAS CITY HAL	01-31-41-6252	DFT0013201	62.59
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	OFFICE CHAIR FOR M FOGG	01-31-41-6213	DFT0013197	190.46
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	SIGMA CONSULTING & TRAI	01-31-41-6261	DFT0013197	320.00
JOHNNY ON THE SPOT 347	0347-000277133	08/26/2026	PORTA JOHNS AUGUST 2026	01-31-41-6266	69766	538.89
SAFETY KLEEN SYSTEMS INC	100568935	08/26/2026	DIESEL EXHAUST FLUID	01-31-41-6210	69775	180.76
NEW FRONTIER MATERIALS LLC	12975318	08/26/2026	TICKET 43059684 & 4305968	01-31-41-7305	3966	271.12
NEW FRONTIER MATERIALS LLC	12975748	08/26/2026	TICKET 43059839 POTHOLE	01-31-41-7305	3966	192.96
NEW FRONTIER MATERIALS LLC	12976512	08/26/2026	TICKETS 43059982 & 430599	01-31-41-7305	3966	354.08
NEW FRONTIER MATERIALS LLC	12976944	08/26/2026	TICKET 43060082 WARSON	01-31-41-7305	3966	193.92
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170114967-001	08/26/2026	PESTICIDES AND HERBICIDES	01-31-41-7303	69776	461.29

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170216170-001	08/26/2026	CHEMICAL/SPRAYER FOR STR	01-31-41-7303	69776	176.61
UNIFIRST CORPORATION	1880267801	08/26/2026	PW UNIFORMS WEEK OF 08/	01-31-41-7308	3972	74.31
UNIFIRST CORPORATION	1880269113	08/26/2026	PW UNIFORMS WEEK OF 08/	01-31-41-7308	3972	74.31
INNOVATIVE MAINTENANCE SYSTEMS INC	20683	08/26/2026	ANNUAL FLEET MAINTENAN	01-31-41-6202	3957	600.00
FASTSIGNS OF BRIDGETON	270-89936	08/26/2026	NO PARKING SIGNS FOR PGA	01-31-41-7311	3954	1,300.00
BRANNEKY AND SONS MERCANTILE COMPANY INC	34830/1	08/26/2026	MACHINE TOOL	01-31-41-7302	DFT0013215	47.45
K AND K SUPPLY	579297-000	08/26/2026	CHIPPER BELT	01-31-41-6211	69767	206.54
HANDY AUTOMOTIVE	6219-741519	08/26/2026	TRAILER PLUG	01-31-41-6210	DFT0013218	16.86
AMERENUE	2316025009 8/10/26	08/31/2026	10276 OLIVE PED LIGHTING	01-31-41-6251	DFT0013245	45.41
AMERENUE	2523023477 8/10/26	08/31/2026	OLIVE LINDBERGH INTERCHA	01-31-41-6251	DFT0013243	68.41
AMERENUE	5439133005 8/10/26	08/31/2026	10600 OLIVE BLVD OLIVE STR	01-31-41-6251	DFT0013242	58.60
RENTOKIL NORTH AMERICA INC	101287156	09/02/2026	PEST CONTROL - PWG - AUG	01-31-41-6212	4014	64.60
VIKING CIVES MIDWEST INC	117023	09/02/2026	SPARE SPREADER AND PLOW	01-31-41-6211	69800	1,336.77
NEW FRONTIER MATERIALS LLC	12978754	09/02/2026	TICKET 43060633 - RUNNYM	01-31-41-7305	4008	176.64
NEW FRONTIER MATERIALS LLC	12979155	09/02/2026	TICKET 43060784 - RUNNYM	01-31-41-7305	4008	291.84
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170346906-001	09/02/2026	NEW BALLAS IRRIGATION	01-31-41-6212	69794	60.22
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170491753-001	09/02/2026	NEW BALLAS IRRIGATION RE	01-31-41-6212	69794	17.09
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170504833-001	09/02/2026	IRRIGATION NEW BALLAS RE	01-31-41-6212	69794	101.37
UNIFIRST CORPORATION	1880270359	09/02/2026	PW UNIFORMS WEEK OF 08-	01-31-41-7308	4023	74.31
MCCONNELLS OF ST LOUIS INC	2608-136465	09/02/2026	211 CRAFCO BLOCKS	01-31-41-7305	4006	1,777.50
BRANNEKY AND SONS MERCANTILE COMPANY INC	34900/1	09/02/2026	DAWN DISH SOAP	01-31-41-7301	DFT0013259	21.98
WARNING LITES OF SOUTHERN ILLINOIS LLC	44389	09/02/2026	COMBOCADE BARRICADE	01-31-41-7311	4026	504.00
HANDY AUTOMOTIVE	6219-742157	09/02/2026	MOWER FILTERS	01-31-41-6211	DFT0013260	15.00
HANDY AUTOMOTIVE	6219-742212	09/02/2026	114 FILTER	01-31-41-6210	DFT0013260	37.65
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES STREETS 7/21/	01-31-41-6253	69799	99.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-31-41-5234	3979	197.43
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-31-41-5235	3979	17.28
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-31-41-5236	3979	132.29
CHUCKS ACQUISITION CO LL	I3-0009571	09/02/2026	SAFETY BOOTS - L FAITH, EXC	01-31-41-7308	3986	7.47
ST LOUIS COMPOSTING INC	INV527774	09/02/2026	LOG HAUL OFF	01-31-41-7303	69795	126.00
ST LOUIS COMPOSTING INC	INV527884	09/02/2026	LOG HAUL OFF	01-31-41-7303	69795	126.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number		Amount
ST LOUIS COMPOSTING INC	INV528009	09/02/2026	LOG HAUL OFF	01-31-41-7303	69795		126.00
ST LOUIS COMPOSTING INC	INV528472	09/02/2026	LOG HAUL OFF	01-31-41-7303	69795		115.50
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0473730-0: 996 E RUE DE LA	01-31-41-6254	DFT0013273		202.55
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0549319-2: 1030 N LINDBER	01-31-41-6254	DFT0013273		33.60
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	060223	09/09/2026	SAFETY SUPPLIES	01-31-41-7308	69809		141.75
CERTASITE LLC	12853388	09/09/2026	ANNUAL FIRE EXTINGUISHER	01-31-41-6212	4030		1,330.74
CHAMP LANDFILL COMPANY	18650F093	09/09/2026	MONUMENT SIGN REMOVAL	01-31-41-7305	4031		102.29
NB WEST CONTRACTING CO	23099	09/09/2026	COLD MIX	01-31-41-7305	4035		317.80
EAST PENN MANUFACTURING CO	260821536	09/09/2026	BATTERY FOR TRACTOR	01-31-41-6211	69805		181.66
SCOTT'S POWER EQUIPMENT INC	390916	09/09/2026	GRASSHOPPER MOWER TIRE	01-31-41-6211	4040		322.12
CEE KAY SUPPLY INC	CK4658233	09/09/2026	TANK RENTAL AUGUST 2026	01-31-41-7307	DFT0013280		48.86
						Division 41 - STREET MAINTENANCE Total:	**72,442.18**
Division: 42 - HEALTH/WELFARE							
ANIMAL CARE SERVICE INC	JULY 2026	08/12/2026	DECEASED DEER REMOVAL J	01-31-42-6214	DFT0013162		125.00
REPUBLIC SERVICES	0346-027202362	08/18/2026	TRASH & RECYCLING AUGUS	01-31-42-6214	DFT0013187		13,066.90
REPUBLIC SERVICES	0346-027202362	08/18/2026	TRASH & RECYCLING AUGUS	01-31-42-6214	DFT0013187		77,479.69
REPUBLIC SERVICES	0346-027213908	09/02/2026	FY27 TRASH, RECYCLE - AUG	01-31-42-6214	DFT0013261		5,187.65
						Division 42 - HEALTH/WELFARE Total:	**95,859.24**
Division: 43 - PARKS MAINTENANCE							
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	601 COEUR DE VILLE DR [M	01-31-43-6254	DFT0013093		621.45
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	12100 CONWAY RD PARK [M	01-31-43-6254	DFT0013093		77.17
MISSOURI AMERICAN WATER CO	1017-210041137908 7/15/2	08/06/2026	1000 BARNES WEST DR FRFL	01-31-43-6254	DFT0013093		17,788.16
METROPOLITAN ST LOUIS SEWER DISTRICT	1473499-0 7/17/26	08/06/2026	2 BARNES WEST STORMWAT	01-31-43-6224	DFT0013100		74.55
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0783768-5: 902 N MASON R	01-31-43-6224	DFT0013102		46.82
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0472261-7: 12100 CONWAY	01-31-43-6254	DFT0013102		60.12
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0578025-9: 1000 BARNES W	01-31-43-6254	DFT0013102		66.77
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0567312-4: 10620 COUNTRY	01-31-43-6254	DFT0013102		73.42
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	CC SUMMARY BILLING: 3032	01-31-43-6254	DFT0013102		53.47
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	0578184-4: 601 COEUR DE V	01-31-43-6254	DFT0013102		497.97
HYSPECO INC	00980912	08/12/2026	AIR BRAKE FITTING	01-31-43-6210	3899		3.48

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	059335	08/12/2026	MISC PPE	01-31-43-7308	69737	93.75
DISTRIBUTORS HOLDING CORPORATION	10131440-00	08/12/2026	COMPRESSOR TURBO AND K	01-31-43-6211	3894	343.19
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	2 BARNES WEST DR 6/16/26	01-31-43-6224	DFT0013146	37.71
CHARTER COMMUNICATION	173942001080126	08/12/2026	PW GARAGE TV WIFI AUG 26	01-31-43-6253	3883	53.83
UNIFIRST CORPORATION	1880266530	08/12/2026	PW UNIFORMS WEEK OF 08/	01-31-43-7308	3911	24.77
NELSON COUNTY LAND MAINTENANCE LLC	23223	08/12/2026	PARKS MOWING 7/1/26 - 7/	01-31-43-6212	3918	11,736.00
BRANNEKY AND SONS MERCANTILE COMPANY INC	34321/1	08/12/2026	SNAP LINK, NUMBERS	01-31-43-6211	DFT0013163	7.74
BRANNEKY AND SONS MERCANTILE COMPANY INC	34321/1	08/12/2026	CLEANER, BLEACH	01-31-43-7301	DFT0013163	24.98
BRANNEKY AND SONS MERCANTILE COMPANY INC	34419/1	08/12/2026	PARK BATHROOM KEYS	01-31-43-6212	DFT0013163	29.90
ENERGY PETROLEUM CO	609578	08/12/2026	PW PARKS	01-31-43-7307	3896	643.96
HANDY AUTOMOTIVE	6219-739894	08/12/2026	VAC FILTERS	01-31-43-6211	DFT0013166	31.68
ENERGY PETROLEUM CO	624544	08/12/2026	PW PARKS	01-31-43-7307	3896	2,839.15
ENERGY PETROLEUM CO	635266	08/12/2026	PW PARKS	01-31-43-7307	3896	288.70
DJB VENTURES LLC	BGSPT-9992	08/12/2026	DOG WASTE BAGS	01-31-43-7304	3895	449.50
CEE KAY SUPPLY INC	CK4648181	08/12/2026	TANK RENTAL JULY 2026	01-31-43-7307	DFT0013164	16.29
LUBY EQUIPMENT SERVICES	P01006547-1	08/12/2026	KEYS	01-31-43-6211	69734	35.08
MISSOURI AMERICAN WATER CO	1017-210013559299 7/22/2	08/13/2026	12301 CONWAY RD 6/20/26	01-31-43-6254	DFT0013147	22.21
AMERENUE	55031-62002 8/3/26	08/13/2026	ELECTRIC PARKS DEPT 6/28/	01-31-43-6250	DFT0013205	1,618.22
MISSOURI AMERICAN WATER CO	1017-210041240477 7/24/2	08/17/2026	11370 ST PAUL ST PARK 6/20	01-31-43-6254	DFT0013180	67.88
MISSOURI AMERICAN WATER CO	1017-210041240477 7/24/2	08/17/2026	203 TOWNSEND ST 6/20/26	01-31-43-6254	DFT0013180	12.17
MISSOURI AMERICAN WATER CO	1017-210041240477 7/24/2	08/17/2026	10620 COUNTRY VIEW DR 6/	01-31-43-6254	DFT0013180	76.80
POMPS TIRE SERVICE INC	1240061970	08/18/2026	323 TIRE REPAIR	01-31-43-6210	3939	13.75
OREILLY AUTOMOTIVE STORES INC	1388-150526	08/18/2026	VAC FUEL FILTER	01-31-43-6211	3937	11.46
CREST INDUSTRIES INC	2964830	08/18/2026	RAGS, NUTS, BOLTS, SCREWS	01-31-43-6210	DFT0013185	44.56
CREST INDUSTRIES INC	2964830	08/18/2026	RAGS, NUTS, BOLTS, SCREWS	01-31-43-6211	DFT0013185	44.56
OJ LAUGHLIN PLUMBING COMPANY INC	3264008	08/18/2026	EMERGENCY SANITARY REPA	01-31-43-6212	3936	3,050.00
HANDY AUTOMOTIVE	6219-740578	08/18/2026	LUBE	01-31-43-6211	DFT0013186	8.09
HANDY AUTOMOTIVE	6219-740642	08/18/2026	VAC FILTER	01-31-43-6211	DFT0013186	26.38
HOME DEPOT CREDIT SERVICES	1611665	08/19/2026	SPLASH PAD REPAIR AT MILL	01-31-43-6212	69754	61.88
MCCOY CONSTRUCTION AND FORESTRY INC	2725227	08/19/2026	VAC FUEL FILTER	01-31-43-6211	69756	13.96

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
PHILIBERT SECURITY SYSTEMS INC	373199	08/19/2026	CENTRAL STATION MONITOR	01-31-43-6224	69760	41.95
HOME DEPOT CREDIT SERVICES	9184229	08/19/2026	HOSE & REEL FOR TAPPMEYE	01-31-43-6224	69754	100.94
SPIRE	5003001000 8/14/26	08/24/2026	300 N NEW BALLAS CITY HAL	01-31-43-6252	DFT0013201	62.59
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	SPLASH PAAD GATE REPAIR A	01-31-43-6212	DFT0013197	34.95
JOHNNY ON THE SPOT 347	0347-000277133	08/26/2026	PORTA JOHNS AUGUST 2026	01-31-43-6266	69766	538.89
SAFETY KLEEN SYSTEMS INC	100568935	08/26/2026	DIESEL EXHAUST FLUID	01-31-43-6210	69775	60.26
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170114967-001	08/26/2026	PESTICIDES AND HERBICIDES	01-31-43-7303	69776	461.29
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170216170-001	08/26/2026	CHEMICAL/SPRAYER FOR STR	01-31-43-7303	69776	176.62
UNIFIRST CORPORATION	1880267801	08/26/2026	PW UNIFORMS WEEK OF 08/	01-31-43-7308	3972	24.77
UNIFIRST CORPORATION	1880269113	08/26/2026	PW UNIFORMS WEEK OF 08/	01-31-43-7308	3972	24.77
INNOVATIVE MAINTENANCE SYSTEMS INC	20683	08/26/2026	ANNUAL FLEET MAINTENAN	01-31-43-6202	3957	600.00
BRANNEKY AND SONS MERCANTILE COMPANY INC	34717/1	08/26/2026	SPRAYER NOZZELS	01-31-43-6211	DFT0013215	43.47
K AND K SUPPLY	579297-000	08/26/2026	CHIPPER BELT	01-31-43-6211	69767	68.84
HANDY AUTOMOTIVE	6219-741519	08/26/2026	TRAILER PLUG	01-31-43-6210	DFT0013218	5.62
TOTAL LOCK & SECURITY	90378	08/26/2026	MILLENNIUM BATHROOM RE	01-31-43-6212	69779	679.00
AQUATIC CONTROL INC	0278619	09/02/2026	CONWAY ALGAE TREATMENT	01-31-43-7303	3981	475.00
RENTOKIL NORTH AMERICA INC	101288569	09/02/2026	PEST CONTROL - TAPPMEYER	01-31-43-6224	4014	74.50
VIKING CIVES MIDWEST INC	117023	09/02/2026	SPARE SPREADER AND PLOW	01-31-43-6211	69800	445.59
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170425081-001	09/02/2026	BALLFIELD CONDITIONER FO	01-31-43-7303	69794	547.95
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170425287-001	09/02/2026	FERTILZER FOR MILLENNIUM	01-31-43-7303	69794	1,345.32
UNIFIRST CORPORATION	1880270359	09/02/2026	PW UNIFORMS WEEK OF 08-	01-31-43-7308	4023	24.77
BRANNEKY AND SONS MERCANTILE COMPANY INC	34900/1	09/02/2026	DAWN DISH SOAP	01-31-43-7301	DFT0013259	21.98
BRANNEKY AND SONS MERCANTILE COMPANY INC	34957/1	09/02/2026	DIRT FOR DOG PARK	01-31-43-6247	DFT0013259	47.84
HANDY AUTOMOTIVE	6219-742157	09/02/2026	MOWER FILTERS	01-31-43-6211	DFT0013260	5.00
HANDY AUTOMOTIVE	6219-742212	09/02/2026	114 FILTER	01-31-43-6210	DFT0013260	12.55
T-MOBILE USA	971998911 8/21/26	09/02/2026	TAPPMEYER HOUSE7/21/26	01-31-43-6224	69799	51.00
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES PARKS 7/21/26	01-31-43-6253	69799	44.72
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-31-43-5234	3979	98.95
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-31-43-5235	3979	8.65
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-31-43-5236	3979	60.19
CHUCKS ACQUISITION CO LL	I3-0009571	09/02/2026	SAFETY BOOTS - L FAITH, EXC	01-31-43-7308	3986	2.49

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
METROPOLITAN ST LOUIS SEWER DISTRICT	1473499-0 8/17/26	09/08/2026	2 Barnes W. Tappmeyer Hous	01-31-43-6224	DFT0013275	74.55
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0783768-5: 2 BARNES WEST	01-31-43-6224	DFT0013273	57.15
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0567312-4: 10620 COUNTRY	01-31-43-6254	DFT0013273	85.75
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0472261-7: 12100 CONWAY	01-31-43-6254	DFT0013273	64.30
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0578025-9: 1000 BARNES W	01-31-43-6254	DFT0013273	214.45
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0578184-4: 601 COEUR DE V	01-31-43-6254	DFT0013273	596.50
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	0034325-1: 11370 ST PAUL S	01-31-43-6254	DFT0013273	57.15
MIDWESTERN SAFETY EQUIPMENT COMPANY INC	060223	09/09/2026	SAFETY SUPPLIES	01-31-43-7308	69809	47.25
EAST PENN MANUFACTURING CO	260821536	09/09/2026	BATTERY FOR TRACTOR	01-31-43-6211	69805	60.56
BRANNEKY AND SONS MERCANTILE COMPANY INC	35202/1	09/09/2026	BATHROOM SUPPLIES	01-31-43-6212	DFT0013279	35.97
PHILIBERT SECURITY SYSTEMS INC	374130	09/09/2026	CENTRAL STATION MONITOR	01-31-43-6224	69811	41.95
SCOTT'S POWER EQUIPMENT INC	390916	09/09/2026	GRASSHOPPER MOWER TIRE	01-31-43-6211	4040	107.38
GRAINGER	9059884230	09/09/2026	MILLENNIUM PLAYGROUND	01-31-43-6212	4032	33.60
CEE KAY SUPPLY INC	CK4658233	09/09/2026	TANK RENTAL AUGUST 2026	01-31-43-7307	DFT0013280	16.29
					Division 43 - PARKS MAINTENANCE Total:	**48,774.84**
					Department 31 - PUBLIC WORKS Total:	**218,138.07**
Department: 32 - COMMUNIITY DEVELOPMENT						
Division: 11 - ADMINISTRATIVE						
BRIDGETOWER OPCO LLC	745889347	08/12/2026	Project 26-022	01-32-11-6260	3880	89.25
BRIDGETOWER OPCO LLC	745889351	08/12/2026	hearings and minutes PROJE	01-32-11-6260	3880	64.26
HORNER AND SHIFRIN INC	80741	08/18/2026	GEOMATICS PROFESSIONAL	01-32-11-6203	3930	648.50
MCLAUGHLIN COURT REPORTING SERVICES INC	082026-1	08/26/2026	P&Z PROJECT NAICS Code up	01-32-11-6202	3965	254.20
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES PLNING 7/21/2	01-32-11-6253	69799	24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-32-11-5234	3979	83.28
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-32-11-5235	3979	7.29
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-32-11-5236	3979	59.56
BRIDGETOWER OPCO LLC	745894655	09/09/2026	project 26-021	01-32-11-6260	4029	49.98
					Division 11 - ADMINISTRATIVE Total:	**1,281.07**

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Division: 61 - BUILDING DEPARTMENT						
DAVID S ASTUTO	MILEAGE JUL 26	08/12/2026	MILEAGE REIMBURSEMENT -	01-32-61-7307	3891	66.88
WILLIAM S BOLLS JR	MILEAGE JUL 26	08/12/2026	MILEAGE REIMBURSEMENT -	01-32-61-7307	3915	249.28
PERALES AE LAWN CARE LLC	063345	08/18/2026	WEED CUTTING	01-32-61-6215	3938	1,150.00
VERIZON WIRELESS SERVICES LLC	6150324902	08/18/2026	TABLETS AND AIRCARDS 8/5/	01-32-61-6253	3944	240.06
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES 06/30/26	08/24/2026	RECHARABLE FLASHLIGHTS F	01-32-61-7302	DFT0013198	74.01
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES 06/30/26	08/24/2026	**FY26** APPAREL FOR BLD	01-32-61-7308	DFT0013198	443.47
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	ICC 2021 IBS SOFT AND TABS	01-32-61-7304	DFT0013197	364.50
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES BUILDING 7/21	01-32-61-6253	69799	125.40
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	01-32-61-5234	3979	201.93
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	01-32-61-5235	3979	17.66
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	01-32-61-5236	3979	134.18
DAVID S ASTUTO	MILEAGE AUG 26	09/02/2026	MILEAGE REIMBURSEMENT	01-32-61-7307	3991	362.52
GREGORY B TATE	MILEAGE AUG 26	09/02/2026	MILEAGE REIMBURSEMENT	01-32-61-7307	3997	199.88
ADAM BOSHEARS	MILEAGE AUG 26	09/02/2026	MILEAGE REIMBURSEMENT	01-32-61-7307	3977	278.92
EDWARD R BAY	MILEAGE AUG 26	09/02/2026	MILEAGE REIMBURSEMENT	01-32-61-7307	3993	286.52
WILLIAM S BOLLS JR	MILEAGE AUG 26	09/02/2026	MILEAGE REIMBURSEMENT	01-32-61-7307	4027	243.20
					Division 61 - BUILDING DEPARTMENT Total:	**4,438.41**
					Department 32 - COMMUNIITY DEVELOPMENT Total:	**5,719.48**
					Fund 01 - GENERAL FUND Total:	**1,011,633.91**
Fund: 02 - CAPITAL IMPROVEMENT FUND						
Department: 61 - CIP						
Division: 71 - CIP						
NAVIGATE BUILDING SOLUTIONS LLC	2608012	08/12/2026	2026 NEW GOVERNMENT CT	02-61-71-9501	3917	4,406.57
SPENCER CONTRACTING COMPANY	3	08/12/2026	CRAIG ROAD IMPROVEMENT	02-61-71-9510	69744	331,156.81
SCOTT'S POWER EQUIPMENT INC	364250	08/12/2026	2026 MONSTER LEAF VACUU	02-61-71-9516	3919	111,006.00
ARCHIMAGES INC	42834	08/12/2026	2026 NEW GOVERNMENT CE	02-61-71-9501	3874	5,879.49
ENERGY PETROLEUM CO	609578	08/12/2026	PW ADMIN CIP - K MULLIGA	02-61-71-7307	3896	130.23
ENERGY PETROLEUM CO	635266	08/12/2026	PW ADMIN CIP - K MULLIGA	02-61-71-7307	3896	97.68
LUBY EQUIPMENT SERVICES	ESA001702	08/12/2026	2026 CASE TL100 MINI TRAC	02-61-71-9516	69743	44,653.84
LUBY EQUIPMENT SERVICES	ESA001715	08/12/2026	2026 TAKEUCHI TL8R2 SKID S	02-61-71-9516	69743	69,500.00
JOSEPH W BOMMARITO CONSTRUCTION	26-203-3	08/18/2026	2026 CONCRETE STREET & SI	02-61-71-9510	3932	200,529.28
GREGORY G THOMAS	parcel 25	08/19/2026	13031 GALLAGHER-TEMPOR	02-61-71-9510	69753	2,000.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
ANDREW L MANDEL	PARCEL 3	08/19/2026	116 S NEW BALLAS - TEMPO	02-61-71-9510	69748	550.00
ANDREW M THOMPSON	PARCEL 7	08/19/2026	1060 FERNVIEW DR-TEMPO	02-61-71-9510	69749	1,000.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	DEE SEARCH FOR FERNVIEW	02-61-71-9510	DFT0013197	8.95
AMERICAS PARKING REMARKING LLC	261127P-001	08/26/2026	CROSSWALK STRIPING - OLIV	02-61-71-9510	3948	6,700.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	02-61-71-5234	3979	62.63
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	02-61-71-5235	3979	5.48
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	02-61-71-5236	3979	34.90
SHAHROUZ YOUSEFI	PARCEL 16	09/02/2026	FERNVIEW TEMPORARY EAS	02-61-71-9510	69793	2,000.00
RAINA ELIZABETH FRITZ	PARCEL 24	09/02/2026	FERNVIEW TEMPORARY EAS	02-61-71-9510	69791	1,350.00
JEREMY J WININGHAM	PARCEL 5	09/02/2026	FERNVIEW TE,PORARY EASE	02-61-71-9510	69787	5,000.00
SPENCER CONTRACTING COMPANY	1-	09/09/2026	2026 ASPHALT PAVMENT MA	02-61-71-9510	69812	465,460.75
THOUVENOT WADE & MOERCHEN INC	100748	09/09/2026	FERNVIEW DRIVE SIDEWALK	02-61-71-9510	4042	1,676.90
THOUVENOT WADE & MOERCHEN INC	100887	09/09/2026	FERNVIEW SIDEWALK PHASE	02-61-71-9510	4042	12,081.25
JOSEPH W BOMMARITO CONSTRUCTION	26-203-4	09/09/2026	2026 CONCRETE STREET & SI	02-61-71-9510	4033	163,108.64
SPENCER CONTRACTING COMPANY	4-	09/09/2026	CRAIG ROAD IMPROVEMENT	02-61-71-9510	69812	38,630.00
HELEN JO GATTUSO	PARCEL 9	09/09/2026	1052 FERNVIEW - FERNVIEW	02-61-71-9510	69806	900.00
					Division 71 - CIP Total:	**1,467,929.40**
					Department 61 - CIP Total:	**1,467,929.40**
					Fund 02 - CAPITAL IMPROVEMENT FUND Total:	**1,467,929.40**
Fund: 05 - PARKS & STORMWATER FUND						
Department: 61 - CIP						
Division: 71 - CIP						
THOUVENOT WADE & MOERCHEN INC	100247	08/12/2026	LAKE SCHOOL PARK CONSTR	05-61-71-9506	3921	252.50
ENERGY PETROLEUM CO	635266	08/12/2026	PW ADMIN PARKS & STORM	05-61-71-7307	3896	55.00
REITZ & JENS INC	17558	08/18/2026	BEAVER DR CROSSING FINAL	05-61-71-9509	3940	1,092.00
TREKK DESIGN GROUP LLC	26-001117	08/18/2026	FY25 STORMWATER WMP B	05-61-71-9509	3943	3,275.94
INTUITION AND LOGIC ENGINEERING INC	260611	08/18/2026	LAKE DREDGING CONWAY PA	05-61-71-9509	3931	1,630.00
INTUITION AND LOGIC ENGINEERING INC	260613	08/18/2026	MALCOLM TERRACE BRIDGE	05-61-71-9509	3931	1,092.50
INTUITION AND LOGIC ENGINEERING INC	260613	08/18/2026	MALCOLM TERRACE BRIDGE	05-61-71-9509	3931	2,380.00
IDEAL LANDSCAPE CONSTRUCTION INC	2-	09/02/2026	LAKE SCHOOL PARK PHASE 1	05-61-71-9506	3998	65,468.06

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
SCI ENGINEERING INC	225014	09/02/2026	SOIL/AGGREGATE TESTIG FO	05-61-71-9506	69792	1,225.00
TREKK DESIGN GROUP LLC	26-001206	09/02/2026	FY25 STORMWATER WMP B	05-61-71-9509	4022	8,216.00
INTUITION AND LOGIC ENGINEERING INC	260703	09/02/2026	LAKE DREDGING CONWAY PA	05-61-71-9509	3999	5,320.00
INTUITION AND LOGIC ENGINEERING INC	260706	09/02/2026	MALCOLM TERRACE BRIDGE	05-61-71-9509	3999	365.00
TITLE PARTNERS AGENCY LLC	26-356687-COM	09/02/2026	INFORMATIONAL BINDER - 1	05-61-71-9509	69797	500.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	05-61-71-5234	3979	58.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD&D	05-61-71-5235	3979	5.11
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	05-61-71-5236	3979	31.85
					Division 71 - CIP Total:	**90,967.40**
					Department 61 - CIP Total:	**90,967.40**
					Fund 05 - PARKS & STORMWATER FUND Total:	**90,967.40**
Fund: 06 - MUNICIPAL ENTERPRISE FUND						
CALLAWAY GOLF SALES COMPANY	943084451	08/12/2026	GOLF BALLS FOR RESALE	06-1625	69728	753.12
CALLAWAY GOLF SALES COMPANY	943105926	08/19/2026	GLOVES FOR RESALE	06-1628	69751	69.36
CALLAWAY GOLF SALES COMPANY	943185042	08/26/2026	HATS FOR RESALE	06-1628	69763	163.08
DOUG SIMPSON	REFUND PERMIT R4246	09/09/2026	REFUND - ICE RINK CLOSED 8	06-4522	69804	280.00
CITY OF CREVE COEUR	SHORTAGE 8/14/26A	09/09/2026	DEPOSIT SHORTAGE ON 8/14	06-4507	69802	4.00
CITY OF CREVE COEUR	SHORTAGE 8/14/26A	09/09/2026	DEPOSIT SHORTAGE ON 8/14	06-4508	69802	4.00
CITY OF CREVE COEUR	SHORTAGE 8/14/26A	09/09/2026	REPLENISH CASH SHORTAGE	06-4520	69802	36.00
CITY OF CREVE COEUR	SHORTAGE 8/14/26A	09/09/2026	DEPOSIT SHORTAGE ON 8/14	06-4523	69802	9.00
						1,318.56
						1,318.56
Department: 14 - COMMUNITY SERVICES						
Division: 31 - ICE ARENA						
METROPOLITAN ST LOUIS SEWER DISTRICT	1049261-9 7/21/26	08/10/2026	11400 OLDE CABIN RD- DIEL	06-14-31-6254	DFT0013181	525.47
AMERENUE	181001713 7/20/26	08/10/2026	11400 OLDE CABIN ICE AREN	06-14-31-6250	DFT0013142	6,967.78
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	1049261-9: 11400 OLDE CAB	06-14-31-6254	DFT0013102	525.46
METROPOLITAN ST LOUIS SEWER DISTRICT	0165474-8 7/22/26	08/11/2026	11400 OLDE CABIN RD 5/31	06-14-31-6254	DFT0013143	35.12
OLIVIA S EATON	100	08/12/2026	FREESTYLE CAMP 1 INSTRUC	06-14-31-6203	3907	30.00
OLIVIA S EATON	101	08/12/2026	FREESTYLE CAMP 2 INSTRUC	06-14-31-6203	3907	30.00
CERTASITE LLC	12847055	08/12/2026	ANUAL FIRE EXT TESTING	06-14-31-6211	3881	516.79
CHARTER COMMUNICATION	173955201080126	08/12/2026	DVR & INTERNET AUG 26	06-14-31-6253	3884	188.45

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
AT&T	3149832705076 6/7/26A	08/12/2026	MONITOR LINE ICE ARENA 6/	06-14-31-6253	3876	215.63
VESTIS GROUP INC	6170591495	08/12/2026	MOP & TOWELS FOR DRC	06-14-31-7301	3912	38.29
JOSHUA A DORSEY	000112	08/18/2026	CLEANING CONTRACT - DRC	06-14-31-6203	3933	500.00
AT&T	3149832705076 8/7/26	08/18/2026	MONITOR LINE ICE ARENA 8/	06-14-31-6253	3923	375.01
VESTIS GROUP INC	6170594019	08/18/2026	MOPS AND TOWELS FOR DR	06-14-31-7301	3945	38.29
REP HOLDINGS GROUP LLC	77327	08/18/2026	PROPANE FOR OLY	06-14-31-7307	3941	262.50
US BANK EQUIPMENT FINANCE	587387739	08/20/2026	DRC PRINTER CHARGES 7/20	06-14-31-6213	DFT0013150	50.11
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	BS LTS Required Background	06-14-31-6203	DFT0013197	31.20
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Alarm Motion Sensor Batteri	06-14-31-6212	DFT0013197	21.75
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	BS LTS Membership	06-14-31-6262	DFT0013197	20.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	LTS Participant New Member	06-14-31-6262	DFT0013197	216.50
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Tables and Chairs for West M	06-14-31-9503	DFT0013197	3,644.84
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Shop Seat for Oly Garage	06-14-31-9503	DFT0013197	38.84
HYSPECO INC	00984919	08/26/2026	HYDRAULIC HOSE FOR OLMP	06-14-31-6211	3956	49.22
MISSOURI AMERICAN WATER CO	1017-210013831861 8/4/26	08/26/2026	11400 OLDE CABIN FIRE SER	06-14-31-6254	DFT0013202	97.33
TECH ELECTRONICS	202128	08/26/2026	EMS ALARM ISSUES AT DRC	06-14-31-6212	3971	1,163.55
KURT SCHAMEL	237715	08/26/2026	BACKFLOW TESTING	06-14-31-6202	69769	110.00
PAVYER PRINTING MACHINE WORKS	240039	08/26/2026	OLY BLADE SHARPENING	06-14-31-6211	DFT0013219	285.76
PAVYER PRINTING MACHINE WORKS	240066	08/26/2026	OLY BLADE SHARPENING	06-14-31-6211	DFT0013219	82.69
DEKA SERVICE	49508370	08/26/2026	MUNTERS BACK-UP MOTOR	06-14-31-9503	69765	1,532.16
VESTIS GROUP INC	6170596522	08/26/2026	DRC MOP & TOWELS	06-14-31-7301	3973	38.29
ALARM 24 INC	62876	08/26/2026	DRC ALARM	06-14-31-6202	DFT0013214	63.00
SPIRE	4981701000 8/18/26	08/28/2026	11400 OLDE CABIN RD 7/21/	06-14-31-6252	DFT0013241	1,321.96
MISSOURI AMERICAN WATER CO	1017-210013831700 8/7/26	08/31/2026	11400 OLDE CABIN RD 6/19/	06-14-31-6254	DFT0013244	1,777.89
ALPER AUDI INC	44623	08/31/2026	PROFESSIONAL REVIEW & RE	06-14-31-6203	3975	780.00
JOSHUA A DORSEY	000115	09/02/2026	CLEANING CONTRACT - DRC	06-14-31-6203	4001	500.00
EVERREADY SERVICES OF ST. LOUIS LLC	100670	09/02/2026	EAST AND WEST CARPET CLE	06-14-31-6203	3994	273.00
NEW SYSTEM LLC	115590	09/02/2026	DRC CLEANING SUPPLIES	06-14-31-7301	4009	792.43
DEKA SERVICE	50311932	09/02/2026	EMS AIR CONDITIONER REPA	06-14-31-6212	69785	709.00
VESTIS GROUP INC	6170599042	09/02/2026	DRC MOPS AND TOWELS	06-14-31-7301	4025	38.29
ALL AMERICAN ICE LLC	7792	09/02/2026	GOAL MULES FOR NETS	06-14-31-9503	3978	490.00
REP HOLDINGS GROUP LLC	87080	09/02/2026	PROPANE FOR THE OLY	06-14-31-7307	4015	208.60
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES ICE RINK 7/21/	06-14-31-6253	69799	24.75

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number		Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	06-14-31-5234	3979		71.68
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	06-14-31-5235	3979		6.27
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	06-14-31-5236	3979		39.39
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	1049261-9: 11400 OLDE CAB	06-14-31-6254	DFT0013273		647.62
METROPOLITAN ST LOUIS SEWER DISTRICT	0165474-8 8/20/26	09/09/2026	0165474-8 11400 OLDE CABI	06-14-31-6254	DFT0013277		37.50
AMERENUE	1801001713 8/18/26	09/09/2026	11400 OLDE CABIN ICE AREN	06-14-31-6250	DFT0013276		8,809.12
						Division 31 - ICE ARENA Total:	**34,221.53**
Division: 32 - GOLF MAINTENANCE							
MISSOURI AMERICAN WATER CO	1017-220042295309 7/17/2	08/10/2026	11400 OLDE CABIN GOLF RE	06-14-32-6254	DFT0013145		15.65
OREILLY AUTOMOTIVE STORES INC	1388-149614	08/12/2026	MISC EQUIPMENT MAINTEN	06-14-32-6210	3908		67.44
TIMBERCREEK EQUIPMENT CO LLC	1091469	08/12/2026	Golf Course Walk Behinf Rou	06-14-32-9503	69741		7,839.99
OREILLY AUTOMOTIVE STORES INC	1388-150076	08/12/2026	ANTISEIZE & THRDLOCK	06-14-32-6211	3908		26.48
ATLAS SUPPLY CO INC	S1671947.001	08/12/2026	MILWAULKEE RATCHET	06-14-32-7302	3877		251.10
ATLAS SUPPLY CO INC	S1671974.002	08/12/2026	BATTERY FOR MILWAULKEE	06-14-32-6212	3877		128.73
MTI DISTRIBUTING INC	1533741-00	08/18/2026	TIRE 4000D FILTER 1750, NO	06-14-32-6211	3934		273.15
GREENSPRO INC	INV0067677	08/18/2026	NAVICON FUNGICIDE GREEN	06-14-32-7303	3928		1,207.68
HARRELL'S, INC	INV02230398	08/18/2026	SPRAY DYE	06-14-32-7303	3929		230.30
ADVANCED TURF SOLUTIONS INC	PS42816	08/18/2026	REGULATOR & IPRODIOME	06-14-32-7303	3922		1,305.72
SITEONE LANDSCAPE SUPPLY HOLDING LLC	163718937-001	08/19/2026	PLANTS FOR PUMP STATION	06-14-32-6212	69762		1,469.80
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	clutch disc toro 1750	06-14-32-6210	DFT0013197		165.79
OREILLY AUTOMOTIVE STORES INC	1388-142534	08/26/2026	BATTERY CORE CHARGE	06-14-32-6211	3969		22.00
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170061919-001	08/26/2026	SPEEDZONE HERBICIDE	06-14-32-7303	69776		475.00
KURT SCHAMEL	237715	08/26/2026	BACKFLOW TESTING	06-14-32-6202	69769		140.00
GREENSPRO INC	INV0067828	08/26/2026	3336 FLOWABLE FUNGICIDE	06-14-32-7303	3955		847.00
ADVANCED TURF SOLUTIONS INC	PS27443	08/26/2026	SPEEDZONE HERBICIDE	06-14-32-7303	3947		307.40
MISSOURI AMERICAN WATER CO	1017-210013831700 8/7/26	08/31/2026	11400 OLDE CABIN RD 6/19/	06-14-32-6254	DFT0013244		3,195.36
AUDUBON INTERNATIONAL	13640-2026	09/02/2026	AUDUBON DUES	06-14-32-6262	3982		400.00
SITEONE LANDSCAPE SUPPLY HOLDING LLC	170298482-001	09/02/2026	DRIVE XLR8 FOR ROUGHS	06-14-32-7303	69794		410.64

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number		Amount
T-MOBILE USA	971998911 8/21/26	09/02/2026	CITY PHONES GOLF MAINT 7	06-14-32-6253	69799		24.75
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	06-14-32-5234	3979		62.14
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	06-14-32-5235	3979		5.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	06-14-32-5236	3979		45.31
AMERENUE	0639074006 8/13/26	09/03/2026	11400 OLDE CABIN LAKE FO	06-14-32-6250	DFT0013247		194.96
AMERENUE	4863142006 8/13/26	09/03/2026	11400 OLDE CABIN GOLF FA	06-14-32-6250	DFT0013249		375.01
AMERENUE	5235018016 8/13/26	09/03/2026	11400 OLDE CABIN RD PUM	06-14-32-6250	DFT0013246		153.76
AMERENUE	7072604119 8/13/26	09/03/2026	11400 OLDE CABIN MAINT S	06-14-32-6250	DFT0013248		76.97
						Division 32 - GOLF MAINTENANCE Total:	**19,717.57**
Division: 33 - PRO-SHOP							
METROPOLITAN ST LOUIS SEWER DISTRICT	1049261-9 7/21/26	08/10/2026	11400 OLDE CABIN RD- DIEL	06-14-33-6254	DFT0013181		175.15
METROPOLITAN ST LOUIS SEWER DISTRICT	301954 7/21/26	08/10/2026	1049261-9: 11400 OLDE CAB	06-14-33-6254	DFT0013102		175.16
METROPOLITAN ST LOUIS SEWER DISTRICT	0165474-8 7/22/26	08/11/2026	11400 OLDE CABIN RD 5/31	06-14-33-6254	DFT0013143		11.70
CHARTER COMMUNICATION	173955201080126	08/12/2026	DVR & INTERNET JUL 26	06-14-33-6253	3884		80.76
VESTIS GROUP INC	6170591495	08/12/2026	MOP & TOWELS FOR DRC	06-14-33-7301	3912		26.98
CALLAWAY GOLF SALES COMPANY	943084451	08/12/2026	GOLF BALLS FOR RESALE	06-14-33-8324	69728		0.72
VESTIS GROUP INC	6170594019	08/18/2026	MOPS AND TOWELS FOR DR	06-14-33-7301	3945		26.98
CALLAWAY GOLF SALES COMPANY	943105926	08/19/2026	GLOVES FOR RESALE	06-14-33-8324	69751		0.04
US BANK EQUIPMENT FINANCE	587387739	08/20/2026	DRC PRINTER CHARGES 7/20	06-14-33-6213	DFT0013150		50.11
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Course Water Station Cups	06-14-33-7304	DFT0013197		109.12
VESTIS GROUP INC	6170596522	08/26/2026	DRC MOP & TOWELS	06-14-33-7301	3973		26.98
ALARM 24 INC	62876	08/26/2026	DRC ALARM	06-14-33-6202	DFT0013214		63.00
CALLAWAY GOLF SALES COMPANY	943185042	08/26/2026	HATS FOR RESALE	06-14-33-8324	69763		0.23
SPIRE	4981701000 8/18/26	08/28/2026	11400 OLDE CABIN RD 7/21/	06-14-33-6252	DFT0013241		566.56
EVERREADY SERVICES OF ST. LOUIS LLC	100670	09/02/2026	EAST AND WEST CARPET CLE	06-14-33-6203	3994		222.00
YAMAHA MOTOR FINANCE CORPORATION USA	41776	09/02/2026	GOLF CART LEASE YEAR 4 OF	06-14-33-9503	69801		5,340.00
VESTIS GROUP INC	6170599042	09/02/2026	DRC MOPS AND TOWELS	06-14-33-7301	4025		26.98
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	06-14-33-5234	3979		22.86
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	06-14-33-5235	3979		2.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number		Amount
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	06-14-33-5236	3979		16.67
AMERENUE	9601003815 8/13/26	09/03/2026	11400 OLDE CABIN GOLF SH	06-14-33-6250	DFT0013250		4,118.42
METROPOLITAN ST LOUIS SEWER DISTRICT	302656	09/08/2026	1049261-9: 11400 OLDE CAB	06-14-33-6254	DFT0013273		215.88
METROPOLITAN ST LOUIS SEWER DISTRICT	0165474-8 8/20/26	09/09/2026	0165474-8 11400 OLDE CABI	06-14-33-6254	DFT0013277		12.50
						Division 33 - PRO-SHOP Total:	**11,290.80**
Division: 34 - FOOD SERVICES							
D AND D DISTRIBUTORS LLP	102533	08/12/2026	BEER FOR RESALE	06-14-34-8316	3890		270.50
VESTIS GROUP INC	6170591495	08/12/2026	MOP & TOWELS FOR DRC	06-14-34-7301	3912		21.75
D AND D DISTRIBUTORS LLP	108005	08/18/2026	BEER FOR RESALE	06-14-34-8316	3926		307.10
VESTIS GROUP INC	6170594019	08/18/2026	MOPS AND TOWELS FOR DR	06-14-34-7301	3945		21.75
BREAKTHRU BEVERAGE GROUP	128293967	08/19/2026	BEER FOR RESALE	06-14-34-8316	69750		298.01
PEPSICO BEVERAGE SALES LL	25525609	08/19/2026	SOFT DRINKS FOR RESALE	06-14-34-8317	69759		745.48
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Spray for Hot Dog	06-14-34-7304	DFT0013197		10.38
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Slotted Turner	06-14-34-7304	DFT0013197		5.59
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Beef Patties for Resale	06-14-34-8315	DFT0013197		20.97
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	Supplies for Food Resale	06-14-34-8315	DFT0013197		2.69
D AND D DISTRIBUTORS LLP	113324	08/26/2026	BEER FOR RESALE	06-14-34-8316	3952		336.10
VESTIS GROUP INC	6170596522	08/26/2026	DRC MOP & TOWELS	06-14-34-7301	3973		21.75
D AND D DISTRIBUTORS LLP	118817	09/02/2026	BEER FOR RESALE	06-14-34-8316	3989		517.85
PEPSICO BEVERAGE SALES LL	30090310	09/02/2026	SOFT DRINKS FOR RESALE	06-14-34-8317	69789		922.58
PERFORMANCE FOOD GROUP INC	5261398	09/02/2026	ICE BAGS, SNACKS, HOT DOG	06-14-34-7304	69790		159.95
PERFORMANCE FOOD GROUP INC	5261398	09/02/2026	ICE BAGS, SNACKS, HOT DOG	06-14-34-8315	69790		323.38
PERFORMANCE FOOD GROUP INC	5261398	09/02/2026	ICE BAGS, SNACKS, HOT DOG	06-14-34-8319	69790		642.30
VESTIS GROUP INC	6170599042	09/02/2026	DRC MOPS AND TOWELS	06-14-34-7301	4025		21.75
						Division 34 - FOOD SERVICES Total:	**4,649.88**
						Department 14 - COMMUNITY SERVICES Total:	**69,879.78**
						Fund 06 - MUNICIPAL ENTERPRISE FUND Total:	**71,198.34**
Fund: 11 - SEWER LATERAL FUND							
Department: 61 - CIP							
Division: 93 - SEWER LATERAL							
JAMES STEGER	SRL 7/13/26	08/12/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69733		3,619.00
NINA WILKINS	SLR 6/16/26	08/26/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69773		5,075.00
KENNETH BLUESTONE	SLR 6/3/26	08/26/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69768		3,500.00

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
MARICA SULLIVAN OR LAWRENCE ONEAL	SLR 7/29/26	08/26/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69770	2,380.00
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LIFE	11-61-93-5234	3979	5.04
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	AD & D	11-61-93-5235	3979	0.44
AMERICAN UNITED LIFE INSURANCE COMPANY	G00619325 SEP 26	09/02/2026	LTD	11-61-93-5236	3979	3.67
FARI SHAMSERAD	SLR 12/16/25	09/02/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69786	7,500.00
KEVIN SMITH	SLR 4/27/26	09/02/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69788	7,500.00
ANDREW AND THERESA NEWCOMER	SLR 7/3/26	09/02/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69784	6,352.50
JOSHUA SCHINDLER	SLR 6/30/25	09/09/2026	SANITARY SEWER LATERAL R	11-61-93-9315	69807	5,317.20
					Division 93 - SEWER LATERAL Total:	**41,252.85**
					Department 61 - CIP Total:	**41,252.85**
					Fund 11 - SEWER LATERAL FUND Total:	**41,252.85**
Fund: 19 - PUBLIC SAFETY FUND						
Department: 21 - POLICE						
Division: 23 - PUBLIC SAFETY						
METROPOLITAN ST LOUIS SEWER DISTRICT	1225607-9 07/17/26	08/06/2026	350 N NEW BALLAS RD 10/3	19-21-23-6254	DFT0013092	112.21
MISSOURI AMERICAN WATER CO	1017-22023905711 7/17/26	08/10/2026	350 N NEW BALLAS 6/16/26	19-21-23-6254	DFT0013144	1,695.70
JOSHUA A DORSEY	000104	08/12/2026	CLEANING CONTRACT - POLI	19-21-23-6212	3902	875.00
MISSOURI STATE HIGHWAY PATROL	1011539	08/12/2026	2026 CRASH RECONSTRUCTI	19-21-23-6261	69738	1,400.00
MISSOURI AMERICAN WATER CO	1017-210041135520 7/21/2	08/12/2026	350 N NEW BALLAS RD DETC	19-21-23-6254	DFT0013146	7.84
NEW SYSTEM LLC	114890-02	08/12/2026	SUPPLIES FOR PD BUILDING	19-21-23-6212	3905	151.39
INTIME SERVICES INC/ENTIME SERVICES INC	14933	08/12/2026	INTIME SUBSCRIPTION 9/1/2	19-21-23-7332	3900	18,585.00
CHARTER COMMUNICATION	173957801080126	08/12/2026	PD VOICE & TV INTERNET AU	19-21-23-6253	3888	652.92
REJIS COMMISSION	579479	08/12/2026	INTERNET-BASED SITE-TO-SIT	19-21-23-6253	DFT0013167	399.00
REJIS COMMISSION	579479	08/12/2026	VPN SITE-TO-SITE NETWORK	19-21-23-6253	DFT0013167	131.25
REJIS COMMISSION	579479	08/12/2026	2 VPN SITE-TO-SITE NET ACC	19-21-23-6253	DFT0013167	75.60
REJIS COMMISSION	581268	08/12/2026	VPN SITE-TO-SITE NEW ACCE	19-21-23-6253	DFT0013167	131.25
REJIS COMMISSION	581268	08/12/2026	VPN SITE-TO-SITE NEW ACC	19-21-23-6253	DFT0013167	75.60
THOMAS J KRUG	7044	08/12/2026	ANNUAL STATE SAFETY TEST	19-21-23-6211	3910	165.00
HACKETT SECURITY INC	70608928	08/12/2026	ALARM MONITORING SVC 9/	19-21-23-6211	69731	264.00
AUTHORIZED ELEVATOR	8126	08/12/2026	PD ELEVATOR-EXAM & LUBRI	19-21-23-6211	69727	359.00
RENTOKIL NORTH AMERICA INC	99968043	08/12/2026	JULY 2026 PEST CONTROL M	19-21-23-6212	3909	76.40
DEFENDER PRODUCT SOLUTIONS, LLC	DPS-26-172	08/12/2026	ADMIN VEHICLE CHANGEOV	19-21-23-9503	3892	3,786.50

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
FLOCK GROUP INC	INV-99090	08/12/2026	YEAR 4 OF 60 MONTH TERM	19-21-23-6211	3898	17,500.00
AMERENUE	0427008070 7/30/26	08/20/2026	350 N NEW BALLAS POLICE 6	19-21-23-6250	DFT0013179	8,578.08
SPIRE	0076006378 8/14/26	08/24/2026	350 N NEW BALLAS RD 7/15/	19-21-23-6252	DFT0013204	105.70
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	BUILDING SUPPLY	19-21-23-6212	DFT0013197	29.88
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	BUILDING SUPPLIES	19-21-23-6212	DFT0013197	68.74
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	INVEST INTERVIEWING AND	19-21-23-6261	DFT0013197	875.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	REGISTRATION HOMICIDE A	19-21-23-6261	DFT0013197	1,100.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	MO POST BACKGROUND INV	19-21-23-6261	DFT0013197	350.00
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	LOUNGE SUPPLIES FOR PD	19-21-23-7304	DFT0013197	967.43
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	LOUNGE SUPPLIES	19-21-23-7304	DFT0013197	76.01
ARVEST BANK OPERATIONS INC-PCARD	PURCHASES JUL 26	08/24/2026	BLUE HANDLE TRAINING GU	19-21-23-7313	DFT0013197	284.75
JOSHUA A DORSEY	000111	08/26/2026	CLEANING CONTRACT - POLI	19-21-23-6212	3960	875.00
MISSOURI DIVISION OF FIRE SAFETY	000202958	08/26/2026	350 N NEW BALLAS ELEV OP	19-21-23-6211	69772	25.00
MISSOURI AMERICAN WATER CO	1017-220023905773 8/4/26	08/26/2026	350 N NEW BALLAS RD FIRE	19-21-23-6254	DFT0013206	179.74
DELL MARKETING LP	10888476720	08/26/2026	DESKTOP COMPUTER FOR C	19-21-23-7331	3953	2,113.72
GULF STATES DISTRIBUTORS INC	1512420-IN	08/26/2026	RIFLE PRACTICE AMMUNITIO	19-21-23-7313	DFT0013217	2,925.00
WIEGMANN ASSOCIATES	90182-PD	08/26/2026	SERVICE CALL-THERMOSTAT	19-21-23-6211	3974	520.00
AXON ENTERPRISE INC	INUS472314	08/26/2026	2 TASER INSTRUCTOR SCHO	19-21-23-6261	3949	1,790.00
JOREL IRIZARRY	TRAINING 8/2/26	08/26/2026	CRISIS/HOSTAGE NEGOTIATI	19-21-23-6261	3959	287.32
CITY OF CREVE COEUR	PETTYCASH FY26	08/31/2026	HEXCAPS & SPACERS	19-21-23-6212	3976	8.19
JOSHUA A DORSEY	000122	09/02/2026	CLEANING CONTRACT - POLI	19-21-23-6212	4001	875.00
TECH ELECTRONICS	203245	09/02/2026	SVC CALL - PULL STATION	19-21-23-6211	4020	854.71
ST LOUIS AUTOMATIC DOOR COMPANY LLC	35007	09/02/2026	SVC CALL-LOWER LEVER DO	19-21-23-9501	4018	362.00
RSC INSURANCE BROKERAGE INC	66064	09/02/2026	FY27 AUTO PHYSICAL DAMA	19-21-23-6226	4016	1,242.01
TARGET SOLUTIONS LLC	INV148561	09/02/2026	FTO TRACKER SOFTWARE	19-21-23-7332	4019	2,315.25
METROPOLITAN ST LOUIS SEWER DISTRICT	1225607-9 8/17/26	09/08/2026	350 N NEW BALLAS RD 6/30/	19-21-23-6254	DFT0013278	113.50
					Division 23 - PUBLIC SAFETY Total:	**73,365.69**
					Department 21 - POLICE Total:	**73,365.69**
					Fund 19 - PUBLIC SAFETY FUND Total:	**73,365.69**

Vendor Name	Payable Number	Payment Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 99 - POOLED CASH						
ARVEST BANK-EPAY	3025 8/10/26	08/12/2026	EPAYMENT 8/12/26	99-2809	DFT0013171	122,927.24
ARVEST BANK-EPAY	3025 8/17/26	08/19/2026	EPAYMENT 8/19/26	99-2809	DFT0013182	13,337.91
ARVEST BANK-EPAY	3025 8/24/26	08/26/2026	EPAYMENT [PAYMENT DATE]	99-2809	DFT0013207	92,882.33
ARVEST BANK-EPAY	3025 8/31/26	09/02/2026	EPAYMENT 9/2/26	99-2809	DFT0013253	3,585.78
ARVEST BANK-EPAY	3025 9/7/26	09/09/2026	EPAYMENT 9/9/26	99-2809	DFT0013272	6,463.45
						239,196.71
						239,196.71
					Fund 99 - POOLED CASH Total:	**239,196.71**
					Grand Total:	**2,995,544.30**

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	1,011,633.91
02 - CAPITAL IMPROVEMENT FUND	1,467,929.40
05 - PARKS & STORMWATER FUND	90,967.40
06 - MUNICIPAL ENTERPRISE FUND	71,198.34
11 - SEWER LATERAL FUND	41,252.85
19 - PUBLIC SAFETY FUND	73,365.69
99 - POOLED CASH	239,196.71
Grand Total:	**2,995,544.30**

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-5234	GROUP LIFE INSURANCE	43.20
01-11-12-6264	IN TOWN MEETINGS	449.39
01-11-12-6265	TRAVEL & CONFERENCE	803.97
01-11-12-7304	GENERAL SUPPLIES	23.25
01-11-12-7315	SPECIAL EVENTS	1,122.68
01-11-13-5234	GROUP LIFE INSURANCE	29.29
01-11-13-5235	ACCIDENTAL DEATH INS	2.56
01-11-13-5236	DISABILITY INSURANCE	21.36
01-11-13-6203	PROFESSIONAL SERVICE	1,184.00
01-11-13-6260	ADVERTISING	168.50
01-11-13-6261	EDUCATION & TRAINING	160.00
01-11-13-6262	DUES MEMBERSHIPS &	195.00
01-11-13-6265	TRAVEL & CONFERENCE	202.40
01-12-10-6201	LEGAL AND ACCOUNTIN	13,897.23
01-12-10-6262	DUES MEMBERSHIPS &	1,248.62
01-12-11-5234	GROUP LIFE INSURANCE	129.47
01-12-11-5235	ACCIDENTAL DEATH INS	11.33
01-12-11-5236	DISABILITY INSURANCE	64.07
01-12-11-6202	TECHNICAL AND PERSO	31.10
01-12-11-6203	PROFESSIONAL SERVICE	18,412.76
01-12-11-6253	TELEPHONE. CABLE AND	54.63
01-12-11-6260	ADVERTISING	188.29
01-12-11-6262	DUES MEMBERSHIPS &	481.00
01-12-11-6264	IN TOWN MEETINGS	35.29
01-12-11-6265	TRAVEL & CONFERENCE	757.60
01-12-11-6271	MEDICAL SUPPLIES	305.15
01-12-11-9504	OFFICE EQUIPMENT	1,650.00
01-12-14-5234	GROUP LIFE INSURANCE	47.11
01-12-14-5235	ACCIDENTAL DEATH INS	4.13

Account Summary

Account Number	Account Name	Payment Amount
01-12-14-5236	DISABILITY INSURANCE	40.12
01-12-14-6201	LEGAL AND ACCOUNTIN	1,092.00
01-12-14-6213	OFFICE EQUIPMENT MAI	192.63
01-12-14-6253	TELEPHONE. CABLE AND	24.75
01-12-14-7304	GENERAL SUPPLIES	23.27
01-12-14-9503	EQUIPMENT	791.60
01-13-11-5234	GROUP LIFE INSURANCE	90.57
01-13-11-5235	ACCIDENTAL DEATH INS	7.92
01-13-11-5236	DISABILITY INSURANCE	22.88
01-13-11-6202	TECHNICAL AND PERSO	513.50
01-13-11-6253	TELEPHONE. CABLE AND	29.88
01-13-11-6261	EDUCATION & TRAINING	450.00
01-13-11-6262	DUES MEMBERSHIPS &	347.00
01-13-15-5230	HOSPITAL AND MEDICAL	16,935.80
01-13-15-6213	OFFICE EQUIPMENT MAI	117.60
01-13-15-6226	PROPERTY INSURANCE (	2,764.46
01-13-15-6253	TELEPHONE. CABLE AND	2,772.02
01-13-15-6266	EQUIPMENT RENTAL	50.00
01-13-15-6269	POSTAGE	2,048.08
01-13-15-6272	EMPLOYEE RELATIONS	19.99
01-13-15-7304	GENERAL SUPPLIES	175.75
01-13-15-7312	OFFICE SUPPLIES	3,733.39
01-13-51-5234	GROUP LIFE INSURANCE	31.65
01-13-51-5235	ACCIDENTAL DEATH INS	2.77
01-13-51-5236	DISABILITY INSURANCE	23.08
01-13-51-6202	TECHNICAL AND PERSO	1,232.80
01-13-51-6213	OFFICE EQUIPMENT MAI	2,600.53
01-13-51-6253	TELEPHONE. CABLE AND	442.43
01-13-51-7331	COMPUTER HARDWARE	24,960.75
01-13-51-7332	COMPUTER SOFTWARE	578.99
01-14-11-5234	GROUP LIFE INSURANCE	27.79
01-14-11-5235	ACCIDENTAL DEATH INS	2.44
01-14-11-5236	DISABILITY INSURANCE	20.03
01-14-11-6202	TECHNICAL AND PERSO	4,009.00
01-14-11-6213	OFFICE EQUIPMENT MAI	50.11
01-14-11-6260	ADVERTISING	725.00
01-14-11-6264	IN TOWN MEETINGS	15.00
01-14-11-7304	GENERAL SUPPLIES	43.82
01-16-11-5234	GROUP LIFE INSURANCE	22.05
01-16-11-5235	ACCIDENTAL DEATH INS	1.93
01-16-11-5236	DISABILITY INSURANCE	16.08
01-16-11-6211	EQUIPMENT MAINTENA	6,370.04

Account Summary

Account Number	Account Name	Payment Amount
01-16-11-6212	BUILDING AND GROUND	18,004.48
01-16-11-6250	ELECTRICITY	7,559.43
01-16-11-6253	TELEPHONE. CABLE AND	24.75
01-16-11-6254	WATER AND SEWER	2,987.23
01-16-11-7304	GENERAL SUPPLIES	107.28
01-16-11-7308	WEARING APPAREL AND	48.76
01-1652	PREPAID POSTAGE	3,000.00
01-2102	FICA WITHHOLDING	92,349.48
01-2103	MEDICARE WITHHOLDIN	21,597.72
01-2104	FEDERAL TAX WITHHOL	75,619.99
01-2105	MISSOURI TAX WITHHOL	26,323.00
01-2111	PAYROLL GARNISHMENT	1,334.23
01-21-11-5234	GROUP LIFE INSURANCE	341.07
01-21-11-5235	ACCIDENTAL DEATH INS	29.85
01-21-11-5236	DISABILITY INSURANCE	232.00
01-21-11-6202	TECHNICAL AND PERSO	8,832.80
01-21-11-6203	PROFESSIONAL SERVICE	1,385.00
01-21-11-6213	OFFICE EQUIPMENT MAI	403.20
01-21-11-6253	TELEPHONE. CABLE AND	1,695.80
01-21-11-6261	EDUCATION & TRAINING	2,544.45
01-21-11-6264	IN TOWN MEETINGS	75.00
01-21-11-6265	TRAVEL & CONFERENCE	400.00
01-21-11-6271	MEDICAL SUPPLIES	947.16
01-21-11-7302	SMALL TOOLS	25.99
01-21-11-7304	GENERAL SUPPLIES	1,407.40
01-21-11-7307	GASOLINE, PROPANE &	1,830.59
01-21-11-7308	WEARING APPAREL AND	473.92
01-21-11-7309	FOOD FOR PRISONERS	65.11
01-21-21-5234	GROUP LIFE INSURANCE	214.95
01-21-21-5235	ACCIDENTAL DEATH INS	18.80
01-21-21-5236	DISABILITY INSURANCE	155.57
01-21-21-6202	TECHNICAL AND PERSO	175.10
01-21-21-6203	PROFESSIONAL SERVICE	440.00
01-21-21-6253	TELEPHONE. CABLE AND	39.77
01-21-21-6262	DUES MEMBERSHIPS &	250.00
01-21-21-6265	TRAVEL & CONFERENCE	746.00
01-21-21-7307	GASOLINE, PROPANE &	332.65
01-21-22-5234	GROUP LIFE INSURANCE	974.98
01-21-22-5235	ACCIDENTAL DEATH INS	85.31
01-21-22-5236	DISABILITY INSURANCE	678.93
01-21-22-5241	PENSION CONTRIBUTIO	0.10
01-21-22-6203	PROFESSIONAL SERVICE	159.00

Account Summary

Account Number	Account Name	Payment Amount
01-21-22-6210	VEHICLE MAINTENANCE	931.47
01-21-22-6211	EQUIPMENT MAINTENA	10.95
01-21-22-6253	TELEPHONE. CABLE AND	16.72
01-21-22-6265	TRAVEL & CONFERENCE	1,218.80
01-21-22-6271	MEDICAL SUPPLIES	926.64
01-21-22-7302	SMALL TOOLS	218.60
01-21-22-7304	GENERAL SUPPLIES	72.39
01-21-22-7307	GASOLINE, PROPANE &	14,190.87
01-21-22-7308	WEARING APPAREL AND	5,960.60
01-21-22-7316	OPIOIDS SETTLEMENT F	731.80
01-21-22-9502	VEHICLES	10,254.60
01-2211	HEALTH INSURANCE	133,637.41
01-2213	DENTAL INSURANCE PAY	6,597.52
01-2215	INTENSIVE CARE/CANCE	735.60
01-2216	SUPPLEMENTAL LIFE	1,847.50
01-2218	VISION CARE	1,012.65
01-2222	SHORT TERM DISABILITY	920.79
01-2224	VISION CARE-COBRA	24.15
01-2225	HEALTH INS PREM PAID	4,058.44
01-2226	DENTAL INS PREM PAID	286.70
01-2312	401 - ICMA	1,201.04
01-2317	MO LAGERS	154,891.94
01-2318	ICMA ROTH 457	19,960.53
01-2319	ICMA ROTH IRA	1,492.31
01-2321	457 - VOYA	1,930.08
01-2322	457 - ICMA	18,292.41
01-2323	MOST PROGRAM	1,050.00
01-2324	ICMA LOAN REPAYMENT	369.26
01-2415	DOMESTIC VIOLENCE SH	4,253.00
01-2806	OLIA REIMBURSABLE RE	10,010.00
01-2812	TRAFFIC STUDIES	1,262.00
01-31-11-5234	GROUP LIFE INSURANCE	100.04
01-31-11-5235	ACCIDENTAL DEATH INS	8.75
01-31-11-5236	DISABILITY INSURANCE	43.77
01-31-11-6202	TECHNICAL AND PERSO	17.50
01-31-11-6211	EQUIPMENT MAINTENA	5.40
01-31-11-6213	OFFICE EQUIPMENT MAI	202.80
01-31-11-6253	TELEPHONE. CABLE AND	168.47
01-31-11-6261	EDUCATION & TRAINING	160.00
01-31-11-7307	GASOLINE, PROPANE &	163.08
01-31-11-7308	WEARING APPAREL AND	192.00
01-31-41-5234	GROUP LIFE INSURANCE	197.43

Account Summary

Account Number	Account Name	Payment Amount
01-31-41-5235	ACCIDENTAL DEATH INS	17.28
01-31-41-5236	DISABILITY INSURANCE	132.29
01-31-41-6202	TECHNICAL AND PERSO	1,669.86
01-31-41-6210	VEHICLE MAINTENANCE	420.64
01-31-41-6211	EQUIPMENT MAINTENA	2,836.88
01-31-41-6212	BUILDING AND GROUND	29,230.24
01-31-41-6213	OFFICE EQUIPMENT MAI	190.46
01-31-41-6250	ELECTRICITY	1,565.63
01-31-41-6251	STREET LIGHTING	12,662.13
01-31-41-6252	NATURAL GAS	62.59
01-31-41-6253	TELEPHONE. CABLE AND	260.55
01-31-41-6254	WATER AND SEWER	10,530.77
01-31-41-6261	EDUCATION & TRAINING	320.00
01-31-41-6266	EQUIPMENT RENTAL	538.89
01-31-41-7301	CHEMICALS & CLEANING	96.94
01-31-41-7302	SMALL TOOLS	410.39
01-31-41-7303	HORTICULTURAL SUPPLI	1,131.40
01-31-41-7305	STREET & SIDEWALK MA	3,678.15
01-31-41-7307	GASOLINE, PROPANE &	2,187.05
01-31-41-7308	WEARING APPAREL AND	727.71
01-31-41-7311	STREET SIGNS	3,574.90
01-31-42-6214	REFUSE COLLECTIONS	95,859.24
01-31-43-5234	GROUP LIFE INSURANCE	98.95
01-31-43-5235	ACCIDENTAL DEATH INS	8.65
01-31-43-5236	DISABILITY INSURANCE	60.19
01-31-43-6202	TECHNICAL AND PERSO	600.00
01-31-43-6210	VEHICLE MAINTENANCE	140.22
01-31-43-6211	EQUIPMENT MAINTENA	1,252.98
01-31-43-6212	BUILDING AND GROUND	15,661.30
01-31-43-6224	TAPPMEYER HOUSE MAI	601.12
01-31-43-6247	DOG PARK EXPENSES	47.84
01-31-43-6250	ELECTRICITY	1,618.22
01-31-43-6252	NATURAL GAS	62.59
01-31-43-6253	TELEPHONE. CABLE AND	98.55
01-31-43-6254	WATER AND SEWER	20,435.74
01-31-43-6266	EQUIPMENT RENTAL	538.89
01-31-43-7301	CHEMICALS & CLEANING	46.96
01-31-43-7303	HORTICULTURAL SUPPLI	3,006.18
01-31-43-7304	GENERAL SUPPLIES	449.50
01-31-43-7307	GASOLINE, PROPANE &	3,804.39
01-31-43-7308	WEARING APPAREL AND	242.57
01-32-11-5234	GROUP LIFE INSURANCE	83.28

Account Summary

Account Number	Account Name	Payment Amount
01-32-11-5235	ACCIDENTAL DEATH INS	7.29
01-32-11-5236	DISABILITY INSURANCE	59.56
01-32-11-6202	TECHNICAL AND PERSO	254.20
01-32-11-6203	PROFESSIONAL SERVICE	648.50
01-32-11-6253	TELEPHONE. CABLE AND	24.75
01-32-11-6260	ADVERTISING	203.49
01-32-61-5234	GROUP LIFE INSURANCE	201.93
01-32-61-5235	ACCIDENTAL DEATH INS	17.66
01-32-61-5236	DISABILITY INSURANCE	134.18
01-32-61-6215	WEED CUTTING AND TR	1,150.00
01-32-61-6253	TELEPHONE. CABLE AND	365.46
01-32-61-7302	SMALL TOOLS	74.01
01-32-61-7304	GENERAL SUPPLIES	364.50
01-32-61-7307	GASOLINE, PROPANE &	1,687.20
01-32-61-7308	WEARING APPAREL AND	443.47
01-4729	MISC. REVENUE FINANC	349.86
02-61-71-5234	GROUP LIFE INSURANCE	62.63
02-61-71-5235	ACCIDENTAL DEATH INS	5.48
02-61-71-5236	DISABILITY INSURANCE	34.90
02-61-71-7307	GASOLINE, PROPANE &	227.91
02-61-71-9501	BUILDINGS AND IMPRO	10,286.06
02-61-71-9510	STREETS	1,232,152.58
02-61-71-9516	CAPITAL EQUIPMENT	225,159.84
05-61-71-5234	GROUP LIFE INSURANCE	58.44
05-61-71-5235	ACCIDENTAL DEATH INS	5.11
05-61-71-5236	DISABILITY INSURANCE	31.85
05-61-71-7307	GASOLINE, PROPANE &	55.00
05-61-71-9506	PARK DEVELOPMENT PR	66,945.56
05-61-71-9509	STORMWATER PROJECTS	23,871.44
06-14-31-5234	GROUP LIFE INSURANCE	71.68
06-14-31-5235	ACCIDENTAL DEATH INS	6.27
06-14-31-5236	DISABILITY INSURANCE	39.39
06-14-31-6202	TECHNICAL AND PERSO	173.00
06-14-31-6203	PROFESSIONAL SERVICE	2,144.20
06-14-31-6211	EQUIPMENT MAINTENA	934.46
06-14-31-6212	BUILDING AND GROUND	1,894.30
06-14-31-6213	OFFICE EQUIPMENT MAI	50.11
06-14-31-6250	ELECTRICITY	15,776.90
06-14-31-6252	NATURAL GAS	1,321.96
06-14-31-6253	TELEPHONE. CABLE AND	803.84
06-14-31-6254	WATER AND SEWER	3,646.39
06-14-31-6262	DUES MEMBERSHIPS &	236.50

Account Summary

Account Number	Account Name	Payment Amount
06-14-31-7301	CHEMICALS & CLEANING	945.59
06-14-31-7307	GASOLINE, PROPANE &	471.10
06-14-31-9503	EQUIPMENT	5,705.84
06-14-32-5234	GROUP LIFE INSURANCE	62.14
06-14-32-5235	ACCIDENTAL DEATH INS	5.44
06-14-32-5236	DISABILITY INSURANCE	45.31
06-14-32-6202	TECHNICAL AND PERSO	140.00
06-14-32-6210	VEHICLE MAINTENANCE	233.23
06-14-32-6211	EQUIPMENT MAINTENA	321.63
06-14-32-6212	BUILDING AND GROUND	1,598.53
06-14-32-6250	ELECTRICITY	800.70
06-14-32-6253	TELEPHONE. CABLE AND	24.75
06-14-32-6254	WATER AND SEWER	3,211.01
06-14-32-6262	DUES MEMBERSHIPS &	400.00
06-14-32-7302	SMALL TOOLS	251.10
06-14-32-7303	HORTICULTURAL SUPPLI	4,783.74
06-14-32-9503	EQUIPMENT	7,839.99
06-14-33-5234	GROUP LIFE INSURANCE	22.86
06-14-33-5235	ACCIDENTAL DEATH INS	2.00
06-14-33-5236	DISABILITY INSURANCE	16.67
06-14-33-6202	TECHNICAL AND PERSO	63.00
06-14-33-6203	PROFESSIONAL SERVICE	222.00
06-14-33-6213	OFFICE EQUIPMENT MAI	50.11
06-14-33-6250	ELECTRICITY	4,118.42
06-14-33-6252	NATURAL GAS	566.56
06-14-33-6253	TELEPHONE. CABLE AND	80.76
06-14-33-6254	WATER AND SEWER	590.39
06-14-33-7301	CHEMICALS & CLEANING	107.92
06-14-33-7304	GENERAL SUPPLIES	109.12
06-14-33-8324	MERCHANDISE-GOLF BA	0.99
06-14-33-9503	EQUIPMENT	5,340.00
06-14-34-7301	CHEMICALS & CLEANING	87.00
06-14-34-7304	GENERAL SUPPLIES	175.92
06-14-34-8315	SANDWICHES AND HOT	347.04
06-14-34-8316	BEER	1,729.56
06-14-34-8317	COFFEE,TEA & SOFT DRI	1,668.06
06-14-34-8319	SNACKS	642.30
06-1625	GOLF BALLS	753.12
06-1628	GOLF - APPAREL	232.44
06-4507	COFFEE, TEA, AND SOFT	4.00
06-4508	SNACKS	4.00
06-4520	ADMISSIONS	36.00

Account Summary

Account Number	Account Name	Payment Amount
06-4522	CONTRACT ICE RENTAL	280.00
06-4523	SKATE RENTAL	9.00
11-61-93-5234	GROUP LIFE INSURANCE	5.04
11-61-93-5235	ACCIDENTAL DEATH INS	0.44
11-61-93-5236	DISABILITY INSURANCE	3.67
11-61-93-9315	SEWER LATERAL REIMB	41,243.70
19-21-23-6211	EQUIPMENT MAINTENA	19,687.71
19-21-23-6212	BUILDING AND GROUND	2,959.60
19-21-23-6226	PROPERTY INSURANCE (	1,242.01
19-21-23-6250	ELECTRICITY	8,578.08
19-21-23-6252	NATURAL GAS	105.70
19-21-23-6253	TELEPHONE. CABLE AND	1,465.62
19-21-23-6254	WATER AND SEWER	2,108.99
19-21-23-6261	EDUCATION & TRAINING	5,802.32
19-21-23-7304	GENERAL SUPPLIES	1,043.44
19-21-23-7313	RANGE SUPPLIES	3,209.75
19-21-23-7331	COMPUTER HARDWARE	2,113.72
19-21-23-7332	COMPUTER SOFTWARE	20,900.25
19-21-23-9501	BUILDINGS & IMPROVE	362.00
19-21-23-9503	EQUIPMENT	3,786.50
99-2809	EPAYABLES LIABILITY	239,196.71
	Grand Total:	**2,995,544.30**

Project Account Summary

Project Account Key	Payment Amount
None	1,661,857.27
111E	10,286.06
18702E	369,786.81
19701E	26,017.10
217E	66,945.56
408E	7,450.00
409e	1,092.00
410E	3,837.50
412E	11,491.94
60022E	829,098.67
608E	550.00
613E	6,700.00
CDOGE	200.00
K9 UNITE	231.39
Grand Total:	**2,995,544.30**

MEMORANDUM

DATE: September 14, 2026

TO: Mayor and City Council

FROM: Jason W. Jaggi, AICP, Director of Community Development

CC:

SUBJECT: **Application No. 26-019 (Bill No. 6226): Final Subdivision Plat Approval for The Vale at Olia Village Townhouses**

RECOMMENDATION:

Consider approving the submitted request to postpone the final reading and passage of Bill No. 6226 for up to 90 days as requested by the property owner. A motion and affirmative vote of the City Council is required to grant the postponement of the final plat application as requested.

BACKGROUND INFORMATION:

The property owner for Olia Village, 10300 Olive LLC, has submitted a letter to staff requesting the postponement of the second reading and vote for the final subdivision plat for The Vale at Olia Village, a 67-unit townhouse development proposed for Lot 16 within Olia Village. The application was filed by Fischer Homes/Grand Communities, LLC. The letter from the property owner states that Fischer has since terminated the contract to purchase and develop Lot 16 and no longer has a contractual interest in the property.

As a result of these changes, the property owner is requesting the final plat application be placed on hold for a period of up to 90 days to allow the property owner to explore options to evaluate the status of the project.

ATTACHMENTS:

Letter Requesting the postponement of Application #26-019 received from Michael Bailey on behalf of 10300 Olive LLC, property owner.

10300 Olive LLC

September 8, 2026

Jason Jaggi
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

RE: Application #26-019: Final Plat and Subdivision Improvement Plan Approval for The Vale at Olia Village Subdivision, 10300 Olive Boulevard; Request to Place Application on Hold

Dear Jason,

I'm writing on behalf of 10300 Olive LLC (the "Owner"), which owns the property at 10300 Olive Boulevard (the "Property"), about Application #26-019, the *Application for Final Plat and Subdivision Improvement Plan Approval for The Vale at Olia Village Subdivision* (the "Application"). As you know, the Application was filed by Fischer Homes/Grand Communities, LLC ("Fischer") and is currently pending before the City Council and is scheduled for a Second Reading at the City Council meeting on September 14th.

Fischer filed the Application while it was under contract with the Owner to purchase and develop the Property. Fischer has since terminated that contract, which ended its contractual interest in the Property, and it has asked that the Application be withdrawn.

Because Fischer's standing came entirely from its contract with the Owner and the Owner's consent, ending that contract also ends Fischer's authority over the Application. The Owner is now the party with continuing authority here, and the Owner objects to withdrawing the Application.

Instead, the Owner would like the Application placed on hold, continued, or deferred under the City Council's procedural authority for a period of up to 90 days, so the Owner has time to evaluate the project and decide whether to move it forward on its own or with a new applicant.

I'd appreciate written confirmation of (a) how the Application can be placed on hold or continued, and (b) any timeline or deadlines that apply while it stays in that status. I've also asked our attorneys to reach out to the City Attorney to work through any procedural next steps, so please feel free to coordinate with them as well.

Thanks very much for your help with this. If there's anything else you need from us, just let me know.

Best regards,

Michael Bailey, Manager

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #26-019: APPLICATION FOR FINAL PLAT AND SUBDIVISION IMPROVEMENT PLAN APPROVAL FOR THE VALE AT OLIA VILLAGE SUBDIVISION CURRENTLY ADDRESSED AS 10250 OLIA COVE

FOR THE MEETING OF: Monday, August 17, 2026

LOCATION: 10250 Olia Cove, known as Olia Village, Lot 16, 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 an application for Subdivision Improvement Plans and Final 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. The subject property is zoned as The Olia Village Planned Mixed-Use zoning district, and no changes to the zoning district are being requested.

ADDITIONAL INFORMATION: The preliminary plat and site development plan for Lot 16 were approved by the City Council on February 9, 2026. The Planning and Zoning Commission will review the Subdivision Improvement Plans and provide a recommendation to the City Council for the Final Plat.

Key Issues:
- Does the request follow the Subdivision Regulations?
- 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?

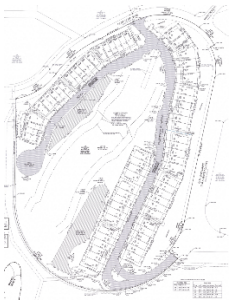
Creve Coeur 2030 Plan References
- Mixed Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Comprehensive Plan and 39 North Master Plan Amendment for the Former Bayer West Site

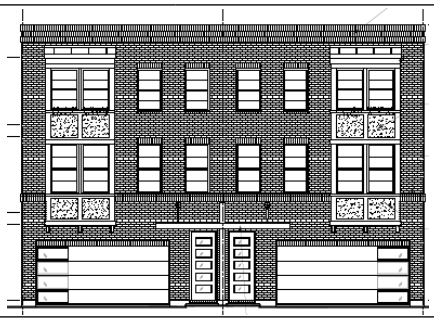
Zoning Code References
- Section 405.390 Planned Zoning Districts

Subdivision Code References
- Section 410.130: Subdivision Improvement Plans
- Section 410.140: Final Subdivision Plat

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 Boulevard, Ste 400
Erlanger, KY 41018





REPORT PREPARED BY: BETHANY L. MOORE, AICP, CITY PLANNER
DATE: 8/10/26
ATTACHMENTS: Draft Ordinance
Applicant's Final Plat and Improvement Plans submitted on August 3, 2026

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

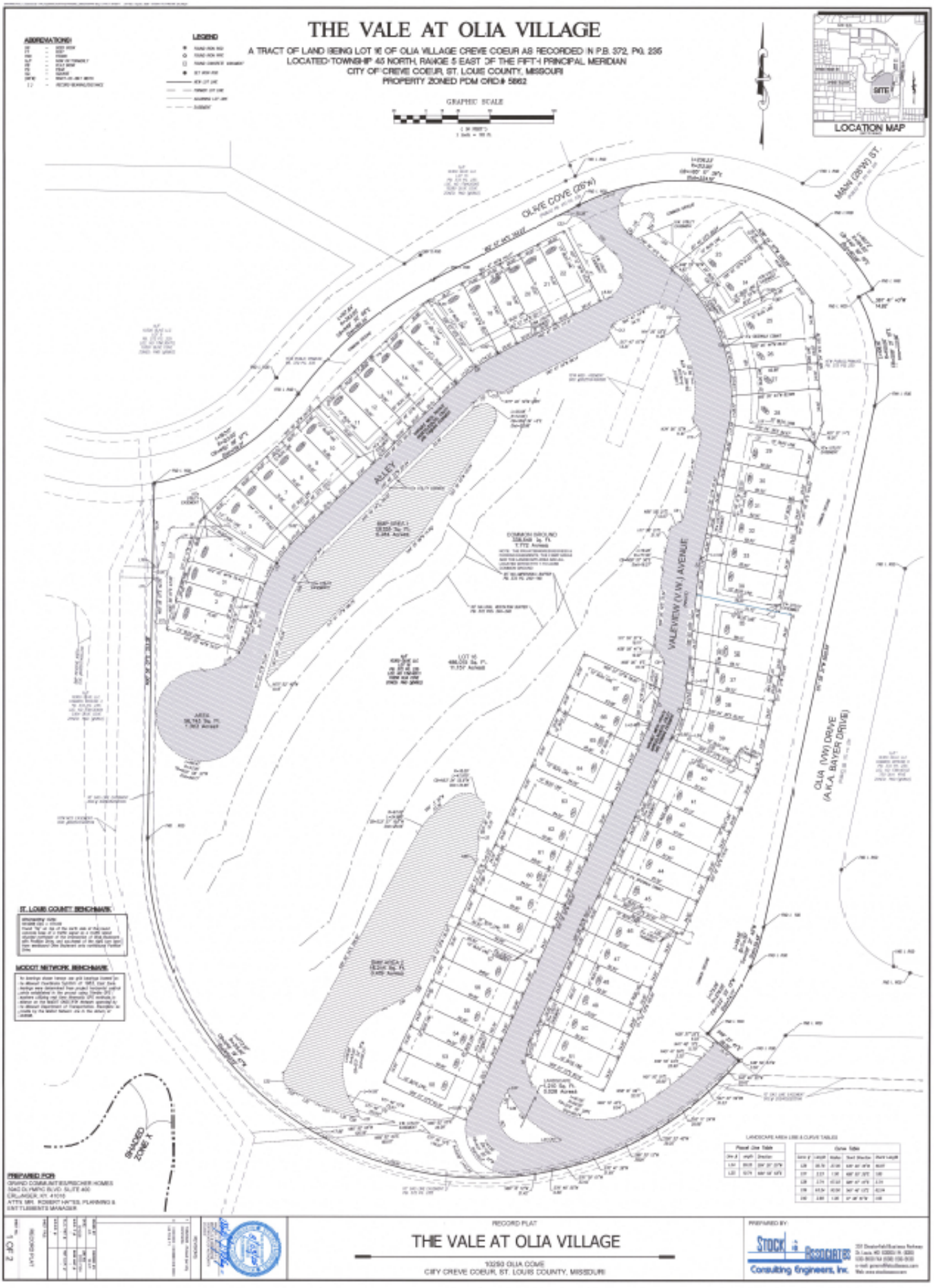
Direction	Use	Zoning District	Separated by
North	Mixed-use	Olia Village Planned Mixed-Use Development	N/A
South	Mixed-use	Olia Village Planned Mixed-Use Development	N/A
East	Mixed-use	Olia Village Planned Mixed-Use Development	N/A
West	Mixed-use	Olia Village Planned Mixed-Use Development	N/A

BACKGROUND
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 an application for Subdivision Improvement plans and a Final 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 project will include construction of 13 buildings including 67 attached 3-story, single-family townhome units, sidewalks, roads and stormwater detention basins within the housing development. Lot 16 comprises 11.16 acres of the 95.76-acre site. Staff has used 10300 Olive as the general address for the Olia Village development with the applicable lot designation from the subdivision plat for each phase. Lot 16 is currently assigned the address of 10250 Olia Cove but that is temporary and will be replaced by 67 new addresses as part of this development.

The preliminary plat was reviewed and approved by the Planning and Zoning Commission on January 20th, 2026 and by City Council on February 9, 2026. The final plat and subdivision improvement drawings have been submitted for review and final approval by the Planning and Zoning Commission and City Council pursuant to Sections 410.130 and 410.140 of city's subdivision code. If approved, the applicant may apply for construction permits after the final plat is executed and recorded with St. Louis County and satisfaction of the Master Development Agreement requirements.

ANALYSIS
Conformance with the Preliminary Plat
The final plat contains the same 67 lot layout with two BMP areas for stormwater collection and 7.772 acres of common ground as shown on the preliminary plat. The lots comply with the minimum requirements for Sub-District Category D-Residential Development of the Olia Village PMD as outlined in the Development Regulations, Exhibit B of Amended Ordinance No. 5862. The requirements for Sub-District Category D include a minimum lot area of 800 square feet, with a minimum lot width of 15 feet, and a minimum lot depth of 40 feet. The minimum setbacks required include a minimum front yard of 5 feet, a minimum side yard of 0 feet or 7.5 feet, a minimum rear yard of 5 feet and a minimum of 15 feet between buildings or unit clusters. The final plat meets and exceeds the minimum requirements for lots within Sub-District Category D. The plat also contains an easement for the additional sidewalk along the west side of internal street (to be named Valeview Avenue) as requested by the Planning and Zoning Commission during the review of the site development plan and preliminary plat.

Below is the proposed final plat drawing:


THE VALE AT OLIA VILLAGE
A TRACT OF LAND BEING LOT 16 OF OLIA VILLAGE CREVE COEUR AS RECORDED IN P.B. 372, PG. 235
LOCATED TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
PROPERTY ZONED PDM ORD.# 5862
GRAPHIC SCALE
LOCATION MAP
SITE
OLIVE COVE (26'+/-)
MAIN (28'+/-) ST.
ALLEY
VALEVIEW (V.W.) AVENUE
OLIA (VW) DRIVE
(A.K.A. BAYER DRIVE)
ST. LOUIS COUNTY BENCHMARK
MODOT NETWORK BENCHMARK
SHADED ZONE X
PREPARED FOR
RECORD PLAT
THE VALE AT OLIA VILLAGE
10250 OLIA COVE
CITY CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
PREPARED BY:
Stock & Associates
Consulting Engineers, Inc.

Subdivision Improvements
The Subdivision Improvement plans consist of the working drawings and design specifications for the construction of the subdivision. They included specifications for the site grading, sidewalk and street layout and construction, stormwater management plan, landscaping plan, and utility plan. As shown on the preliminary plat and site development plan, the subdivision of Lot 16 will include the creation of 67 residential lots for the attached town home development, a new private internal road and cul-de-sac and 7.772 acres of Common Ground that include the subdivision monument sign locations, private ingress/egress, parking easements, the 2 BMP areas, the stream bank buffers for the existing stream and the landscaping areas for Lot 16.

Sidewalks
Per Section 410.250, the minimum width of sidewalks in residential subdivisions is 5 feet. The applicant has provided 5-foot-wide sidewalks throughout the development that provide each residential unit direct access to the internal sidewalk system throughout the Olia Village development. The sidewalks along Olive Cove are detached from the road and the sidewalks internal to the development are back of curb. All proposed sidewalks are within the common ground except for the sidewalks on the east side of Valeview Avenue which are within easements on lots 23-51.

Subdivision Layout
Section 410.220, provides direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements as required by the Sub-District Category D-Residential Development section of the Olia Village PMD Development Regulations, Exhibit B of Amended Ordinance No. 5862.

Stormwater Management
The City's Stormwater Ordinance provided in Chapter 425 of city code, requires stormwater to be detained or retained on site based upon the amount of additional runoff generated by the development per the MSD design storm event and ensures that no additional runoff is sent to adjacent properties based on the proposed improvements. The stormwater management plan, shown on sheet C4.0 shows that the stormwater runoff throughout the site will be collected and piped to the two proposed detention basins on either side of the stream bank buffer for the existing stream one site. Once the water is collected in the detention basin, it will be piped to outlet into the existing stream. The storm water plan indicates there will be no additional runoff for adjacent properties based on the pre-development condition. The proposed detention basins will be built to handle the onsite storm water runoff for Lot 16. Department of Public Works staff have reviewed the stormwater management plan and concurs with its findings that all stormwater runoff for the development will be contained on site in the detention basin and no additional runoff will impact adjacent properties more than what is already occurring per the existing conditions. MSD approval of the proposal stormwater management plan is required at the permit stage for review by Public Works.

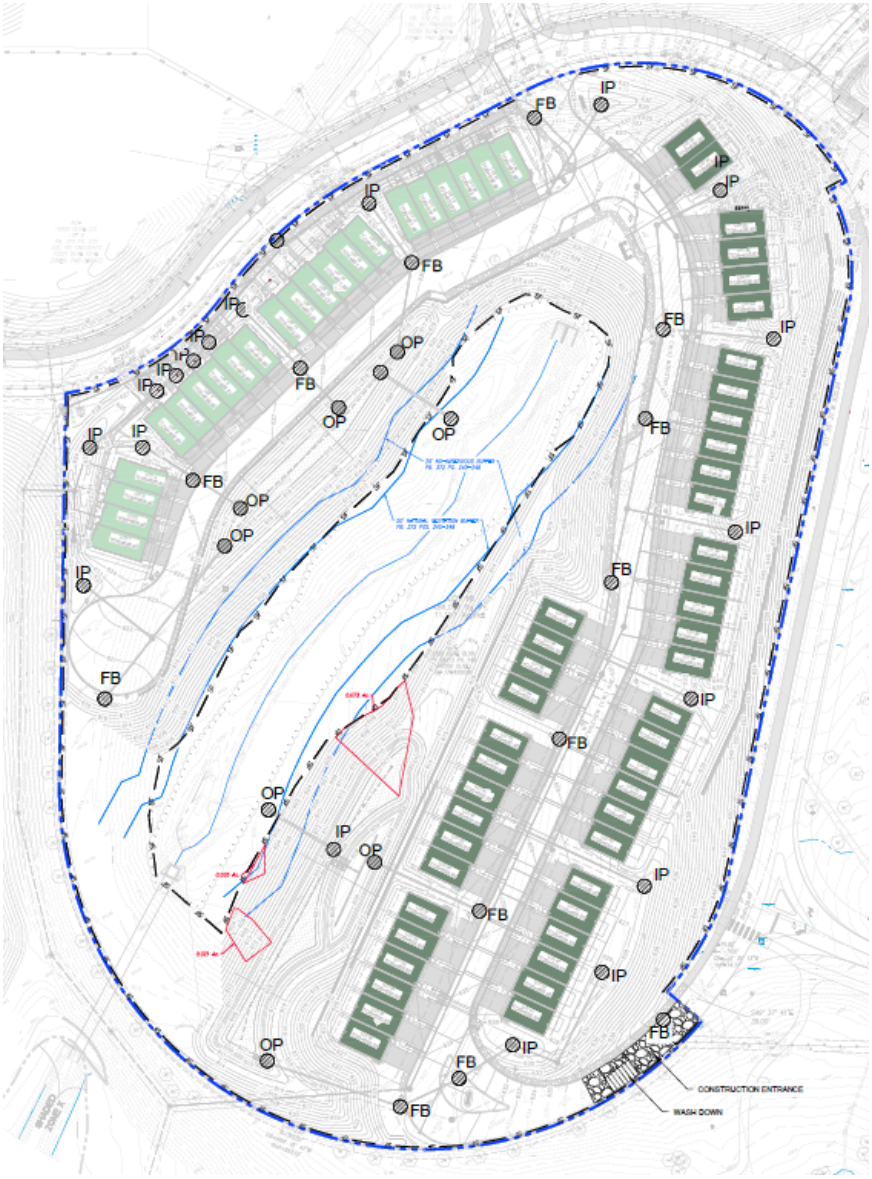


Figure 1. Proposed stormwater management plan.

Street Tree and Common Area Landscape Plan

A Landscape Plan providing the proposed street trees and landscaping for all common areas is required as part of the subdivision improvement plan submission. Section 410.300 requires street trees be provided at a ratio of 1 per 30 feet of street frontage. Sheet L1.01 of the Landscape Plan submitted in January 2026 as part of the revised submission for the Preliminary Plat states that 52 street trees are required to meet the requirements of Section 410.300 and 52 street trees are provided. The Landscape Plan submitted with this application appears to match the previous Landscape Plan but a condition of approval has been added for an updated Landscape Plan to be submitted for Staff Review that includes the street tree requirement calculation. In addition to the required street trees, the planting plan includes the proposed trees and landscaping for each individual lot as well as the common ground and bioretention areas. Each lot will include a canopy shade tree as well as a mix of shrubs and grasses. Landscaping in the form of a mix of evergreen trees and canopy trees, shrubs and grasses are provided along the internal streets and on-street parking spaces, at the base of the retaining wall on the east side of the property and within the common ground areas. Irrigation is provided. The common ground around the subdivision monument signs will also be landscaped and reviewed at the time of submission of sign permits per condition of approval #6 of the Lot 16 Site Development Plan approved by City Council on February 9th, 2026.

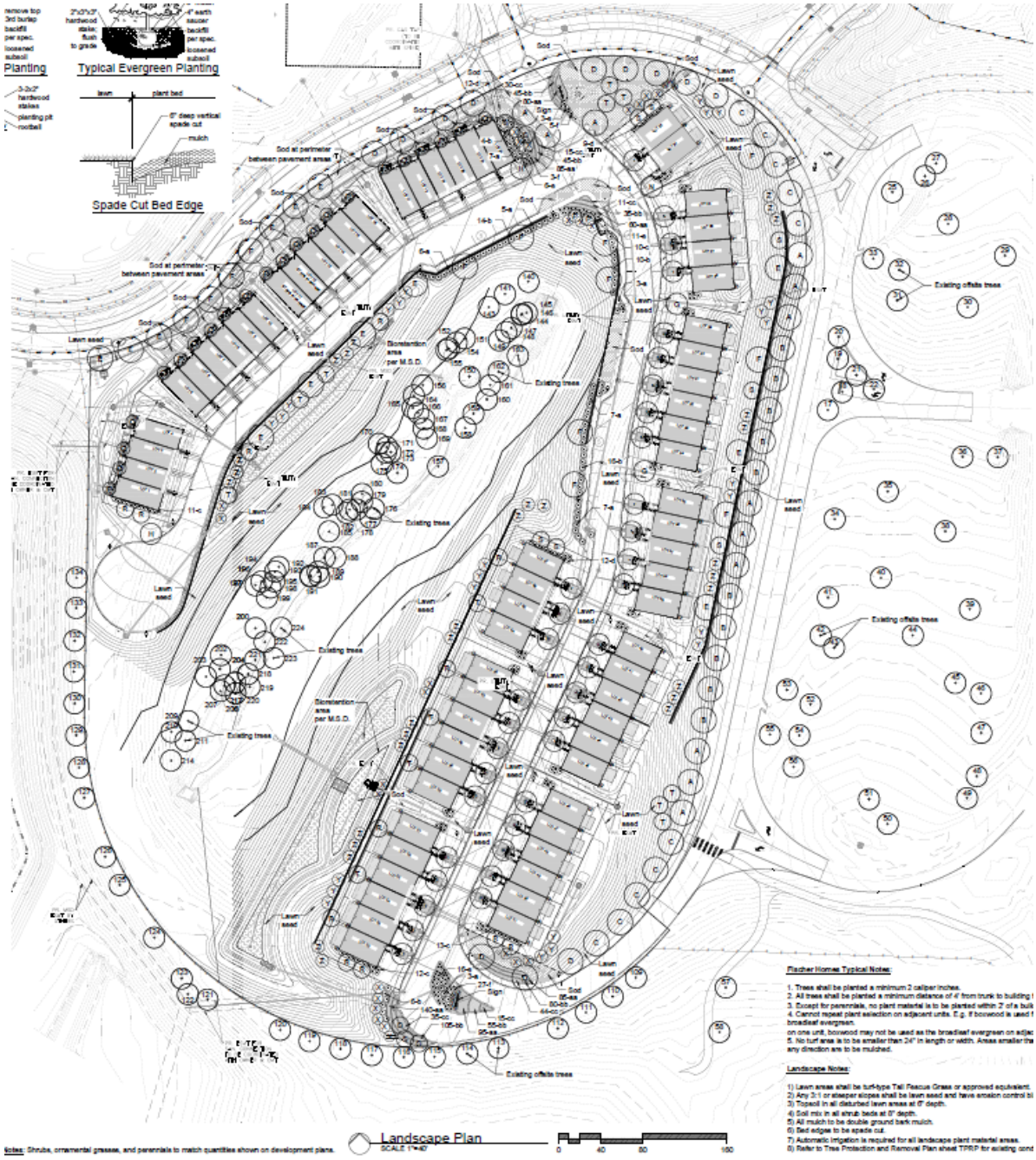


Figure 2. Proposed landscape plan.

CONCLUSION AND ACTION

Subdivision Improvement Plan

Review and approval of the subdivision improvement drawings is within the purview of the Planning and Zoning Commission and must be complete to the Commission's satisfaction prior to a recommendation of approval for the final plat. If the Commission is satisfied that the drawings are suitable for approval staff recommends the following conditions be placed on the approval of this request:

1. The Residential Development Permit for each new attached townhome building shall be in substantial compliance with the improvement plans dated August 3, 2026 by Stock and Associates Consulting Engineers, Inc, and with the tree conservation and landscape plan by Loomis Associates dated August 3, 2026 as may be revised to incorporate Condition #3.

2. The conditions of approval as listed in Ordinance No. 5980 approving the Site Development Plan remain in effect.
3. Any additional tree removal shall be approved by the Zoning Administrator and replaced as required by Amended Ordinance No. 5862, the Olia Village Development Standards.
4. A Final Landscape Plan shall be submitted for Staff review including the Street Tree calculations prior to approval of any building permits.
5. That all requirements of the Master Redevelopment Agreement that apply to the development of lots within Olia Village are satisfied prior the issuance of any construction permits.
6. A Subdivision Improvement Permit is required to be issued by the Department of Public Works prior to commencing any site work associated with this development.

Assuming agreement with the Staff Report and the above conditions, the following is an example motion for this item:

> "I move to approve the subdivision improvement plans for the sixty-seven-lot subdivision for Lot 16 of the Olia Village Planned Mixed-Use Development currently addressed as 10250 Olia Cove as shown in the "The Vale at Olia Village" drawings prepared by Stock and Associates Consulting Engineers, Inc. subject to the conditions outlined in the staff report,

Final Plat
Review of a final plat is a ministerial act to ensure that the proposed final plat is substantially similar to the preliminary plat and substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application appears to substantially meet all applicable requirements of the Subdivision Ordinance and the Olia Village Planned Mixed-Use Development Zoning District, subject to the following suggested conditions of approval which are also included in the attached draft ordinance:

1. Prior to issuance of any building permits, the applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County.

2. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of the Mylar to ensure adequate descriptions are provided and terminology is correct.

3. The Applicant shall provide a digitized version of the recorded plat along with one printed copy.

Action on this item will be in the form of a motion to recommend approval of the attached draft ordinance as presented, or approval with additional conditions, to meet all technical requirements. Final approval of the draft ordinance by City Council is required. Assuming agreement with the Staff Report, the following is an example motion for this application:

> "I move to recommend approval of the final subdivision plat for The Vale at Olia Village Subdivision with the conditions recommended by staff as provided in the staff report for the meeting of August 17, 2026." (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP

BILL NO. __6226____ **ORDINANCE NO. _____**

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A SUBDIVISION KNOWN AS THE VALE AT OLIA VILLAGE, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, an application has been submitted by George M. Stock, P.E., of Stock and Associates, on behalf of Robert Hayes, of Grand Comminutes/Fischer Homes for approval of the improvement plans for and final plat of a sixty-seven-lot subdivision known as The Vale at Olia Village, at 10250 Olia Cove (being Lot 16 of the Olia Village Planned Mixed-Use Development of the property addressed as 10300 Olive Blvd); and

WHEREAS, the final plat for The Vale at Olia Village subdivision conforms to the preliminary plat approved by the Planning and Zoning Commission on January 20, 2026; and

WHEREAS, public notice of said final plat application was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS, the Planning and Zoning Commission approved The Vale at Olia Village subdivision improvement plans by a vote of 6-0 on August 17, 2026; and

WHEREAS, the Planning and Zoning Commission recommended approval of The Vale at Olia Village final plat by a vote of 6-0 on August 17, 2026; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council;

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

SECTION 1: The Final Plat under consideration is for the subdivision known as The Vale at Olia Village, described as:

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

SECTION 2: The Final Plat as heretofore submitted on August 3, 2026 is hereby approved subject to the following conditions:

1. Prior to issuance of any building permits, the applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County.

2. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of

the Mylar to ensure adequate descriptions are provided and terminology is correct.

3. The Applicant shall provide a digitized version of the recorded plat along with one printed copy.

SECTION 3: Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

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

ADOPTED THIS ____ DAY OF _____, 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

File # _____

city of CREVE COEUR
PLANNING DIVISION

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

PLANNING AND ZONING COMMISSION
APPLICATION FOR SUBDIVISION PLAT

Title of Project: THE VALE AT OLIA VILLAGE

Location of Project: 10250 OLIA COVE (LOT 16)
Locator # 17M140111

Please attach a copy of a metes and bounds legal description of the area to be subdivided.

Applicant: Robert Hayes	*Applicant's Representative (if applicable):* George M Stock
Name Grand Communities/Fischer Homes	*Name* George M Stock, P.E, President
Company (If Applicable) 3940 Olympic Blvd. Ste 400	*Company (If Applicable)* 257 Chesterfield Business Pkwy
Address Erlanger, KY 41018	*Address* Chesterfield, MO 63005
Address	*Address*
Telephone # _____	*Telephone #* 636-530-9100
Fax # _____	*Fax #* _____
Email: rhayes@fischerhomes.com	*Email:* george.stock@stockassoc.com

APPLICANT:

Architect ____ ***Engineer*** x ***Surveyor*** ____ ***Agent*** ____ ***Owner*** ____

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:00 P.M. on Monday, (Tuesday)July 7 ***, 20*** 26.

Signature _____

Title CFO

Date 6/10/26

SUBMITTAL CHECKLIST

____ P&Z Agenda Application
____ $250 Filing Fee Paid
____ Draft Preliminary Plat
____ Landscape Plan
____ Tree Preservation Plan
____ Digital copy of all documents

Revised: 7/22

SITE IMPROVEMENT PLANS
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
FG	–	FINISH GRADE OF WALL ELEV.
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:

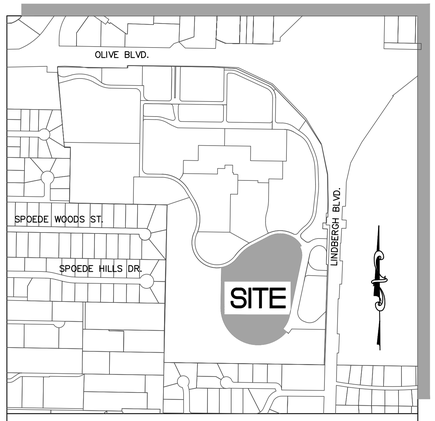
DWELLINGS MAY BE CONSTRUCTED NOT TO EXCEED 3 STORIES OR (40) FEET IN HEIGHT

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.

SHEET INDEX

C1.0	TITLE SHEET
C2.0 - C2.4	SPECIFICATION SHEET
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	STORMWATER POLLUTION PREVENTION PLAN
C4.1 - 4.2	SWPPP DETAILS
C5.0	SITE & GRADING PLAN
C5.1	ENLARGED SITE & GRADING PLAN
C5.2-5.3	ZONE OF INFLUENCE
C6.0	SITE UTILITY PLAN
C7.0	SITE GEOMETRIC PLAN
C7.1	SITE GEOMETRIC PLAN - CREVE COEUR FIRE PROTECTION DISTRICT
C8.0	RETAINING WALL PROFILES & DETAILS
C9.0	SANITARY SEWER PROFILES
C10.0 - 10.1	STORM SEWER PROFILES
C10.2 - 10.3	STORM SEWER HYDRAULICS 15 YR. & 100 YR.
C11.0 - 11.5	CONSTRUCTION DETAILS
C12.0	EXISTING DRAINAGE AREA MAP
C12.1	PROPOSED DRAINAGE AREA MAP FOR PIPE HYDRAULICS
C12.2	PROPOSED BMP DRAINAGE AREA MAP

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.

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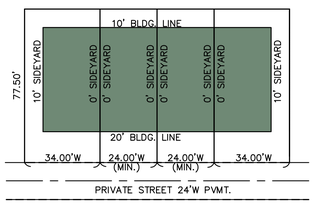
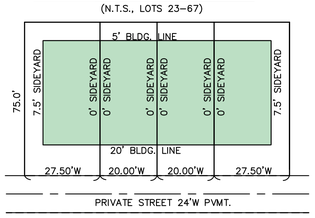


LOGAN LOT – 1,860 S.F. (MIN.)
(N.T.S., LOTS 23–67)



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

SANITARY INFORMATION

AVERAGE DAILY SANITARY FLOW (ADF)
67 LOTS X 3.7 PERSON/LOT X 100 GAL/PERSON/DAY
= 24,790 GPD = 17.22 GPM OR 0.038 CFS

PEAK DAILY SANITARY FLOW (PDF)
24,790 GDP X 4.0 = 99,160 GPD = 68.86 GPM or 0.153 CFS

CONTRACTOR'S INSURANCE (OFFSITE):
Prior to obtaining a construction permit from the Metropolitan St. Louis Sewer District, the contractor shall be required to provide the District with a copy of an executed Certificate of Insurance indicating that the permittee has obtained and will continue to carry commercial general liability and comprehensive auto liability insurance. The requirements and limits shall be as stated in the Rules and Regulations and Engineering Design Requirements for Sanitary and Stormwater Drainage Facilities, Section 10.080.

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.

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

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

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 Pavilion Drive, and southwest of the right turn lane from westbound Olive Boulevard onto northbound Pavilion 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 IMPROVEMENT PLANS FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:
1. 04–14–26 GCL/FISCHER HOMES
2. 06–01–26 AGENCY REVIEW
3. 06–04–26 AGENCY REVIEW
4. 08–03–26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P.#: 28MSD-00171	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

CITY OF CREVE COEUR NOTES

1. EXCAVATIONS IN THE PUBLIC RIGHT-OF-WAY, FOR ANY REASON RELATED TO THIS JOB SITE, WILL REQUIRE AN EXCAVATION PERMIT.
2. ALL SIGNS SHALL CONFORM TO THE CITY OF CREVE COEUR SIGN ORDINANCE REQUIREMENTS. SIGN LOCATIONS AND SIZES CANNOT BE APPROVED WIT THE SITE IMPROVEMENT PLANS, A SEPARATE APPLICATION MUST BE MADE TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
3. ALL NEW UTILITY SERVICES SHALL BE LOCATED UNDERGROUND.
4. THE GENERAL CONTRACTOR MUST BE ON FILE WITH THE MISSOURI ONE CALL SYSTEM 1-800-344-7583.
5. THE SITE IMPROVEMENT PLANS APPROVED BY THE CITY OF CREVE COEUR DOES NOT ALLOW THE REMOVAL OR CONSTRUCTION OF ANY SANITARY OR STORM SEWER LINES WITHOUT THE PRIOR CONSENT OF MSD.
6. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAT EXISTED PRIOR TO THE COMMENCEMENT OF WORK.
7. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OF 95% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. A SEALED COPY OF ALL RESULT REPORTS SHALL BE GIVEN TO THE CITY OF CREVE COEUR CONSTRUCTION INSPECTOR.
8. ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR THE FILL IS ADEQUATELY PROTECTED (A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE THE CONSTRUCTION OF SAFETY GUARDS AS IDENTIFIED IN THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS WILL BE CONSTRUCTION IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
9. PROVISIONS SHALL BE MADE TO ACCOMMODATE THE INCREASE RUNOFF CAUSE BY CHANGED SOIL AND SURFACE CONDITIONS DURING AND AFTER GRADING. UN-VEGETATED OPEN CHANNELS SHALL BE DESIGNED SO THAT THE GRADIENTS RESULT IN VELOCITIES OF 2 FPS (FEET PER SECOND) OR LESS. OPEN CHANNELS WITH VELOCITIES MORE THAN 2 FPS AND LESS THAN 5 FPS SHALL BE ESTABLISHED IN PERMANENT VEGETATION BY USE OF COMMERCIAL EROSION CONTROL BLANKETS OR LINED WITH ROCK RIP-RAP OR CONCRETE OR OTHER SUITABLE MATERIALS AS APPROVED BY THE DESIGNATED OFFICIAL. DETENTION BASINS, DIVERSIONS, OR OTHER APPROPRIATE STRUCTURES SHALL BE CONSTRUCTED TO PREVENT VELOCITIES ABOVE 5 FPS.
10. ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DESNITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. A SOILS ENGINEER SHALL VERIFY ALL TESTS CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. A SEALED COPY OF THE RESULT REPORTS SHALL BE GIVEN TO THE CITY OF CREVE COEUR CONSTRUCTION INSPECTOR.
11. ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
12. BURNING ON SITE WILL ONLY BE ALLOWED IF APPROVED BY THE EPA., ST. LOUIS COUNTY AND THE CITY OF CREVE COEUR.
13. DISPOSAL OF MATERIAL ON SITE WILL ONLY BE ALLOWED AS DIRECTED BY THE OWNER AND GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF CREVE COEUR PUBLIC WORKS DEPARTMENT.
14. CONRACTOR SHALL COORDINATE THE DISCONNECTION, SEALING AND/OR REMOVAL OF UTILITIES WITH THE RESPECTIVE COMPANY.
15. ALL PRIVATE SEWERS ARE UNDER MSD AND CITY OF CREVE COEUR'S INSPECTION. SEWER CONTRACTOR MUST NOTIFY BOTH AGENCIES FOR INSPECTION.
16. FOR SEWER PIPE (STORM AND SANITARY) WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN GRADE THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE MSD AND CITY OF CREVE COEUR'S CONSTRUCTION INSPECTOR.
17. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAT 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN SLOPE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE.
18. MSD AND THE CITY OF CREVE COEUR'S CONSTRUCTION INSPECTOR ALSO RESERVE THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE ANY SEWER (AT TIME PRIOR TO CONSTRUCTION APPROVAL) FOR WHICH THE AS-BUILT GRADE DOES NOT COMPLY WITH THE GRADE TOLERANCE STATED IN THE ABOVE PARAGRAPH.
19. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADES, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

GRADING NOTES

1. ALL EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION OR GRADING.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO CONSULT PROJECT GEOTECHNICAL ENGINEER(S), FOR REVIEW OF THIS PLAN PRIOR TO GRADING OPERATIONS AND FOR GRADING RECOMMENDATIONS AND FIELD TESTING.
3. PROPOSED GRADES AND CONTOURS SHOWN ARE TO FINISHED ELEVATION. CONTRACTOR TO ACCOUNT FOR ALL TOP FINISHES INCLUDING BUT NOT LIMITED TO PAVEMENT, SUB-BASES, SOD, TOPSOIL, RIP-RAP AND FIELD TOP MIXES.
4. ALL GRADING WILL UTILIZE STANDARD GRADING EQUIPMENT TO ACHIEVE THE PROPOSED GRADES SHOWN ON THIS PLAN.
5. TOP OF SEWER STRUCTURE ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO FINAL INSTALLATION OF STRUCTURE TOP.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO UNSUITABLE MATERIAL THAT MUST BE REMOVED FROM SITE.
7. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET, PROPERTY OR UTILITY FROM SETTLING, CRACKING OR OTHER DAMAGE.
8. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.
9. EARTHWORK QUANTITIES ARE THE RESPONSIBILITY OF CONTRACTORS. THE CONTRACTOR IS RESPONSIBLE FOR HAUL-ON OR HAUL-OFF MATERIAL FROM SITE, AS MAY BE REQUIRED.
10. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS, AND AS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
11. ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS AND WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMIND BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
12. SOFT SOILS IN THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATIONS.
13. THE CONTRACTOR SHALL VERIFY THAT ALL AREAS WILL DRAIN POSITIVELY AND WITHOUT PONDING PRIOR TO INSTALLATION OF IMPROVEMENTS.
14. STORMWATER TO BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT AN ADEQUATE NATURAL DISCHARGE POINTS.
15. ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THE PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO CITY OF CREVE COEUR AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
16. DESIGN OF SHORING FOR UTILITY TRENCHES AND/OR SEWER CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED IN THIS SET OF PLANS.
17. TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR ST. LOUIS COUNTY BRIDGES DURING HAUL OPERATIONS.
18. CONTRACTOR SHALL OBTAIN HAUL ROUTE APPROVAL FROM CITY OF CREVE COEUR AND ST. LOUIS COUNTY PRIOR TO COMMENCEMENT OF HAULING OPERATIONS, IF REQUIRED.
19. PROTECT EXISTING TREES AND VEGETATION INDICATED TO REMAIN SHALL BE PROTECTED AGAINST UNNECESSARY CUTTING OR SKINNING OF ROOTS, BRANCHES OR BARK, SMOTHERING OF TREES BY STOCKPILE MATERIAL, OR PARKING VEHICLES WITHIN DRIP LINE. PROTECT TREES AND VEGETATION TO REMAIN WITH TEMPORARY CONSTRUCTION FENCING, PRIOR TO SITE CLEARING OPERATIONS.

GENERAL NOTES

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

   THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR THE SAFETY FOR THE GENERAL PUBLIC AND PASSERBY WITH RESPECT TO WORK ZONE AREAS, MEANS AND METHODS AND PEDESTRIAN SAFETY.

   ALL EXCAVATIONS, WHETHER THEY ARE FOR RETAINING WALLS, UTILITY TRENCHES OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "CONSTRUCTION STANDARDS FOR EXCAVATIONS".
2. BOUNDARY, PROPERTY LINES, EASEMENTS AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS.
3. ALL UTILITIES, STRUCTURES AND UNDERGROUND FACILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE; AND IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR LOCATION AND THE EXISTENCE OF ANY NOT SHOWN. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED, UNCOVERED AND DEPTHS VERIFIED TO AVOID CONFLICTS.
4. IT IS NOT WARRANTED THAT THESE PLANS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
5. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED IMPROVEMENTS.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE HE HAS THE LATEST SET OF IMPROVEMENT PLANS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING ALL PERMIT PLAN SETS AND ANY SUBSEQUENT PLAN ISSUANCES.
8. IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND REVIEWED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION. CONTRACTOR SHALL REVIEW OTHER SITE-RELATED SHEETS FROM DESIGNERS (LANDSCAPING, ARCHITECT, ETC.) IN ADDITION TO CIVIL SHEETS FOR COORDINATION PURPOSES. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
9. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF RECORD DRAWINGS AT THE JOB SITE AND MARK THEREON ANY CHANGES MADE IN THE WORK PROCEEDS. THE CONTRACTOR SHALL SUBMIT COMPUTER GENERATED, LEGIBLE RECORD DRAWINGS TO THE ENGINEER PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
10. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE TO CITY OF CREVE COEUR OR ST. LOUIS COUNTY STANDARDS, WHERE APPLICABLE.
11. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF CREVE COEUR OR ST. LOUIS COUNTY, WHERE APPLICABLE.
12. THE CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS RELATED TO CONSTRUCTION OF THE IMPROVEMENTS.
13. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
14. ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
15. RIGHT-OF-WAY DEDICATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A SPECIAL USE PERMIT AND ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. IF DEVELOPMENT PHASING IS ANTICIPATED, THE DEVELOPER SHALL COMPLETE ROAD IMPROVEMENTS, RIGHT-OF-WAY DEDICATION, AND ACCESS REQUIREMENTS OF EACH PHASE OF DEVELOPMENT AS DIRECTED BY ST. LOUIS COUNTY. UNLESS NOTED ELSEWHERE, THE DELAYS TO OUR UTILITY RELOCATIONS AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF THE ROAD IMPROVEMENTS.
16. THE DEVELOPER OR OWNER IS ADVISED THAT UTILITY COMPANIES MAY REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY. THE DEVELOPER OR OWNER SHALL ALSO BE MADE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATIONS/ADJUSTMENTS WHICH MAY OCCUR. ST. LOUIS COUNTY SHALL BEAR NO RESPONSIBILITY FOR UTILITY RELOCATION OR ADJUSTMENT COSTS OR ASSOCIATED DELAYS.

   THE DELAYS DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
17. THE CONTRACTOR SHALL VERIFY PROPOSED AND COORDINATE PROPOSED SERVICES AND LOCATIONS OR RELOCATIONS WITH ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL UTILITY PERMITS, UNLESS SPECIFICALLY MENTIONED OTHERWISE.
18. ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND, UNLESS STATED OTHERWISE.
19. ALL HYDRANTS, POWER POLES OR OTHER OBSTRUCTIONS SHALL HAVE A MINIMUM TWO FOOT SETBACK FROM FACE OF CURB OR EDGE OF SHOULDER OF THE ULTIMATE PAVEMENT SECTION AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THIS REQUIREMENT, PRIOR TO CONSTRUCTION. ANY LOCATION WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL ASSUME ALL LIABILITY IF CONFLICTS ARE NOT BROUGHT TO THE ENGINEERS ATTENTION FOR A DETERMINATION HOW TO PROCEED PRIOR TO CONSTRUCTION.
20. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND MoDOT, WHERE APPLICABLE.
21. ALL AFFECTED OFF-SITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK AFFECTING THEIR PROPERTY AND/OR PROPERTY ACCESS.
22. ACCESS TO PRIVATE PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. EXISTING COMMERCIAL ENTRANCES MAY HAVE ACCESS RESTRICTED TO 1/2 OF THE ENTRANCE AT A TIME, UNLESS OTHERWISE APPROVED IN THIS PLAN SET.
23. NO SIDEWALK SHALL BE REMOVED WITHOUT CONFIRMING ADEQUATE PEDESTRIAN FACILITIES WILL EXIST DURING CONSTRUCTION, AND NEEDS TO PROVIDE CONTINUOUS PEDESTRIAN ACCESS DURING CONSTRUCTION, UNLESS APPROVED ELSEWHERE. FOR SIDEWALK REMOVAL/REPLACEMENT VERIFY THERE IS ADEQUATE PEDESTRIAN ACCESS AROUND SITE, OR PROVIDE TEMPORARY PEDESTRIAN ACCESS.
24. IF A PEDESTRIAN DETOUR PLAN IS NOT INCLUDED IN THIS PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A DETOUR PLAN AND SUBMITTING SAID PLAN TO THE ENGINEER AND AGENCIES FOR REVIEW AND APPROVAL.
25. ALL SIDEWALKS, CURB RAMPS, RAMPS, ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS, AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE, AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL VERIFY THESE IMPROVEMENTS WITH THE ENGINEER PRIOR TO INSTALLATION.
26. THE CONTRACTOR SHALL BE MADE AWARE THAT CERTAIN EXCEPTIONS TO ADA REQUIREMENTS MAY BE APPLICABLE. UNLESS SPECIFICALLY NOTED WITHIN THIS PLAN SET, THE CONTRACTOR SHALL ASSUME THAT NO EXCEPTION WILL APPLY.
27. ALL SIDEWALKS (THICKNESS AND WIDTH) AND CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND ST. LOUIS COUNTY STANDARDS.
28. CONTRACTOR SHALL CONSTRUCT A MINIMUM 4'x4' LANDING AT THE TOP AND BOTTOM OF EACH CURB RAMP. ADDITIONAL SIDEWALK WIDTHS MAY BE REQUIRED BY ST. LOUIS COUNTY.
29. ANY DISTURBED OFF-SITE PROPERTY (I.E. BUSHES, TREES, FENCES, MAILBOXES, ETC.), WHICH MAY NOT BE LABELED, SHALL BE REPLACED IN-KIND AT THE DEVELOPER'S EXPENSE.
30. SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF CREVE COEUR SIGN ORDINANCE(S).

MSD ADDITIONAL NOTES

STANDARD CONSTRUCTION 2023 VERSION:

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2023. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO AND SHALL ALSO INCLUDE THE FOLLOWING:

PART 2 - MATERIALS OF CONSTRUCTION

SECTION G PIPE

12. CORRUGATED POLYPROPYLENE PIPE

SUBPARAGRAPHS A AND B SHALL BE DELETED IN THEIR ENTIRETY AND REPLACED WITH THE FOLLOWING:

a. FOR USE IN SANITARY, STORM AND COMBINED SEWERS 12 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS." PIPE SHALL HAVE A MINIMUM STIFFNESS OF 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM D2412.

b. IN ADDITION TO THE JOINT REQUIREMENTS INDICATED IN PART 2, SEC. H, ALL POLYPROPYLENE PIPE SHALL UTILIZE A DOUBLE GASKETED JOINT.

PARAGRAPHS D. AND E. BELOW SHALL BE ADDED:

d. PIPE FOR GRAVITY SEWER INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, CONSOLIDATION BY WATER (JETTING OR PUDDLING) SHALL NOT BE USED. CONSOLIDATION SHALL BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS FOR TRENCH BACKFILL. PRICE FOR COMPACTED BACKFILL SHALL BE INCLUDED IN PIPE UNIT COST.

   1. FOR USE IN SANITARY AND COMBINED SEWER INSTALLATIONS, A REPRESENTATIVE FROM THE PIPE MANUFACTURER SHALL VISIT THE SITE WITHIN THE FIRST 100 FEET OF PIPE INSTALLATION. COORDINATION OF THIS SITE VISIT SHALL BE ARRANGED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE MSD INSPECTOR AT LEAST 24 HOURS' NOTICE OF THE PLANNED DATE AND TIME OF THE MANUFACTURER'S SITE VISIT.

   2. FOLLOWING THE SITE VISIT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A LETTER FROM THE PIPING MANUFACTURER SUMMARIZING THEIR OBSERVATIONS. AT A MINIMUM, THE LETTER SHALL:

      a. INDICATE THE DATE THE INITIAL SECTION OF PIPE WAS INSTALLED; AND

      b. VERIFY THAT THE INSTALLATION OCCURRED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.

e. TRENCH WIDTH SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. DISTRICT STANDARD PAYLINE WIDTHS BASED ON THE NOMINAL INSIDE PIPE DIAMETER SHALL APPLY.

STORM SEWER NOTES

1. THE DEVELOPER SHALL PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.

   ALL MATERIALS AND METHODS FOR CONSTRUCTION OF SEWERS SHALL MEET REQUIREMENTS OF M.S.D. "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES", LATEST EDITION AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.
2. SEWERS DESIGNATED AS 'COMMON' SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION TRUSTEES REGARDING MAINTENANCE.

   A DRAINLAYER PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR INTERNAL (PRIVATE) STORM SEWERS.

   A PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ROOF DRAIN CONNECTIONS.
3. MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
4. PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORM WATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM)
5. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
6. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED FOR THIS PROJECT.
7. GAS, WATER, AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OF HORIZONTAL LOCATION OF EXISTING OR PROPOSED SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
8. CONTRACTOR TO START LAYING PIPE AT DOWNSTREAM STRUCTURE AND WORK UPSTREAM. ANY AND ALL POSSIBLE CONFLICTS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. FOR SEWER PIPE (STORM, SANITARY AND COMBINED WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN GRADE THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE INSPECTOR UPON REQUEST.
10. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN SLOPE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT.
11. IF A STRUCTURE LID/COVER IS LOCATED WITHIN PAVEMENT, SIDEWALK OR PEDESTRIAN PATH, THE LID SHALL BE LOCKING, REGARDLESS OF WHAT IS SHOWN ON THE PLANS. ADDITIONALLY, THE CONTRACTOR SHALL ENSURE FULL ADA COMPLIANCE.
13. MSD ALSO RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE ANY SEWER (AT ANY TIME PRIOR TO CONSTRUCTION APPROVAL) FOR WHICH THE AS-BUILT GRADE DOES NOT COMPLY WITH THE GRADE TOLERANCE STATED IN THE ABOVE PARAGRAPH(S).
14. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE
15. ALL CONCRETE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76 CLASS III UNLESS NOTED OTHERWISE.
16. TYPE "C" BEDDING IS REQUIRED FOR PIPES IN ROCK.
17. ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULAR FILLED WITH 3/4" MINUS CRUSHED LIMESTONE ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS.
18. ALL TRENCH BACKFILLS UNDER PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILLED. TRENCH BACKFILLS UNDER PAVED AREAS, OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE GRANULAR BACKFILL. ALSO IN LIEU OF GRANULAR BACKFILL; COMPACTED EARTH BACKFILL; COMPACTED TO 90 PERCENT OF THE MODIFIED AASHTO T-180 COMPACTION TEST OF 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
19. JETTING IS NOT AN ACCEPTABLE METHOD OF ACHIEVING BACKFILL COMPACTION. ALL BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY.
20. SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 95% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9" LIFTS. TESTS

Report of Preliminary Geotechnical Exploration
Bayer Property Project
St. Louis, Missouri
S&ME Project No. 25780083

PREPARED FOR:
Grand Communities, LLC
3940 Olympic Boulevard, Suite 400
Erlanger, Kentucky 41018

PREPARED BY:
S&ME, Inc.
7112 Zionsville Road
Indianapolis, IN 46268

August 11, 2025

August 11, 2025

Grand Communities, LLC
3940 Olympic Boulevard, Suite 400
Erlanger, Kentucky 41018

Attention: Mr. Robert Hayes
E: rhayes@fischerhomes.com

Reference: **Report of Preliminary Geotechnical Exploration**
Bayer Property Project
St. Louis, Missouri
S&ME Project No. 25780083

Dear Mr. Hayes:

S&ME, Inc. (S&ME) has completed a preliminary geotechnical exploration for the proposed Bayer Property project located at 10300 Olive Boulevard in St. Louis, Missouri. This report describes our understanding of the project; the subsurface conditions encountered and presents our preliminary geotechnical recommendations for the planned construction. This work was performed in general accordance with S&ME Proposal No. 25180083 dated May 7, 2025, which was authorized by Grand Communities, LLC on May 9, 2025.

Sincerely,

S&ME, Inc.

Andrew S. Bain, P.E. (IN)
Office Principal

STATE OF MISSOURI
NICHOLAS RYAN JONES
NUMBER PE-2023001093
PROFESSIONAL ENGINEER

Nicholas R. Jones, P.E.
Senior Engineer
Licensed Missouri PE-2023001093

Senior Reviewed by: Brad McLester, P.E. (NC)

Submitted via email: Robert Hayes/rhayes@fischerhomes.com

25 feet below existing ground surface elevations (bgs) in the project area, which is generally consistent with the field exploration.

3.1 Regional Mining Activities

Our review of available mine records maintained by Missouri Geological Survey indicates that there are no surface or underground mines within the immediate vicinity of the site. The closest mapped mining areas are approximately 1.5 miles north and southwest of the site, respectively.

3.2 Regional Oil and Gas Activity

Our review of the available Oil and Gas Activities maintained by Missouri Geological Survey indicates that there are no oil and gas activities within the immediate vicinity of the project site.

3.3 Review of Regional Karst, Sinkholes and Depressions

Our review of the available karst, sinkholes and depressions records maintained by Missouri Geological survey indicates that there are no karst, sinkholes, and depressions within the immediate vicinity of the project site. The closest mapped karst feature is approximately 2.5 miles south of the site.

3.4 Earthquake and Seismic Activity

This region of St. Louis is seismically influenced by the New Madrid Seismic Zone. The site is surrounded by anticlines, synclines and fault zones. Chouteau Avenue fault is located 8 miles southeast and Jacobs fault is located 11 miles northwest respectively of the project site.

4.0 Exploration Methods

A total of fourteen (14) soil test borings (labeled B-01 through B-14) were performed for this preliminary geotechnical exploration and were extended to depths of 30 feet below ground surface or auger refusal, whichever was shallower.

The boring locations were staked in the field using a GPS unit with submeter horizontal accuracy and cleared for utility conflicts prior to the field exploration by S&ME field staff. Approximate boring elevations were obtained from aerial imagery, Google Earth.

Approximate boring coordinates and estimated elevations are summarized in Table 4-1. The approximate locations of the borings are shown on the Boring Location Plan (Figure 2) in Appendix I.

Table 4-1 - Boring Coordinates Summary

Boring No.	Latitude (degrees)	Longitude (degrees)	Approx. Surface Elevation (ft)
B-01	38.66795371	-90.40700401	611
B-02	38.66790825	-90.40527408	615
B-03	38.66795371	-90.40700401	628
B-04	38.66795371	-90.40700401	634
B-05	38.66795371	-90.40700401	651
B-06	38.66790825	-90.40527408	619
B-07	38.66790825	-90.40527408	622
B-08	38.66790825	-90.40527408	622
B-09	38.66795371	-90.40700401	639
B-10	38.66795371	-90.40700401	615
B-11	38.66795371	-90.40700401	618
B-12	38.66795371	-90.40700401	651
B-13	38.66795371	-90.40700401	654
B-14	38.66795371	-90.40700401	631

The borings were completed using a Diedrich D-50 drill rig utilizing 3¼-inch hollow stem augers. Soil samples were obtained using a split-barrel sampler driven by an automatic hammer system in general accordance with ASTM D1586. Split-barrel samples were visually logged immediately after recovery and representative portions of each sample were placed in air-tight containers (jars) and retained for subsequent laboratory testing. Thin-walled, relatively undisturbed (Shelby) tube samples were obtained in general accordance with ASTM D1587. Shelby tube samples were sealed at both ends with plastic end caps and wax after recovery and visually logged in lab.

A Summary of Field Procedures, a Soil Log Legend, and Boring Logs are provided in Appendix II of this report. The stratification lines shown on the boring logs represent the approximate boundaries between soil types. The actual transitions may be more gradual than shown.

Groundwater levels in each boring were measured during drilling, at the end of drilling (inside auger) and upon completion after auger removal. Extended ground water readings were taken in selected borings. The boreholes were backfilled with the mixture of bentonite chips and/or soil cuttings and pavement patch at surface wherever applicable (parking lot).

4.1 Laboratory Testing

The recovered soil samples were returned to our laboratory where applicable laboratory tests were performed. These tests are used to assess the engineering properties of the soil. The soil samples were visually classified by a geotechnical engineer in accordance with the Unified Classification System (ASTM D2487). The results of the soil

6.1.1 Soils with High Fines Content

Tested clay soils throughout the site had fines contents consistently ranging from a minimum of 83.2% to a maximum of 99.9%, and an average fines content of 92%. Soils with high fines content are generally more prone to volume changes due to variations in moisture content. This susceptibility to moisture can result in long term settlement or swell concerns with structural loading or changing moisture conditions within the soil column. Consolidation testing and settlement analysis should be completed when structure loadings are finalized, and care should be taken regarding site drainage during construction.

6.1.2 Site Drainage

Constructing and maintaining proper site drainage will be vital to the construction and long-term performance of the project. During our exploration, most of the soil at the site was clays with high levels of fines (85 to 99%). These soils can become saturated and difficult to work with during and after precipitation events, also resulting in soft near surface soils. Construction and maintenance of drainage ditches and installation of the stormwater drainage system early in the site development will be helpful in reducing delays of the site grading operations due to rainfall events. Selective remediation based on the results of proof rolling and dynamic cone penetration (DCP) testing may be required in some areas.

6.2 Site Preparation

Site preparation, stabilization, and structural fill placement recommendations are for structure, basin, and pavement areas. These recommendations should extend at least 5 feet outside structure and embankment limits and 5 feet outside other area limits, where practical.

6.2.1 Subgrade Preparation

Prior to placing new fill or pavement, all existing topsoil, or any other unsuitable soils should be stripped in construction areas to a depth of 6-inches below grade. Following stripping, the entire exposed subgrade should be proofrolled using a heavily loaded, tandem axle truck to locate any soft, wet, or weak zones. If a dump truck can't access the subgrade (in footing excavations, etc.) Dynamic Cone Penetrometer Testing (DCP) should be used to verify the adequacy of the exposed subgrade. Any observed unsuitable materials or subgrade soils which exhibit significant pumping and/or rutting during proof rolling or failing blow counts from DCPs should be stabilized using one of the following methods:

- Scarifying, aerating, and recompacting
- Over-excavating and replacing with suitable fill
- Using chemical stabilization techniques.

After observing a proof roll, a qualified representative will be able to determine the best method to remediate the weak soil. If below-grade excavations are not able to be proof rolled, then the exposed soils at the bearing elevations should be observed, and if accessible, hand probed by a qualified geo-professional to determine if weak or wet zones are present.

Exposed subgrade soil can deteriorate when exposed to construction activity and environmental changes such as freezing, erosion, softening from ponded rainwater, and rutting from construction equipment. If the site, or a portion of the site, sits over a prolonged period or over one or more winter periods, it will be important to address the effects of freezing and thawing on the near surface soils, especially in the lower areas of the site that will require additional fill to achieve the desired subgrades.

Depending on the timing of construction along with the construction schedule, S&ME recommends cost provisions be included for the option of applying chemical modification/stabilization of subgrades. The type of chemical modifier to be used is dependent on soil type. For expected surficial site soils (having PI values greater than 20), lime may typically be considered as a suitable modifier. If chemical modification is considered for subgrade improvement, a specialty contractor should be provided with the results of the soil testing to assist them in determining the most appropriate amount and type of modifier. Typically, availability is also considered when selecting an appropriate modifier. "Modification" would be a lesser application of chemicals essentially to create a working platform for construction equipment. "Stabilization" would be a higher percentage of chemicals that would also add long term strength to the near surface materials.

6.2.2 Preliminary Detention Basin Considerations

A detention basin will likely be required to control surface water. The location and final depth of the detention basin has not been determined at the time of this report. Expect slopes in the encountered sandy material will have to be constructed on an inclination of at least three feet horizontal to one foot vertical (3:1) to maintain stability. The final geotechnical exploration should include a slope stability analysis to determine the suitability of the proposed basin structure.

6.2.3 Preliminary Groundwater Considerations

Groundwater was encountered in two (2) borings at the time of drilling ranging from 8.5 to 15 feet below grade, with mapped groundwater expected around 10 feet below grade. If significant cuts (8 to 10 feet or more) are required to level out the site, it should be anticipated that a limited amount of groundwater may be encountered during excavations. The presence of water in excavations, coupled with construction activity, will soften and weaken cohesive soils present at the bottom of the excavations, and these affected materials may cause settlement beneath a structure following backfilling. Therefore, the bottom of the excavations should be kept free of standing water, and any softened, weakened, or disturbed materials should be removed and replaced with select granular backfill or flowable fill.

S&ME recommends that construction dewatering and the release of pumped groundwater be performed in accordance with all applicable Federal, State, and Local requirements.

6.3 Structural Fill Placement

Structural fill should be used to backfill undercut areas and/or to raise site grades to the design subgrade elevation. S&ME recommends that suitable structural soil fill be defined as inorganic natural soil or manufactured crushed stone with the following engineering properties and compaction requirements (Tables 6-1 and 6-2).

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Appendices

Appendix I – Site Location Plan/Boring Location Plan
Appendix II – Boring Logs
Appendix III – Laboratory Testing Results

classification and the field test results are presented on the individual boring logs in Appendix II. Similar soils were grouped into strata on the logs and summarized in Section 5.1 below.

Selected split-barrel, bulk, and undisturbed samples were subjected to the following laboratory tests:

- Natural Moisture Content (ASTM D2216)
- Atterberg Limit Tests (ASTM D4318)
- Grain Size Analyses (ASTM D422)
- Organic Content (Loss on Ignition) Test (ASTM D2974)

5.0 Subsurface Conditions

The following is a generalized description of the subsurface conditions. The stratification of the soil, as shown on the Boring Logs in Appendix II, represents the conditions at the actual boring locations. Lines of demarcation represent the approximate boundary between the soil, but the transition may be gradual or not clearly defined.

5.1 Soil Stratification

5.1.1 Surface Materials

Most borings were drilled through previously undeveloped land with some grass and/or plant cover. Topsoil in these borings ranged from 0-inches to 12-inches, with an average thickness of approximately 5- to 6-inches. Two (2) borings will drilled through an existing asphalt parking lot, with combined asphalt and stone thickness ranging from 4- to 7-inches.

5.1.2 Subsurface Strata

Beneath surficial materials, the subsurface conditions were consistent with the published geological mapping information of Glacial Till. Table 5-1 below provides the generalized subsurface conditions of the soils encountered. Each boring may not include all the listed soil groups.

Table 5-1 - Soil Stratification Summary

Depth (ft)	Group	Description	Range of SPT N-Values (blows/foot)
0 to 0.5	Surface Cover	6-inches of Topsoil or 4- to 7-inches of Pavement/Stone	-
0.5 to 30.0	A	Residuum – Primarily Lean Clays with Sand contents ranging from 1% to 16%, gray and brown, firm to hard. Some poorly Graded Sand (SP), medium dense to dense, white and brown	6 to 60
14.5 to 30.0	B	Partially Weathered/Decomposed Rock	91 to 100+

Table 6-1 – Structural Fill Properties

Description	Properties
Structural Fill	LL<45, PI<25
Maximum Particle Size	4 inches
Maximum organic content	3% by dry weight

Table 6-2 – Structural Fill Compaction Requirements

Description	Requirement
Compaction Standard	Standard proctor, ASTM D698 or ASTM D4254 (clean sand)
Required Compaction	98% of Maximum Dry Density or 85% Minimum Relative Density
Moisture Content	-2 to +3% of optimum moisture content
Loose Thickness	8 inches loose thickness

Fill placement should be monitored by a qualified Materials Technician working under the direction of the Geotechnical Engineer. In addition to this visual evaluation, the Technician should perform a sufficient amount of in-place field density tests to confirm that the required degree of compaction is being attained.

6.3.1 Use of Excavated Soils as Fill

Based on the results of our exploration and laboratory testing, most of the on-site near surface soils are adequate for use as structural soil fill. However, as mentioned previously, the high fines content expected in near surface clays will make the material sensitive to moisture and may require drying or stabilization after any precipitation events. The moisture content of these soils will fluctuate with prevailing weather conditions prior to and at the time of grading. If the soils are stockpiled, they should be protected from precipitation. Some moisture adjustment (wetting or drying) could be required to achieve the recommended degree of compaction at the time of placement. In final design for this project, bulk samples should be collected to provide proctor results for compaction testing. Prior to use as fill, both natural soil and existing soil fill should be evaluated by the Geotechnical Engineer to assess adequacy for use.

6.3.2 Use of Off-Site Borrow Materials as Fill

Imported fill used for site grading should consist of a clean (free of organics and debris), low plasticity soil (Liquid Limit less than 45, Plasticity Index less than 25) with moist (total) unit weight of at least 100 pcf and be evaluated by a Geotechnical Engineer prior to use. Depending on subgrade stability and the amount of borrow material needed, crushed stone could be required.

It should be noted that a layer of high plasticity clay (CH) was encountered in boring B-03 from 10 to 20-feet below grade. This material may be present in other areas between borings within the site.

5.2 Laboratory Test Results

A summary of the results from classification and organics testing is presented in Tables 5-2 and 5-3, respectively. The full laboratory testing results are included in Appendix III.

Table 5-2 - Classification and Atterberg Limit Testing Summary

Boring No.	Depth (ft)	USCS Classification	Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	% Fines
B-01	8.5 to 10.0	CL	21.9	38	15	83.6
B-02	6.0 to 7.5	CL	23.6	30	20	97.5
B-03	13.5 to 15.0	CH	27.0	67	18	92.7
B-04	1.0 to 2.5	CL	22.5	43	17	85.1
B-07	6.0 to 7.5	CL	24.8	37	19	99.6
B-08	1.0 to 2.5	CL	17.2	33	18	92.4
B-09	1.0 to 2.5	CL	24.0	43	16	87.1
B-11	6.0 to 7.5	CL-ML	23.1	27	20	97.6
B-12	13.5 to 15.0	CL	26.3	34	21	99.9
B-13	3.5 to 5.0	CL	14.1	40	15	83.2

Table 5-3 - Organic Content Testing

Boring No.	Depth (ft)	Organic Content (%)
B-02	6.0 to 7.5	1.4

5.3 Groundwater

Groundwater level measurements were attempted in each boring during drilling, at the end of drilling (inside auger) and upon completion after auger removal. Groundwater was encountered in two borings: B-05 and B-08 at 8.5 feet and 15 feet respectively during drilling. Extended groundwater readings were not completed for any test boring locations throughout the site since it was out of scope. The summary of encountered groundwater is included in Table 5-6 below.

6.4 Preliminary Foundation Considerations

Depending on the foundation loads, settlement tolerances, and site grading, the following foundation types could be anticipated for the project:

- For smaller loads (column loads <50 kips, wall loading): shallow foundations can be considered. Preliminarily, an allowable bearing capacity of 2,000 psf can be used for sizing footings.
- For larger loads (column loads >50-100 kips+):
  - Shallow foundations may be used with some ground improvement (For example: aggregate piers)
  - A deep foundation system (For example: driven piles, etc.)

Once the building loads, final elevations, and site layout are determined, additional exploration, laboratory testing and analysis will be required to provide specific foundation and construction recommendations.

7.0 Limitations of Report

This preliminary geotechnical report has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to this project. The conclusions and recommendations contained in this report are based upon applicable standards of our practice in this geographic area at the time this report was prepared. No other representation or warranty either express or implied, is made.

We relied on project information given to us to develop our conclusions and recommendations. If the project information described in this report is not accurate, or if it changes during project development, we should be notified of the changes so that we can modify our recommendations based on this additional information if necessary.

Our conclusions and recommendations are based on limited data from a field exploration program. Subsurface conditions can vary widely between explored areas. Some variations may not become evident until construction. If conditions are encountered which appear different than those described in our report, we should be notified. This report should not be construed to represent subsurface conditions for the entire site.

Unless specifically noted otherwise, our field exploration program did not include an assessment of regulatory compliance, environmental conditions or pollutants or presence of any biological materials (mold, fungi, bacteria). If there is a concern about these items, other studies should be performed. S&ME can provide a proposal and perform these services if requested.

For more information on the use and limitations of this report, please read the *Important Information About Your Geotechnical Engineering Report* document that follows this page.

1.0 Introduction

S&ME, Inc. (S&ME) has completed a preliminary geotechnical exploration for the proposed Bayer Property project located at 10300 Olive Boulevard in St. Louis, Missouri. This report describes our understanding of the project; the subsurface conditions encountered and presents our geotechnical recommendations for the planned construction. This work was performed in general accordance with S&ME Proposal No. 25180083 dated May 7, 2025, which was authorized by Grand Communities, LLC on May 9, 2025.

2.0 Project Background

Our understanding of the project is based on an email request on April 16, 2025, from Mr. Jacob Doerffler of Grand Communities, LLC to Mr. Cody Flynn of S&ME that included a draft concept plan. The project is located at 10300 Olive Boulevard in St. Louis, Missouri. The site is currently a mostly undeveloped approximately 11.6-acre site that contains grassy overgrowth with sporadic wooded areas. The site exhibits topographic relief, with the site sloping approximately 40-feet from the northeast corner to the southwest. The project site has been developed on the north and west side of the property, including existing asphalt parking lots. The property is bordered by Monsanto Drive to the south, east, and west and an existing development to the north. An existing unnamed waterway runs northeast to the southwest corner of the property, generally bisecting the existing property.

The proposed construction will include a neighborhood development including single family residences, a clubhouse, and detention ponds. S&ME is providing geotechnical recommendations for the construction of the site and is not providing recommendations meant for individual lots or specific structures. Anticipated loading of structures was not provided at the time of this report.

3.0 Regional Geology

Mapping of the Physiographic Regions of St. Louis maintained by the Missouri Department of Natural Resources shows that the project site is located within the Dissected Till Plains section of the Central Lowlands physiographic region, and specifically located at the southern limit of the line of glaciation. This region is generally characterized by rolling, moderately dissected glacial topography with fertile soils and a landscape that slopes gently toward the Missouri and Mississippi rivers. Dissected topography's base is relatively flat till plain, streams have eroded the land, creating a rolling and more broken topography. This region, a remnant of continental glaciation, features layers of till and loess.

Our review of geology maintained by the Missouri Geological Survey (https://modnr.maps.arcgis.com/apps/webappviewer/index.html?id=3ac3a61da4af4834811503a24a3cb935) indicates the surficial geology of the project site shows the presence of Jurassic period residuum. Residuum is the weathered product of bedrock that remains in place, forming the parent material for residual soils and distinguished from transported sediments (like loess or glacial till). Bedrock mapping shows the project site is underlain by Marmaton Group Pennsylvanian age rock. This group primarily consists of alternating layers of limestone and shale and minor amounts of sandstone. Our preliminary explorations encountered fractured sandstone or weathered shale at auger refusal depth in some of the borings. Bedrock is mapped at approximately

Table 5-4 – Groundwater Summary

Boring No.	Depth at Time of Drilling (ft)	Depth at End of Drilling (ft)
B-01	Not Encountered	Not Encountered
B-02	Not Encountered	Not Encountered
B-03	Not Encountered	Not Encountered
B-04	Not Encountered	Not Encountered
B-05	8.5	--
B-06	Dry	Dry
B-07	Dry	Dry
B-08	15.0	--
B-09	Not Encountered	Not Encountered
B-10	Not Measured	Not Measured
B-11	Dry	Not Encountered
B-12	Dry	Not Encountered
B-13	Dry	Not Encountered
B-14	Not Measured	Not Measured

Missouri Geological Survey maintained by Missouri shows groundwater mapping 10 feet below ground surface at the project site. Seasonal and periodic variations in precipitation can affect the observed water level conditions. Long-term static groundwater readings can be obtained with the installation and periodic monitoring of piezometers.

6.0 Preliminary Conclusions and Recommendations

This preliminary geotechnical report has been prepared to provide general subsurface conditions across the site and to identify geotechnical conditions that may affect the proposed design or construction, anticipated foundation types and preliminary site preparation considerations. Additional geotechnical exploration and laboratory testing should be performed once site grading, building locations, structural loads and settlement tolerances, and pavement areas and traffic loading are determined.

6.1 General Discussion

The following recommendations are based upon the project information provided as summarized in the foregoing text. We identified the following key geotechnical issues that may impact the development of this site:

- Soils with High Fines Content
- Site Drainage

Appendices

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SITE IMPROVEMENT PLANS FOR:
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REVISIONS:

1. 04-14-26	GCL/FISCHER HOMES
2. 06-01-26	AGENCY REVIEW
3. 06-04-26	AGENCY REVIEW
4. 08-03-26	AGENCY REVIEW

DRAWN BY: K.S-G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	

SHEET TITLE:
SPECIFICATION SHEET

SHEET NO.:
C2.1

Modified: C:\Documents\2022\2022-7304\Drawings\Civil\7304 - Title Sheet.dwg, 8/3/2026 7:53:57 AM, EDT, SPECIFICATIONS PLOTTED: Aug 03, 2026 - 8:00AM

Important Information About Your
Geotechnical Engineering Report

Variations in subsurface conditions can be a principal cause of construction delays, cost overruns and claims. The following information is provided to assist you in understanding and managing the risk of these variations.

Geotechnical Findings Are Professional Opinions
Geotechnical engineers cannot specify material properties as other design engineers do. Geotechnical material properties have a far broader range on a given site than any manufactured construction material, and some geotechnical material properties may change over time because of exposure to air and water, or human activity.

Site exploration identifies subsurface conditions at the time of exploration and only at the points where subsurface tests are performed or samples obtained. Geotechnical engineers review field and laboratory data and then apply their judgment to render professional opinions about site subsurface conditions. Their recommendations rely upon these professional opinions. Variations in the vertical and lateral extent of subsurface materials may be encountered during construction that significantly impact construction schedules, methods and material volumes. While higher levels of subsurface exploration can mitigate the risk of encountering unanticipated subsurface conditions, no level of subsurface exploration can eliminate this risk.

Scope of Geotechnical Services
Professional geotechnical engineering judgment is required to develop a geotechnical exploration scope to obtain information necessary to support design and construction. A number of unique project factors are considered in developing the scope of geotechnical services, such as the exploration objective; the location, type, size and weight of the proposed structure; proposed site grades and improvements; the construction schedule and sequence; and the site geology.

Geotechnical engineers apply their experience with construction methods, subsurface conditions and exploration methods to develop the exploration scope. The scope of each exploration is unique based on available project and site information. Incomplete project information or constraints on the scope of exploration increases the risk of variations in subsurface conditions not being identified and addressed in the geotechnical report.

Services Are Performed for Specific Projects
Because the scope of each geotechnical exploration is unique, each geotechnical report is unique. Subsurface conditions are explored and recommendations are made for a specific project.

Subsurface information and recommendations may not be adequate for other uses. Changes in a proposed structure location, foundation loads, grades, schedule, etc. may require additional geotechnical exploration, analyses, and consultation. The geotechnical engineer should be consulted to determine if additional services are required in response to changes in proposed construction, location, loads, grades, schedule, etc.

Geo-Environmental Issues
The equipment, techniques, and personnel used to perform a geo-environmental study differ significantly from those used for a geotechnical exploration. Indications of environmental contamination may be encountered incidental to performance of a geotechnical exploration but go unrecognized. Determination of the presence, type or extent of environmental contamination is beyond the scope of a geotechnical exploration.

Geotechnical Recommendations Are Not Final
Recommendations are developed based on the geotechnical engineer's understanding of the proposed construction and professional opinion of site subsurface conditions. Observations and tests must be performed during construction to confirm subsurface conditions exposed by construction excavations are consistent with those assumed in development of recommendations. It is advisable to retain the geotechnical engineer that performed the exploration and developed the geotechnical recommendations to conduct tests and observations during construction. This may reduce the risk that variations in subsurface conditions will not be addressed as recommended in the geotechnical report.

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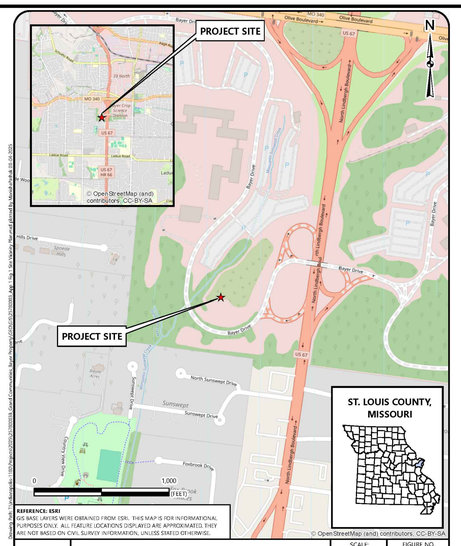
Appendix II – Boring Logs

Appendix I – Site Location Plan/Boring Location Plan



SITE LOCATION PLAN
PRELIMINARY GEOTECHNICAL EXPLORATION - BAYER PROPERTY
ST. LOUIS COUNTY, MISSOURI

SCALE:	FIGURE NO.
1:5,000	1
DATE: 8-4-25	
PROJECT NUMBER 25780083	

BORING LOCATION PLAN
PRELIMINARY GEOTECHNICAL EXPLORATION - BAYER PROPERTY
ST. LOUIS COUNTY, MISSOURI

SCALE:	FIGURE NO.
1:1,494	2
DATE: 7-30-25	
PROJECT NUMBER 25780083	

SOIL LOG LEGEND

SOIL PROPERTY SYMBOLS

N - Standard Penetration, bpf
NMC - Natural Moisture Content, %
F - Fines Content, %
LL - Liquid Limit, %
PL - Plastic Limit, %
PI - Plasticity Index, %
PPV - Pocket Penetrometer Value, tsf
Qu - Unconfined Compressive Strength
γd - Dry Unit Weight, pcf

The STANDARD PENETRATION TEST (SPT) as defined by ASTM D1586 (or AASHTO T206) is a method to obtain a disturbed soil sample for examination and testing and to obtain relative density and consistency information. A standard 1.4-inch I.D./2-inch O.D. split-barrel sampler is driven three 6-inch increments with a 140 lb. hammer freely falling 30 inches. The hammer can either be of a trip, free-fall design, or actuated by a rope and cathead. The SPT N Value is determined by adding the number of blows from the 2nd and 3rd 6-inch increments. A normalized blowcount (N_{60}) may be determined by the following equation: $N_{60} = I_E$ | Rig Energy Ratio (%) / 60] * N.

SHELBY TUBE (ST) samples are obtained by hydraulically pushing a thin-walled tube (typically 3-inches in diameter) to obtain a relatively undisturbed sample for testing of fine-grained soils to determine engineering properties such as strength, compressibility, permeability, and density. Shelby tubes are sampled in general accordance with ASTM D1587 (AASHTO T207).

SPT
ST

Descriptive Order of Soil Strata: Geologic Disposition (i.e., Fill, Colluvium, Alluvium, etc.), ASTM Group Name (ASTM Group Symbol), quantified/qualified soil constituents, misc. constituents, consistency/density, color, organic description, moisture. ASTM group classifications is determined per ASTM D2487 where lab testing has been performed and ASTM D2488 where lab testing has not been performed.

ASTM GROUP NAME (SYMBOL) AND GRAPHIC

WELL GRADED GRAVEL (GW)
POORLY GRADED GRAVEL (GP)
WELL GRADED GRAVEL WITH SILT (GW-GM)
WELL GRADED GRAVEL WITH CLAY (GW-GC)
POORLY GRADED GRAVEL WITH SILT (GP-GM)
POORLY GRADED GRAVEL WITH CLAY (GP-GC)
SILTY GRAVEL (GM)
CLAYEY GRAVEL (GC)
CLAYEY GRAVEL WITH SILT (GC-GM)
WELL GRADED SAND (SW)
POORLY GRADED SAND (SP)
WELL GRADED SAND WITH SILT (SW-SM)
WELL GRADED SAND WITH CLAY (SW-SC)
POORLY GRADED SAND WITH SILT (SP-SM)
POORLY GRADED SAND WITH CLAY (SP-SC)
SILTY SAND (SM)
CLAYEY SAND (SC)
CLAYEY SAND WITH SILT (SC-SM)
LEAN CLAY (CL)
SILTY CLAY (CL-ML)
SILT (ML)
FAT CLAY (CH)
PLASTIC SILT (MH)
ORGANIC LOW PLASTICITY SILT OR CLAY (OL)
ORGANIC HIGH PLASTICITY SILT OR CLAY (OH)
PEAT (PT)
TOPSOIL
ASPHALT
BASE - CEMENT MODIFIED
BASE - CEMENT STABILIZED AGGREGATE
BASE - GRAVEL
CONCRETE
VOID / NO RECOVERY
IGM / PWR

FINE-GRAINED SOIL (Relative Consistency)	N	PPV
Very Soft	< 2 bpf	< 0.25 tsf
Soft	2 - 4 bpf	> 0.25 - 0.5 tsf
Firm	5 - 8 bpf	> 0.5 - 1.0 tsf
Stiff	9 - 15 bpf	> 1.0 - 2.0 tsf
Very Stiff	16 - 30 bpf	> 2.0 - 4.0 tsf
Hard	> 30 bpf	> 4.0 tsf

COARSE-GRAINED SOIL (Relative Density)	N
Very Loose	< 5 bpf
Loose	5 - 10 bpf
Medium Dense	11 - 30 bpf
Dense	31 - 50 bpf
Very Dense	> 50 bpf

MINOR CONSTITUENTS (% By Weight)	Percentage
Trace	0% - 10%
Little	11% - 20%
Some	21% - 35%
"And"	> 35%

ORGANIC CONTENT OF SOIL (Determined by ASTM D2974 or AASHTO T267)	
Classification	Percentage
With Organic Matter	4% - 15%
Organic Soil	16% - 30%
Peat	> 30%

MOISTURE CONDITION

Dry	Absense of moisture, dusty, dry to touch
Moist	Damp but no visible water
Wet	Visible free water, usually soil is below water table

At Time of Drilling (ATD) — Groundwater observation made anytime during the drilling process. Depending on time of reading and drilling methodologies, this value may be influenced by the drilling process.

End of Drilling — Groundwater measurement soon after the drilling processes are complete, and the borehole is at final depth. Drilling fluids, if introduced during drilling, may influence this measurement.

After Drilling — Groundwater measurements made in a borehole hours to days after drilling is complete. Depending on subsurface conditions, elapsed time, drilling process, etc. this observation may reflect a stabilized level.

REFERENCES:
- AWA NHI 16-072, Geotechnical Engineering Circular No. 5 "Geotechnical Site Characterization"
- ASTM Specifications D2487 and D2488
- DOT Specifications & Design Manuals from NC, SC, OH, MI, IN, PA, VA.

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-01 — *Sheet 1 of 1*

DATE DRILLED: 07/24/2025 | ELEVATION: 611 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 16.0 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: M. Pathak | LATITUDE: 38.667307 | LONGITUDE: -90.407409
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0					TOPSOIL - 6 inches		
0.5				SS-1 (18 in)	LEAN CLAY (CL), firm to stiff, light gray to dark brown, slightly moist to moist	3-5-4 N = 9	611
5		Residuum		SS-2 (18 in)		4-4-4 N = 8	606
6.0				SS-3 (14 in)	LEAN CLAY WITH SAND (CL), trace gravel, stiff to very stiff, dark brown to green gray, slightly moist to moist	4-3-5 N = 8	
10				SS-4 (16 in)		5-5-6 N = 11	601
15	Hole caved at 14.0 feet Auger refusal at 16.0 feet			SS-5 (10 in)		5-9-15 N = 24	596
16.0							595
20							591
25							586
30							581

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/24/2025		Not Encountered
END OF DRILLING	07/24/2025		Not encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-02 — *Sheet 1 of 1*

DATE DRILLED: 07/23/2025 | ELEVATION: 615 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 19.2 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: R. Mahut | LATITUDE: 38.668250 | LONGITUDE: -90.407545
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0					ASPHALT AND GRAVEL - 4 inches		
0.3				SS-1 (12 in)	LEAN CLAY (CL), firm to stiff, dark gray to light grayish brown, slightly moist	5-4-4 N = 8	615
5		Residuum		SS-2 (14 in)		4-5-4 N = 9	610
7.5				SS-3 (12 in)	LEAN CLAY (CL), trace gravel, stiff, light grayish brown, moist	3-3-3 N = 6	
10				SS-4 (8 in)		4-8-6 N = 14	605
11.0					LEAN CLAY (CL), trace gravel, very stiff to hard, yellow gray to dark grayish brown, moist		
15	Hole caved at 16.0 feet			SS-5 (10 in)		4-6-13 N = 19	600
19.2	Auger refusal at 19.2 feet			SS-6 (4 in)		50/4"	595
20							590
25							585
30							

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/23/2025		Not Encountered
END OF DRILLING	07/23/2025		Not encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-03 — *Sheet 1 of 1*

DATE DRILLED: 07/24/2025 | ELEVATION: 628 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 24.4 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: R. Mahut | LATITUDE: 38.668649 | LONGITUDE: -90.407115
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0				SS-1 (18 in)	LEAN CLAY WITH SAND (CL), stiff, red brown to grayish brown, moist	3-5-8 N = 13	628
5		Residuum		SS-2 (15 in)		4-5-7 N = 12	623
10				SS-3 (10 in)		3-5-6 N = 11	
10.0				SS-4 (14 in)	FAT CLAY (CH), stiff, red brown, moist	3-5-5 N = 10	618
15				SS-5 (18 in)		4-6-6 N = 12	613
20.0	Hole caved at 21.0 feet Auger refusal at 24.4 feet			SS-6 (18 in)	LEAN CLAY WITH SAND (CL), hard, dark gray to light blue, moist, trace sandstone fragments	6-7-6 N = 13	608
24.4				SS-7 (3 in)		50/3"	603
25							
30							598

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/23/2025		Not Encountered
END OF DRILLING	07/23/2025		Not encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-04 — *Sheet 1 of 1*

DATE DRILLED: 07/24/2025 | ELEVATION: 634 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 25.3 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: M. Pathak | LATITUDE: 38.667690 | LONGITUDE: -90.406783
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0					LEAN CLAY (CL), stiff, brown to green gray, slightly moist, trace gravel from 6.0 feet to 7.5 feet		634
0.5				SS-1 (13 in)		4-5-5 N = 10	
5				SS-2 (16 in)		5-5-6 N = 11	629
7.5		Residuum		SS-3 (16 in)	LEAN CLAY (CL), firm, brown and gray, moist, fossiliferous	4-5-5 N = 10	
10				SS-4 (18 in)		3-3-4 N = 7	624
10.0					SANDY LEAN CLAY (CL), trace gravel, very stiff, brown white and gray, moist		
15				SS-5 (12 in)		4-9-15 N = 24	619
15.0					POORLY GRADED SAND (SP), very dense, gray and brown, slightly moist		
18.0	Hole caved at 18.0 feet			SS-6 (3 in)	Gray and brown, PARTIALLY WEATHERED ROCK, weathered/decomposed Sandstone	50/4"	614
20		PWR					
25.3	Auger refusal at 25.3 feet			SS-7 (6 in)		12-39-50/1"	609
25							
30							604

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/24/2025		Not Encountered
END OF DRILLING	07/24/2025		Not Encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-05 — *Sheet 1 of 1*

DATE DRILLED: 07/25/2025 | ELEVATION: 651 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 30.0 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: R. Mahut | LATITUDE: 38.668323 | LONGITUDE: -90.406281
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

NOTES: Offset 8 feet towards East from the original location due to utility conflict. Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0					TOPSOIL - 8 inches		
0.7				SS-1 (16 in)	LEAN CLAY (CL), firm to stiff, grayish brown to light gray, slightly moist to moist	4-6-8 N = 14	651
5				SS-2 (18 in)		5-6-7 N = 13	646
10		Residuum		SS-3 (18 in)		3-3-4 N = 7	
10.0				SS-4 (18 in)		4-4-4 N = 8	641
15				SS-5 (18 in)		5-5-8 N = 13	636
20	Hole caved at 21.4 feet			SS-6 (18 in)		3-5-4 N = 9	631
25				SS-7 (18 in)		4-5-6 N = 11	626
30.0				SS-8 (18 in)	Borehole terminated at 30.0 feet	5-5-7 N = 12	621

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/25/2025	8.5	
END OF DRILLING			
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-06 — *Sheet 1 of 1*

DATE DRILLED: 07/23/2025 | ELEVATION: 619 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 20.5 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: M. Pathak | LATITUDE: 38.667393 | LONGITUDE: -90.408098
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0					TOPSOIL - 12 inches		
1.0				SS-1 (16 in)	LEAN CLAY (CL), stiff, dark brown to gray, slightly moist	4-4-6 N = 10	619
5				SS-2 (18 in)		4-5-5 N = 10	614
5.0				SS-3 (16 in)	LEAN CLAY WITH SAND (CL), firm to stiff, brown and gray, moist	4-4-4 N = 8	
10		Residuum		SS-4 (18 in)		4-4-5 N = 9	609
10.0					LEAN CLAY WITH SAND (CL), very stiff to hard, dark brown gray to red white, slightly moist to moist		
15				SS-5 (12 in)		7-13-13 N = 26	604
15.0	Hole caved at 19.5 feet Auger refusal at 20.5 feet			SS-6 (3 in)		9-16-50/3"	599
20.0							594
25							589
30							

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/23/2025		Dry
END OF DRILLING	07/23/2025		Dry
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-07 — *Sheet 1 of 1*

DATE DRILLED: 07/23/2025 | ELEVATION: 622 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 30.0 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: M. Pathak | LATITUDE: 38.668618 | LONGITUDE: -90.407580
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0					ASPHALT - 4 inches over Aggregate - 3 inches		
0.6				SS-1 (11 in)	LEAN CLAY (CL), firm, brown and gray, moist	3-3-4 N = 7	622
5				SS-2 (12 in)		5-2-4 N = 6	617
				SS-3 (15 in)		2-3-4 N = 7	
10				SS-4 (8 in)		5-3-4 N = 7	612
	Encountered cobbles at 14-feet	Residuum					
14.0				SS-5 (14 in)	POORLY GRADED SAND (SP), medium dense to dense, white and brown, slightly moist	31-50/4"	607
15							
19.5	Hole caved at 23.2 feet			SS-6 (18 in)	LEAN CLAY WITH SAND (CL), trace gravel, very stiff to hard, red and gray, dry to slightly moist, fractured rock encountered at 27- feet	7-12-15 N = 27	602
20							
25				SS-7 (15 in)		5-12-18 N = 30	597
27.0							
30.0		PWR		SS-8 (3 in)	Yellow and gray, PARTIALLY WEATHERED ROCK, decomposed to highly weathered sandstone	50/3"	592
					Borehole terminated at 30.0 feet		

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/23/2025		Dry
END OF DRILLING	07/23/2025		Dry
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri, S&ME Project No. 25780083
BORING LOG: B-08 — *Sheet 1 of 1*

DATE DRILLED: 07/25/2025 | ELEVATION: 622 ft
DRILL RIG: Diedrich D-50 (track) | DATUM: NAVD88
DRILLER: J. Domaschkl | BORING DEPTH: 19.1 ft
HAMMER TYPE: Auto Hammer (140 lb) | CLOSURE: Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA | LOGGED BY: R. Mahut | LATITUDE: 38.668310 | LONGITUDE: -90.406459
SAMPLING METHOD: SS | PROJECT COORDINATE SYSTEM: World Geodetic System Longitude / Latitude (WGS-84)

DEPTH (feet)	NOTES	Origin/Assembler	GRAPHIC	SAMPLE NO. (RECOVERY)	MATERIAL DESCRIPTION	BLOW COUNT DATA (SPT N-value)	ELEVATION
0					TOPSOIL - 12 inches		
1.0				SS-1 (18 in)	LEAN CLAY (CL), firm to stiff, grayish brown, slightly moist to moist	4-5-6 N = 11	622
5				SS-2 (15 in)		5-5-4 N = 9	617
		Residuum		SS-3 (18 in)		4-4-3 N = 7	
10				SS-4 (10 in)		5-4-5 N = 9	612
	Hole caved at 13.0 feet						
14.5				SS-5 (12 in)	Green gray, PARTIALLY WEATHERED ROCK, decomposed to highly weathered shale	5-38-50/3"	607
15							
19.1	Auger refusal at 19.1 feet	PWR		SS-6 (2 in)		50/2"	603
20							
25							597
30							592

STANDARD PENETRATION TEST DATA: SPT; % Fines; CNMC; CPTu-LL; 20 40 60 80 100

GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/25/2025	15.0	
END OF DRILLING	07/25/2025		Not Measured
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

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

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000906

REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO.: 2022-7304
M.S.D. P.# 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	-

SHEET TITLE:
SPECIFICATION SHEET

SHEET NO.:
C2.2

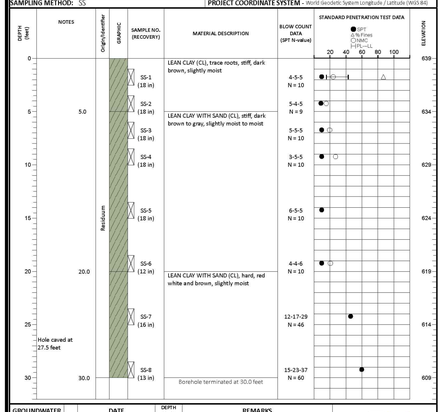
PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri
S&ME Project No. 25780083

BORING LOG: B-09

Sheet 1 of 1

DATE DRILLED: 07/23/2025 **ELEVATION:** 639 ft
DRILL RIG: Diedrich D-50 (track) **DATUM:** NAVD88
DRILLER: J. Domaschkil **BORING DEPTH:** 30.0 ft
HAMMER TYPE: Auto Hammer (140 lb) **CLOSURE:** Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA **LOGGED BY:** M. Pathak **LATITUDE:** 38.667090 **LONGITUDE:** -90.406720
SAMPLING METHOD: SS **PROJECT COORDINATE SYSTEM -** World Geodetic System Longitude / Latitude (WGS 84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.



GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/23/2025		Not Encountered
END OF DRILLING	07/23/2025		Not Encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

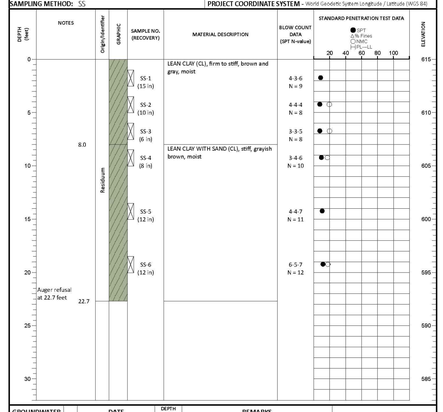
PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri
S&ME Project No. 25780083

BORING LOG: B-10

Sheet 1 of 1

DATE DRILLED: 07/24/2025 **ELEVATION:** 615 ft
DRILL RIG: Diedrich D-50 (track) **DATUM:** NAVD88
DRILLER: J. Domaschkil **BORING DEPTH:** 22.7 ft
HAMMER TYPE: Auto Hammer (140 lb) **CLOSURE:** Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA **LOGGED BY:** R. Mahat **LATITUDE:** 38.668889 **LONGITUDE:** -90.407560
SAMPLING METHOD: SS **PROJECT COORDINATE SYSTEM -** World Geodetic System Longitude / Latitude (WGS 84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.



GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/24/2025		Not Measured
END OF DRILLING	07/24/2025		Not Measured
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

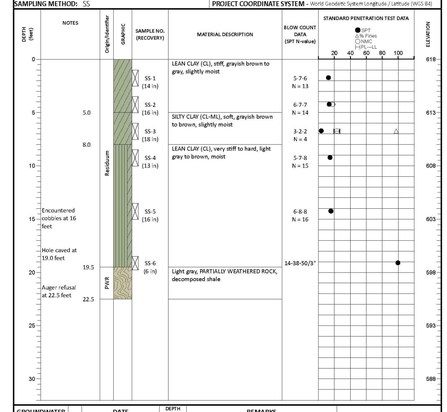
PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri
S&ME Project No. 25780083

BORING LOG: B-11

Sheet 1 of 1

DATE DRILLED: 07/24/2025 **ELEVATION:** 618 ft
DRILL RIG: Diedrich D-50 (track) **DATUM:** NAVD88
DRILLER: J. Domaschkil **BORING DEPTH:** 22.5 ft
HAMMER TYPE: Auto Hammer (140 lb) **CLOSURE:** Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA **LOGGED BY:** R. Mahat **LATITUDE:** 38.667618 **LONGITUDE:** -90.407210
SAMPLING METHOD: SS **PROJECT COORDINATE SYSTEM -** World Geodetic System Longitude / Latitude (WGS 84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.



GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/24/2025		Dry
END OF DRILLING	07/24/2025		Not Encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

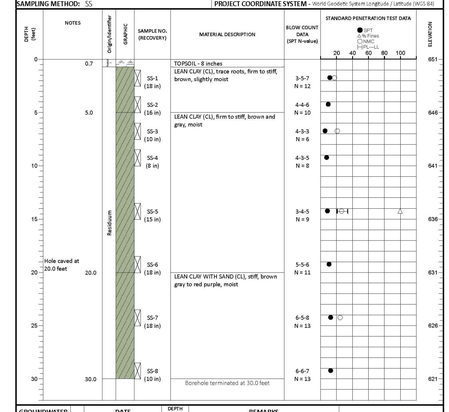
PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri
S&ME Project No. 25780083

BORING LOG: B-12

Sheet 1 of 1

DATE DRILLED: 07/25/2025 **ELEVATION:** 651 ft
DRILL RIG: Diedrich D-50 (track) **DATUM:** NAVD88
DRILLER: J. Domaschkil **BORING DEPTH:** 30.0 ft
HAMMER TYPE: Auto Hammer (140 lb) **CLOSURE:** Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA **LOGGED BY:** M. Pathak **LATITUDE:** 38.667466 **LONGITUDE:** -90.406499
SAMPLING METHOD: SS **PROJECT COORDINATE SYSTEM -** World Geodetic System Longitude / Latitude (WGS 84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.



GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/25/2025		Dry
END OF DRILLING	07/25/2025		Not Encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

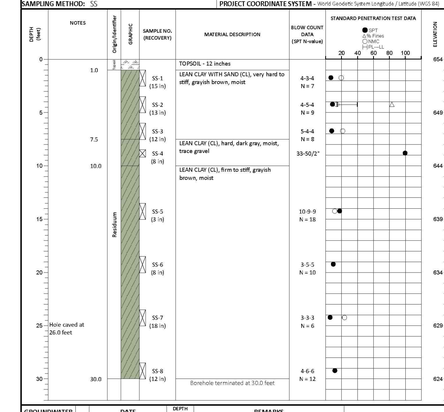
PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri
S&ME Project No. 25780083

BORING LOG: B-13

Sheet 1 of 1

DATE DRILLED: 07/23/2025 **ELEVATION:** 654 ft
DRILL RIG: Diedrich D-50 (track) **DATUM:** NAVD88
DRILLER: J. Domaschkil **BORING DEPTH:** 30.0 ft
HAMMER TYPE: Auto Hammer (140 lb) **CLOSURE:** Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA **LOGGED BY:** R. Mahat **LATITUDE:** 38.667888 **LONGITUDE:** -90.406376
SAMPLING METHOD: SS **PROJECT COORDINATE SYSTEM -** World Geodetic System Longitude / Latitude (WGS 84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.



GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/23/2025		Dry
END OF DRILLING	07/23/2025		Not Encountered
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

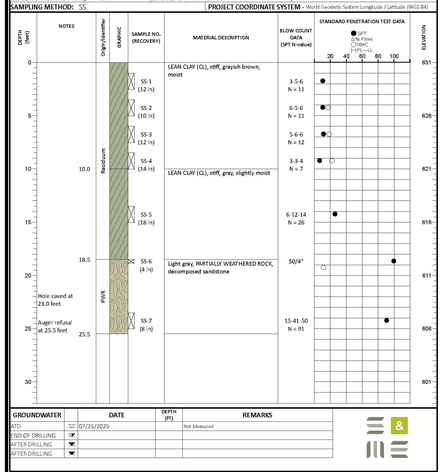
PROJECT: Preliminary Geotechnical Exploration - Bayer Property, 10300 Olive Boulevard, St. Louis, Missouri
S&ME Project No. 25780083

BORING LOG: B-14

Sheet 1 of 1

DATE DRILLED: 07/25/2025 **ELEVATION:** 631 ft
DRILL RIG: Diedrich D-50 (track) **DATUM:** NAVD88
DRILLER: J. Domaschkil **BORING DEPTH:** 25.5 ft
HAMMER TYPE: Auto Hammer (140 lb) **CLOSURE:** Mixture of Bentonite Chips and Cuttings
DRILLING METHOD: 3-1/4" HSA **LOGGED BY:** R. Mahat **LATITUDE:** 38.668125 **LONGITUDE:** -90.406699
SAMPLING METHOD: SS **PROJECT COORDINATE SYSTEM -** World Geodetic System Longitude / Latitude (WGS 84)

NOTES: Boring location's elevation at ground surface was estimated from Google Earth and should be considered approximate.



GROUNDWATER	DATE	DEPTH (FT)	REMARKS
ATD	07/25/2025		Not Measured
END OF DRILLING			
AFTER DRILLING			
AFTER DRILLING			

GROUNDWATER DEPTHS ARE NOT EXACT AND MAY VARY SUBSTANTIALLY FROM THOSE INDICATED. ATD = AT TIME OF DRILLING
LL=Liquid Limit, PL = Plastic Limit, NMC = Natural Moisture Content, PPV = Pocket Penetrometer (tsf), PTV = Pocket Torvane (tsf),
AR = Auger Refusal, IGM = Intermediate Geomaterial

Summary of Field Procedures

Boring and Sampling

Soil Test Boring with Hollow-Stem Auger

Soil sampling and penetration testing were performed in general accordance with ASTM D1586, *Standard Test Method for Penetration Test and Split Barrel Sampling of Soils*. Borings were made by mechanically twisting a continuous steel hollow stem auger into the soil. At regular intervals, soil samples were obtained with a standard 1.4-inch I. D., 2-inch O. D., split barrel sampler. The sampler was first seated six inches to penetrate any loose cuttings, then driven an additional 12 inches with blows of a 140-pound hammer falling 30 inches. The number of hammer blows required to drive the sampler through the two final six inch increments was recorded as the penetration resistance (SPT N) value. The N-value, when properly interpreted by qualified professional staff, is an index of the soil strength and foundation support capability.

Auger Borings

Auger borings were advanced mechanically by a drill rig using a flight auger in general accordance with ASTM D1452, *Standard Practice for Soil Investigation and Sampling by Auger Borings*. The soils encountered were identified in the field by examining the cuttings brought to the surface. Soil consistency was qualitatively estimated by the relative difficulty of advancing the augers.

Borehole Closure

Following collection of relevant geotechnical data, boreholes were filled by slowly pouring auger cuttings and bentonite chips into the open hole such that minimal "bridging" of the material occurred in the hole. Backfilling of the upper two feet of each hole was tamped as heavily as possible with a shovel handle or other hand held equipment, and the backfill crowned to direct rainfall away on the surface. Where boreholes exceeded five feet in depth, a plastic hole plug was firmly tamped into place within the backfill at a depth of about two feet.

Preservation and Transporting of Soil Samples without Moisture Control

Procedures for preserving soil samples obtained in the field and transportation of samples to the laboratory generally followed those given in ASTM D4220, *Standard Practice for Preserving and Transporting Soil Samples* for Group A samples as defined in Section 4. Group A samples are those samples not suspected of being contaminated and for which only a general visual description will be performed. No attempt was made to maintain samples at the field moisture content value. Representative samples of the cuttings or split spoon samples, or representative bulk samples, were placed in suitably identified, non-sealed containers and transported to the laboratory. Sample identification numbers on the containers corresponded to sample numbers recorded on field boring records or test pit records.

Preservation and Transporting of Soil Samples with Control of Field Moisture

Procedures for preserving soil samples obtained in the field and transportation of samples to the laboratory generally followed those given in ASTM D4220, *Standard Practice for Preserving and Transporting Soil Samples* for Group B samples as defined in Section 4. Group B samples are those samples not suspected of being contaminated and for which only water content and classification, proctor, relative density, or profile logging will be performed. Group B samples also include bulk samples that are intended to be remolded in the laboratory for compaction, swell pressure, percent swell, consolidation, permeability, CBR, or shear testing. Representative samples of the cuttings or split spoon samples, or representative bulk samples, were placed in suitably identified, sealed glass jars or plastic containers and transported to the laboratory. Sample identification numbers on the containers corresponded to sample numbers recorded on field boring records or test pit records. Thin-walled tube samples were sealed at the ends with paraffin and capped with plastic end caps.

Field Tests of Earth Materials

The subsurface conditions encountered during drilling were reported on a field test boring record by the Staff Geotechnical Engineer. The record contains information about the drilling method, samples attempted and sample recovery, indications of materials in the borings such as coarse gravel, cobbles, etc., and indications of materials encountered between sample intervals. Representative soil samples were placed in glass jars and transported to the laboratory along with the field boring records. Recovered samples not expended in laboratory tests are commonly retained in our laboratory for 60 days following completion of drilling. Field boring records are retained at our office.

Measurement of Static Water Levels

Water level readings were made in the open boreholes immediately after completing drilling and withdrawal of the tools. Measurements after an elapsed period of 24 hours to gauge the stabilized water level was out of scope due to the active conditions of the site. Procedures for measurement of liquid levels in open boreholes are described in ASTM D4750, *Standard Test Method for Determining Subsurface Liquid Levels in a Borehole or Monitoring Well (Observation Well)*. A weighted measuring tape was slowly lowered into each borehole until the liquid surface was penetrated by the weighted end. The reading on the tape was recorded at a reference point on the surface and compared to the reading at the demarcation of the wetted and unwetted portions of the tape. The difference between the two readings was recorded as the depth of the liquid surface below the reference point. Measurements made by this method were then repeated until approximately consistent values were obtained.

Appendix III – Laboratory Testing Results

Form No. TR-2310LEX-SUM1
Revision No. : 1
Revision Date : 06/08/22

Lab Summary

S&ME, Inc. - Indianapolis: 7112 Zionsville Road Indianapolis, IN 46268

Project No.: 25780838 Report Date:
Project Name: Preliminary Geotechnical Exploration - Bayer Property
Client Name: Grand Communities, LLC
Client Address: 3940 Olympic Boulevard, Suite 400

BORING NO.	SAMPLE DEPTH, FT	SAMPLE NO./TYPE	USCS	NATURAL MOISTURE CONTENT, %	ATT. LIMITS LL	ATT. LIMITS PI.	ATT. LIMITS P. L.	APPROX. % RETAIN #40	MAX DRY DENSITY, PCF @ OPT. MC % (STD. PROCTOR)	WET UNIT WEIGHT, PCF	DRY UNIT WEIGHT, PCF	ROCK UNCONFINED COMPRESSIVE STRENGTH, PSI	SOIL UNCONFINED COMPRESSIVE STRENGTH, PSF	% FINER THAN NO. 200	Loss on Ignition (%)
B-01	1-2.5	1, SS		25.8											
B-01	3.5-5	2, SS		24.7											
B-01	6-7.5	3, SS													
B-01	8.5-10	4, SS	CL	21.9	38	15	23	3.3						83.6	
B-01	13.5-15.0	5, SS													
B-02	1-2.5	1, SS		16.3											
B-02	3.5-5	2, SS													
B-02	6-7.5	3, SS	CL	23.6	30	20	10	1.4						97.5	1.4
B-02	8.5-10	4, SS		15.5											
B-02	13.5-15.0	5, SS		17.5											
B-02	18.5-20	6, SS													
B-03	1-2.5	1, SS		20.7											
B-03	3.5-5	2, SS													
B-03	6-7.5	3, SS		17.8											
B-03	8.5-10	4, SS													
B-03	13.5-15.0	5, SS	CH	27.0	67	18	49	2.2						92.7	

Notes:

Andrew Bain — *Technical Responsibility*
Office Principal — *Position*
08/08/25 — *Date*

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Form No. TR-2310LEX-SUM1
Revision No. : 1
Revision Date : 06/08/22

Lab Summary

S&ME, Inc. - Indianapolis: 7112 Zionsville Road Indianapolis, IN 46268

Project No.: 25780838 Report Date:
Project Name: Preliminary Geotechnical Exploration - Bayer Property
Client Name: Grand Communities, LLC
Client Address: 3940 Olympic Boulevard, Suite 400

BORING NO.	SAMPLE DEPTH, FT	SAMPLE NO./TYPE	USCS	NATURAL MOISTURE CONTENT, %	ATT. LIMITS LL	ATT. LIMITS PI.	ATT. LIMITS P. L.	APPROX. % RETAIN #40	MAX DRY DENSITY, PCF @ OPT. MC % (STD. PROCTOR)	WET UNIT WEIGHT, PCF	DRY UNIT WEIGHT, PCF	ROCK UNCONFINED COMPRESSIVE STRENGTH, PSI	SOIL UNCONFINED COMPRESSIVE STRENGTH, PSF	% FINER THAN NO. 200	Loss on Ignition (%)
B-03	18.5-20	6, SS													
B-03	23.5-25	7, SS		14.0											
B-04	1-2.5	1, SS	CL	22.5	43	17	26	0.5						85.1	
B-04	3.5-5	2, SS		19.2											
B-04	6-7.5	3, SS													
B-04	8.5-10	4, SS		27.9											
B-04	13.5-15.0	5, SS		16.1											
B-04	18.5-20	6, SS		12.6											
B-04	23.5-25	7, SS													
B-05	1-2.5	1, SS		16.0											
B-05	3.5-5	2, SS		14.3											
B-05	6-7.5	3, SS													
B-05	8.5-10	4, SS		18.1											
B-05	13.5-15.0	5, SS													
B-05	18.5-20	6, SS		22.5											
B-05	23.5-25	7, SS													

Notes:

Form No. TR-2310LEX-SUM1
Revision No. : 1
Revision Date : 06/08/22

Lab Summary

S&ME, Inc. - Indianapolis: 7112 Zionsville Road Indianapolis, IN 46268

Project No.: 25780838 Report Date:
Project Name: Preliminary Geotechnical Exploration - Bayer Property
Client Name: Grand Communities, LLC
Client Address: 3940 Olympic Boulevard, Suite 400

BORING NO.	SAMPLE DEPTH, FT	SAMPLE NO./TYPE	USCS	NATURAL MOISTURE CONTENT, %	ATT. LIMITS LL	ATT. LIMITS PI.	ATT. LIMITS P. L.	APPROX. % RETAIN #40	MAX DRY DENSITY, PCF @ OPT. MC % (STD. PROCTOR)	WET UNIT WEIGHT, PCF	DRY UNIT WEIGHT, PCF	ROCK UNCONFINED COMPRESSIVE STRENGTH, PSI	SOIL UNCONFINED COMPRESSIVE STRENGTH, PSF	% FINER THAN NO. 200	Loss on Ignition (%)
B-05	28.5-30.0	8, SS		21.4											
B-06	1-2.5	1, SS		24.9											
B-06	3.5-5	2, SS		25.2											
B-06	6-7.5	3, SS		23.1											
B-06	8.5-10	4, SS		21.1											
B-06	13.5-15.0	5, SS		20.8											
B-06	18.5-20	6, SS													
B-07	1-2.5	1, SS		26.7											
B-07	3.5-5	2, SS		26.4											
B-07	6-7.5	3, SS	CL	24.8	37	19	18	0.1						99.6	
B-07	8.5-10	4, SS		23.8											
B-07	13.5-15.0	5, SS													
B-07	18.5-20	6, SS		15.9											
B-07	23.5-25	7, SS													
B-07	28.5-30.0	8, SS													

Notes:

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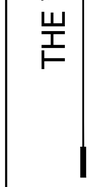
Web: www.stockassoc.com

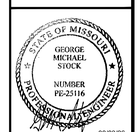
PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.

SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI





08/03/26

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

REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 28MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
SPECIFICATION SHEET

SHEET NO.:
C2.3

Form No. TR-2310LDX-SUM1
Revision No.: 1
Revision Date: 06/08/22

Lab Summary

S&ME, Inc. - Indianapolis: 7112 Zionsville Road Indianapolis, IN 46268

Project No.: 257800838 — Report Date:
Project Name: Preliminary Geotechnical Exploration - Bayer Property
Client Name: Grand Communities, LLC
Client Address: 3940 Olympic Boulevard, Suite 400

BORING NO.	SAMPLE DEPTH FT.	SAMPLE NO/TYPE	USCS	NATURAL MOISTURE CONTENT %	ATT. LIMITS LL	ATT. LIMITS PL	ATT. LIMITS PI	APPROX % RETAIN #40	MAX DRY DENSITY, PCF @ OPT MC % (STD. PROCTOR)	WET UNIT WEIGHT, PCF	DRY UNIT WEIGHT, PCF	ROCK UNCONFINED COMPRESSIVE STRENGTH, PSI	SOIL UNCONFINED COMPRESSIVE STRENGTH, PSI	% FINER THAN NO. 200	Loss on Ignition (%)
B-08	1-2.5	1, SS	CL	17.2	33	18	15	0.7						92.4	
B-08	3.5-5	2, SS		16.9											
B-08	6-7.5	3, SS		21.4											
B-08	8.5-10	4, SS													
B-08	13.5-15.0	5, SS		10.6											
B-08	18.5-20	6, SS													
B-09	1-2.5	1, SS	CL	24.0	43	16	27	1.1						87.1	
B-09	3.5-5	2, SS		15.5											
B-09	6-7.5	3, SS		19.6											
B-09	8.5-10	4, SS		26.9											
B-09	13.5-15.0	5, SS													
B-09	18.5-20	6, SS		20.6											
B-09	23.5-25	7, SS													
B-09	28.5-30.0	8, SS													
B-10	1-2.5	1, SS													
B-10	3.5-5	2, SS		19.6											

Notes:

Form No. TR-2310LDX-SUM1
Revision No.: 1
Revision Date: 06/08/22

Lab Summary

S&ME, Inc. - Indianapolis: 7112 Zionsville Road Indianapolis, IN 46268

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B-10	6-7.5	3, SS		19.9											
B-10	8.5-10	4, SS		17.3											
B-10	13.5-15.0	5, SS													
B-10	18.5-20	6, SS		17.9											
B-11	1-2.5	1, SS													
B-11	3.5-5	2, SS		18.1											
B-11	6-7.5	3, SS	CL-ML	23.1	27	20	7	0.3						97.6	
B-11	8.5-10	4, SS													
B-11	13.5-15.0	5, SS		16.1											
B-11	18.5-20	6, SS		16.0											
B-12	1-2.5	1, SS		17.6											
B-12	3.5-5	2, SS													
B-12	6-7.5	3, SS		21.1											
B-12	8.5-10	4, SS													
B-12	13.5-15.0	5, SS	CL	26.3	34	21	13	0						99.9	
B-12	18.5-20	6, SS													

Notes:

Form No. TR-2310LDX-SUM1
Revision No.: 1
Revision Date: 06/08/22

Lab Summary

S&ME, Inc. - Indianapolis: 7112 Zionsville Road Indianapolis, IN 46268

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B-12	23.5-25	7, SS		24.4											
B-12	28.5-30.0	8, SS													
B-13	1-2.5	1, SS		19.6											
B-13	3.5-5	2, SS	CL	14.1	40	15	25	8.7						83.2	
B-13	6-7.5	3, SS		21.4											
B-13	8.5-10	4, SS													
B-13	13.5-15.0	5, SS		11.7											
B-13	18.5-20	6, SS													
B-13	23.5-25	7, SS		23.6											
B-13	28.5-30.0	8, SS													
B-14	1-2.5	1, SS													
B-14	3.5-5	2, SS		17.8											
B-14	6-7.5	3, SS		18.8											
B-14	8.5-10	4, SS		22.4											
B-14	13.5-15.0	5, SS													
B-14	18.5-20	6, SS		11.8											

Notes:

Form No. TR-2310LDX-SUM1
Revision No.: 1
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Lab Summary

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B-14	23.5-25	7, SS													
B-14	23.5-25	7, SS		17.8											

Notes:

Summary of Laboratory Procedures

Recovered disturbed and undisturbed samples and the drillers' field logs were transported to the laboratory where they were examined by the geotechnical engineer. Selected samples representative of certain groups of soils were subjected to simple classification tests by hand or other simple means. Other samples were tested in the laboratory to determine their strength or consolidation properties.

Laboratory Tests of Soil

Examination of Split Spoon Soil Samples

Soil samples and field boring records were reviewed in the laboratory by the geotechnical engineer. Soils were classified in general accordance with the visual-manual method described in ASTM D 2488, *Standard Practice for Description and Identification of Soils (Visual-Manual Method)*. Representative soil samples were selected for classification testing to provide grain size and plasticity data to allow classification of the samples in general accordance with the AASHTO Classification method described in ASTM D3282, *Standard Practice for Classification of Soils and Soil Aggregate Mixtures for Highway Construction Purposes*. The geotechnical engineer also prepared the final boring records enclosed with this report.

Moisture Content Testing of Soil Samples by Oven Drying

Moisture content was determined in general conformance with the methods outlined in ASTM D2216, "Standard Test Method for Laboratory Determination of Water (Moisture) Content of Soil or Rock by Mass." This method is limited in scope to Group B, C, or D samples of earth materials which do not contain appreciable amounts of organic material, soluble solids such as salt or reactive solids such as cement. This method is also limited to samples which do not contain contamination.

A representative portion of the soil was divided from the sample using one of the methods described in Section 9 of ASTM D2216. The split portion was then placed in a drying oven and heated to approximately 110 degrees C overnight or until a constant mass was achieved after repetitive weighing. The moisture content of the soil was then computed as the mass of water removed from the sample by drying, divided by the mass of the sample dry, times 100 percent. No attempt was made to exclude any particular particle size from the portion split from the sample.

Liquid and Plastic Limits Testing

Atterberg limits of the soils was determined generally following the methods described by ASTM D4318, *Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils*. Albert Atterberg originally defined "limits of consistency" of fine grained soils in terms of their relative ease of deformation at various moisture contents. In current engineering usage, the liquid limit of a soil is defined as the moisture content, in percent, marking the upper limit of viscous flow and the boundary with a semi-liquid state. The plastic limit defines the lower limit of plastic behavior, above which a soil behaves plastically below which it retains its shape upon drying. The plasticity index (PI) is the range of water content over which a soil behaves plastically. Numerically, the PI is the difference between liquid limit and plastic limit values.

Representative portions of fine grained Group A, B, C, or D samples were prepared using the wet method described in Section 10.1 of ASTM D4318. The liquid limit of each sample was determined using the multipoint method (Method A) described in Section 11. The liquid limit is by definition the moisture content where 25 drops of a hand operated liquid limit device are required to close a standard width groove cut in a soil sample placed in the device. After each test, the moisture content of the sample was adjusted and the sample replaced in the device. The test was repeated to provide a minimum of three widely spaced combinations of N versus moisture content. When plotted on semilog paper, the liquid limit moisture content was determined by straight line interpolation between the data points at N equals 25 blows.

The plastic limit was determined using the procedure described in Section 17 of ASTM D4318. A selected portion of the soil used in the liquid limit test was kneaded and rolled by hand until it could no longer be rolled to a 3.2 mm thread on a glass plate. This procedure was repeated until at least 6 grams of material was accumulated, at which point the moisture content was determined using the methods described in ASTM D2216.

Grain Size Analysis of Samples

The distribution of particle sizes greater than 75 µm was determined in general accordance with the procedures described by ASTM D421, *Standard Practice for Dry Preparation of Soil Samples for Particle Size Analysis and Determination of Soil Constants*, and D422, *Standard Test Method for Particle Size Analysis of Soils*. During preparation samples were divided into two portions. The material coarser than the No. 30 U.S. sieve size fraction was dry sieved through a nest of standard sieves as described in Article 6. Material passing the No. 30 sieve was independently passed through a nest of sieves down to the No. 200 size.

Percent Fines Determination of Samples

A selected specimen of soils was washed over a No. 200 sieve after being thoroughly mixed and dried. This test was conducted in general accordance with ASTM D1140, *Standard Test Method for Amount of Material Finer Than the No. 200 Sieve*. Method A, using water to wash the sample through the sieve without soaking the sample for a prescribed period of time, was used and the percentage by weight of material washing through the sieve was deemed the "percent fines" or percent clay and silt fraction.

Percent Organics (Organic Loss on Ignition)

The content of relatively undecayed or undecomposed vegetative matter in the soils is determined for representative samples of topsoil or stained subsoils using the procedures described by AASHTO T-267, *Determination of Organic Content in Soils by Loss on Ignition*. Representative samples of the minus No. 10 sieve size are dried at 105 C, then heated in a muffle furnace at 455 C for six hours. The resulting dry weight of the sample after ignition is then compared to the pre-ignition dry weight to estimate the organic content.

PREPARED BY:
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Web: www.stockassoc.com

SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000596

REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G.E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	

SHEET TITLE:
SPECIFICATION SHEET

SHEET NO:
C2.4

Bentley File: S:\2022\7304\07-Civil\Sheet\7304_Title Sheet_Specifications.dgn LAYOUT: C2.4 SPECIFICATIONS PLOTTED: Aug 03, 2026 - 9:55am PLOTTED BY: Joe Jehn

SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

PREPARED BY:

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

GEORGE M. STOCK, P.E. E-23116
CIVIL ENGINEER
DATE ISSUED: 08/03/26
CERTIFICATE OF AUTHORITY NUMBER: 000596

REVISIONS:	
1.	04-14-26 GSJ/FISCHER HOMES
2.	06-04-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY:	CHECKED BY:
K.S./G.E./J.F.	G.M.S.
DATE:	JOB NO.
2/18/26	2022-7304
M.S.D. P. #	BASE MAP #
P-20221171	20221171
S.L.C. MAP #	MAT. SUP. #
	-
M.D.N.R. #	

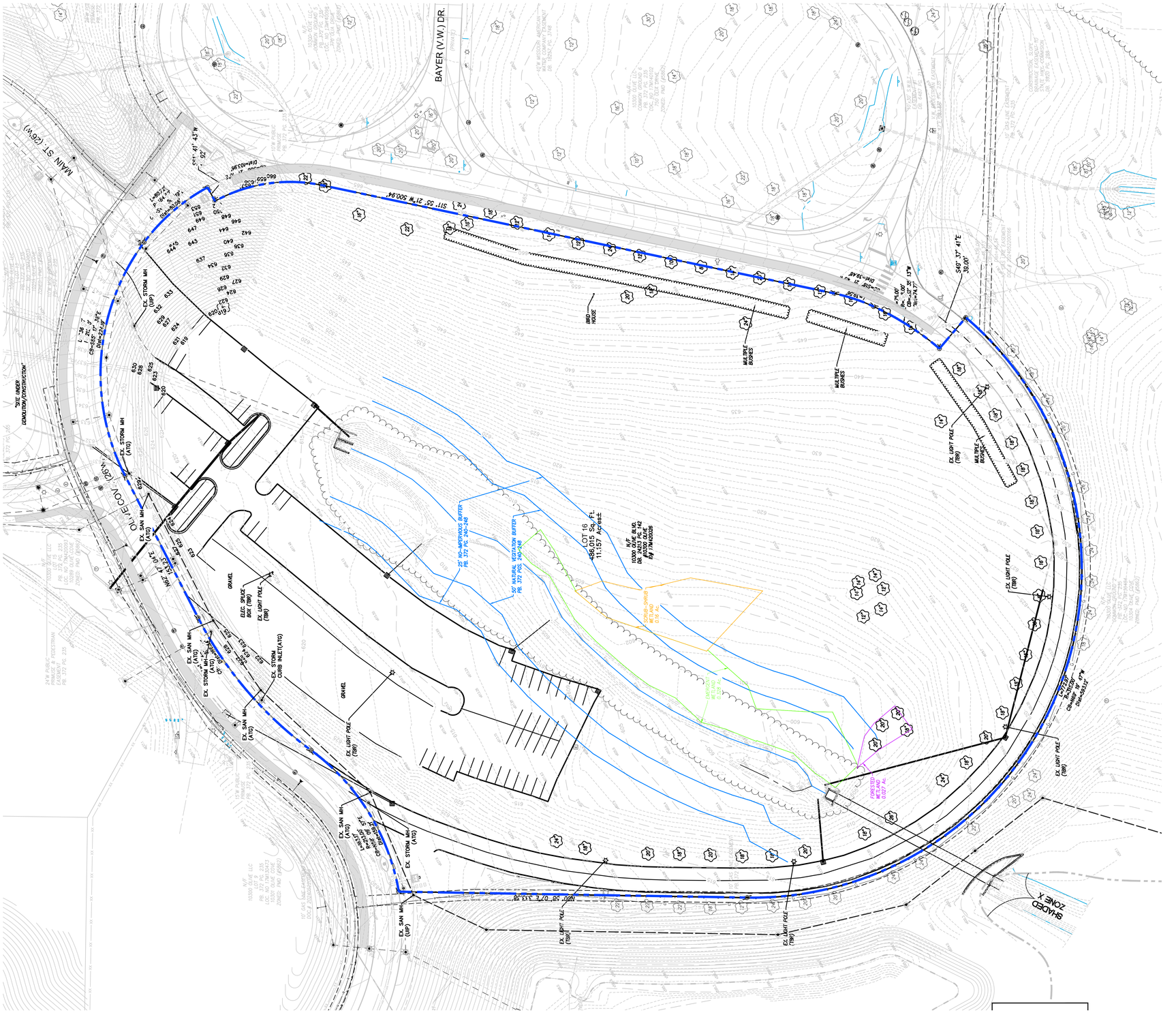
SHEET TITLE:

EX. CONDITIONS & DEMOLITION PLAN

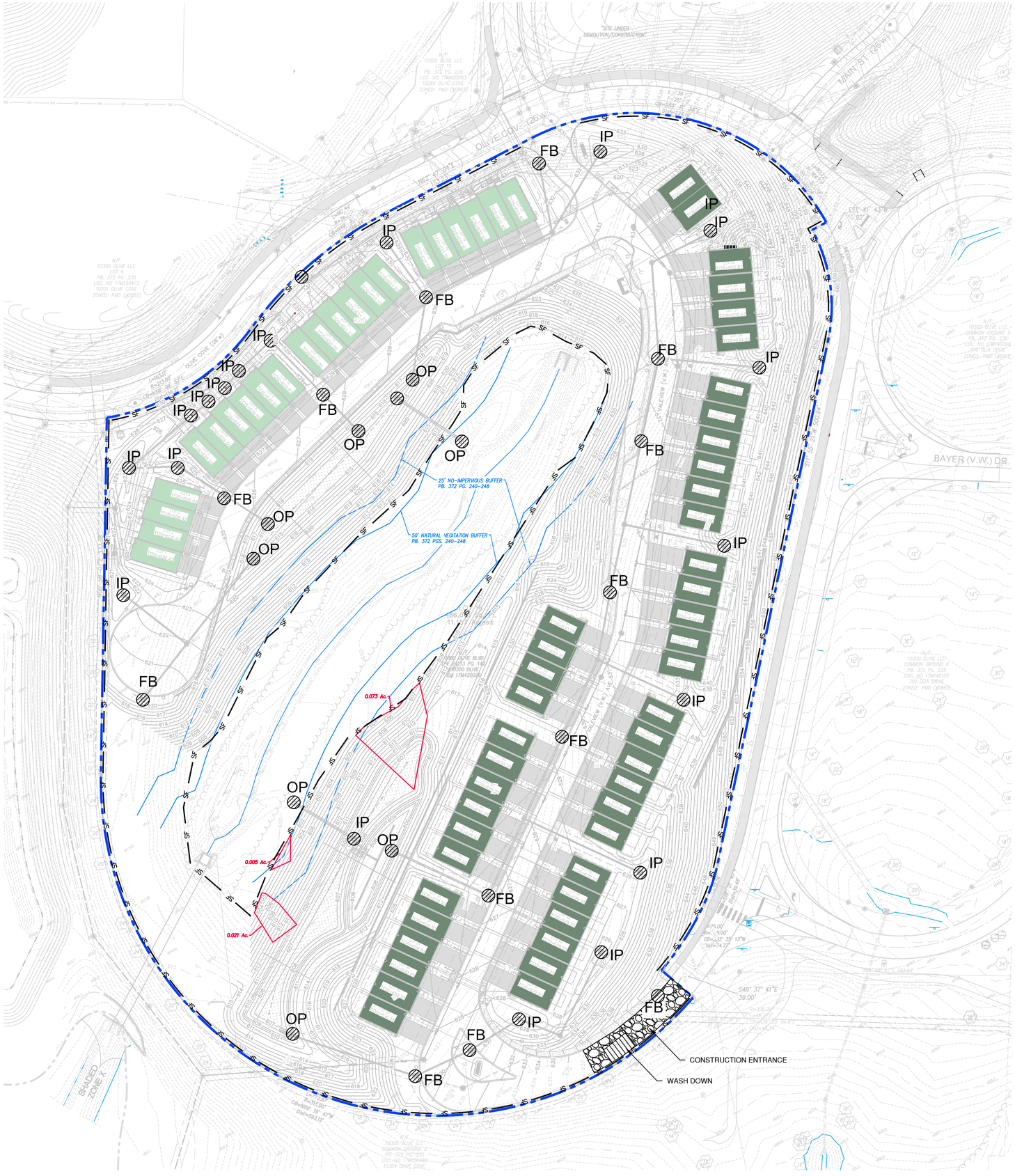
SHEET NO: C3.0

MISSOURI STATE PLANE
GRID NORTH: EAST ZONE

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



EMAIL ALL SWPPP INSPECTIONS AND REPORTS TO XXXXX@crevecoeurmo.gov



SILTATION CONTROL LEGEND

OP	OUTLET PROTECTION
IP	INLET PROTECTION
FB	FILTER BAG
SF	SILT FENCE
	CONSTRUCTION ENTRANCE [806-46.01] CONSTRUCTION PARKING [806-45.99]
	CONSTRUCTION WASHDOWN AREA [806-46.00]

SWPPP NOTES

1.) INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

2.) THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY, CITY AND MSD STANDARDS.

3.) INTERNAL (PRIVATE) STORM SEWERS WILL REQUIRE A SEPARATE DRAINLAYER PERMIT FROM THE CITY OF CREVE COEUR.

4.) ALL CONSTRUCTION SHALL BE PER MOST CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.

5.) ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCRODANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH THE CITY OF CREVE COEUR CODE AND THE APPROVED STORMWATER POLLUTION PREVENTION PLAN AT THE SITE OF THE PERMITTED ACTIVITY.

6.) PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES WILL BE REQUIRED.

7.) ALL WORK WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE TO COUNTY STANDARDS.

8.) INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

9.) THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH CITY OF CREVE COEUR AND M.S.D. STANDARDS.

10.) ALL DISTURBED EARTH AREAS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE SODDED.

11.) ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF CREVE COEUR.

12.) SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH DOWN STATION PRIOR TO LEAVING THE SITE. NO TRACKING OF MUD ONTO ST. LOUIS COUNTY ROADS SHALL BE ALLOWED.

13.) 24-HOUR EMERGENCY CONTACT INFORMATION:

CONTACT: OWNER:
PH:

14.) LOCATE STATE AND COUNTY LAND DISTURBANCE PERMITS, BMP INSPECTION REPORTS, ETC.. WITH THE SWPPP.

1. STATE AND CITY LAND DISTURBANCE PERMITS AND SWPPPS ARE PROPOSED TO BE AVAILABLE FOR VIEWING AT ALL TIMES IN THE ONSITE JOB TRAILER OR ON A SIGN PER PAGES 42-43 OF THE COUNTY EROSION CONTROL MANUAL.

2. NO APPLICABLE ENDANGERED SPECIES OR HISTORIC PROPERTIES ARE KNOWN TO EXIST.

3. LIST OF EPA ALLOWABLE SOURCES OF NON-STORM WATER DISCHARGES. THE U.S. EPA "NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)" WEBSITE IS LOCATED AT: http://cfpub.epa.gov/npdes OR www.epa.gov/ne/npdes/permits/permit_final_ms4.pdf

THE FOLLOWING NON-STORM WATER DISCHARGES ARE AUTHORIZED BY THE EPA PROVIDED IT HAS BEEN DETERMINED BY THE PERMITEE THAT THEY ARE NOT SIGNIFICANT CONTRIBUTORS OF POLLUTANTS TO THE MS4. IMPLEMENTATION OF POLLUTION PREVENTION MEASURES FOR NON-STORM WATER DISCHARGES IS REQUIRED FOR SIGNIFICANT CONTRIBUTORS.

A) WATER LINE FLUSHING. (ANTICIPATED)
B) LANDSCAPING IRRIGATION. (ANTICIPATED)
C) DIVERTED STREAM FLOWS.
D) RISING GROUND WATERS.
E) UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40 CFR 35.2005(20)).
F) UNCONTAMINATED PUMPED GROUND WATER.
G) DISCHARGE FROM POTABLE WATER SOURCES.
H) FOUNDATION DRAINS.
I) AIR CONDITIONING CONDENSATION. (ANTICIPATED)
J) IRRIGATION WATER. (ANTICIPATED)
K) WATER FROM CRAWL SPACE PUMPS.
L) FOOTING DRAINS.
M) LAWN WATERING.
N) INDIVIDUAL RESIDENT CAR WASHING.
O) FLOWS FROM RIPARIAN HABITATS AND WETLANDS.
P) DE-CHLORINATED SWIMMING POOL DISCHARGES.
Q) STREET WASH WATER. (ANTICIPATED)
R) RESIDENTIAL BUILDING WASH WATERS, WITHOUT DETERGENTS.

DISCHARGES OR FLOWS FROM FIRE FIGHTING ACTIVITIES OCCUR DURING EMERGENCY SITUATIONS. THE PERMITTEE IS NOT EXPECTED TO EVALUATE FIRE FIGHTING DISCHARGES WITH REGARD TO POLLUTANT CONTRIBUTIONS. THEREFORE, THESE DISCHARGES ARE AUTHORIZED AS ALLOWABLE NON-STORM WATER DISCHARGES, UNLESS IDENTIFIED, BY EPA, AS SIGNIFICANT SOURCES OF POLLUTANTS TO WATERS OF THE U.S.

4. DEWATERING METHODS: DEWATERING OF TRENCHES USING PUMPS IS ANTICIPATED UPON SUBSTANTIAL RAIN FALL. DEWATERING MEANS AND METHODS WOULD BE PER COUNTY EROSION CONTROL MANUAL.

NOTE

TEMPORARY STABILIZATION IS TO TAKE PLACE WHERE SOIL DISTURBING ACTIVITIES WILL CEASE ON ANY PORTION OF THE SITE AND ARE NOT PLANNED TO RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY UPON KNOWING THE DURATION IS MORE THAN 14 DAYS. TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 (3 FEE HORIZONTAL TO 1 FOOT VERTICAL) OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE PERMITEE MUST ESTABLISH TEMPORARY STABILIZATION WITHIN 7 DAYS OF CEASING OPERATION ON THAT PART OF THE SITE. FINAL STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 7 CALENDAR DAYS WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. ALLOWANCES TO THE 7 DAY COMPLETION PERIOD FOR TEMPORARY AND FINAL STABILIZATION MAY BE MADE DUE TO WEATHER OR EQUIPMENT MALFUNCTIONS. THE USE OF ALLOWANCES SHALL BE DOCUMENTED.

NOTE

THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC CONTROL SIGNS (STREET NAME, STOP, NO PARKING, ONE-WAY, TURN, ETC.) UNTIL SUCH A TIME AS THEY NEED TO BE REMOVED/RELOCATED FOR CONSTRUCTION OPERATIONS. TEMPORARY SIGNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD CHAPTER 6F (TEMPORARY TRAFFIC CONTROL ZONE DEVICES). EXISTING SIGNS SHALL NOT LIE ON THE GROUND FOR ANY PERIOD OF TIME. PORTABLE SUPPORTS SHALL NOT BE LOCATED ON SIDEWALKS OR AREAS DESIGNATED FOR PEDESTRIAN TRAFFIC. SIGNS SHALL BE CRASHWORTHY AND PROPERLY MAINTAINED FOR CLEANLINESS, VISIBILITY, AND PROPER POSITIONING, AND SHALL BE COORDINATED WITH ST. LOUIS COUNTY SIGN SHOP AT (314) 615-0242.

NOTE

INDUSTRIAL ACTIVITIES ARE NOT PROPOSED ON-SITE.

NOTE

THE CONTRACTOR SHALL NOTIFY THE BMP SPECIAL INSPECTOR WHEN STORM WATER RUNOFF OCCURS ON THE CONSTRUCTION SITE.

NOTE

6' FENCE REQUIRED ALONG PERIMETER OF CONSTRUCTION ACTIVITIES, PER THE CITY OF CREVE COEUR.

NOTE

SWPPP INSPECTIONS MUST BE SCHEDULED AT LEAST ONCE PER WEEK AND NO LATER THAN 48 HOURS AFTER A RAINFALL THAT CAUSES STORMWATER RUNOFF TO OCCUR ON-SITE.

NOTE

IN THE EVENT OF SILT RUNOFF FROM THE SUBJECT PROPERTY ONTO OFFSITE PROPERTY OWNERS

1.) THE CONTRACTOR SHALL NOTIFY OFFSITE PROPERTY OWNER AND OBTAIN CONSENT TO REMOVE SEDIMENT AND RESTORE TO ORIGINAL CONDITION.
2.) THE SPECIAL INSPECTOR MUST DOCUMENT ANY SILT RUNOFF FROM THE SITE AND REPORT WHEN THE CLEAN-UP HAS BEEN COMPLETED ON THE CITY OF CREVE COEUR SWPPP INSPECTION REPORT. ALL REPORTS MUST BE SUBMITTED TO ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS.

NOTE

CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE AND WASHDOWN STATIONS AT APPROPRIATE LOCATIONS TO KEEP PERIMETER ROADWAYS CLEAN. ALL CONSTRUCTION PARKING & SITE ACCESS SHALL EITHER BE ON EXISTING PAVED SURFACES OR ON INSTALLED ROCK PER THE PROVIDED DETAILS.

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

MISSOURI STATE PLANE
GRID NORTH, EAST ZONE

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 IMPROVEMENT PLANS FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-2010106
PROFESSIONAL ENGINEER
08/03/26

GEORGE M. STOCK E-2010106
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000066

REVISIONS:

1.	04-14-26	GCL/FISCHER HOMES
2.	06-01-26	AGENCY REVIEW
3.	06-04-26	AGENCY REVIEW
4.	08-03-26	AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 202-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NO.:
C4.0

INLET PROTECTION - FABRIC DROP AND DROP IN FILTER

PHYSICAL DESCRIPTION - A woven fabric barrier braced around an area inlet or drop in type filter designed to prevent sediment from entering the storm sewer. Shallow temporary ponding during and after rainfall should be expected. Use an alternate method if flooding of driving lanes, adjacent property, etc. is possible.

WHERE BMP IS TO BE INSTALLED - At inlets designed to drain a small gently sloping area with maximum grade of 5%. Overflow capacity is limited on standard area inlets.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow: Shallow sheet flow.
Contributing Area: Maximum of 2 c.f.s flowing to inlet.

WHEN BMP IS TO BE INSTALLED - Immediately after placement of inlet and before construction starts on existing inlets.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Backfill, compact and uniformly grade area around inlet.
- ✓ Construct downstream berm, if required. Rock bags or sand bags may be used to construct berm.
- ✓ Drive posts or wood frame close to inlet sill so overflow will fall directly on the structure and not on unprotected soil.
- ✓ Dig trench around inlet for fabric to be buried.
- ✓ Cut required length of fabric from one roll to eliminate joints. Fasten fabric tightly around posts / frame to enhance stability.
- ✓ Backfill and compact trench.
- ✓ Install drop in type filter per manufacturer specifications.

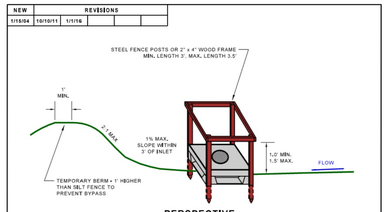
O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove trash accumulation and sediment once it reaches depth of 6" at inlet.
- ✓ Replace loose, torn or clogged fabric.
- ✓ Repair any erosion or settlement of temporary berm downstream of inlet.
- ✓ Maintain drop in type filter per manufacturer specifications.

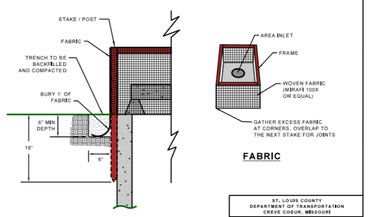
SITE CONDITIONS FOR REMOVAL - Remove after contributing drainage areas have been adequately stabilized. Restore area to grade and vegetate.

TYPICAL DETAIL - 806-45.12 (Single Unit)
806-45.13 (Double Unit)

NEW	REVISIONS				
1/15/04	10/10/11	1/1/16			



PERSPECTIVE



ELEVATION

FABRIC

ST. LOUIS COUNTY
DEPARTMENT OF TRANSPORTATION
CREVE COEUR, MISSOURI

TYPICAL BMP DETAIL

INLET PROTECTION - FABRIC DROP

REVISION DATE: January 1, 2016

DRAWING 806-45.12

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow: Sheet flow only.

Contributing Slope Length: 30-foot maximum for 3:1 slopes.
50 foot maximum for slopes between 3:1 and 10:1.
100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Road and Bridge Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stockpiles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic filter fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 inches (22-inch embedment) to 42 inches (18-inch embedment) above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment.
Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- ✓ Inspect every week and after every storm.
- ✓ Remove sediment buildup deeper than ½ the fence height or 12", whichever is less.
- ✓ Replace torn of clogged fabric; repair loose fabric.

- ✓ Repair unstable or broken posts.
- ✓ Stabilize any areas susceptible to undermining.
- ✓ Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SILTING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in **Table 1** below.

Table 1- Temporary Silt Fence Property Requirements

Physical Property	Test Method	Units	MARV Geotextile Requirements		
			Supported Silt Fence [2]	Unsupported Silt Fence Woven Elongation ≤ 50%	Unsupported Silt Fence Non-Woven Elongation ≤ 50%
Post Spacing (Maximum)		feet	4	4	6
Height of Wire / Polymer Fence (Minimum)		inches	30	---	---
Grab Strength (Minimum): Machine Direction	ASTM D 4632	pounds	90	125	125
Cross Machine Direction			90	100	100
Permittivity (Minimum)	ASTM D 4491	sec $^{-1}$	0.05	0.05	0.05
Apparent Opening Size (AOS) [3]	ASTM D 4751	Sieve Number	30	30	30
Ultraviolet Stability (Minimum) (retained strength)	ASTM D 4355	70% after 500 h of exposure			

Notes:

MARV Minimum Average Roll Value

[1] Elongation measured in accordance with ASTM D 4632

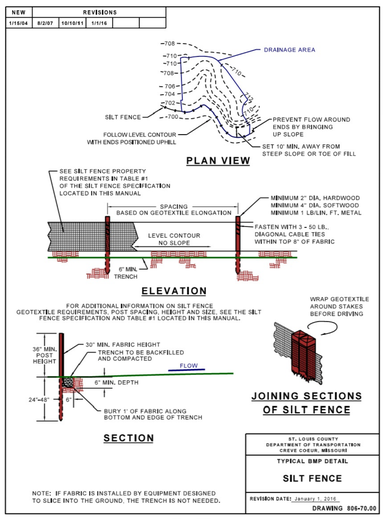
[2] **Silt Fence Support** - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)

[3] Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, re-grade trench area and vegetate.

TYPICAL DETAIL - 806-70.0

NEW	REVISIONS				
1/15/04	8/2/07	10/10/11	1/1/16		



PLAN VIEW

ELEVATION

FOR ADDITIONAL INFORMATION ON SILT FENCE GEOTEXTILE REQUIREMENTS, POST SPACING, HEIGHT AND SIZE, SEE THE SILT FENCE SPECIFICATION AND TABLE #1 LOCATED IN THIS MANUAL.

SECTION

JOINING SECTIONS OF SILT FENCE

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED.

ST. LOUIS COUNTY
DEPARTMENT OF TRANSPORTATION
CREVE COEUR, MISSOURI

TYPICAL BMP DETAIL

SILT FENCE

REVISION DATE: January 1, 2016

DRAWING 806-70.00

CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area; thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional information in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets – preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Ditches or pipes, if needed, sized for 10 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Grade and compact area of construction entrance.
- ✓ Install culvert under entrance if needed to maintain positive drainage.
- ✓ Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- ✓ See Washdown Station BMP for additional steps.

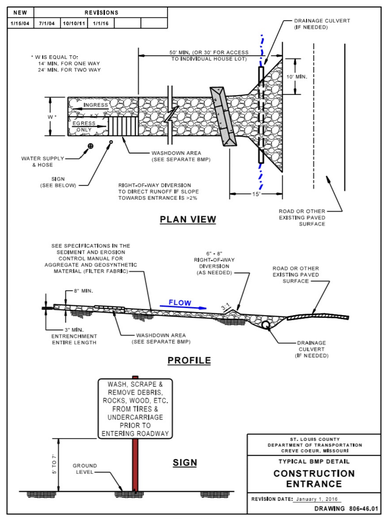
O&M PROCEDURES:

- ✓ Immediately remove any mud or debris tracked onto paved surfaces.
- ✓ Remove sediment and clods of dirt from construction entrance continuously.
- ✓ Replace rock if necessary to maintain clean surface.
- ✓ Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01

NEW	REVISIONS				
1/15/04	7/1/04	10/10/11	1/1/16		



PLAN VIEW

PROFILE

SIGN

ST. LOUIS COUNTY
DEPARTMENT OF TRANSPORTATION
CREVE COEUR, MISSOURI

TYPICAL BMP DETAIL

CONSTRUCTION ENTRANCE

REVISION DATE: January 1, 2016

DRAWING 806-46.01

WASHDOWN STATION

PHYSICAL DESCRIPTION - An area located at construction entrances designed to wash sediment from the tires and undercarriage of exiting vehicles and prevent sediment from being tracked onto existing roadways.

WHERE BMP IS TO BE INSTALLED - Across or immediately adjacent to exit paths from unpaved construction sites.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Drainage: Downstream BMPs sized to treat dirty runoff from washdown station

WHEN BMP IS TO BE INSTALLED - First order of work, along with construction entrance, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION/CONSTRUCTION PROCEDURES

- ✓ Grade and compact area for drainage under washdown pad.
- ✓ Install steel-ribbed plate on frame or other support to allow a 2" drain space.
- ✓ Grade and vegetate downstream BMPs (V-ditch shown on detail).
- ✓ Install water supply and hose.
- ✓ Post sign in advance of station indicating that all exiting vehicles and equipment must use station prior to exiting site.

O&M PROCEDURES:

- ✓ Remove sediment daily.
- ✓ Repair settled areas.
- ✓ Replace rock if necessary to maintain clean surface.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.00

VEHICLE MAINTENANCE AND WASHING AREAS

DESCRIPTION - Ideally, vehicle maintenance and washing occurs in garages and wash facilities, not on active construction sites. However, if these activities must occur onsite, operators should follow appropriate BMPs to prevent untreated nutrient-enriched wastewater or hazardous wastes from being discharged to surface or ground waters. Vehicle maintenance and washing BMPs prevent construction site spills of wash water, fuel, or coolant from contaminating surface or ground water. They apply to all construction sites.

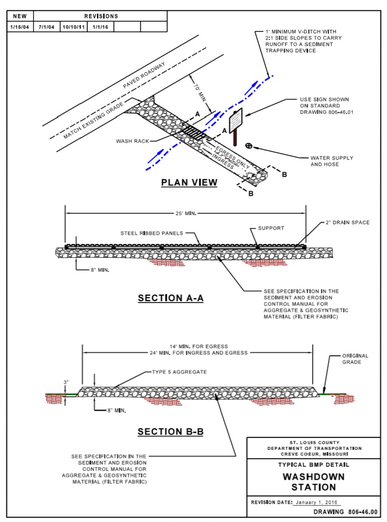
APPROPRIATE APPLICATION OF BMP - Inspect construction vehicles daily, and repair any leaks immediately. Dispose of all used oil, antifreeze, solvents and other automotive-related chemicals according to manufacturer instructions. These wastes require special handling and disposal. Used oil, antifreeze, and some solvents can be recycled at designated facilities, but other chemicals must be disposed of at a hazardous waste disposal site. Local government agencies can help identify such facilities.

Designate special paved areas for vehicle repair. To direct wash water to sanitary sewer systems or other treatment facilities, ensure that vehicle washing areas are impervious and are bermed. Use blowers or vacuums instead of water to remove dry materials from vehicles if possible. Because water alone can remove most dirt adequately, use high-pressure water spray without detergents at vehicle washing areas. If you must use detergents, avoid phosphate or organic-based cleansers to reduce nutrient enrichment and biological oxygen demand in wastewater. Use only biodegradable products that are free of halogenated solvents. Clearly mark all washing areas, and inform workers that all washing must occur in this area.

O&M PROCEDURES - Vehicle maintenance operations produce substantial amounts of hazardous and other wastes that require regular disposal. Clean up spills and dispose of cleanup materials immediately. Inspect equipment and storage containers regularly to identify leaks or signs of deterioration. Maintenance of vehicle wash areas is minimal, usually involving repairs to berms and drainage to the sanitary sewer system.

TYPICAL DETAILS - Not applicable.

NEW	REVISIONS				
1/15/04	10/10/11	1/1/16			



PLAN VIEW

SECTION A-A

SECTION B-B

ST. LOUIS COUNTY
DEPARTMENT OF TRANSPORTATION
CREVE COEUR, MISSOURI

TYPICAL BMP DETAIL

WASHDOWN STATION

REVISION DATE: January 1, 2016

DRAWING 806-46.00

CONCRETE WASTE MANAGEMENT

DESCRIPTION - The purpose of this specification is to set forth procedures and practices designed to eliminate the discharge of concrete waste materials to storm drainage systems, drainage areas, streets or watercourses, which shall be required of the contractor.

APPROPRIATE APPLICATION OF BMP - Concrete waste management procedures and practices will be implemented on construction projects as follows:

- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing Portland cement concrete (PCC), asphaltic concrete (AC) or bituminous concrete (BC) are generated, such as from saw cutting, coring, grinding, grooving and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on-site, when approved by the Resident Engineer or Construction Inspector.
- Where mortar-mixing station exist.

AWARENESS / ENFORCEMENT

- Contractor's and / or permit holder's superintendent or representative shall oversee and enforce concrete waste management procedures.
  - ➢ Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.
- The site superintendent shall make drivers aware of the presence of the concrete waste management facilities. The site superintendent should post signage indicating the location and designated use of the concrete waste management areas, and provide careful oversight to inspect for evidence of improper dumping of concrete waste and wash water.

IMPLEMENTATION

- Contractors, private individuals, public agencies, etc. using concrete material, shall incorporate requirements for concrete waste management into material supplier and subcontractor agreements. Include requirements in contracts with concrete delivery companies that drivers must use designated concrete washout facilities.
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- Cover the structures before predicted rainstorms to prevent overflows.
- Monitor on site concrete waste storage and disposal procedures at least weekly or as directed by the Resident Engineer or Construction Inspector.

- In St. Louis County, the contractor is required by Missouri State Law (10 CSR 10-6.170) and County Ordinance (612.340) to control fugitive dust blown from the construction site, signal installation, etc. Dust control, including saw-cut material etc., on the construction site shall be monitored for safety purposes and to prevent nuisances. The contractor / permitee shall apply reasonable measures to control dust and particulate matter (of any size or source) due to roadway / construction traffic, grading, clearing and grubbing, building demolition, saw-cutting etc. from migrating off the site of origin. Operations residue from grinding, saw-cutting etc. should be picked up (cleaned-up) by means of a vacuum device or swept up. Compressed or blown air may be used to clean negligible residual dust that the vacuum or sweeping did not clean up, as long as the above dust control procedures (and law and ordinance) are met. Saw cutting residue, slurry or dry, should not be allowed to enter storm drains or watercourses. Saw cutting residue should not be allowed to flow across the pavement and should not be left on the surface of the pavement when traffic is present, when precipitation is anticipated before cleanup or overnight. In approved locations, saw-cut slurry may flow into the dirt (where it can soak into the ground) adjacent to the saw-cutting operation and be buried, on site, 2' minimum below finished grade. Other dust control and clean-up procedures may be acceptable as approved by the Engineer or St. Louis County. See additional Concrete Waste Management requirements in this Manual.

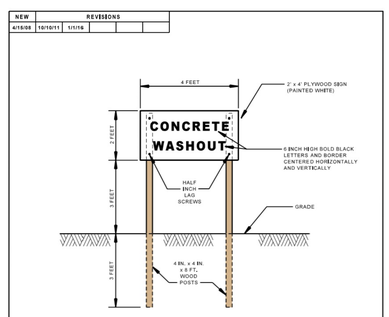
WASHOUT AREA PROTOCOL

- Contain concrete washout on site or take it offsite for disposal in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- For onsite washout:
  - ➢ Locate washout area on-site at least 50 feet from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough to contain liquid and solid waste. Locate it in a dirt area where the liquid portion of the washout can soak into the ground. They are preferably built below-grade to prevent breaches and reduce the likelihood of runoff. Discontinue use of the washout once it reaches 75% capacity. Washouts should be sized to handle solids and wash water to prevent overflow. It is estimated that 7 gallons of wash water are used to wash one truck chute and 50 gallons are used to wash out the hopper of a concrete pump. Implement a maintenance schedule for washout areas.
  - ➢ Temporary washout facilities should have pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.
  - ➢ Wash out wastes into the pit where the concrete can set, be broken up, and used on site; or buried on site; or disposed of properly.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose of in the trash.
- Do not place concrete wash water in a pit that is connected to the storm drain system or that drains to nearby waterways.

- Locate concrete washout facilities in an area that allows convenient access for concrete trucks, preferably near the area where the concrete is being poured. Appropriate gravel or rock should cover paths to concrete washout facilities if the facilities are located on undeveloped property. These areas should be far enough away from other construction traffic to reduce the likelihood of accidental damage and spills. The number of facilities you install should depend on the expected demand for storage capacity. On large sites with extensive concrete work, place washouts in multiple locations for ease of use. If the dried concrete washout is buried on the site it shall have a 2-foot cover minimum. The 2-foot cover shall match with surrounding finished grade.
- Concrete washed out in areas other than those designated for such activity, shall be cleaned up by the contractor.
- Install signage adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Perform washout of concrete mixers, delivery trucks and other delivery systems in designated areas only.
- Wash out concrete from concrete pumper bins into concrete pumper trucks and discharge into designated washout area.
- Equipment that cannot be easily moved, such as concrete pavers, shall only be washed in designated areas that do not drain to waterways or storm drain systems.
- Backfill and repair holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities.
- Wash out concrete on site into a future designated final concrete pour location. This location cannot be within 50 feet of a storm or sanitary sewer; or water course; or where it can drain off site. The washout cannot jeopardize the integrity of the final concrete pour. Concrete to be removed from the site shall be disposed of in conformance with the provisions in Standard Specification Manual, Section 202, all as directed by the Engineer. No additional payment will be made for complying with the above specification.
- A self-contained and watertight container may be used to control, capture, and contain concrete wastewater and washout material. The container must be portable and temporary, damage resistant, protect against spills and leaks, and sized to handle solids and wash water to prevent overflow. The container should be emptied and cleaned when 75% of its capacity is reached. After all liquids evaporate or are pumped or vacuumed, and the remaining slurry solidified, the Contractor may bury the solids on site. On County roadway projects, the solids may be buried on site if approved by the Engineer. In either case, solids shall be buried a minimum of 2 feet below finished grade. Disposal of container contents that are removed from the site shall be made at an approved landfill. In order to prevent overflows caused by natural occurrences and to provide security for safety purposes and against acts of vandalism, the container shall be covered at the end of each workday and remain covered until the beginning of the next workday. The cover shall remain on site with the container at all times. Container shall be free of liquids during any on-site relocation process or transport to another site. On County roadway projects, location(s) for the container shall be approved by the Engineer.

TYPICAL DETAIL - 806-46.03

NEW	REVISIONS				
4/15/08	10/10/11	1/1/16			



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT AS APPROVED BY COUNTY)

GENERAL NOTES

1) DO NOT SCALE DRAWING. FOLLOW DIMENSIONS.
2) ACTUAL LAYOUT DETERMINED IN THE FIELD
3) THE "CONCRETE WASHOUT" SIGN SHALL BE INSTALLED WITHIN 30 FEET OF EACH TEMPORARY CONCRETE WASHOUT FACILITY.

ST. LOUIS COUNTY
DEPARTMENT OF TRANSPORTATION
CREVE COEUR, MISSOURI

TYPICAL BMP DETAIL

CONCRETE WASTE MANAGEMENT (CONCRETE WASHOUT SIGN)

REVISION DATE: January 1, 2016

DRAWING 806-46.03

PREPARED BY:
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e-mail: general@stockassoc.com
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SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIVE VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

1.	04–14–26 GCL/FISCHER HOMES
2.	06–01–26 AGENCY REVIEW
3.	06–04–26 AGENCY REVIEW
4.	08–03–26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO.: 2022-7304
M.S.D. P #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:

SWPPP DETAILS

SHEET NO.:

C4.1

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DUST CONTROL

PHYSICAL DESCRIPTION - Control measures designed to reduce the transport of dust, thereby preventing pollutants from infiltrating into stormwater. Examples for construction activities include vegetative cover, wind barriers, minimization of soil disturbance, spray on adhesives, tilling, chemical treatment and water sprays.

In St. Louis County the contractor / permitee is required by Missouri State Law (10 CSR 10-6.170) and County Ordinance (612.340) to control fugitive dust blown from the construction site, land disturbance site, signal installation, etc. Dust control, including saw-cut material etc., on the construction site shall be monitored for safety purposes and to prevent nuisances. The contractor / permitee shall apply reasonable measures to control dust and particulate matter (of any size or source) due to roadway / construction traffic, grading, clearing and grubbing, building demolition, wind erosion, saw-cutting etc. from migrating off the site of origin.

WHERE BMP IS TO BE INSTALLED - Critical in areas of exposed soil.

CONDITIONS FOR EFFECTIVE USE OF BMPs - A combination of the following actions should be used to help reduce the dust and air pollution at a construction site.

Minimize Concurrent Areas of Soil Disturbance - Phase work to the extent practical.

Vegetative Cover - For areas not subjected to traffic, vegetation provides the most practical method of dust control and should be established as early as possible. Temporary vegetation should also be used. See Seeding and Sodding BMPs for additional information.

Sprinkling - The site can be sprinkled with water until the surface is moist. This practice is effective for dust control on large areas, haul routes or other traffic routes, but constant repetition is required for effective control.

Tilling - Roughen the surface and bring clods to the surface. This is an emergency measure that should be used before soil blowing starts. Begin tillage on windward side of the site. Chisel plows with shanks spaced about 12 inches to 18 inches apart and spring toothed harrows are examples of equipment that may produce the desired effect. See Surface Roughening BMPs for additional information.

Wind Barriers - Solid board fences, snow fences, burlap fences, crate walls and similar materials can be used to control air currents and blowing soil. Barriers placed at right angles to prevailing wind currents at intervals of about 10 times their height are effective in controlling soil blowing.

Street Cleaning - Paved areas that have soil on them from construction sites should be cleaned continuously, at least daily, utilizing a street sweeper or bucket type end loader or scraper.

Mulching - This practice offers a fast and effective means of controlling dust when properly applied. Binders and tackifiers should be used on organic mulches. Mulching is not recommended for areas with heavy traffic. See Mulching BMP for additional information.

Note: If calcium chloride or spray-on adhesives are used for dust control, a permit may be required from the Missouri Department of Natural Resources.

WHEN BMP IS TO BE INSTALLED - Routinely, especially in advance of and during periods of dry weather.

INSTALLATION / CONSTRUCTION PROCEDURES - See conditions for effective use above.

O&M PROCEDURES - Inspect daily and renew as needed.

SITE CONDITIONS FOR REMOVAL - Maintain practices until all disturbed areas are vegetated or paved and blowing soil is no longer a concern.

TYPICAL DETAILS - Not applicable.

EROSION CONTROL

PHYSICAL DESCRIPTION - An erosion control blanket is a preformed protective blanket of plastic fibers, straw or other plant residue designed to protect soil from the impact of precipitation and overland flow, and retain moisture to facilitate establishment of vegetation. There are many products on the market designed for a variety of applications.

WHERE BMP IS TO BE INSTALLED - Typically installed on slopes or in channels prior to establishment of vegetation.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Several factors, such as soil conditions, steepness and length of slope, depth of flow, runoff velocities, and time required to establish desired vegetation, influence the choice of product. Manufacturer's recommendations should be followed. Products are available for a variety of uses:

Netting - Synthetic or natural fiber mesh installed over disturbed area to hold organic mulch and / or seed in place. (806-90.11)

Temporary Erosion Control Blanket - Natural fiber blanket held together by netting to provide temporary erosion protection on slopes and channels. (806-90.10)

Permanent Erosion Control Blanket - Synthetic blanket material which provides permanent erosion control on slopes and channels with increased water flow velocities. (806-20.00)

Turf Reinforcement Mat - 3-dimensional permanent synthetic mat that provides a matrix to greatly reinforce the root system of the desired vegetation for permanent erosion protection in high flow channels and on critical slopes. (See page 58 for additional information on TRMs)

For additional information see Section 806.90 of St. Louis County's Standard Specification for Road and Bridge Construction.

WHEN BMP IS TO BE INSTALLED - Dependent upon intended use - immediately after completion of a phase of grading, or installation of vegetation.

INSTALLATION / CONSTRUCTION PROCEDURES - Follow manufacturer's recommendations and specifications, particularly noting requirements for check slots, fastening devices and need for firm contact with soil.

O&M PROCEDURES

- ✓ Inspect every week and after every storm until adequate vegetation is established.
- ✓ Repair erosion and / or undermining at top of slope.
- ✓ Repair undermining beneath blankets - pull back the blanket(s), fill and compact eroded area, re-vegetate and then secure blanket(s) firmly.
- ✓ Reposition or replace blankets that have moved along the slope or channel and secure firmly
- ✓ Replace damaged blankets.

SITE CONDITIONS FOR REMOVAL - Temporary blankets will generally degrade naturally; permanent blankets remain in place.

TYPICAL DETAILS - Not applicable.

MULCH

PHYSICAL DESCRIPTION - A layer of organic material designed to protect exposed soil or freshly seeded areas from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Mulch materials may include, but are not limited to, such things as grass, hay, straw, wood chips, wood fibers, hydro mulch and shredded bark. Type 1 mulch is prohibited in the flood plain.

- Type I Mulch-Vegetative (includes grass, hay, and straw).
- Type II Mulch-Vegetative with asphalt emulsion (includes grass, hay, and straw).
- Type III Mulch-Vegetative with overspray (includes grass, hay, and straw).
- Type V Mulch-Hydro mulch (includes wood fiber, wood cellulose).
- Shredded Hardwood Bark Mulch.
- Wood Chips, (not recycled lumber).

WHERE BMP IS TO BE INSTALLED - Typically installed on seeded areas for temporary use, and in landscaped areas for permanent use.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Sheet flow only
Slopes:	See attached chart for types of mulch acceptable as a function of slope length and steepness
Mulching Rates:	See attached table

WHEN BMP IS TO BE INSTALLED - Immediately after grading landscaped areas or seeding other areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMPs to protect area to be mulched
- ✓ Rough grade area and remove all debris larger than 1 inch if area is to be vegetated and mowed in the future, larger than 2 inches if area is to be permanently mulched
- ✓ If area is to be seeded, follow requirements of Seeding BMP
- ✓ Spread mulch and anchor by punching it into the ground, using netting, peg and twine, or tacking with liquid binder
- ✓ For additional information see Section 802 of St. Louis County's Standard Specifications for Road and Bridge Construction.

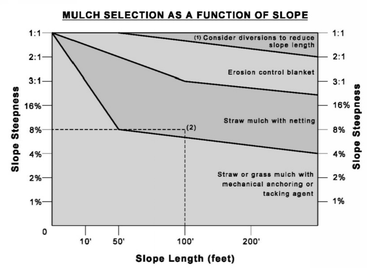
O&M PROCEDURES

- ✓ Inspect every week and after every storm until adequate vegetation is established; annually for permanent mulch.
- ✓ Protect from vehicular and foot traffic.
- ✓ Repair damaged, degraded or eroded areas - reseed as needed and replace mulch.

SITE CONDITIONS FOR REMOVAL - Temporary mulch should be removed when adequate vegetation is established.

TYPICAL DETAILS - Type of mulch required for various slopes and application rates attached.

MULCH SELECTION AS A FUNCTION OF SLOPE



(1) For slopes steeper than 1:1, consider building a diversion above slope to divert water.
(2) Example: An 8% slope, 100 feet long, requires straw mulch with netting

GENERAL MULCH RECOMMENDATIONS TO PROTECT FROM SPLASH AND SHEET FLOW

Material	Rate Per Acre	Requirements	Notes
Straw	2 to 2.5 tons	Dry, unchopped unweathered; avoid weeds	Spread by hand or machine; must be tacked or tied down
Wood Fiber or Wood Cellulose	0.5 to 1 ton		Use with hydro seeder; may be used to tack straw. Do not use in hot, dry weather.
Wood Chips	5 to 6 tons	Air dry. Add nitrogen fertilizer at 12 lb per ton	Apply with blower, chip handler, or by hand. Not for fine turf areas.
Bark	35 cu. yds.	Air dry, shredded, or hammermilled; or chips	Apply with mulch blower, chip handler or by hand. Do not use asphalt tack.

SEEDING

PHYSICAL DESCRIPTION - Establishment of vegetation by spreading grass seed designed to protect exposed soil from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff. Use only perennial vegetation for final stabilization.

WHERE BMP IS TO BE INSTALLED - To exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 30 days.

CONDITIONS FOR EFFECTIVE USE OF BMPs

Type of Flow:	Sheet flow
Contributing Slope Length:	30 foot maximum for 3:1 slopes 50 foot maximum for slope between 3:1 and 10:1 100 foot maximum for slopes under 10%
Minimum Rates:	See attached chart(s)
Acceptable Dates:	See attached chart

WHEN BMP IS TO BE INSTALLED - Immediately after rough or finished grading is completed.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Install upstream BMPs to protect area to be seeded.
- ✓ Rough grade area and remove all debris larger than 1-inch in diameter and concentrated areas of smaller debris.
- ✓ Install stabilization grids, if needed.
- ✓ Mix soil amendments (lime, fertilizer, etc.) into top 3 to 6 inches of soil as needed.
- ✓ Plant seed ¼ to ½ inch deep.
- ✓ Roll lightly to firm surface.
- ✓ Cover seeded area with mulch unless seeding completed during optimum spring and summer dates.
- ✓ Install additional stabilization (netting, bonded fiber matrix, etc.) as required.
- ✓ Water immediately - enough to soak 4 inches into soil without causing runoff.
- ✓ If contract / permit allows seeding to be used for final stabilization, only perennial vegetation seeds shall be used.
- ✓ For additional information see Sections 805 and 806.50 of St. Louis County's Standard Specification for Road and Bridge Construction.

O&M PROCEDURES:

- ✓ Inspect every week and after every storm
- ✓ Protect area from vehicular and foot traffic
- ✓ Reseed areas that have not sprouted within 21 days of planting.
- ✓ Repair damaged or eroded areas and reseed and stabilize as needed
- ✓ Do not mow until 4 inches of growth occurs
- ✓ During the first 4 months, mow no more than ⅓ the grass height
- ✓ Re-fertilize during 2nd growing season

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area

SEEDING REQUIREMENTS

Dates for Seeding

Permanent Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Tall Fescue			O	O	O			O	O			
Smooth Brome			O	O	O			O	O			
Fescue & Brome			O	O	O	O		O	O			
Fescue, Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats		A	O	O	O	O	O	O	O			

O = Optimum seeding dates
A = Acceptable seeding dates
P = Permitted seeding dates with reseeding 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 75% seed and remaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding*	Pounds per acre	Pounds Per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.6
Mixture # 1	250	5.7
Mixture # 2	210	4.8

Mixture # 1 = Tall Fescue @ 150 pounds per acre and Brome @ 100 pounds per acre.
Mixture # 2 = Tall Fescue @ 100 pounds per acre; Perennial Rye grass @ 100 pounds per acre; and Kentucky Blue grass @ 10 pounds per acre.
* = Seeding rate for slopes in excess of 20% (5:1), shall be 10 pounds per 1000 sq. ft.

Temporary Seeding	Pounds per acre	Pounds Per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	200	2.5

Fertilizer	Permanent Seeding (pounds per acre)	Temporary Seeding (pounds per acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	600

ENM = Effective neutralizing material per State evaluation of quarried rock.

TYPICAL DETAILS - Minimum seeding rates and acceptable dates for work attached.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Excavate diversion area except for area of upstream connection.
- ✓ Compact as required to place diversion properly.
- ✓ Install pipe bedding or channel lining as required.

SODDING

PHYSICAL DESCRIPTION - A ¾ inch to 1-inch thick mat of vigorous turf, free of disease, insects and weeds. Sod prevents raindrops from disrupting the soil structure and causing erosion. Sod slows water runoff and acts as a filter when sediment-laden runoff crosses over the sodded area.

WHERE BMP IS TO BE INSTALLED - Typically installed in areas requiring immediate erosion protection, such as swales or detention ponds and as filter strips, around inlets, and adjacent to curbs. Also installed in areas requiring immediate aesthetic appearance or function such as entrances to new subdivision and off site construction areas.

CONDITIONS FOR EFFECTIVE USE OF BMPs - Type of Flow: Sheet flow and low concentrated flows with velocities less than 5 fps.

WHEN BMP IS TO BE INSTALLED - Immediately after finish grading, installation of area inlets, and installation of underground services and foundations of new homes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Finish grade area and remove all debris larger than ½ inch in diameter and concentrated areas of smaller debris.
- ✓ Soil preparation of area to be sodded shall be determined by tests to determine lime and fertilizer requirements. Soil amendments shall be mixed into top 3 to 6 inches of soil by disking or other means.
- ✓ Level and roll soil lightly to provide an even grade and firm the surface. Soil should not be excessively wet or dry.
- ✓ Lay first row of sod perpendicular to the slope or direction of flow. Butt subsequent rows tight against previous rows with strips staggered in brick-like pattern. Fill minor gaps with good soil and roll entire surface to ensure contact.
- ✓ Stake, staple and / or net corners and centers of sod strips as required.
- ✓ Water immediately after installation enough to soak 4 inches into soil without causing runoff.
- ✓ For additional information see Section 803 of St. Louis County's Standard Specification for Road and Bridge Construction.
- ✓ Type of sod shall be as specified in the contract or on the approved plans.

O&M PROCEDURES:

- ✓ Water sod daily for 3 weeks - enough to soak 4-inches into soil without causing runoff.
- ✓ Reposition areas of sod that has moved along the slope.
- ✓ Remove sediment accumulations - replace sod if necessary.
- ✓ Repair any eroded areas, replace sod, and stabilize as needed.
- ✓ Do not mow until 3-inches of new growth occur. During the first 4 months, mow no more than ⅓ the grass height.

SITE CONDITIONS FOR REMOVAL - Not applicable.

TYPICAL DETAIL - 803-10.00

NON-SEDIMENT POLLUTION CONTROL

PHYSICAL DESCRIPTION - Control measures designed to prohibit chemicals, hazardous materials, solid waste and construction debris from polluting stormwater. Pollutants carried in solution or as surface films on runoff will be carried through most erosion control and sediment capture BMPs. Keeping substances like fuel, oil, asphalt, paint, solvents, fertilizer, soil additives, concrete wash water, solid waste and construction debris from polluting runoff can be accomplished to a large extent through good housekeeping on the site and following the manufacturer's recommendations for disposal.

WHERE BMP IS TO BE INSTALLED - Collection, storage and fueling areas should be located onsite in an area that does not receive a substantial amount of runoff from upland areas and does not drain directly to lakes, creeks, streams, rivers, sewers, groundwater, wetlands, or road ditches.

CONDITIONS FOR EFFECTIVE USE OF BMPs

- ✓ Reduction in pollutants depends heavily on how construction personnel perform their duties. An effective management system requires training and signage to promote proper storage, handling and disposal of materials. Follow up observations of actions and inspection of storage areas by management personnel is also required.
- ✓ Plans should contain notes clearly stating requirements for addressing potential pollutants.
- ✓ Fueling areas and storage areas for hazardous materials should be protected by berms or other means of catching leaks or spills. Do not store hazardous chemicals, drums, or bagged materials directly on the ground. Place these items on a pallet and under cover in secondary containment.

WHEN BMP IS TO BE INSTALLED - Immediately following installation of construction entrance and wash station.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Place waste receptacles near area of work.
- ✓ Construct protective berm or other devices around fueling and hazardous materials storage areas.
- ✓ Install appropriate signage.
- ✓ Post guidelines for proper handling, storage and disposal of materials, and emergency spill cleanup on site.

O&M PROCEDURES:

- ✓ Inspect activities on regular basis.
- ✓ Inspect storage areas and control devices at least every two weeks and after every storm.
- ✓ Make necessary corrections and repairs.

SITE CONDITIONS FOR REMOVAL - Maintain practices until all construction on the site has been completed.

TYPICAL DETAILS - General pollution prevention notes attached.

POLLUTION PREVENTION PROCEDURES

DESCRIPTION - Pollution prevention includes best management practices that need to be set up at the beginning of the project. Pollution prevention practices consist of site management considerations that do not fit into the other categories of erosion or sediment controls, such as materials inventory, good housekeeping, spill prevention and clean up, solid waste management and concrete washout. Building materials and other construction site wastes must be properly managed and disposed of to reduce the risk of pollution from materials such as surplus or refuse building materials or hazardous wastes. Practices such as trash disposal, recycling, proper material handling, and spill prevention and cleanup measures can reduce the potential for storm water runoff to mobilize construction site wastes and contaminate surface or ground water.

APPROPRIATE APPLICATION OF BMPs - The proper management and disposal of wastes should be practiced at every construction site to reduce contaminated storm water runoff. Use waste management practices to properly locate refuse piles, to cover materials that might be displaced by rainfall or storm water runoff, and to prevent spills and leaks from hazardous materials that were improperly stored.

Solid Wastes

- Designate a waste collection area on the site that does not receive a substantial amount of runoff from upland areas and does not drain directly to a water body.
- Dumpsters or other collection containers should be provided as needed and ensure that containers have lids so they can be covered before periods of rain, and keep containers in a covered area whenever possible.
- Schedule waste collection to prevent the containers from overfilling.
- Clean up spills immediately. For hazardous materials, follow cleanup instructions on the package.
- During the demolition phase of construction, provide extra containers and schedule more frequent pickups.
- Collect, remove, and dispose of all construction site wastes at authorized disposal areas in accordance with state and local laws and regulations. Contact a local environmental agency to identify these disposal sites.
- Solid waste may not be buried or burned on the site.
- Good Housekeeping on a construction site is very important. Keep the site clean.

Pesticides and Fertilizers

- Follow all federal, state, and local regulations that apply to the use, handling, or disposal of pesticides and fertilizers.
- Do not handle the materials any more than necessary.
- Store pesticides and fertilizers in a dry, covered area.

- Construct berms or dikes to contain stored pesticides and fertilizers in case of spillage.
- Follow the recommended application rates and methods.
- Have equipment and absorbent materials available in storage and application areas to immediately contain and clean up any spills that occur.

Detergents - Phosphorous and nitrogen containing detergents are used in wash water for cleaning vehicles. Excesses of these nutrients can be a major source of water pollution. Use detergents only as recommended, and limit their use on the site. Do not dump wash water containing detergents into the storm drain system; direct it to a sanitary sewer or contain it so that it can be treated at a wastewater treatment plant.

1) **HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS**

DO

- Prevent spills
- Use products up
- Follow label directions for disposal
- Remove lids from empty bottles and cans when disposing in trash
- Recycle wastes whenever possible

DON'T

- Don't pour waste into sewers or waterways or on the ground
- Don't pour waste down the sink, floor drain or septic tanks
- Don't bury chemicals or containers, or dispose of them with construction debris
- Don't burn chemicals or containers
- Don't mix chemicals together
- Don't remove the original product label from the container

2) Containers shall be provided for collection of all waste material including construction debris, trash, petroleum products and any hazardous materials to be used onsite. All waste material shall be disposed of at facilities approved for that material.

3) No waste materials shall be buried on-site.

4) Mixing, pumping, transferring or otherwise handling construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any water course, ditch or storm drain.

5) Equipment fueling and maintenance, oil changing, etc., shall be performed only in an area designated for that purpose. The designated area is equipped for recycling oil and catching spills.

6) Concrete wash water shall not be allowed to flow directly to storm sewers, streams, ditches, lakes, etc., without being treated. A sump or pit shall be constructed to contain concrete wash water. See additional requirements in the "Concrete Waste Management" section of this manual.

7) If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto soil, the soil shall immediately be dug up and disposed of at a licensed sanitary landfill (not a construction / demolition debris landfill). Spills on pavement shall be immediately absorbed with sawdust, kitty litter or product designed for that purpose and disposed of at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. These materials will be removed from the site and recycled or disposed of in accordance with MoDNR requirements.

8) State law requires the party responsible for a petroleum product spill in excess of 50 gallons to report the spill to Missouri Department of Natural Resources (MoDNR) at (537) 634-2436, as soon as practical after discovery. Federal law requires the responsible party to report any release of oil if it reaches or threatens a sewer, lake, creek, stream, river, groundwater, wetland, or area, like a road ditch, that drains into one of the above.

9) The contractor / permitee should ensure adequate training is provided to the site superintendent and all field personnel, etc. on the proper protocol for reporting and cleaning up spills.

10) Manufacturer's recommended method for spill cleanup should be clearly posted and the site personnel should be made aware of the procedures and the location of the information and clean up supplies.

11) Material and equipment necessary for spill cleanup should be kept in the material storage area on site.

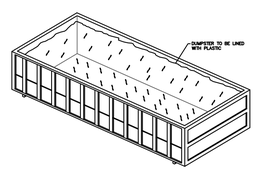
12) Minimize the material inventory stored on-site (e.g., only a few days' supply).

13) Do not store hazardous chemicals, drums, or bagged / boxed materials directly on the ground. Place these items on a pallet and under cover in secondary containment.

14) Storage areas shall be kept clean and well organized.

O&M PROCEDURES - The only way to be sure that waste management practices are being followed is to be aware of worker habits and to inspect storage areas regularly. Extra management time may be required to ensure that all workers are following the proper procedures. Inspect storage and use areas and identify containers or equipment that could malfunction and cause leaks or spills. Check equipment and containers for leaks, corrosion, support or foundation failure, or other signs of deterioration, and test them for soundness. Immediately repair or replace any that are found to be defective.

TYPICAL DETAILS - Not applicable.



CONCRETE WASTE MANAGEMENT

CONCRETE WASTE:
INSTALLATION/CONSTRUCTION PROCEDURES:

1. CONTRACTOR SHALL LINE DUMPSTER WITH PLASTIC TO ENSURE CONTAINMENT
2. PLACEMENT OF CONCRETE WASTE DUMPSTER SHALL BE WITHIN CONSTRUCTION AREA.
3. INSTALL POST SIGN IN ADVANCE OF STATION

O&M PROCEDURES:

1. REMOVE CONCRETE WASTE AS NECESSARY
2. CONCRETE WASTE SHALL NOT BE ALLOWED TO BE DUMPED ON-SITE.
3. MONITOR CONCRETE WASTE STATION DAILY.

SITE CONDITIONS FOR REMOVAL:

REMOVE WHEN CONCRETE OPERATIONS ARE NO LONGER NEEDED.

PREPARED BY:
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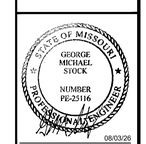
SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIVIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI



08/03/26

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000596

REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S./G.E./J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
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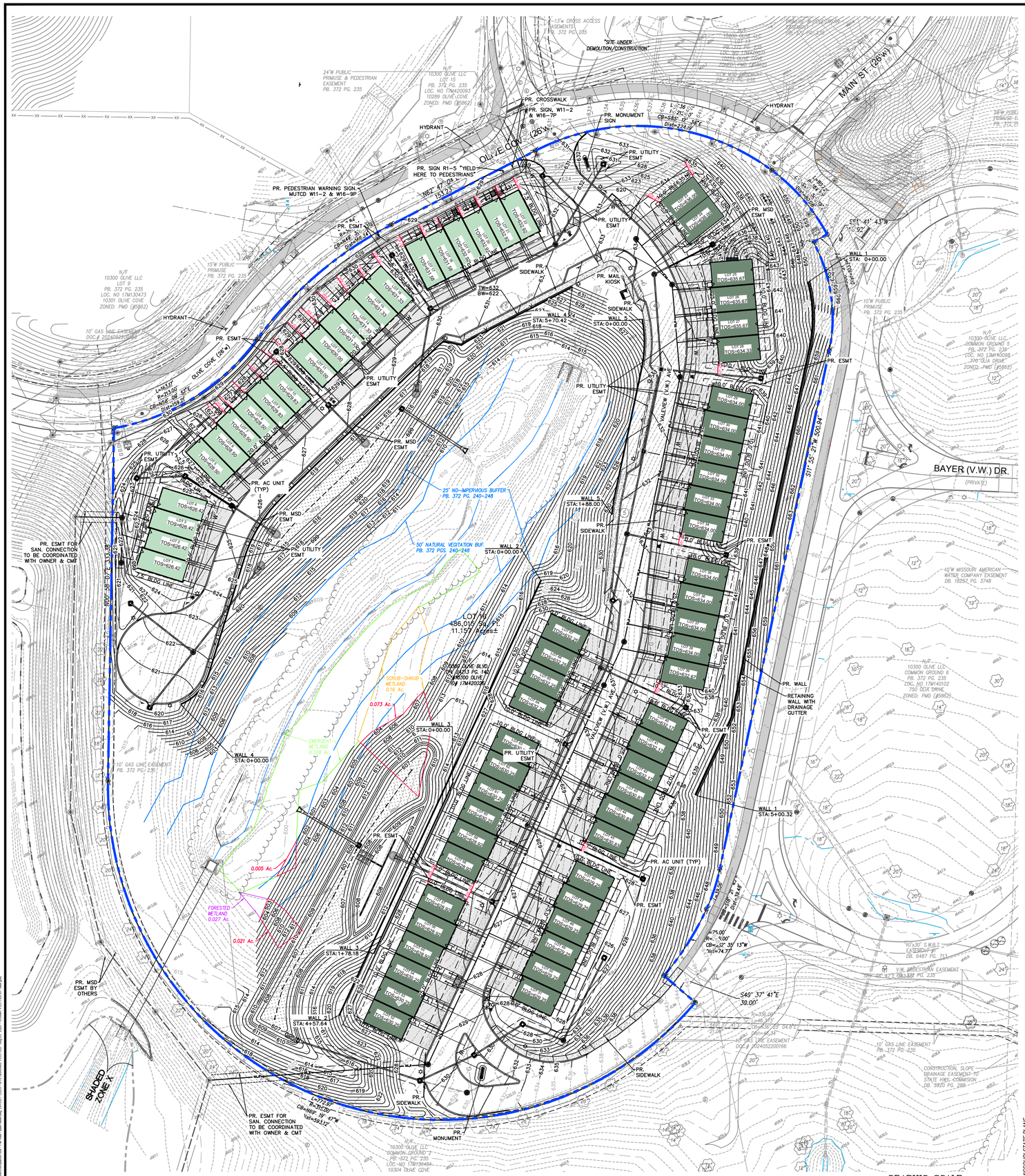
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	

SHEET TITLE:
SWPPP DETAILS

SHEET NO.:
C4.2

DRAWING FILE: C:\DRAWINGS\2022\7304\Submit\7304 - Title Sheet - latest.dwg LAYOUT: C4.2 - SWPPP DETAILS XLSTITLE Aug 04, 2026 - 8:36am XLSTITLE BY: mike.gillis



PARCEL	ADDRESS
LOT 1	10324 OLIVE COVE
LOT 2	10322 OLIVE COVE
LOT 3	10320 OLIVE COVE
LOT 4	10318 OLIVE COVE
LOT 5	10316 OLIVE COVE
LOT 6	10314 OLIVE COVE
LOT 7	10312 OLIVE COVE
LOT 8	10310 OLIVE COVE
LOT 9	10308 OLIVE COVE
LOT 10	10306 OLIVE COVE
LOT 11	10304 OLIVE COVE
LOT 12	10302 OLIVE COVE
LOT 13	10300 OLIVE COVE
LOT 14	10298 OLIVE COVE
LOT 15	10296 OLIVE COVE
LOT 16	10294 OLIVE COVE
LOT 17	10292 OLIVE COVE
LOT 18	10290 OLIVE COVE
LOT 19	10288 OLIVE COVE
LOT 20	10286 OLIVE COVE
LOT 21	10284 OLIVE COVE
LOT 22	10282 OLIVE COVE
LOT 23	826 VALEVIEW AVENUE
LOT 24	822 VALEVIEW AVENUE
LOT 25	818 VALEVIEW AVENUE
LOT 26	814 VALEVIEW AVENUE
LOT 27	810 VALEVIEW AVENUE
LOT 28	806 VALEVIEW AVENUE
LOT 29	802 VALEVIEW AVENUE
LOT 30	798 VALEVIEW AVENUE
LOT 31	794 VALEVIEW AVENUE
LOT 32	790 VALEVIEW AVENUE
LOT 33	786 VALEVIEW AVENUE
LOT 34	782 VALEVIEW AVENUE
LOT 35	778 VALEVIEW AVENUE
LOT 36	774 VALEVIEW AVENUE
LOT 37	770 VALEVIEW AVENUE
LOT 38	766 VALEVIEW AVENUE
LOT 39	762 VALEVIEW AVENUE
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LOT 63	747 VALEVIEW AVENUE
LOT 64	751 VALEVIEW AVENUE
LOT 65	755 VALEVIEW AVENUE
LOT 66	759 VALEVIEW AVENUE
LOT 67	763 VALEVIEW AVENUE

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SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
SITE GRADING PLAN

SHEET NO:
C5.0

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 IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

1030O OLIVE BLVD.,
CREVE COEUR, MISSOURI

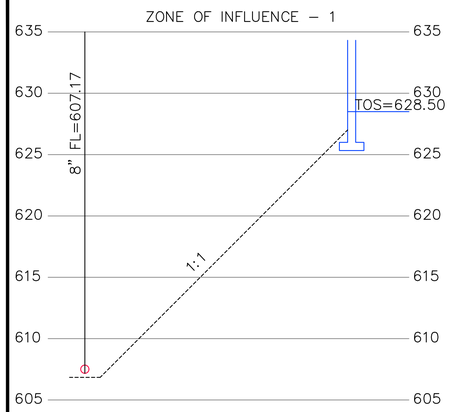
STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-23116 — PROFESSIONAL ENGINEER

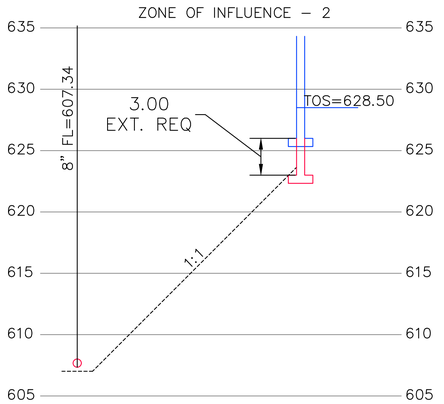
GEORGE M. STOCK, P.E. #23116
CIVIL ENGINEER
STOCK & ASSOCIATES CONSULTING
NUMBER: 000598 AUTHORITY

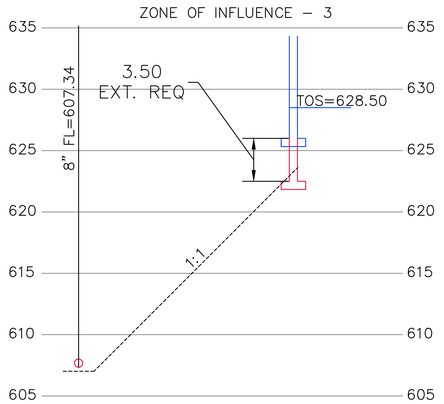
08/03/26

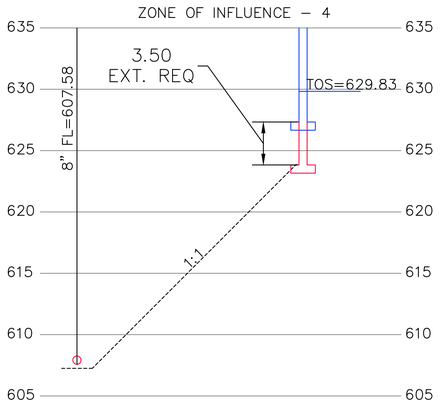
REVISIONS:	
1. 10-14-26 CITY/FISCHER HOMES	
2. 11-25-26 AGENCY REVIEW	
3. 06-04-26 AGENCY REVIEW	
4. 08-03-26 AGENCY REVIEW	

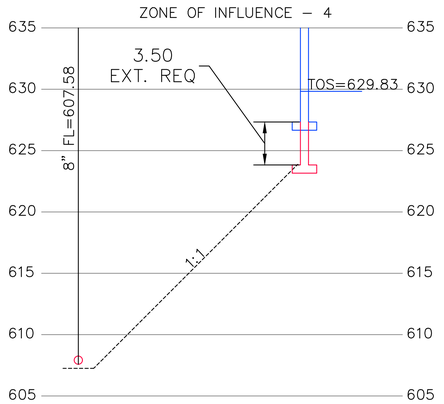
DRAWN BY: KS/LG/E.J.F.
DATE: 2/18/26
M.S.D. P #: P-P-P-

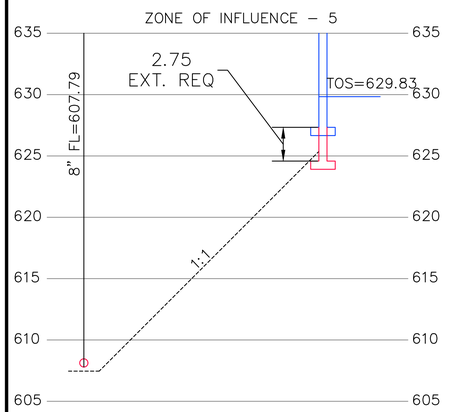


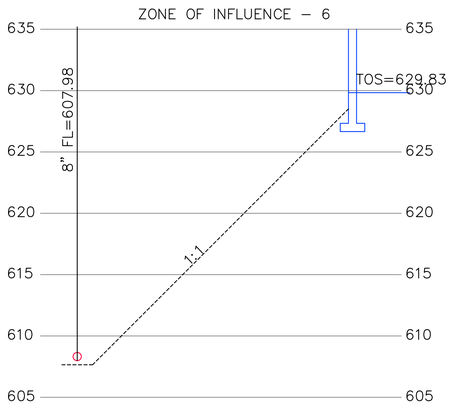


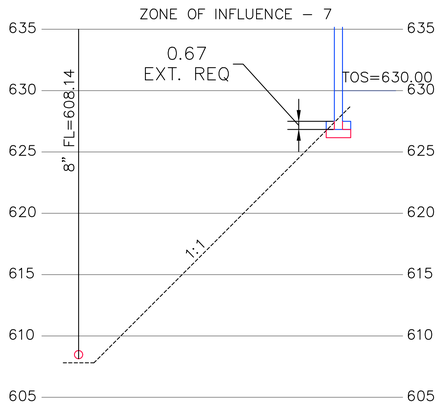


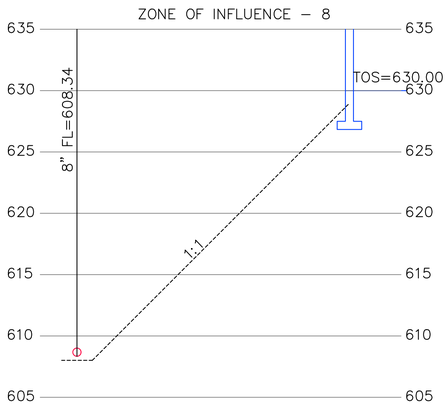


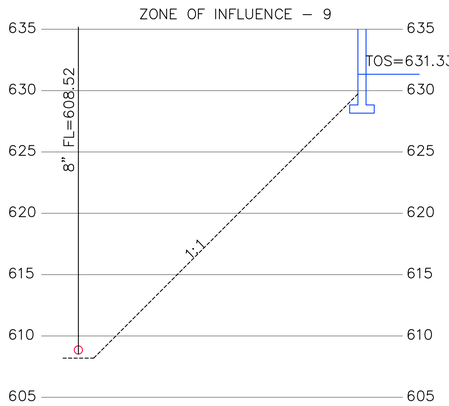


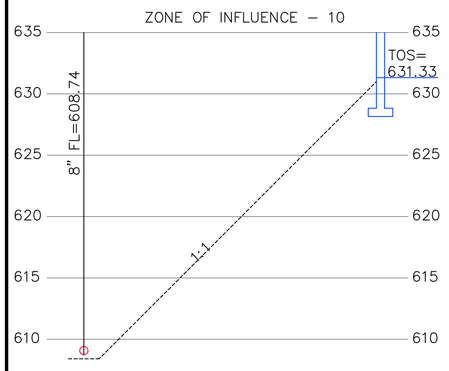


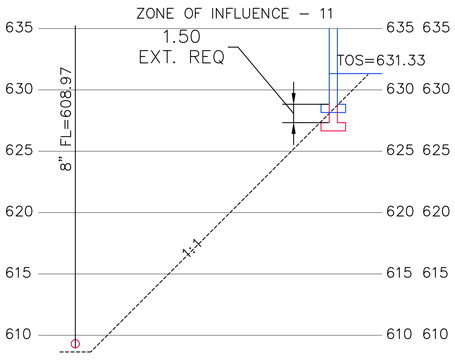


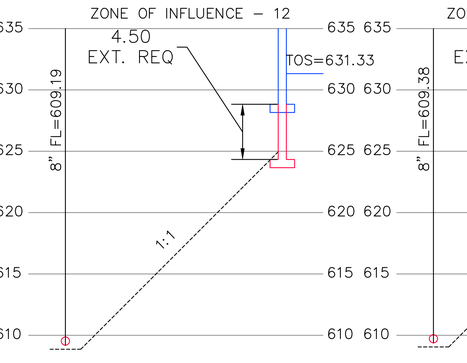


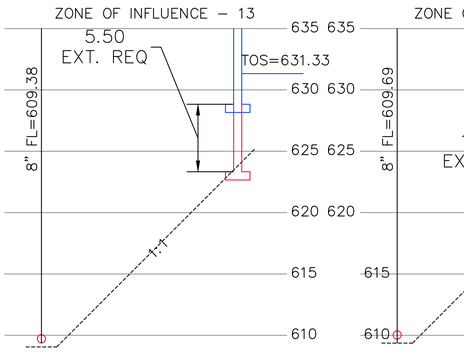


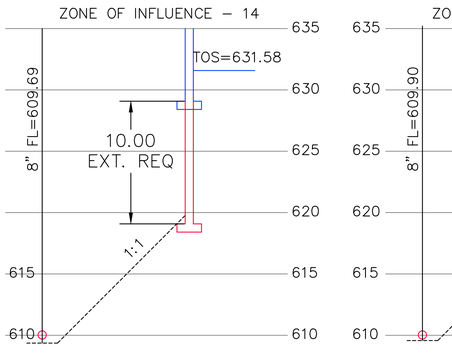


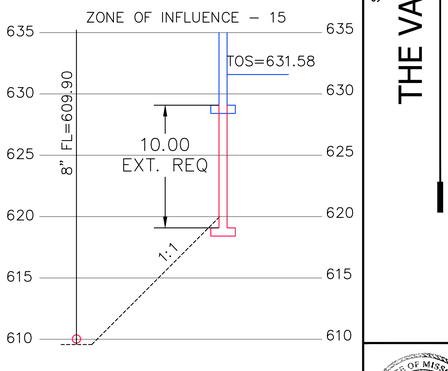


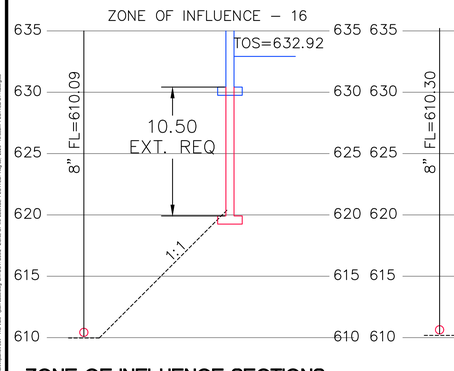


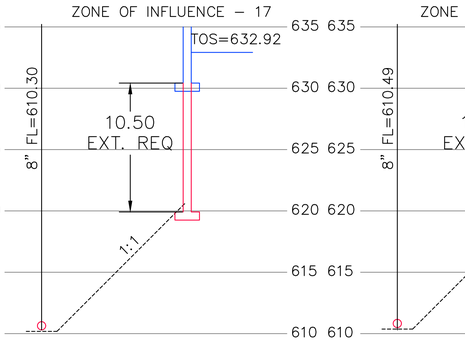


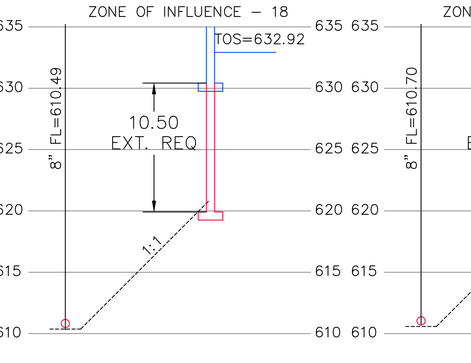


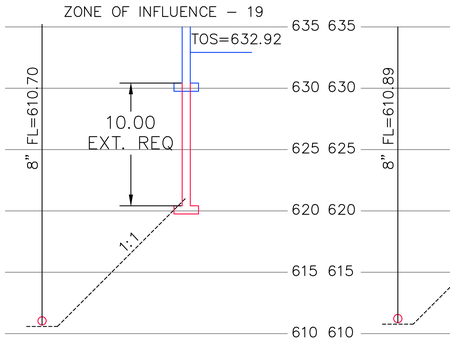


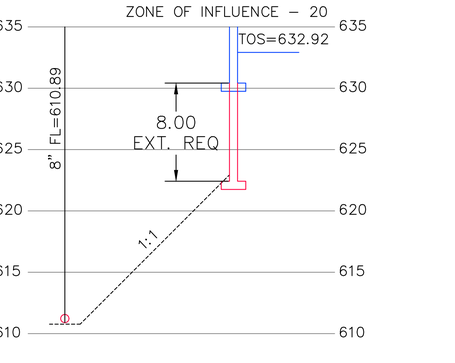












ZONE OF INFLUENCE SECTIONS

SCALE: 1"=5'

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 IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

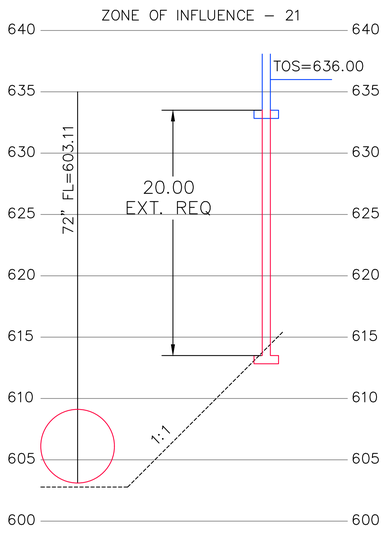
1.	04–14–26 GCL/FISCHER HOMES
2.	06–01–26 AGENCY REVIEW
3.	06–04–26 AGENCY REVIEW
4.	08–03–26 AGENCY REVIEW

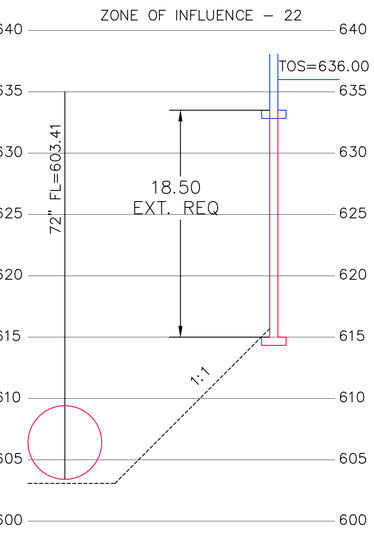
DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 28MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #:	H&T S.U.P. #: -
M.D.N.R. #: -	

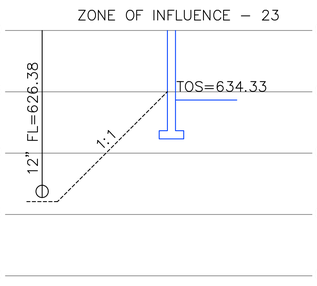
SHEET TITLE:
ZONE OF INFLUENCE

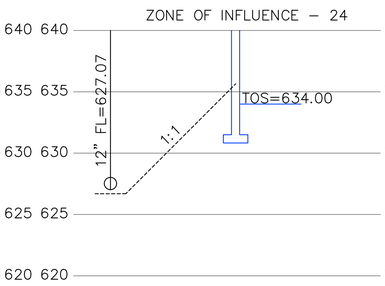
SHEET NO.:
C5.2

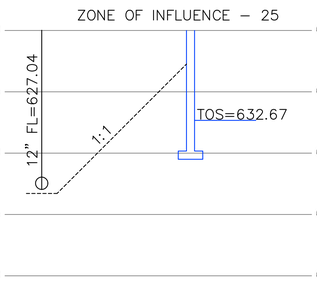
Drawing No.: C:\DRAWINGS\2022\2022-7304\Sheets\2022-7304 - Title Sheet - Sanitary Sewer Plan and Profile.dwg, 2/20/2026 7:05:51 AM, Kyle Gerling, Layout: C5.2 - ZONE OF INFLUENCE, XLSTRM - Kyle Gerling, 2026, 1:1 Offset: XLSTRM, By: Kyle Gerling

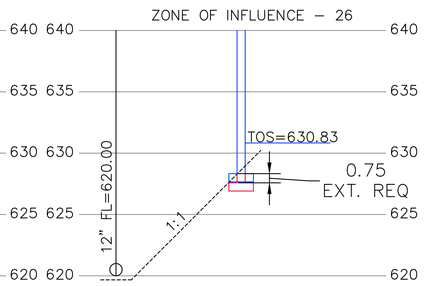


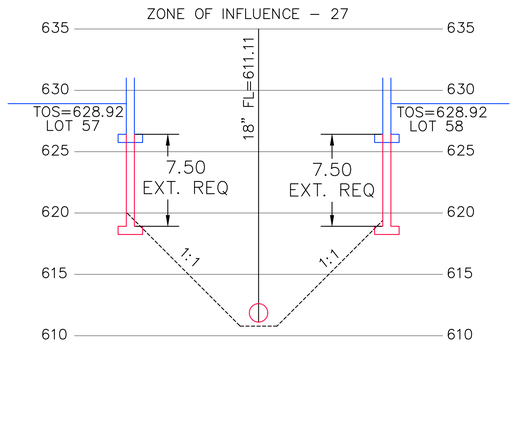


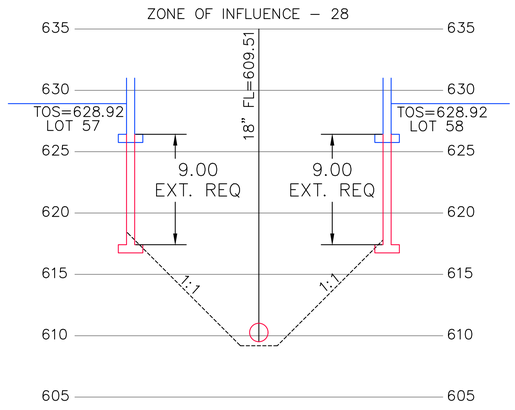












ZONE OF INFLUENCE SECTIONS

SCALE: 1"=5'

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SITE IMPROVEMENT PLANS FOR:

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10300 OLIVE BLVD.;
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STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

08/03/26

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

REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
ZONE OF INFLUENCE

SHEET NO.:
C5.3

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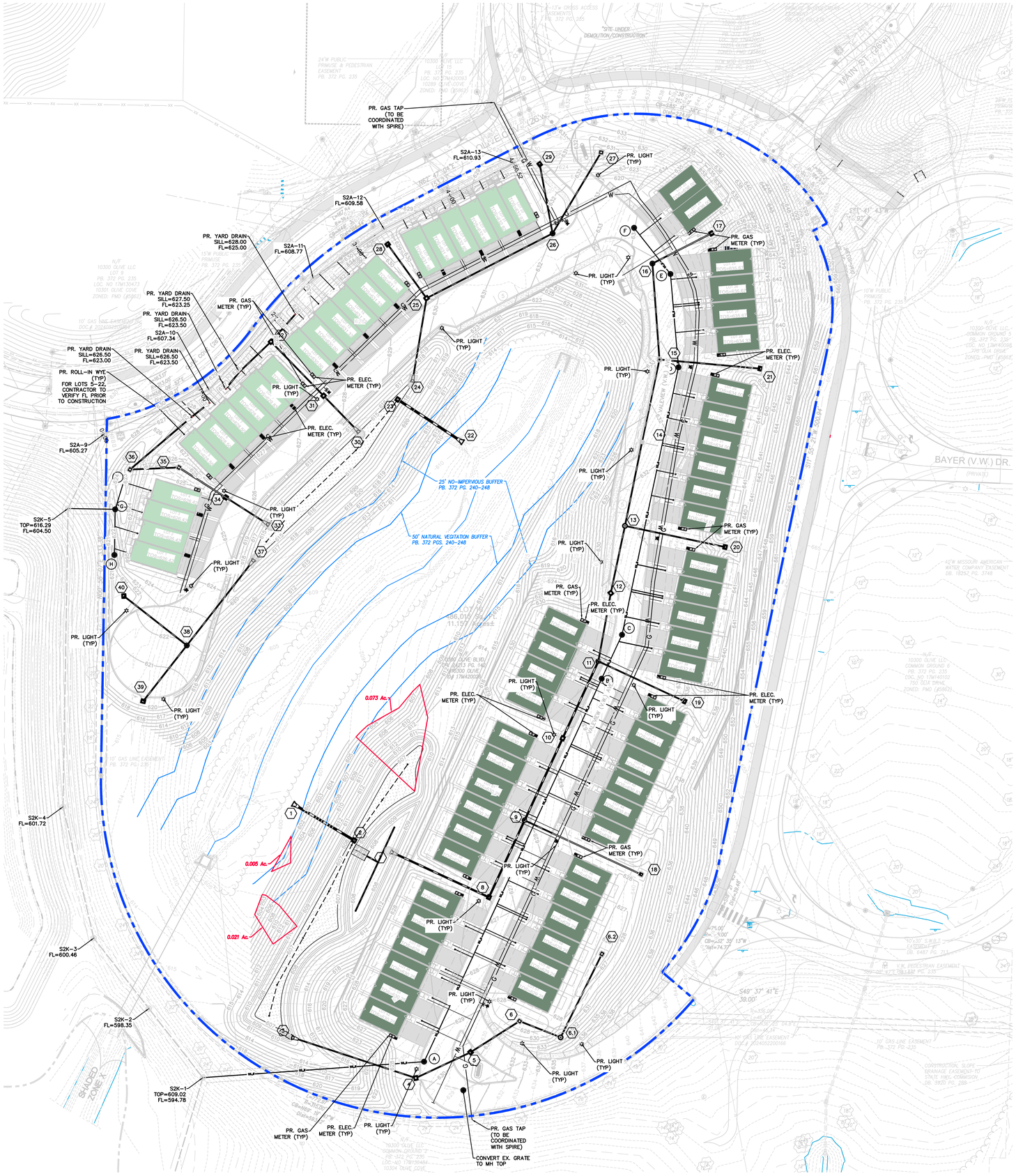
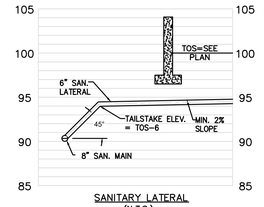


NOTE:
1. BACKFLOW VALVE REQUIRED FOR EACH UNIT.
2. A MINIMUM 2% SLOPE REQUIRED FOR ALL 6" SANITARY LATERALS.
3. ALL LATERALS SHALL HAVE A SAMPLING TEE OUTSIDE THE BUILDING

SANITARY LATERAL FOR LOTS 5 - 22		
LOT NUMBER	SANITARY STATION (RT)	FLOWLINE ELEVATION
5	0+57.77	606.39
6	0+79.33	606.81
7	1+00.72	607.22
8	0+14.26	607.48
9	0+34.30	607.68
10	0+56.22	607.90
11	0+89.62	608.24
12	1+09.63	608.44
13	1+29.67	608.64
14	0+06.85	608.84
15	0+27.17	609.04
16	0+49.39	609.26
17	0+19.94	609.78
18	0+39.92	609.98
19	0+59.94	609.18
20	0+79.92	610.38
21	0+99.94	610.58
22	1+21.83	610.80



SANITARY LATERAL
(N.T.S.)

MISSOURI STATE PLANE
GRID NORTH, EAST ZONE

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

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SITE IMPROVEMENT PLANS FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000566

REVISIONS:
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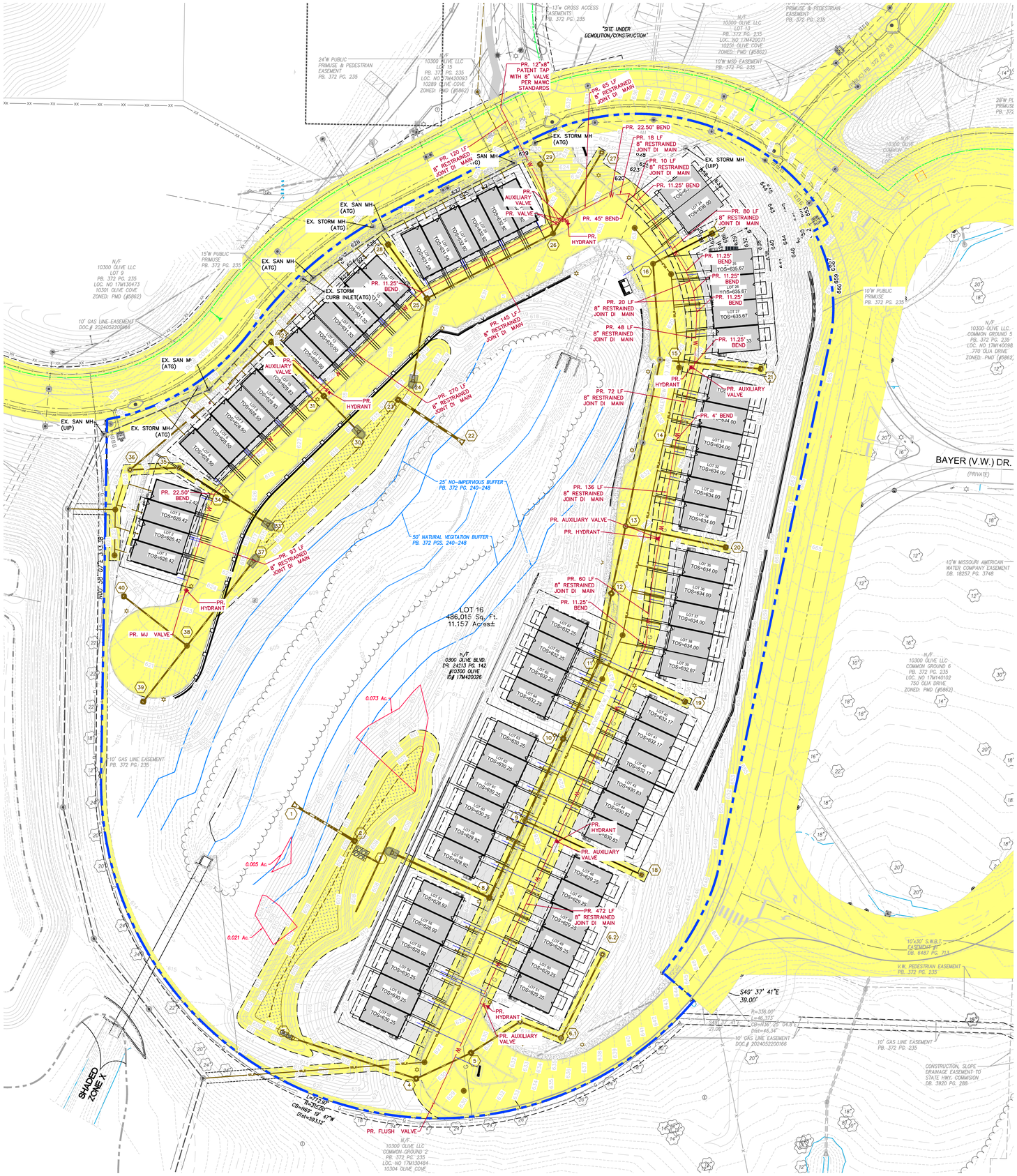
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:
SITE UTILITY PLAN

SHEET NO.:
C6.0



NOTE:
1. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED FROM PROPOSED WATERMAIN AND SANITARY SEWER & SANITARY STRUCTURES. MINIMUM 1.5 FEET VERTICAL SEPARATION BETWEEN PROPOSED WATERMAIN CROSSINGS WITH STORM & SANITARY PROFILES.

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

MISSOURI STATE PLANE GRID NORTH, EAST ZONE

PREPARED BY:
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DATE: 2/18/26	JOB NO: 2022-7304
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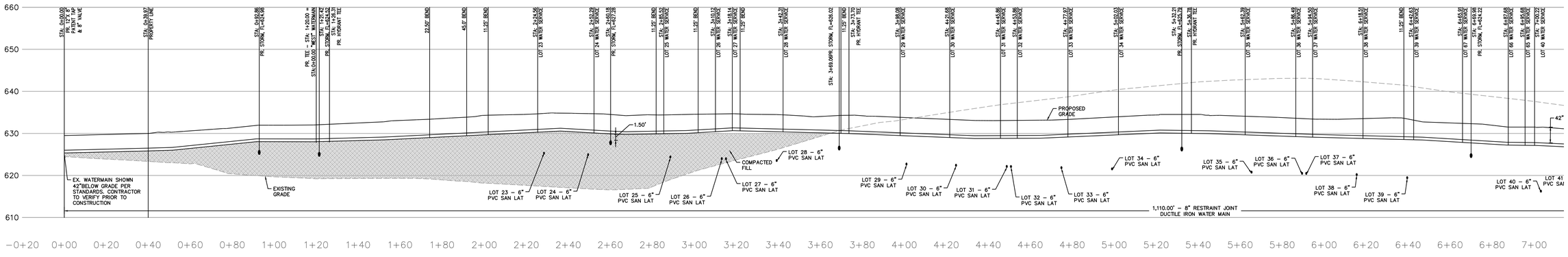
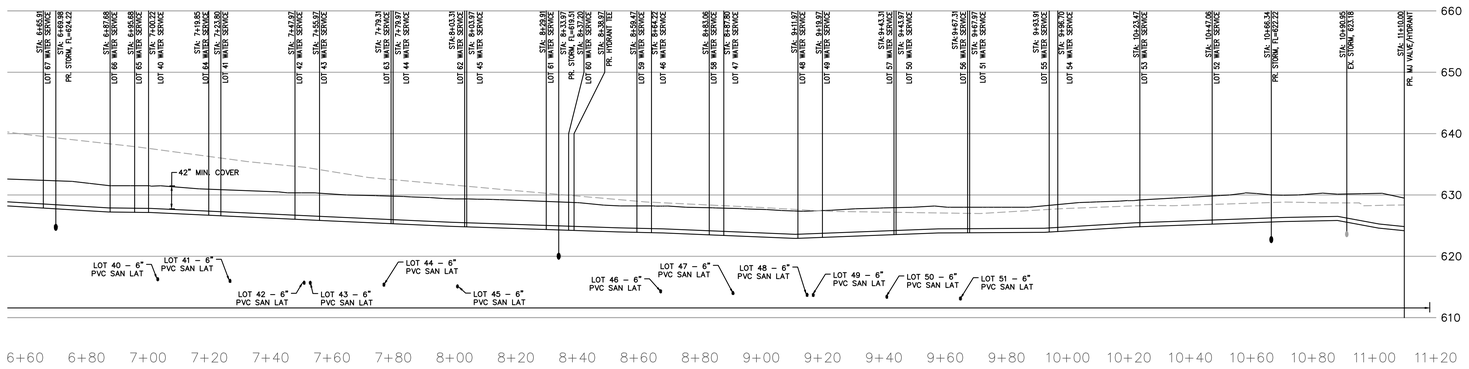
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	

SHEET TITLE:
SITE UTILITY PLAN - MAWC LAYOUT

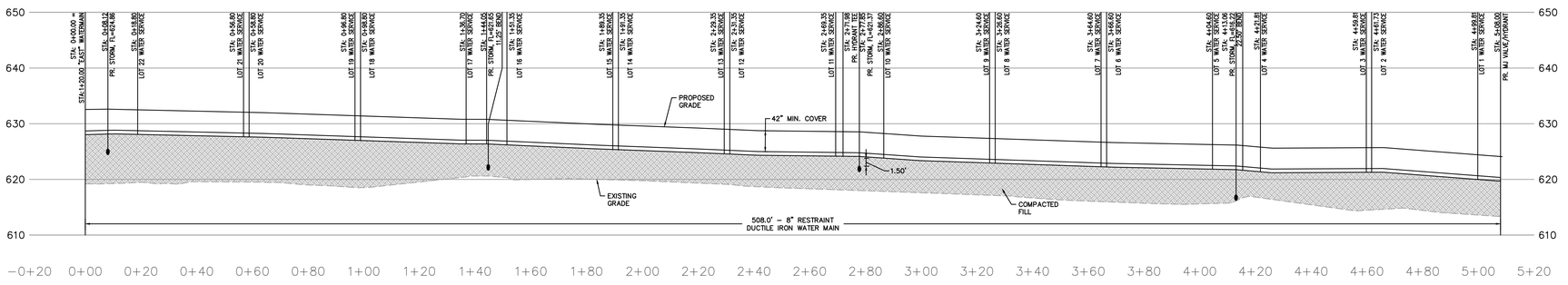
SHEET NO.:
C6.1

PR. WATERMAIN 'EAST' PROFILE





PR. WATERMAIN 'WEST' PROFILE



WATERMAIN PROFILES

SCALE: 1" = 20' HORIZ
1" = 10' VERT

NOTE:
1. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED FROM PROPOSED WATERMAIN AND SANITARY SEWER & SANITARY STRUCTURES. MINIMUM 1.5 FEET VERTICAL SEPARATION BETWEEN PROPOSED WATERMAIN CROSSINGS WITH STORM & SANITARY PROFILES.

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 IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

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

08/03/26

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

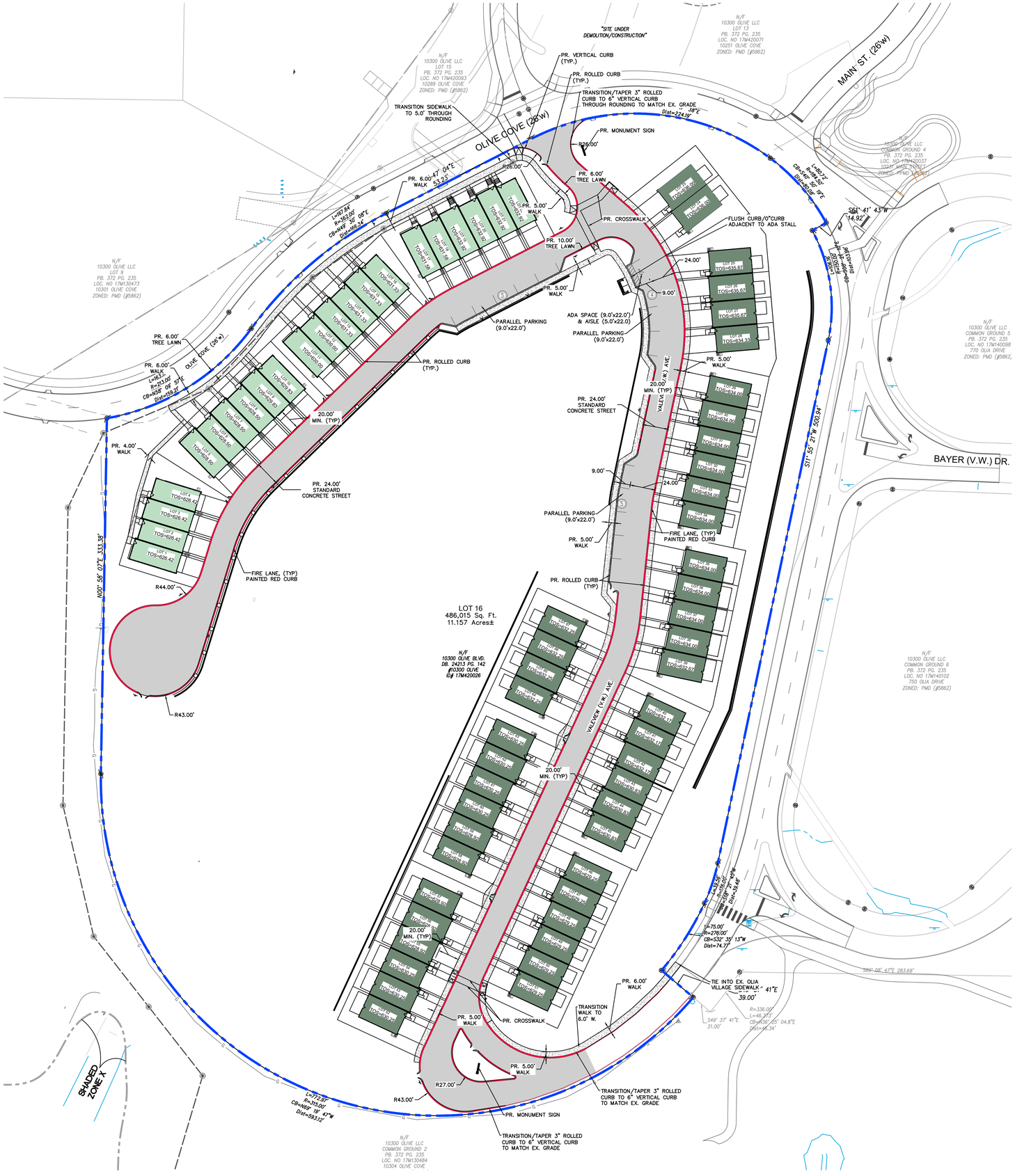
REVISIONS:

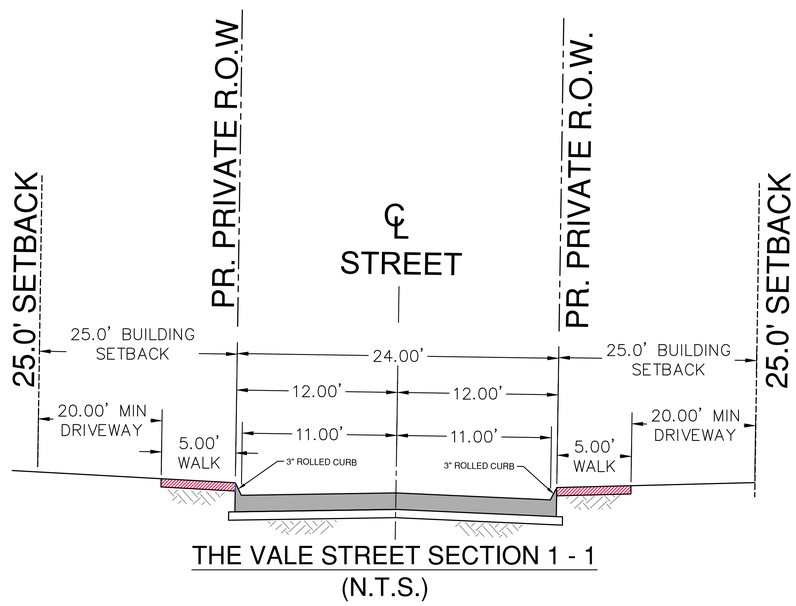
1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

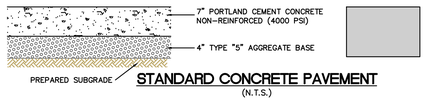
SHEET TITLE:
SITE UTILITY PLAN - MAWC PROFILES

SHEET NO.:
C6.2

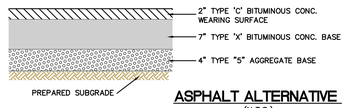




THE VALE STREET SECTION 1 - 1
(N.T.S.)



STANDARD CONCRETE PAVEMENT
(N.T.S.)



ASPHALT ALTERNATIVE
(N.T.S.)

MISSOURI STATE PLANE GRID NORTH, EAST ZONE

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

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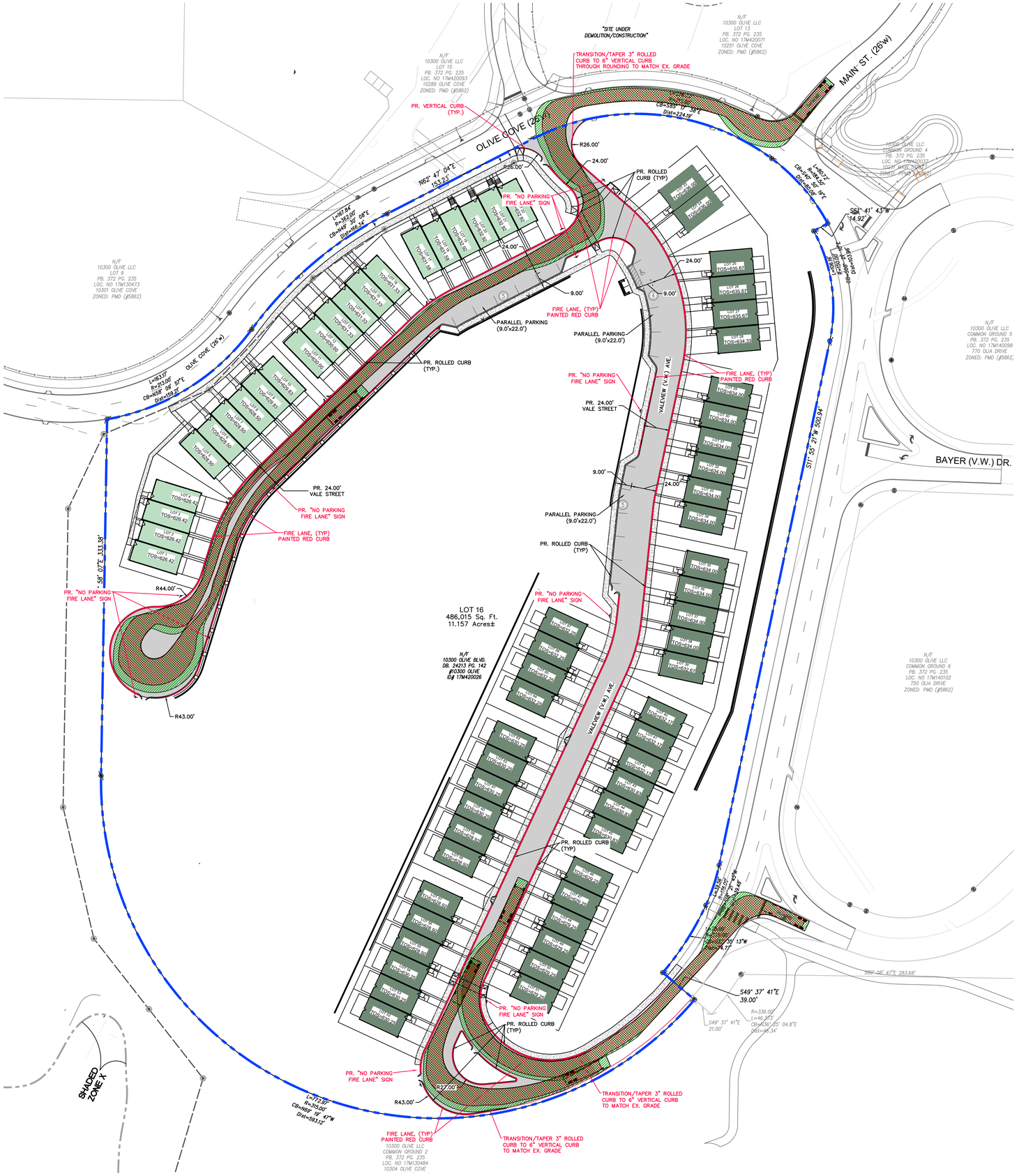
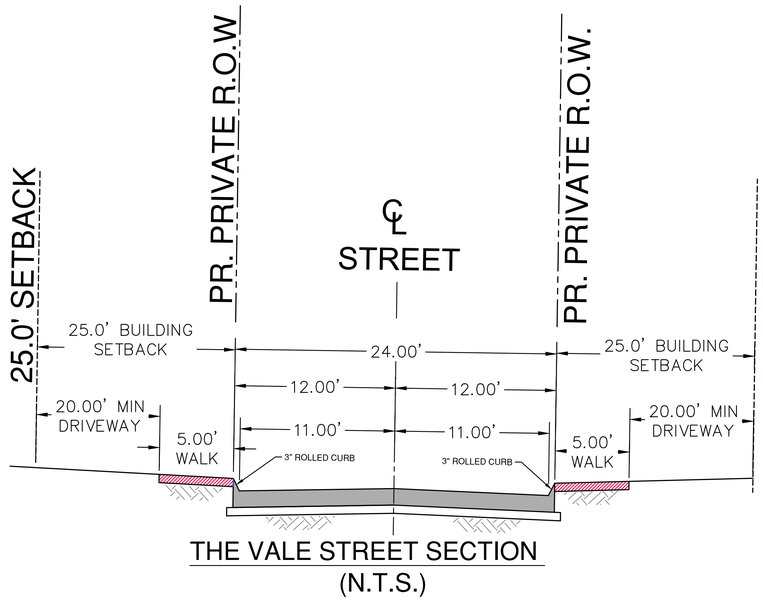
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

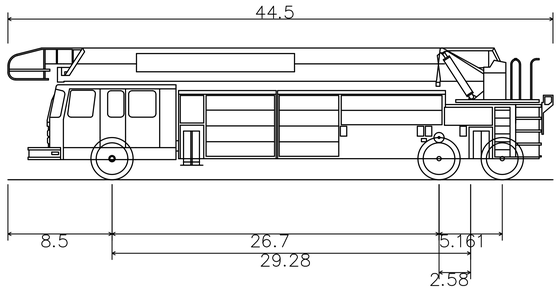
SHEET TITLE:
SITE GEOMETRIC PLAN

SHEET NO:
C7.0





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



Creve Couer Ladder	
Overall Length	44.500ft
Overall Width	10.250ft
Overall Body Height	10.752ft
Min Body Ground Clearance	1.182ft
Track Width	9.830ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	43.700ft

FIRE LANE SIGN
(n.t.s.)

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

MISSOURI STATE PLANE GRID NORTH, EAST ZONE

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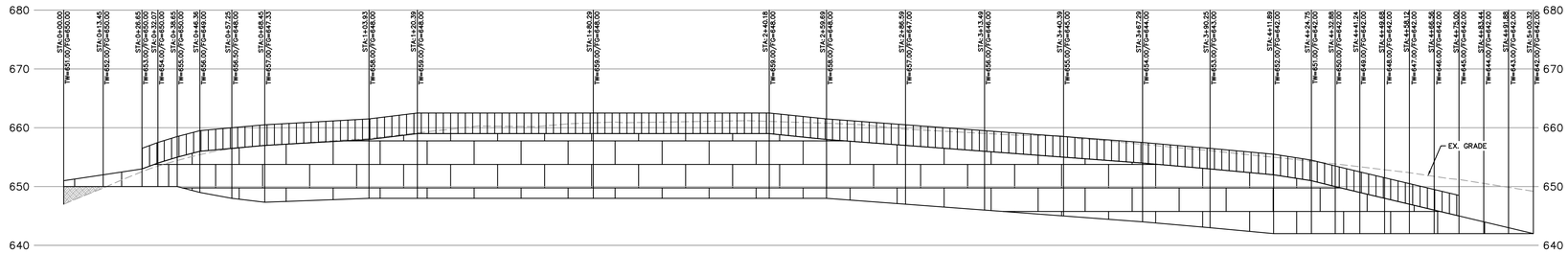
M.D.N.R. #:	-

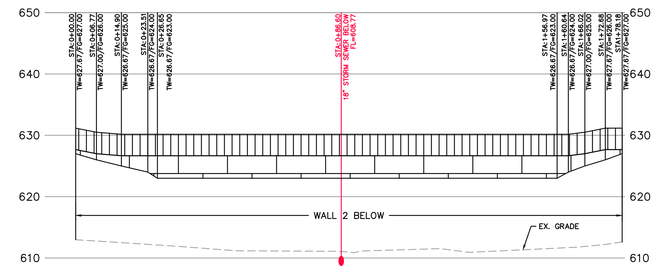
SHEET TITLE:
SITE GEOMETRIC PLAN - CREVE COEUR FIRE PROTECTION DISTRICT

SHEET NO.:
C7.1

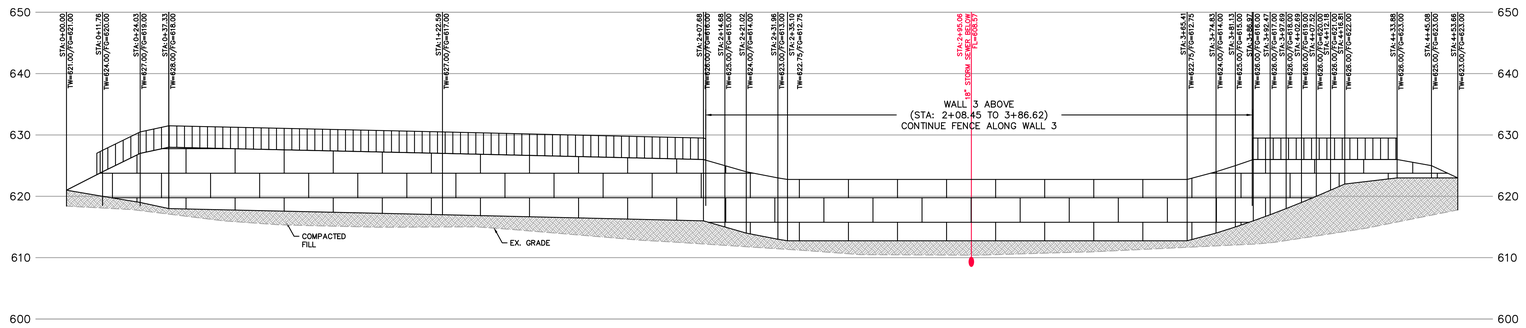
WALL 1 PROFILE



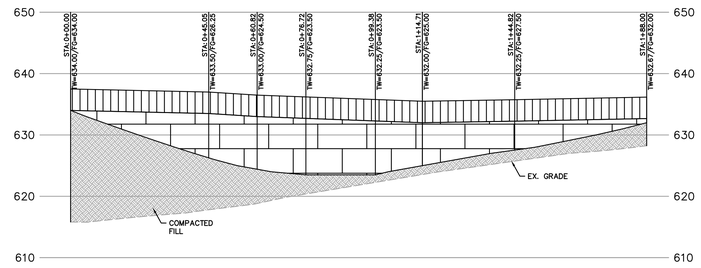
WALL 3 PROFILE



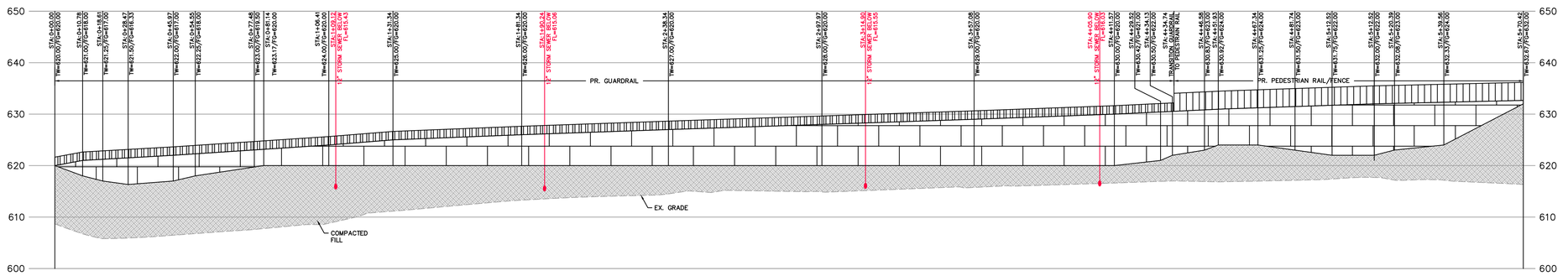
WALL 2 PROFILE



WALL 5 PROFILE



WALL 4 PROFILE

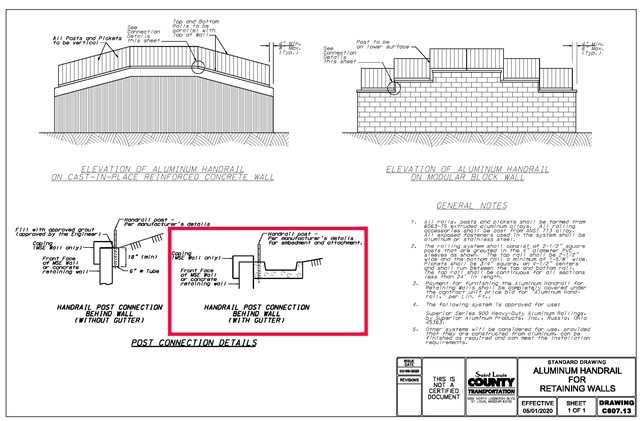


RETAINING WALL PROFILES

SCALE: HORZ: 1"=20'
VERT: 1"=10'

RETAINING WALL NOTES:

1. ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS. GLOBAL AND FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER PRIOR TO DESIGN OF WALL & BID SUBMITTAL. FOOTING AND COMPACTION TESTING SHALL BE PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BEAR THE SIGN AND SEAL OF A MISSOURI REGISTERED PROFESSIONAL ENGINEER SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO THIS ENGINEER AND THE GOVERNING AUTHORITY ISSUING WALL PERMIT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).
4. VERIFY WALL SYSTEMS, MATERIALS, AND COLOR WITH OWNER AND ARCHITECT PRIOR TO DESIGN AND CONSTRUCTION.
5. WALLS SHALL BE DESIGNED TO HAVE NO VERTICAL BATTER.
6. WALLS #1 , 2, & 3 SHALL BE DESIGNED TO HAVE GUTTER BEHIND THE WALL.
7. WALL DESIGN FOR ALL WALLS SHALL ACCOUNT FOR SURFACE DRAINAGE OVER WALL.
8. RETAINING WALLS REQUIRE SEPARATE APPROVAL AND ISSUANCE OF A BUILDING PERMIT PRIOR TO CONSTRUCTION



GENERAL NOTES

1. All rails, posts and pickets shall be formed from extruded extruded aluminum alloy 6063-T6 tubing. Fittings shall be cast aluminum alloy 356-T6. All exposed fasteners used on the system shall be stainless steel.
2. The railing system shall consist of 3x1/2" square posts that are grouted in the 3" diameter PVC sleeves as shown. The top rail shall be 2x1/2" square, and the bottom rail shall be 1x1/2" square. Pickets shall be 3/4" square, on 6-1/2" centers and shall run between the top and bottom rail. Top of rail shall be minimum 42" above finish grade for all sections less than 24'-0" long.
3. Payment for furnishing the aluminum handrail for modular block walls shall be included in the payment for the contract unit price bid for "aluminum handrail", per Lin. Ft.
4. The following system is approved for use:
   Superior Series 900 Heavy-Duty Aluminum Railings, Superior Aluminum Products, Inc., Russia, Ohio 45363
5. Other systems will be considered for use, provided that they are constructed from aluminum and be finished as required and can meet the installation requirements.

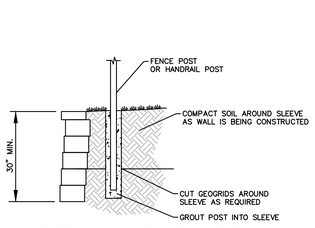
DATE	BY
03/19/2008	
REVISIONS	

THIS IS NOT A CERTIFIED DOCUMENT

Saint Louis COUNTY TRANSPORTATION
"To Live, Learn and Work"

STANDARD DRAWING
ALUMINUM HANDRAIL FOR RETAINING WALLS

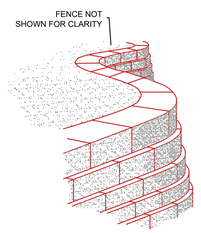
EFFECTIVE	SHEET	DRAWING
05/01/2020	1 OF 1	C607.13



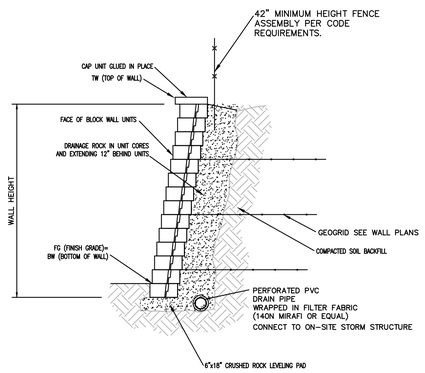
-PLACE SONOTUBE IN FILL AS BACKFILL IS BEING COMPACTED.
-THE FENCE DESIGN AND SUITABILITY IS THE RESPONSIBILITY OF OTHERS & SHALL BE PART OF WALL SHOP DRAWINGS.

FENCE DETAIL

NOT TO SCALE



ISOMETRIC VIEW



MODULAR BLOCK (M.S.E.) RETAINING WALL TYPICAL SECTION

N.T.S.

NOTE:

CONTRACTOR SHALL PROVIDE THE DESIGN AND INSTALLATION OF A COMPLETE MODULAR BLOCK WALL SYSTEM WITH STRUCTURAL CALCULATIONS, GLOBAL STABILITY ANALYSIS AND SHOP DRAWINGS PREPARED BY A REGISTERED MISSOURI PROFESSIONAL ENGINEER.

THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

WALL CONTRACTOR RESPONSIBLE FOR FINAL DESIGN OF THE WALL(S) INCLUDING FOUNDATION & GLOBAL STABILITY ANALYSIS BY A LICENSED GEOTECHNICAL ENGINEER.

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	4320	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, Timberwood Blend, Limestone, and Tan
				Linear Foot		
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	4320	*Available in:* Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
				Linear Foot		
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

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M.D.N.R. #:	

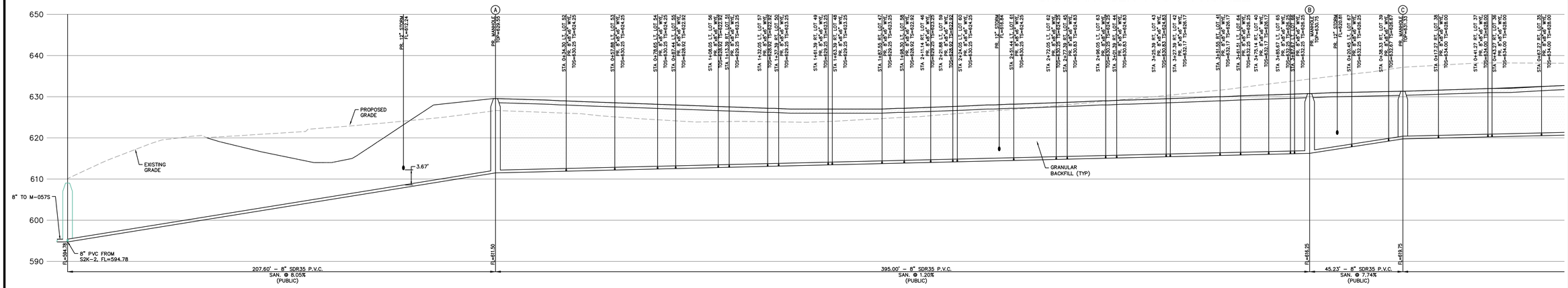
SHEET TITLE:

RETAINING WALL PROFILES & DETAILS

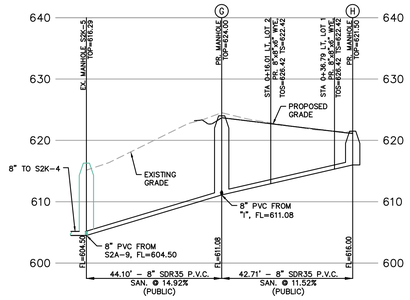
SHEET NO.:

C8.0

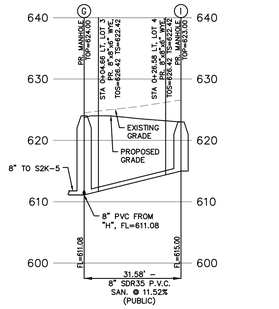
SANITARY S2K-1 TO F PROFILE



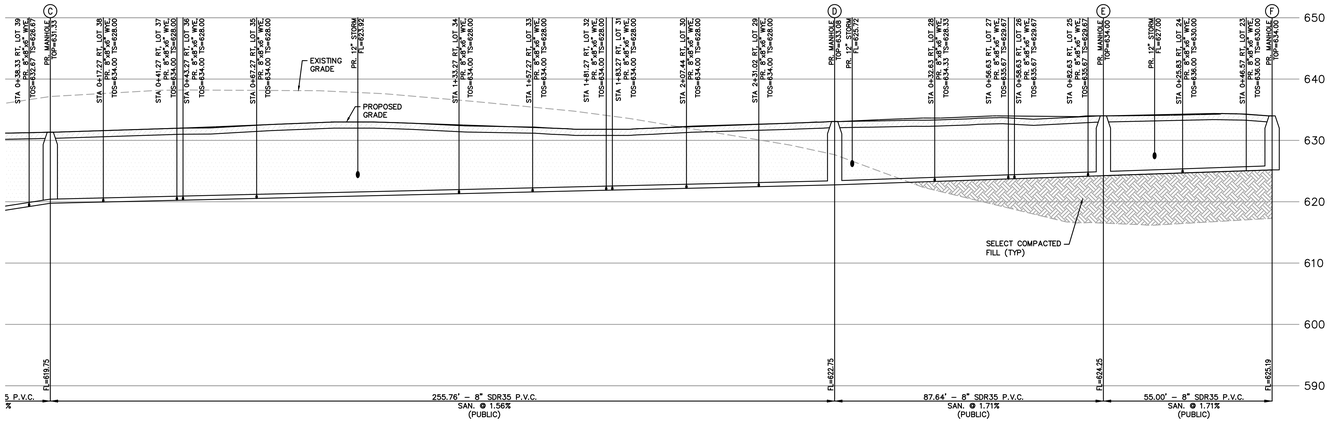
SANITARY S2K-5 TO H PROFILE



SANITARY G TO I PROFILE



SANITARY S2K-2 TO S2K-9 PROFILE



NOTE: CONTRACTOR TO FIELD VERIFY ELEVATIONS OF EXISTING UTILITY CROSSINGS AND PROVIDE TO ENGINEER PRIOR TO CONSTRUCTION TO VERIFY ANY POTENTIAL CONFLICTS.

NOTE:
MANHOLES MAY BE RAISED USING COURSES OF BRICK OR APPROVED GRADE RING(S), PROVIDED THE TOTAL ADJUSTMENT OF THE MANHOLE DOES NOT EXCEED 12 INCHES (INCLUDING EXISTING RINGS OR COURSES OF BRICK). FOR MANHOLES WHICH EXCEED THE MAXIMUM OF 12 INCHES, THE TRANSITION SECTION OF THE STRUCTURE SHALL BE REMOVED AND THE BOTTOM SECTION RAISED USING THE SAME MATERIAL AS THE EXISTING STRUCTURE.

MANHOLES MAY BE LOWERED BY REMOVING THE TRANSITION SECTION, AND LOWERING THE EXISTING BOTTOM SECTION BY SAWCUTTING THE EXISTING CAST-IN-PLACE CONCRETE, REMOVING THE REQUIRED COURSES OF BRICK, OR BY REMOVING THE PRE-CAST RISER SECTION AS APPROPIATE.

NOTE:
MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

STANDARD CONSTRUCTION:

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

SANITARY PROFILES

SCALE: HORZ:1"=20'
VERT:1"=10'

NOTE:
1. 6' DIAMETER FLAT AREA SHALL BE PROVIDED AROUND ALL MANHOLE COVERS.
2. GRANULAR BACKFILL IS REQUIRED FOR ALL LATERALS UNDER PAVED AREAS.
3. ALL R.C.P. SHALL BE CLASS III UNLESS NOTED OTHERWISE.
4. ALL P.V.C. SHALL BE SDR 35 UNLESS NOTED OTHERWISE.

COMPACTED FILL REQUIREMENTS:
A registered professional geotechnical engineer will verify that all compressible material has been removed prior to fill placement and that all fill, and filled areas, including trench backfills, under buildings and under sanitary and storm sewer lines constructed above the original ground surface, has been compacted to 90% Modified Proctor. Fill is to be placed in a maximum of nine-inch (9") lifts. Tests shall be taken at a maximum of fifty-feet (50') wide intervals along the route of the pipe, at a maximum interval, of two feet (2'), vertically and laterally on each side of the pipe, at a distance equal to the depth of fill over the pipe. A copy of these results will be submitted to MSD prior to placement of the sewer pipe.

GEOTECHNICAL NOTE

CONTRACTOR SHALL READ THE GEOTECHNICAL EXPLORATION REPORT S&ME PROJECT NO. 25780083 TITLED PRELIMINIARY GEOTECHNICAL EXPLORATION BAYER PROPERTY PROJECT ST. LOUIS, MISSOURI AS PREPARED BY S&ME, INC. (ANDREW S. BAIN, P.E. & NICHOLAS R JONES, P.E.) DATED 8/11/2025. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. THE GEOTECHNICAL REPORT, ANY ADDENDUMS OR ADDITIONAL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ARE CONSIDERED PART OF THESE SPECIFICATIONS AND SHALL BE USED AS THE BASIS FOR CONSTRUCTION MEANS AND METHODS. REFER TO BORING LOGS FOR ESTIMATED ROCK ELEVATIONS. PROFILES ON THIS SHEET NOTE THE NEAREST BORING INFORMATION AS PROVIDED BY S&ME, INC.

SHOP DRAWING NOTE

THE PROJECT ENGINEER SHALL PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN MISSOURI FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION OF THESE STRUCTURES. STRUCTURES SHALL BE DESIGNED TO SUSTAIN HS-20 LOADS. PLEASE CONTACT THE DISTRICT'S CONSTRUCTION MANAGEMENT DIVISION AT (314) 335-2072 FOR QUESTIONS.

LINETYPE LEGEND

EXISTING GRADE.....
PROPOSED GRADE...
PROPOSED PAVEMENT....
GRANULAR BACKFILL.....
COMPACTED FILL.....
CENTER LINE.....
WATER LINE..... W
GAS LINE..... G

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: generalll@stockassoc.com
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SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

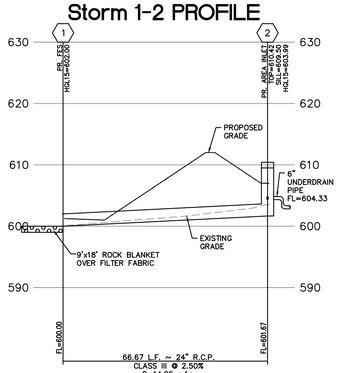
1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P.# 26MSD-00171	BASE MAP # 1784
S.L.C. HAT # -	HAT S.U.P. # -
M.D.N.R. # -	

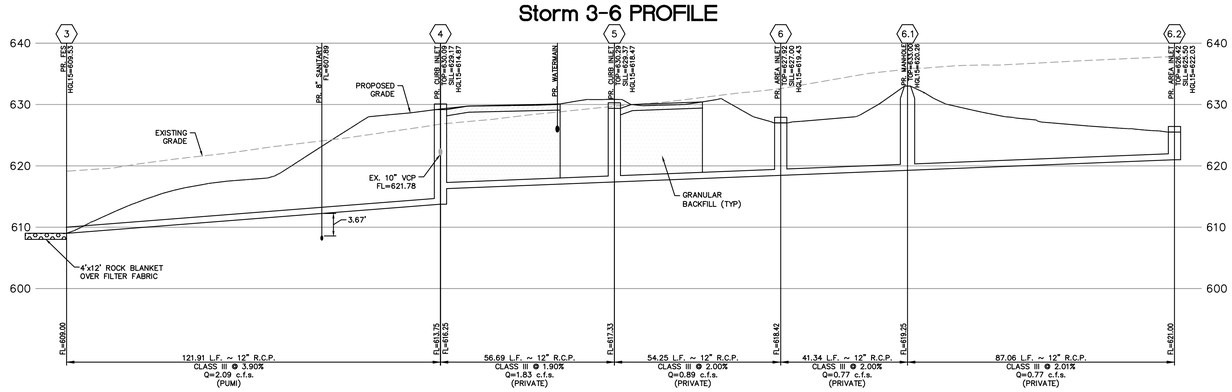
SHEET TITLE:
SANITARY SEWER PROFILES

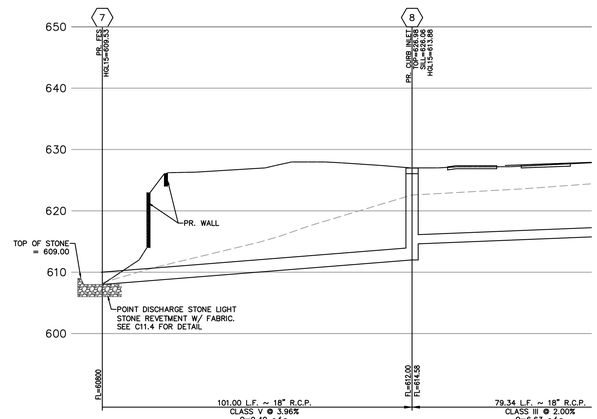
SHEET NO.:
C9.0

Storm 1-2 PROFILE

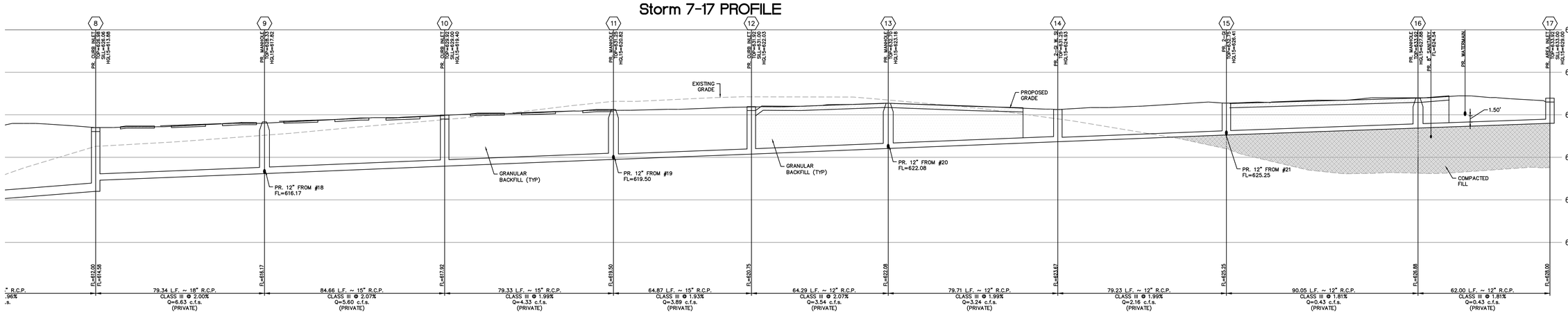


Storm 3-6 PROFILE

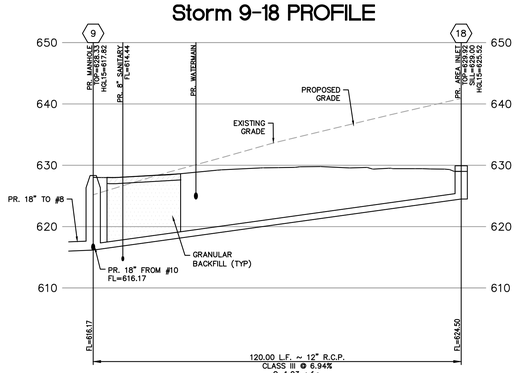




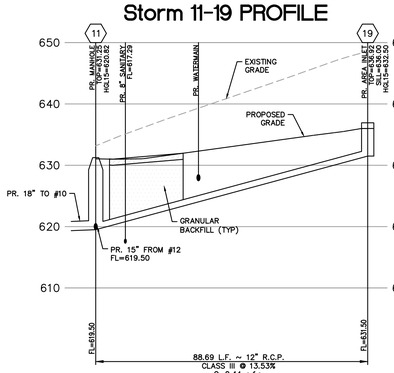
Storm 7-17 PROFILE



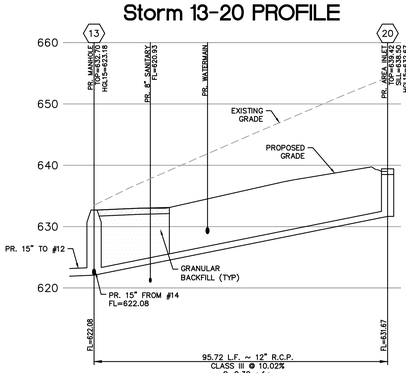
Storm 9-18 PROFILE



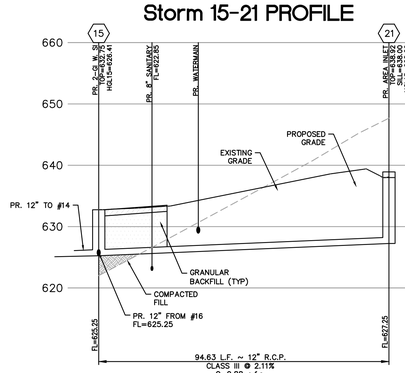
Storm 11-19 PROFILE



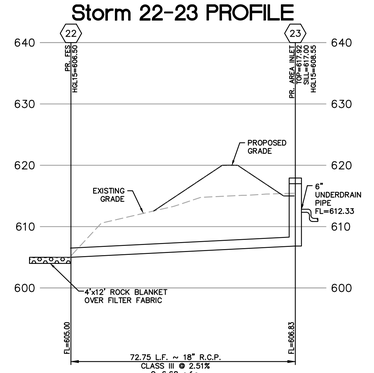
Storm 13-20 PROFILE



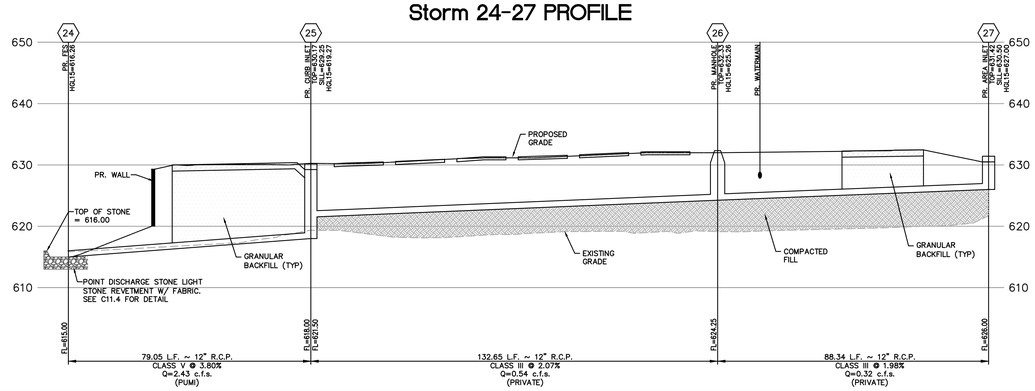
Storm 15-21 PROFILE



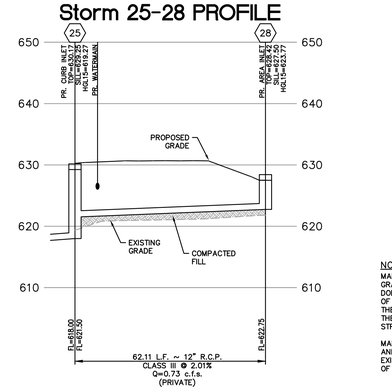
Storm 22-23 PROFILE



Storm 24-27 PROFILE



Storm 25-28 PROFILE



LINETYPE LEGEND

EXISTING GRADE.....
PROPOSED GRADE.....
HYDRAULIC GRADE.....
PROPOSED PAVEMENT....
GRANULAR BACKFILL.....
COMPACTED FILL.....

CONSTRUCTION NOTES:

1. ALL R.C.P. SHALL BE CLASS III UNLESS NOTED OTHERWISE.
2. ALL P.V.C. SHALL BE SDR 35 UNLESS NOTED OTHERWISE.

NOTE:
MANHOLES MAY BE RAISED USING COURSES OF BRICK OR APPROVED GRADE RING(S), PROVIDED THE TOTAL ADJUSTMENT OF THE MANHOLE DOES NOT EXCEED 12 INCHES (INCLUDING EXISTING RINGS OR COURSES OF BRICK). FOR MANHOLES WHICH EXCEED THE MAXIMUM OF 12 INCHES, THE TRANSITION SECTION OF THE STRUCTURE SHALL BE REMOVED AND THE BOTTOM SECTION RAISED USING THE SAME MATERIAL AS THE EXISTING STRUCTURE.

MANHOLES MAY BE LOWERED BY REMOVING THE TRANSITION SECTION, AND LOWERING THE EXISTING BOTTOM SECTION BY SAWCUTTING THE EXISTING CAST-IN-PLACE CONCRETE, REMOVING THE REQUIRED COURSES OF BRICK, OR BY REMOVING THE PRE-CAST RISER SECTION AS APPROPIATE.

STORM SEWER PROFILES

SCALE: 1" = 20' HORIZ
1" = 10' VERT

NOTE: CONTRACTOR TO FIELD VERIFY ELEVATIONS OF EXISTING UTILITY CROSSINGS AND PROVIDE TO ENGINEER PRIOR TO CONSTRUCTION TO VERIFY ANY POTENTIAL CONFLICTS.

NOTE:
MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

STANDARD CONSTRUCTION:

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

PREPARED BY:
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SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

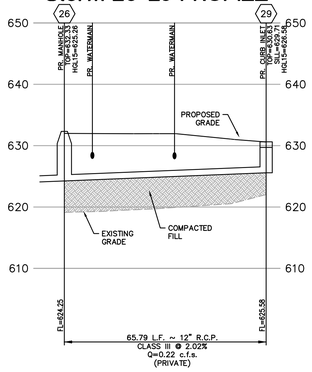
1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G/E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	

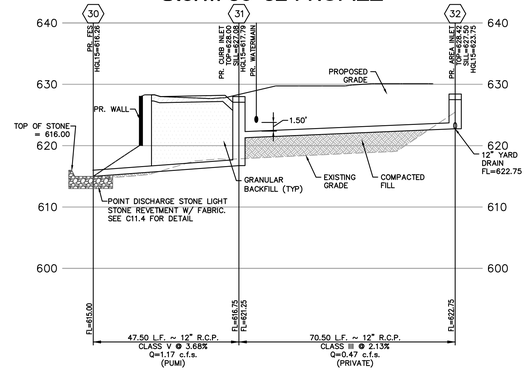
SHEET TITLE:
STORM SEWER PROFILES

SHEET NO.:
C10.0

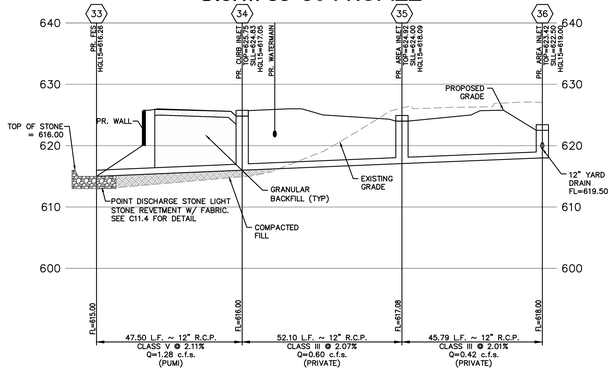
Storm 26-29 PROFILE



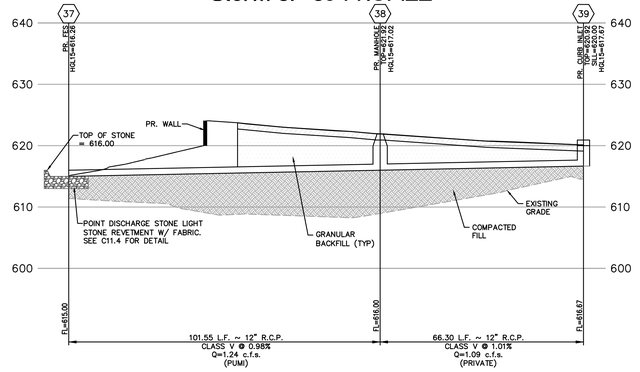
Storm 30-32 PROFILE



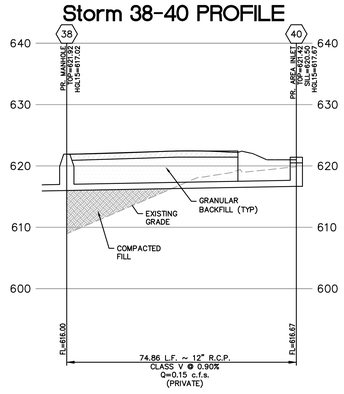
Storm 33-36 PROFILE



Storm 37-39 PROFILE



Storm 38-40 PROFILE



LINETYPE LEGEND

EXISTING GRADE.....
PROPOSED GRADE.....
HYDRAULIC GRADE.....
PROPOSED PAVEMENT.....
GRANULAR BACKFILL.....
COMPACTED FILL.....

STORM SEWER PROFILES

SCALE: 1" = 20' HORIZ
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SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

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

08/03/26

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

REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
STORM SEWER PROFILES

SHEET NO.:
C10.1

S:\2022\2022-7304 C:\Users\FISCHER\Documents\Projects\2022-7304_Vale - Olive Blvd_Local_v24CAD1 (1).rvt 08/03/26 10:56am PLOTTED BY: Kelly Gray

Design Storm: 15-YR, 20-MIN

Project name:	*Lot 16 - Olia Village*	**Calculated By:**	*K.S.G.*
Project number:	*222-7304*	**Checked By:**	*G.M.S.*
Project Location:	*Creve Coeur*	**Date:**	*4/13/26, rev. 05/13/26*

Bend Coefficients :

5^0 = 0.06	20^0 = 0.24	35^0 = 0.4	50^0 = 0.50	65^0 = 0.57	80^0 = 0.65
10^0 = 0.11	25^0 = 0.30	40^0 = 0.43	55^0 = 0.52	70^0 = 0.60	85^0 = 0.67
15^0 = 0.18	30^0 = 0.35	45^0 = 0.47	60^0 = 0.55	75^0 = 0.62	90^0 = 0.70

Revisions:

Structure Number	LINE Upper structure	LINE Lower structure	FLOW LINE ELEVATIONS Upper structure	FLOW LINE ELEVATIONS Lower Structure	Length (ft)	Flowline Grade ft/ft	Pipe Size (in.)	Full Flow Cap. (cfs)	Total (Q) (cfs)	Mean Full Flow Vel.(V) (ft/s)	Bend Coef.	Curve Coef.	Velocity Head (V_h) (ft)	QV_h ($ft^{4/s}$)	Pipe Coef. (n)	HEAD LOSS H_f (ft)	HEAD LOSS Junction (ft)	HEAD LOSS Bend (ft)	HEAD LOSS Curve (ft)	Total H_{mt}	Hydraulic Elevations Upper F.L + Dia.	Hydraulic Elevations Lower H.E. +H_f	Hydraulic Elevations Lower H.E.	Structure Upper H.E. + H_{mt}	TOP Structure Elevation	Free Board	Structure Number
2	2	1	601.67	600.00	66.67	0.0250	24	35.90	14.26	4.54	0.00	0.00	0.32	4.56	0.013	0.27	0.32	0.00	0.00	0.32	603.67	602.27	602.00	603.99	609.58	5.59	2
1	1		600.00																	ASSUME TOP OF PIPE				602.00			1
6.2	6.2	6.1	621.00	619.25	87.06	0.0201	12	5.06	0.77	0.98	0.70	0.00	0.01	0.01	0.013	0.04	0.01	0.01	0.00	0.03	622.00	620.30	620.26	622.03	625.50	3.47	6.2
6.1	6.1	6	619.25	618.42	41.34	0.0201	12	5.06	0.77	0.98	0.60	0.00	0.01	0.01	0.013	0.02	0.00	0.01	0.00	0.01	620.25	619.45	619.43	620.26	632.00	11.74	6.1
6	6	5	618.42	617.33	54.25	0.0201	12	5.06	0.89	1.13	0.06	0.00	0.02	0.02	0.013	0.03	0.01	0.00	0.00	0.01	619.42	618.50	618.47	619.43	627.00	7.57	6
5	5	4	617.33	616.25	56.69	0.0191	12	4.93	1.83	2.33	0.48	0.00	0.08	0.15	0.013	0.15	0.10	0.04	0.00	0.14	618.33	617.40	617.25	618.47	629.37	10.90	5
4	4	3	613.75	609.00	121.91	0.0390	12	7.05	2.09	2.66	0.62	0.00	0.11	0.23	0.013	0.42	0.05	0.07	0.00	0.12	614.75	610.42	610.00	614.87	629.17	14.30	4
3	3		609.00																	CpV IN BASIN				609.53			3
17	17	16	628.00	626.88	62.00	0.0181	12	4.80	0.43	0.55	0.57	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.00	629.00	627.89	627.88	629.00	633.00	4.00	17
16	16	15	626.88	625.25	90.05	0.0181	12	4.81	0.43	0.55	0.11	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.00	627.88	626.43	626.41	627.88	633.92	6.04	16
15	15	14	625.25	623.67	79.23	0.0199	12	5.04	2.16	2.75	0.06	0.00	0.12	0.25	0.013	0.29	0.15	0.01	0.00	0.16	626.25	625.22	624.93	626.41	632.75	6.34	15
14	14	13	623.67	622.08	79.71	0.0199	12	5.05	3.24	4.13	0.06	0.00	0.26	0.86	0.013	0.66	0.25	0.02	0.00	0.26	624.67	623.84	623.18	624.93	631.25	6.32	14
13	13	12	622.08	620.75	64.29	0.0207	12	5.14	3.54	4.51	0.00	0.00	0.32	1.12	0.013	0.63	0.10	0.00	0.00	0.10	623.08	622.66	622.03	623.18	632.70	9.52	13
12	12	11	620.75	619.50	64.87	0.0193	15	8.99	3.89	3.17	0.18	0.00	0.16	0.61	0.013	0.23	0.00	0.03	0.00	0.03	622.00	621.06	620.82	622.03	631.00	8.97	12
11	11	10	619.50	617.92	79.33	0.0199	15	9.14	4.33	3.53	0.00	0.00	0.19	0.84	0.013	0.36	0.07	0.00	0.00	0.07	620.75	619.76	619.40	620.82	631.25	10.43	11
10	10	9	617.92	616.17	84.66	0.0207	15	9.31	5.60	4.56	0.00	0.00	0.32	1.81	0.013	0.64	0.23	0.00	0.00	0.23	619.17	618.46	617.82	619.40	629.00	9.60	10
9	9	8	616.17	614.58	79.34	0.0200	18	14.91	6.63	3.75	0.70	0.00	0.22	1.45	0.013	0.32	0.00	0.15	0.00	0.15	617.67	616.40	616.08	617.82	628.33	10.51	9
8	8	7	612.00	608.00	101.00	0.0396	18	20.96	9.40	5.32	0.00	0.00	0.44	4.13	0.013	0.81	0.38	0.00	0.00	0.38	613.50	610.34	609.53	613.88	626.06	12.18	8
7	7		608.00																	CpV IN BASIN				609.53			7
18	18	9	624.50	616.17	120.00	0.0694	12	9.41	1.03	1.31	0.70	0.00	0.03	0.03	0.013	0.10	0.00	0.02	0.00	0.02	625.50	617.92	617.82	625.52	629.00	3.48	18
9	9		616.17																	FROM ABOVE				617.82	628.33	10.51	9
19	19	11	631.50	619.50	88.69	0.1353	12	13.14	0.44	0.56	0.70	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.00	632.50	620.83	620.82	632.50	636.00	3.50	19
11	11		619.50																	FROM ABOVE				620.82	631.25	10.43	11
20	20	13	631.67	622.08	95.72	0.1002	12	11.31	0.30	0.38	0.70	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.00	632.67	623.18	623.18	632.67	638.50	5.83	20
13	13		622.08																	FROM ABOVE				623.18	632.70	9.52	13
21	21	15	627.25	625.25	94.63	0.0211	12	5.19	0.88	1.12	0.70	0.00	0.02	0.02	0.013	0.06	0.00	0.01	0.00	0.01	628.25	626.47	626.41	628.26	638.00	9.74	21
15	15		625.25																	FROM ABOVE				626.41	632.67	6.26	15
23	23	22	606.83	605.00	72.75	0.0251	18	16.70	6.68	3.78	0.00	0.00	0.22	1.48	0.013	0.29	0.22	0.00	0.00	0.22	608.33	606.79	606.50	608.55	616.33	7.78	23
22	22		605.00																	ASSUME TOP OF PIPE				606.50			22
27	27	26	626.00	624.25	88.34	0.0198	12	5.03	0.32	0.41	0.40	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.00	627.00	625.26	625.26	627.00	630.50	3.50	27
26	26	25	624.25	621.50	132.65	0.0207	12	5.14	0.54	0.69	0.00	0.00	0.01	0.00	0.013	0.03	0.01	0.00	0.00	0.01	625.25	622.53	622.50	625.26	632.33	7.07	26
25	25	24	618.00	615.00	79.05	0.0380	12	6.96	2.43	3.09	0.52	0.00	0.15	0.36	0.013	0.37	0.20	0.08	0.00	0.27	619.00	616.63	616.26	619.27	629.25	9.98	25
24	24		615.00																	CpV IN BASIN				616.26			24
28	28	25	622.75	621.50	62.11	0.0201	12	5.07	0.73	0.93	0.47	0.00	0.01	0.01	0.013	0.03	0.01	0.01	0.00	0.02	623.75	622.53	622.50	623.77	625.92	2.15	28
25	25		618.00																	FROM ABOVE				619.27			25
29	29	26	625.58	624.25	65.79	0.0202	12	5.08	0.22	0.28	0.62	0.00	0.00	0.00	0.013	0.00	0.00	0.00	0.00	0.00	626.58	625.26	625.26	626.58	630.08	3.50	29
26	26		624.25																	FROM ABOVE				625.26	632.33	7.07	26
32	32	31	622.75	621.25	70.50	0.0213	12	5.21	0.47	0.60	0.00	0.00	0.01	0.00	0.013	0.01	0.00	0.00	0.00	0.00	623.75	622.26	622.25	623.75	627.50	3.75	32
31	31	30	616.75	615.00	47.50	0.0368	12	6.86	1.17	1.49	0.00	0.00	0.03	0.04	0.013	0.05	0.04	0.00	0.00	0.04	617.75	616.31	616.26	617.79	627.08	9.29	31
30	30		615.00																	CpV IN BASIN				616.26			30
36	36	35	618.00	617.08	45.79	0.0201	12	5.06	0.42	0.53	0.40	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.00	619.00	618.09	618.09	619.00	622.50	3.50	36
35	35	34	617.08	616.00	52.10	0.0207	12	5.14	0.60	0.76	0.00	0.00	0.01	0.01	0.013	0.01	0.01	0.00	0.00	0.01	618.08	617.06	617.05	618.09	624.00	5.91	35
34	34	33	616.00	615.00	47.50	0.0211	12	5.18	1.28	1.63	0.00	0.00	0.04	0.05	0.013	0.06	0.05	0.00	0.00	0.05	617.00	616.32	616.26	617.05	624.83	7.78	34
33	33		615.00																	CpV IN BASIN				616.26			33
39	39	38	616.67	616.00	66.30	0.0101	12	3.59	1.09	1.39	0.00	0.00	0.03	0.03	0.013	0.06	0.00	0.00	0.00	0.00	617.67	617.08	617.02	617.67	620.00	2.33	39
38	38	37	616.00	615.00	101.55	0.0098	12	3.55	1.24	1.58	0.00	0.00	0.04	0.05	0.013	0.12	0.02	0.00	0.00	0.02	617.00	616.38	616.26	617.02	621.92	4.90	38
37	37		615.00																	CpV IN BASIN				616.26			37
40	40	38	616.67	616.00	74.86	0.0090	12	3.38	0.15	0.19	0.70	0.00	0.00	0.00	0.013	0.00	0.00	0.00	0.00	0.00	617.67	617.02	617.02	617.67	620.50	2.83	40
38	38		616.00																	FROM ABOVE				617.02	621.92	4.90	38

MEAN FULL FLOW VELOCIT $V = Q_{ACT.}/A_{PIPE}$

FRICTION LOSS (H_f) : $Hf = 2.87\ n^2\ (LV^2/d^{1.33})$

VELOCITY HEAD : $V_h = V^2/2g$

JUNCTION LOSES (JUNC.) = $[Q_{out}Vh_{out} - \text{Sum}\ (Q_{in}V_{in})]x1.33/[Q_{out}]$

BEND LOSES (BEND) = (V^h) * ANGLE COEFFICIENT

CURVE LOSS=V_h*CURVE COEFFICIENT

Note:

1. **IF MORE THAN ONE INCOMING LINE, CALC. EACH BEND LOSS AND ADD TOGETHER.**
2. **NO STRUCTURE LOSES TO BE CALCULATED AT A DROP**
3. **IF** $QV_{h(in)} > QV_{h(out)}$, NO JUNCTION LOSES TO BE CALCULATED.

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STOCK & ASSOCIATES Consulting Engineers, Inc.

SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

GEORGE MICHAEL STOCK
NUMBER PE-25116
STATE OF MISSOURI
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:
1. 04-14-26 GCL/FISCHER HOMES
2. 06-01-26 AGENCY REVIEW
3. 06-04-26 AGENCY REVIEW
4. 08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. # 28MSD-00171	BASE MAP # 1784
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # -	

SHEET TITLE:
STORM SEWER HYDRAULICS - 15 YR

SHEET NO.:
C10.2

Design Storm: 100-YR, 20-MIN

Project name:	*Lot 16 - Olia Village*	**Calculated By:**	*K.S.G.*
Project number:	*222-7304*	**Checked By:**	*G.M.S.*
Project Location:	*Creve Coeur*	**Date:**	*4/13/26, rev. 05/13/26*

Bend Coefficients :

5^0 = 0.06	20^0 = 0.24	35^0 = 0.4	50^0 = 0.50	65^0 = 0.57	80^0 = 0.65
10^0 = 0.11	25^0 = 0.30	40^0 = 0.43	55^0 = 0.52	70^0 = 0.60	85^0 = 0.67
15^0 = 0.18	30^0 = 0.35	45^0 = 0.47	60^0 = 0.55	75^0 = 0.62	90^0 = 0.70

Revisions:

Structure Number	LINE Upper structure	LINE Lower structure	FLOW LINE ELEVATIONS Upper structure	FLOW LINE ELEVATIONS Lower Structure	Length (ft)	Flowline Grade ft/ft	Pipe Size (in.)	Full Flow Cap. (cfs)	Total (Q) (cfs)	Mean Full Flow Vel.(V) (ft/s)	Bend Coef.	Curve Coef.	Velocity Head (V_h) (ft)	QV_h (ft^4/s)	Pipe Coef. (n)	HEAD LOSS H_f (ft)	HEAD LOSS Junction (ft)	HEAD LOSS Bend (ft)	HEAD LOSS Curve (ft)	Total H_{mt}	Hydraulic Elevations Upper F.L + Dia.	Hydraulic Elevations Lower H.E. +H_f	Hydraulic Elevations Lower H.E.	Structure Upper H.E. + H_{mt}	TOP Structure Elevation	Free Board	Structure Number
2	2	1	601.67	600.00	66.67	0.0250	24	35.90	15.48	4.93	0.00	0.00	0.38	5.84	0.013	0.31	0.38	0.00	0.00	0.38	603.67	602.31	602.00	604.05	609.58	5.53	2
1	1		600.00																		**ASSUME TOP OF PIPE**			602.00			1
6.2	6.2	6.1	621.00	619.25	87.06	0.0201	12	5.06	1.04	1.32	0.70	0.00	0.03	0.03	0.013	0.07	0.04	0.02	0.00	0.06	622.00	620.34	620.27	622.06	625.50	3.44	6.2
6.1	6.1	6	619.25	618.42	41.34	0.0201	12	5.06	1.04	1.32	0.60	0.00	0.03	0.03	0.013	0.04	0.00	0.02	0.00	0.02	620.25	619.47	619.44	620.27	632.00	11.73	6.1
6	6	5	618.42	617.33	54.25	0.0201	12	5.06	1.19	1.52	0.06	0.00	0.04	0.04	0.013	0.06	0.02	0.00	0.00	0.02	619.42	618.64	618.58	619.44	627.00	7.56	6
5	5	4	617.33	616.25	56.69	0.0191	12	4.93	2.46	3.13	0.48	0.00	0.15	0.37	0.013	0.27	0.18	0.07	0.00	0.25	618.33	617.52	617.25	618.58	629.37	10.79	5
4	4	3	613.75	609.00	121.91	0.0390	12	7.05	2.81	3.58	0.62	0.00	0.20	0.56	0.013	0.76	0.09	0.12	0.00	0.21	614.75	610.76	610.00	614.96	629.17	14.21	4
3	3		609.00																		**CpV IN BASIN**			609.53			3
17	17	16	628.00	626.88	62.00	0.0181	12	4.80	0.58	0.74	0.57	0.00	0.01	0.00	0.013	0.02	0.00	0.00	0.00	0.00	629.00	627.90	627.88	629.00	633.00	4.00	17
16	16	15	626.88	625.25	90.05	0.0181	12	4.81	0.58	0.74	0.11	0.00	0.01	0.00	0.013	0.02	0.00	0.00	0.00	0.00	627.88	626.57	626.54	627.88	633.92	6.04	16
15	15	14	625.25	623.67	79.23	0.0199	12	5.04	2.91	3.71	0.06	0.00	0.21	0.62	0.013	0.53	0.28	0.01	0.00	0.29	626.25	625.68	625.15	626.54	632.75	6.21	15
14	14	13	623.67	622.08	79.71	0.0199	12	5.05	4.37	5.56	0.06	0.00	0.48	2.10	0.013	1.20	0.45	0.03	0.00	0.48	624.67	624.58	623.39	625.15	631.25	6.10	14
13	13	12	622.08	620.75	64.29	0.0207	12	5.14	4.78	6.09	0.00	0.00	0.58	2.75	0.013	1.16	0.18	0.00	0.00	0.18	623.08	623.21	622.05	623.39	632.70	9.31	13
12	12	11	620.75	619.50	64.87	0.0193	15	8.99	5.25	4.28	0.18	0.00	0.28	1.49	0.013	0.43	0.00	0.05	0.00	0.05	622.00	621.31	620.88	622.05	631.00	8.95	12
11	11	10	619.50	617.92	79.33	0.0199	15	9.14	5.84	4.76	0.00	0.00	0.35	2.05	0.013	0.65	0.13	0.00	0.00	0.13	620.75	620.24	619.59	620.88	631.25	10.37	11
10	10	9	617.92	616.17	84.66	0.0207	15	9.31	7.55	6.15	0.00	0.00	0.59	4.44	0.013	1.16	0.42	0.00	0.00	0.42	619.17	619.10	617.95	619.59	629.00	9.41	10
9	9	8	616.17	614.58	79.34	0.0200	18	14.91	8.94	5.06	0.70	0.00	0.40	3.55	0.013	0.57	0.00	0.28	0.00	0.28	617.67	616.65	616.08	617.95	628.33	10.38	9
8	8	7	612.00	608.00	101.00	0.0396	18	20.96	12.67	7.17	0.00	0.00	0.80	10.11	0.013	1.47	0.69	0.00	0.00	0.69	613.50	611.00	609.53	614.19	626.06	11.87	8
7	7		608.00																		**CpV IN BASIN**			609.53			7
18	18	9	624.50	616.17	120.00	0.0694	12	9.41	1.39	1.77	0.70	0.00	0.05	0.07	0.013	0.18	0.00	0.03	0.00	0.03	625.50	618.13	617.95	625.53	629.00	3.47	18
9	9		616.17																		**FROM ABOVE**			617.95	628.33	10.38	9
19	19	11	631.50	619.50	88.69	0.1353	12	13.14	0.59	0.75	0.70	0.00	0.01	0.01	0.013	0.02	0.00	0.01	0.00	0.01	632.50	620.90	620.88	632.51	636.00	3.49	19
11	11		619.50																		**FROM ABOVE**			620.88	631.25	10.37	11
20	20	13	631.67	622.08	95.72	0.1002	12	11.31	0.41	0.52	0.70	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.00	632.67	623.40	623.39	632.67	638.50	5.83	20
13	13		622.08																		**FROM ABOVE**			623.39	632.70	9.31	13
21	21	15	627.25	625.25	94.63	0.0211	12	5.19	1.18	1.50	0.70	0.00	0.04	0.04	0.013	0.10	0.00	0.02	0.00	0.02	628.25	626.65	626.54	628.27	638.00	9.73	21
15	15		625.25																		**FROM ABOVE**			626.54	632.67	6.13	15
23	23	22	606.83	605.00	72.75	0.0251	18	16.70	9.01	5.10	0.00	0.00	0.40	3.64	0.013	0.53	0.40	0.00	0.00	0.40	608.33	607.03	606.50	608.73	616.33	7.60	23
22	22		605.00																		**ASSUME TOP OF PIPE**			606.50			22
27	27	26	626.00	624.25	88.34	0.0198	12	5.03	0.43	0.55	0.40	0.00	0.00	0.00	0.013	0.01	0.00	0.00	0.00	0.01	627.00	625.28	625.26	627.01	630.50	3.49	27
26	26	25	624.25	621.50	132.65	0.0207	12	5.14	0.72	0.92	0.00	0.00	0.01	0.01	0.013	0.05	0.01	0.00	0.00	0.01	625.25	622.55	622.50	625.26	632.33	7.07	26
25	25	24	618.00	615.00	79.05	0.0380	12	6.96	3.27	4.16	0.52	0.00	0.27	0.88	0.013	0.66	0.35	0.14	0.00	0.49	619.00	616.92	616.26	619.49	629.25	9.76	25
24	24		615.00																		**CpV IN BASIN**			616.26			24
28	28	25	622.75	621.50	62.11	0.0201	12	5.07	0.98	1.25	0.47	0.00	0.02	0.02	0.013	0.05	0.02	0.01	0.00	0.04	623.75	622.55	622.50	623.79	625.92	2.13	28
25	25		618.00																		**FROM ABOVE**			619.49			25
29	29	26	625.58	624.25	65.79	0.0202	12	5.08	0.29	0.37	0.62	0.00	0.00	0.00	0.013	0.00	0.00	0.00	0.00	0.00	626.58	625.27	625.26	626.58	630.08	3.50	29
26	26		624.25																		**FROM ABOVE**			625.26	632.33	7.07	26
32	32	31	622.75	621.25	70.50	0.0213	12	5.21	0.64	0.81	0.00	0.00	0.01	0.01	0.013	0.02	0.00	0.00	0.00	0.00	623.75	622.27	622.25	623.75	627.50	3.75	32
31	31	30	616.75	615.00	47.50	0.0368	12	6.86	1.58	2.01	0.00	0.00	0.06	0.10	0.013	0.09	0.08	0.00	0.00	0.08	617.75	616.35	616.26	617.83	627.08	9.25	31
30	30		615.00																		**CpV IN BASIN**			616.26			30
36	36	35	618.00	617.08	45.79	0.0201	12	5.06	0.57	0.73	0.40	0.00	0.01	0.00	0.013	0.01	0.00	0.00	0.00	0.00	619.00	618.11	618.09	619.00	622.50	3.50	36
35	35	34	617.08	616.00	52.10	0.0207	12	5.14	0.82	1.04	0.00	0.00	0.02	0.01	0.013	0.03	0.01	0.00	0.00	0.01	618.08	617.12	617.09	618.09	624.00	5.91	35
34	34	33	616.00	615.00	47.50	0.0211	12	5.18	1.74	2.22	0.00	0.00	0.08	0.13	0.013	0.11	0.09	0.00	0.00	0.09	617.00	616.37	616.26	617.09	624.83	7.74	34
33	33		615.00																		**CpV IN BASIN**			616.26			33
39	39	38	616.67	616.00	66.30	0.0101	12	3.59	1.47	1.87	0.00	0.00	0.05	0.08	0.013	0.11	0.00	0.00	0.00	0.00	617.67	617.14	617.03	617.67	620.00	2.33	39
38	38	37	616.00	615.00	101.55	0.0098	12	3.55	1.67	2.13	0.00	0.00	0.07	0.12	0.013	0.22	0.03	0.00	0.00	0.03	617.00	616.48	616.26	617.03	621.92	4.89	38
37	37		615.00																		**CpV IN BASIN**			616.26			37
40	40	38	616.67	616.00	74.86	0.0090	12	3.38	0.20	0.25	0.70	0.00	0.00	0.00	0.013	0.00	0.00	0.00	0.00	0.00	617.67	617.03	617.03	617.67	620.50	2.83	40
38	38		616.00																		**FROM ABOVE**			617.03	621.92	4.89	38

MEAN FULL FLOW VELOCIT $V = Q_{ACT.}/A_{PIPE}$

FRICTION LOSS (H_f) : $Hf = 2.87\ n^2\ (LV^2/d^{1.33})$

VELOCITY HEAD : $V_h = V^2/2g$

JUNCTION LOSES (JUNC.) = $[\ Q_{out}Vh_{out}$ - Sum $(Q_{in}V_{in})]x1.33/[Q_{out}]$

BEND LOSES (BEND) = (V^h) * ANGLE COEFFICIENT

CURVE LOSS=V_h*CURVE COEFFICIENT

Note:

1. **IF MORE THAN ONE INCOMING LINE, CALC. EACH BEND LOSS AND ADD TOGETHER.**
2. **NO STRUCTURE LOSES TO BE CALCULATED AT A DROP**
3. **IF** $QV_{h(in)} > QV_{h(out)}$, NO JUNCTION LOSES TO BE CALCULATED.

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SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

1. 04-14-26 GCL/FISCHER HOMES
2. 06-01-26 AGENCY REVIEW
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4. 08-03-26 AGENCY REVIEW

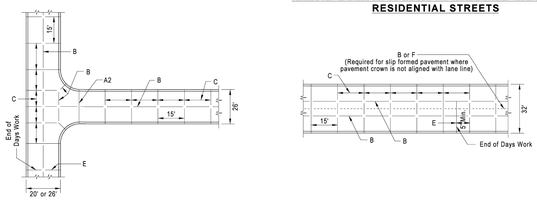
DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. # 20MSD-00171	BASE MAP # ITM4
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # -	

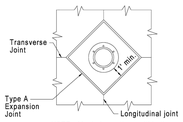
SHEET TITLE:
STORM SEWER HYDRAULICS - 100 YR

SHEET NO.:
C10.3

S:\Projects\A Current\2022\2022-7304\Drawings\Civil\Plan Sets\Site Improvements\Storm Sewer Hydraulics - 100 YR.dwg, 8/3/2026 10:29:58 AM, 1:1, 1:1, 1:1

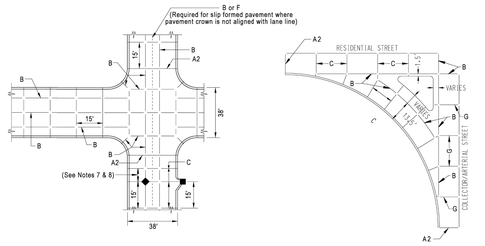
TYPICAL CONCRETE PAVEMENT JOINT LAYOUT FOR RESIDENTIAL STREETS





NOTE: Manhole castings within the pavement limits shall be boxed as shown.

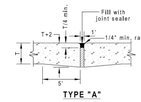
MANHOLE BOXING



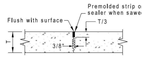
GENERAL NOTES

1) Do not scale drawing, follow dimensions.
2) The joint layouts shown correspond with the Department's standard typical sections. The actual locations of longitudinal construction joints shall be set to align with the lane lines of the approved construction plan.
3) Joint layout within intersections shall be adjusted as necessary to accomidate the intersection channelization details in the approved construction plan.
4) Construction joints and tie bars associated with curb construction may be omitted when curb is poured monolithic with pavement.
5) For joint and bar requirements refer to the "Pavement Construction Details - Joints" (Standard Drawing C502.13) and "Pavement Construction Details - Curbs" (Standard Drawing C502.14). Note that the width and location may change the type of joint required.
6) Transverse or longitudinal construction joints in slip formed pavements may be made with a groover or tool, if such device has been approved in advance by the Department.
7) When a joint falls within 5ft. of, or contacts inlets, manholes, or other structures, shorten one or more panels either side of opening to permit joint to fall on round structures and at or between corners of rectangular structures.
8) All street inlets shall be separated from the pavement and curb by expansion joint material extending completely through curb and slab. Manhole casting within the pavement limits shall be boxed as shown.

ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	PAVEMENT CONSTRUCTION DETAILS: CONCRETE PAVEMENT JOINT LAYOUT RESIDENTIAL STREETS		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 1 OF 1	DRAWING C502.01
REVISIONS					

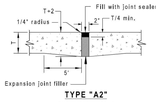


TYPE "A"
EXPANSION JOINT

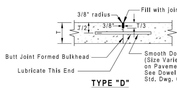


TYPE "C"
SAWED OR PREMOLDED STRIP TRANSVERSE OR LONGITUDINAL CONSTRUCTION JOINT

TYPE "FS" STAKING PIN DETAIL



TYPE "A2"
EXPANSION JOINT



TYPE "D"
TRANSVERSE CONSTRUCTION JOINT

JOINT FILLER AND SEALING MATERIAL SHALL MEET THE FOLLOWING:	
Material	Standard Specification
Hot-Poured Elastic Joint Sealant	Section 1057.5
Backer Rod Material for Hot-Poured Elastic Joint Sealant [1]	Section 1057.5.3
Polyurethane Elastomeric Joint Sealant	Section 1057.6
Preformed Fiber Expansion Joint Filler [2]	Section 1057.5.2
Preformed Sponge Rubber Expansion Joint Filler [2]	Section 1057.7.4
Silicone Joint Sealer for Saw Cut and Formed Joints	Section 1057.11
Backer Rod Material for Silicone Joint Sealant [1]	Section 1057.12

[1] Backer rod required for joint width ≥ 0.25 Inch.

[2] The joint filler material thickness shall be 2 Inches across for concrete pavement Type AA expansion joints, 1 Inch across the intersection of concrete sidewalk and concrete entrances and at Type A or AA expansion joints, 3/4-Inch across street inlet sumps, 1/2-Inch across concrete sidewalk or of the joint thickness specified. The joint filler material shall be of a width equal to the full depth of the pavement less the depth of the joint sealer and of a length no less than across the width of the face of the inlet, sidewalk or no less than the pavement section width.

GENERAL NOTES

1) Do not scale drawing, follow dimensions.
2) All deformed bars for joints and curbs shall be in accordance with section 1057.4 of the "St. Louis County Standard Specifications" manual.
3) Transverse or longitudinal construction joints in slip formed pavements may be made with a groover or tool, if such device as been approved in advance by the Department.

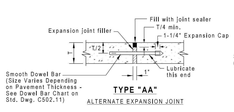
SAW CUTTING

When a standard (water cooled diamond bladed) concrete saw is used to cut the transverse or longitudinal joint when the pavement reaches 850 psi compressive strength (before final set) the following applies:

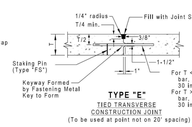
- For pavement < 7 Inches thick, saw the joint to a minimum depth of one-fourth (T/4) the specified pavement thickness.
- For pavements > 7 Inches thick, saw the joint to a minimum depth of one-third (T/3) the specified pavement thickness.
- Saw joints 3/8 Inch + 1/16 Inch wide as measured at the time of sawing.

When using early-entry (dry cut, light weight) saws, only use saw blades and skid plates as recommended by the manufacturer. Perform the early entry sawing reaches 150 psi compressive strength (after initial set and before final set) as follows:

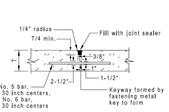
- Saw the joint 2-1/4 to 2-1/2 Inches deep.
- Saw joints approximately 1/8 Inch + 1/16 inch wide as measured at the time of sawing.



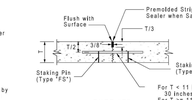
TYPE "AA"
ALTERNATE EXPANSION JOINT



TYPE "E"
TIED TRANSVERSE CONSTRUCTION JOINT
(To be used at point not on 20' spacing)

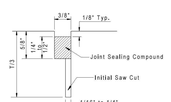


TYPE "B"
LONGITUDINAL CONSTRUCTION JOINT

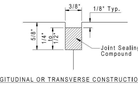


TYPE "F"
SAWED OR PREMOLDED STRIP LONGITUDINAL CONSTRUCTION JOINT

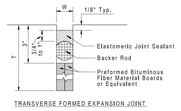
ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	PAVEMENT CONSTRUCTION DETAILS: CONCRETE JOINTS		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 2 OF 2	DRAWING C502.13
REVISIONS					



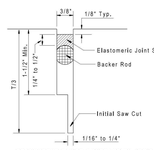
SAWED LONGITUDINAL JOINT



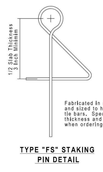
LONGITUDINAL OR TRANSVERSE CONSTRUCTION JOINT



TRANSVERSE FORMED EXPANSION JOINT



TRANSVERSE SAWED CONTRACTION JOINT



TYPE "FS" STAKING PIN DETAIL

JOINT FILLER AND SEALING MATERIAL SHALL MEET THE FOLLOWING:	
Material	Standard Specification
Hot-Poured Elastic Joint Sealant	Section 1057.5
Backer Rod Material for Hot-Poured Elastic Joint Sealant [1]	Section 1057.5.3
Polyurethane Elastomeric Joint Sealant	Section 1057.6
Preformed Fiber Expansion Joint Filler [2]	Section 1057.5.2
Preformed Sponge Rubber Expansion Joint Filler [2]	Section 1057.7.4
Silicone Joint Sealer for Saw Cut and Formed Joints	Section 1057.11
Backer Rod Material for Silicone Joint Sealant [1]	Section 1057.12

[1] Backer rod required for joint width ≥ 0.25 Inch.

[2] The joint filler material thickness shall be 2 Inches across for concrete pavement Type AA expansion joints, 1 Inch across the intersection of concrete sidewalk and concrete entrances and at Type A or AA expansion joints, 3/4-Inch across street inlet sumps, 1/2-Inch across concrete sidewalk or of the joint thickness specified. The joint filler material shall be of a width equal to the full depth of the pavement less the depth of the joint sealer and of a length no less than across the width of the face of the inlet, sidewalk or no less than the pavement section width.

GENERAL NOTES

1) Do not scale drawing, follow dimensions.
2) All deformed bars for joints and curbs shall be in accordance with section 1057.4 of the "St. Louis County Standard Specifications" manual.
3) Transverse or longitudinal construction joints in slip formed pavements may be made with a groover or tool, if such device as been approved in advance by the Department.

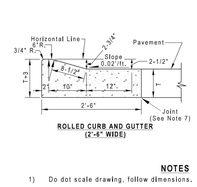
SAW CUTTING

When a standard (water cooled diamond bladed) concrete saw is used to cut the transverse or longitudinal joint when the pavement reaches 850 psi compressive strength (before final set) the following applies:

- For pavement < 7 Inches thick, saw the joint to a minimum depth of one-fourth (T/4) the specified pavement thickness.
- For pavements > 7 Inches thick, saw the joint to a minimum depth of one-third (T/3) the specified pavement thickness.
- Saw joints 3/8 Inch + 1/16 Inch wide as measured at the time of sawing.

When using early-entry (dry cut, light weight) saws, only use saw blades and skid plates as recommended by the manufacturer. Perform the early entry sawing reaches 150 psi compressive strength (after initial set and before final set) as follows:

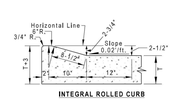
- Saw the joint 2-1/4 to 2-1/2 Inches deep.
- Saw joints approximately 1/8 Inch + 1/16 inch wide as measured at the time of sawing.



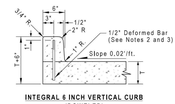
TYPE "C"
SAWED OR PREMOLDED STRIP TRANSVERSE CONSTRUCTION JOINT

TYPE "H"
SAWED JOINT WITH TIE BARS

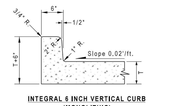
ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	PAVEMENT CONSTRUCTION DETAILS: CONCRETE JOINTS		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 2 OF 2	DRAWING C502.13
REVISIONS					



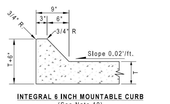
INTEGRAL ROLLED CURB



INTEGRAL 6 INCH VERTICAL CURB (DOWELED)

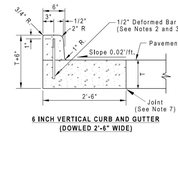


INTEGRAL 6 INCH VERTICAL CURB (MONOLITHIC)

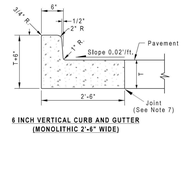


INTEGRAL 6 INCH MOUNTABLE CURB (See Note 10)

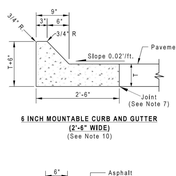
ROLLED CURB AND GUTTER (2'-6" WIDE)



6 INCH VERTICAL CURB AND GUTTER (DOWLED 2'-6" WIDE)



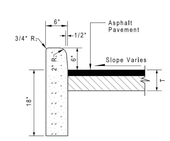
6 INCH VERTICAL CURB AND GUTTER (MONOLITHIC 2'-6" WIDE)



6 INCH MOUNTABLE CURB AND GUTTER (2'-6" WIDE) (See Note 10)

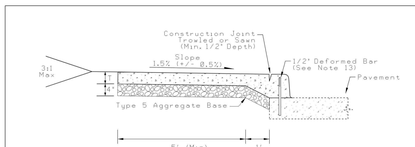
NOTES

1) Do not scale drawing, follow dimensions.
2) Construction joint and tie bars may be omitted when curb is poured integral with pavement.
3) Length of the tie bars shall be equal to the thickness of pavement plus the height of curb less 3 inches. Tie bars shall be placed at 24 inch centers.
4) All deformed bars for joints and curbs shall be in accordance with section 1057.4 of the "St. Louis County Standard Specifications" manual.
5) Transverse or longitudinal construction joints in slip formed pavements may be made with a groover or tool, if such device as been approved in advance by the Department.
6) Certain streets will be required to overlay the gutter with 2 inched of asphalt as directed by the Department. Curb height shall be adjusted to maintain the standard curb height. Asphalt overlay type to be determined by the Department.
7) Type "B" joint required for concrete pavement.
8) If the Contractor elects to construct concrete pavement by slip-form methods in accordance with Section 502.17, the width of the aggregate base shown on the plans shall be increased to provide a 3-foot width outside the edge of the pavement being placed.
9) Type "S" curb shall only be used where repair of existing Type "S" curb is required, and only with Departmental approval.
10) 6" mountable curb shall only be used where repair of existing 6" mountable curb is required. Use of 6" mountable curb for other applications requires Departmental approval.

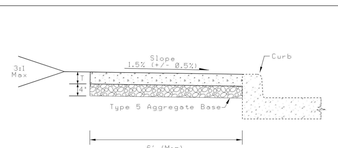


TYPE "S" CONCRETE CURB (See Note 9)

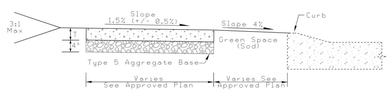
ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	STANDARD DRAWING: CONCRETE CURB DETAILS		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 1 OF 1	DRAWING C502.14
REVISIONS					



SIDEWALK AT BACK OF 6 INCH VERTICAL CURB (DOWELED)



SIDEWALK AT BACK OF INTEGRAL 6 INCH VERTICAL CURB (MONOLITHIC)



SIDEWALK WITH GREEN SPACE

General Notes

1) Do not scale drawing, follow dimensions.
2) For sidewalk placement, see the appropriate typicalsection standard drawing or approved plan.
3) Curb and joint dimensions shown in Pavement Construction Details for "Concrete Curb Details".
4) Final sidewalk width willbe determined by the engineer during the plan review process. Site conditions may require a wider sidewalk width than the minimums shown on this drawing.
5) Sidewalk running grade shall not exceed 5% except where matching the running grade of the adjacent roadway.
6) Sidewalk cross slope shall not exceed 1.5% (+/- 0.5%) in the direction of pedestrian travel.
7) Access lids, sewer inlet tops, pullboxes, etc. should be avoided in the sidewalk surface. Where these features must be placed in the sidewalk, said feature must be ADA compliant.
8) Sidewalks within St. Louis County right of way shall be 5 feet wide minimum for arterial (ARS), collector (CRS-2), and non-residential (CRS) roads. Clear width may be reduced to 4 feet only when necessary to avoid obstacles which cannot be practicably relocated.
9) Sidewalks shall have a continuous and unobstructed clear width of 4 feet wide minimum along residential (CRS) subdivision streets.
10) Where 4' sidewalks are provided, 5 foot x 5 foot passing spaces shall be provided at intervals of 200 feet maximum. Driveway approaches may be used to meet the passing space requirement.
11) St. Louis County Sidewalks located within 2 feet of the back of curb are to be constructed 6 feet wide minimum and constructed adjacent to the back of the curb for all development types.
12) Where sidewalk stubs are constructed with no pedestrian outlet, a turning space shall be constructed at the sidewalk terminus with a minimum width as defined by the road classification and a minimum length of 4 feet. The turning space shallhave a maximum cross slope of 2% (+/- 1%) in any direction. The Road Grade Exception is not applicable to this pedestrian access route feature.
13) Length of the tie bar shallbe equal to the thickness of pavement plus the height of curb less 2 inches. Tie bars shallbe placed at 24" centers.

Minimum Sidewalk Width Requirements

With Green Space	
Residential Streets	4 ft. x 4 ft.
Collector Road	5 ft. x 5 ft.
Arterial Road	5 ft. x 5 ft.
At Back of Vertical Curb	
All Road Classifications	6 ft. x 6 ft.

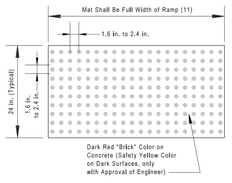
Minimum Sidewalk Concrete Thickness Requirements

Location	Thickness (T)
Adjacent to driveway	Match Drive Thickness
Adjacent to Inlet Where Inlet is Part of The Pedestrian Route	7"
Through Driveway Approach	Match Drive Thickness
Through Intersection	Match Pavement Thickness
All Other Locations	4"

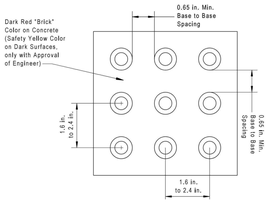
ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	STANDARD DRAWING: SIDEWALK		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 1 OF 3	DRAWING C608.43
REVISIONS					

General Notes

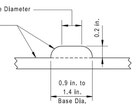
1) Do not scale drawings, follow dimensions.
2) Detectable warning surfaces (truncated domes) shall be preformed and installed as per manufacturer's recommendations. Stamped concrete will not be accepted.
3) All material shall be obtained from a source identified on the Missouri Department of Transportation "Qualified Lists", Specifically, Qualified Truncated Domes, FS-1067 Table 1
4) The detectable warning surface shall contrast visually with adjoining surfaces. Either light-on-dark or dark-on-light.
5) Truncated dome surfaces shall extend a minimum of 24 inches in the direction of sidewalk travel and the full width of the curb ramp (exclusive of flares), the landing, or blended transition, The panels shall be made of a durable material. The panels shall carry a manufacturer warranty covering all defects for a five-year period from the time of installation.
6) Detectable warning surfaces shall be aligned perpendicular or radial to the break between the ramp. Landing or blended transition. And the street.
7) Domes shall have a base diameter of 0.9 to 1.4 Inches. The top diameter shall be 50 to 65 percent of the base diameter. The dome height shall be 0.2 Inches. Dome center-to-center spacing shall be 1.6 to 2.4 Inches with a minimum base-to-base spacing of 0.65 Inches. Stamped concrete will not be accepted.
8) The contractor and/or manufacturer must provide a performance warranty on the product and Installation of the Detectable Warning Surface for a minimum period of 1-year from the date of project acceptance or installation (whichever date is later). The performance warranty shall guarantee that the Detectable Warning Surface is free from defects in workmanship and material including deformation, breakage, excessive wearing or breakage of truncated domes, color fastness, delamination, or attachment to pavement surface.
9) Truncated dome mats applied with adhesive may be used for retrofit of existing curb ramps only
10) Contractors or manufacturers shall at the request of this Department, provide product literature, installation procedures, maintenance Instructions, detectable warning surface samples (minimum 12 In. x 12 In.), current test reports in accordance with ASTM guidelines, and possible test installation by the contractor or manufacturer.
11) Some detectable warning products require a concrete border for proper installation. The concrete border shall not exceed 2 inches per side.
12) The detectable warning surface used shall be consistent throughout the project and are required to be installed on all curb ramps at public and private street intersections; signalized entrances; and at all channelized and raised islands where a curb ramp or cut-through is provided.



Detectable Warning Surface

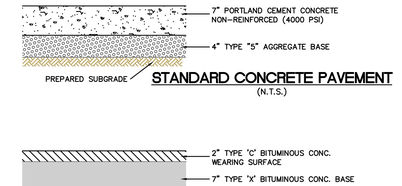


Square Pattern, Parallel Alignment

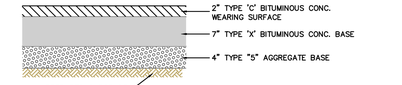


Truncated Dome Detail

ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	SIDEWALK & CURB RAMP DETAILS: DETECTABLE WARNING SURFACE FOR NEW CONSTRUCTION AND RETROFITTING OF CURB RAMPS		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 1 OF 1	DRAWING C608.51
REVISIONS					



STANDARD CONCRETE PAVEMENT
(N.T.S.)



STANDARD ASPHALT PAVEMENT
(N.T.S.)

PAVEMENT NOTES:

1. ALL MEANS AND METHODS OF CONCRETE AND ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARD CONSTRUCTION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION AND MODOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN CURRENT EDITIONS, PRIOR TO CONSTRUCTION.
2. PAVEMENT SECTIONS AND DETAILS ARE SUBJECT TO GEOTECHNICAL ENGINEER AND OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE PAVEMENT SUBMITTAL TO GEOTECHNICAL ENGINEER FOR REVIEW & APPROVAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY THE RECOMMENDATIONS SUPPLIED IN THE GEOTECHNICAL ENGINEERING REPORT AND ALL SUBSEQUENT ADDENDUMS
4. CONSTRUCTION JOINTS ARE REQUIRED BETWEEN ALL POURS SEPARATED BY MORE THAN 90 MINUTES TIME.
5. FIFTEEN FOOT (15) MAXIMUM SPACING BETWEEN CONTROL JOINTS.
6. FILL JOINTS TO WITHIN ¼" OF SURFACE WITH JOINT SEALER.
7. ISOLATION JOINTS REQUIRED AROUND ALL UTILITY STRUCTURES THAT ARE LOCATED WITHIN THE LIMINTS OF CONCRETE PAVEMENT.
8. PAVEMENT EXPANSION JOINTS ARE REQUIRED WHEN PAVEMENT IS PLACED WHILE AMBIENT TEMPERATURES ARE BELOW 40°F (4°C)
9. ALL EXPOSED CONCRETE EDGES TO BE CHAMFERED.

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 IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

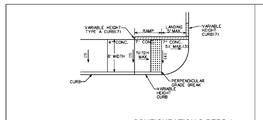
REVISIONS:

1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

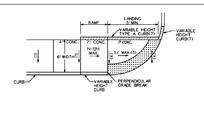
DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. # 26MSD-00171	BASE MAP # 17M4
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.R. # -	

SHEET TITLE:
CONSTRUCTION DETAILS

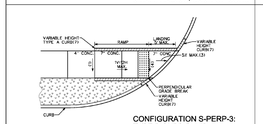
SHEET NO:
C11.0



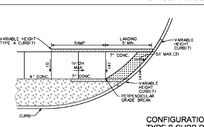
CONFIGURATION S-PERP-1:
TYPE B CURB RAMP
SINGLE PERPENDICULAR,
SMALL RADIUS, BACK OF CURB



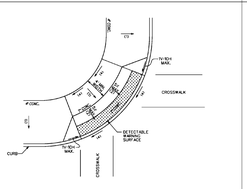
CONFIGURATION S-PERP-2:
TYPE B CURB RAMP
SINGLE PERPENDICULAR,
LARGE RADIUS, BACK OF CURB



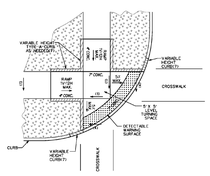
CONFIGURATION S-PERP-3:
TYPE B CURB RAMP
SINGLE PERPENDICULAR,
SMALL RADIUS, GRASS BUFFER



CONFIGURATION S-PERP-4:
TYPE B CURB RAMP
SINGLE PERPENDICULAR,
LARGE RADIUS, GRASS BUFFER



CONFIGURATION BT-1:
TYPE E CURB RAMP
BLENDED TRANSITION,
BACK OF CURB



CONFIGURATION BT-COMB-1:
TYPE E CURB RAMP
BLENDED TRANSITION
GRASS BUFFER

NOTES:

(1) CROSS SLOPE SHALL BE SUFFICIENT TO PREVENT PONDING UP TO A MAXIMUM OF 2% UNLESS OTHERWISE NOTED. USE 1.5% +/- 0.5% CROSS SLOPE RECOMMENDED.

(2) THE RUNNING SLOPE OF A BLENDED TRANSITION MAY BE WARPED TO MEET ROAD GRADE UP TO 5% MAXIMUM.

(3) A GEOMETRIC DIFFERENCE BETWEEN PAVEMENT OR GUTTER SLOPE IN THE DIRECTION OF PEDESTRIAN TRAVEL AND CURB RAMP SLOPE SHALL NOT EXCEED 13.0%. PROVIDE A 24" LEVEL LANDING IF ALGEBRAIC DIFFERENCE EXCEEDS 13.0%

(4) CROSS SLOPE SHALL BE A MIN OF 1.0% AND A MAX OF 2.0% AT INTERSECTIONS WITH STOP OR YIELD CONTROL. CROSS SLOPE SHALL BE A MAX OF 5.0% AT INTERSECTIONS WITHOUT STOP OR YIELD CONTROL.

(5) CURB RAMP RUNNING SLOPE SHALL BE 8.3% MAX.

(6) TRAVERSEABLE FLARE RUNNING SLOPE SHALL BE 10% MAX

(7) IN ORDER TO PREVENT TRIPPING HAZARDS, RETURN CURBS AND NON-TRAVERSIBLE FLARES MAY BE USED ONLY WHEN NECESSARY IF GRADING CAN BE PERFORMED TO SURROUNDING VEGETATIVE AREAS THAT IS SIMILAR TO ADJOINING SLOPES. VERTICAL CURBS ADJACENT TO THE PEDESTRIAN ACCESS ROUTE SHALL BE AVOIDED.

GENERAL NOTES:

THE CONTRACTOR SHALL COMPLY WITH ALL LAWS PERTAINING TO THE AMERICANS WITH DISABILITIES ACT ON PUBLIC RIGHTS OF WAY. EXCEPTIONS MUST BE APPROVED BY THE ENGINEER ALL AREAS OF NON-COMPLIANCE SHALL BE REMOVED AND CORRECTED AT THE CONTRACTOR'S EXPENSE.

SIDEWALK AND RAMP WIDTH SHALL BE 5' MIN FOR ARTERIAL (ARSE) COLLECTOR (CRS-2) AND NONRESIDENTIAL (CRS)(RSDS) 4' MIN WIDTH FOR RESIDENTIAL (CRS) STREETS 4' MIN WIDTH IN ALL CASES WHEN SIDEWALK IS CONSTRUCTED AT THE BACK OF CURB.

FINISHED SIDEWALK SHALL BE STABLE, SLIP RESISTANT, AND SURFACE SHALL NOT POND WATER.

THE RUNNING GRADE OF A SIDEWALK SHALL NOT EXCEED 5.0% EXCEPT WHEN MATCHING THE GRADE OF AN ADJACENT ROADWAY.

A DIAGONAL RAMP IS A SINGLE CURB RAMP WHICH SERVES TWO CROSSINGS. DIAGONAL RAMPS SHALL NOT BE PERMITTED FOR NEW CONSTRUCTION OR REDEVELOPMENT PROJECTS. DIAGONAL RAMPS MAY ONLY BE USED FOR ALTERATION TYPE PROJECTS WHERE CONSTRUCTION OF SPLIT RAMPS IS NOT PRACTICABLE AS DETERMINED BY THE ENGINEER.

LANDINGS TURNING SPACES, AND CLEAR SPACES LOCATED IN THE ROADWAY MUST BE COMPLETELY CONTAINED WITHIN THE CROSSWALK.

TRANSITIONS FROM SIDEWALK TO GUTTER TO ROADWAY MUST BE FLUSH.

DETECTABLE WARNING DEVICES ARE REQUIRED AT PUBLIC STREETS AND SIGNALIZED INTERSECTIONS. FOR DETECTABLE WARNING SURFACE REQUIREMENTS SEE STANDARD DRAWING C608.51

RUNNING SLOPE OF CURVED SIDEWALKS AND RAMPS SHALL BE MEASURED ON THE INSIDE EDGE OF THE CURVE.

5 FOOT RULE THE RUNNING SLOPE FOR A CURB RAMP IS NOT LIMITED TO 8.33% MAXIMUM IF THE CONSTRUCTED CURB RAMP EXCEEDS 15 FEET IN LENGTH. THIS EXCEPTION DOES NOT APPLY TO SIDEWALK RAMPS.

GRADE BREAK BETWEEN RAMP AND ADJACENT SIDEWALK MUST BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

TYPE A CURB IS INCIDENTAL TO CURB RAMP CONSTRUCTION. NO ADDITIONAL PAY WILL BE PROVIDED.

A CLEAR SPACE SHALL BE PROVIDED BEYOND THE BOTTOM GRADE BREAK OF ALL CURB RAMPS. THE CLEAR SPACE SHALL BE A MINIMUM OF 4' (1.22 M) BY 4' (1.22 M) AND RESIDE WHOLLY OUTSIDE OF THE PARALLEL VEHICLE TRAVEL LANE.

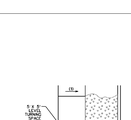
A 4' BY 4' MINIMUM TURNING SPACE SHALL BE PROVIDED AT THE BOTTOM OF ANY SINGLE RAMP WHICH SERVES MORE THAN ONE DIRECTION, REGARDLESS OF CONFIGURATION. TURNING SPACE SHALL RESIDE WHOLLY OUTSIDE OF BOTH PARALLEL VEHICLE TRAVEL LANES.

A GEOMETRIC TRANSITION SHALL BE PROVIDED WHEN CONNECTING NEW PEDESTRIAN FACILITIES TO AN EXISTING ROADWAY.

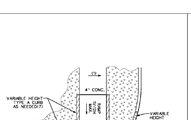
ALL SLOPES AND GRADES SHALL BE MEASURED WITH A CALIBRATED 2 FOOT LONG DIGITAL LEVEL.

PERMANENT PAVEMENT SHALL NOT BE PERMITTED FOR THE CONSTRUCTION OF CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACES. ALL PROPOSED PERMANENT PAVEMENT INSTALLATIONS SHALL REQUIRE DEPARTMENTAL APPROVAL.

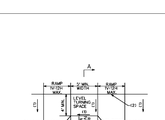
ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	CURB RAMP CONFIGURATIONS FOR USE WITHIN PUBLIC RIGHT-OF-WAY		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 1 OF 7	DRAWING C608.41
REVISIONS					



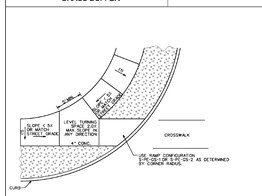
CONFIGURATION S-PERP-5:
TYPE B CURB RAMP
SINGLE PERPENDICULAR,
GRASS BUFFER



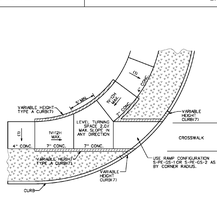
CONFIGURATION S-COMB-1:
TYPE B,C CURB RAMP
SINGLE COMPOUND,
GRASS BUFFER



CONFIGURATION S-COMB-2:
TYPE A,C CURB RAMP
SINGLE COMPOUND,
BACK OF CURB



CONFIGURATION S-PERP-6:
TYPE B CURB RAMP
SINGLE PERPENDICULAR,
NON-PERPENDICULAR DIVERGENT
PATH, GRASS BUFFER



CONFIGURATION S-COMB-3:
TYPE B CURB RAMP
SINGLE COMPOUND,
NON-PERPENDICULAR DIVERGENT
PATH, GRASS BUFFER

NOTES:

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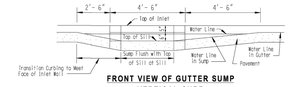
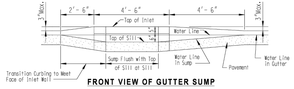
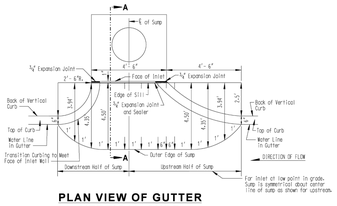
ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	CURB RAMP CONFIGURATIONS FOR USE WITHIN PUBLIC RIGHT-OF-WAY		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 2 OF 7	DRAWING C608.41
REVISIONS					



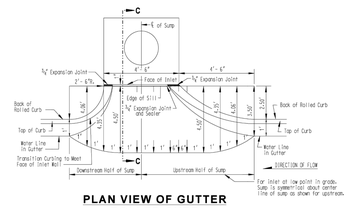
FRONT VIEW OF GUTTER SUMP
VERTICAL CURB



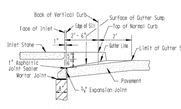
FRONT VIEW OF GUTTER SUMP
ROLLED CURB



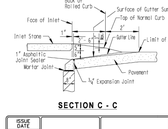
PLAN VIEW OF GUTTER
VERTICAL CURB



PLAN VIEW OF GUTTER
ROLLED CURB



SECTION A - A

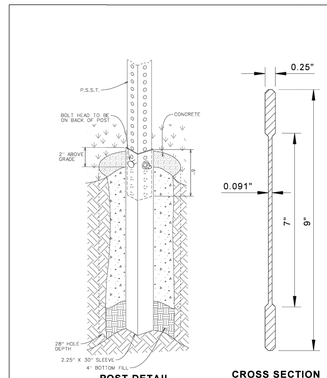


SECTION C - C

GENERAL NOTES

1) Do not scale drawing, follow dimensions.
4) Curb and inlet sumps may be modified due to field conditions.
3) All expansion joints shall be sealed.
4) Inlet structure shall be constructed in accordance with the current St. Louis Metropolitan Sewer District 'Standard Construction Specifications for Sewer and Drainage Facilities' manual.

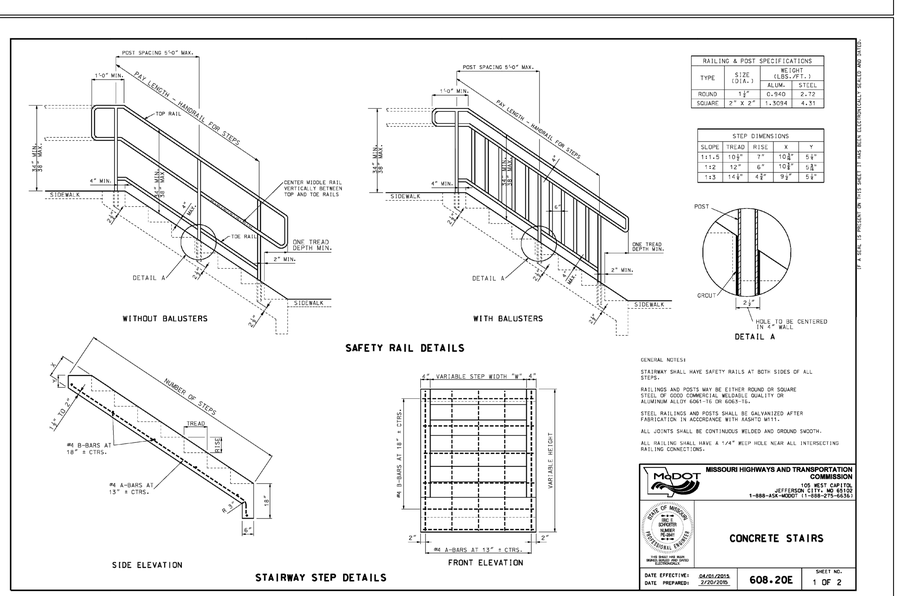
ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	STANDARD DRAWING SEWER CONSTRUCTION DETAILS - STREET INLET SUMPS		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 1 OF 2	DRAWING C604.36
REVISIONS					



GENERAL NOTES

1) Street name sign blanks shall be 9 inches wide, extrude aluminum panels in 30, 36, 42, 48 and 54 inch lengths per drawing shown on this exhibit. Signs shall be made from 6063-T6 aluminum alloy, which has been anodized, degreased, deburred, and etched.
2) Sign legend shall be 5 inch for the street name and 3 inch for the suffix. Both the legend and suffix shall use Title Case (e.g. - Aqua Ridge Drive) and use Series D 2000 letters. Apply white high intensity retroreflective sheeting (ASTM 4956 Type IV) to both sides of the blank. The street name and suffix shall be cut from green, transparent acrylic, electro-cut film and overlaid on both sides of sign.
3) Sign posts shall be 2" x 2" square tube formed of 12 gauge (0.105" U.S.S. GAUGE) steel, weigh approximately 2.40 pounds per linear foot, with 7/16" diameter holes on 1" centers on all sides, aligned with and opposite each other directly and diagonally, for the length of the post (referred to herein as P.S.S.T.). The length of the post shall allow the street name signs to be posted no lower than 10 feet and for the bottom of any other sign to be no lower than 7 feet.
4) Installed posts shall be anchored with a 2.25" x 2.25" (outside dimension) square tube formed of heavy wall (0.188" U.S.S. Gauge) steel, weighing approximately 2.8 pounds per linear foot, be 30" in length, and have two 7/16" diameter holes on 1" center 1/2" from the top of the anchor on all sides, aligned with and opposite each other directly and diagonally (8 holes per anchor).
5) All posts and anchors shall conform with specification for Carbon Sheet Steel ASTM A1011, Grade 50, shall have a hot dipped galvanized zinc coating conforming to ASTM A653 designation G-90, and the corner weld is to be zinc coated after scarifying. Posts and anchors shall have a clear polymer coating applied as a rust preventative.
6) Additional information relating to fabrication, field testing, and quality of street name signs, connectors, and posts is on file at the Traffic Operations Building, 2688 Adie Road, Maryland Heights, MO 63043.
7) Signs are to be mounted a minimum of 3.5 feet from the back of curb with a minimum clearance from the sidewalk of 1.5 feet.
8) Anchors shall be installed 28 inches in the ground (two inches above grade) and set in a concrete base 9 inches in diameter as detailed on this drawing.
9) The contractor shall be responsible for verification of underground utilities and structures shown or not shown prior to the placement of sign posts.

ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION 1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	STANDARD DRAWING SUBDIVISION STREET NAME SIGNS, DETAILS AND LOCATIONS		
03/09/2020			EFFECTIVE 05/01/2020	SHEET 1 OF 1	DRAWING C903.10
REVISIONS 04/29/2020					



RAILING & POST SPECIFICATIONS			
TYPE	SIZE (DIA.)	WEIGHT (LBS./FT.) ALUM.	STEEL
ROUND	1½"	0.940	2.72
SQUARE	2" X 2"	1.5094	4.31

STEP DIMENSIONS				
SLOPE	TREAD	RISE	X	Y
1:1.5	10½"	7"	10½"	5½"
1:2	12"	6"	10½"	5½"
1:3	14½"	4½"	9½"	5½"

GENERAL NOTES:

STAIRWAY SHALL HAVE SAFETY RAILS AT BOTH SIDES OF ALL STEPS.

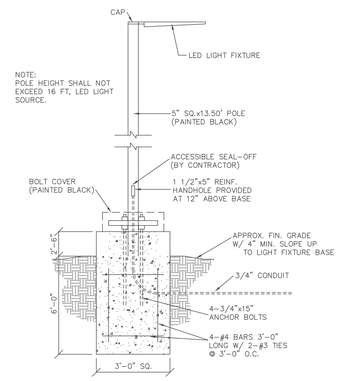
RAILINGS AND POSTS MAY BE EITHER ROUND OR SQUARE STEEL OF GOOD COMMERCIAL WELDABLE QUALITY OR ALUMINUM ALLOY 6061-T6 OR 6063-T5.

STEEL RAILINGS AND POSTS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH AASHTO M111.

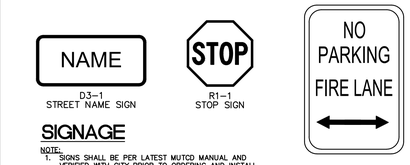
ALL JOINTS SHALL BE CONTINUOUS WELDED AND GROUND SMOOTH.

ALL RAILING SHALL HAVE A 1/4" WELD HOLE NEAR ALL INTERSECTING RAILING CONNECTIONS.

MoDOT	MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION 105 WEST CAPITOL JEFFERSON CITY, MO 65102 1-888-ASK-MODOT (1-888-275-6636)		
STATE OF MISSOURI DEPARTMENT OF TRANSPORTATION	CONCRETE STAIRS		
DATE EFFECTIVE: 04/01/2015 DATE PREPARED: 3/20/2015	608.20E	SHEET NO.: 1 OF 2	



LIGHT STANDARD DETAIL
(TOTAL HEIGHT 16')
N.T.S.



SIGNAGE

NOTE:
1. SIGNS SHALL BE PER LATEST MUTCD MANUAL AND VERIFIED WITH CITY PRIOR TO ORDERING AND INSTALL. VERIFY LOCATIONS WITH CITY PRIOR TO INSTALL.

MUTCD "W11-2"

MUTCD "R1-5"

MUTCD "W16-7P"

MUTCD "W16-9P"

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 IMPROVEMENT PLANS FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

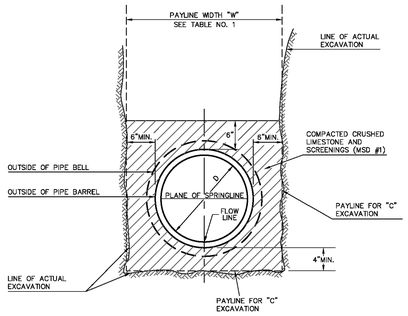
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:
1. 04-14-26 GCL/FISCHER HOMES
2. 06-01-26 AGENCY REVIEW
3. 06-04-26 AGENCY REVIEW
4. 08-03-26 AGENCY REVIEW

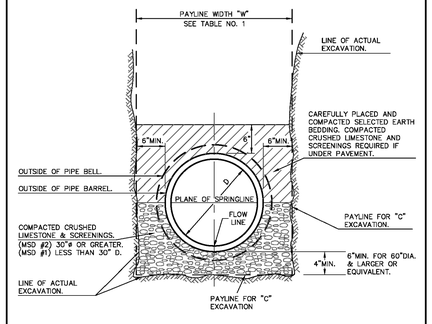
DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 1784
S.L.C. H&T #:	H&T S.U.P. #: -
M.D.N.R. #:	

SHEET TITLE:
CONSTRUCTION DETAILS

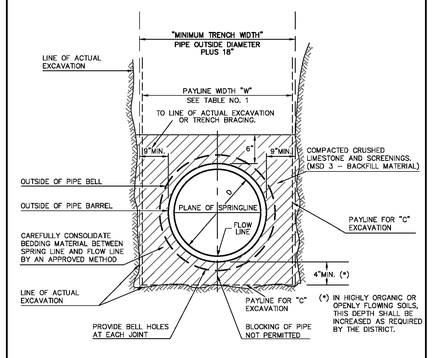
SHEET NO.:
C11.1



PIPE BEDDING CLASS "C" (FOR ALL 6" to 18" PIPE EXCEPT REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. W.S.H. Ch. J.C.K.	2009	SHEET 4

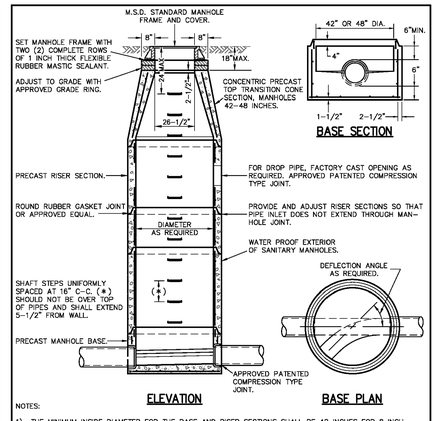


PIPE BEDDING CLASS "C" (MODIFIED FOR REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. W.S.H. Ch. J.C.K.	2009	SHEET 5



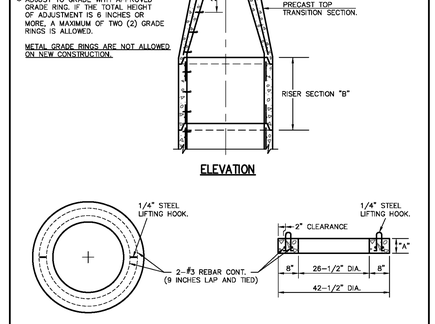
NOTES:
1) CHECK GRADE OF PIPE AFTER COMPACTION TO INSURE THE DESIRED FLOWLINE HAS NOT CHANGED.
2) DURING JETTING PROCESS, NOZZLE SHALL NOT BE INSERTED CLOSER THAN TWO FEET FROM TOP OF PIPE.
3) ANY TRENCH BRACING USED BELOW THE TOP OF PIPE SHALL BE LEFT IN PLACE.
4) FOR INSTALLATIONS IN HIGHLY ORGANIC OR OPENLY FLOWING SOILS, THE ENTIRE PERIMETER OF THE PIPE BEDDING SHALL BE WRAPPED WITH AN APPROVED FILTER FABRIC OR THE "MINIMUM TRENCH WIDTH" SHALL BE EXPANDED BY INCREASING THE DISTANCE BETWEEN THE SIDE OF THE PIPE AND THE LINE OF ACTUAL EXCAVATION OR TRENCH BRACING TO A MINIMUM OF ONE PIPE DIAMETER.

PIPE BEDDING FOR FLEXIBLE PIPE 21" – 48" DIAMETER	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. P.T.K. Ch. D.R.M.	2009	SHEET 6



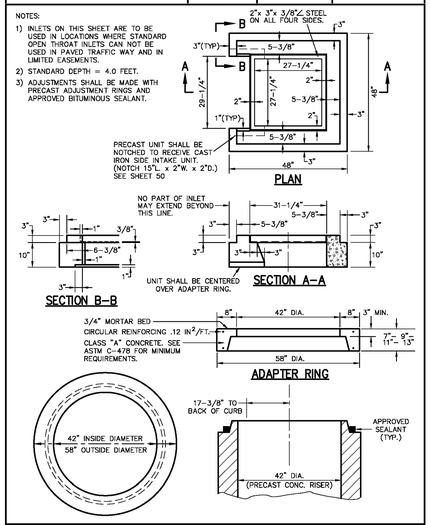
NOTES:
1) THE MINIMUM INSIDE DIAMETER FOR THE BASE AND RISER SECTIONS SHALL BE 42 INCHES FOR 8 INCH DIAMETER SANITARY SEWERS AND ALL STORM SEWERS. THE MINIMUM INSIDE DIAMETER FOR SANITARY SEWERS LARGER THAN 8 INCH DIAMETER IS 48 INCHES. MANHOLE SHALL MEET ASTM C–478 REQUIREMENTS.
2) FLOWLINE ELEVATION OF INCOMING PIPES SHALL BE 1 INCH HIGHER THAN THAT OF OUTGOING PIPE.
3) PIPE SIZES LARGER THAN 24 INCH DIAMETER MAY REQUIRE MANHOLE DIAMETERS OF 60 INCH, 72 INCH OR 96 INCH AS DETERMINED BY OUTSIDE DIAMETERS AND ORIENTATIONS OF CONNECTING PIPES.
4) ECCENTRIC CONES SHALL BE USED ON DIAMETERS 60 INCH AND LARGER. STEPS SHALL EXTEND DOWN VERTICAL WALL OF CONE.
5) PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DISTRICT FOR APPROVAL OF MAN–HOLES ON PIPE DIAMETERS LARGER THAN 24 INCH AND ALSO FOR THOSE STRUCTURES WITH A DROP PIPE CONNECTION.

PRECAST CONCRETE MANHOLE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WSH/SAM Ch. J.C.K.	2009	SHEET 21

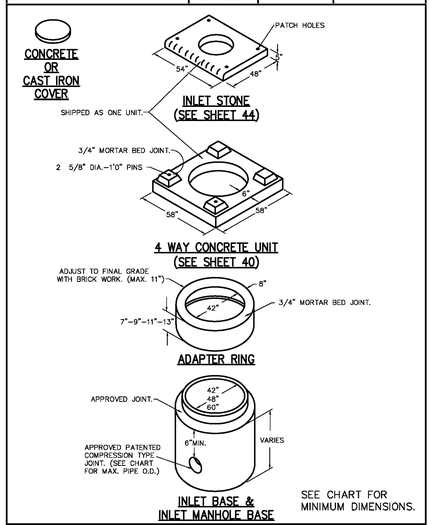


NOTES:
1) IF BRICK IS USED DO NOT PLASTER INSIDE OF MANHOLE.
2) IF MANHOLE IS BURIED MORE THAN 18 INCHES, A RISER SECTION WILL HAVE TO BE ADDED.
3) DIMENSION "A" STOCK GRADE RING HEIGHT OPTIONS. (3 INCHES MINIMUM TO 11 INCHES MAXIMUM.)
4) DIMENSION "B" STOCK RISER SECTION HEIGHT OPTIONS. (12 INCH, 24 INCH, 36 INCH AND 48 INCH)

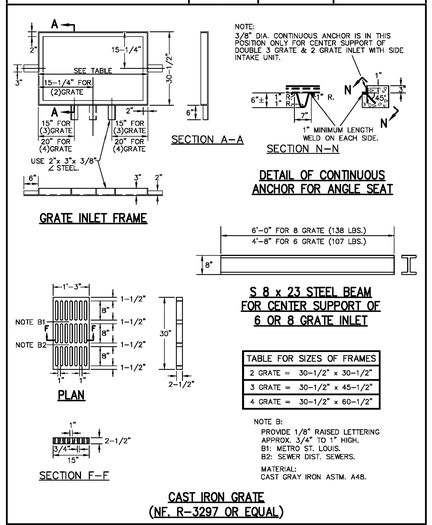
ADJUST TO GRADE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. S.A.M. Ch. P.W.S.	2009	SHEET 23



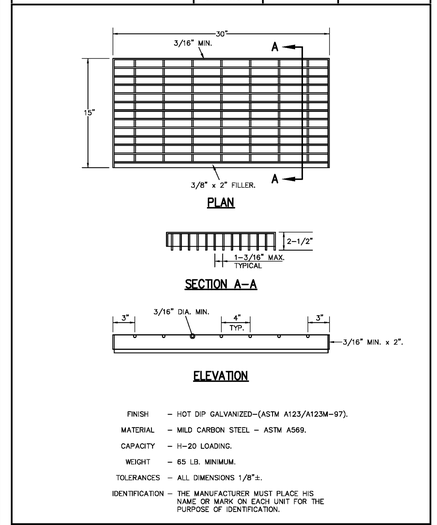
GRATE SEAT FOR 2 GRATE INLET WITH SIDE INTAKE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WSH/MCK Ch. J.C.K.	2009	SHEET 32



AREA INLET PRECAST CONCRETE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. JLG/SAM Ch. J.C.K.	2009	SHEET 34



DETAILS OF INLET FRAME AND GRATES	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	DR. RGW/SAM Ch. J.C.K.	2009	SHEET 47



FINISH	– HOT DIP GALVANIZED–(ASTM A123/A123M–97).
MATERIAL	– MILD CARBON STEEL – ASTM A569.
CAPACITY	– H–20 LOADING.
WEIGHT	– 65 LB. MINIMUM.
TOLERANCES	– ALL DIMENSIONS 1/8"±.
IDENTIFICATION	– THE MANUFACTURER MUST PLACE HIS NAME OR MARK ON EACH UNIT FOR THE PURPOSE OF IDENTIFICATION.

DETAIL OF STEEL GRATE	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. RGW/SAM Ch. J.C.K.	2009	SHEET 48

CAST IRON MANHOLE FRAME	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. DAB/SAM Ch. J.C.K.	2009	SHEET 52

CAST IRON COVERS FOR MANHOLES AND INLETS	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. RGW/SAM Ch. J.C.K.	2009	SHEET 53

FLARED END SECTION	METROPOLITAN ST. LOUIS SEWER DISTRICT *Standard Details of Sewer Construction*		
	Dr. WSH/SAM Ch. J.C.K.	2009	SHEET 61

⌀12" YARD DRAIN DETAILS

(n.t.s.)

2–GRATE INLET WITH SIDE INTAKE • ROLLED CURBS

(N.T.S.)

(FOR USE AT STRUCTURE #14)

ALL SEWER DETAILS SHOWN ON THIS SHEET ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE DETAILS ARE TO BE VERIFIED PER MSD'S STANDARD CONSTRUCTION SPECIFICATIONS, 2009. ALL METHODS, MEANS AND MATERIALS SHALL CONFORM TO MSD CURRENT STANDARD CONSTRUCTION SPECIFICATIONS, 2009.

CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER AND MSD. CONTACT MSD AT 314–335–2072.

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: generalll@stockassoc.com
Web: www.stockassoc.com

SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

1.	04–14–26 GCL/FISCHER HOMES
2.	06–01–26 AGENCY REVIEW
3.	06–04–26 AGENCY REVIEW
4.	08–03–26 AGENCY REVIEW

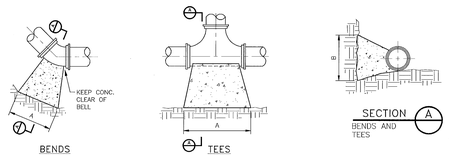
DRAWN BY:	CHECKED BY:
K.S.G./E.J.F.	G.M.S.
DATE:	JOB NO.
2/18/26	2022-7304
M.S.D. P #:	BASE MAP #:
26MSD-00171	17M4
S.L.C. H&T #:	H&T S.U.P. #:
-	-
M.D.N.R. #:	
-	

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO.:

C11.2



NOTES:

1. COVER OVER TOP OF PIPE SHALL BE 42". IF GRADING PLANS RECEIVED BY THE ENGINEER/OWNER WITH THE REQUEST FOR WATER MAIN LAYOUT, INDICATE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADES SHOWN ON SAID PLANS. TOP OF FINISH CONCRETE TO BE A MINIMUM OF 26" FROM FINISH GRADE.
2. THRUST BLOCKS SHALL BE BUILT AGAINST UNDISTURBED SOIL TO PREVENT MOVEMENT OF FITTING.
3. NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES,.
4. THRUST BLOCKING MUST FIT IN EASEMENT, IN SOME CASES ADDITIONAL RESTRAINT MAY BE REQUIRED.
5. POLYETHYLENE ENCASEMENT ON ALL D.I. PIPE AND FITTINGS.
6. PIPE JOINTS AND BOLTS MUST BE ACCESSIBLE.
7. ALLOW SUFFICIENT CLEARANCE BETWEEN CONCRETE AND BOLTS FOR FUTURE MAINTENANCE.
8. ALL BOLTS SHALL BE COR-BLUE, MINIMUM 1/2" DIAMETER. COAT EXPOSED ROD WITH APPROVED COATING AFTER CONCRETE HAS SET.
9. THRUST BLOCKING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MAY BE REQUIRED.
10. PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE MIN 3000 PSI CONCRETE.
11. FOR UNSTABLE SOIL CONDITIONS, CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS.
12. FOR MAIN SIZES GREATER THAN 12", SEE ENGINEER FOR THRUST BLOCK DIMENSIONS.

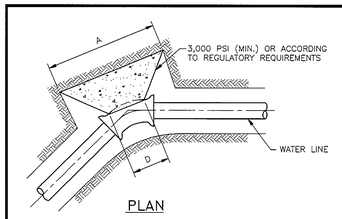
REQUIRED MINIMUM BEARING AREA ON UNDISTURBED SOIL

	90 DEGREE BENDS	45 DEGREE BENDS	22.5 DEGREE BENDS	11.25 DEGREE BENDS	TEES/PLUGS
PIPE SIZE	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
6	8.0	4.5	2.0	1.0	6.0
8	14.0	7.5	4.0	2.0	10.0
10	20.5	11.0	6.0	3.0	14.5
12	29.0	16.0	8.0	4.0	20.5

NOTES:

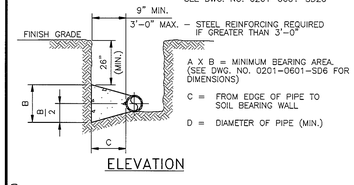
1. BEARING TABLE AREA IS BASED ON 200 PSI MAXIMUM WITH SOIL BEARING CAPACITY OF 2000 LBS/SQUARE FOOT WITH A 1.5 SAFETY FACTOR.
2. FOR HIGHER WATER PRESSURES OR LOWER SOIL PRESSURES, CONSULT ENGINEER FOR ADJUSTMENTS.
3. A SAFETY FACTOR AND ADDITIONAL BEARING AREA MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. FOR DEVELOPER LAY PROJECTS, THE DEVELOPER SHALL VERIFY SOIL BEARING CAPACITIES.
5. SEE DWG. NO. 0201-0601-SD19 AND DWG. NO. 0201-0601-SD20 FOR ADDITIONAL BLOCKING INFORMATION.

MISSOURI AMERICAN WATER STANDARD CIVIL
THRUST BLOCK DETAILS
MISSOURI AMERICAN WATER ST. LOUIS, MO. 63141
MISSOURI AMERICAN WATER ENGINEERING 727 CRAIG ROAD ST. LOUIS, MO. 63141
DRAWN BY KSG DATE 11-13-08
CHECKED BY PROJECT #
APPROVED
AMERICAN WATER
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES
USE DIMENSIONS ONLY SCALE N.T.S.
0201-0601-SD6



PLAN

SEE DWG. NO. 0201-0601-SD20



ELEVATION

* BEARING AREAS ARE BASED ON SOIL HAVING AN ALLOWABLE SAFE LATERAL BEARING OF 2000 POUNDS PER SQUARE FOOT AND 200 PSI TEST PRESSURE AND A 1.5 FACTOR OF SAFETY. AREA MUST BE REVISED FOR SOILS WITH A LOWER BEARING CAPACITY OR HIGHER TEST PRESSURE.

GENERAL NOTES:

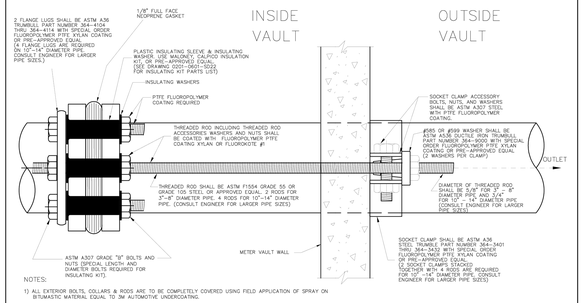
1. COVER OVER TOP OF PIPE SHALL BE A MINIMUM OF 42". IF GRADING PLANS RECEIVED BY THE ENGINEER/OWNER WITH THE REQUEST FOR WATER MAIN LAYOUT, INDICATE ADJUSTMENTS TO EXISTING GRADE, THEN PIPE SHALL BE INSTALLED TO MEET MINIMUM AND MAXIMUM COVER FROM PROPOSED GRADES SHOWN ON SAID PLANS.
2. THRUST BLOCKS SHALL BE BUILT AGAINST UNDISTURBED SOIL WITH ADEQUATE BACKING TO PREVENT MOVEMENT OF FITTING.
3. NO THRUST BLOCKS TO BE PLACED IN SEWER LATERAL DITCHES OR OTHER UTILITY TRENCHES.
4. THRUST BLOCKING MUST FIT IN EASEMENT, IN SOME CASES ADDITIONAL RESTRAINT MAY BE REQUIRED.
5. POLYETHYLENE ENCASEMENT ON ALL D.I. PIPE AND FITTINGS.
6. PIPE JOINTS AND BOLTS MUST BE ACCESSIBLE.
7. ALL BOLTS SHALL BE COR-BLUE, MINIMUM 1/2" DIAMETER. COAT EXPOSED ROD WITH APPROVED MATERIAL AFTER CONCRETE HAS SET.
8. ALLOW SUFFICIENT CLEARANCE BETWEEN CONCRETE AND BOLTS FOR FUTURE MAINTENANCE.
9. THRUST BLOCKING DETAILS ARE SHOWN HERE FOR TYPICAL INSTALLATIONS. IN SOME CASES, ADDITIONAL RESTRAINT MAY BE REQUIRED.
10. PORTLAND CEMENT CONCRETE USED FOR THRUST BLOCKS SHALL BE 3000 PSI CONCRETE (MIN.).

MISSOURI AMERICAN WATER STANDARD CIVIL
THRUST BLOCK AT HORIZONTAL BENDS (LESS THAN 3 FEET IN THICKNESS)–DETAIL
MISSOURI AMERICAN WATER ST. LOUIS, MO. 63141
MISSOURI AMERICAN WATER ENGINEERING 727 CRAIG ROAD ST. LOUIS, MO. 63141
DRAWN BY KSG DATE 11-13-08
CHECKED BY PROJECT #
APPROVED
AMERICAN WATER
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES
USE DIMENSIONS ONLY SCALE N.T.S.
0201-0601-SD19

6105-1090-0201

MISSOURI AMERICAN WATER

FILE NO. ____
INDEX NO. ____
ISSUED DATE 08-2020
AMENDED DATE ____



NOTES:

1) ALL EXTERIOR BOLTS, COLLARS & RODS ARE TO BE COMPLETELY COVERED USING FIELD APPLICATION OF SPRAY ON BITUMASTIC MATERIAL EQUAL TO 3M AUTOMOTIVE UNDERCOATING.
2) ALL PARTS AND PIPELINE ON THE OUTSIDE OF THE VAULT SHALL BE ENCASED WITH 12 MIL POLYETHYLENE TUBE MEETING REQUIREMENTS OF AWWA C105.
3) ALL FLUOROPOLYMER PTFE COATINGS SHALL BE BAKED ON OR THERMALLY SET BY THE COATING MANUFACTURE.

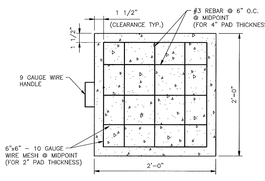
MB-001

SUBJECT TO REVISION WITHOUT NOTICE 08-28-2020

INSULATED FLANGE CONNECTION DETAIL

PRINT AND READ DISCLAIMER WITH ALL MAWC DRAWINGS

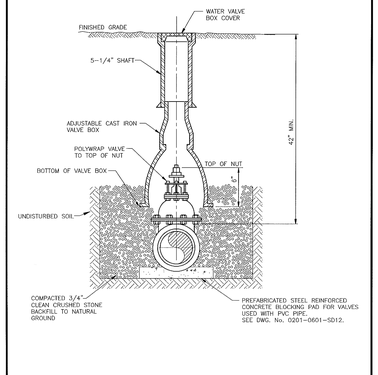
CAD: J:\DISTRIB\DETAILS\METERBOX\METERBOX_20200821.DWG



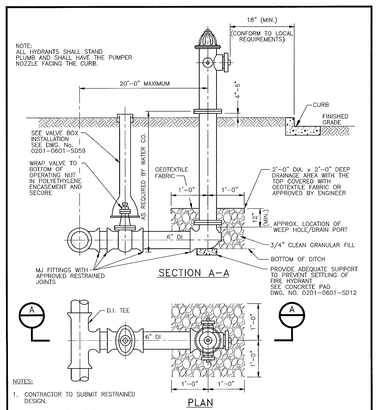
NOTES:

1. PAD THICKNESS = 2" OR 4"
2. PROVIDE CERTIFICATION FOR REINFORCING WIRE AS REQUIRED.

MISSOURI AMERICAN WATER STANDARD CIVIL
PRE-FABRICATED STEEL REINFORCED CONCRETE BLOCKING PAD DETAIL
MISSOURI AMERICAN WATER ST. LOUIS, MO. 63141
MISSOURI AMERICAN WATER ENGINEERING 727 CRAIG ROAD ST. LOUIS, MO. 63141
DRAWN BY KSG DATE 11-13-08
CHECKED BY PROJECT #
APPROVED
AMERICAN WATER
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES
USE DIMENSIONS ONLY SCALE N.T.S.
0201-0601-SD12



MISSOURI AMERICAN WATER STANDARD CIVIL
VALVE BOX INSTALLATION DETAIL
MISSOURI AMERICAN WATER ST. LOUIS, MO. 63141
MISSOURI AMERICAN WATER ENGINEERING 727 CRAIG ROAD ST. LOUIS, MO. 63141
DRAWN BY KSG DATE 11-13-08
CHECKED BY PROJECT #
APPROVED
AMERICAN WATER
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES
USE DIMENSIONS ONLY SCALE N.T.S.
0201-0601-SD59



NOTES:

1. CONTRACTOR TO SUBMIT RESTRAINED DESIGN.
2. PAINT HYDRANT TO BURY LINE TO MATCH LOCAL COLOR REQUIREMENTS AND COMPATABILITY OF HYDRANT MANUFACTURER'S SELECTED COATING (CAN BE DONE PRIOR TO INSTALLATION)
3. APPLY TOUCH UP PAINT AS REQUIRED AFTER INSTALLATION.

MISSOURI AMERICAN WATER STANDARD CIVIL
FIRE HYDRANT DETAIL
MISSOURI AMERICAN WATER ST. LOUIS, MO. 63141
MISSOURI AMERICAN WATER ENGINEERING 727 CRAIG ROAD ST. LOUIS, MO. 63141
DRAWN BY KSG DATE 11-13-08
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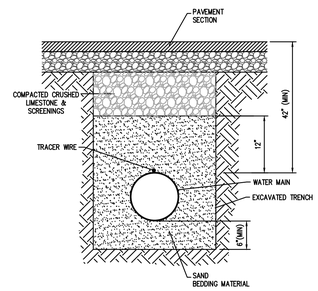
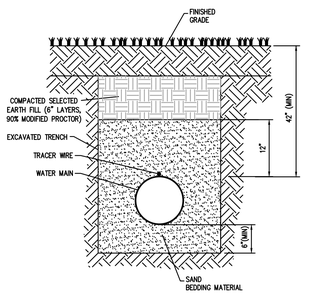
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES
USE DIMENSIONS ONLY SCALE N.T.S.
0201-0601-SD31





PIPE BEDDING
SCALE: N.T.S.

COVER OVER TOP OF PIPE SHALL BE A MINIMUM OF 42".

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 IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.;
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
08/03/26

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

REVISIONS:

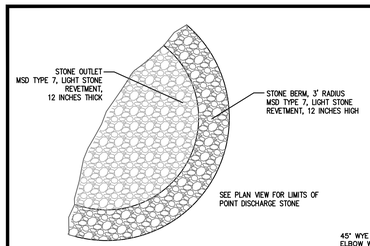
1.	04-14-26 GCL/FISCHER HOMES
2.	06-01-26 AGENCY REVIEW
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #:	

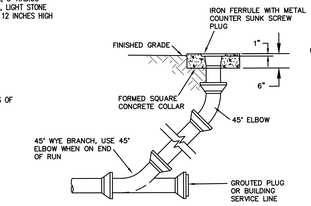
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.:
C11.3

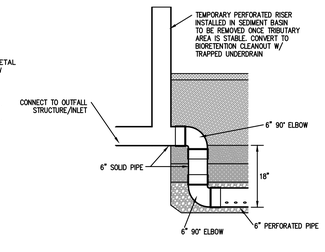
DRAWINGS & CONCEPTS/2022/2022CONSTRUCTION DETAILS.DWG Tue, Mar 24, 2026 - 9:38am K:\CITYSITE\P-Vale.pltt



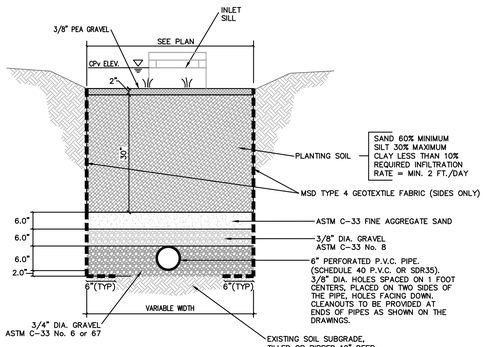
POINT DISCHARGE STONE
(n.t.s.)



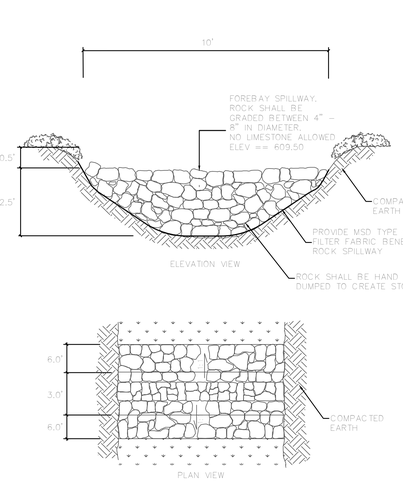
CLEANOUT
(n.t.s.)



BIO-RETENTION TRAPPED UNDERDRAIN DETAIL
SCALE: N.T.S.



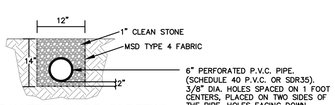
BIO-RETENTION DETAIL



STONE SPILLWAY DETAIL
N.T.S.

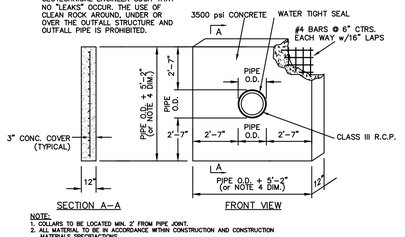
NOTE: FOREBAY SPILLWAY SHALL BE INSPECTED ANNUALLY. ROCKS SHALL BE REMOVED AND REPLACED IF FOULING OCCURS.

STONE FOR RIP-RAP SHALL BE SIZED AND INSTALLED PER MSD CRITERIA. ACTUAL STONE TYPE TO BE CHOSEN BY LANDSCAPE ARCHITECT.



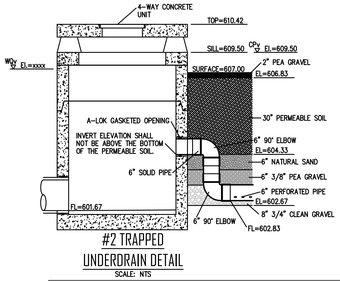
FOREBAY FRENCH DRAIN DETAIL
N.T.S.

NOTE:
CONTRACTOR SHALL PLACE SELECT BACKFILL MATERIAL AROUND, UNDER AND OVER STRUCTURE AND OUTFALL PIPE AS DIRECTED BY THE GEOTECHNICAL ENGINEER SUCH THAT NO "LEAKS" OCCUR. THE USE OF CLEAN ROCK AROUND, UNDER OR OVER THE OUTFALL STRUCTURE AND OUTFALL PIPE IS PROHIBITED.

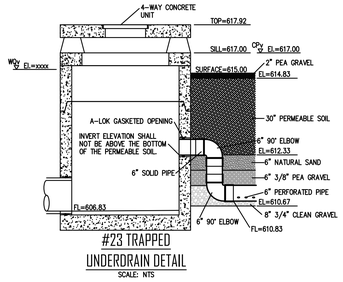


NOTE:
1. COLLARS TO BE LOCATED MIN. 2' FROM PIPE JOINT.
2. ALL MATERIAL TO BE IN ACCORDANCE WITHIN CONSTRUCTION AND CONSTRUCTION MATERIALS SPECIFACTIONS.
3. THE SEAL BETWEEN THE PIPE AND COLLAR SHALL BE WATER TIGHT.
4. COLLAR SHALL PROJECT A MINIMUM OF 2'-0" (or greater as noted) FROM THE EXTERIOR OF ANY CONCRETE GRADLE, AND THE PIPE, ALL FOUR SIDES.

ANTI-SEEP COLLAR DETAIL
(n.t.s.)
(CONTRACTOR SHALL VERIFY DETAILS WITH GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.)



#2 TRAPPED UNDERDRAIN DETAIL
SCALE: NTS



#23 TRAPPED UNDERDRAIN DETAIL
SCALE: NTS

INFILTRATION TESTING – FOR WHEN UTILIZING ONSITE SOILS AND/OR MIXING ONSITE FOR PLANTING SOIL:

THE IN-PLACE PERMEABILITY OF THE PLANTING SOIL SHALL BE 2.0-3.5 FEET PER DAY, AND VERIFIED BY AN INFILTRATION TEST PERFORMED PER THE MARYLAND STORMWATER MANUAL APPENDIX D.1, "INFILTRATION TESTING REQUIREMENTS (FIELD TESTING REQUIRED)." A MINIMUM OF ONE PERCOLATION TEST SHALL BE PERFORMED PER FACILITY. THE MSD FIELD INSPECTOR SHALL BE ALLOWED TO SELECT THE LOCATION OF PERCOLATION TESTS. THE MSD FIELD INSPECTOR SHALL BE PROVIDED A COPY OF ALL TEST RESULTS, SIGNED AND SEALED BY A MISSOURI PROFESSIONAL ENGINEER. TEST RESULTS SHALL REPORT IN UNITS OF FEET PER DAY. RESULTS SHALL DEMONSTRATE ACCEPTABLE PERMEABILITY PRIOR TO CONSTRUCTION APPROVAL.

*THESE TESTS ARE NOT REQUIRED IF UTILIZING A PREMIXED PLANTING SOIL SUPPLIED BY A LOCAL MSD APPROVED SOIL SUPPLIER.

SEDIMENT BASIN – TEMPORARY:

DURING CONSTRUCTION; IF SITE RUNOFF FLOWS INTO A TEMPORARY SEDIMENT BASIN THAT WILL BE CONVERTED TO A PERMANENT BMP AREA, THEN AFTER THE TRIBUTARY IS COMPLETELY STABLE THE SEDIMENT BASIN WILL NEED TO BE CLEANED OF ALL SILT, SEDIMENT, AND TRASH THAT HAS ACCUMULATED WITHIN IT. OVER EXCAVATE AS NEEDED TO ALLOW FULL DEPTH OF THE BMP SECTION. BMP PLANTING, IF APPLICABLE, CAN BE INSTALLED ONLY AFTER THIS HAS BEEN DONE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE PLANTING.

CONSTRUCTION NOTES:

1. IT IS IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
2. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE DESIGN OR GEOTECHNICAL ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
3. THE PERMEABLE SOIL USED IN THE BIORETENTION FACILITY SHOULD BE TESTED BEFORE PLACING IT IN THE FIELD TO ENSURE IT MEETS THE PERFORMANCE SPECIFICATIONS OUTLINED IN THE PLANS AND STORMWATER MANAGEMENT FACILITIES REPORT. THE PERMEABLE SOIL MUST HAVE A MIN. INFILTRATION RATE OF 2 FEET/DAY.
4. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS OF 12 TO 18 INCHES. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS. THE LANDSCAPER AND OR GEOTECHNICAL ENGINEER SHOULD BE PRESENT ON SITE DURING THE CONSTRUCTION OF THE BIORETENTION FACILITIES TO ENSURE QUALITY CONTROL.

BIORETENTION SOIL SPECIFICATION:

THE PLANTING SOIL SHOULD BE A SANDY LOAM OR LOAMY SAND (SHOULD CONTAIN A MINIMUM OF 60 PERCENT SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 10 PERCENT BY VOLUME. A SATURATED HYDRAULIC CONDUCTIVITY OF AT LEAST 2.0 FEET PER DAY (1.0 INCHES PER HOUR) IS REQUIRED. THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1 INCH IN DIAMETER. FOR BEST RESULTS, BRUSH OR SEEDS FROM NOXIOUS WEEDS, SUCH AS JOHNSON GRASS, MUGWORT, NUTSEDGE AND CANADIAN THISTLE SHOULD NOT BE PRESENT IN THE SOILS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12 TO 18 INCHES, LOOSELY COMPACTED (RUBBER WHEELED HEAVY EQUIPMENT AND MECHANICAL TAMPING DEVICES ARE NOT RECOMMENDED FOR COMPACTION). THE SPECIFIC CHARACTERISTICS ARE PRESENTED IN THE FOLLOWING TABLE.

Planting Soil Characteristics

Parameter	Value
pH range	5.2 to 8.00
Organic matter	1.5 to 5.0%
Magnesium	35 lbs. per acre, minimum
Phosphorous (P2O5)	75 lbs. per acre, minimum
Potassium (K2O)	85 lbs. per acre, minimum
Soluble salts	≤ 500 ppm

LIMITS OF DISTURBANCE:

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHENEVER POSSIBLE.

MSD NOTES:

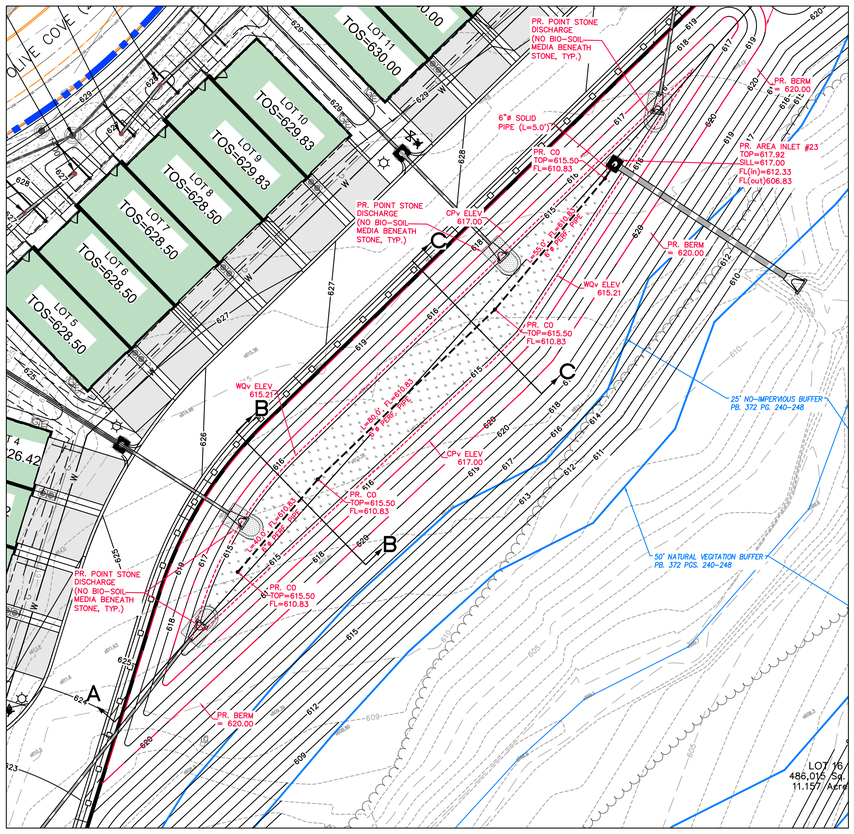
1. SHOP DRAWINGS MUST BE SUBMITTED TO MSD FOR THE BIO-RETENTION SOIL AND MATERIAL PRIOR TO CONSTRUCTION. MSD CONTACT: BRIAN DUNN (314) 335-2072.
2. DURING CONSTRUCTION, SITE RUNOFF SHALL NOT FLOW INTO BIORETENTION AREAS. ALL STORMWATER FLOW TO BIORETENTION AREAS SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.
3. SEE MSD LANDSCAPE GUIDLINES FOR ADDITIONAL DETAILS ON PLANTINGS IN BIORETENTION AREAS.

PLANTING, WATER, AND MULCH REQUIREMENTS					
WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MIN. CONTAINER SIZE	WATER REQUIREMENTS (FIRST 3 WEEKS)	WATER REQUIREMENTS (AFTER 3 WEEKS)	MAXIMUM MULCH DEPTH
NO AVAILABILITY TO WATER AFTER	LATE FEBRUARY – APRIL ONLY	2.25" X 3.75" OR LARGER	WATER EACH PLUG IMMEDIATELY	--	1.5" FOR PLUGS
MANUAL WATERING WITH STANDARD SPRINKLER	LATE FEBRUARY – EARLY JUNE or SEPTEMBER – OCTOBER	4.5" X 5 OR LARGER IN SUMMER AND FALL	1" (60 MIN.) EVERY 4 DAYS	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
AUTOMATIC IRRIGATION (WATER MORE FREQUENTLY THAN NORMAL DURING FIRST 2 MONTHS AFTER PLANTING)	LATE FEBRUARY – EARLY OCTOBER	2.25" X 3.75" OR LARGER IN SPRING 4.5" X 5 OR LARGER IN SUMMER AND FALL	1" (60 MIN.) EVERY 3 DAYS IN SPRING AND FALL 1" (60 MIN.) EVERY 3 DAYS IN SUMMER	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS

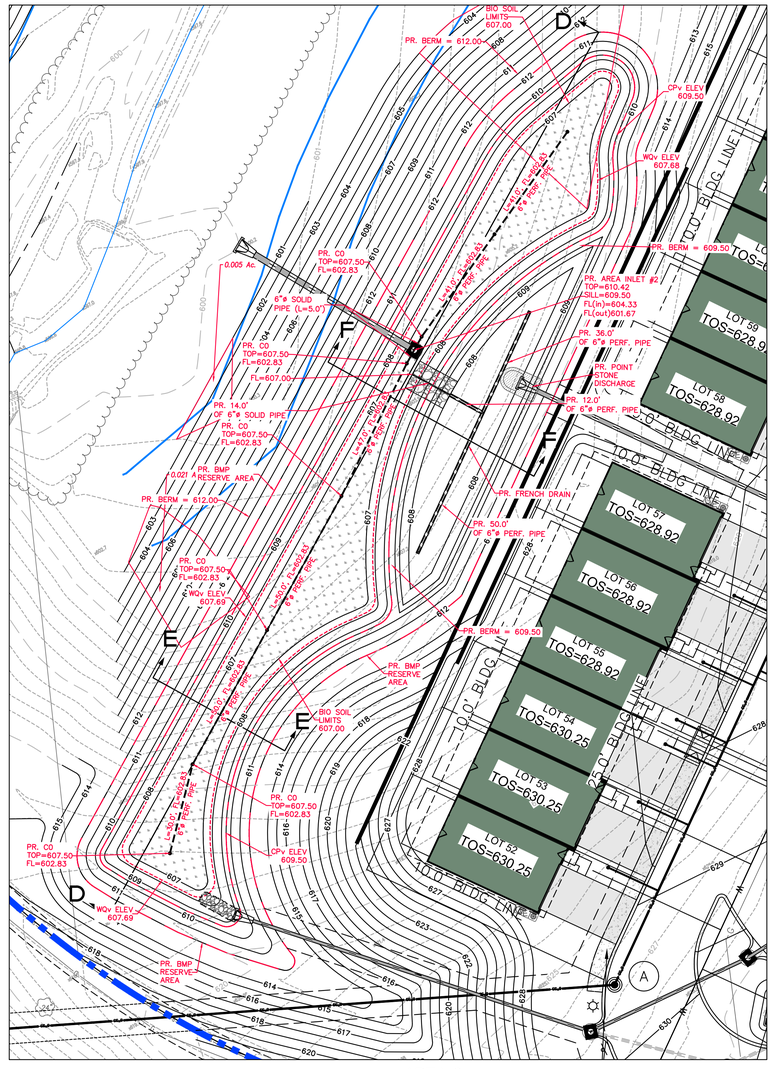
Bioretention Basin Design and As-Built Verification Information Table

Basin ID	Required Filter Surface Area (ft²)	As-built Filter Surface Area (ft²)	Design Filter Surface Elev. (ft.)	As-built Filter Surface Elev. (ft.)	Design Overflow Sill Elev. (ft)*	As-built Overflow Sill Elev. (ft)*	Design Bypass/ Spill Point Elev. (ft)**	As-built Bypass/ Spill Point Elev. (ft)**	Required Forebay Surface Volume (ft³)	As-built Forebay Surface Volume (ft³)	Required WQ Volume (ft³)	Proposed WQ Volume (ft³)	As-built WQ Volume (ft³)	Required CP Volume (ft³)	Proposed CP Volume (ft³)	As-built CP Volume (ft³)
1	1,485		615.00		617.00		620.00		N/A	N/A	4,178	4,178		8,899	13,168	
2	2,461		607.00		609.50		612.00		2698		8,093	8,093		20,247	21,531	

* Overflow Sill Elevation = Maximum Water Quality Storage Elevation.
** Bypass/Spill Point Elevation = Lowest adjacent elevation on the basin perimeter where overland flow would be directed.
As-Built portion of table to be certified by a Professional Engineer or Professional Land Surveyor licensed in Missouri.



AREA 1
SCALE: 1"=20'



AREA 2
SCALE: 1"=20'

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

PREPARED BY:
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SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

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08/03/26

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1.	04-14-26 GDL/FISCHER HOMES
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DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
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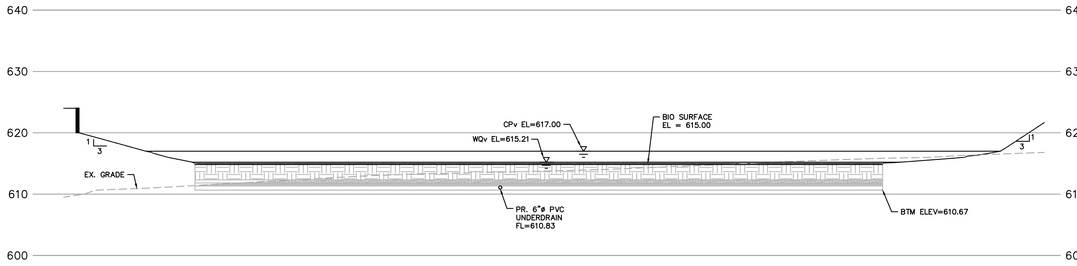
S.L.C. HIST #: -	HIST S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.:
C11.4

BIO A - A PROFILE



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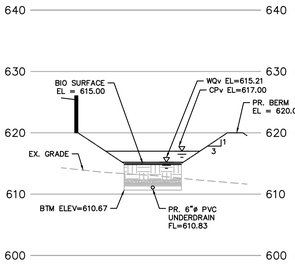
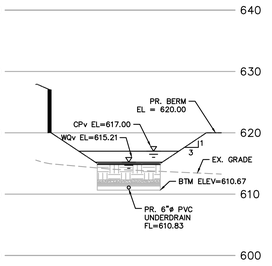


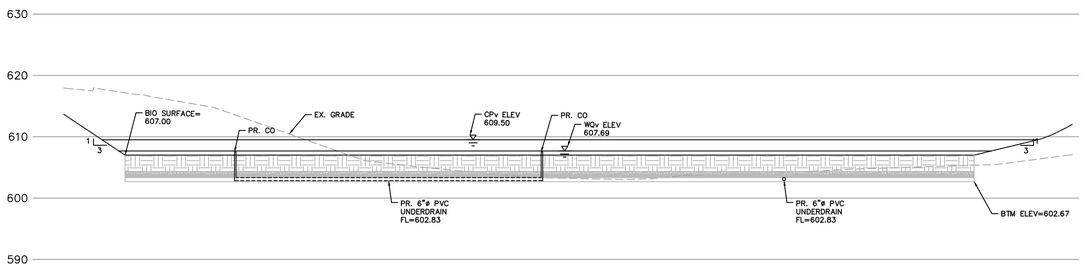
BIO C - C PROFILE



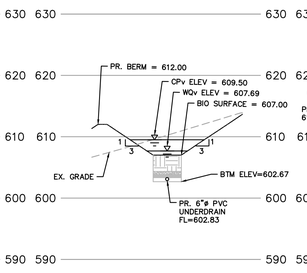
BIO SECTIONS

SCALE: 1" = 20' HORIZ
1" = 10' VERT

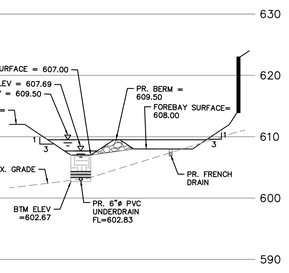
BIO D - D PROFILE



BIO E - E PROFILE



BIO F - F PROFILE



PREPARED BY:
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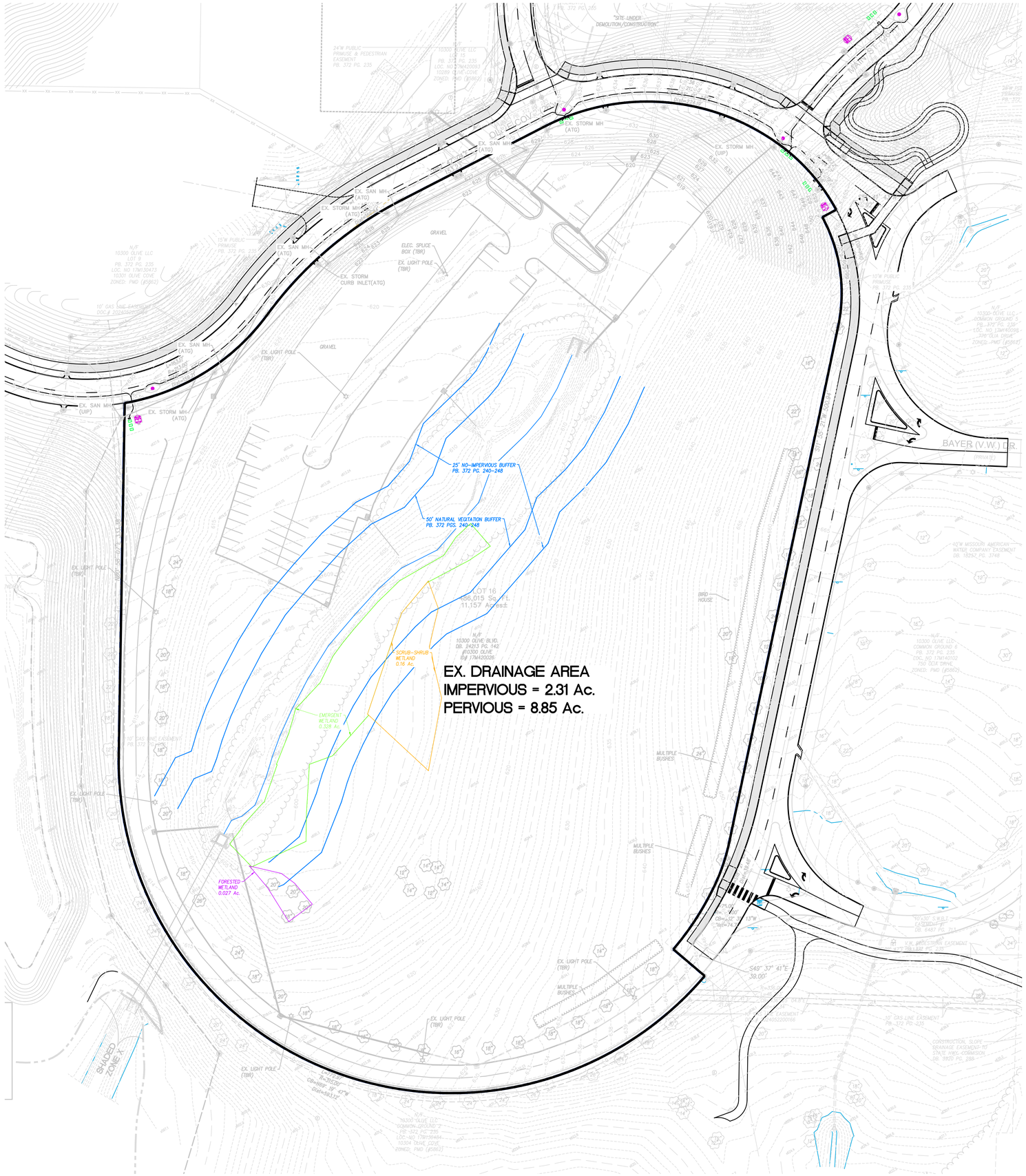
3.	06-04-26 AGENCY REVIEW
4.	08-03-26 AGENCY REVIEW

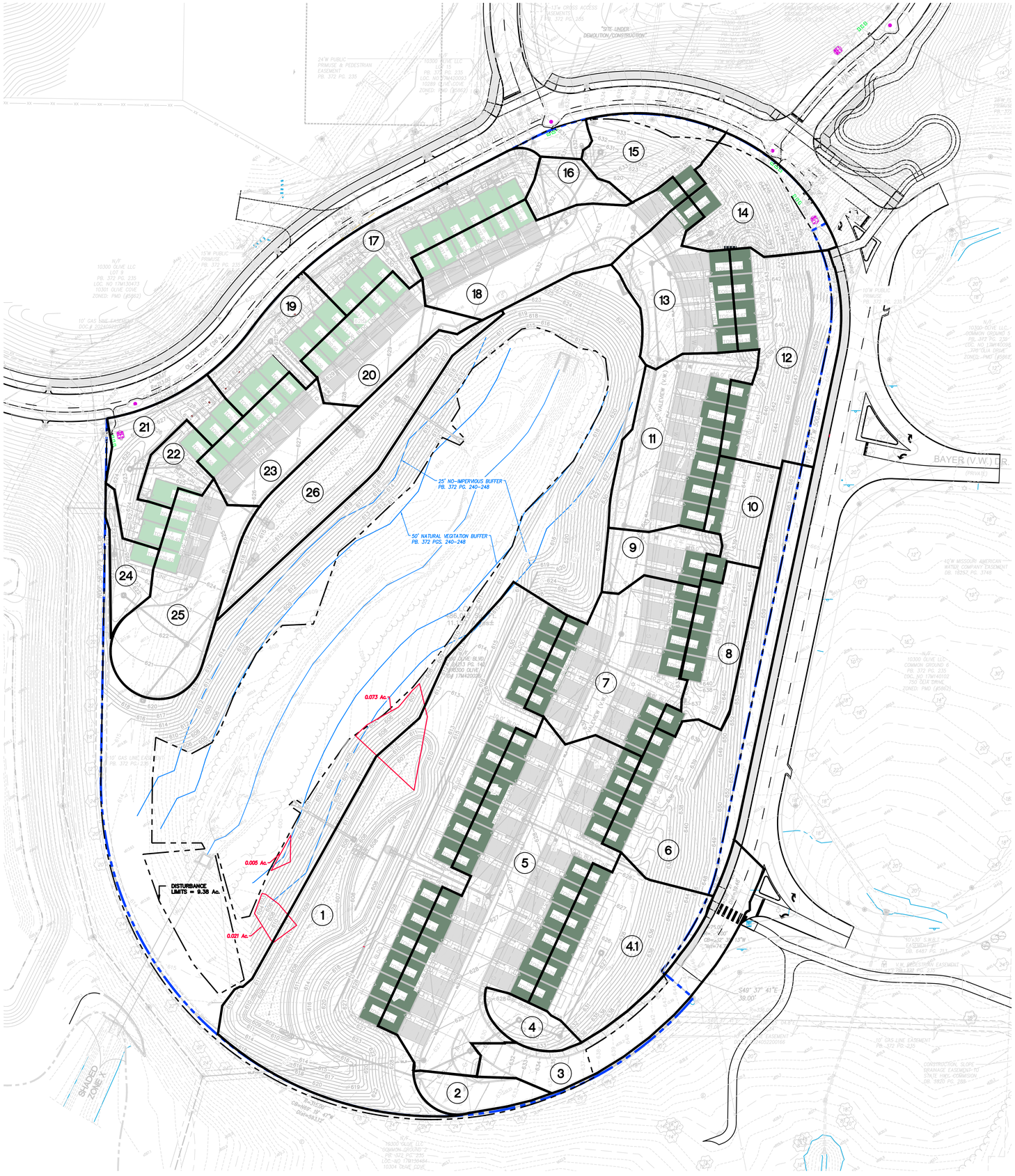
DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #: -	H&T S.U.P. #: -
M.D.N.R. #: -	

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.:
C11.5

Drawing file: G:\CONSTRUCTION\Projects\Active\THE VALE AT OLIA VILLAGE\CONSTRUCTION DETAILS & SCHEDULES.dwg, Aug 03, 2026 - 10:14am, KSCHEELER


"SITE UNDER DEMOLITION/CONSTRUCTION"
EX. STORM MH (ATG)
EX. SAN MH (ATG)
EX. STORM MH (UIP)
EX. SAN MH (UIP)
EX. STORM CURB INLET(ATG)
ELEC. SPLICE BOX (TBR)
EX. LIGHT POLE (TBR)
GRAVEL
24'W PUBLIC PRIMUSE & PEDESTRIAN EASEMENT PB. 372 PG. 235
15'W PUBLIC PRIMUSE PB. 372 PG. 235
10'W PUBLIC PRIMUSE PB. 372 PG. 235
10' GAS LINE EASEMENT DOC.# 202405220166
25' NO-IMPERVIOUS BUFFER PB. 372 PG. 240-248
50' NATURAL VEGITATION BUFFER PB. 372 PGS. 240-248
LOT 16
586,015 Sq. Ft.
11.157 Acres±
SCRUB-SHRUB WETLAND 0.16 Ac.
EMERGENT WETLAND 0.328 Ac.
FORESTED WETLAND 0.027 Ac.
EX. DRAINAGE AREA
IMPERVIOUS = 2.31 Ac.
PERVIOUS = 8.85 Ac.
BAYER (V.W.) DR
BIRD HOUSE
MULTIPLE BUSHES
SHADED ZONE X
S40° 37' 41"E 39.00'
N/F 10300 OLIVE BLVD. DB. 14213 PG. 142 #10300 OLIVE DM 17M420026
N/F 10300 OLIVE LLC LOT 16 PB. 372 PG. 235 LOC. NO 17M420093 10299 OLIVE COVE ZONED: PMD (#5862)
N/F 10300 OLIVE LLC COMMON GROUND 6 PB. 372 PG. 235 LOC. NO 17M140102 7350 OLIVE DRIVE ZONED: PMD (#5862)
N/F 10300 OLIVE LLC COMMON GROUND 7 PB. 372 PG. 235 LOC. NO 17M190464 10304 OLIVE COVE ZONED: PMD (#5862)
N/F 10300-OLIVE LLC COMMON GROUND 5 PB. 372 PG. 235 LOC. NO 17M410098 7350 OLIVE DRIVE ZONED: PMD (#5862)
10' GAS LINE EASEMENT PB. 372 PG. 235
CONSTRUCTION, SLOPE DRAINAGE EASEMENT TO STATE HWY. COMMISSION DB. 5920 PG. 335
10' W MISSOURI AMERICAN WATER COMPANY EASEMENT DB. 18252, PG. 3748
SOUTH SIDE EASEMENT DB. 6497 PG. 1941
V.W. PEDESTRIAN EASEMENT
10' GAS LINE EASEMENT PB. 372 PG. 235
EX. LIGHT POLE (TBR)
MULTIPLE BUSHES
EX. LIGHT POLE (TBR)
EX. LIGHT POLE (TBR)
EX. LIGHT POLE (TBR)



Lot 16 - Olia Village

222-7304

STORMWATER RUNOFF CALCULATIONS

Q(15) 5% = 1.70 | Q(15) 100% (PAVEMENT) = 3.54 | Q(15) 100% (ROOF) = 4.20

Q(100) 5% = 2.29 | Q(100) 100% (PAVEMENT) = 4.77 | Q(100) 100% (ROOF) = 5.64

POST-DEVELOPMENT RUNOFF Tc = 20 min.

SUBAREA	AREA (SQ FT)		TOTAL AREA		PERVIOUS	PI (15)		PI (100)		IMPERVIOUS	PI(15)		PI (100)		TOTAL	TOTAL
	PERVIOUS	IMPERVIOUS	SQ FT	AC	ACREAGE	FACTOR	Q(15)	FACTOR	Q(100)	ACREAGE	FACTOR	Q(15)	FACTOR	Q(100)	Q(15)	Q(100)
1	49,035	10,537	59,572	1.37	1.13	1.70	1.91	2.29	2.58	0.24	3.54	0.86	4.77	1.15	2.77	3.73
2	440	2,950	3,390	0.08	0.01	1.70	0.02	2.29	0.02	0.07	3.54	0.24	4.77	0.32	0.26	0.35
3	323	11,376	11,699	0.27	0.01	1.70	0.01	2.29	0.02	0.26	3.54	0.92	4.77	1.25	0.94	1.26
4	2,903	0	2,903	0.07	0.07	1.70	0.11	2.29	0.15	0.00	3.54	0.00	4.77	0.00	0.11	0.15
4.1	12,345	3,596	15,941	0.37	0.28	1.70	0.48	2.29	0.65	0.08	3.54	0.29	4.77	0.39	0.77	1.04
5	6,737	30,815	37,552	0.86	0.15	1.70	0.26	2.29	0.35	0.71	3.54	2.50	4.77	3.37	2.77	3.73
6	20,005	3,113	23,118	0.53	0.46	1.70	0.78	2.29	1.05	0.07	3.54	0.25	4.77	0.34	1.03	1.39
7	3,449	13,959	17,408	0.40	0.08	1.70	0.13	2.29	0.18	0.32	3.54	1.13	4.77	1.53	1.27	1.71
8	4,479	3,240	7,719	0.18	0.10	1.70	0.17	2.29	0.24	0.07	3.54	0.26	4.77	0.35	0.44	0.59
9	1,455	3,632	5,087	0.12	0.03	1.70	0.06	2.29	0.08	0.08	3.54	0.30	4.77	0.40	0.35	0.47
10	3,645	1,986	5,631	0.13	0.08	1.70	0.14	2.29	0.19	0.05	3.54	0.16	4.77	0.22	0.30	0.41
11	3,134	11,840	14,974	0.34	0.07	1.70	0.12	2.29	0.16	0.27	3.54	0.96	4.77	1.30	1.08	1.46
12	14,098	4,036	18,134	0.42	0.32	1.70	0.55	2.29	0.74	0.09	3.54	0.33	4.77	0.44	0.88	1.18
13	1,416	9,780	11,196	0.26	0.03	1.70	0.06	2.29	0.07	0.22	3.54	0.79	4.77	1.07	0.85	1.15
14	9,591	728	10,319	0.24	0.22	1.70	0.37	2.29	0.50	0.02	3.54	0.06	4.77	0.08	0.43	0.58
15	7,191	484	7,675	0.18	0.17	1.70	0.28	2.29	0.38	0.01	3.54	0.04	4.77	0.05	0.32	0.43
16	1,209	2,106	3,315	0.08	0.03	1.70	0.05	2.29	0.06	0.05	3.54	0.17	4.77	0.23	0.22	0.29
17	5,528	6,337	11,865	0.27	0.13	1.70	0.22	2.29	0.29	0.15	3.54	0.51	4.77	0.69	0.73	0.98
18	2,250	13,242	15,492	0.36	0.05	1.70	0.09	2.29	0.12	0.30	3.54	1.08	4.77	1.45	1.16	1.57
19	3,557	4,136	7,693	0.18	0.08	1.70	0.14	2.29	0.19	0.09	3.54	0.34	4.77	0.45	0.47	0.64
20	1,188	8,042	9,230	0.21	0.03	1.70	0.05	2.29	0.06	0.18	3.54	0.65	4.77	0.88	0.70	0.94
21	5,080	2,785	7,865	0.18	0.12	1.70	0.20	2.29	0.27	0.06	3.54	0.23	4.77	0.30	0.42	0.57
22	2,169	1,205	3,374	0.08	0.05	1.70	0.08	2.29	0.11	0.03	3.54	0.10	4.77	0.13	0.18	0.25
23	1,175	7,796	8,971	0.21	0.03	1.70	0.05	2.29	0.06	0.18	3.54	0.63	4.77	0.85	0.68	0.92
24	2,703	513	3,216	0.07	0.06	1.70	0.11	2.29	0.14	0.01	3.54	0.04	4.77	0.06	0.15	0.20
25	2,147	12,348	14,495	0.33	0.05	1.70	0.08	2.29	0.11	0.28	3.54	1.00	4.77	1.35	1.09	1.47
26	14,238	0	14,238	0.33	0.33	1.70	0.56	2.29	0.75	0.00	3.54	0.00	4.77	0.00	0.56	0.75

MSD PRJ. 24MSD-00166 ASSUMED THIS LOT WOULD BE 51.61% IMPERVIOUS WITH A WEIGHTED CN OF 89.29

PROPOSED: 3.91 Ac./11.16 Ac. = 35.04 % IMPERVIOUS
CN = [(3.91 Ac. x 98)+(7.25 Ac.x 80)]/11.16 Ac. = 86.30

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE

PROJECT DISTURBANCE: 9.38 ACRES

PROJECT RUNOFF TOTAL DIFFERENTIAL: 2.94 CFS

EX. CONDITIONS: (7.07 Ac. x 1.70 CFS/Ac.)+(2.31 Ac. x 3.54 CFS/Ac.)=20.20 CFS

PR. CONDITIONS: (5.47 Ac. x 1.70 CFS/Ac.)+(3.91 Ac. x 3.54 CFS/Ac.) = 23.14 CFS

FLOOD PROTECTION PROVIDED UNDER 24MSD-00166. PROJECT RESPONSIBLE FOR WQv. & CPv.

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN 26MSD-00171)

MISSOURI STATE PLANE GRID NORTH: EAST ZONE

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

257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX. (636) 530-9109
e-mail: gsmce@stockassoc.com
Web: www.stockassoc.com

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE IMPROVEMENT PLANS FOR:

THE VALE AT OLIA VILLAGE

10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-2010106
REGISTERED PROFESSIONAL ENGINEER
08/03/26

GEORGE M. STOCK E-2010106
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000566

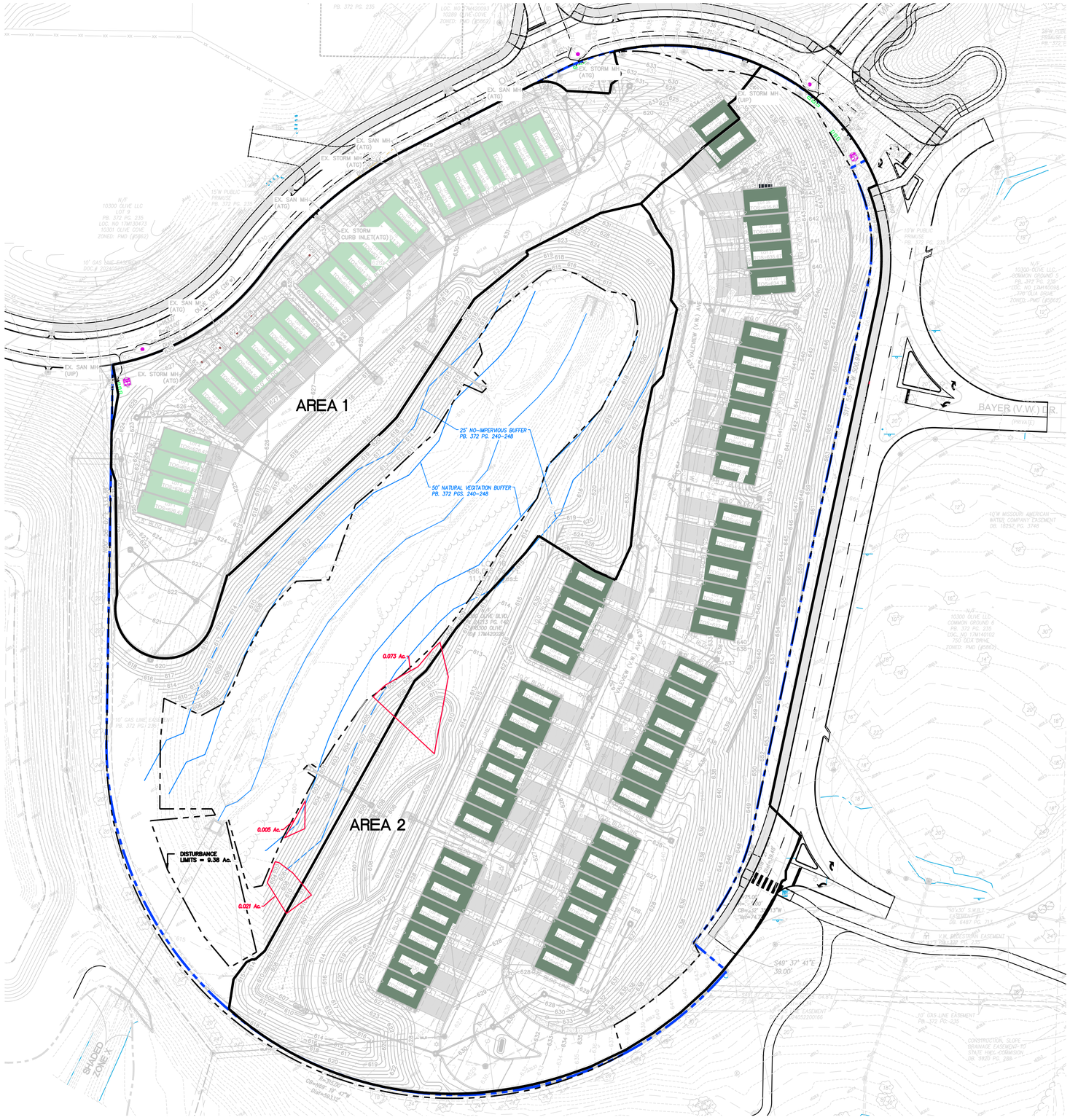
REVISIONS:

1. 04-14-26	GCL/FISCHER HOMES
2. 06-01-26	AGENCY REVIEW
3. 06-04-26	AGENCY REVIEW
4. 08-03-26	AGENCY REVIEW

DRAWN BY: K.S./G.E./J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 222-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:
PR. DRAINAGE AREA MAP FOR PIPE HYDRAULICS

SHEET NO.:
C12.1



THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA

CONSTRUCTION SITE RUNOFF:
CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS. ALL STORMWATER FLOW TO BMP AREAS SHALL BE DIVERTED, PLUGGED OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP ON-LINE.

INFILTRATION BED:
TO PREVENT CONSTRUCTION SEDIMENT FROM CLOGGING INFILTRATION BED AT NOT TIME MAY CONSTRUCTION SEDIMENT ENTER THESE FACILITIES. ADDITIONALLY, THESE FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL SURROUNDING AREA THAT DRAINS TO THEM IS FULLY STABLE/ESTABLISHED.

BMP SUMMARY TABLE

AREA	TOTAL ACRES	IMPERVIOUS AC.	PERVIOUS AC.	BMP	WQv REQUIRED (CU. FT.)	WQv PROVIDED (CU. FT.)	CPv REQUIRED (CU. FT.)	CPv PROVIDED (CU. FT.)	SURFACE ELEV. (FT.)	SURFACE AREA REQUIRED (S.F.)	SURFACE AREA PROVIDED (S.F.)
AREA 1	2.47	1.35	1.12	BIORETENTION	4,178	4,178	8,899	13,168	615.00	1,271	3,330
AREA 2	5.62	2.56	3.06	BIORETENTION	8,093	8,093	20,247	21,531	607.00	2,461	4,386
TOTALS	8.09	3.91	4.18		12,271	12,271	29,146	34,699			

MISSOURI STATE PLANE
GRID NORTH, EAST ZONE

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

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 IMPROVEMENT PLANS FOR:
THE VALE AT OLIA VILLAGE
10300 OLIVE BLVD.,
CREVE COEUR, MISSOURI

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-2516
PROFESSIONAL ENGINEER
08/03/26

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000995

REVISIONS:
1. 04-14-26 GCL/FISCHER HOMES
2. 06-01-26 AGENCY REVIEW
3. 06-04-26 AGENCY REVIEW
4. 08-03-26 AGENCY REVIEW

DRAWN BY: K.S.G./E.J.F.	CHECKED BY: G.M.S.
DATE: 2/18/26	JOB NO: 2022-7304
M.S.D. P. #: 26MSD-00171	BASE MAP #: 17M4
S.L.C. H&T #:	H&T SUP. #:
M.D.N.R. #:	

SHEET TITLE:
PR. BMP DRAINAGE AREA MAP

SHEET NO.:
C12.2

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	6	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

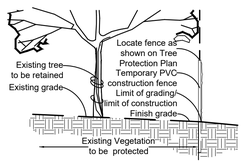
Tree Condition Rating:

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

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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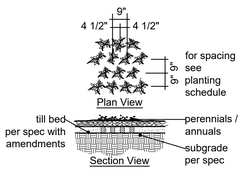
Missouri State Certificate of Authority #: LAC #000019

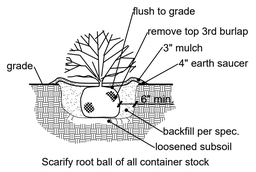
Sheet Title: Tree Protection and Removal Plan

Sheet No: TPRP

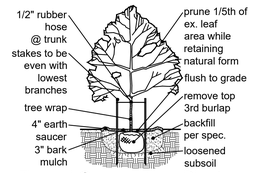
Date: 8/3/26
Job #: 813.151



Typical Perennial Planting

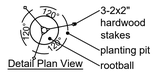


Typical Shrub Planting



Typical Canopy Tree Planting

Typical Evergreen Planting



Spade Cut Bed Edge

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	12	Quercus shumardii	Shumard Oak	3" caliper	B & B
B	10	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" caliper	B & B
C	10	Acer rubrum 'October Glory'	October Glory Maple	3" caliper	B & B
D	11	Ulmus parvifolia 'Emer II'	Allee Lacebark Elm	3" caliper	B & B
E	13	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" caliper	B & B
F	13	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	3" caliper	B & B
G	2	Quercus robur x bicolor 'Long'	Regal Prince Oak	3" caliper	B & B
H	2	Quercus robur x bicolor 'Nadler'	Kindred Spirit Oak	3" caliper	B & B
J	8	Acer rubrum 'Bowhall'	Bowhall Maple	3" caliper	B & B
K	15	Acer truncatum x platanoides 'JFS-KW187'	Urban Sunset Maple	3" caliper	B & B
M	5	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	3" caliper	B & B
N	9	Ginkgo biloba 'PNI 2720'	Princeton Sentry Ginkgo (male)	3" caliper	B & B
UNDERSTORY-ORNAMENTAL TREE					
O	8	Prunus x 'Snofozam'	Snow Fountains Weeping Cherry	3" caliper	B & B
P	9	Magnolia stellata 'Royal Star'	Royal Star Magnolia (clump)	3" caliper	B & B
Q	7	Malus 'Lollizam'	Lollipop Crabapple	3" caliper	B & B
R	12	Amelanchier laevis 'Spring Flurry'	Allegheny Serviceberry (clump)	3" caliper	B & B
S	12	Cornus kousa	Kousa Dogwood	3" caliper	B & B
T	13	Cercis canadensis	Redbud	3" caliper	B & B
EVERGREEN TREE					
L	7	Cupressus nootkatensis 'Glauca Pendula'	Weeping Alaskan Cedar	4' tall	B & B
U	7	Taxus x media 'SMNTHDC'	Stonehenge Yew	4' tall	B & B
V	46	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' tall	B & B
W	22	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' tall	B & B
X	25	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	6' tall	B & B
Y	25	x Cuprocyparis leylandii	Leyland Cypress	6' tall	B & B
Z	30	Picea abies	Norway Spruce	6' tall	B & B
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	38	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	72" o.c.
b	50	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	24"	72" o.c.
c	74	Buxus sinica var. insularis 'Winter Gem'	Winter Gem Boxwood	18"	48" o.c.
d	61	Ilex glabra 'Compacta'	Compact Inkberry Holly	18"	48" o.c.
e	37	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	18"	42"-48" o.c.
f	35	Spiraea x 'Tracy'	Double Play Big Bang Spirea	18"	36" o.c.
g	33	Buxus x 'Green Gem'	Green Gem Boxwood	18"	36" o.c.
h	33	Ilex glabra 'ILEXFARROWTRACEY'	Strongbox Inkberry Holly	18"	36" o.c.
j	26	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	18"	36" o.c.
k	22	Hydrangea paniculata 'SMNHPK'	Mini Mauvette Smooth Hydrangea	18"	36" o.c.
l	23	Clethra alnifolia 'Crystalina'	Sugartina Summersweet	18"	36" o.c.
m	27	Deutzia x 'NCDX2'	Yuki Cherry Blossom Deutzia	18"	36" o.c.
n	14	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry	12"	18"-24" o.c.
o	10	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	24"	24" o.c.
p	7	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	24"	24" o.c.
q	26	Buxus sempervirens 'MonAlex'	Petite Pillar Dwarf Boxwood	12"	24" o.c.
r	20	Ilex glabra 'SMNIGAB17'	Gem Box Inkberry Holly	12"	24" o.c.
s	8	Rhododendron x 'Girard's Rose'	Girard's Rose Azalea	12"	24" o.c.
t	12	Rhododendron 'Pleasant White'	Pleasant White Azalea	12"	24" o.c.
u	4	Berberis thunbergii f. atropurpurea 'Admiration'	Admiration Barberry	12"	24" o.c.
v	8	Spiraea japonica 'Walbuma'	Magic Carpet Spirea	12"	24" o.c.
w	18	Weigela florida 'SMNWFMS'	Midnight Wine Shine Weigela	12"	24"-30" o.c.
x	13	Caryopteris x clandonensis 'CT-9-12'	Beyond Midnight Bluebeard	12"	24"-30" o.c.
y	16	Viburnum opulus 'Nanum'	Dwarf Cranberry Bush	12"	24"-36" o.c.
z	27	Hydrangea arborescens 'SMNHAWH'	Invincibelle Wee White Hydrangea	12"	30" o.c.
aa	545	Sedum reflexum 'Blue Spruce'	Blue Spruce Stonecrop	2" cell plug	18" o.c.
bb	365	Sedum 'Kamtschaticum'	Orange Stonecrop	2" cell plug	18" o.c.
cc	150	Sedum rupestre 'Angelina'	Angelina Stonecrop	2" cell plug	24" o.c.
dd	102	Iberis sempervirens	Candytuft	1 quart	18" o.c.
ee	9	Kniphofia hybrid 'Hot and Cold'	Hot and Cold Red Hot Poker	1 quart	18" o.c.
ff	12	Kniphofia hybrid 'Solar Flare'	Solar Flare Red Hot Poker	1 quart	18" o.c.
gg	12	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 quart	18" o.c.
hh	18	Heuchera 'Ball Gown'	Dressed Up Ball Gown Coral Bells	1 quart	18" o.c.
jj	20	Hosta 'Wheee!'	Shadowland Wheee! Hosta	1 quart	24"-30" o.c.
kk	14	Hosta hybrid 'Fire Island'	Fire Island Hosta	1 quart	18"-30" o.c.
ll	5	Phlox subulata 'Blue Emerald'	Blue Emerald Creeping Phlox	1 quart	12"-18" o.c.
mm	24	Salvia nemerosa 'Crystal Blue'	Color Spires Crystal Blue Sage	1 quart	18"-24" o.c.
nn	15	Salvia nemerosa 'White Profusion'	White Profusion Sage	1 quart	18" o.c.
oo	7	Thymus praecox 'Coccineus'	Red Creeping Thyme	1 quart	12"-18" o.c.
pp	37	Astilbe chinensis 'Visions'	Visions Astilbe	1 quart	12"-18" o.c.
qq	30	Astilbe japonica 'Deutschland'	Deutschland Astilbe	1 quart	18"-24" o.c.
rr	14	Coreopsis verticillata 'Creme Caramel'	Creme Caramel Coreopsis	1 quart	18"-24" o.c.
ss	10	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis	1 quart	18"-24" o.c.
aaa	11	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 gallon	48" o.c.
bbb	23	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gallon	18"-30" o.c.
ccc	27	Muhlenbergia capillaris	Pink Muhlygrass	1 quart	24"-36" o.c.
ddd	65	Sporobolus heterolepis	Prairie Dropseed	1 quart	24"-36" o.c.
eee	19	Pennisetum alopecuroides 'Lemon Squeeze'	Lemon Squeeze Fountain Grass	1 quart	24"-30" o.c.
fff	274	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 quart	12"-24" o.c.
ggg	210	Liriope muscari 'Variegata'	Variegated Lily Turf	1 quart	12"-24" o.c.

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

Planting Schedule Notes: Shrubs, ornamental grasses, and perennials to match quantities shown on development plans.

Fischer Homes Typical 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.

Landscape Notes:

1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
2) Any 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
3) Topsoil in all disturbed lawn areas at 6" depth.
4) Soil mix in all shrub beds at 8" depth.
5) All mulch to be double ground bark mulch.
6) Bed edges to be spade cut.
7) Automatic irrigation is required for all landscape plant material areas.
8) Refer to Tree Protection and Removal Plan sheet TPRP for existing conditions.

8/3/26
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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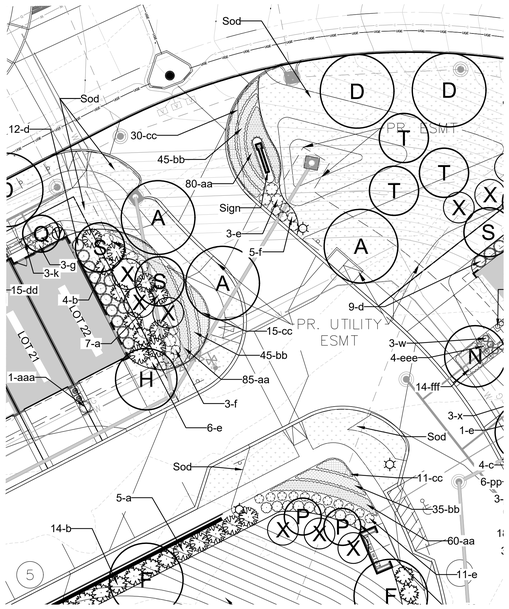
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 8/3/26
Job #: 813.151



1 L1.02 Partial Landscape Plan
SCALE 1"=20'

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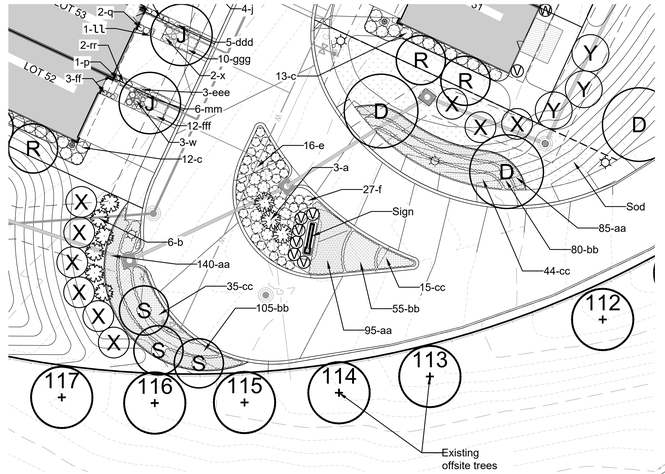

2 L1.02 Partial Landscape Plan
SCALE 1"=20'

0 20 40 80

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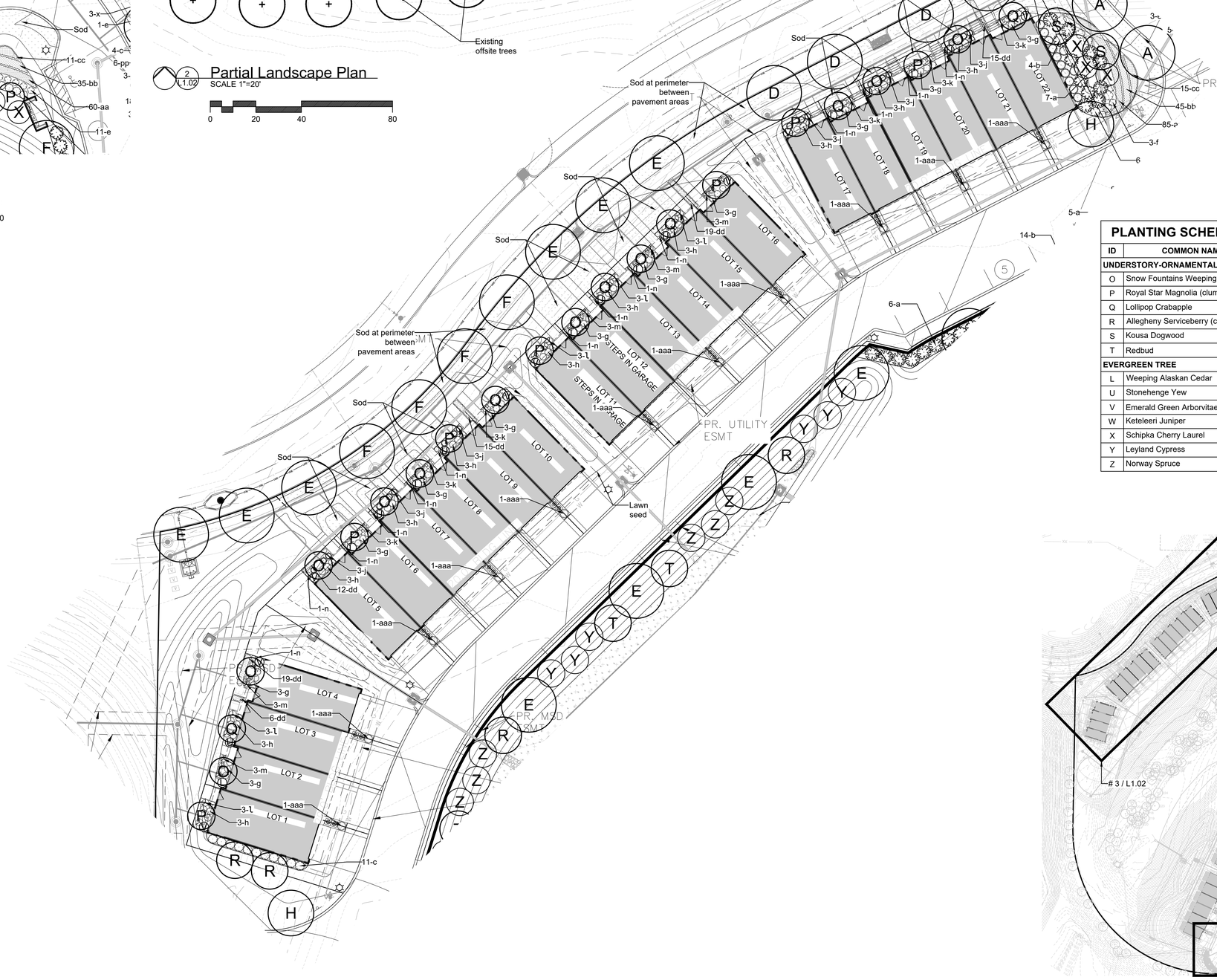
1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
2) Any 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
3) Topsoil in all disturbed lawn areas at 6" depth.
4) Soil mix in all shrub beds at 8" depth.
5) All mulch to be double ground bark mulch.
6) Bed edges to be spade cut.

PLANTING SCHEDULE

ID	COMMON NAME
CANOPY-SHADE TREE	
A	Shumard Oak
B	Autumn Blaze Maple
C	October Glory Maple
D	Allee Lacebark Elm
E	Skyline Honeylocust
F	Autumn Gold Ginkgo (male)
G	Regal Prince Oak
H	Kindred Spirit Oak
J	Bowhall Maple
K	Urban Sunset Maple
M	Street Keeper Honeylocust
N	Princeton Sentry Ginkgo (male)

PLANTING SCHEDULE

ID	COMMON NAME
SHRUBS-GRASSES-PERENNIALS	
a	Grey Owl Juniper
b	Otto Luyken English Laurel
c	Winter Gem Boxwood
d	Compact Inkberry Holly
e	Daub's Frosted Juniper
f	Double Play Big Bang Spirea
g	Green Gem Boxwood
h	Strongbox Inkberry Holly
j	Little Henry Virginia Sweetspire
k	Mini Mauvette Smooth Hydrangea
l	Sugartina Summersweet
m	Yuki Cherry Blossom Deutzia
n	Low Scape Mound Chokeberry
o	Sky Pencil Japanese Holly
p	Orange Rocket Barberry
q	Petite Pillar Dwarf Boxwood
r	Gem Box Inkberry Holly
s	Girard's Rose Azalea
t	Pleasant White Azalea
u	Admiration Barberry
v	Magic Carpet Spirea
w	Midnight Wine Shine Weigela
x	Beyond Midnight Bluebeard
y	Dwarf Cranberry Bush
z	Invincibelle Wee White Hydrangea
aa	Blue Spruce Stonecrop
bb	Orange Stonecrop
cc	Angelina Stonecrop
dd	Candytuft
ee	Hot and Cold Red Hot Poker
ff	Solar Flare Red Hot Poker
gg	Green Spice Coral Bells
hh	Dressed Up Ball Gown Coral Bells
jj	Shadowland Wheee! Hosta
kk	Fire Island Hosta
ll	Blue Emerald Creeping Phlox
mm	Color Spires Crystal Blue Sage
nn	White Profusion Sage
oo	Red Creeping Thyme
pp	Visions Astilbe
qq	Deutschland Astilbe
rr	Creme Caramel Coreopsis
ss	Moonbeam Threadleaf Coreopsis
aaa	Morning Light Maiden Grass
bbb	Hameln Fountain Grass
ccc	Pink Muhlygrass
ddd	Prairie Dropseed
eee	Lemon Squeeze Fountain Grass
fff	Big Blue Lily Turf
ggg	Variegated Lily Turf



3 L1.02 Partial Landscape Plan
SCALE 1"=20'

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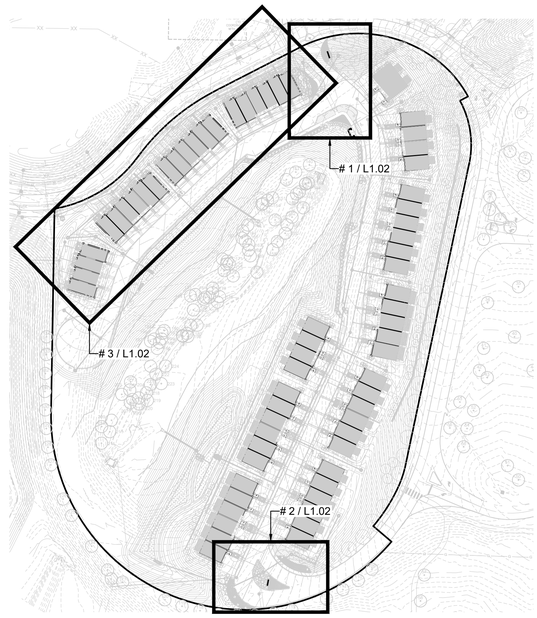

Key Plan
SCALE 1"=100'

0 100 200 400

9/3/26

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

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Drawn: KP
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Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L1.02

Date: 8/3/26
Job #: 813.151

Fischer Homes Typical 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.

Landscape Notes:

1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
2) Any 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
3) Topsoil in all disturbed lawn areas at 6" depth.
4) Soil mix in all shrub beds at 8" depth.
5) All mulch to be double ground bark mulch.
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PLANTING SCHEDULE

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CANOPY-SHADE TREE	
A	Shumard Oak
B	Autumn Blaze Maple
C	October Glory Maple
D	Allee Lacebark Elm
E	Skyline Honeylocust
F	Autumn Gold Ginkgo (male)
G	Regal Prince Oak
H	Kindred Spirit Oak
J	Bowhall Maple
K	Urban Sunset Maple
M	Street Keeper Honeylocust
N	Princeton Sentry Ginkgo (male)

PLANTING SCHEDULE

ID	COMMON NAME
SHRUBS-GRASSES-PERENNIALS	
a	Grey Owl Juniper
b	Otto Luyken English Laurel
c	Winter Gem Boxwood
d	Compact Inkberry Holly
e	Daub's Frosted Juniper
f	Double Play Big Bang Spirea
g	Green Gem Boxwood
h	Strongbox Inkberry Holly
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k	Mini Mauvette Smooth Hydrangea
l	Sugartina Summersweet
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o	Sky Pencil Japanese Holly
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u	Admiration Barberry
v	Magic Carpet Spirea
w	Midnight Wine Shine Weigela
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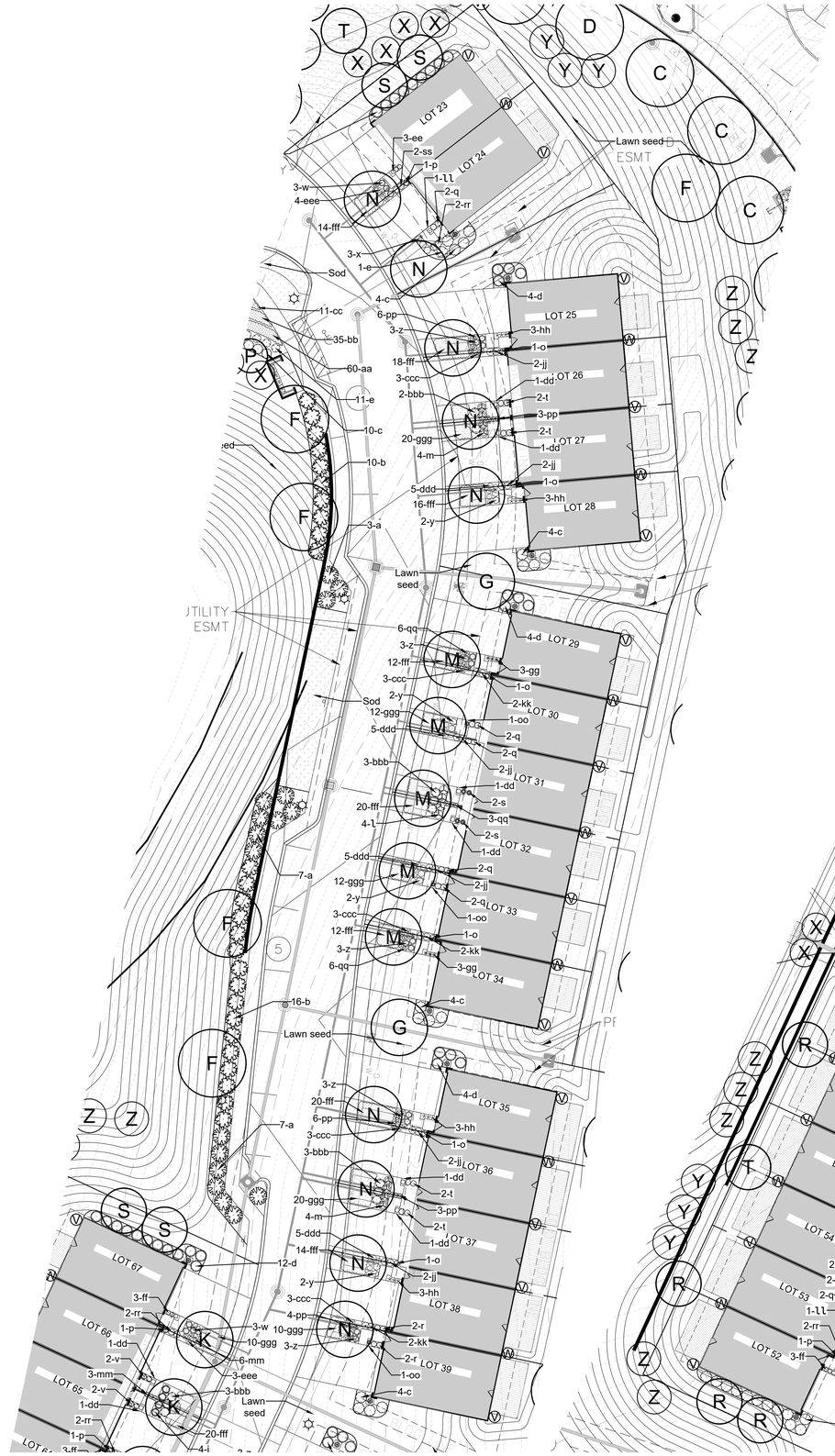
y	Dwarf Cranberry Bush
z	Invincibelle Wee White Hydrangea
aa	Blue Spruce Stonecrop
bb	Orange Stonecrop
cc	Angelina Stonecrop
dd	Candytuft
ee	Hot and Cold Red Hot Poker
ff	Solar Flare Red Hot Poker
gg	Green Spice Coral Bells
hh	Dressed Up Ball Gown Coral Bells
jj	Shadowland Wheee! Hosta
kk	Fire Island Hosta
ll	Blue Emerald Creeping Phlox
mm	Color Spires Crystal Blue Sage
nn	White Profusion Sage
oo	Red Creeping Thyme
pp	Visions Astilbe
qq	Deutschland Astilbe
rr	Creme Caramel Coreopsis
ss	Moonbeam Threadleaf Coreopsis
aaa	Morning Light Maiden Grass
bbb	Hameln Fountain Grass
ccc	Pink Muhlygrass
ddd	Prairie Dropseed
eee	Lemon Squeeze Fountain Grass
fff	Big Blue Lily Turf
ggg	Variegated Lily Turf

PLANTING SCHEDULE

ID	COMMON NAME
UNDERSTORY-ORNAMENTAL TREE	
O	Snow Fountains Weeping Cherry
P	Royal Star Magnolia (clump)
Q	Lollipop Crabapple
R	Allegheny Serviceberry (clump)
S	Kousa Dogwood
T	Redbud
EVERGREEN TREE	
L	Weeping Alaskan Cedar
U	Stonehenge Yew
V	Emerald Green Arborvitae
W	Keteleeri Juniper
X	Schipka Cherry Laurel
Y	Leyland Cypress
Z	Norway Spruce



1 / L1.03 Partial Landscape Plan
SCALE 1"=20'
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2 / L1.03 Partial Landscape Plan
SCALE 1"=20'
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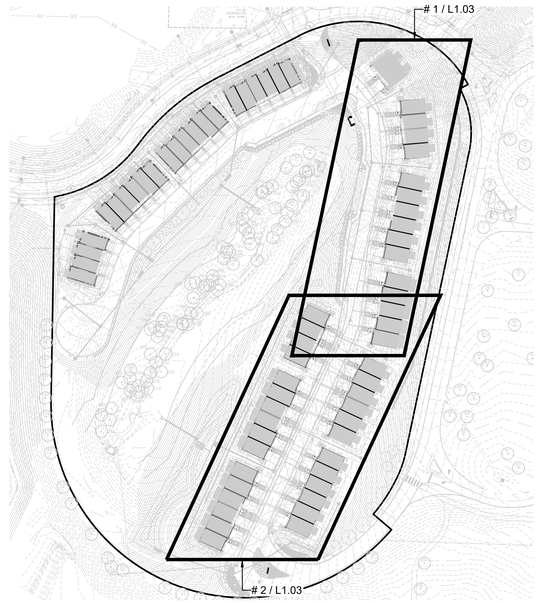

Key Plan
SCALE 1"=100'
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9/3/26

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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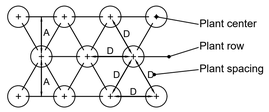
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan
Sheet No: L1.03
Date: 8/3/26
Job #: 813.151



Bioretention Plant Spacing

PLANT SPACING TABLE		
SPACING 'D'	ROW 'A'	# OF PLANTS / SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

Groundcover Spacing
See planting schedule for plant spacing

Notes:
1. Remove spent flowers prior to planting.
2. Loosen root mass at bottom of rootball.
3. Top of rootball stripped of 1/4" surface growing media and covered with 1/4" landscape bed mix plus surface mulch.

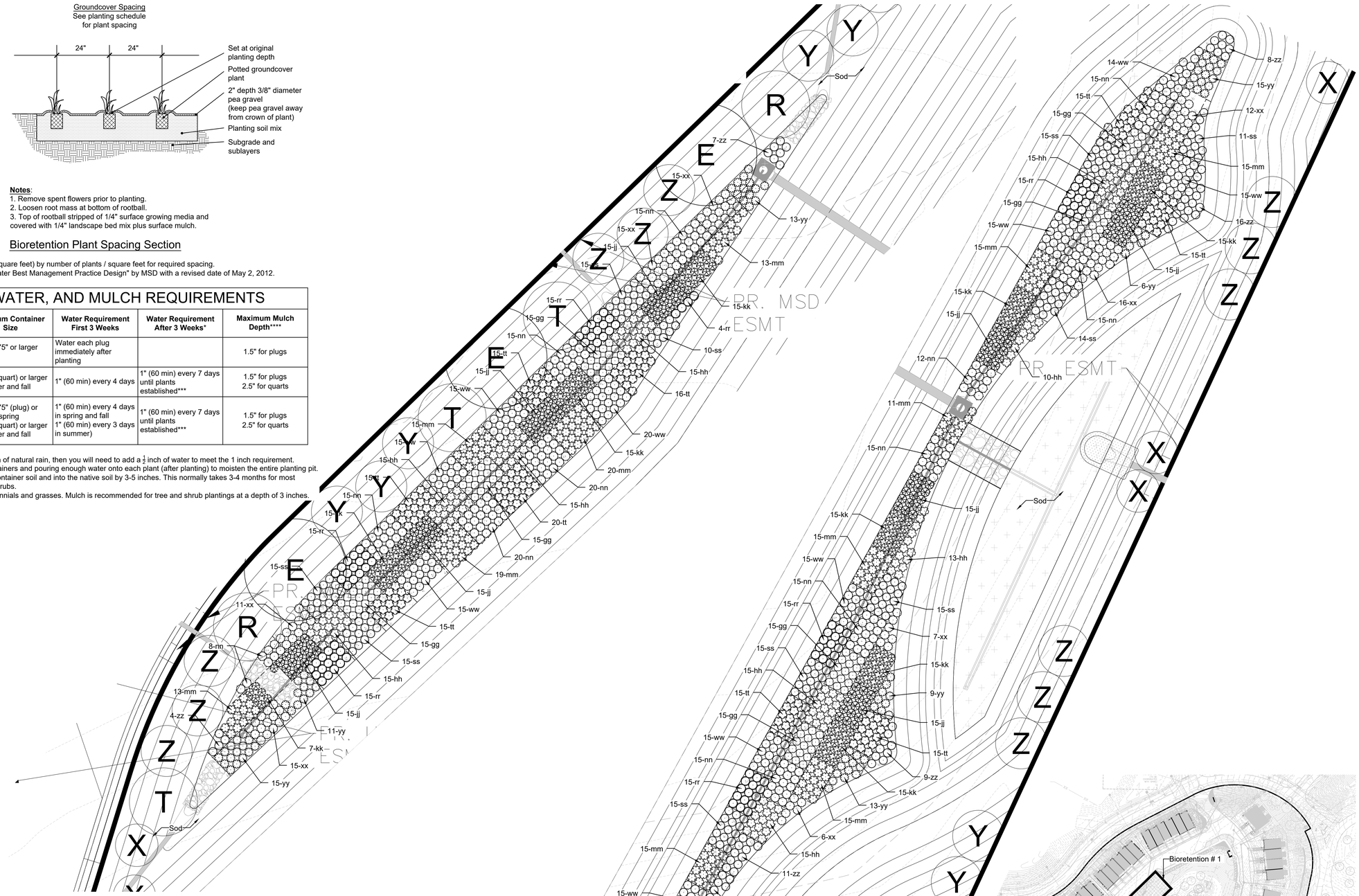
Bioretention Plant Spacing Section

Note: Plant quantities to be determined by multiplying area (square feet) by number of plants / square feet for required spacing.
Table and diagram taken from "Landscape Guide for Stormwater Best Management Practice Design" by MSD with a revised date of May 2, 2012.

TABLE 1: PLANTING, WATER, AND MULCH REQUIREMENTS

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks	Water Requirement After 3 Weeks*	Maximum Mulch Depth****
No ability to water after initial planting	Late February - April only	2.25"x3.75" or larger (plug)	Water each plug immediately after planting		1.5" for plugs
Manual watering with standard sprinkler	Late February - Early June September-October	4.5"x5" (quart) or larger in summer and fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late February - Early October	2.25"x3.75" (plug) or larger in spring 4.5"x5" (quart) or larger in summer and fall	1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer)	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts

*This water amount includes natural rainfall. If you get a ½ inch of natural rain, then you will need to add a ½ inch of water to meet the 1 inch requirement.
**Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.
***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.
****Shredded leaf compost is recommended for use with perennials and grasses. Mulch is recommended for tree and shrub plantings at a depth of 3 inches.



Bioretention Planting Plan # 1
SCALE 1"=10'
0 10 20 40

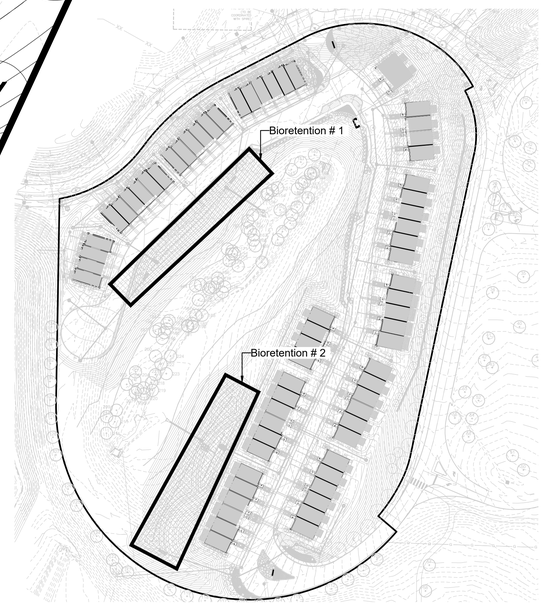
Bioretention Planting Plan # 2
SCALE 1"=10'
0 10 20 40

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
FORBS-SEDGES					
gg	105	*Eryngium yuccifolium*	Rattlesnake Master	Type 38 DCP	24" o.c.
hh	143	*Panicum virgatum*	Switchgrass	Type 38 DCP	24" o.c.
jj	135	*Echinacea purpurea*	Purple Coneflower	Type 38 DCP	24" o.c.
kk	142	*Schizachyrium scoparium*	Little Blue Stem	Type 38 DCP	24" o.c.
mm	166	*Pycnanthemum tenuifolium*	Slender Mountain Mint	Type 38 DCP	24" o.c.
nn	195	*Chasmanthium latifolium*	River Oats	Type 38 DCP	24" o.c.
rr	124	*Rudbeckia fulgida*	Orange Coneflower	Type 38 DCP	24" o.c.
ss	180	*Sporobolus heterolepis*	Prairie Dropseed	Type 38 DCP	24" o.c.
tt	156	*Amsonia tabernaemontana*	Blue Star	Type 38 DCP	24" o.c.
ww	169	*Carex muskingumensis*	Palm Sedge	Type 38 DCP	24" o.c.
xx	104	*Zizia aurea*	Golden Alexanders	Type 38 DCP	24" o.c.
yy	103	*Bouteloua curtipendula*	Sideoats	Type 38 DCP	24" o.c.
zz	80	*Iris fulva*	Copper Iris	Type 38 DCP	24" o.c.

Bioretention Planting Notes:

DCP = Deep Cell Plug Container shall be Landmark Deep Groove Type 38 Nursery Tube Tray or equivalent for 5-inch plugs. Plant materials shall be suitably rooted to meet acceptance by the project Landscape Architect. Minimum of 19 cubic inches of plug root growth, no less than 5 inches in depth.



Key Plan
SCALE 1"=100'
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8/3/26
Jerald Saunders - Landscape Architect
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Sheet Title: Bioretention Planting Plan
Sheet No: L1.04
Date: 8/3/26
Job #: 813.151

SECTION 32 93 00 LANDSCAPE WORK

PART 1 - GENERAL

A. RELATED DOCUMENTS

1. Related Sections include the following:
   a. Division 2 Section 31 20 00, "Earthwork" for excavation, filling, and rough grading required to establish elevations shown on drawings.
   b. Section 32 84 00, Design-Build Underground Irrigation

B. SUMMARY

1. Extent of landscape development work is shown on drawings and in schedules. In case of quantity discrepancy between drawings and schedules, the requirements of the plan shall prevail. Landscape work shall include the supplying of all materials and completion of all work items associated with the installation, warranty, and maintenance of all trees, shrubs, groundcover, vines, perennials, annuals and lawns shown on the plans and specified herein. Further landscape work shall include all ancillary materials necessary to complete the work as specified including but not limited to topsoil, mulch, filter fabrics, fertilizers, stakes, guys, etc.
2. Finish Grade Elevations: Owner will provide finish grade elevations to within .01' of specified grade.

C. SUBMITTALS

1. Samples: Representative samples of the following materials shall be provided to the Landscape Architect from the supply source being used:
   a. Plant Material: Samples or photos may be requested in lieu of inspection.
   b. Mulch: 5 lb. sample.
   c. Staking and guying material.
2. Test Reports: Submit to the Landscape Architect 2 copies each of certified test analysis report from a soil testing laboratory. Provide a chemical analysis, including the following:
   a. pH and buffer pH
   b. Percentage of organic content by oven-dried weight
   c. Nutrient levels by parts per million, including phosphorus, potassium, magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticulture plants.
   d. Soluble salt by electrical conductivity of a 1:2 soil: water, sample measured in milliohmo per cm.
   e. Cation exchange capacity (CEC)
3. Certification:
   a. Phytosanitary Certification: All plant material inspection certificates required by federal, state or other governing authorities will accompany each shipment and be turned over to the Landscape Architect upon delivery.
4. Plant and Material Certifications:
   a. Certificates of inspection as required by governmental authorities.
   b. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
   c. Label data substantiating that plants, trees, shrubs and planting materials comply with specified requirements.
   d. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species.
5. Planting Schedule: Proposed planting schedule, indicating dates for each type of landscape work during normal seasons for such work in area of site. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delays.
6. Construction Schedule: Upon authorization to proceed with the work, submit 3 copies of Construction Schedule indicating dates for items of work.
7. Maintenance Instructions: Submit 2 copies of typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year. Submit prior to expiration or required maintenance period.
8. Toxic Chemicals: Submit products, rates of application, and anticipated use of pesticides, herbicides, and fumigants.

D. QUALITY ASSURANCE

1. Subcontract the landscape work to a single firm specializing in landscape work, with a minimum of five years experience.
2. Source Quality Control:
3. General: Ship landscape materials with certificates of inspection as required by governing authorities. Comply with governing regulations applicable to landscape materials.
   a. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, together with proposal for use of equivalent material.
4. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
5. Trees, Shrubs and Plants: Provide trees, shrubs, and plants of quantity, size, genus, species, and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurements. They shall have healthy, well developed root systems.
6. Label each tree and shrub with securely attached waterproof tag bearing legible designation of botanical and common name.
   a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread, and label with number to assure symmetry in planting.
7. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Owner's representative retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

E. DELIVERY, STORAGE, AND HANDLING

1. Packaged Materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
2. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
3. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not use trees or shrubs which have been in cold storage or heeled-in. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
4. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
Do not remove container-grown stock from containers until planting time.

E. JOB CONDITIONS

1. Prior to beginning work, the Contractor shall examine and verify the acceptability of the job site and notify the Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected or resolved in writing by the Landscape Architect.
2. Where planting occurs in close proximity to other site improvements, adequate protection shall be given to all features prior to commencing work. Any items damaged during planting operations shall be promptly repaired to their original condition at no cost to the Owner.
3. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
4. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Owner's Representative before planting.

G. SEQUENCING AND SCHEDULING:

1. Planting Time: Plant material shall not be installed during months of July and August or during periods when temperatures exceed 95 deg. F, except when approved by Owner's Representative. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion of landscape work.
2. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Owner's Representative. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

H. SPECIAL PROJECT WARRANTY

1. Warranty lawns through specified lawn maintenance period.
2. Warranty trees and shrubs through specified maintenance period.
3. Warranty all plant material to be true to botanical name, specified size.
4. After receiving a Notice of Provisional Acceptance, all plant materials maintained in a vigorous condition and warranted against defects including death, improper maintenance, and unsatisfactory growth for the following time periods:
   a. Guarantee lawns for 90 days
   b. Guarantee trees, shrubs, perennials, and groundcovers for 365 days
5. During the warranty period, replace, at no additional expense to the Owner, plant materials that are dead or that are, in the opinion of the Landscape Architect, in an unhealthy or unsightly condition, or that have lost their natural shape due to dead branches, excessive pruning, or inadequate or improper maintenance. Rejected plant materials shall be removed from the site and legally disposed of at no additional expense to the Owner.
6. Replacement plants and planting operations shall be in accordance with the original specifications. Replacements shall be made as soon as possible but no later than the next succeeding planting season. Fully restore areas damaged by replacement operations to their original and specified condition. Only one replacement (per tree, shrub or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.
7. Provide all maintenance for guarantee period.

PART 2 - PRODUCTS

A. SOIL MIX

1. Soil mix shall be 'Topsoil Plus' by St. Louis Composting (or site amended soil to meet 'Topsoil Plus' soil mix criteria).

B. TOPSOIL

1. ASTM D5268, natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4 percent, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to the plant growth or hinder planting operations. Topsoil shall contain a minimum of three percent organic material.
2. Imported Topsoil: Supplement salvaged topsoil with imported topsoil from off-site sources when existing quantities are insufficient.
3. Obtain topsoil displaced from naturally well-drained sites where topsoil occurs at least 6 inches deep; do not obtain from agricultural land, bogs, or marshes.
4. Verify borrow and disposal sites are permitted as required by state and local regulations. Obtain written confirmation that permits are current and active.
5. Obtain permits required by state and local regulations for transporting topsoil. Permits shall be current and active.

C. SOIL AMENDMENTS (in lieu of soil mix)

1. Commercial Fertilizer: Complete fertilizer of neutral character, with some elements derived from organic sources and containing following percentages of available plant nutrients.
   a. For lawns, provide fertilizer with not less than 6 percent phosphoric acid and not less than 4 percent potassium, and the percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 sq.ft. of lawn area.
   b. For lawns, provide fertilizer with not less than 6 percent phosphoric acid and not less than 4 percent potassium, and the percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 sq. ft. of lawn area.
   c. For ground cover and planting beds, provide 10-10-10 fertilizer applied at 3 lbs. per 100 sq.ft.
   d. For trees and shrubs, "Woodace"/Estach, Inc. Briquettes (14-3-3), Fairview Heights, IL per manufacturer's recommendations for quantity and rate for the size and species, or equal.
2. Peat Moss: Shall be finely shredded, consisting of 90 percent organic moss peat, be brown in color and suitable for horticultural purposes. Shredded particles shall not exceed 1/2-inch in diameter.
3. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5kg (1 lb) sample and suppliers literature for approval.
4. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
   a. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
   b. Provide the following particle size distributions:

Sieve	Percentage Passing
3/8 in (9.5mm)	100
No. 4 (4.75mm)	95-100
No. 8 (2.38mm)	80-100
No. 16 (1.18mm)	50-85
No. 30 (0.60mm)	25-60
No. 50 (0.30mm)	10-30
No. 100 (0.15mm)	2-10

1. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agriculture standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
2. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur or iron sulfate. Submit manufacturer literature for approval.

SECTION 32 93 00 LANDSCAPE WORK

PART 2 - PRODUCTS (Continued)

D. PLANT MATERIALS

3. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown and schedule for landscape work complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock".
4. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed.
   a. Provide balled and burlapped (B&B) deciduous trees.
3. Deciduous and Evergreen Shrubs: Provide shrubs of the height shown or listed and with not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub required.
   a. Provide balled and burlapped (B&B) deciduous and evergreen shrubs.
   b. Container grown deciduous shrubs will be acceptable in lieu of balled and burlapped deciduous shrubs subject to specified limitation for container grown stock.
4. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.
   a. Provide balled and burlapped (B&B) evergreens.

E. GRASS MATERIALS

1. Grass Seed: Provide fresh, clean, new-crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as follows:
   a. Seed Mix-Application of 4 pounds per 1,000 sq.ft.

PERCENT BY WEIGHT/	NAME OF GRASS/	PERCENT PURITY/	PERCENT GERMINATION
10	Advent Perennial Rye	97	85
10	Kentucky Bluegrass	97	85
80	Turf-type Tall Fescue	97	85
100 percent			

2. Sod: Provide machine-cut strongly rooted, certified turfgrass sod, at least 2 years old and free of weeds and undesirable native grasses. Provide sod capable of vigorous growth and development when planted (viable, not dormant) and complying with the following requirements:
   a. Type: Kentucky Bluegrass (Poa pratensis) / Turf Type tall Fescue mix.
   b. Sod Pad Size: Uniform thickness of 5/8-inch, plus or minus 1/4-inch, measured at time of cutting and excluding top growth and thatch. Provide in supplier's standard size of uniform length and width with maximum 5 percent allowable deviation in either length or width. Broken or torn pads or pads with uneven ends are not acceptable.
   c. Sod Strength: Provide sod pads capable of supporting their own weight and retaining size and shape when supplier's standard size pad is suspended vertically from a firm grasp on upper 10 percent of pad.

F. GROUND COVER

1. Provide plants established and well-rooted in removable containers or integral peat pots and with not less than minimum number and length of runners required by ANSI Z60.1 for pot size shown or listed.

G. MISCELLANEOUS LANDSCAPE MATERIALS

1. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
2. Filtration/Separation Fabric: Water permeable filtration fabric of fiberglass or polypropylene fabric.
3. Wrapping: Tree-wrap tape not less than 4 inches wide, designed to prevent borer damage and winter freezing.
4. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12-gage with zinc-coated turnbuckles. Provide not less than 1/2-inch-diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.
5. Mulch: Clean double ground hardwood bark mulch. Mulch shall be uniform in size, and free of foreign matter.

PART 3 - EXECUTION

A. PREPARATION - GENERAL

1. Layout individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be requested.
2. If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.

B. PREPARATION FOR PLANTING LAWNS

1. Loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones over 1-inch in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted in the immediate future.
2. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows:
   a. Till to a depth of not less than 6 inches. Apply soil amendments and initial fertilizers as specified. Remove high areas and fill in depressions. Till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.
   b. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property. Do not turn existing vegetation over into soil being prepared for lawns.
   c. Allow for sod thickness in areas to be sodded.
   d. Apply specified commercial fertilizer at rates specified and thoroughly mix into upper 2 inches of topsoil. Delay application of fertilizer if lawn planting will not follow within a few days.
3. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted within the immediate future.
   a. Provide for positive drainage from all areas towards the existing inlets and drainage structures.
4. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
5. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

C. PREPARATION OF PLANTING BEDS

1. Loosen subgrade of planting bed areas to a minimum depth of 4 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
2. Add peat moss at rate of 3 cubic yards per 1000 s.f.
3. Dig beds not less than 8 inches deep and mix with specified soil amendments and fertilizers.

D. EXCAVATION FOR TREES AND SHRUBS

1. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
   a. For balled and burlapped (B&B trees and shrubs), make excavations at least two times as wide as the ball diameter and allowing for the ball to 3 inches about surrounding grade, plus allowance for setting of ball on a layer of compacted backfill.
   b. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.

E. PLANTING TREES AND SHRUBS

1. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove ropes from around the trunks and top of ball on trees and shrubs. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
3. Dish top of backfill to allow for mulching.
4. Mulch pits, trenches, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
a. Provide 3 inches thickness of mulch.
5. Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
a. If deciduous trees or shrubs are moved when in fulleaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
6. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
7. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
8. Wrap tree trunks of 2 inches caliper and larger. Start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
9. Guy and stake trees immediately after planting, as indicated.

F. SEEDING NEW LAWNS

1. Sow seed using a Hydroseed machine. Do not seed when wind velocity exceeds 5 mi. per hr. Distribute seed evenly over entire area by sowing equal quantity in 2 directions at right angles to each other.
   a. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage or, do not plant seed when ground is frozen.
   b. Sow not less than the quantity of seed specified or scheduled.
2. Rake seed lightly into top 1/8-inch of soil, roll lightly, and water with a fine spray.
3. Protect seeded slopes against erosion with erosion netting or other methods acceptable to Architect.
4. Protect seeded areas against erosion by spreading specified lawn mulch after completion of seeding operations. Spread uniformly to form a continuous blanket not less than 1-1/2 inches loose measurement over seeded areas.

G. SODDING NEW LAWNS

1. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
2. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
   a. Anchor sod on slopes with wood pegs to prevent slippage.
3. Water sod thoroughly with a fine spray immediately after planting. During first week, water daily or more frequently as necessary to maintain moist soil to depth of 4 inches.

SECTION 32 93 00 LANDSCAPE WORK

PART 3 - EXECUTION (Continued)

H. PLANTING GROUND COVER

1. Space ground cover plants as indicated or scheduled. Space ground cover plants not more than 24 inches o.c.
2. Dig holes large enough to allow for spreading of roots and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plant to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
3. Mulch areas between ground cover plants; place not less than 2 inches thick.

I. MAINTENANCE

1. Maintain trees, shrubs, and groundcover for a period of 365 calendar days immediately following complete installation. Include watering, weeding, cultivating, restoration of grade, pruning trees and shrubs, protection from insects and diseases, fertilizing and similar operations as needed to ensure normal growth and good health for live plant material.
2. Maintain grass lawns for a period of 90 calendar days immediately following complete installation. Include watering, weeding, mowing and trimming, protection from insects and diseases, fertilizing and similar operations as needed to ensure normal growth and good health for live plant material.
3. Maintenance During Installation: Planting maintenance shall begin immediately after each plant is planted and shall continue as required until final acceptance.
4. Plants shall be inspected at least once per week by the Contractor during the installation period and needed maintenance performed promptly.
5. Subcontractor shall irrigate all plants and lawns on a schedule approved by the Landscape Architect. Schedule shall maintain an adequate supply of moisture within the root zone. If the irrigation system is inoperative, hand watering shall be accomplished from a course approved by the Landscape Architect. Water shall not be applied with a force that will displace mulch or cause soil erosion and shall not be applied so quickly that it cannot be absorbed by the mulch and plants.
6. Plants shall be pruned and mulch replaced as required.
7. Stakes, guys, and eroded plant saucers shall be tightened or replaced as required.
8. In plant beds, grass and weeds shall not be allowed to reach a height of 3 inches before being completely removed, including root growth.
9. Other work such as spraying with approved insecticides and fungicides to control pests shall be done to insure plant survival in a health growing condition.
10. Dead plants shall be removed immediately at the Contractor's expense.

J. CLEANUP AND PROTECTION

1. During landscape work, keep pavements clean and work area in an orderly condition.
2. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

K. INSPECTION AND ACCEPTANCE

1. Inform Architect in writing of date of completion of 90 days maintenance and warranty. Make all replacements and conduct final inspection. Full maintenance to continue until final acceptance by Contractor.
2. Acceptance of plant materials shall be for equal general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
3. Landscape work may be inspected for acceptance in portions as agreeable to Architect, provided each portion of work offered for inspection is complete, including maintenance.
4. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION 32 93 00

8/3/26

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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

Sheet Title: Landscape Specifications

Sheet: L2.01

Date: 8/3/26
Job #: 813.151

DRAWING FILE: C:\Users\JOE~1.PFL\AppData\Local\Temp\AcPublish_30552\7304.RP.dwg LAYOUT: SHEET 1 PLOTTED: Aug 05, 2026 - 10:03am PLOTTED BY: joe.pfleger

THE VALE AT OLIA VILLAGE

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

ABBREVIATIONS

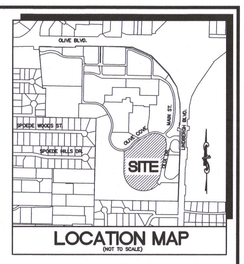
DB	–	DEED BOOK
FT	–	FEET
FND	–	FOUND
N/F	–	NOW OR FORMERLY
PB	–	PLAT BOOK
PG	–	PAGE
SQ.	–	SQUARE
(66'W)	–	RIGHT-OF-WAY WIDTH
( )	–	RECORD BEARING/DISTANCE

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT
- SET IRON ROD
- NEW LOT LINE
- FORMER LOT LINE
- ADJOINING LOT LINE
- EASEMENT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOCATION MAP (NOT TO SCALE)



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

MAIN (26'W) ST. (PUBLIC) PB. 372 PG. 235

ALLEY

OLIA (VW) DRIVE (A.K.A. BAYER DRIVE) (PUBLIC) PB. 372 PG. 235

VALEVIEW (V.W.) AVENUE (PRIVATE)

COMMON GROUND
338,549 Sq. Ft.
7.772 Acres±

NOTE: THE PRIVATE INGRESS/EGRESS & PARKING EASEMENTS, THE 2 BMP AREAS AND THE LANDSCAPE AREA ARE ALL LOCATED WITHIN THE 7.772 ACRE COMMON GROUND

LOT 16
486,015 Sq. Ft.
11.157 Acres±

BMP AREA 1
12,355 Sq. Ft.
0.284 Acres±

BMP AREA 2
18,254 Sq. Ft.
0.419 Acres±

AREA
56,743 Sq. Ft.
1.303 Acres±

LANDSCAPE
1,210 Sq. Ft.
0.028 Acres±

N/F 10300 OLIVE LLC LOT 15 PB. 372 PG. 235 LOC. NO 17M420093 10289 OLIVE COVE ZONED: PMD (#5862)

N/F 10300 OLIVE LLC LOT 9 PB. 372 PG. 235 LOC. NO 17M130473 10301 OLIVE COVE ZONED: PMD (#5862)

N/F 10300 OLIVE LLC COMMON GROUND 2 PB. 372 PG. 235 LOC. NO 17M130484 10304 OLIVE COVE ZONED: PMD (#5862)

N/F 10300 OLIVE LLC COMMON GROUND 6 PB. 372 PG. 235 LOC. NO 17M140102 750 OLIA DRIVE ZONED: PMD (#5862)

N/F 10300 OLIVE LLC LOT 16 PB. 372 PG. 235 LOC. NO 17M140111 10250 OLIA COVE ZONED: PMD (#5862)

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 Pavilion Drive, and southwest of the right turn lane from westbound Olive Boulevard onto northbound Pavilion Drive.

MODOT NETWORK BENCHMARK

The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MoDOT GNSS RTK Network operated by the Missouri Department of Transportation. Elevations as provide by the MoDot Network are in the datum of NAVD88.

LANDSCAPE AREA LINE & CURVE TABLES

Parcel Line Table

Line #	Length	Direction
L34	28.25	S84° 26' 35"W
L35	10.74	N24° 52' 53"E

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C36	56.76	27.00	N35° 20' 16"W	46.87
C37	2.23	1.00	N88° 50' 29"E	1.80
C38	3.74	67.03	S28° 47' 47"E	3.74
C39	63.24	93.50	S49° 46' 15"E	62.04
C40	2.68	1.00	S7° 38' 51"W	1.95

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

SHEET NO. 1 OF 2
SHEET TITLE: RECORD PLAT
M.D.N.R. #:
S.L.C. 1/4&1/4 #:
M.S.D. P & #:
1/4&1/4 CLUP #:
DRAWN BY: J.K.
DATE: 08/13/2026
BASE MAP #: 20220-2304
CHECKED BY: W.J.P.

REVISIONS:
1 7/30/2026 - Revised per City comments
2 7/30/2026 - Revised line btwn Lot 10 & 11

WALTER JOSEPH PFLEGER NUMBER A-2009007277 STATE OF MISSOURI
WJP, L.S. # 2009007277
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. CERTIFICATE OF AUTHORITY #000822

RECORD PLAT

THE VALE AT OLIA VILLAGE

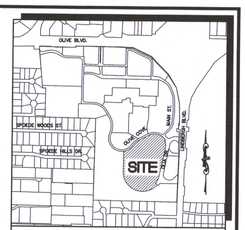
10250 OLIA COVE
CITY CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

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

DRAWING FILE: C:\Users\JOE~1.PFL\AppData\Local\Temp\AcPublish_30332\7304-RP.dwg LAYOUT: SHEET 2 PLOTTED: Aug 03, 2026 - 9:51am PLOTTED BY: joe pfleger

THE VALE AT OLIA VILLAGE

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



LOCATION MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION

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.

OWNER'S CERTIFICATION

We, the undersigned owners of Lot 16 of Olia Village Creve Coeur herein platted, and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as:

"THE VALE AT OLIA VILLAGE"

All taxes which are due and payable against this property have been paid in full.

Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. NCS-1260458-STLO, Revision Number: 1, with an effective date of May 01, 2025 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

The Private Variable Width Ingress/Egress, Utility & Parking Easements together with all parking spaces, roundings, and street intersections, are hereby dedicated to The Vale at Olia Village Homeowners Association and the owners of lots 1 through 67 inclusive of this plat and their successors and/or assigns, for private use as roadways for the purposes of ingress and egress forever, including guests, invitees and utility companies. The Vale at Olia Village Homeowners Association shall be responsible for the maintenance, repair, and/or replacement of said private roadways, which shall remain private forever.

The Private Variable Width Ingress/Egress, Utility & Parking Easements as shown hereon, together with all parking spaces, roundings, and street intersections, are hereby dedicated as Utility Easements to Missouri-American Water Company, Spire, AmerenUE, AT&T, The Metropolitan St. Louis Sewer District, the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewer and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities and sewers.

Building lines as shown on this plat are hereby established.

All Utility Easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to City of Creve Coeur, Missouri American Water Company, Ameren UE Company, Spire Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, and (cable company of concern), their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer and or sewers, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for The Vale at Olia Village dated _____ and recorded as Document # _____ with the Recorder's Office.

The Common Ground as shown hereon, shall be conveyed to The Vale at Olia Village Homeowners Association by Special Warranty deed upon the recording of this plat with the St. Louis City Recorder's office.

The Sidewalk easements as shown on this plat, are hereby dedicated to The Vale at Olia Village Homeowners Association. Maintenance of said sidewalks shall be the responsibility of The Vale at Olia Village Homeowners Association.

Reserve areas as shown on this plat are hereby established for the stormwater management features, also known as BMPs (Best Management Practice). The reserved areas hereby established are irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated ___ day of _____, _____, as recorded in the Recorder of Deed's as Document No. _____ and or as amended thereafter. The Overlook Homeowners Association shall be responsible for the maintenance, repair, and/or replacement of said BMPs.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision Ordinance of the City of Creve Coeur, will be set.

Grand Communities/Fischer Homes

By: _____

PRINT NAME:_____

PRINT TITLE: _____

State of Missouri)
)ss.
_____ County)

On this _____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____, the duly authorized agent of Grand Communities/Fischer Homes, known to me to be the person who executed the within Record Plat on behalf of said limited liability company and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires: _____

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES±
1	2085	0.048
2	1500	0.034
3	1510	0.035
4	2568	0.059
5	2524	0.058
6	1503	0.035
7	1500	0.034
8	1500	0.034
9	1500	0.034
10	2072	0.048
11	2072	0.048
12	1500	0.034
13	1500	0.034
14	1500	0.034
15	1500	0.034
16	2289	0.053
17	2330	0.053
18	1500	0.034
19	1500	0.034
20	1500	0.034
21	1500	0.034
22	2100	0.048
23	2904	0.067
24	3151	0.072
25	3694	0.085
26	2026	0.047
27	1982	0.045
28	3307	0.076
29	2805	0.064
30	1980	0.045
31	1980	0.045
32	1980	0.045
33	1980	0.045
34	2764	0.063

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES±
35	3059	0.070
36	2087	0.048
37	2027	0.047
38	1982	0.046
39	3343	0.077
40	2975	0.068
41	2100	0.048
42	2100	0.048
43	2100	0.048
44	2100	0.048
45	2975	0.068
46	2846	0.065
47	1980	0.045
48	1980	0.045
49	1980	0.045
50	1980	0.045
51	2836	0.065
52	2903	0.067
53	2016	0.046
54	2016	0.046
55	2016	0.046
56	2016	0.046
57	2898	0.067
58	2856	0.066
59	2016	0.046
60	2016	0.046
61	2016	0.046
62	2016	0.046
63	2856	0.066
64	2898	0.067
65	2016	0.046
66	2016	0.046
67	2836	0.065

Parcel Line Table		
Line #	Length	Direction
L1	37.21	S27° 12' 56"E
L2	24.83	S10° 33' 12"E
L3	61.58	N35° 47' 10"W
L4	62.74	S35° 47' 10"E
L5	68.49	N44° 11' 27"W
L6	66.90	N44° 11' 27"W
L7	40.50	S57° 28' 59"E
L8	53.33	N87° 35' 22"E
L9	38.57	N17° 07' 11"E
L10	5.36	S89° 01' 53"E
L11	4.10	N89° 01' 53"W
L12	10.00	S89° 01' 53"E
L13	34.60	N17° 07' 11"E
L14	43.12	N87° 35' 22"E
L15	35.85	S57° 28' 59"E
L16	23.33	N30° 56' 46"E
L17	10.00	S59° 03' 14"E
L18	10.55	S30° 56' 46"W
L19	57.97	S84° 50' 01"E
L20	10.00	S05° 09' 59"W
L21	58.73	N84° 50' 01"W
L22	57.64	S78° 04' 39"E
L23	56.60	N78° 04' 39"W
L24	11.15	S24° 52' 53"W
L25	51.19	S65° 07' 07"E
L26	51.19	N65° 07' 07"W
L27	82.50	S65° 07' 07"E
L28	82.50	N65° 07' 07"W
L29	1.68	N76° 11' 22"W
L30	17.52	N72° 47' 24"W
L31	17.55	N67° 09' 02"W
L32	23.32	N62° 38' 42"W
L33	7.51	N58° 05' 22"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	55.37	25.46	S15° 45' 28"W	45.09
C2	4.35	138.00	S46° 05' 06"E	4.35
C3	166.90	157.00	S18° 31' 57"E	159.16
C4	14.77	143.00	S8° 57' 50"W	14.76
C5	53.37	162.00	S15° 26' 36"W	53.13
C6	42.45	43.03	S2° 07' 44"E	40.75
C7	45.46	138.00	N15° 26' 36"E	45.26
C8	3.93	5.00	N16° 29' 41"W	3.83
C9	3.93	5.00	N34° 25' 21"E	3.83
C10	4.09	5.00	N11° 30' 26"W	3.98
C11	4.59	5.00	N11° 55' 46"W	4.43
C12	34.47	25.00	N77° 42' 41"W	31.81
C13	1.57	2.00	S40° 17' 04"W	1.53
C14	12.60	128.00	S59° 57' 49"W	12.60
C15	1.73	2.00	S77° 32' 53"W	1.68
C16	16.76	138.00	S49° 17' 19"W	16.75
C17	69.10	138.00	S31° 27' 52"W	68.38
C18	55.38	43.00	N54° 01' 03"E	51.63
C19	81.12	162.00	N31° 27' 52"E	80.27
C20	48.85	164.89	N54° 08' 49"E	48.67
C21	48.92	25.00	N6° 43' 25"E	41.48
C22	36.08	162.00	N42° 57' 27"W	36.00
C23	35.18	25.00	N76° 53' 48"W	32.35
C24	31.26	176.00	N54° 23' 11"W	31.22
C25	63.45	176.00	N38° 59' 14"W	63.10
C26	102.53	176.00	N8° 42' 54"W	101.09
C27	57.98	176.00	N15° 26' 36"E	57.72
C28	0.60	3.00	S19° 08' 53"W	0.60
C29	1.26	3.00	S36° 56' 50"W	1.25
C30	35.97	114.68	S57° 59' 51"W	35.82
C31	7.49	3.00	S32° 17' 07"W	5.69
C32	18.24	12.00	N14° 32' 14"W	16.54
C33	5.91	12.00	S8° 50' 08"W	5.85
C34	67.12	134.05	N31° 27' 52"E	66.42

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Document No. 2022092300357, of the St. Louis County Records, does hereby join in and approve the foregoing Record Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this ____ day of _____, 20__.

Southern Bank

By:_____

Print Name: _____

Print Title: _____

State of Missouri)
)ss.
City of St. Louis)

On this _____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____, the _____, of Southern Bank, known to me to be the person who executed the within instrument in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires: _____

CITY CERTIFICATION

It is hereby certified that this RECORD Plat was approved by the city Creve Coeur and on the _____ day of _____, 20___, pursuant to Section 410.140 of the Subdivision Regulations, in Chapter 410 of the Municipal Code of the City of Creve Coeur.

City of Creve Coeur, Missouri

_____
Julie LaBonte, Chair, Planning and Zoning Commission

_____
Kellie Henke, City Clerk

GENERAL NOTES:

1) Subject property is Zoned PDM 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.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc., have, during the month of June 2026 by order of Grand Communities/Fischer Homes prepared a survey and Record Plat of Lot 16 of Olia Village Creve Coeur as recorded in Plat Book 372, Page 235 located in Township 45 North, Range 5 East of the Fifth Principal Meridian City of Creve Coeur, St. Louis County, Missouri and that the results of said survey and plat are shown hereon. We further certify that said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Division 2030 Chapter 16, Missouri Standards for Property Boundary Surveys and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pflegar 8/03/26
Walter J. Pflegar, Missouri P.L.S. No. 2028-000728

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

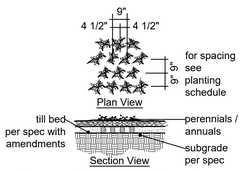
SHEET NO.: 2 OF 2
SHEET TITLE: RECORD PLAT
M.S.B.K. # -
S.L.C. HWY. # -
HWY. SUP. # -
M.S.D. P. # 6/10/26
DATE: 6/10/26
BASE MAP # 2020-7304
DRAWN BY: J.K.
CHECKED BY: W.J.P.
JOB NO.: -

REVISIONS:
1 7/06/2026 - Revised per city comments
2 7/30/2026 - Revised line bkwn Lot 10 & 11

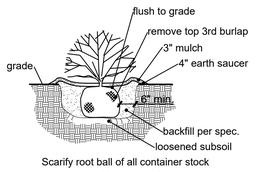
WALTER J. PFLEGAR NUMBER LS-2008001072 MISSOURI LAND SURVEYOR

RECORD PLAT
THE VALE AT OLIA VILLAGE
10250 OLIA COVE
CITY CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

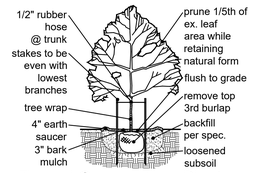
PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com



Typical Perennial Planting

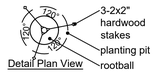


Typical Shrub Planting



Typical Canopy Tree Planting

Typical Evergreen Planting



Spade Cut Bed Edge

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	12	Quercus shumardii	Shumard Oak	3" caliper	B & B
B	10	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" caliper	B & B
C	10	Acer rubrum 'October Glory'	October Glory Maple	3" caliper	B & B
D	11	Ulmus parvifolia 'Emer II'	Allee Lacebark Elm	3" caliper	B & B
E	13	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" caliper	B & B
F	13	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	3" caliper	B & B
G	2	Quercus robur x bicolor 'Long'	Regal Prince Oak	3" caliper	B & B
H	2	Quercus robur x bicolor 'Nadler'	Kindred Spirit Oak	3" caliper	B & B
J	8	Acer rubrum 'Bowhall'	Bowhall Maple	3" caliper	B & B
K	15	Acer truncatum x platanoides 'JFS-KW187'	Urban Sunset Maple	3" caliper	B & B
M	5	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	3" caliper	B & B
N	9	Ginkgo biloba 'PNI 2720'	Princeton Sentry Ginkgo (male)	3" caliper	B & B
UNDERSTORY-ORNAMENTAL TREE					
O	8	Prunus x 'Snofozam'	Snow Fountains Weeping Cherry	3" caliper	B & B
P	9	Magnolia stellata 'Royal Star'	Royal Star Magnolia (clump)	3" caliper	B & B
Q	7	Malus 'Lollizam'	Lollipop Crabapple	3" caliper	B & B
R	12	Amelanchier laevis 'Spring Flurry'	Allegheny Serviceberry (clump)	3" caliper	B & B
S	12	Cornus kousa	Kousa Dogwood	3" caliper	B & B
T	13	Cercis canadensis	Redbud	3" caliper	B & B
EVERGREEN TREE					
L	7	Cupressus nootkatensis 'Glauca Pendula'	Weeping Alaskan Cedar	4' tall	B & B
U	7	Taxus x media 'SMNTHDC'	Stonehenge Yew	4' tall	B & B
V	46	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' tall	B & B
W	22	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' tall	B & B
X	25	Prunus laurocerasus 'Schipkaensis'	Schipka Cherry Laurel	6' tall	B & B
Y	25	x Cuprocyparis leylandii	Leyland Cypress	6' tall	B & B
Z	30	Picea abies	Norway Spruce	6' tall	B & B
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	38	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	72" o.c.
b	50	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	24"	72" o.c.
c	74	Buxus sinica var. insularis 'Winter Gem'	Winter Gem Boxwood	18"	48" o.c.
d	61	Ilex glabra 'Compacta'	Compact Inkberry Holly	18"	48" o.c.
e	37	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	18"	42"-48" o.c.
f	35	Spiraea x 'Tracy'	Double Play Big Bang Spirea	18"	36" o.c.
g	33	Buxus x 'Green Gem'	Green Gem Boxwood	18"	36" o.c.
h	33	Ilex glabra 'ILEXFARROWTRACEY'	Strongbox Inkberry Holly	18"	36" o.c.
j	26	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	18"	36" o.c.
k	22	Hydrangea paniculata 'SMNHPK'	Mini Mauvette Smooth Hydrangea	18"	36" o.c.
l	23	Clethra alnifolia 'Crystalina'	Sugartina Summersweet	18"	36" o.c.
m	27	Deutzia x 'NCDX2'	Yuki Cherry Blossom Deutzia	18"	36" o.c.
n	14	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry	12"	18"-24" o.c.
o	10	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	24"	24" o.c.
p	7	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	24"	24" o.c.
q	26	Buxus sempervirens 'MonAlex'	Petite Pillar Dwarf Boxwood	12"	24" o.c.
r	20	Ilex glabra 'SMNIGAB17'	Gem Box Inkberry Holly	12"	24" o.c.
s	8	Rhododendron x 'Girard's Rose'	Girard's Rose Azalea	12"	24" o.c.
t	12	Rhododendron 'Pleasant White'	Pleasant White Azalea	12"	24" o.c.
u	4	Berberis thunbergii f. atropurpurea 'Admiration'	Admiration Barberry	12"	24" o.c.
v	8	Spiraea japonica 'Walbuma'	Magic Carpet Spirea	12"	24" o.c.
w	18	Weigela florida 'SMNWFMS'	Midnight Wine Shine Weigela	12"	24"-30" o.c.
x	13	Caryopteris x clandonensis 'CT-9-12'	Beyond Midnight Bluebeard	12"	24"-30" o.c.
y	16	Viburnum opulus 'Nanum'	Dwarf Cranberry Bush	12"	24"-36" o.c.
z	27	Hydrangea arborescens 'SMNHAWH'	Invincibelle Wee White Hydrangea	12"	30" o.c.
aa	545	Sedum reflexum 'Blue Spruce'	Blue Spruce Stonecrop	2" cell plug	18" o.c.
bb	365	Sedum 'Kamtschaticum'	Orange Stonecrop	2" cell plug	18" o.c.
cc	150	Sedum rupestre 'Angelina'	Angelina Stonecrop	2" cell plug	24" o.c.
dd	102	Iberis sempervirens	Candytuft	1 quart	18" o.c.
ee	9	Kniphofia hybrid 'Hot and Cold'	Hot and Cold Red Hot Poker	1 quart	18" o.c.
ff	12	Kniphofia hybrid 'Solar Flare'	Solar Flare Red Hot Poker	1 quart	18" o.c.
gg	12	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 quart	18" o.c.
hh	18	Heuchera 'Ball Gown'	Dressed Up Ball Gown Coral Bells	1 quart	18" o.c.
jj	20	Hosta 'Wheee!'	Shadowland Wheee! Hosta	1 quart	24"-30" o.c.
kk	14	Hosta hybrid 'Fire Island'	Fire Island Hosta	1 quart	18"-30" o.c.
ll	5	Phlox subulata 'Blue Emerald'	Blue Emerald Creeping Phlox	1 quart	12"-18" o.c.
mm	24	Salvia nemerosa 'Crystal Blue'	Color Spires Crystal Blue Sage	1 quart	18"-24" o.c.
nn	15	Salvia nemerosa 'White Profusion'	White Profusion Sage	1 quart	18" o.c.
oo	7	Thymus praecox 'Coccineus'	Red Creeping Thyme	1 quart	12"-18" o.c.
pp	37	Astilbe chinensis 'Visions'	Visions Astilbe	1 quart	12"-18" o.c.
qq	30	Astilbe japonica 'Deutschland'	Deutschland Astilbe	1 quart	18"-24" o.c.
rr	14	Coreopsis verticillata 'Creme Caramel'	Creme Caramel Coreopsis	1 quart	18"-24" o.c.
ss	10	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis	1 quart	18"-24" o.c.
aaa	11	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 gallon	48" o.c.
bbb	23	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gallon	18"-30" o.c.
ccc	27	Muhlenbergia capillaris	Pink Muhlygrass	1 quart	24"-36" o.c.
ddd	65	Sporobolus heterolepis	Prairie Dropseed	1 quart	24"-36" o.c.
eee	19	Pennisetum alopecuroides 'Lemon Squeeze'	Lemon Squeeze Fountain Grass	1 quart	24"-30" o.c.
fff	274	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 quart	12"-24" o.c.
ggg	210	Liriope muscari 'Variegata'	Variegated Lily Turf	1 quart	12"-24" o.c.

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

Planting Schedule Notes: Shrubs, ornamental grasses, and perennials to match quantities shown on development plans.

Fischer Homes Typical Notes:

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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.

Landscape Notes:

1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
2) Any 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
3) Topsoil in all disturbed lawn areas at 6" depth.
4) Soil mix in all shrub beds at 8" depth.
5) All mulch to be double ground bark mulch.
6) Bed edges to be spade cut.
7) Automatic irrigation is required for all landscape plant material areas.
8) Refer to Tree Protection and Removal Plan sheet TPRP for existing conditions.

8/3/26
Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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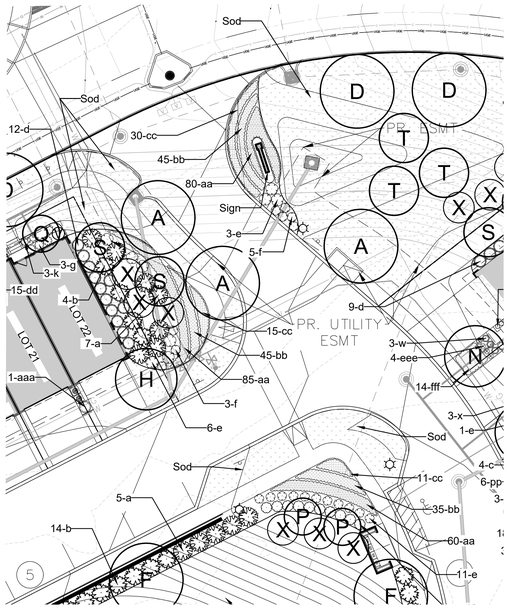
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 8/3/26
Job #: 813.151



1 L1.02 Partial Landscape Plan
SCALE 1"=20'

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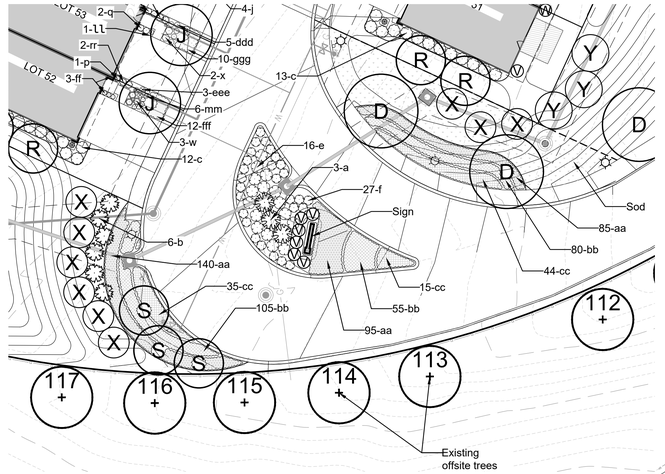

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SCALE 1"=20'

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PLANTING SCHEDULE

ID	COMMON NAME
CANOPY-SHADE TREE	
A	Shumard Oak
B	Autumn Blaze Maple
C	October Glory Maple
D	Allee Lacebark Elm
E	Skyline Honeylocust
F	Autumn Gold Ginkgo (male)
G	Regal Prince Oak
H	Kindred Spirit Oak
J	Bowhall Maple
K	Urban Sunset Maple
M	Street Keeper Honeylocust
N	Princeton Sentry Ginkgo (male)

PLANTING SCHEDULE

ID	COMMON NAME
SHRUBS-GRASSES-PERENNIALS	
a	Grey Owl Juniper
b	Otto Luyken English Laurel
c	Winter Gem Boxwood
d	Compact Inkberry Holly
e	Daub's Frosted Juniper
f	Double Play Big Bang Spirea
g	Green Gem Boxwood
h	Strongbox Inkberry Holly
j	Little Henry Virginia Sweetspire
k	Mini Mauvette Smooth Hydrangea
l	Sugartina Summersweet
m	Yuki Cherry Blossom Deutzia
n	Low Scape Mound Chokeberry
o	Sky Pencil Japanese Holly
p	Orange Rocket Barberry
q	Petite Pillar Dwarf Boxwood
r	Gem Box Inkberry Holly
s	Girard's Rose Azalea
t	Pleasant White Azalea
u	Admiration Barberry
v	Magic Carpet Spirea
w	Midnight Wine Shine Weigela
x	Beyond Midnight Bluebeard
y	Dwarf Cranberry Bush
z	Invincibelle Wee White Hydrangea
aa	Blue Spruce Stonecrop
bb	Orange Stonecrop
cc	Angelina Stonecrop
dd	Candytuft
ee	Hot and Cold Red Hot Poker
ff	Solar Flare Red Hot Poker
gg	Green Spice Coral Bells
hh	Dressed Up Ball Gown Coral Bells
jj	Shadowland Wheee! Hosta
kk	Fire Island Hosta
ll	Blue Emerald Creeping Phlox
mm	Color Spires Crystal Blue Sage
nn	White Profusion Sage
oo	Red Creeping Thyme
pp	Visions Astilbe
qq	Deutschland Astilbe
rr	Creme Caramel Coreopsis
ss	Moonbeam Threadleaf Coreopsis
aaa	Morning Light Maiden Grass
bbb	Hameln Fountain Grass
ccc	Pink Muhlygrass
ddd	Prairie Dropseed
eee	Lemon Squeeze Fountain Grass
fff	Big Blue Lily Turf
ggg	Variegated Lily Turf

PLANTING SCHEDULE

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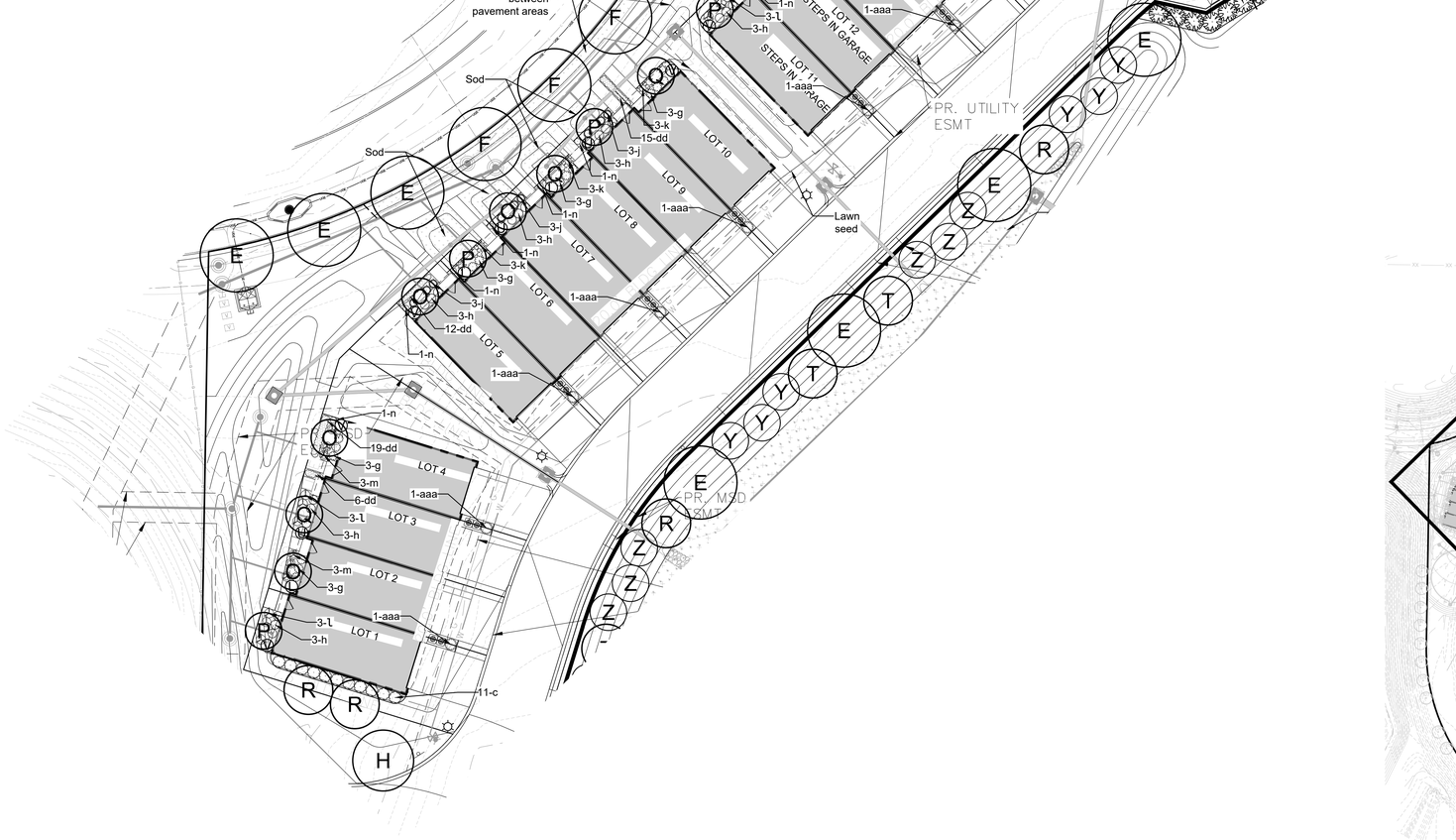

3 L1.02 Partial Landscape Plan
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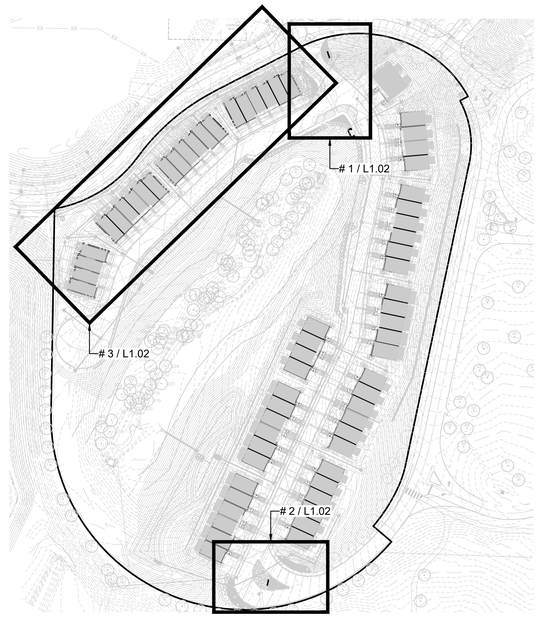

Key Plan
SCALE 1"=100'

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9/3/26

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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

Sheet Title: Landscape Plan

Sheet No: L1.02

Date: 8/3/26
Job #: 813.151

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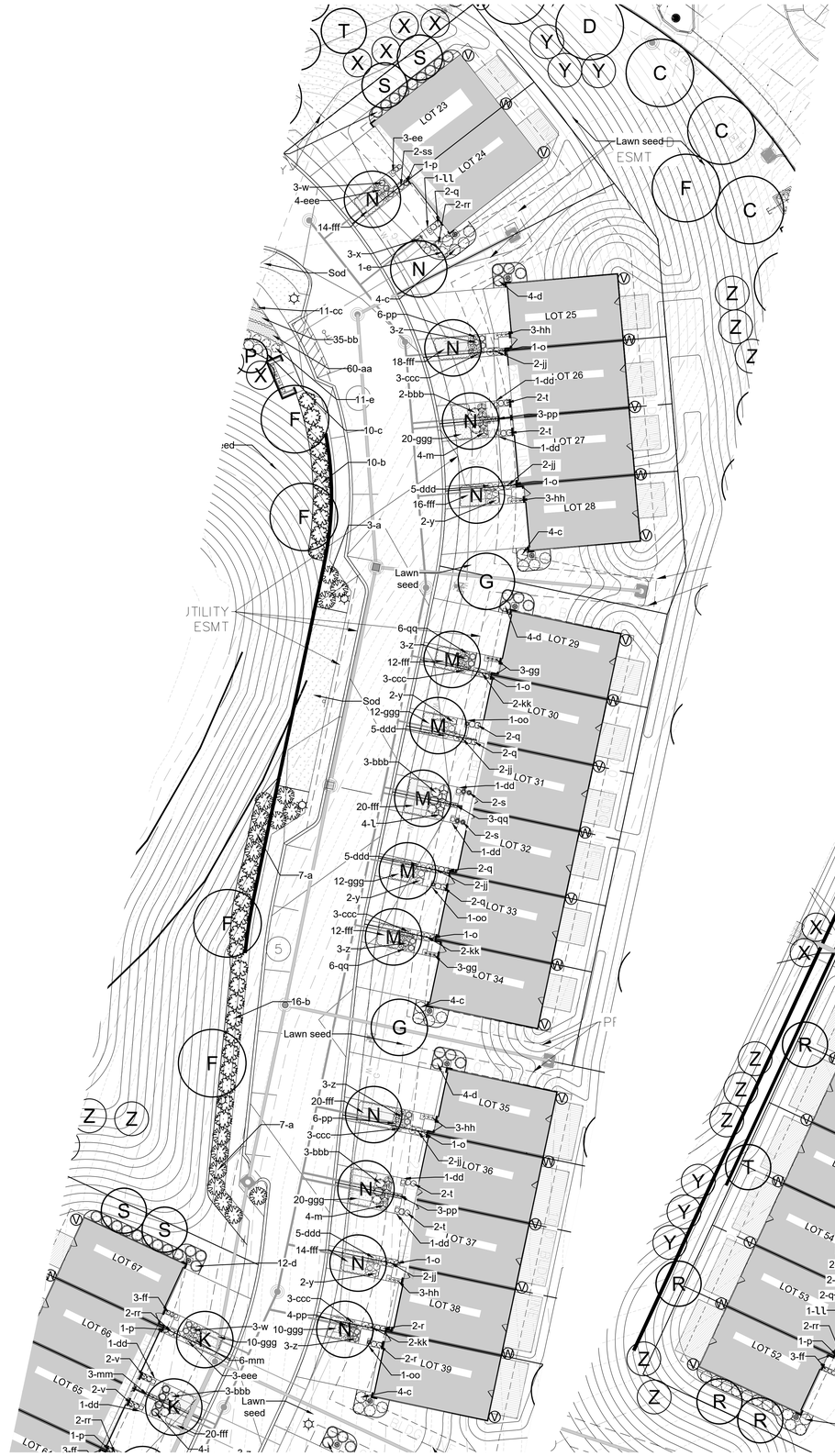

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2 L1.03 Partial Landscape Plan
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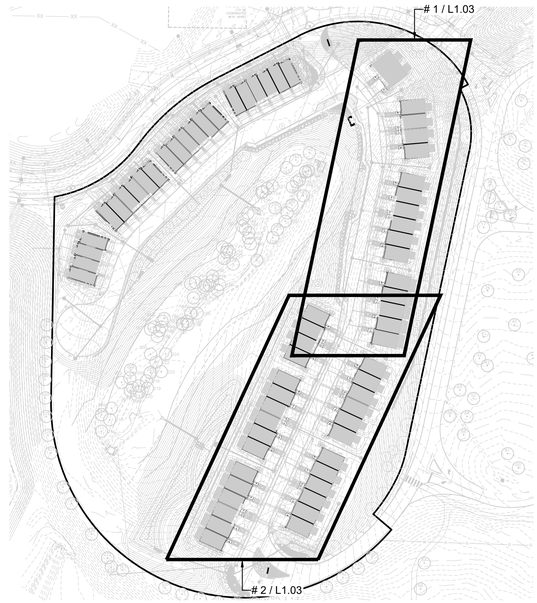

Key Plan
SCALE 1"=100'
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Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

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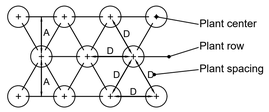


Bioretention Plant Spacing

PLANT SPACING TABLE		
SPACING 'D'	ROW 'A'	# OF PLANTS / SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

Groundcover Spacing
See planting schedule for plant spacing

Notes:
1. Remove spent flowers prior to planting.
2. Loosen root mass at bottom of rootball.
3. Top of rootball stripped of 1/4" surface growing media and covered with 1/4" landscape bed mix plus surface mulch.

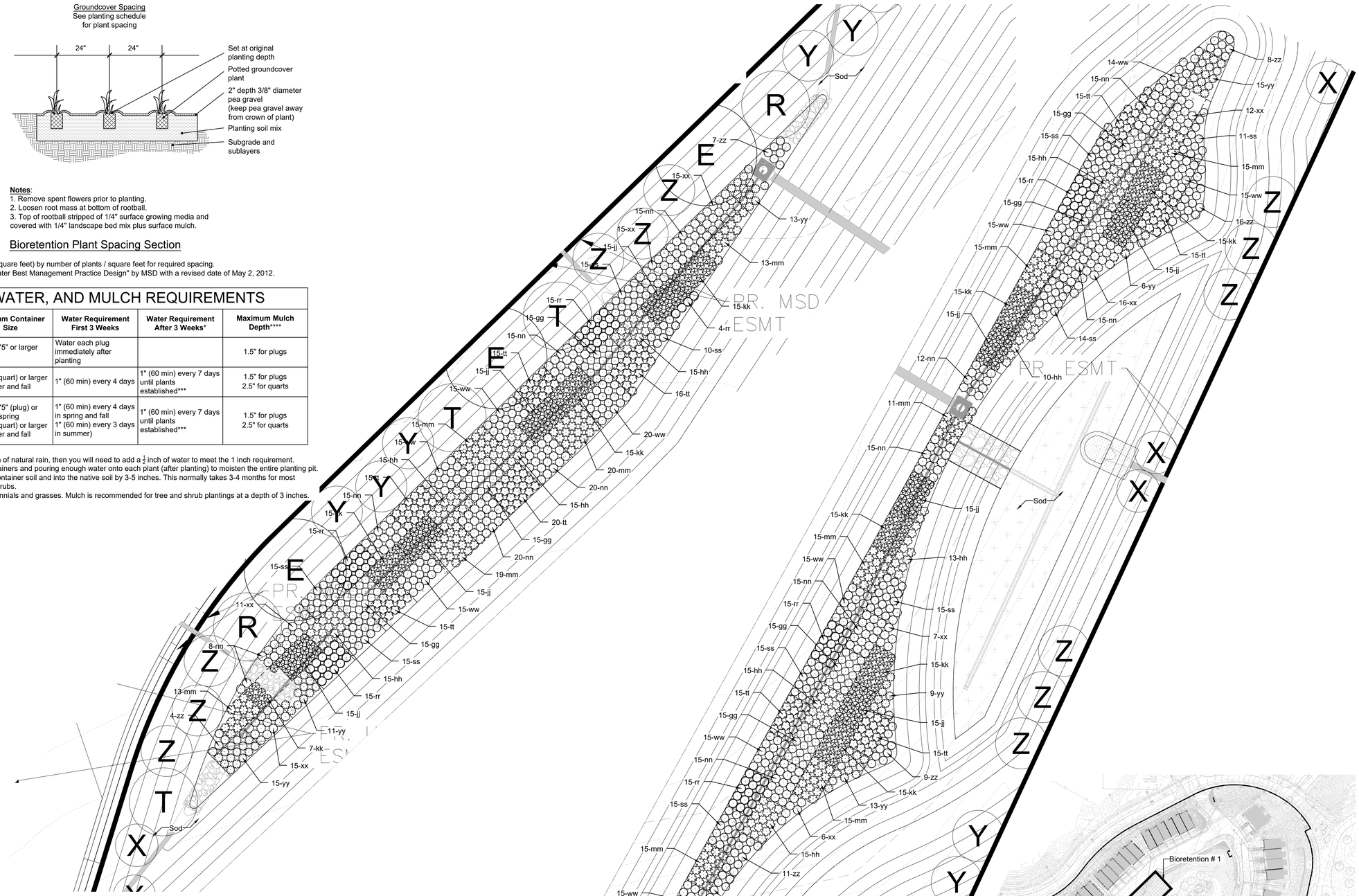
Bioretention Plant Spacing Section

Note: Plant quantities to be determined by multiplying area (square feet) by number of plants / square feet for required spacing.
Table and diagram taken from "Landscape Guide for Stormwater Best Management Practice Design" by MSD with a revised date of May 2, 2012.

TABLE 1: PLANTING, WATER, AND MULCH REQUIREMENTS

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks	Water Requirement After 3 Weeks*	Maximum Mulch Depth****
No ability to water after initial planting	Late February - April only	2.25"x3.75" or larger (plug)	Water each plug immediately after planting		1.5" for plugs
Manual watering with standard sprinkler	Late February - Early June September-October	4.5"x5" (quart) or larger in summer and fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late February - Early October	2.25"x3.75" (plug) or larger in spring 4.5"x5" (quart) or larger in summer and fall	1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer)	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts

*This water amount includes natural rainfall. If you get a ½ inch of natural rain, then you will need to add a ½ inch of water to meet the 1 inch requirement.
**Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.
***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.
****Shredded leaf compost is recommended for use with perennials and grasses. Mulch is recommended for tree and shrub plantings at a depth of 3 inches.



Bioretention Planting Plan # 1
SCALE 1"=10'
0 10 20 40

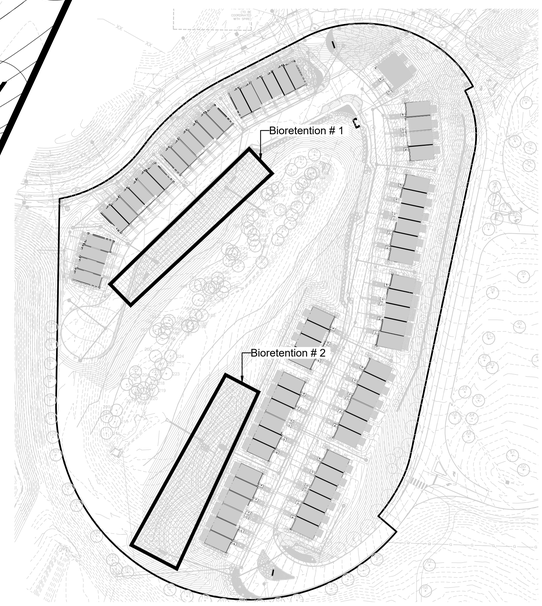
Bioretention Planting Plan # 2
SCALE 1"=10'
0 10 20 40

PLANTING SCHEDULE

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
FORBS-SEDGES					
gg	105	*Eryngium yuccifolium*	Rattlesnake Master	Type 38 DCP	24" o.c.
hh	143	*Panicum virgatum*	Switchgrass	Type 38 DCP	24" o.c.
jj	135	*Echinacea purpurea*	Purple Coneflower	Type 38 DCP	24" o.c.
kk	142	*Schizachyrium scoparium*	Little Blue Stem	Type 38 DCP	24" o.c.
mm	166	*Pycnanthemum tenuifolium*	Slender Mountain Mint	Type 38 DCP	24" o.c.
nn	195	*Chasmanthium latifolium*	River Oats	Type 38 DCP	24" o.c.
rr	124	*Rudbeckia fulgida*	Orange Coneflower	Type 38 DCP	24" o.c.
ss	180	*Sporobolus heterolepis*	Prairie Dropseed	Type 38 DCP	24" o.c.
tt	156	*Amsonia tabernaemontana*	Blue Star	Type 38 DCP	24" o.c.
ww	169	*Carex muskingumensis*	Palm Sedge	Type 38 DCP	24" o.c.
xx	104	*Zizia aurea*	Golden Alexanders	Type 38 DCP	24" o.c.
yy	103	*Bouteloua curtipendula*	Sideoats	Type 38 DCP	24" o.c.
zz	80	*Iris fulva*	Copper Iris	Type 38 DCP	24" o.c.

Bioretention Planting Notes:

DCP = Deep Cell Plug Container shall be Landmark Deep Groove Type 38 Nursery Tube Tray or equivalent for 5-inch plugs. Plant materials shall be suitably rooted to meet acceptance by the project Landscape Architect. Minimum of 19 cubic inches of plug root growth, no less than 5 inches in depth.



Key Plan
SCALE 1"=100'
0 100 200 400

8/3/26

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Bioretention Planting Plan

Sheet No: L1.04

Date: 8/3/26
Job #: 813.151

SECTION 32 93 00 LANDSCAPE WORK

PART 1 - GENERAL

A. RELATED DOCUMENTS

1. Related Sections include the following:
   a. Division 2 Section 31 20 00, "Earthwork" for excavation, filling, and rough grading required to establish elevations shown on drawings.
   b. Section 32 84 00, Design-Build Underground Irrigation

B. SUMMARY

1. Extent of landscape development work is shown on drawings and in schedules. In case of quantity discrepancy between drawings and schedules, the requirements of the plan shall prevail. Landscape work shall include the supplying of all materials and completion of all work items associated with the installation, warranty, and maintenance of all trees, shrubs, groundcover, vines, perennials, annuals and lawns shown on the plans and specified herein. Further landscape work shall include all ancillary materials necessary to complete the work as specified including but not limited to topsoil, mulch, filter fabrics, fertilizers, stakes, guys, etc.
2. Finish Grade Elevations: Owner will provide finish grade elevations to within .01' of specified grade.

C. SUBMITTALS

1. Samples: Representative samples of the following materials shall be provided to the Landscape Architect from the supply source being used:
   a. Plant Material: Samples or photos may be requested in lieu of inspection.
   b. Mulch: 5 lb. sample.
   c. Staking and guying material.
2. Test Reports: Submit to the Landscape Architect 2 copies each of certified test analysis report from a soil testing laboratory. Provide a chemical analysis, including the following:
   a. pH and buffer pH
   b. Percentage of organic content by oven-dried weight
   c. Nutrient levels by parts per million, including phosphorus, potassium, magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticulture plants.
   d. Soluble salt by electrical conductivity of a 1:2 soil: water, sample measured in millionmo per cm.
   e. Cation exchange capacity (CEC)
3. Certification:
   a. Phytosanitary Certification: All plant material inspection certificates required by federal, state or other governing authorities will accompany each shipment and be turned over to the Landscape Architect upon delivery.
4. Plant and Material Certifications:
   a. Certificates of inspection as required by governmental authorities.
   b. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
   c. Label data substantiating that plants, trees, shrubs and planting materials comply with specified requirements.
   d. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species.
5. Planting Schedule: Proposed planting schedule, indicating dates for each type of landscape work during normal seasons for such work in area of site. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delays.
6. Construction Schedule: Upon authorization to proceed with the work, submit 3 copies of Construction Schedule indicating dates for items of work.
7. Maintenance Instructions: Submit 2 copies of typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year. Submit prior to expiration or required maintenance period.
8. Toxic Chemicals: Submit products, rates of application, and anticipated use of pesticides, herbicides, and fumigants.

D. QUALITY ASSURANCE

1. Subcontract the landscape work to a single firm specializing in landscape work, with a minimum of five years experience.
2. Source Quality Control:
3. General: Ship landscape materials with certificates of inspection as required by governing authorities. Comply with governing regulations applicable to landscape materials.
   a. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, together with proposal for use of equivalent material.
4. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
5. Trees, Shrubs and Plants: Provide trees, shrubs, and plants of quantity, size, genus, species, and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurements. They shall have healthy, well developed root systems.
6. Label each tree and shrub with securely attached waterproof tag bearing legible designation of botanical and common name.
   a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread, and label with number to assure symmetry in planting.
7. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Owner's representative retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

E. DELIVERY, STORAGE, AND HANDLING

1. Packaged Materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
2. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
3. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not use trees or shrubs which have been in cold storage or heeled-in. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
4. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
Do not remove container-grown stock from containers until planting time.

E. JOB CONDITIONS

1. Prior to beginning work, the Contractor shall examine and verify the acceptability of the job site and notify the Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected or resolved in writing by the Landscape Architect.
2. Where planting occurs in close proximity to other site improvements, adequate protection shall be given to all features prior to commencing work. Any items damaged during planting operations shall be promptly repaired to their original condition at no cost to the Owner.
3. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
4. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Owner's Representative before planting.

G. SEQUENCING AND SCHEDULING:

1. Planting Time: Plant material shall not be installed during months of July and August or during periods when temperatures exceed 95 deg. F, except when approved by Owner's Representative. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion of landscape work.
2. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Owner's Representative. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

H. SPECIAL PROJECT WARRANTY

1. Warranty lawns through specified lawn maintenance period.
2. Warranty trees and shrubs through specified maintenance period.
3. Warranty all plant material to be true to botanical name, specified size.
4. After receiving a Notice of Provisional Acceptance, all plant materials maintained in a vigorous condition and warranted against defects including death, improper maintenance, and unsatisfactory growth for the following time periods:
   a. Guarantee lawns for 90 days
   b. Guarantee trees, shrubs, perennials, and groundcovers for 365 days
5. During the warranty period, replace, at no additional expense to the Owner, plant materials that are dead or that are, in the opinion of the Landscape Architect, in an unhealthy or unsightly condition, or that have lost their natural shape due to dead branches, excessive pruning, or inadequate or improper maintenance. Rejected plant materials shall be removed from the site and legally disposed of at no additional expense to the Owner.
6. Replacement plants and planting operations shall be in accordance with the original specifications. Replacements shall be made as soon as possible but no later than the next succeeding planting season. Fully restore areas damaged by replacement operations to their original and specified condition. Only one replacement (per tree, shrub or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.
7. Provide all maintenance for guarantee period.

PART 2 - PRODUCTS

A. SOIL MIX

1. Soil mix shall be 'Topsoil Plus' by St. Louis Composting (or site amended soil to meet 'Topsoil Plus' soil mix criteria).

B. TOPSOIL

1. ASTM D5268, natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4 percent, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to the plant growth or hinder planting operations. Topsoil shall contain a minimum of three percent organic material.
2. Imported Topsoil: Supplement salvaged topsoil with imported topsoil from off-site sources when existing quantities are insufficient.
3. Obtain topsoil displaced from naturally well-drained sites where topsoil occurs at least 6 inches deep; do not obtain from agricultural land, bogs, or marshes.
4. Verify borrow and disposal sites are permitted as required by state and local regulations. Obtain written confirmation that permits are current and active.
5. Obtain permits required by state and local regulations for transporting topsoil. Permits shall be current and active.

C. SOIL AMENDMENTS (in lieu of soil mix)

1. Commercial Fertilizer: Complete fertilizer of neutral character, with some elements derived from organic sources and containing following percentages of available plant nutrients.
   a. For lawns, provide fertilizer with not less than 6 percent phosphoric acid and not less than 4 percent potassium, and the percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 sq.ft. of lawn area.
   b. For lawns, provide fertilizer with not less than 6 percent phosphoric acid and not less than 4 percent potassium, and the percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 sq. ft. of lawn area.
   c. For ground cover and planting beds, provide 10-10-10 fertilizer applied at 3 lbs. per 100 sq.ft.
   d. For trees and shrubs, "Woodace"/Estach, Inc. Briquettes (14-3-3), Fairview Heights, IL per manufacturer's recommendations for quantity and rate for the size and species, or equal.
2. Peat Moss: Shall be finely shredded, consisting of 90 percent organic moss peat, be brown in color and suitable for horticultural purposes. Shredded particles shall not exceed 1/2-inch in diameter.
3. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5kg (1 lb) sample and suppliers literature for approval.
4. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
   a. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
   b. Provide the following particle size distributions:

Sieve	Percentage Passing
3/8 in (9.5mm)	100
No. 4 (4.75mm)	95-100
No. 8 (2.38mm)	80-100
No. 16 (1.18mm)	50-85
No. 30 (0.60mm)	25-60
No. 50 (0.30mm)	10-30
No. 100 (0.15mm)	2-10

1. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agriculture standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
2. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur or iron sulfate. Submit manufacturer literature for approval.

SECTION 32 93 00 LANDSCAPE WORK

PART 2 - PRODUCTS (Continued)

D. PLANT MATERIALS

3. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown and schedule for landscape work complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock".
4. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed.
   a. Provide balled and burlapped (B&B) deciduous trees.
3. Deciduous and Evergreen Shrubs: Provide shrubs of the height shown or listed and with not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub required.
   a. Provide balled and burlapped (B&B) deciduous and evergreen shrubs.
   b. Container grown deciduous shrubs will be acceptable in lieu of balled and burlapped deciduous shrubs subject to specified limitation for container grown stock.
4. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.
   a. Provide balled and burlapped (B&B) evergreens.

E. GRASS MATERIALS

1. Grass Seed: Provide fresh, clean, new-crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as follows:
   a. Seed Mix-Application of 4 pounds per 1,000 sq.ft.

PERCENT BY WEIGHT/	NAME OF GRASS/	PERCENT PURITY/	PERCENT GERMINATION
10	Advent Perennial Rye	97	85
10	Kentucky Bluegrass	97	85
80	Turf-type Tall Fescue	97	85
100 percent			

2. Sod: Provide machine-cut strongly rooted, certified turfgrass sod, at least 2 years old and free of weeds and undesirable native grasses. Provide sod capable of vigorous growth and development when planted (viable, not dormant) and complying with the following requirements:
   a. Type: Kentucky Bluegrass (Poa pratensis) / Turf Type tall Fescue mix.
   b. Sod Pad Size: Uniform thickness of 5/8-inch, plus or minus 1/4-inch, measured at time of cutting and excluding top growth and thatch. Provide in supplier's standard size of uniform length and width with maximum 5 percent allowable deviation in either length or width. Broken or torn pads or pads with uneven ends are not acceptable.
   c. Sod Strength: Provide sod pads capable of supporting their own weight and retaining size and shape when supplier's standard size pad is suspended vertically from a firm grasp on upper 10 percent of pad.

F. GROUND COVER

1. Provide plants established and well-rooted in removable containers or integral peat pots and with not less than minimum number and length of runners required by ANSI Z60.1 for pot size shown or listed.

G. MISCELLANEOUS LANDSCAPE MATERIALS

1. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
2. Filtration/Separation Fabric: Water permeable filtration fabric of fiberglass or polypropylene fabric.
3. Wrapping: Tree-wrap tape not less than 4 inches wide, designed to prevent borer damage and winter freezing.
4. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12-gage with zinc-coated turnbuckles. Provide not less than 1/2-inch-diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.
5. Mulch: Clean double ground hardwood bark mulch. Mulch shall be uniform in size, and free of foreign matter.

PART 3 - EXECUTION

A. PREPARATION - GENERAL

1. Layout individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be requested.
2. If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.

B. PREPARATION FOR PLANTING LAWNS

1. Loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones over 1-inch in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted in the immediate future.
2. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows:
   a. Till to a depth of not less than 6 inches. Apply soil amendments and initial fertilizers as specified. Remove high areas and fill in depressions. Till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.
   b. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property. Do not turn existing vegetation over into soil being prepared for lawns.
   c. Allow for sod thickness in areas to be sodded.
   d. Apply specified commercial fertilizer at rates specified and thoroughly mix into upper 2 inches of topsoil. Delay application of fertilizer if lawn planting will not follow within a few days.
3. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted within the immediate future.
   a. Provide for positive drainage from all areas towards the existing inlets and drainage structures.
4. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
5. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

C. PREPARATION OF PLANTING BEDS

1. Loosen subgrade of planting bed areas to a minimum depth of 4 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
2. Add peat moss at rate of 3 cubic yards per 1000 s.f.
3. Dig beds not less than 8 inches deep and mix with specified soil amendments and fertilizers.

D. EXCAVATION FOR TREES AND SHRUBS

1. Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
   a. For balled and burlapped (B&B trees and shrubs), make excavations at least two times as wide as the ball diameter and allowing for the ball to 3 inches about surrounding grade, plus allowance for setting of ball on a layer of compacted backfill.
   b. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.

E. PLANTING TREES AND SHRUBS

1. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove ropes from around the trunks and top of ball on trees and shrubs. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
3. Dish top of backfill to allow for mulching.
4. Mulch pits, trenches, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
a. Provide 3 inches thickness of mulch.
5. Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
a. If deciduous trees or shrubs are moved when in fulleaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
6. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
7. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
8. Wrap tree trunks of 2 inches caliper and larger. Start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
9. Guy and stake trees immediately after planting, as indicated.

F. SEEDING NEW LAWNS

1. Sow seed using a Hydroseed machine. Do not seed when wind velocity exceeds 5 mi. per hr. Distribute seed evenly over entire area by sowing equal quantity in 2 directions at right angles to each other.
   a. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage or, do not plant seed when ground is frozen.
   b. Sow not less than the quantity of seed specified or scheduled.
2. Rake seed lightly into top 1/8-inch of soil, roll lightly, and water with a fine spray.
3. Protect seeded slopes against erosion with erosion netting or other methods acceptable to Architect.
4. Protect seeded areas against erosion by spreading specified lawn mulch after completion of seeding operations. Spread uniformly to form a continuous blanket not less than 1-1/2 inches loose measurement over seeded areas.

G. SODDING NEW LAWNS

1. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
2. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
   a. Anchor sod on slopes with wood pegs to prevent slippage.
3. Water sod thoroughly with a fine spray immediately after planting. During first week, water daily or more frequently as necessary to maintain moist soil to depth of 4 inches.

SECTION 32 93 00 LANDSCAPE WORK

PART 3 - EXECUTION (Continued)

H. PLANTING GROUND COVER

1. Space ground cover plants as indicated or scheduled. Space ground cover plants not more than 24 inches o.c.
2. Dig holes large enough to allow for spreading of roots and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plant to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
3. Mulch areas between ground cover plants; place not less than 2 inches thick.

I. MAINTENANCE

1. Maintain trees, shrubs, and groundcover for a period of 365 calendar days immediately following complete installation. Include watering, weeding, cultivating, restoration of grade, pruning trees and shrubs, protection from insects and diseases, fertilizing and similar operations as needed to ensure normal growth and good health for live plant material.
2. Maintain grass lawns for a period of 90 calendar days immediately following complete installation. Include watering, weeding, mowing and trimming, protection from insects and diseases, fertilizing and similar operations as needed to ensure normal growth and good health for live plant material.
3. Maintenance During Installation: Planting maintenance shall begin immediately after each plant is planted and shall continue as required until final acceptance.
4. Plants shall be inspected at least once per week by the Contractor during the installation period and needed maintenance performed promptly.
5. Subcontractor shall irrigate all plants and lawns on a schedule approved by the Landscape Architect. Schedule shall maintain an adequate supply of moisture within the root zone. If the irrigation system is inoperative, hand watering shall be accomplished from a course approved by the Landscape Architect. Water shall not be applied with a force that will displace mulch or cause soil erosion and shall not be applied so quickly that it cannot be absorbed by the mulch and plants.
6. Plants shall be pruned and mulch replaced as required.
7. Stakes, guys, and eroded plant saucers shall be tightened or replaced as required.
8. In plant beds, grass and weeds shall not be allowed to reach a height of 3 inches before being completely removed, including root growth.
9. Other work such as spraying with approved insecticides and fungicides to control pests shall be done to insure plant survival in a health growing condition.
10. Dead plants shall be removed immediately at the Contractor's expense.

J. CLEANUP AND PROTECTION

1. During landscape work, keep pavements clean and work area in an orderly condition.
2. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

K. INSPECTION AND ACCEPTANCE

1. Inform Architect in writing of date of completion of 90 days maintenance and warranty. Make all replacements and conduct final inspection. Full maintenance to continue until final acceptance by Contractor.
2. Acceptance of plant materials shall be for equal general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
3. Landscape work may be inspected for acceptance in portions as agreeable to Architect, provided each portion of work offered for inspection is complete, including maintenance.
4. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION 32 93 00

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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

Sheet Title: Landscape Specifications
Sheet: L2.01
Date: 8/3/26
Job #: 813.151

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	6	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

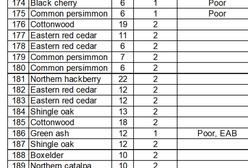
Tree Condition Rating:

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

Consultants:

IMPROVEMENT PLANS FOR:

LOT 16 OF OLIA VILLAGE

10300 OLIVE BLVD.
CREVE COEUR, MISSOURI

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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

Sheet Title: Tree Protection and Removal Plan

Sheet No: TPRP

Date: 8/3/26
Job #: 813.151

FRONT ELEVATION

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MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

Sheet 2

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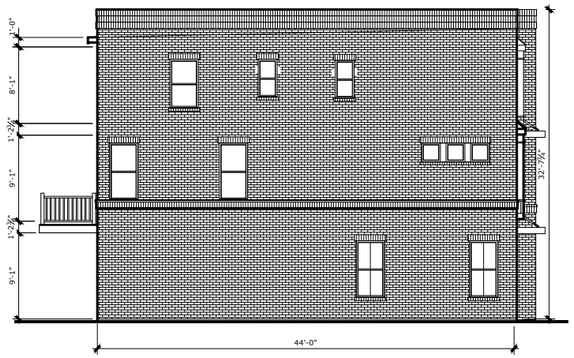
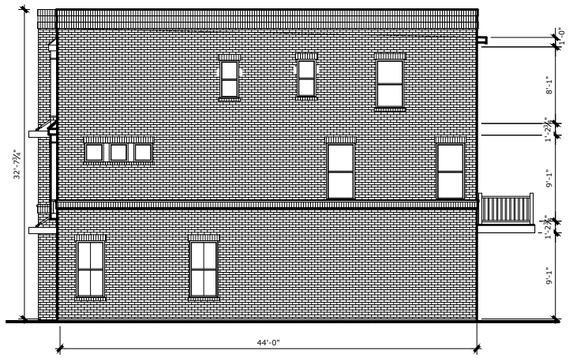


HIGH IMPACT LEFT SIDE ELEVATION



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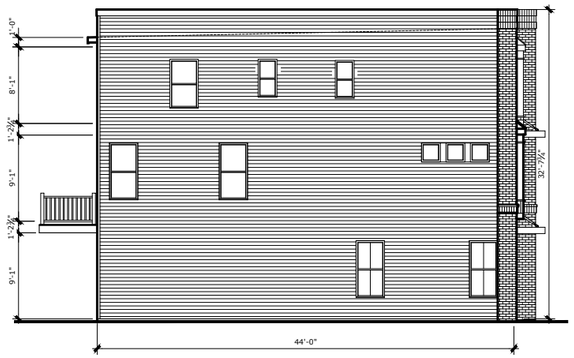
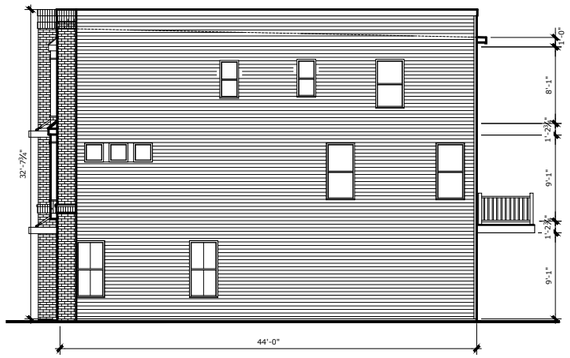


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION

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MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

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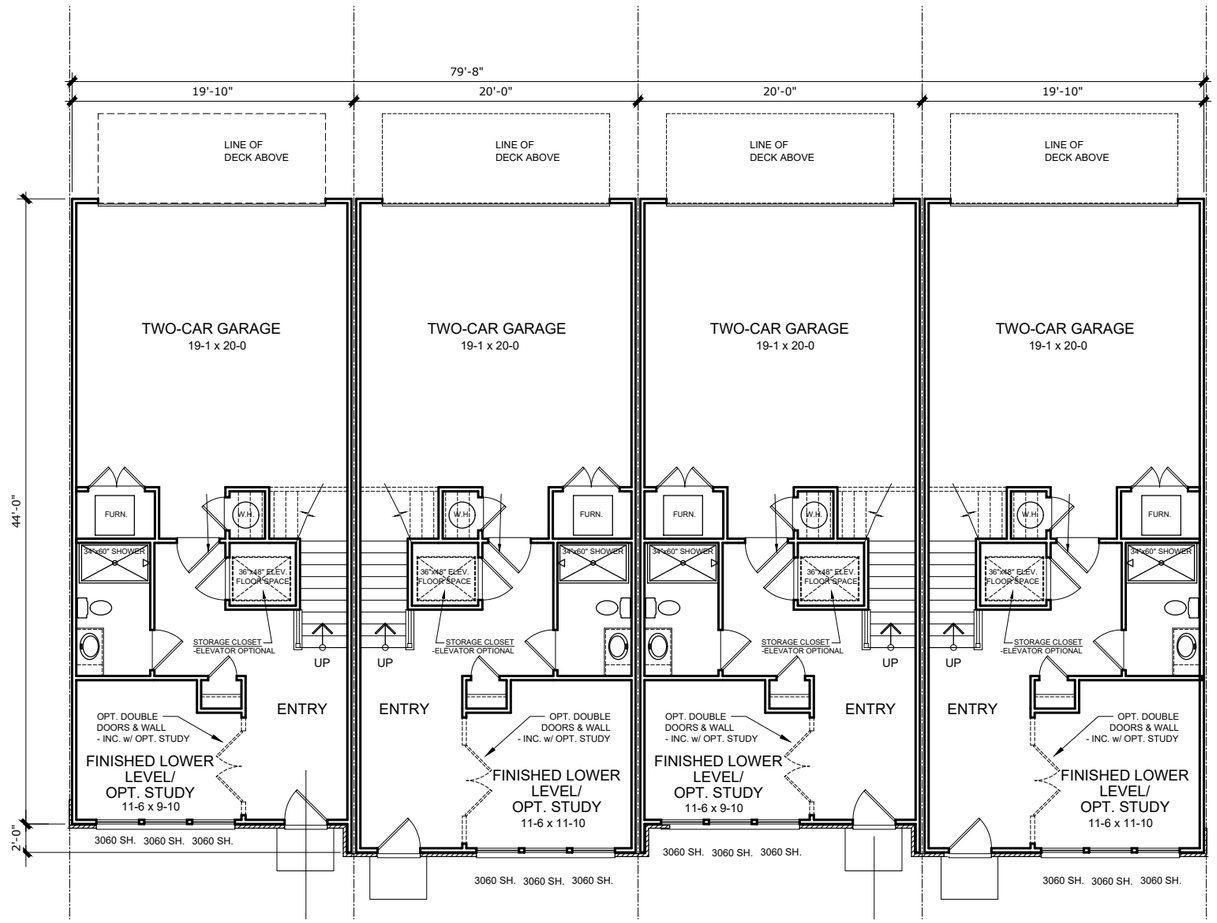

LOWER LEVEL

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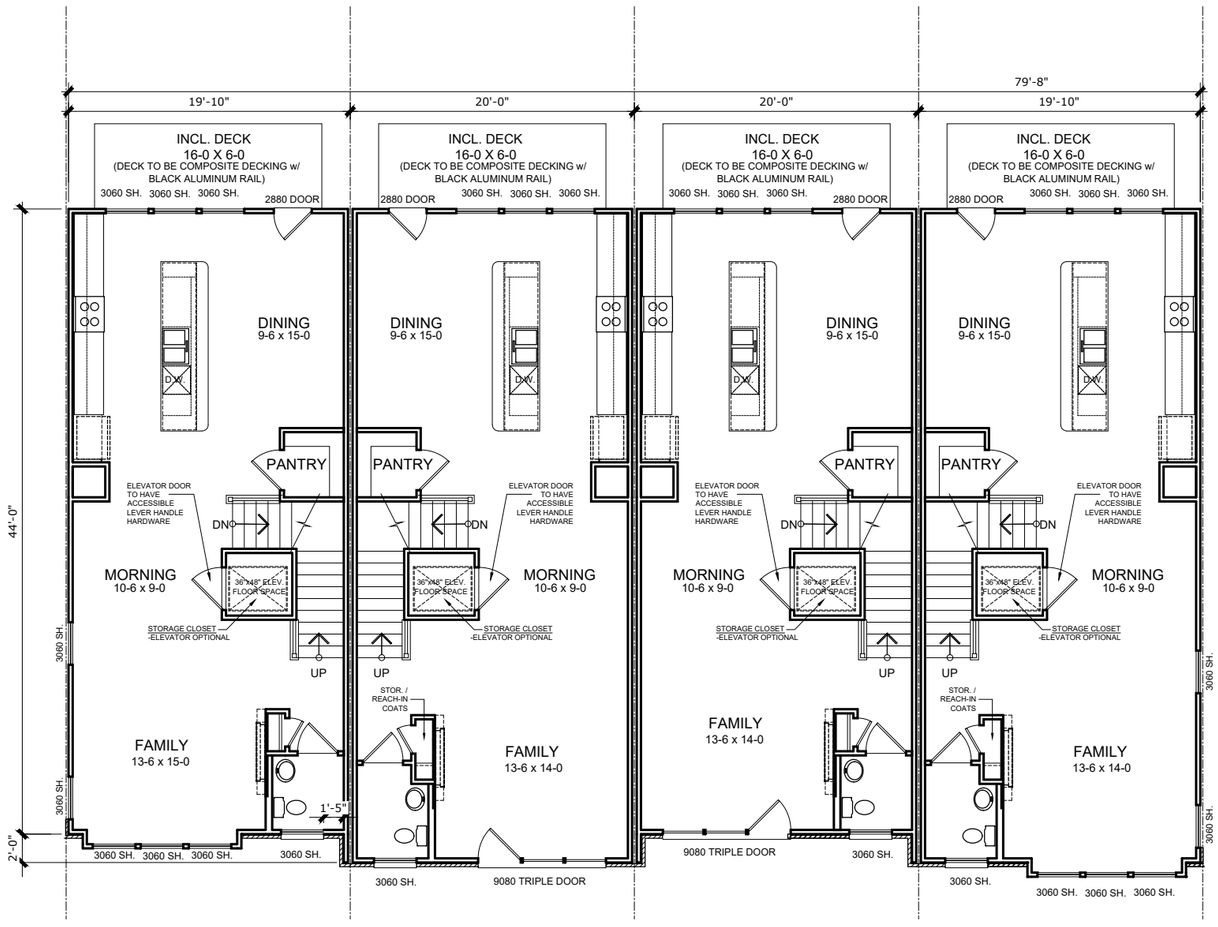

MAIN LEVEL

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MERIDIAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

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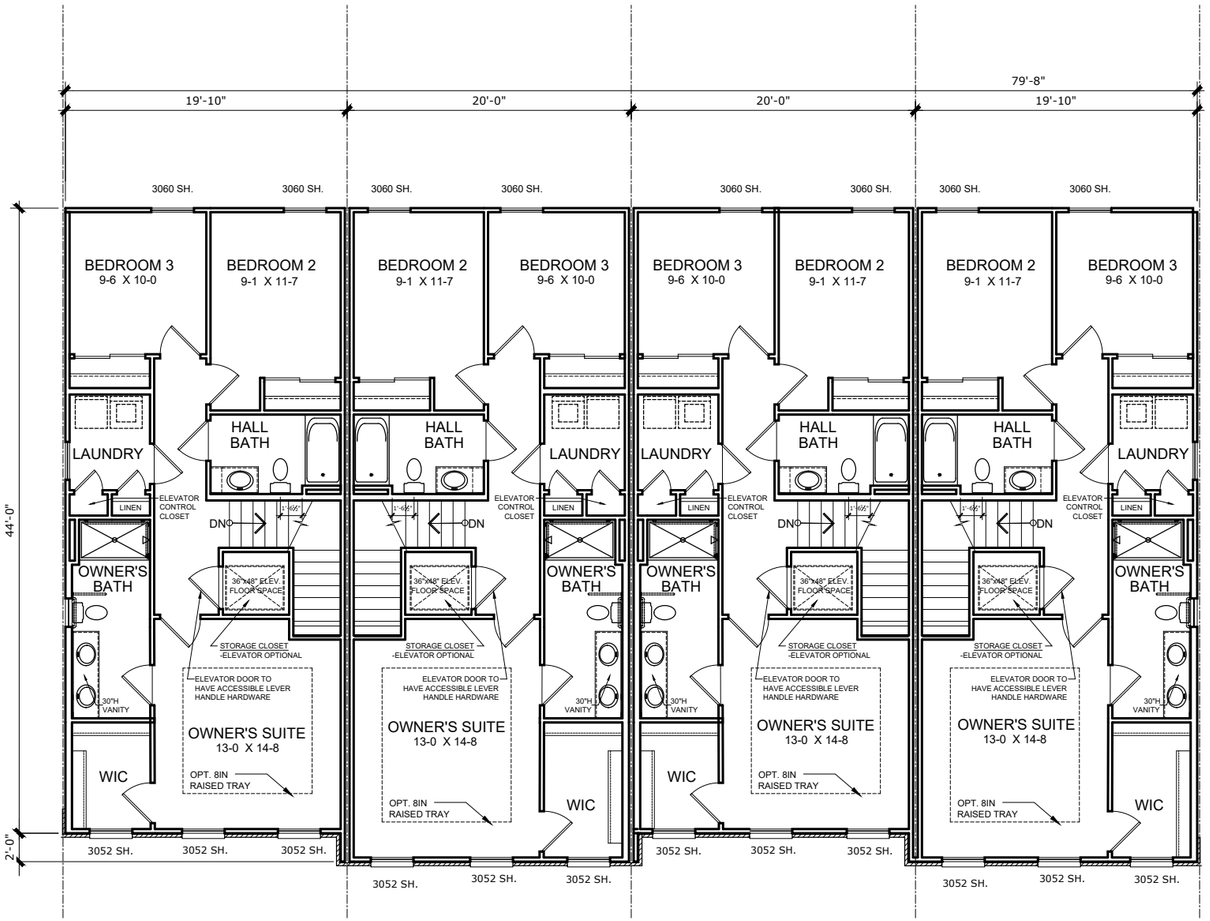

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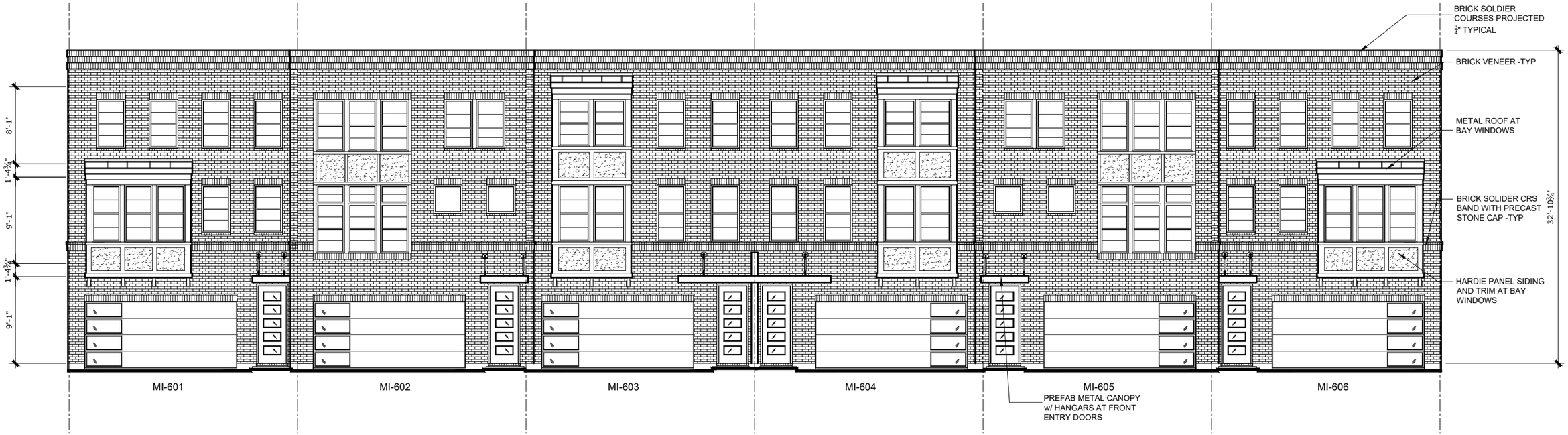

FRONT ELEVATION

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LOGAN 6-UNIT BUILDING 'MODERN INDUSTRIAL'

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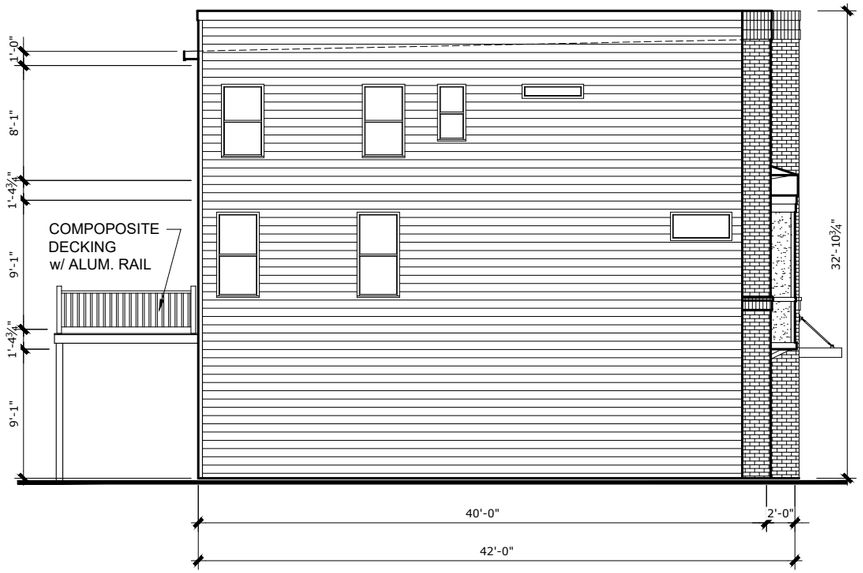
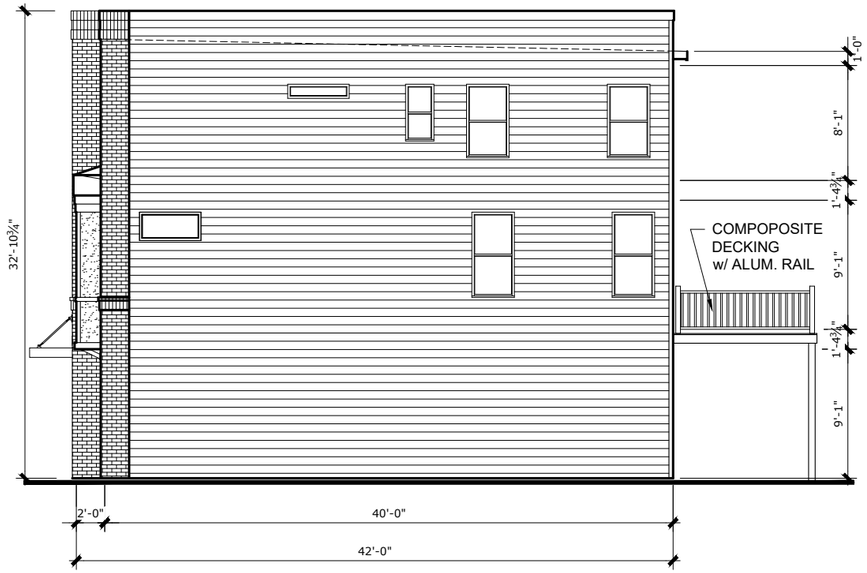


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION

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LOGAN 6-UNIT BUILDING 'MODERN INDUSTRIAL'

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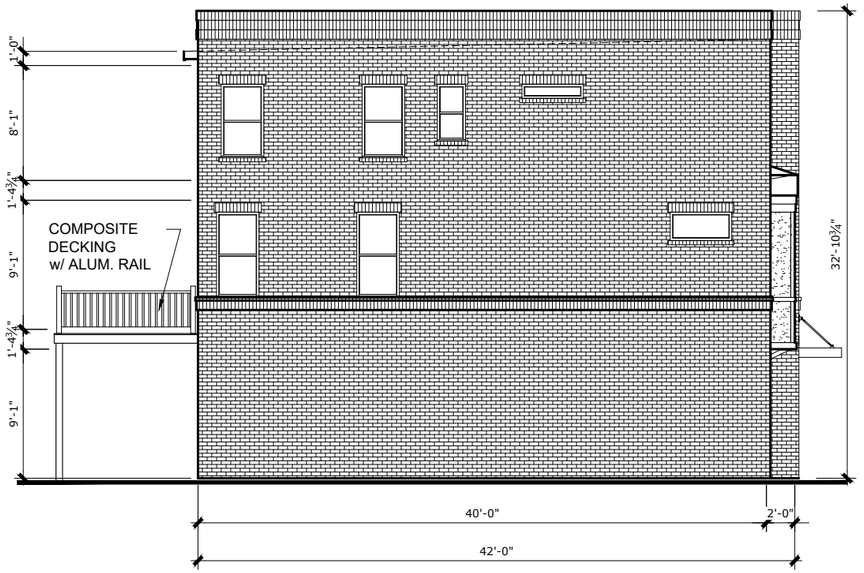
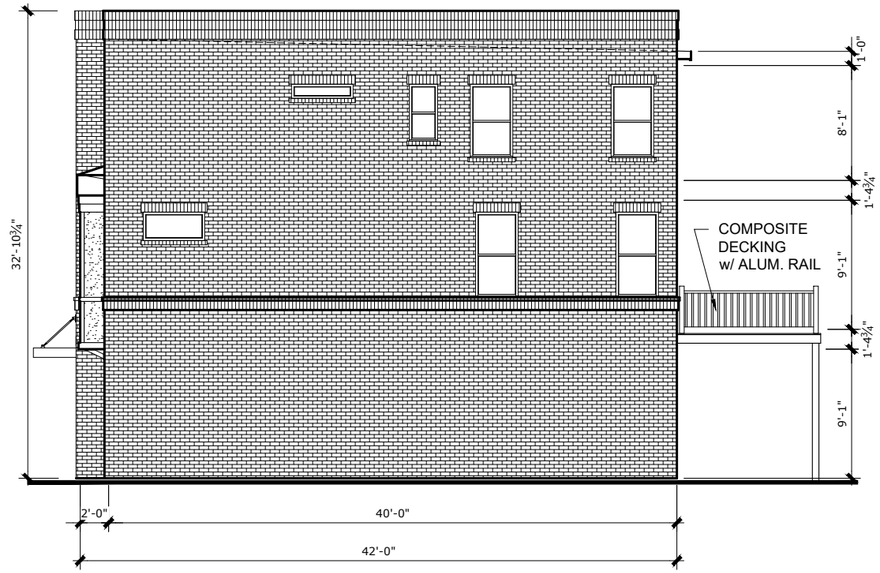


HIGH IMPACT LEFT SIDE ELEVATION



HIGH IMPACT RIGHT SIDE ELEVATION

REAR ELEVATION

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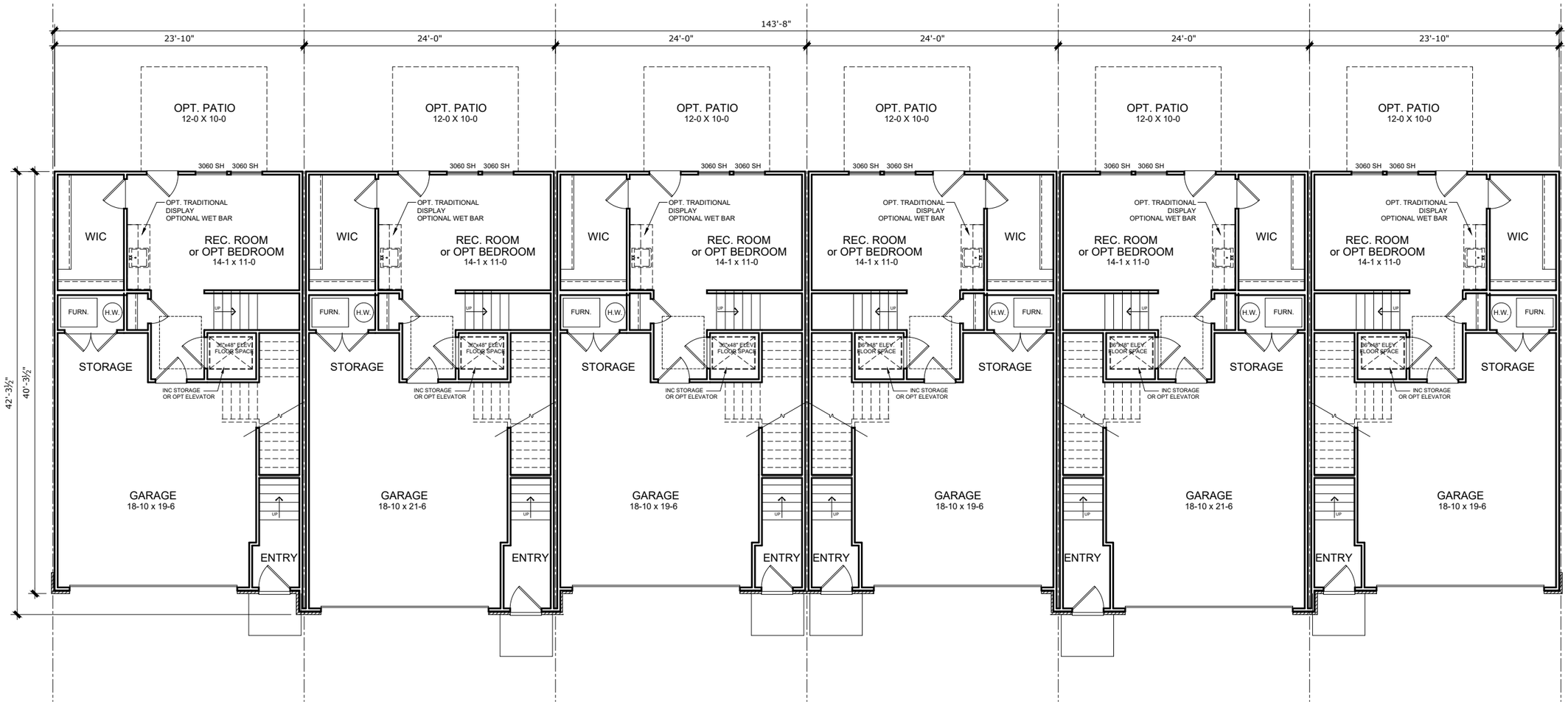

LOWER LEVEL

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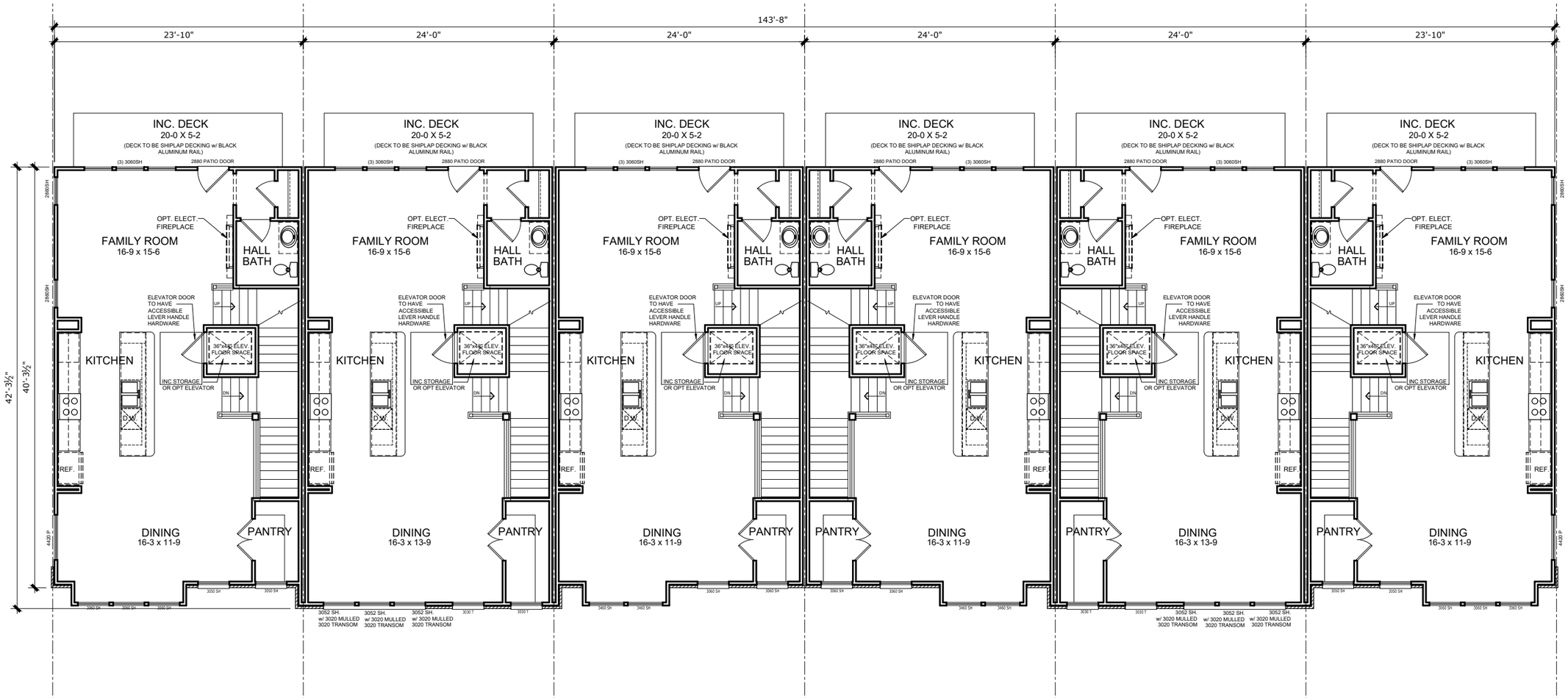

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LOGAN 6-UNIT BUILDING 'MODERN INDUSTRIAL'

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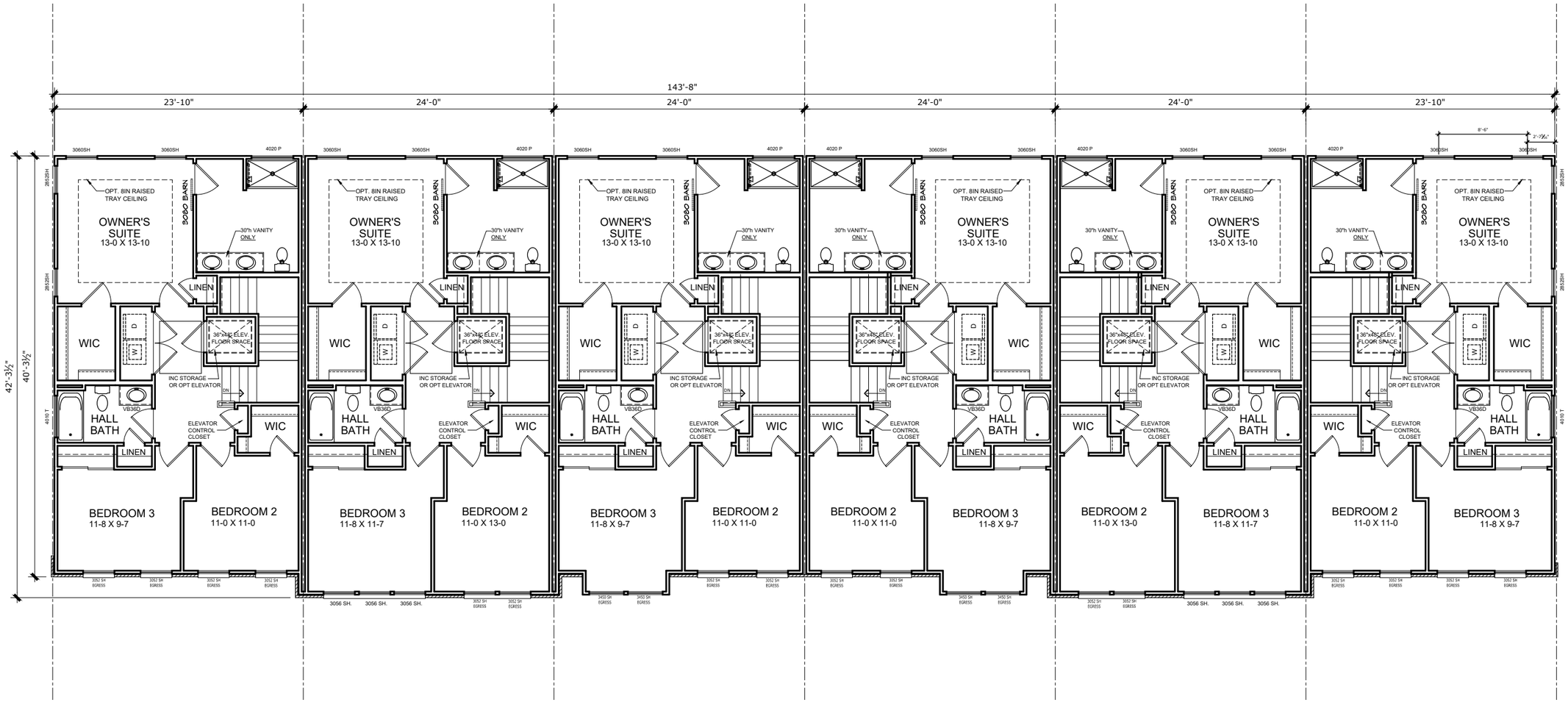

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LOGAN 6-UNIT BUILDING 'MODERN INDUSTRIAL'

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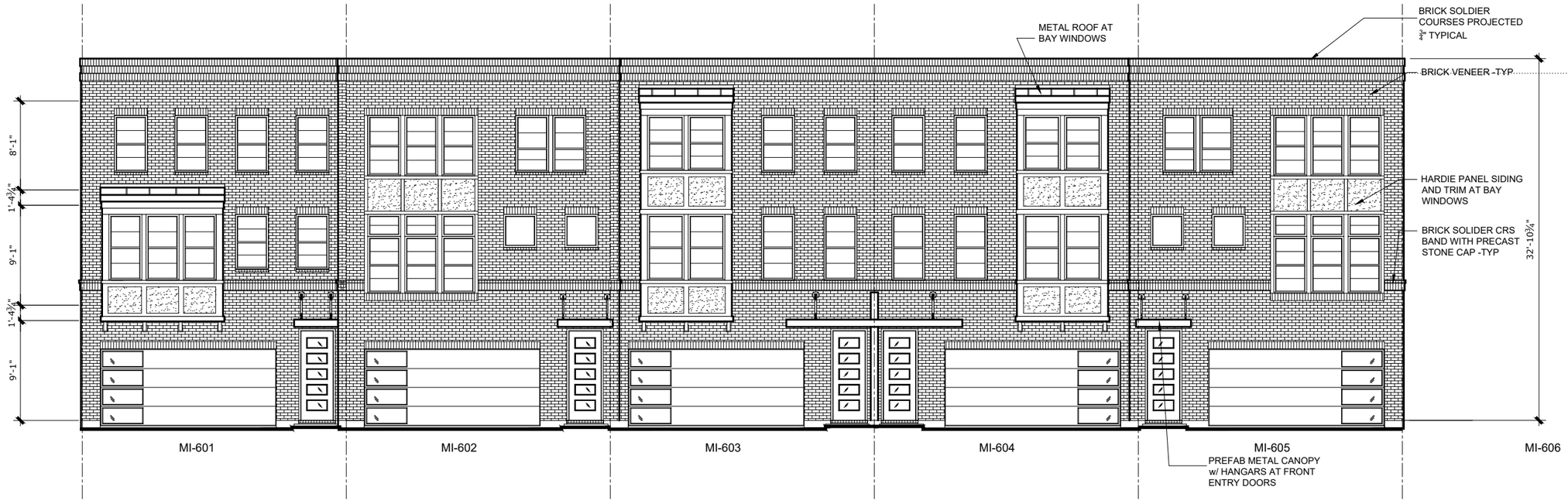

FRONT ELEVATION

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LOGAN 5-UNIT BUILDING 'MODERN INDUSTRIAL'

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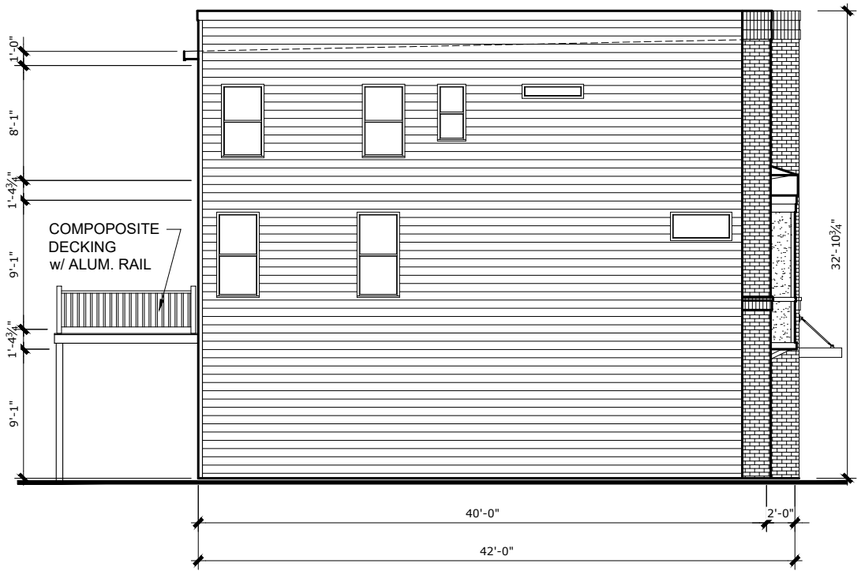
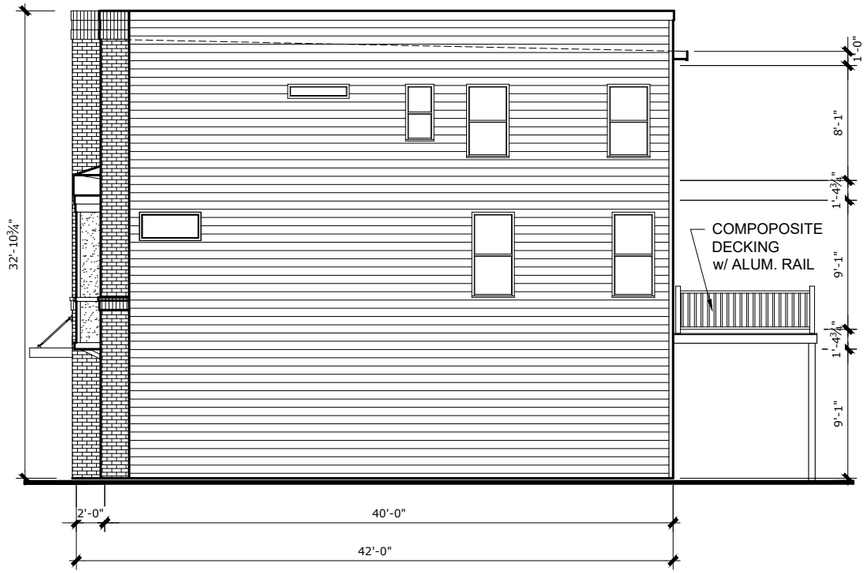


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION

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LOGAN 5-UNIT BUILDING 'MODERN INDUSTRIAL'

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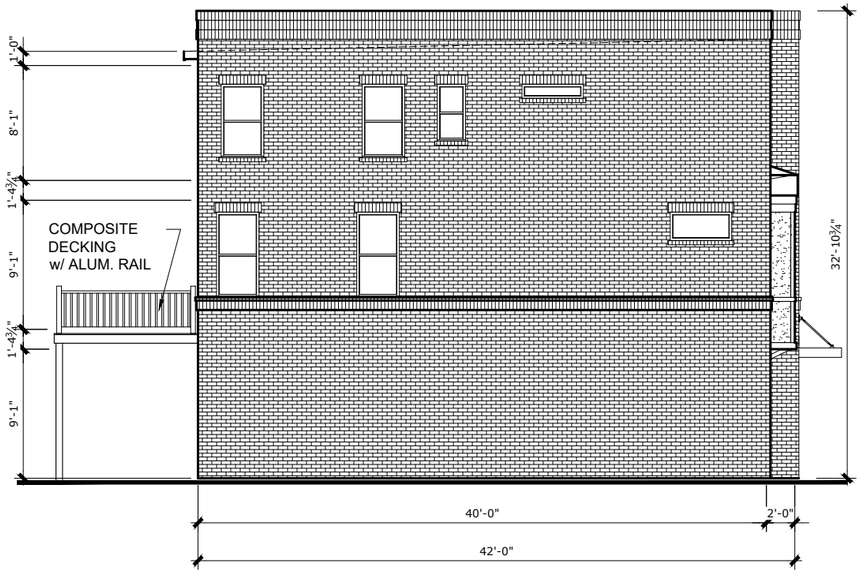
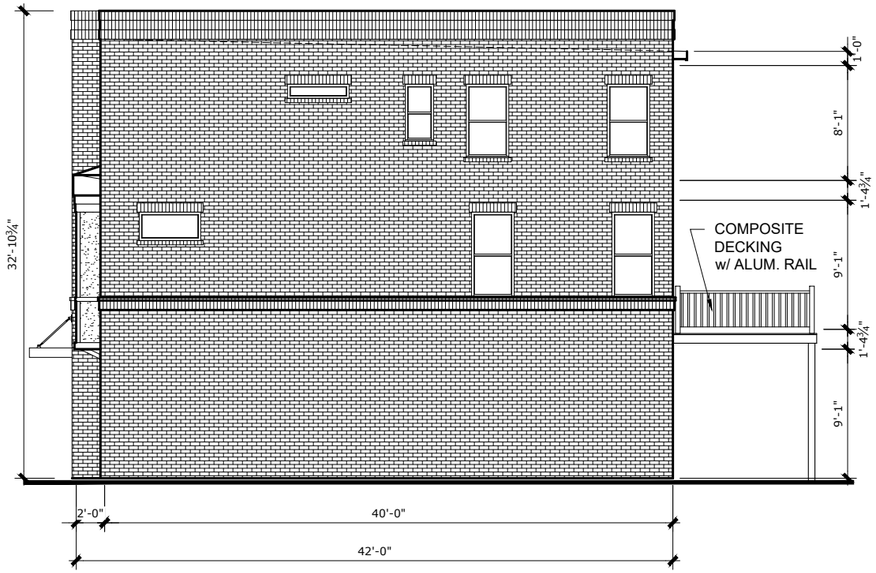


HIGH IMPACT LEFT SIDE ELEVATION



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LOGAN 5-UNIT BUILDING 'MODERN INDUSTRIAL'

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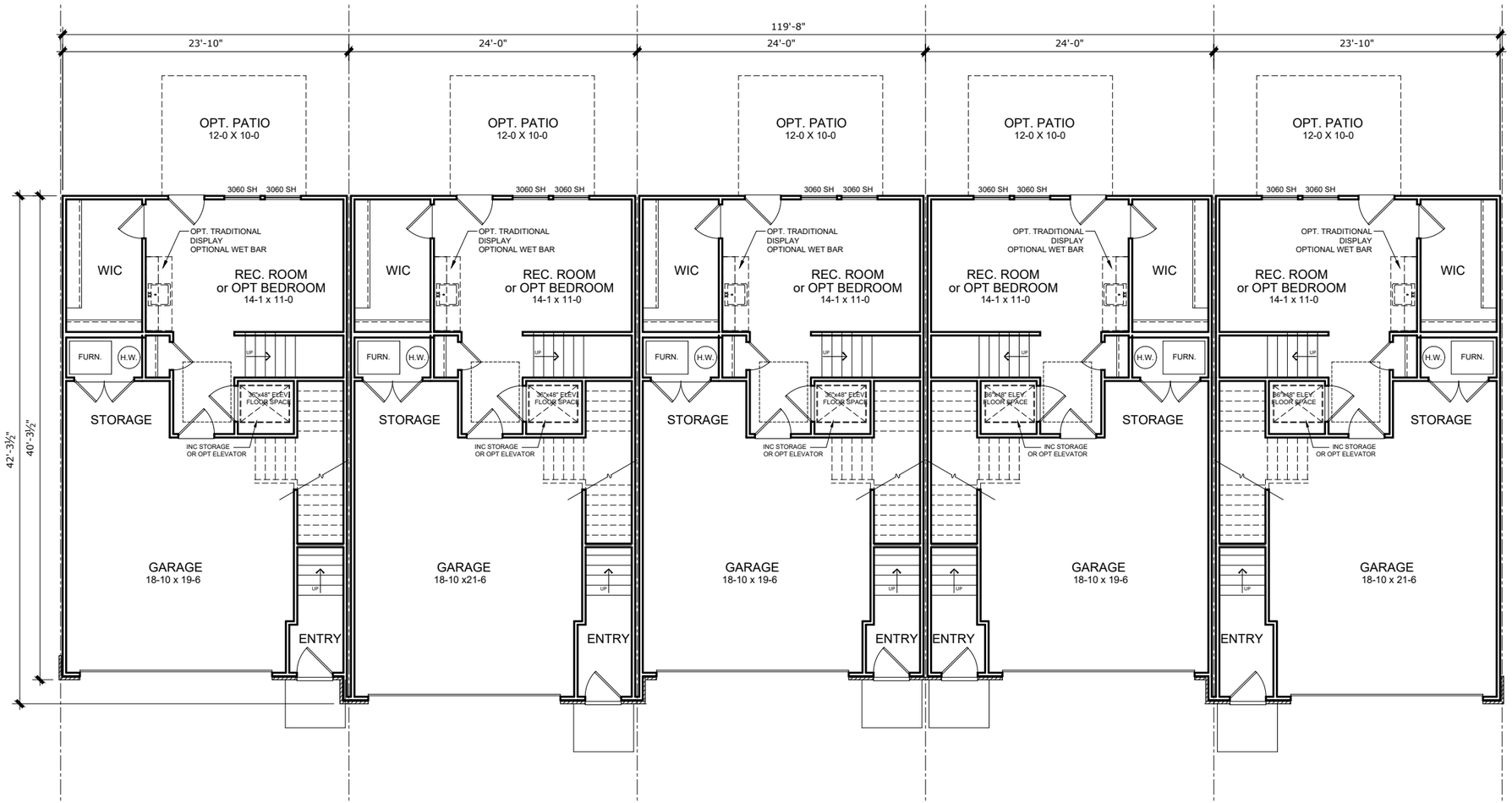

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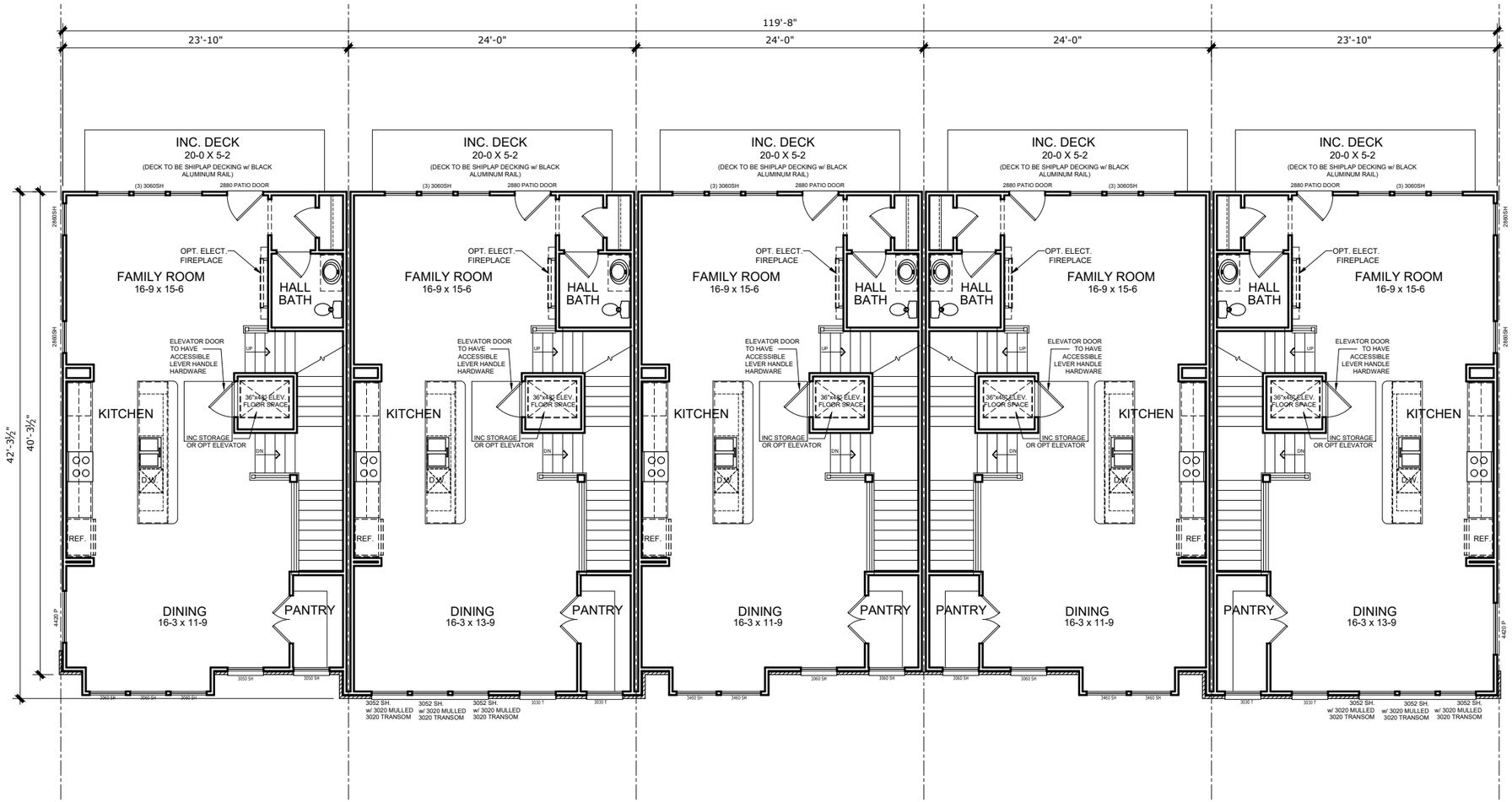

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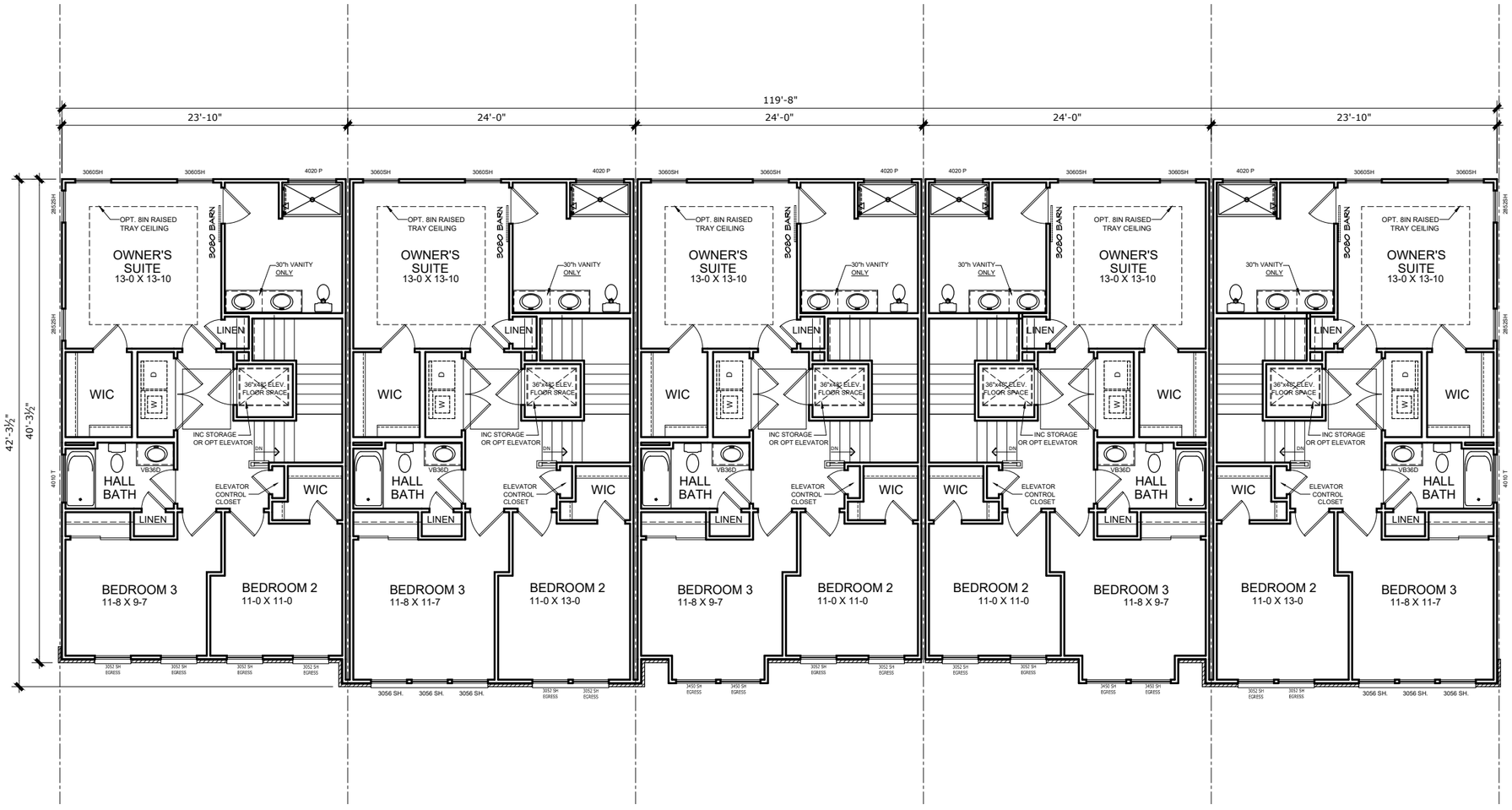

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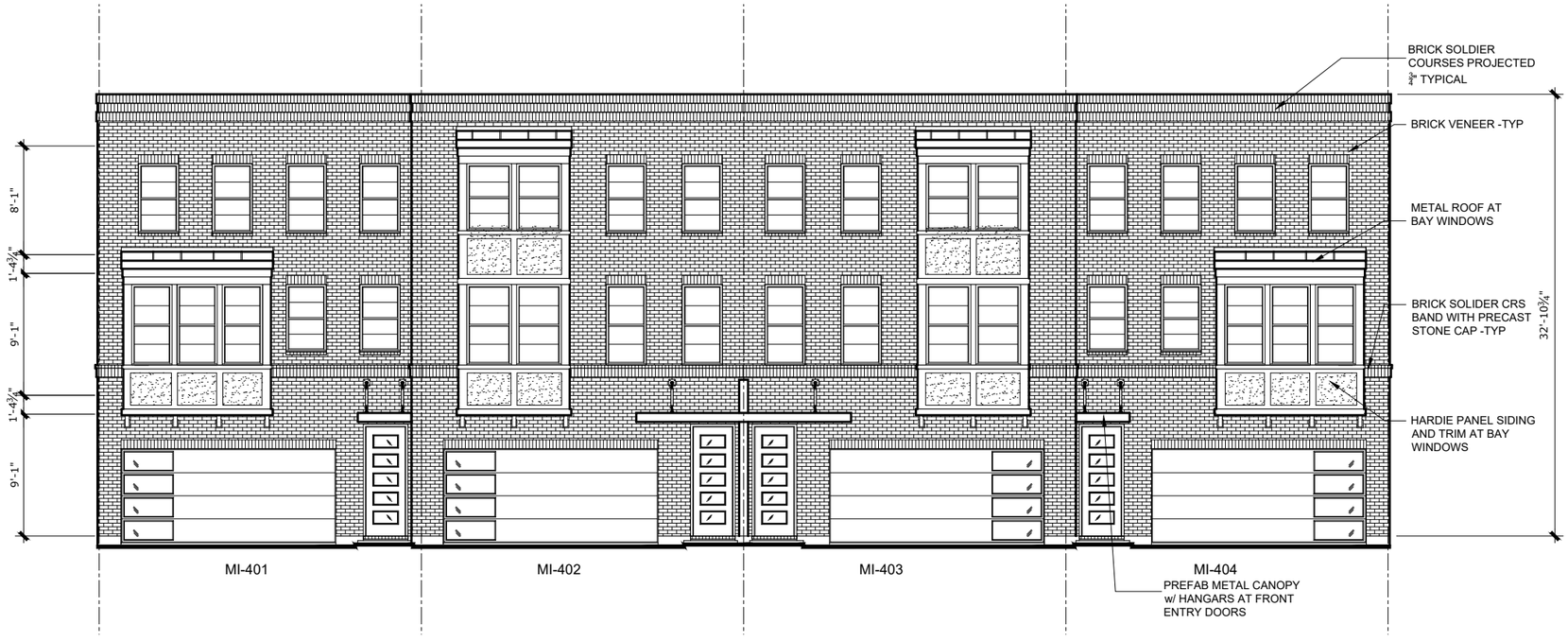

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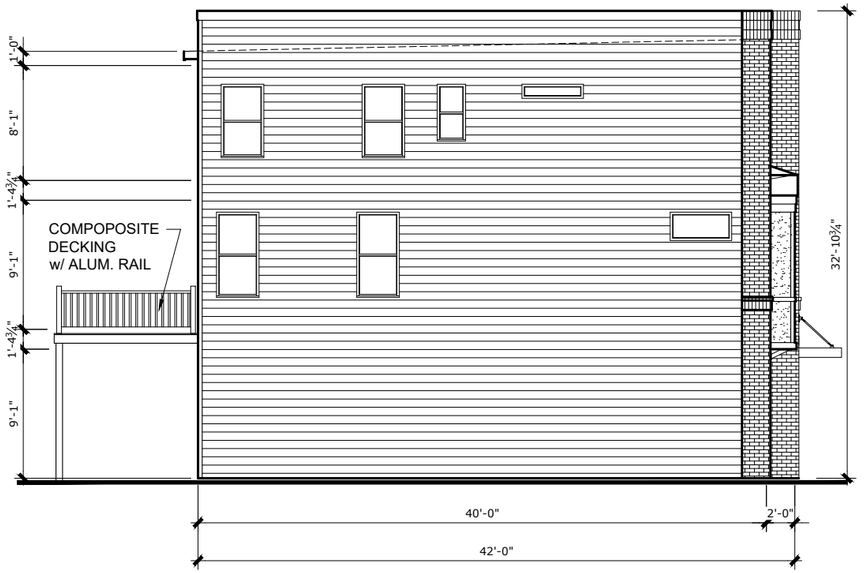

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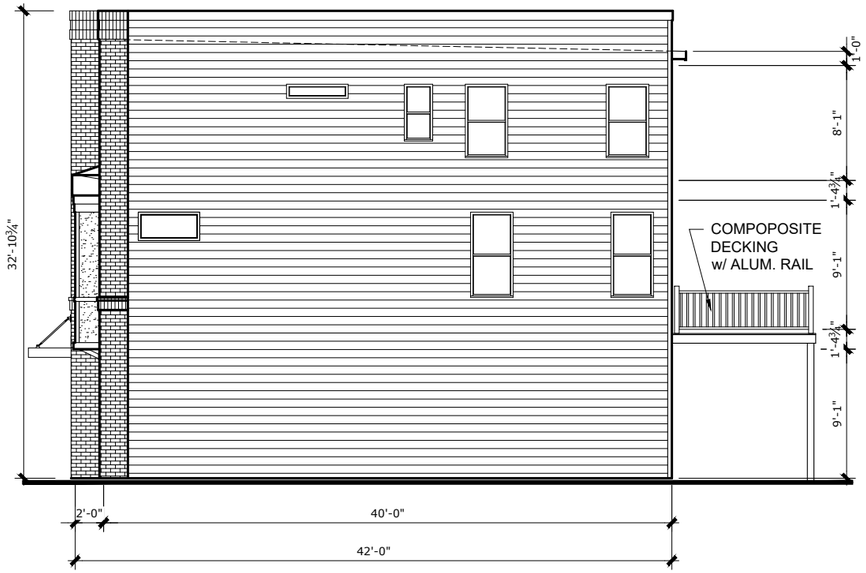

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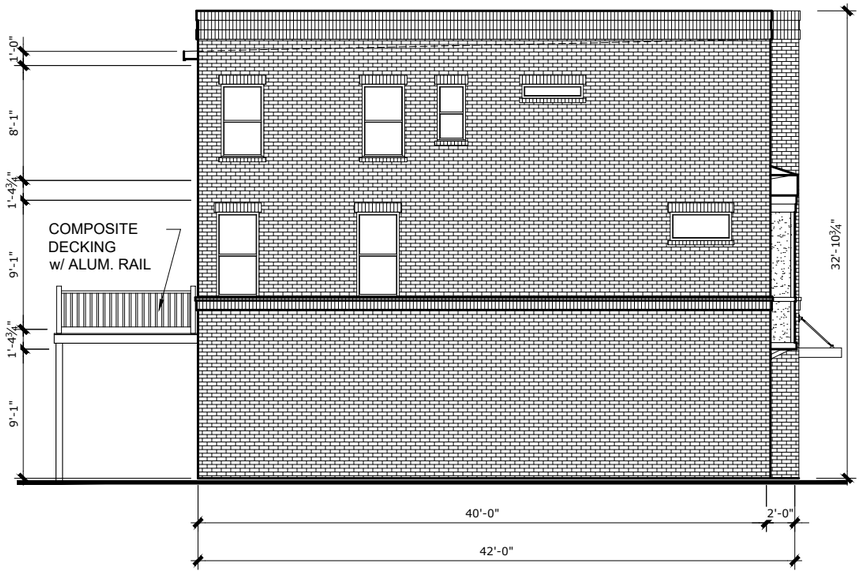

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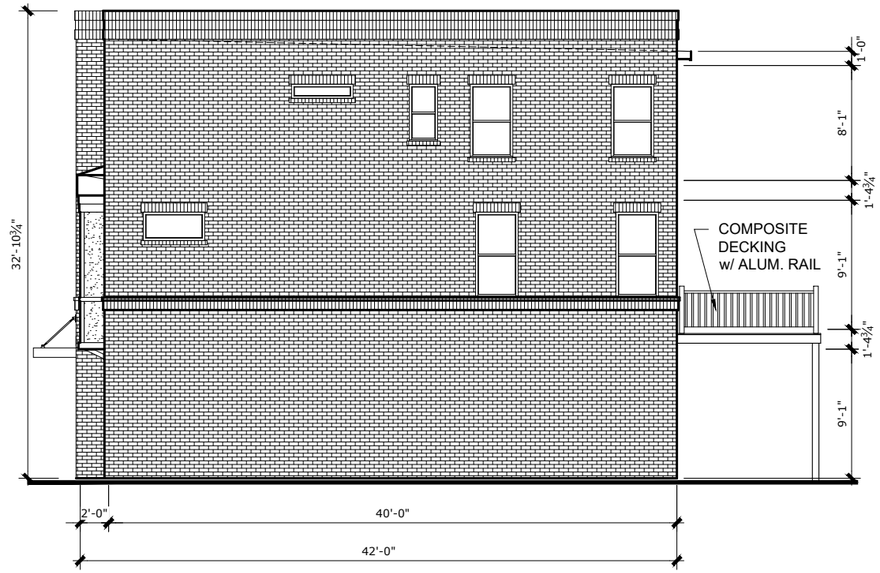

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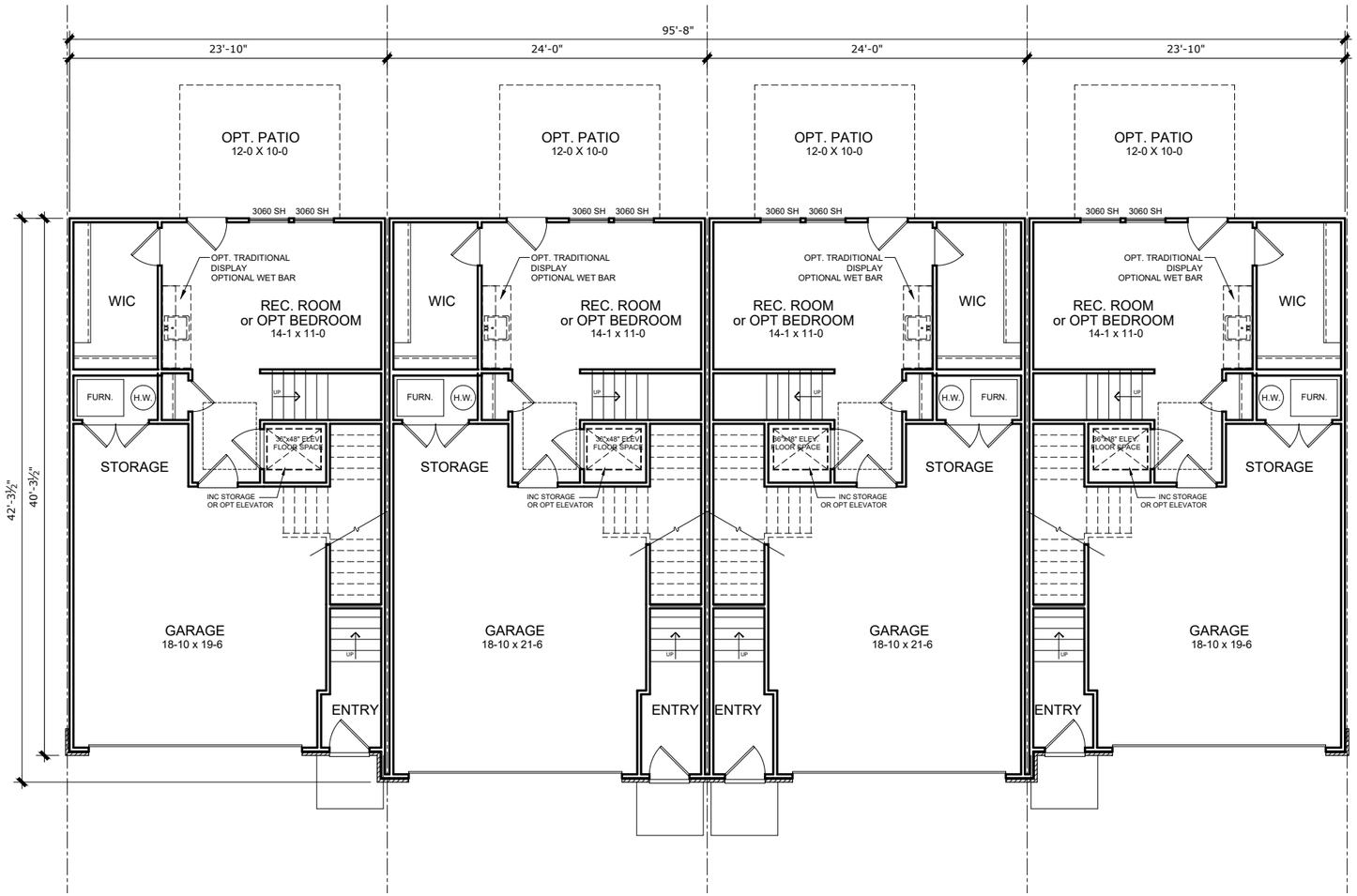

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LOGAN 4-UNIT BUILDING 'MODERN INDUSTRIAL'

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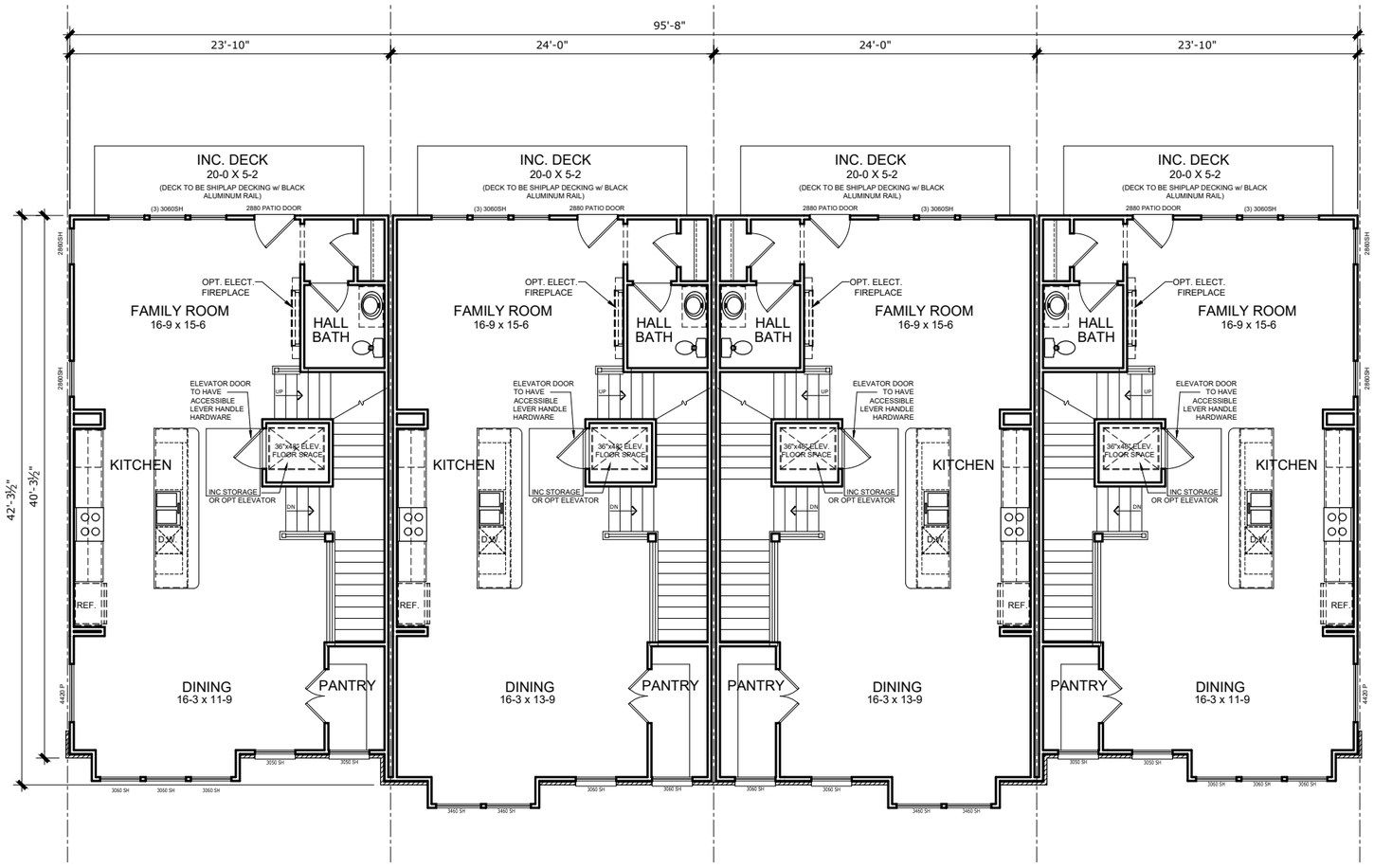

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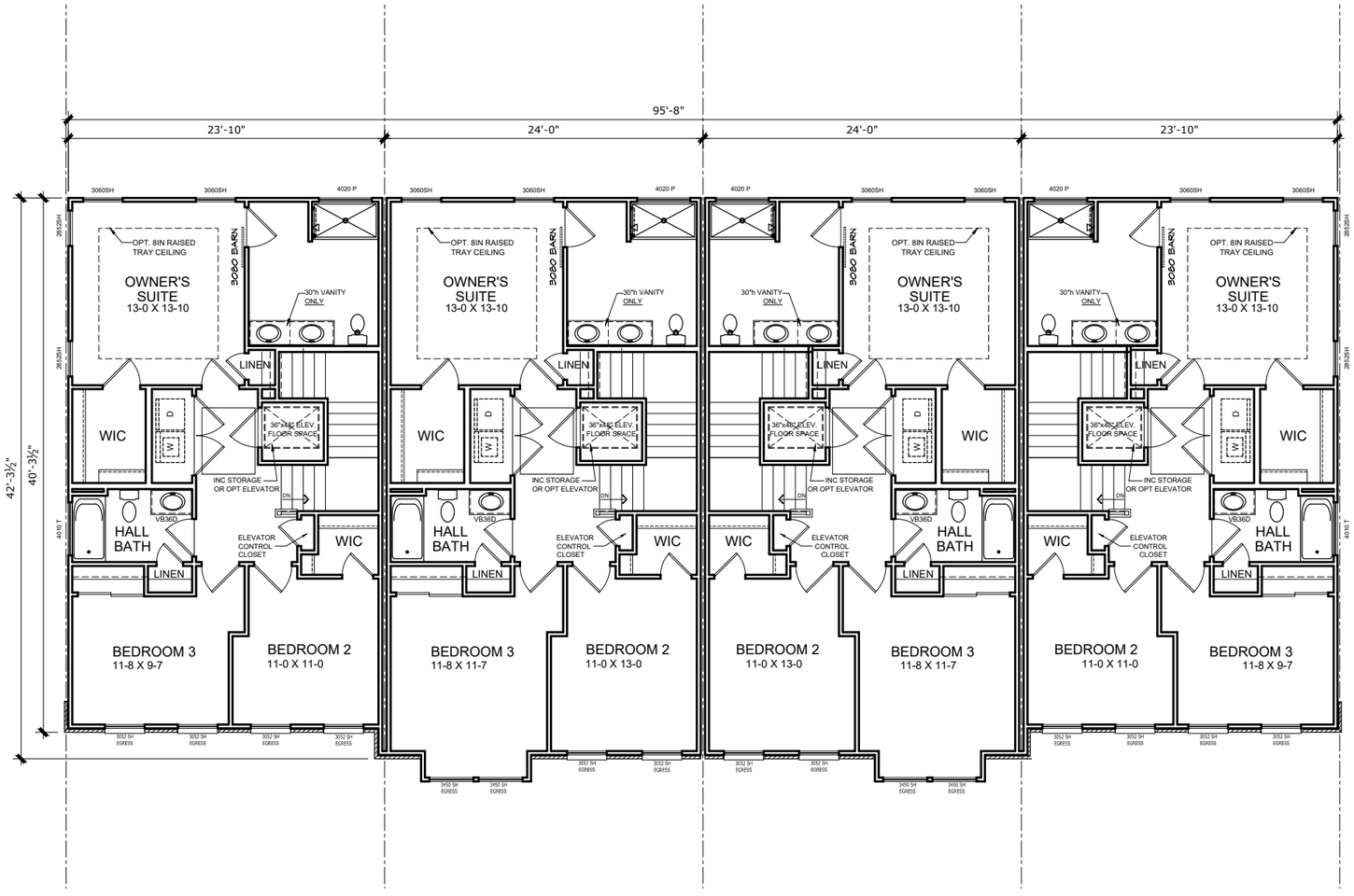

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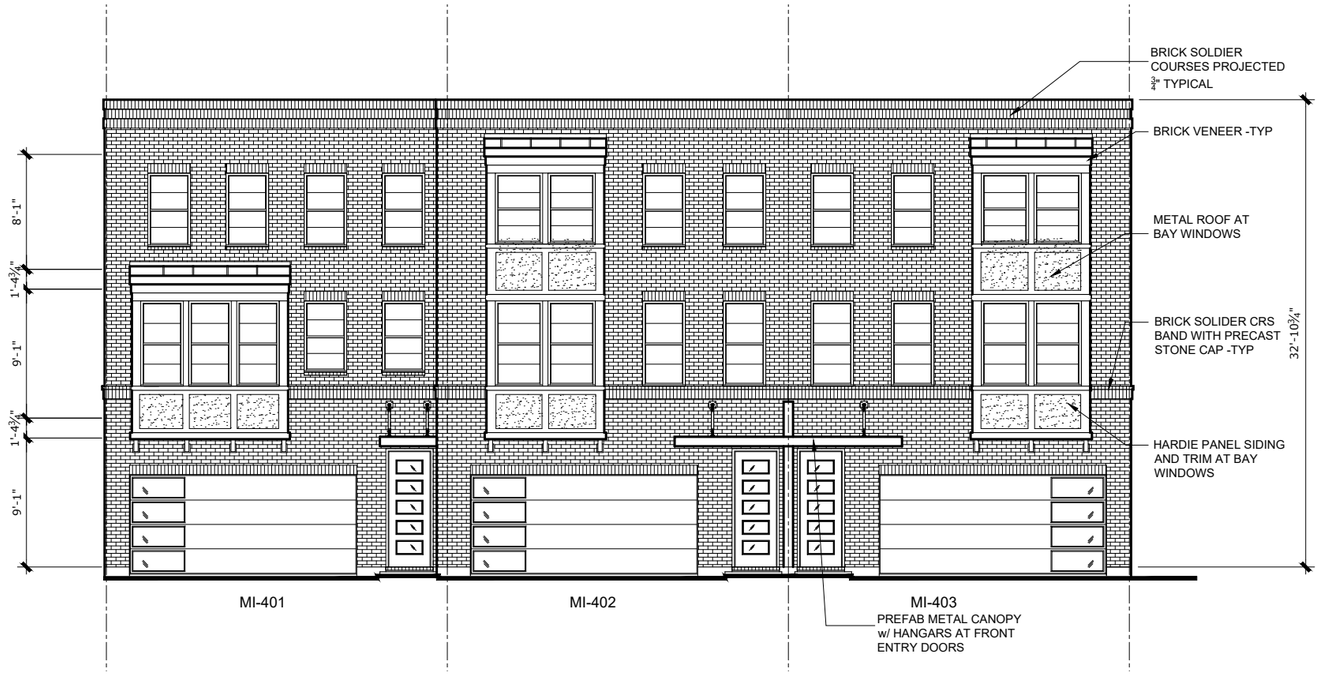

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LOGAN 3-UNIT BUILDING 'MODERN INDUSTRIAL'

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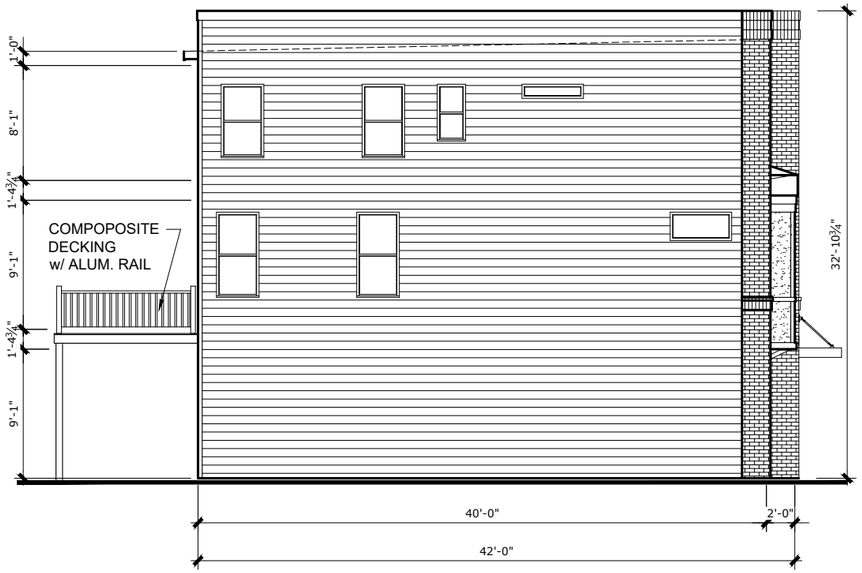

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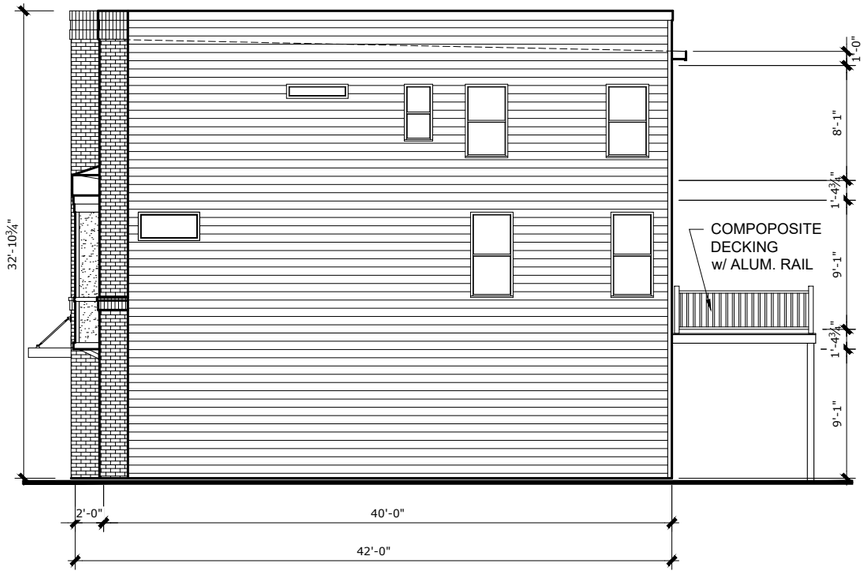

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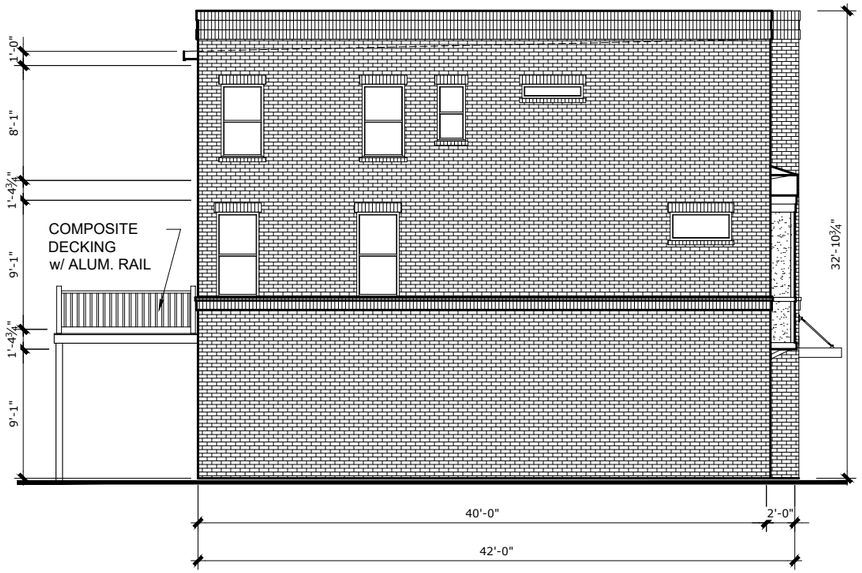

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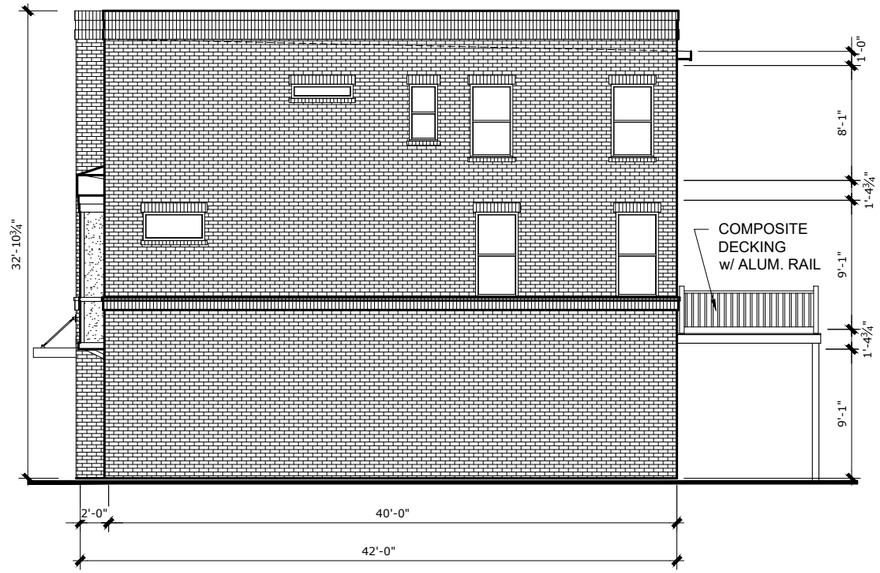

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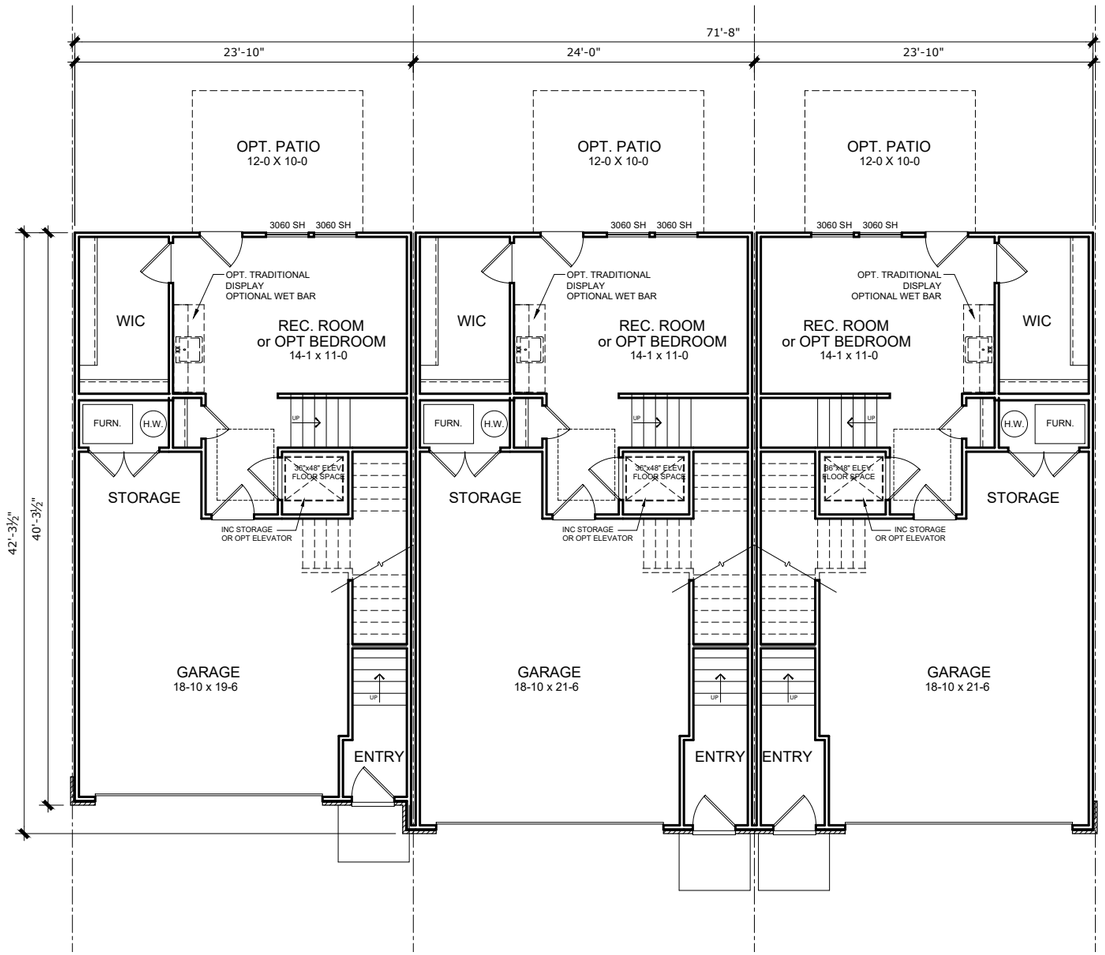

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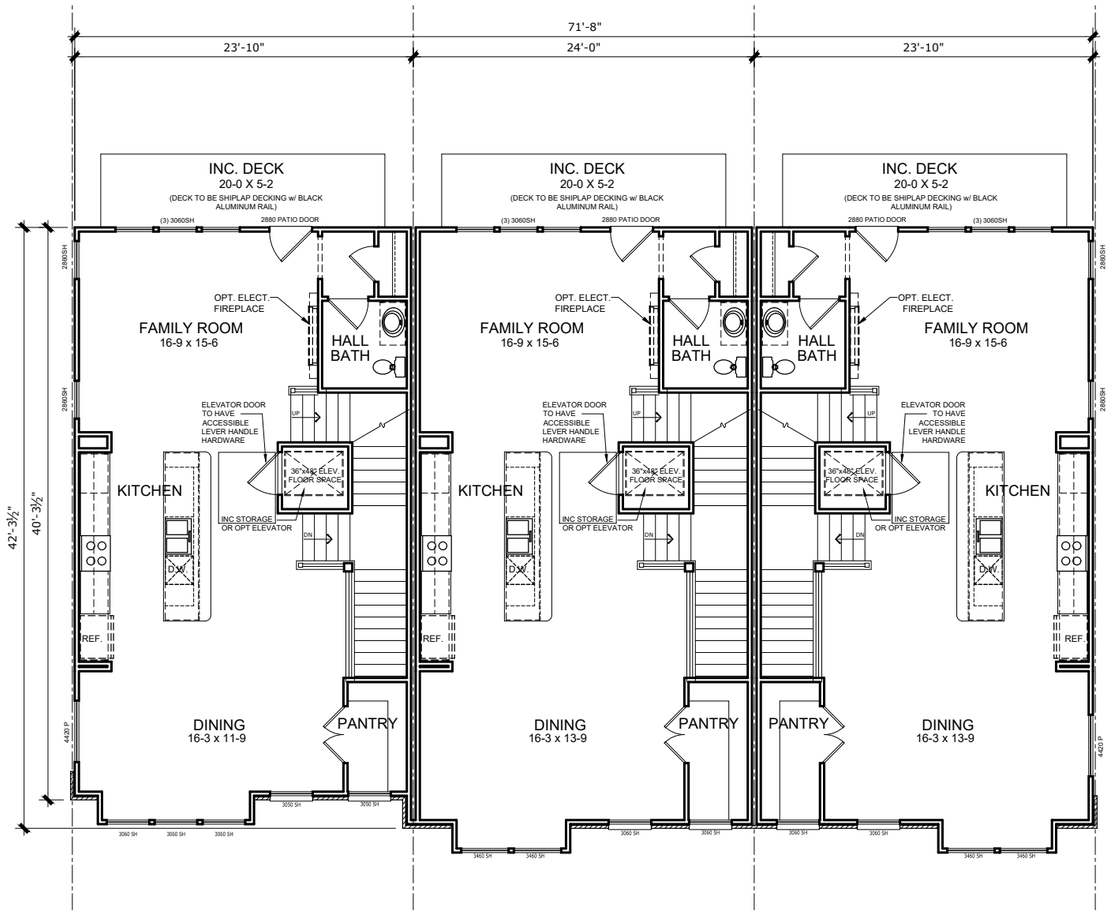

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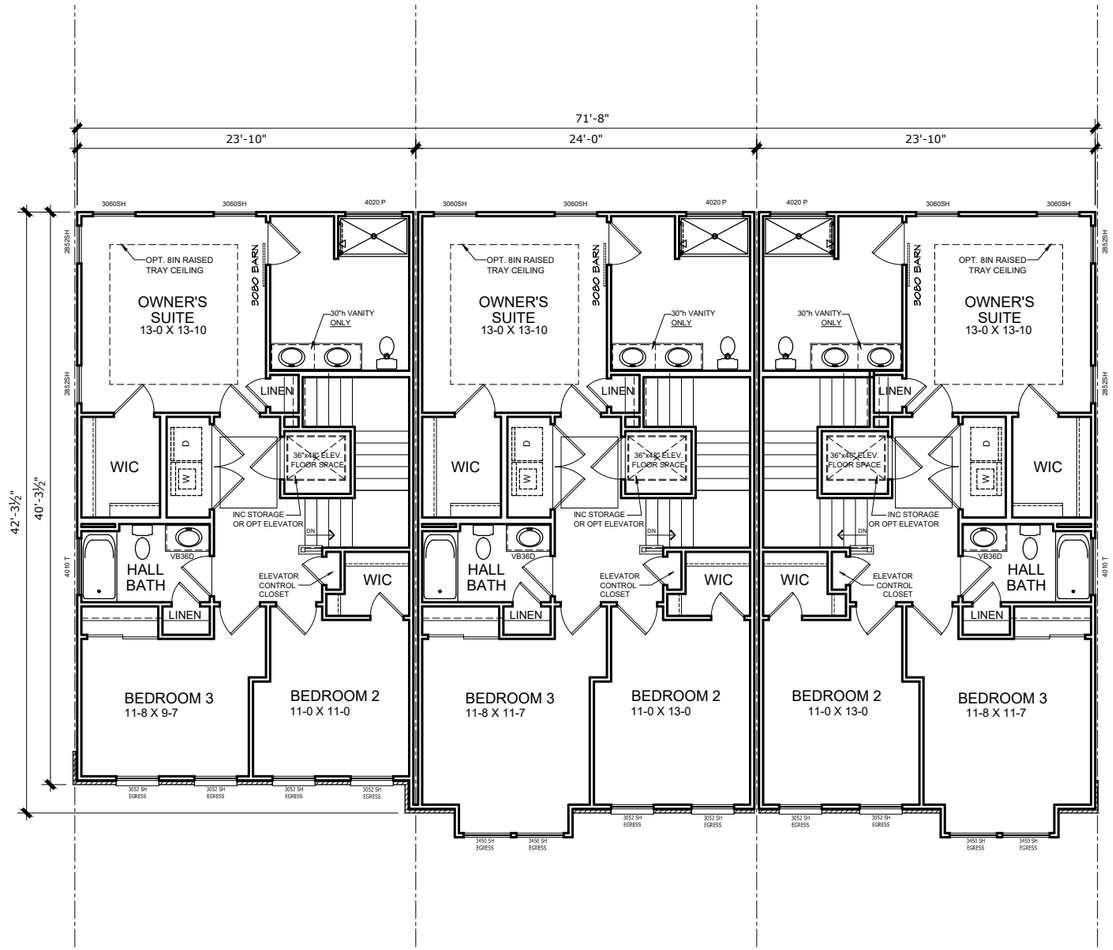

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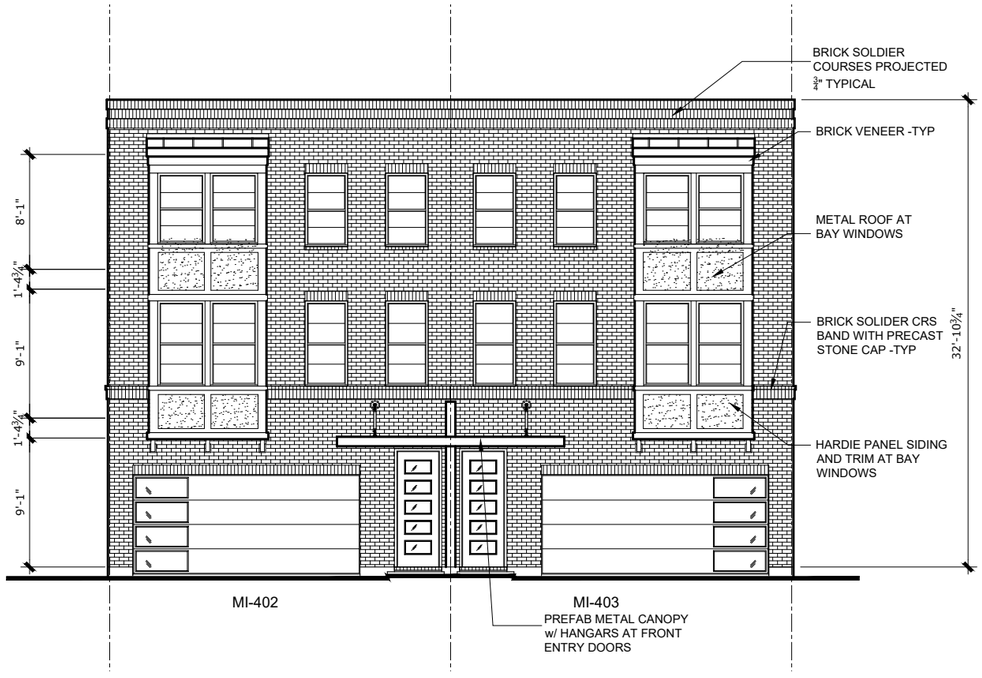

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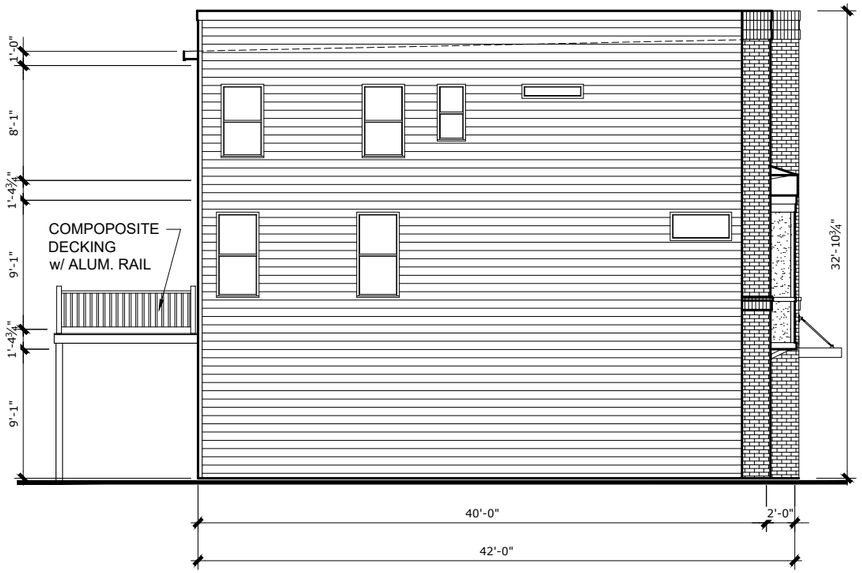

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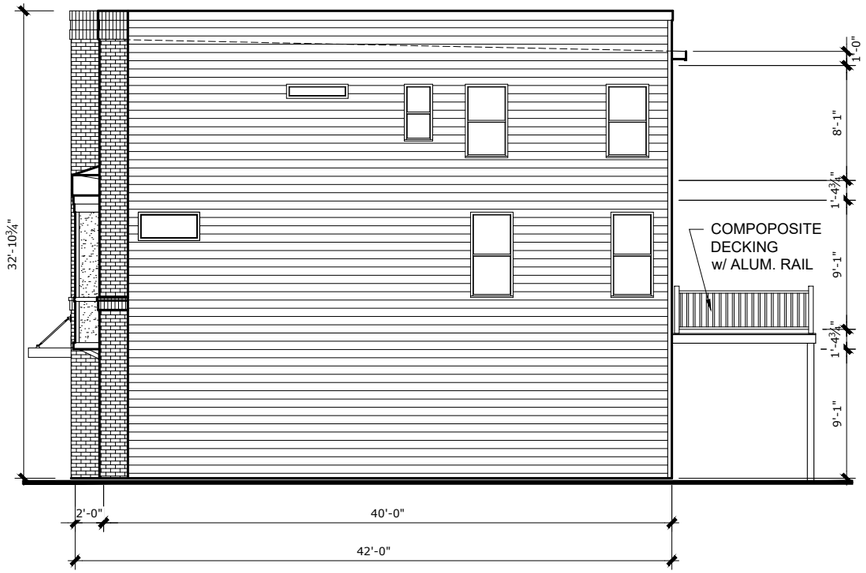

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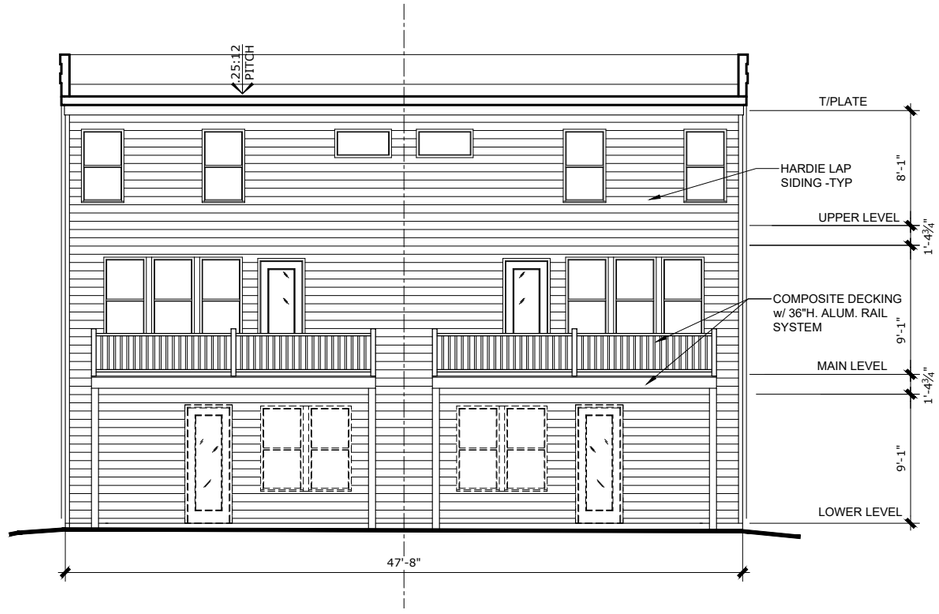

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LOGAN 2-UNIT BUILDING 'MODERN INDUSTRIAL'

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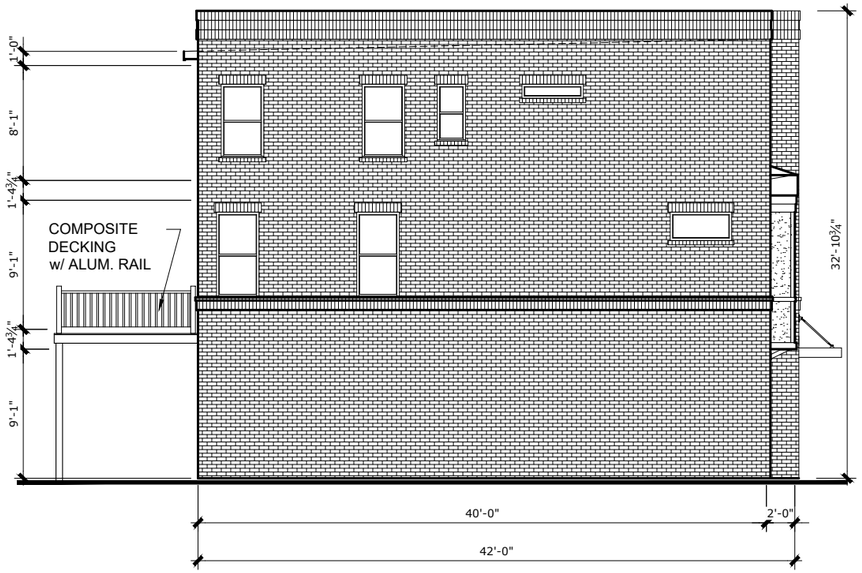

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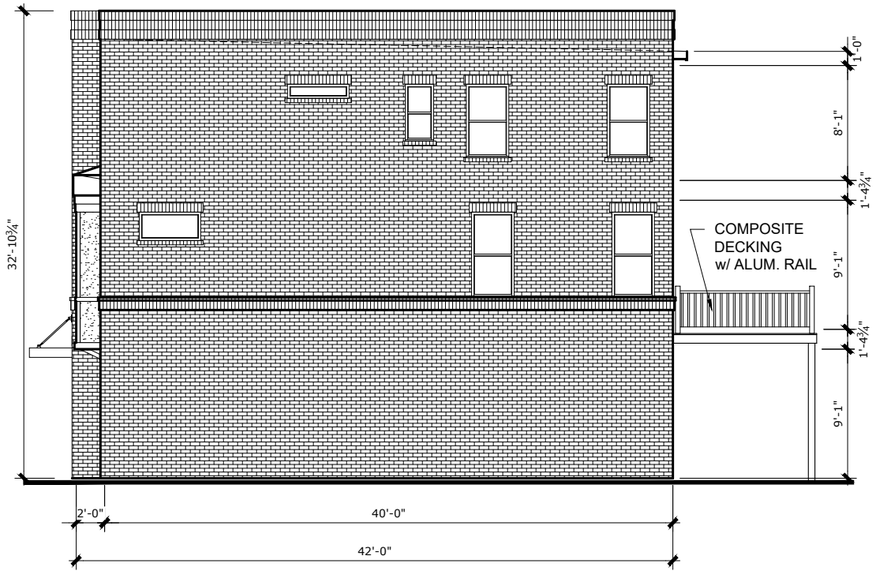

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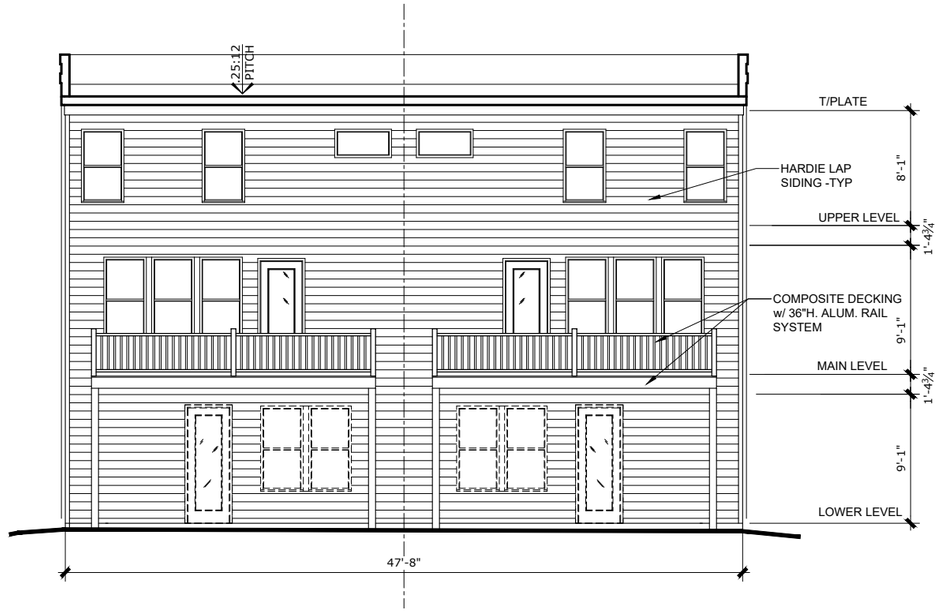

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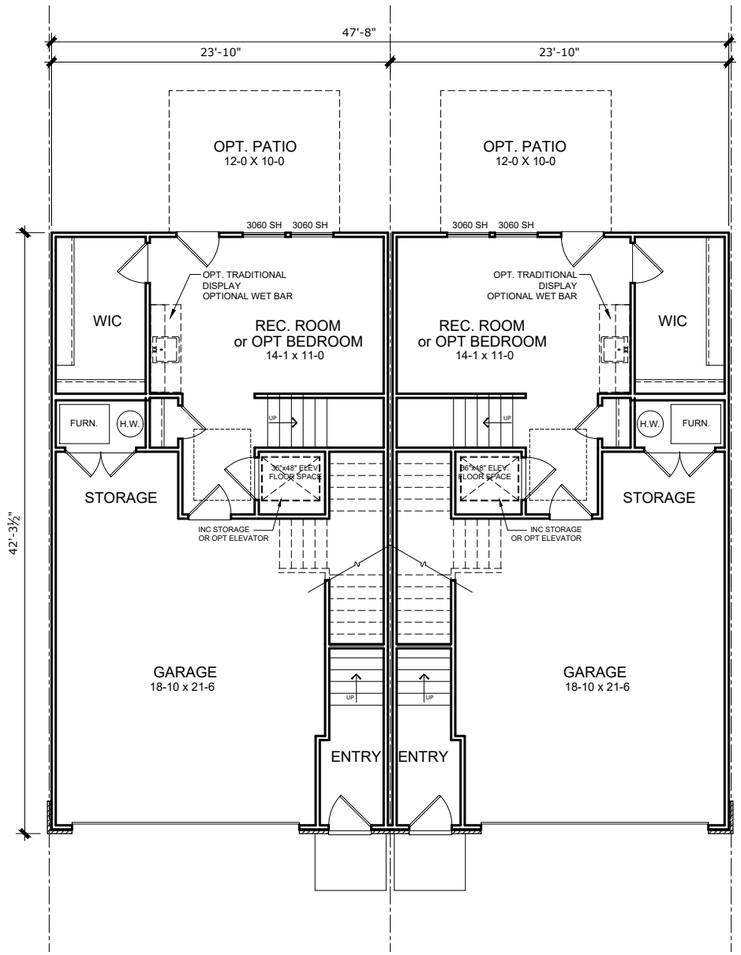

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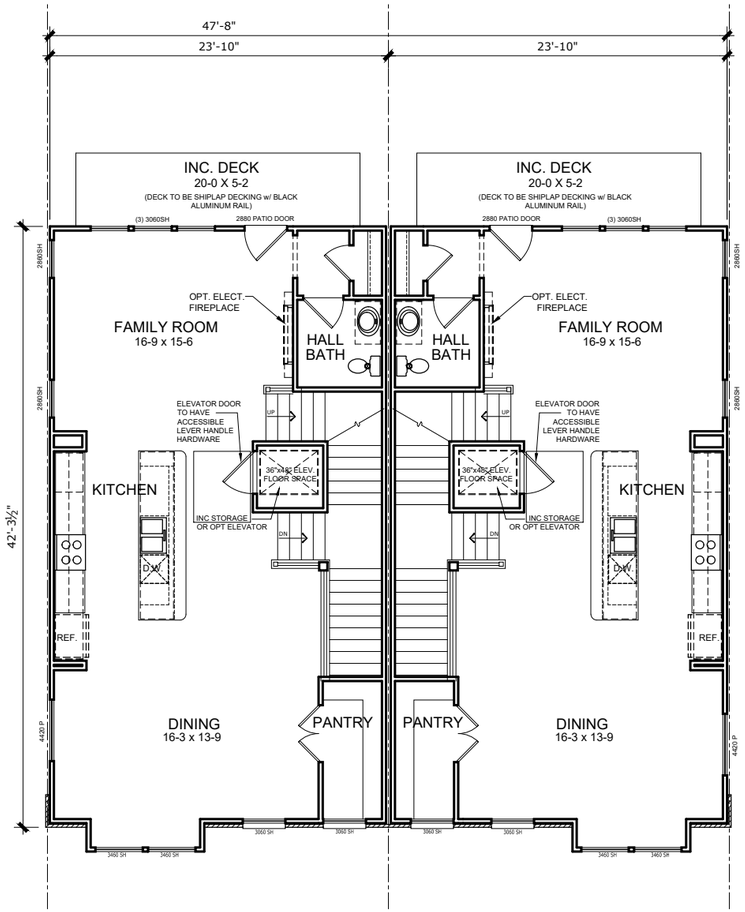

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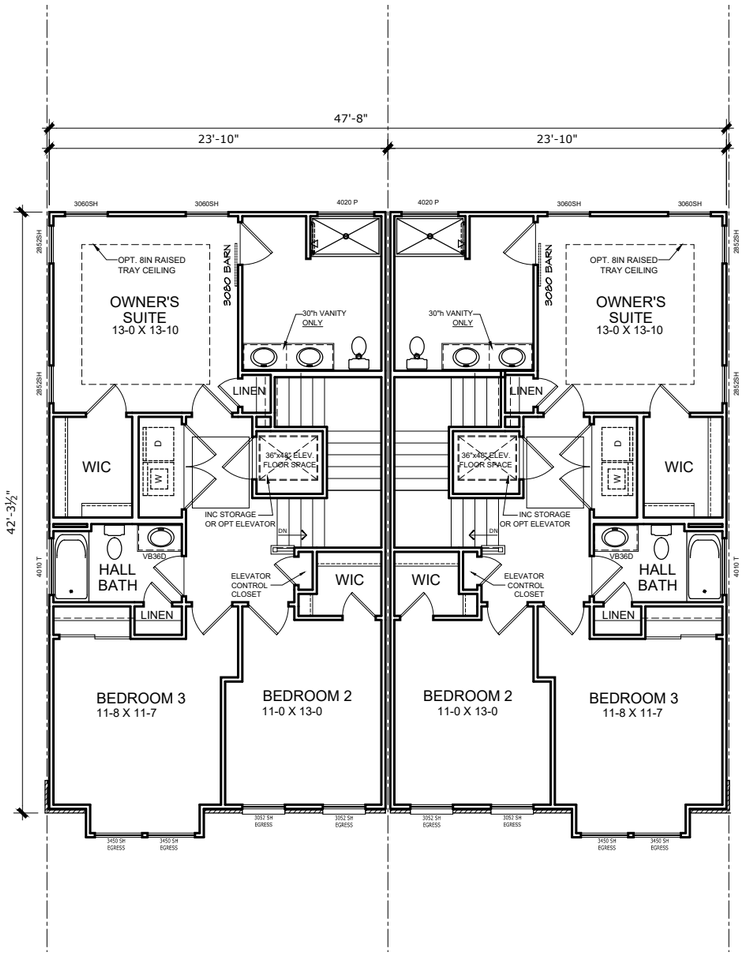

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NOT FOR CONSTRUCTION

MEMORANDUM

MEETING DATE: September 14, 2026

TO: Mayor and City Council

FROM: Jason W. Jaggi, AICP, Director of Community Development

CC:

SUBJECT: **Application No. 26-019 (Substitute Bill No. 6227): Amendments to Various Sections of the Zoning Code Relating to the Land Use Code Updates from the NAICS 2012 Version to the NAICS 2022 Version**

RECOMMENDATION:

Consider approving the Substitute Bill to correct an error in the classification of NAICS 518210 Data Processing, Hosting, and Related Services as conditional uses previously authorized by Ordinance No. 5974. The Substitute Bill also clarifies the procedure for the classification of uses that are similar to listed NAICS codes as determined by the Zoning Administrator.

BACKGROUND INFORMATION:

When this item was introduced to the City Council at first reading on August 24th, staff informed the City Council of an error related to NAICS Code 518210 which includes uses commonly referred to as data centers. The City's proposed use categories involved with the updates from the 2012 to the 2022 NAICS codes inadvertently did not include the updates to the classification of NAICS 518210 from permitted to conditional uses as authorized by Ordinance No. 5974. The submitted Substitute Bill corrects that error with NAICS 518210.

Staff conducted a second review and no additional errors were identified in the use code updates. However, as part of the second review, staff is proposing further clarifications to the section of the code that describes how uses are handled when they are not specifically listed in the NAICS code and Table A. The submitted amendment authorizes the Zoning Administrator to assign uses that are substantially similar to a listed use instead of referring all requests to the Planning and Zoning Commission. The Zoning Administrator retains the ability to refer such requests to the Planning and Zoning Commission for a determination.

ATTACHMENTS:

Substitute Bill No. 6227

SUBSTITUTE BILL NO. 6227 **ORDINANCE NO. _____**

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE CITY OF CREVE COEUR TO UPDATE THE NAMING OF PERMITTED AND CONDITIONAL USES FROM THE 2012 NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS) TO THE 2022 NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS), ALONG WITH AMENDING CERTAIN PERMITTED AND CONDITIONAL USES WITHIN TABLE A.

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Zoning Code to convert references of uses from the 2012 NAICS to the 2022 NAICS due to market changes that have made many of the names and definitions obsolete, and to includes new segments of the market place; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the allowed permitted and conditional uses of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, August 17, 2026, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on August 17, 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

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice.

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

SECTION 1: Section 405.120 Definitions shall be amended to include the following definition:

SECTION 405.120: DEFINITIONS

Ag Tech and Agribusiness Incubator and Innovation Hub

A facility designed to support start-up businesses, entrepreneurs, and emerging organizations which promote collaborative learning, research, workforce development, and commercialization of new ideas within the agricultural, technology, and plant science sectors through a combination of private small offices, flexible workstations, and co-working spaces within a shared location. Such facilities may provide access to shared equipment and administrative services, research and laboratory facilities, business planning assistance, mentoring, financial and business counseling, and other resources that foster business development and growth. Permitted uses include, but are not limited to, businesses and

organizations engaged in plant science, agriculture, agricultural technology, biotechnology, technology, finance, education, nonprofit activities, research and development, and innovation-focused enterprises.

SECTION 2: Section 405.210 Regulation of Uses shall be amended to read as follows:

SECTION 405.210: REGULATION OF USES

A. It is the intent of this Chapter to permit certain uses, not otherwise illegal, to locate in specified zoning districts, either as a permitted use or a conditional use.

1. *Permitted uses.* No structure shall be erected, constructed, reconstructed or structurally altered, nor shall any structure or land or combination thereof be used unless the use to which the structure and/or land is to be put is listed in the permitted use section of the applicable zoning district and the use fully complies with all of the applicable district regulations, except for non-conformities, accessory uses and conditional uses. Permitted uses and conditional uses are generally listed according to the North American Industry Classification System (NAICS) published by the Office of Management and Budget, ~~2012~~ 2022 Edition. The specific uses set forth herein taken from the ~~2012~~ 2022 NAICS are adopted by reference as specifically set forth herein and made a part of this Chapter as if fully set out in this Chapter. A copy of the ~~2012~~ 2022 NAICS is on file in the Department of Community Development.

2. *Conditional uses.* No conditional use, as designated within this Chapter, shall hereafter be established unless such use has been approved pursuant to the provisions of Section **405.470**. Any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use.

3. *Uses not specifically listed.* If a particular use included in the NAICS, is not listed as a permitted or conditional use and is not within the same NAICS classification code as a listed permitted or conditional use, it is not allowed in that district. If a particular use is not included in the NAICS and is substantially similar to uses in one (1) or more NAICS classification codes which are not listed as permitted or conditional uses, it is not allowed within that district. If a particular use is ~~not included anywhere in the NAICS and is~~ substantially similar to one (1) or more of the permitted or conditional uses listed in that district, ~~it may receive consideration for inclusion as a permitted use by the Planning and Zoning Commission.~~ the Zoning Administrator shall have the authority to make a determination to assign the use based upon the most similar use that is specifically listed. At his discretion, the Zoning Administrator, may approve or refer such determinations to the Planning and Zoning Commission for their review and approval.

4. Permitted and conditional uses for the zoning districts are provided in **Table A** of the Zoning Ordinance.

SECTION 3: Section 405.210.A.4. Table A shall be amended as shown in Attachment A.

SECTION 4: Section 405.470 Conditional Uses, subsections A. 3, 9, 12, 13, 20, 35, and 36 shall be amended to read as follows:

SECTION 405.470: CONDITIONAL USES

3. Accessory Retail Sales — (NAICS ~~45299~~ 455219 all other general merchandise stores

and NAICS ~~445120~~ 445131 convenience stores) (conditional use in the "PO" districts).

a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross leasable floor area of any building.

b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.

c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.

9. Water supply And Irrigation Systems — NAICS 221310 (conditional use in the "GC" and "LI" district).

a. Shall be located on lots of at least three (3) acres in the "LI" Light Industrial District.

b. Shall be located on lots of at least eight (8) acres in the "GC" General Commercial District.

c. ~~Elevated structures~~ Structures that are elevated and not placed directly on the ground shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

12. New Car Dealers, Used Car Dealers, Motorcycle Dealers, And Boat Dealers — NAICS 441110, 441120, ~~441221~~ 441227 and 441222 (conditional use in the "LI" District).

a. Indoor Operations Only. All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.

b. Site Size. Shall be located on lots of not less than one (1) acre.

c. Trash Disposal And Storage. All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.

13. Gasoline Service Stations — NAICS ~~447110~~ 457110 and ~~447190~~ 457120 (conditional use in the "PC," "GC" and "CB" districts). The following specific development standards shall be met before a conditional use permit may be issued for a gasoline service station in accordance with Section 405.1070, so as to control the mode of development, method of operation and to ensure that the location does not adversely affect the health, safety and welfare of the community, especially from the traffic point of view.

a. Site Size. Service station sites shall contain a minimum area of twenty thousand (20,000) square feet, a minimum lot frontage of one hundred (100) feet and a minimum of twenty-five hundred (2,500) square feet for each dispenser, whichever

is greater. A dispenser may have more than one (1) hose.

b. Setbacks. All buildings shall be set back at least fifty (50) feet from the street right-of-way line and at least ten (10) feet from any other property line unless a greater setback is required by other provisions of this Chapter. Dispenser islands shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect automobiles positioned at pump islands.

c. Service Bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays are to be contained entirely within the building. Where adjacent to a residential district ("A," "B," "C," "D," "AR" or "MR"), no more than three (3) service bays shall be permitted. Service bay doors shall not face residentially zoned property.

d. Parking And Access. In addition to providing parking in accordance with Section 405.820(F), there should be adequate space on site for automobiles to wait in line for each dispenser island and dispenser.

e. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A," "B," "C," "D," "AR" or "MR").

f. Retail Sales. Sales shall be restricted for the service station to gasoline, oil, tires, batteries and automotive accessories and food and beverages sold from vending machines, unless permission is explicitly granted as part of the conditional use permit for the sale of other items or classes of items such as food, beverages, personal care or other convenience items or car washing services.

g. Trash Disposal And Storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.

h. Major Repairs Prohibited. Major engine or transmission dismantling, body and fender work, top and upholstery work shall not be permitted on the premises of the service station.

i. Trailer And Equipment Rental Prohibited. Trailer and equipment rentals shall not be permitted to operate on the premises of a service station.

j. Gasoline Deliveries. No delivery tanker shall park on public right-of-way during gasoline delivery, nor shall any hose be permitted on the public right-of-way.

k. Pump Island Location. Pump islands located parallel to the street should observe a twenty (20) foot setback. Pump islands located perpendicular to the street should observe a thirty (30) foot setback.

l. Landscaping And Buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.

m. Curb Cuts And Corner Radius. On corner sites a twenty (20) foot curb radius shall be provided and no curb entrance shall be located within less than fifty (50) feet from the end of such curve. At intersections where a primary flow of right turn traffic is anticipated, a thirty-five (35) foot corner curb radius of curvature shall be provided, again with a fifty (50) foot curb cut setback from the end of the curve.

n. Sight Lines. Landscaping provided along the street frontage in accordance with paragraph (13)(l) "Landscaping and Buffering" above should preserve sight lines for entering and exiting traffic. This does not preclude careful placement of street trees with high foliage or low growing shrubbery (below thirty (30) inches).

20. Tire Dealers, General Automotive Repair, Automotive Transmission Repair, Other Automotive Mechanical And Electrical Repair And Maintenance, Oil Change, Automotive Glass Replacement Shops, And All Other Automotive Repair And Maintenance — NAICS ~~441320~~ 441340, 811111, ~~811113, 811118~~ 811114, 811122, 811191 and 811198 (conditional uses in the "GC," "CB" and "LI" districts).

a. Site Size. Shall be located on lots of at least one (1) acre.

b. Service Bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A," "B," "C," "D," "AR" or "MR").

c. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A," "B," "C," "D," "AR" or "MR").

d. Trash Disposal And Storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.

e. Body Repairs Prohibited. No body and fender work, top and upholstery work shall be permitted on the premises.

f. Landscaping And Buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.

35. Research and Development in Biotechnology and Nanobiotechnology (NAICS ~~541711~~ 541713 and 541714) conditional use in the "GC" District.

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

36. Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology) (NAICS ~~541712~~ 541715) conditional use in the "GC" District.

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

SECTION 5: Section 405.820 Required Off-Street Parking Spaces, subsection B1, C1 and 2, F, and H, shall be amended to read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. *General Parking Requirements.*

1. Shopping centers designed for restaurant, retail uses and personal service establishments in NAICS 442, ~~443~~, 444, 445, ~~446~~, ~~448~~, 449, 451, ~~452~~, 453, 455, 456, 457, 458, 459 shall provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

C. *Agriculture, Forestry, Fishing And Hunting (NAICS 11).*

~~**1.** *Veterinary services.* One (1) parking space per two hundred (200) square feet of floor area.~~

~~**2** **1.** *All other uses.*~~ One (1) parking space per five hundred (500) square feet of floor area and two (2) spaces per acre of land area.

F. *Wholesale And Retail Trade (NAICS 42, 44-45, 49 722).*

1. *Automotive Dealers (NAICS 4411-4413) (not including automobile repair):*

a. *Automobile or boat dealers (NAICS 4411-4412).* One (1) space per two hundred fifty (250) square feet of showroom floor area plus three (3) parking spaces per service bay plus one (1) space per one thousand two hundred fifty (1,250) square feet of total aggregate building area. Parking spaces typically occupied by new or used automobiles for sale shall not be counted towards the required off-street parking requirements. Such parking spaces occupied by automobiles for sale do not have to meet the minimum parking space requirements specified in this Chapter.

b. *Automotive parts, accessories, and tire stores (NAICS 4413).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

c. *Gasoline stations (NAICS ~~447~~ 457).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus three (3) spaces for every service bay.

d. *All other automotive uses.* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

2. *Building material and garden equipment and supplies dealers (NAICS 444).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus one (1) space per one thousand (1,000) square feet of outdoor display area.

3. *Furniture and home furnishings stores (including carpeting and major appliances) (NAICS ~~442~~ 449).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

4. *General retail establishments (general merchandise, food, apparel and accessories and miscellaneous retail stores) (NAICS* 442, ~~443~~, 444, 445, ~~446~~, ~~448~~, 449, 451, ~~452~~, 453, 455, 456, 457, 458, and 459). Four (4) parking spaces per one thousand (1,000) square feet of floor area.

5. *Food services and drinking places (NAICS 722).*

[Ord. No. 5806 & 5807, 10-10-2022]

a. One (1) parking space per every three (3) seats of maximum occupancy allowed under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area.

b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided, such small restaurant facilities shall not be freestanding or provide drive-through, or drive-up ordering facilities.

6. Wholesale trade, warehousing and storage (NAICS 42, 49) shall have their parking requirements based on the following:

Building Size	Parking Spaces
Less than 5,000 square feet	1 space per 1,000 square feet
5,000 to 15,000 square feet	1 space per 1,500 square feet
15,001 to 40,000 square feet	1 space per 2,000 square feet
Greater than 40,001 square feet	1 space per 2,500 square feet
or one (1) space per employee on the largest shift, whichever is greater.	

H. *Services.*

1. *Accommodation (NAICS 721110).* One and three-tenths (1.3) spaces per rentable room plus one (1) space for each three (3) seats in the restaurant and lounge plus one (1) space per five hundred (500) square feet of conference rooms.

2. *Personal and laundry services (NAICS 812).*

a. dry-cleaning and laundry services (NAICS 81232).

(1) *Dry-cleaning and laundry services (except coin-operated) (NAICS 812320).* One (1) space per one hundred fifty (150) square feet of floor area for the pickup area and one (1) space per three hundred (300) square feet of floor area for clothing storage and other areas.

(2) *All other uses.* One (1) space per three hundred (300) square feet of floor area.

b. *Hair, nail and skin care services (NAICS 81211).* Four (4) parking spaces per one thousand (1,000) square feet of floor area.

c. *Death care services (NAICS 8122).* One (1) space per fifty (50) square feet of floor space devoted to parlors, individual funeral service rooms and similar areas plus one (1) space for each funeral vehicle kept on the premises plus one (1) parking space per employee.

d. *All other personal service establishments.* One (1) space per two hundred (200) square feet of floor area.

3. *Miscellaneous business services (advertising agencies NAICS 54181~~, news syndicates NAICS 51911~~, and broadcasting (except Internet) facilities, NAICS ~~5151~~ 5161).*

a. One (1) space per three hundred (300) square feet of floor area.

b. *Computer systems design and related services (NAICS 5415).* One (1) space per two hundred (200) square feet of floor area.

4. *Automotive repair and maintenance (NAICS ~~6111~~ 8111).* One (1) space per three hundred (300) square feet of floor area plus one (1) space per service bay.

5. *Electronic and precision equipment repair and maintenance (NAICS 8112), commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance (NAICS 8113), and personal and household goods repair and maintenance (NAICS 8114).* One (1) space per three hundred (300) square feet of floor area.

6. *Motion pictures and video industries (NAICS 5121).*

a. *Single motion picture theaters.* One (1) space per three (3) seats.

b. *Multi-plex motion picture theaters (NAICS 512131).* One (1) space per four (4) seats. Except, however, that such theaters may have their parking modified by the provisions of Section **405.800(G)(3)** or for multi-plex theaters located with shopping centers containing over twenty-five thousand (25,000) square feet of floor area which provide at least six (6) parking spaces per one thousand (1,000) square feet of floor area or multi-plex theaters located with shopping centers over fifty thousand (50,000) square feet of floor area which provide at least five (5) parking spaces per one thousand (1,000) square feet of floor area may provide parking according to the following standards:

Gross Retail Area	Parking Standard
25,000 — 49,999	1 space per 5 seats
50,000 — 79,999	1 space per 6 seats
80,000 — 99,999	1 space per 7 seats
100,000 square feet and larger	1 space per 8 seats

c. *Video tape and disc rental (NAICS ~~53223~~ 532282).* One (1) space per two hundred (200) square feet of floor area.

d. *All other motion picture uses.* One (1) space per three hundred (300) square feet of floor area.

7. *Amusement and recreation facilities.*

a. *Fine arts schools (NAICS 61161) and sports and recreation instruction (NAICS 61162).* One (1) space per two hundred (200) square feet of floor area.

b. *Fitness and recreational sports centers (NAICS 71394), and all other amusement and recreation industries (NAICS 713990).* One (1) space per one hundred fifty (150) square feet of floor area.

c. *Bowling centers (NAICS 71395).* Five (5) spaces per lane.

d. *Golf courses and country clubs (NAICS 71391).* Four (4) spaces per hole.

e. *Public or private commercially operated recreational complexes and associated structures.* Five (5) spaces per gross acre plus one (1) space per one hundred (100) square feet of floor area for associated support buildings.

8. *Health care and social assistance (NAICS 62).*

a. *Ambulatory health care services (NAICS 621).*

(1) Buildings under fifteen thousand (15,000) square feet. Four (4) spaces per one thousand (1,000) square feet of gross leasable floor area.

(2) Buildings greater than fifteen thousand (15,000) square feet. Three and three-tenths (3.3) spaces per one thousand (1,000) square feet of gross leasable floor area.

b. *Nursing and residential care personal care facilities (NAICS 623).* One (1) space per two (2) patient beds.

c. *Hospitals (NAICS 622).*

(1) Eighty-five one-hundredths (0.85) space per employee on duty at any one (1) shift change or sixty-five one-hundredths (0.65) space per full-time equivalent total employment, whichever is greater, and additional parking spaces shall be provided for visitors on the basis of six-tenths (0.6) space per hospital bed.

(2) The parking requirements for a hospital may be reduced by the Planning and Zoning Commission if a total parking analysis which reflects all uses provided is submitted by the applicant and approved by the Planning and Zoning Commission.

d. *Other health services.* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

9. *Professional, scientific, and technical services (NAICS 54).*

a. One (1) space per two hundred fifty (250) square feet of floor area.

b. *Veterinary Services.* One (1) parking space per two hundred (200) square feet of floor area.

10. *Educational services (NAICS 61).*

a. *Elementary and secondary schools (NAICS 6111).*

(1) High schools. One (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee.

(2) Junior high and elementary schools. Two (2) spaces per classroom.

b. *Colleges, universities, business schools and technical/vocational schools (NAICS 6112, 6113, 6114, and 6115).* One (1) space for every two (2) students based on the maximum design capacity of the school plus one (1) space for every employee.

c. *Other educational services.* One (1) space per three hundred (300) square feet of floor area.

11. *Social assistance (NAICS 6244).*

a. *Child day care services (NAICS 62441).* One and one-half (1.5) spaces per staff person required for the licensed capacity of the facility. In addition, day care facilities shall provide safe drop-off areas near the main entrance to the facility.

b. *All other social service uses.* One (1) space per three hundred (300) square feet of floor area.

12. *Museums, historical sites, and similar institutions (NAICS 7121).* One (1) space per three hundred (300) square feet of floor area plus one (1) space per two thousand five hundred (2,500) square feet of outdoor display area.

13. *Grant-making and giving services, social advocacy organizations, civic and social organizations, and business, professional, labor, political and similar organizations (NAICS 8132, 8133, 8134, and 8139).* One (1) space per two hundred (200) square feet of floor area.

SECTION 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC

CITY CLERK

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
CC111419	Comprehensive or Medical Marijuana Cultivation Facility and Microbusiness Marijuana Wholesale Facility, inside a building or greenhouse as defined under Section 405.120 with no drive-up facilities									C					C
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems												C		C
221320	Sewage Treatment Facilities														C
236115	New Single-Family Housing Construction (except For-Sale Builders)														C
236116	New Multifamily Housing Construction (except For-Sale Builders)														C
236117	New Housing For-Sale Builders														C
236118	Residential Remodelers														~~C,~~ P
236210	Industrial Building Construction														C
236220	Commercial and Institutional Building Construction														C
237110	Water and Sewer Line and Related Structures Construction														C
237120	Oil and Gas Pipeline and Related Structures Construction														C
237130	Power and Communication Line and Related Structures Construction														C
237210	Land Subdivision														C
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P
238150	Glass and Glazing Contractors														~~C,~~ P
238210	Electrical Contractors and Other Wiring Installation Contractors														~~C~~, P
238220	Plumbing, Heating, and Air-Conditioning Contractors														~~C~~, P
238310	Drywall and Insulation Contractors														~~C~~, P
238320	Painting and Wall Covering Contractors														~~C~~, P
238330	Flooring Contractors														~~C~~, P
238340	Tile and Terrazzo Contractors														~~C~~, P
238350	Finish Carpentry Contractors														~~C~~, P
238390	Other Building Finishing Contractors														~~C~~, P
238990	All Other Specialty Trade Contractors														~~C~~, P
311340	Nonchocolate Confectionery Manufacturing										P	P	P		P
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionery Manufacturing from Purchased Chocolate										P	P	P	P	P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C

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		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P
311920	Coffee and Tea Manufacturing														P
311942	Spice and Extract Manufacturing														C
312111	Soft Drink Manufacturing														P
312112	Bottled Water Manufacturing														P
312113	Ice Manufacturing														C
312120	Breweries														C
312130	Wineries														C
312140	Distilleries														C
313220	Narrow Fabric Mills and Schiffli Machine Embroidery														P
313310	Textile and Fabric Finishing Mills														P
313320	Fabric Coating Mills														P
314120	Curtain and Linen Mills														P
314910	Textile Bag and Canvas Mills														P
314999	All Other Miscellaneous Textile Product Mills														C
315210	Cut and Sew Apparel Contractors														P
~~315220~~	~~Men's and Boys' Cut and Sew Apparel Manufacturing~~														~~P~~
~~315240~~	~~Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing~~														~~P~~
315250	Cut and Sew Apparel Manufacturing (except Contractors)														P
~~315280~~	~~Other Cut and Sew Apparel Manufacturing~~														~~P~~
315990	Apparel Accessories and Other Apparel Manufacturing														P
316210	Footwear Manufacturing														P
~~316998~~ 316990	~~All~~ Other Leather ~~Good~~ and Allied Product Manufacturing														P
~~316992~~	~~Women's Handbag and Purse Manufacturing~~														~~P~~
321211	Hardwood Veneer and Plywood Manufacturing														C
321212	Softwood Veneer and Plywood Manufacturing														C
~~321214~~	~~Truss Manufacturing~~														~~C~~
~~321213~~ 321215	Engineered Wood Member (except Truss) Manufacturing														C
321219	Reconstituted Wood Product Manufacturing														C
321911	Wood Window and Door Manufacturing														C
321912	Cut Stock, Resawing Lumber, and Planing														C
321918	Other Millwork (including Flooring)														C
321920	Wood Container and Pallet Manufacturing														C
321991	Manufactured Home (Mobile Home) Manufacturing														C

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321992	Prefabricated Wood Building Manufacturing														C
321999	All Other Miscellaneous Wood Product Manufacturing														C
322211	Corrugated and Solid Fiber Box Manufacturing														C
322212	Folding Paperboard Box Manufacturing														P
322219	Other Paperboard Container Manufacturing														P
322220	Paper Bag and Coated and Treated Paper Manufacturing														C
322230	Stationery Product Manufacturing														C
322291	Sanitary Paper Product Manufacturing														C
322299	All Other Converted Paper Product Manufacturing														C
323111	Commercial Printing (except Screen and Books)														P
323113	Commercial Screen Printing														P
323117	Books Printing														P
323120	Support Activities for Printing														P
325220	Artificial and Synthetic Fibers and Filaments Manufacturing									C					C
325411	Medicinal and Botanical Manufacturing									C					C
325412	Pharmaceutical Preparation Manufacturing									C					C
325413	In-Vitro Diagnostic Substance Manufacturing									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Comprehensive or Medical Marijuana-Infused Product Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 with no drive-up facilities									C					C
325991	Custom Compounding of Purchased Resins														P
325992	Photographic Film, Paper, Plate, Chemical, and Copy Toner Manufacturing														P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P
326111	Plastics Bag and Pouch Manufacturing														C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P
326121	Unlaminated Plastics Profile Shape Manufacturing														P
326122	Plastics Pipe and Pipe Fitting Manufacturing														P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P
326140	Polystyrene Foam Product Manufacturing														P
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P
326160	Plastics Bottle Manufacturing														P
326191	Plastics Plumbing Fixture Manufacturing														P
326199	All Other Plastics Product Manufacturing														P
326212	Tire Retreading														C
326291	Rubber Product Manufacturing for Mechanical Use														P

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326299	All Other Rubber Product Manufacturing														P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing														P
327211	Flat Glass Manufacturing														P
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P
327213	Glass Container Manufacturing														P
327215	Glass Product Manufacturing Made of Purchased Glass														P
332114	Custom Roll Forming														P
332117	Powder Metallurgy Part Manufacturing														P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing														P
332216	Saw Blade and Handtool Manufacturing														P
332311	Prefabricated Metal Building and Component Manufacturing														P
332312	Fabricated Structural Metal Manufacturing														P
332313	Plate Work Manufacturing														P
332321	Metal Window and Door Manufacturing														P
332322	Sheet Metal Work Manufacturing														P
332323	Ornamental and Architectural Metal Work Manufacturing														P
332410	Power Boiler and Heat Exchanger Manufacturing														P
332420	Metal Tank (Heavy Gauge) Manufacturing														P
332431	Metal Can Manufacturing														P
332439	Other Metal Container Manufacturing														P
332510	Hardware Manufacturing														P
332613	Spring Manufacturing														P
332618	Other Fabricated Wire Product Manufacturing														P
332710	Machine Shops														P
332721	Precision Turned Product Manufacturing														P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing														P
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers														P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring														P
332911	Industrial Valve Manufacturing														P
332912	Fluid Power Valve and Hose Fitting Manufacturing														C
332913	Plumbing Fixture Fitting and Trim Manufacturing														P
332919	Other Metal Valve and Pipe Fitting Manufacturing														P
332991	Ball and Roller Bearing Manufacturing														P
332992	Small Arms Ammunition Manufacturing														C
332993	Ammunition (except Small Arms) Manufacturing														C

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		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing														C
332996	Fabricated Pipe and Pipe Fitting Manufacturing														P
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing														C
333111	Farm Machinery and Equipment Manufacturing														C
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing														C
333120	Construction Machinery Manufacturing														P
333131	Mining Machinery and Equipment Manufacturing														P
333132	Oil and Gas Field Machinery and Equipment Manufacturing														P
333241	Food Product Machinery Manufacturing														P
333242	Semiconductor Machinery Manufacturing														P
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing														P
~~333244~~	~~Printing Machinery and Equipment Manufacturing~~														~~P~~
~~333249~~ 333248	All Other Industrial Machinery Manufacturing														P
~~333318~~ 333310	~~Other~~ Commercial and Service Industry Machinery Manufacturing														P
~~333314~~	~~Optical Instrument and Lens Manufacturing~~														~~P~~
~~333316~~	~~Photographic and Photocopying Equipment Manufacturing~~														~~P~~
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing														P
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing														P
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing														P
333511	Industrial Mold Manufacturing														C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing														P
333515	Cutting Tool and Machine Tool Accessory Manufacturing														P
333517	Machine Tool Manufacturing														P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing														P
333611	Turbine and Turbine Generator Set Units Manufacturing														P
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing														P
333613	Mechanical Power Transmission Equipment Manufacturing														P
333618	Other Engine Equipment Manufacturing														P
~~333911~~	~~Pump and Pumping Equipment Manufacturing~~														~~P~~
333912	Air and Gas Compressor Manufacturing														P
~~333913~~	~~Measuring and Dispensing Pump Manufacturing~~														~~P~~
333914	Measuring, Dispensing, and Other Pumping Equipment Manufacturing														P

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		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
333921	Elevator and Moving Stairway Manufacturing														P
333922	Conveyor and Conveying Equipment Manufacturing														P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing														P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing														P
333991	Power-Driven Handtool Manufacturing														C
333992	Welding and Soldering Equipment Manufacturing														P
333993	Packaging Machinery Manufacturing														P
333994	Industrial Process Furnace and Oven Manufacturing														P
333995	Fluid Power Cylinder and Actuator Manufacturing														P
333996	Fluid Power Pump and Motor Manufacturing														P
~~333997~~	~~Scale and Balance Manufacturing~~														~~P~~
~~333999~~ 333998	All Other Miscellaneous General Purpose Machinery Manufacturing														C
334111	Electronic Computer Manufacturing														P
334112	Computer Storage Device Manufacturing														P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing														P
334210	Telephone Apparatus Manufacturing														P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing														P
334290	Other Communications Equipment Manufacturing														P
334310	Audio and Video Equipment Manufacturing														P
334412	Bare Printed Circuit Board Manufacturing														P
334413	Semiconductor and Related Device Manufacturing														P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing														P
334417	Electronic Connector Manufacturing														P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing														P
334419	Other Electronic Component Manufacturing														P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C							P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing														P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use														P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables														P
334514	Totalizing Fluid Meter and Counting Device Manufacturing														P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P

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334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P
334610	Manufacturing and Reproducing Magnetic and Optical Media											P	P	P	P
~~334613~~	~~Blank Magnetic and Optical Recoding Media Manufacturing~~														
~~334614~~	~~Software and Other Pre-Recroded Compat Disc, Tape, and Record Reproducing~~											~~P~~	~~P~~	~~P~~	~~P~~
~~335129~~	~~Other Lighting Equipment Manufacturing~~														~~P~~
~~335121~~ 335131	Residential Electric Lighting Fixture Manufacturing														P
~~335122~~ 335132	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
~~335110~~ 335139	Electric Lamp Bulb and Other Lighting Equipment ~~Part~~ Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335220	Major Household Appliance Manufacturing														P
~~335221~~	~~Household Cooking Appliance Manufacturing~~														~~P~~
~~335222~~	~~Household Refrigerator and Home Freezer Manufacturing~~														~~P~~
~~335224~~	~~Household Laundry Equipment Manufacturing~~														~~P~~
~~335228~~	~~Other Major Household Appliance Manufacturing~~														~~P~~
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335910	Battery Manufacturing														P
~~335911~~	~~Storage Battery Manufacturing~~														~~P~~
~~335912~~	~~Primary Battery Manufacturing~~														~~P~~
335932	Noncurrent-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
~~336111~~ ~~336112~~ 336110	~~Automobile Manufacturing~~ ~~Light Truck and Utility Vehicle Manufacturing~~ Automobile and Light Duty Motor Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C

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336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing														P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C
336340	Motor Vehicle Brake System Manufacturing														C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P
336390	Other Motor Vehicle Parts Manufacturing														C
336411	Aircraft Manufacturing														C
336412	Aircraft Engine and Engine Parts Manufacturing														C
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing														P
336414	Guided Missile and Space Vehicle Manufacturing														C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing														C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing														C
336510	Railroad Rolling Stock Manufacturing														C
336611	Ship Building and Repairing														C
336612	Boat Building														C
336991	Motorcycle, Bicycle, and Parts Manufacturing														C
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing														C
336999	All Other Transportation Equipment Manufacturing														C
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C
337121	Upholstered Household Furniture Manufacturing														C
337122	Nonupholstered Wood Household Furniture Manufacturing														C
~~337124~~	~~Metal Household Furniture Manufacturing~~														~~C~~
~~337125~~ 337126	Household Furniture (except Wood and ~~Metal~~ Upholstered) Manufacturing														C
337127	Institutional Furniture Manufacturing														C
337211	Wood Office Furniture Manufacturing														C
337212	Custom Architectural Woodwork and Millwork Manufacturing														C
337214	Office Furniture (except Wood) Manufacturing														C
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C
337910	Mattress Manufacturing														C
337920	Blind and Shade Manufacturing														P

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339112	Surgical and Medical Instrument Manufacturing														P
339113	Surgical Appliance and Supplies Manufacturing							C				C	C		P
339114	Dental Equipment and Supplies Manufacturing							C							P
339115	Ophthalmic Goods Manufacturing							C							P
339116	Dental Laboratories							P					C	C	P
339910	Jewelry and Silverware Manufacturing														P
339920	Sporting and Athletic Goods Manufacturing														P
339930	Doll, Toy, and Game Manufacturing														P
339940	Office Supplies (except Paper) Manufacturing														P
339950	Sign Manufacturing										C	C	C	C	C
339991	Gasket, Packing, and Sealing Device Manufacturing														P
339992	Musical Instrument Manufacturing														P
339993	Fastener, Button, Needle, and Pin Manufacturing														P
339994	Broom, Brush, and Mop Manufacturing														P
339995	Burial Casket Manufacturing														P
339999	All Other Miscellaneous Manufacturing														C
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P
423130	Tire and Tube Merchant Wholesalers														C
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C
423210	Furniture Merchant Wholesalers														P
423220	Home Furnishing Merchant Wholesalers														P
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P
423390	Other Construction Material Merchant Wholesalers														P
423410	Photographic Equipment and Supplies Merchant Wholesalers														P
423420	Office Equipment Merchant Wholesalers														P
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers														P
423440	Other Commercial Equipment Merchant Wholesalers														P
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P
423460	Ophthalmic Goods Merchant Wholesalers														P
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P
423520	Coal and Other Mineral and Ore Merchant Wholesalers														P

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423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers														P
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P
423710	Hardware Merchant Wholesalers														P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers														P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers														P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P
423830	Industrial Machinery and Equipment Merchant Wholesalers														P
423840	Industrial Supplies Merchant Wholesalers														P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers														P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P
423930	Recyclable Material Merchant Wholesalers														P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers														P
424110	Printing and Writing Paper Merchant Wholesalers														P
424120	Stationery and Office Supplies Merchant Wholesalers														P
424130	Industrial and Personal Service Paper Merchant Wholesalers														P
424210	Drugs and Druggists' Sundries Merchant Wholesalers												C		P
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers														P
~~424320~~	~~Men's and Boys' Clothing and Furnishings Merchant Wholesalers~~														~~P~~
~~424330~~	~~Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers~~														~~P~~
424340	Footwear Merchant Wholesalers														P
424350	Clothing and Clothing Accessories Merchant Wholesalers														P
424410	General Line Grocery Merchant Wholesalers														P
424420	Packaged Frozen Food Merchant Wholesalers														P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P

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		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
424440	Poultry and Poultry Product Merchant Wholesalers														P
424450	Confectionery Merchant Wholesalers														P
424460	Fish and Seafood Merchant Wholesalers														P
424470	Meat and Meat Product Merchant Wholesalers														P
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P
424490	Other Grocery and Related Products Merchant Wholesalers														P
424510	Grain and Field Bean Merchant Wholesalers														P
424520	Livestock Merchant Wholesalers														P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P
424690	Other Chemical and Allied Products Merchant Wholesalers														C
424810	Beer and Ale Merchant Wholesalers														P
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														P
424910	Farm Supplies Merchant Wholesalers														P
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P
424940	Tobacco Product and Electronic Cigarette Merchant Wholesalers														P
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers														P
~~425110~~	~~Business to Business Electronic Markets~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
441110	New Car Dealers												C	C	C
425120	Wholesale Trade Agents and Brokers								P				P	P	P
441120	Used Car Dealers														C
441210	Recreational Vehicle Dealers														C
441222	Boat Dealers											C	C	C	C
~~441228~~ 441227	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C
~~443141~~	~~Household Appliance Stores~~										~~C~~	~~C~~	~~P~~	~~P~~	~~P~~
~~443142~~	~~Electronics Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~441310~~ 441330	Automotive Parts and Accessories ~~Stores~~ Retailers										C	C	C	C	C
~~441320~~ 441340	Tire Dealers												C		C
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							C				C	C	C	C
~~443141~~	~~Household Appliance Stores~~										~~C~~	~~C~~	~~P~~	~~P~~	~~P~~
~~443142~~	~~Electronics Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
444110	Home Centers											C	C	C	P

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444120	Paint and Wallpaper Retailers										C	P	P	P	P
~~441130~~ 444140	Hardware ~~Stores~~ Retailers										P	P	P	P	P
~~444190~~ 444180	Other Building Material Dealers											C	C	C	P
~~444210~~ 444230	Outdoor Power Equipment ~~Stores~~ Retailers										C	C	C	P	P
~~444220~~ 444240	Nursery, Garden Center, and Farm Supply ~~Stores~~ Retailers										C			C	P
445110	Supermarkets and Other Grocery Retailers (except Convenience Retailers)										C	P	P	P	P
~~445120~~ 445131	Convenience ~~Stores~~ Retailers								C		C	C	C	C	C
~~454210~~ 445132	Vending Machine Operators														p
445230	Fruit and Vegetable Retailers										P	P	P	P	P
~~445210~~ 445240	Meat ~~Markets~~ Retailers										P	P	P	P	P
~~445220~~ 445250	Fish and Seafood ~~Markets~~ Retailers														P
445291	Baked Goods Retailers										P	P	P	P	P
445292	Confectionery and Nut Retailers										P	P	P	P	P
~~445299~~ 445298	All Other Specialty Food ~~Stores~~ Retailers										P	P	P	P	P
~~445310~~ 445320	Beer, Wine, and Liquor ~~Stores~~ Retailers										P	P	P	P	P
~~448110~~	~~Men's Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448120~~	~~Women's Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448130~~	~~Children's and Infants' Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448140~~	~~Family Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448150~~	~~Clothing Accessories Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448190~~	~~Other Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~442110~~ 449110	Furniture ~~Stores~~ Retailers										P	P	P	P	C

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~~442210~~ 449121	Floor Covering ~~Stores~~ Retailers										P	P	P	P	C
~~442291~~ 449122	Window Treatment ~~Stores~~ Retailers										P	P	P	P	P
~~442299~~ 449129	All Other Home Furnishings ~~Stores~~ Retailers										C	C	P	P	P
449210	Electronics and Appliance Retailers										P	P	P	P	P
CC453999	Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility (provided any drive-through or drive-up portion of any such dispensary shall be a conditional use in the designated districts)							P		P	P	P	P	P	P
~~454111~~	~~Electronic Shopping~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~454112~~	~~Electronic Auctions~~													~~P~~	~~P~~
~~454113~~	~~Mail-Order Houses~~														~~P~~
~~454210~~	~~Vending Machine Operators~~														~~P~~
~~454310~~	~~Fuel Dealers~~														~~C~~
~~454390~~	~~Other Direct Selling Establishments~~										~~P~~	~~P~~	~~P~~		
~~452111~~ 455110	Department Stores ~~(except Discount Department Stores)~~										C	C	C	C	P
~~452112~~	~~Discount Department Stores~~										~~C~~	~~C~~	~~C~~	~~C~~	~~P~~
~~452910~~ 455211	Warehouse Clubs and Supercenters											C	C	C	P
~~452990~~ 455219	All Other General Merchandise ~~Stores~~ Retailers								C		C	C	C	C	P
~~446110~~ 456110	Pharmacies and Drug ~~Stores~~ Retailers							P	P		P	P	P	P	P
~~446120~~ 456120	Cosmetics, Beauty Supplies, and Perfume ~~Stores~~ Retailers										P	P	P	P	P
~~446130~~ 456130	Optical Goods ~~Stores~~ Retailers										P	P	P	P	P
~~446191~~ 456191	Food (Health) Supplement ~~Stores~~ Retailers							P			P	P	P	P	P
~~446199~~ 456199	All Other Health and Personal Care ~~Stores~~ Retailers										P	P	P	P	P
~~447110~~ 457110	Gasoline Stations with Convenience Stores										C	C	C	C	C

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~~447190~~ 457120	Other Gasoline Stations										C	C	C	C	C
~~454310~~ 457210	Fuel Dealers														C
458110	Clothing and Clothing Accessories Retailers										P	P	P	P	C
~~448210~~ 458210	Shoe ~~Stores~~ Retailers										P	P	P	P	P
~~448310~~ 458310	Jewelry ~~Stores~~ Retailers										P	P	P	P	C
~~448320~~ 458320	Luggage and Leather Goods ~~Stores~~ Retailers										P	P	P	P	C
~~451110~~ 459110	Sporting Goods ~~Stores~~ Retailers ~~(except those exclusively engaged in the sale of firearms and ammunition)~~										C	C	P	P	P
453998	Hobby, Toy, and Game ~~Stores~~ Retailers										P	P	P	P	P
~~451130~~ 459130	Sewing, Needlework, and Piece Goods ~~Stores~~ Retailers										P	P	P	P	P
~~451140~~ 459140	Musical Instrument and Supplies ~~Stores~~ Retailers										P	P	P	P	P
~~451211~~ ~~451212~~ 459210	Book ~~Stores~~ Retailers and News Dealers ~~and Newsstands~~										P	P	P	P	P
~~453110~~ 459310	Florists							P			P	P	P	P	P
~~453210~~ 459410	Office Supplies and Stationery ~~Stores~~ Retailers							P	P		p	p	p	p	P
~~453220~~ 459420	Gift, Novelty, and Souvenir ~~Stores~~ Retailers							P			P	P	P	P	P
~~453310~~ 459510	Used Merchandise ~~Stores~~ Retailers ~~(No building materials, outside sales, exchange or drop-off of used goods)~~										P	P	P	P	P
~~453920~~ 459920	Art Dealers										P	P	P	P	P
~~453930~~ 459930	Manufactured (Mobile) Home Dealers														C
~~453910~~ 459910	Pet and Pet Supplies ~~Stores~~ Retailers										P	P	P	P	P

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~~453991~~ 459991	Tobacco, Electronic Cigarette, and Other Smoking Supplies ~~Stores~~ Retailers										P	P	P	P	P
~~453998~~	~~All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
481112	Scheduled Freight Air Transportation														P
481219	Other Nonscheduled Air Transportation											P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C
484210	Used Household and Office Goods Moving														C
484220	Specialized Freight (except Used Goods) Trucking, Local														C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C
485111	Mixed Mode Transit Systems														C
485112	Commuter Rail Systems														C
485113	Bus and Other Motor Vehicle Transit Systems														C
485119	Other Urban Transit Systems														P
485210	Interurban and Rural Bus Transportation												C	C	C
485310	Taxi and Ridesharing Services														C
485320	Limousine Service														P
485410	School and Employee Bus Transportation														C
485510	Charter Bus Industry											C			C
485991	Special Needs Transportation											C			C
485999	All Other Transit and Ground Passenger Transportation											C			C
486110	Pipeline Transportation of Crude Oil														C
486210	Pipeline Transportation of Natural Gas														C
486910	Pipeline Transportation of Refined Petroleum Products														C
486990	All Other Pipeline Transportation														C
488190	Other Support Activities for Air Transportation														P
488410	Motor Vehicle Towing														C
488490	Other Support Activities for Road Transportation														C
488510	Freight Transportation Arrangement														P
488991	Packing and Crating														P
488999	All Other Support Activities for Transportation														P
491110	Postal Service								P			P	P	P	P
492110	Couriers and Express Delivery Services														P
492210	Local Messengers and Local Delivery														P
493110	General Warehousing and Storage														~~C~~, P

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493120	Refrigerated Warehousing and Storage														C
512110	Motion Picture and Video Production											C	C	C	P
512120	Motion Picture and Video Distribution											P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	
512191	Teleproduction and Other Postproduction Services												P	P	
512199	Other Motion Picture and Video Industries												P	P	
512230	Music Publishers								P	P			P	P	P
512240	Sound Recording Studios								C			C	C	C	P
~~512210~~ ~~512220~~ 512250	Record ~~Integrated Record~~ Production and Distribution								C	C			C	C	P
512290	Other Sound Recording Industries								C			C	C	C	P
~~511110~~ 513110	Newspaper Publishers								P		P	P		P	P
~~511120~~ 513120	Periodical Publishers								P	P	P	P		P	P
~~511130~~ 513130	Book Publishers								P	P	P	P		P	P
~~511140~~ 513140	Directory and Mailing List Publishers								P		P	P		P	P
~~511191~~	~~Greeting Card Publishers~~								~~P~~		~~P~~	~~P~~		~~P~~	~~P~~
~~511199~~ 513199	All Other Publishers								P		P	P		P	P
~~511210~~ 513210	Software Publishers								P	P	P	P	P	P	P
~~515210~~	~~Cable and Other Subscription Programming~~								~~C~~			~~C~~	~~C~~	~~C~~	~~C~~
~~515111~~ ~~Radio Networks~~ ~~515112~~ ~~Radio Stations~~ 516110	Radio Broadcasting Stations								C			C	C	C	C
~~515120~~ 516120	Television Broadcasting Stations								C			C	C	C	C
~~517110~~ 517111	Wired Telecommunications Carriers								C	C		C		C	C
~~517210~~ 517112	Wireless Telecommunications Carriers ~~Incl. Freestanding Antenna Facilities~~ (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
~~517911~~ 517121	Telecommunications Resellers								C			P		P	P

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517410	Satellite Telecommunications								C	C			C		C
~~517919~~ 517810	All Other Telecommunications								C				C		C
~~517929~~	~~Roof-Mounted Communication Equipment~~	~~C~~					~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
518210	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services						C	C	C	C		C		C	C
~~519110~~	~~News Syndicates~~								~~P~~			~~P~~	~~P~~	~~P~~	
~~519120~~ 519210	Libraries and Archives						P		P	P	P	P	P	P	P
~~519130~~ ~~519190~~ 519290	~~Internet Publishing and Broadcasting and Web Search Portals~~ ~~All Other Information Services~~ Web Search Portals and All Other Information Services								P	P	P	P	P	P	P
521110	Monetary Authorities-Central Bank								P			P		P	P
522110	Commercial Banking						C		C		C	C	C	C	C
CC522110	Commercial Banking (without drive through)						P	P	P	P	P	P	P	P	P
522130	Credit Unions						C		C		C	C	C	C	C
CC522130	Credit Unions (without drive through)						P	P	P	P	P	P	P	P	P
~~522120~~ ~~522190~~ 522180	~~Savings Institutions~~ ~~Other Depository Credit Intermediation~~ Savings Institutions and Other Depository Credit Intermediation						C		C		C	C	C	C	C
CC522180	Savings Institutions and Other Depository Credit Intermediation (without drive through)						P	P	P	P	P	P	P	P	P
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
~~522293~~	~~International Trade Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~522294~~	~~Secondary Market Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~522298~~	~~All Other Non-Depository Credit Intermediation (Incl. Pawnshops)~~														
522299	International, Secondary Market, and All Other Nondepository Credit Intermediation								P		P	P	P	P	P
522310	Mortgage and Nonmortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	
~~523110~~ 523150	Investment Banking and Securities ~~Dealing~~ Intermediation								P			P	P	P	

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~~523120~~	~~Securities Brokerage~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	
~~523130~~	~~Commodity Contracts Dealing~~								~~P~~		~~P~~		~~P~~	~~P~~	
~~523140~~	~~Commodity Contracts Brokerage~~								~~P~~		~~P~~		~~P~~	~~P~~	
523210	Securities and Commodity Exchanges								P		P	P	P	P	
523910	Miscellaneous Intermediation								P	P		P		P	
~~523920~~ ~~523930~~ 523940	~~Portfolio Management~~ ~~Investment Advice~~ Portfolio Management and Investment Advice								P		P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	
523999	Miscellaneous Financial Investment Activities								P			P	P	P	
524113	Direct Life Insurance Carriers								P			P	P	P	
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	
524127	Direct Title Insurance Carriers								P			P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	
524130	Reinsurance Carriers								P			P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C
524292	Pharmacy Benefit Management and Other Third Party Administration of Insurance and Pension Funds								P			P	P	P	
524298	All Other Insurance Related Activities								P			P	P	P	
525110	Pension Funds								P			P	P	P	
525120	Health and Welfare Funds								P			P	P	P	
525190	Other Insurance Funds								P			P	P	P	
525910	Open-End Investment Funds								P			P	P	P	
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	
525990	Other Financial Vehicles								P			P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)								P		P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P			P	P	P	
531312	Nonresidential Property Managers								P			P	P	P	
531320	Offices of Real Estate Appraisers								P			P	P	P	
531390	Other Activities Related to Real Estate								P			P	P	P	
532111	Passenger Car Rental											C	C	C	

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532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
~~532220~~ 532281	Formal Wear and Costume Rental										P	P	P	P	C
~~532230~~ 532282	Video Tape and Disc Rental										P	P	P	P	C
~~532291~~ 532283	Home Health Equipment Rental										P	P	P	P	~~C~~, P
~~532292~~ 532284	Recreational Goods Rental										P	P	P	P	P
~~532299~~ 532289	All Other Consumer Goods Rental										C	C	C		C
532310	General Rental Centers										C	C	C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing														P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing														C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								P			P		P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P
541199	All Other Legal Services								P			P		P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P			P	P	P	P
541219	Other Accounting Services								P			P	P	P	P
541310	Architectural Services								P			P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P	P	P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P

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541380	Testing Laboratories and Services								P	P		P	P	P	P
CC541381	Marijuana Testing Facility, as defined under Section 405.120									P					P
541410	Interior Design Services								P				P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P			P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P
541611	Administrative Management and General Management Consulting Services								P			P		P	P
CC541611	Ag Tech and Agribusiness Incubator and Innovation Hub									P					P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P		P	P
541618	Other Management Consulting Services								P			P	P	P	P
541620	Environmental Consulting Services								P	P		P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P
~~541711~~ 541714	Research and Development in Biotechnology (except Nanobiotechnology)								P	P			C		P
~~541712~~ 541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)								P	P			C		P
541720	Research and Development in the Social Sciences and Humanities								P	P			C	P	P
541810	Advertising Agencies								P			P	P	P	P
541820	Public Relations Agencies								P			P	P	P	P
541830	Media Buying Agencies								P			P	P	P	P
541840	Media Representatives								P			P	P	P	P
541850	Indoor and Outdoor Display Advertising								P			P	P	P	P
541860	Direct Mail Advertising								P				P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P
541922	Commercial Photography											P	P	P	P
541930	Translation and Interpretation Services								P			P		P	P
541940	Veterinary Services										P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P

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551111	Offices of Bank Holding Companies								P		P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P	
561110	Office Administrative Services								P			P	P	P	P
561210	Facilities Support Services														P
561311	Employment Placement Agencies								P			C	C	C	P
561312	Executive Search Services								P			P	P	P	P
561320	Temporary Help Services								P			P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	C
561410	Document Preparation Services								P	P		P	P	P	P
561421	Telephone Answering Services								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P			P	P	P	P
561450	Credit Bureaus								P			P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P			P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation and Personal Background Check Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C

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611110	Elementary and Secondary Schools	C	C	C	C	C	P								
611210	Junior Colleges						P		C		C	C	C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development Training								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P
611519	Other Technical and Trade Schools								C					C	C
611610	Fine Arts Schools											C	C	C	P
611620	Sports and Recreation Instruction											C	C	C	P
611630	Language Schools								P					P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P
611692	Automobile Driving Schools											C	C	C	C
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P
611710	Educational Support Services								P			P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P					C		
621491	HMO Medical Centers							P	P			P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P
621498	All Other Outpatient Care Centers							P	C				C		P
621511	Medical Laboratories							P	P				C	P	P
621512	Diagnostic Imaging Centers							P					C	P	P
621610	Home Health Care Services							P	P			P	P	P	P
621910	Ambulance Services												C		P
621991	Blood and Organ Banks							P							P
621999	All Other Miscellaneous Ambulatory Health Care Services							P	C			C	C		

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622110	General Medical and Surgical Hospitals							P							
622210	Psychiatric and Substance Abuse Hospitals							P							P
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C			
623311	Continuing Care Retirement Communities						C	C				C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P	C				P	P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks														C
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P
711510	Independent Artists, Writers, and Performers							C				C	C	C	
712110	Museums											C	C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C	
712130	Zoos and Botanical Gardens											C	C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C	
713110	Amusement and Theme Parks											C	C	C	

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713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C									
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII- A of Chapter 405)														P
721310	Rooming and Boarding Houses											C	C	C	C
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
CC722513	Limited-Service Restaurants (with 16 seats or less and no drive through)								P		P	P	P	P	P
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C
CC722515	Snack and Nonalcoholic Beverage Bars (with 16 seats or less and no drive through)								P	P	P	P	P	P	P
811111	General Automotive Repair												C		C
~~811112~~	~~Automotive Exhaust System Repair~~												~~C~~		~~C~~
~~811113~~	~~Automotive Transmission Repair~~												~~C~~		~~C~~
~~811118~~	~~Other Automotive Mechanical and Electrical Repair and Maintenance~~												~~C~~		~~C~~
811121	Automotive Body, Paint, and Interior Repair and Maintenance								P		P	P	P	P	P
811122	Automotive Glass Replacement Shops														P
811191	Automotive Oil Change and Lubrication Shops												P		P
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C
~~811211~~	~~Consumer Electronics Repair and Maintenance~~										~~C~~	~~C~~	~~C~~		~~C~~
~~811212~~	~~Computer and Office Machine Repair and Maintenance~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~811213~~	~~Communication Equipment Repair and Maintenance~~														~~P~~
~~811219~~ 811210	~~Other~~ Electronic and Precision Equipment Repair and Maintenance								P		C	C	C	P	C
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Reupholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair											P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops								P		P	P	P	P	P
812112	Beauty Salons								P		P	P	P	P	C
812113	Nail Salons								P		P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, and Turkish baths)								P		P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries and Crematories	C					C					C			
812320	Dry Cleaning and Laundry Services (except Coin- Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers										P				
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405, 120) Services										P	P	P	P	
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	
812930	Parking Lots and Garages												C	C	P
812990	All Other Personal Services										C	C	C	C	C
813110	Religious Organizations	C	C	C	C	C	C	C	C	C	C	C	C	C	C
813211	Grantmaking Foundations								P		P	P	P	P	P
813212	Voluntary Health Organizations								P			P		P	P
813219	Other Grantmaking and Giving Services								P			P		P	P
813311	Human Rights Organizations								P			P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C
813910	Business Associations	C	C	C	C	C			P	P		P		P	P
813920	Professional Organizations								P			P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C
813940	Political Organizations								P			P	P	P	P

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P
814110	Private Households, Single-Fmaily Residential	P	P	P	P		P					P			
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P						P			
CC814120	Low-Density Multifamily Residential (up to 6 single family units per acre)					C						P			
CC814130	Medium-Density Multifamily Residential (up to 20 single family units per acre)											P		P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C	
921110	Executive Offices								P	P		P	P	P	C
921120	Legislative Bodies								P	P		P	P	P	
921130	Public Finance Activities								P			P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P
921190	Other General Government Support								P	P		P	P	P	P
922110	Courts								P				P	P	P
922120	Police Protection						P	P	P	P		P	P	P	P
922130	Legal Counsel and Prosecution								P	P		P	P	P	
922160	Fire Protection						P		P	P		P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C	C	C	P
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	
923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P	P		P	P	P	P
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

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APPLICATION TO PLANNING AND ZONING COMMISSION

#26-022: TEXT AMENDMENT TO THE ZONING ORDINANCE TO AMEND SECTION 405.210, TABLE A, FROM NAICS CODE 2012 EDITION TO THE 2022 EDITION AND AMEND CERTAIN PERMITTED AND CONDITIONAL USES WITHIN TABLE A

FOR THE MEETING OF: Monday, August 17th, 2026 6:00 P.M.

REQUEST: Jason Jaggi, Director of Community Development for the City of Creve Coeur, has submitted a text amendment application to the City's Zoning Ordinance to update Sections 405.120 *Definition of Terms*, 405.210 *Regulation of Uses*, Table A, 405.470 *Conditional Uses* and 405.820 *Required Off-Street Parking Spaces*. The amendment would update these sections to reflect the 2022 edition of the North American Industry Classification System (NAICS), replacing the 2012 edition currently used. The NAICS codes are used to classify different types of businesses and land uses throughout the city. Section 405.210 includes "Table A," which lists the types of businesses and uses that are allowed in each zoning district, either as permitted uses or conditional uses. The amendment also includes changes to some permitted and conditional uses allowed in various zoning districts.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.120: Definition of Terms
- Section 405.210: Regulation of Uses, Table A
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces

APPLICANT: Jason Jaggi, Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
St. Louis, MO 63141

REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: August 12, 2026
ATTACHMENTS: Draft Ordinance, Redlined Table A, Redlined and Color-coded Table A

APPLICATION BACKGROUND

Section 405.210, Regulation of Uses, of the Zoning Code governs the uses allowed within each zoning district, either as permitted uses or conditional uses, as identified in "Table A." These uses are generally categorized according to the North American Industry Classification System (NAICS) published by the Office of Management and Budget, 2012 Edition. Staff is proposing a text amendment to the Zoning Code to update Table A to reflect the 2022 NAICS definitions and classifications. Since the 2012 edition, the NAICS has been updated twice, with the 2022 edition being the most recent. Updating the zoning code to align with the current NAICS classifications will improve clarity by eliminating the need to cross-reference outdated codes with newer definitions. Staff is also concerned that if the 2022 version is not adopted before a future update is released, the 2012 definitions may no longer be readily accessible for reference purposes. The proposed amendments to Section 405.210, *Regulation of Uses*, Section 405.470, *Conditional Uses*, and Section 405.820 *Required Off-Street Parking Spaces,* replace references to outdated use codes from the NAICS 2012 version with their updated equivalent use codes from the NAICS 2022 version.

As part of the review of Table A to update the NAICS code from the 2012 version to the 2022 version, Staff also evaluated the Permitted and Conditional uses allowed within the PO- Planned Office, RO-Research Office and LI- Light Industrial zoning districts. An omission with the allowed uses for the PC-Planned Community zoning district was also corrected to allow residential uses, except for High-Density Multifamily Residential, as Permitted per the zoning district definition provided in Section 405.350. Uses such as eating and drinking establishments with 16 seats or less and financial establishments without drive through services are proposed as Permitted uses in various districts. All drive through services will remain Conditional Uses. Conditional Uses require a Conditional Use Permit with review by the Planning and Zoning Commission and approval by the City Council. Permitted uses are allowed by right and do not require a CUP or review by the Planning and Zoning Commission or City Council.

Staff has previously brought the proposed changes before the Planning and Zoning Commission as a discussion item in May 2025 and most recently in June 2026. The application is now before the Commission as a text amendment for review and recommendation to City Council.

ZONING ORDINANCE
Attachment A

P=Permitted Use; C=Conditional Use Permit Required

Use Code	2022 NAICS Title	Zoning Districts												
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P
334610	Manufacturing and Reproducing Magnetic and Optical Media											P	P	P	P
~~334613~~	~~Blank Magnetic and Optical Recoding Media Manufacturing~~														
~~334614~~	~~Software and Other Pre-Recroded Compat Disc, Tape, and Record Reproducing~~											~~P~~	~~P~~	~~P~~	~~P~~
~~335129~~	~~Other Lighting Equipment Manufacturing~~														~~P~~
~~335121~~ 335131	Residential Electric Lighting Fixture Manufacturing														P
~~335122~~ 335132	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
~~335110~~ 335139	Electric Lamp Bulb and Other Lighting Equipment ~~Part~~ Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335220	Major Household Appliance Manufacturing														P
~~335221~~	~~Household Cooking Appliance Manufacturing~~														~~P~~
~~335222~~	~~Household Refrigerator and Home Freezer Manufacturing~~														~~P~~
~~335224~~	~~Household Laundry Equipment Manufacturing~~														~~P~~
~~335228~~	~~Other Major Household Appliance Manufacturing~~														~~P~~
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335910	Battery Manufacturing														P
~~335911~~	~~Storage Battery Manufacturing~~														~~P~~
~~335912~~	~~Primary Battery Manufacturing~~														~~P~~
335932	Noncurrent-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
~~336111~~ ~~336112~~ 336110	~~Automobile Manufacturing~~ ~~Light Truck and Utility Vehicle Manufacturing~~ Automobile and Light Duty Motor Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C

Figure 1: Example of Revised Table A.

ZONING REVIEW

The majority of the changes to the Zoning Code relate to updating outdated NAICS 2012 use codes or use titles to the NAICS 2022 version. Some uses have been consolidated into a single use that encompasses several older uses, some outdated uses have been eliminated, and some existing uses have had their use code change or have had their title slightly altered. These changes are illustrated in the attached Redlined and Color-coded Table A document with the attached color key highlighting which uses were new in the 2022 NAICS, which uses were not included from the 2012 NAICS in the 2022 NAICS, which use codes match with no change and which uses were in both versions but had revisions to their code or title. Staff stayed consistent for new uses by labeling them Permitted or Conditional in the zoning districts their older counterparts were Permitted or Conditional as closely as possible.

While revising Table A and through discussions with a property owner within this zoning district, Staff noticed an omission that did not include any residential uses within the PC-Planned Community Zoning District although the purpose and intent for this zoning district in Section 405.350 stated it was to "consist of a mixture of residential, office employment and retail service uses, which together comprise a community or neighborhood." All residential uses were amended to be included in Table A as Permitted uses in PC except for CC814140 High-Density Multifamily Residential (more than 20 single family units per acre) because Section 405.350 limits residential density to 20 dwelling units per acre.

The changes to the PO-Planned Office Zoning District include expanding service uses, both as Permitted or Conditional, or other office type uses that would be compatible with the existing office use environment and are consistent with the purpose and intent of the PO district as stated in Section 405.320. The Covid 19 Pandemic that changed how the workforce uses office space has led to an increase in vacancies within this district and these amendments are intended to help fill those vacancies with uses that are compatible with existing uses and the purpose and intent of the district.

The changes to the LI-Light Industrial Zoning District are mostly comprised of revising existing uses allowed in LI as Conditional uses to be allowed as Permitted uses when such uses to do not require a large parking demand or outdoor storage. These changes will allow for more uses to be located in the LI district when compatible with the purpose and intent of the industrial district as outlined in Section 405.380 and cut down on uses that require Planning and Zoning Commission review that are not impactful to the surrounding industrial uses.

The changes to the RO-Research and Office Park district include a new use, CC 541611 Business Incubator and Innovation Hub, which would also be allowed in LI, in order to facilitate the growth of ag-tech related uses through business incubators in the 39North Agtech Innovation District. Staff worked with the 39North organization to create this standalone use to address needs in the district and to directly facilitate the growth of The Hub @ 39 North and the Helix Center incubators.

Staff included two new restaurant uses, CC722513 Limited-Service Restaurants (with 16 seats or less and no drive through) and CC722515 Snack and Nonalcoholic Beverage Bars (with 16 seats or less and no drive through) in order to allow these uses as Permitted by right and not require a Conditional Use Permit in the same zoning districts where their Conditional Use counterpart uses are currently allowed as Conditional. Per Section 405.820 *Off-Street Parking and Loading Regulations,* restaurant uses with 16 seats or less follow the parking requirements for general retail uses which are calculated at 4 parking spaces per 1000 square feet of floor area. Restaurant uses with more than 16 seats will remain Conditional uses. Based on prior applications, these small restaurant uses are similar in function to retail establishments. For these reasons, staff is recommending changing the category of these uses from Conditional to Permitted.

Similar to restaurants with limited seating, Staff also introduced three new financial uses, CC522110 Commercial Banking (without drive through), CC522130 Credit Unions (without drive through), and CC522180 Savings Institutions and Other Depository Credit Intermediation (without drive through)

which allow these uses without drive through services as Permitted in the HE, PH, PO, RO, MX, PC, GC, CB and LI zoning districts. Drive through services remain Conditional.

COMPREHENSIVE PLAN AND STRATEGIC PLAN REVIEW

Within the comprehensive plan, the RO and LI zoning districts fall under the Mixed-Use Innovation Campus District and the PO district falls under the Mixed-use District. The Mixed-Use Innovation Campus District is intended to accommodate the development of the 39North agtech and plant science district through specialized office, laboratory, institutional and research buildings with supporting mixed-use development and amenities. The expanded uses allowed in the RO and LI zoning districts are compatible with the goals of this district and the continuation of this area as a light industrial center of commerce. The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential, including the "day to day" retail and service businesses utilized by Creve Coeur's residents and workers, while allowing for increased density and new land uses. The expanded uses allowed in the PO zoning district are compatible with the objectives and strategies of the comprehensive plan.

Collectively, these amendments are supported by Strategy, 3.2 which supports the provision of community services, amenities and services to capture changing consumer preferences, Strategy 3.8, promote the implementation of 39 North, and support the district's long-term sustainability, and Strategy, 7.1 which encourages the facilitating the development of community supportive retail and services to ensure long-term vibrancy and resilience (Pages 47-51).

The FY 26-28 Strategic Plan adopted by the City Council contains the following strategies and initiatives under Goal 5, Strengthen and Diversify the Local Economy:

- Strategy 5.3 Identify commercial areas in need of enhancement, improvements, or repurposing
    - Initiative 5.3.2 Consider appropriate re-uses of aging office buildings in light of current vacancy rates
- Strategy 5.5 Support growth of the 39 North Innovation District
    - Initiative 5.5.3 Continue collaboration with 39 North on economic development initiatives

The proposed amendments affecting the RO and PO Districts align with these strategies and implement these specific initiatives.

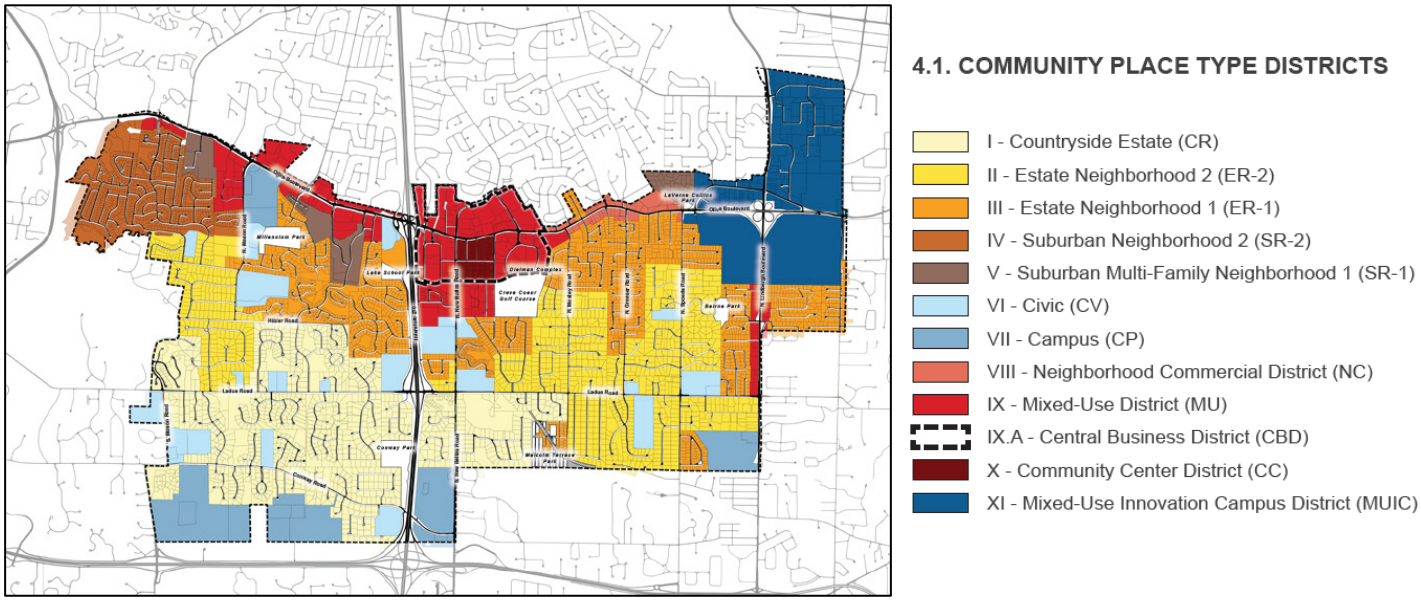

Figure 2: Community Place Type Districts map, Creve Coeur 2030 comprehensive plan.

ORDINANCE LANGUAGE

The draft ordinance is attached to this staff report to illustrate the full amendments to the Zoning Code including all new or revised language within Sections 405.120, Section 405.210 and Table A, Section 405.470, and Section 405.820 to update the NAICS 2012 edition to the NAICS 2022 edition along with various changes to the PC, RO, PO, and LI zoning districts.

If approved, Section 405.120 *Definitions* would be amended to include the following new definition for the incubator and innovation hub use as previously described as a new Permitted use in the RO and LI zoning districts:

Business Incubator and Innovation Hub

A facility designed to support start-up businesses, entrepreneurs, and emerging organizations which promote collaborative learning, research, workforce development, and commercialization of new ideas within the agricultural, technology, and plant science sectors through a combination of private small offices, flexible workstations, and co-working spaces within a shared location. Such facilities may provide access to shared equipment and administrative services, research and laboratory facilities, business planning assistance, mentoring, financial and business counseling, and other resources that foster business development and growth. Permitted uses include, but are not limited to, businesses and organizations engaged in plant science, agriculture, agricultural technology, biotechnology, technology, finance, education, nonprofit activities, research and development, and innovation-focused enterprises.

If approved, Section 405.210 *Regulation of Uses* would be amended to update the NAICS 2012 edition to the NAICS 2022 edition as follows:

A. It is the intent of this Chapter to permit certain uses, not otherwise illegal, to locate in specified zoning districts, either as a permitted use or a conditional use.

1. *Permitted uses.* No structure shall be erected, constructed, reconstructed or structurally altered, nor shall any structure or land or combination thereof be used unless the use to which the structure and/or land is to be put is listed in the permitted use section of the applicable zoning district and the use fully complies with all of the applicable district regulations, except for non-conformities, accessory uses and conditional uses. Permitted uses and conditional uses are generally listed according to the North American Industry Classification System (NAICS) published by the Office of Management and Budget, ~~2012~~ 2022 Edition. The specific uses set forth herein taken from the ~~2012~~ 2022 NAICS are adopted by reference as specifically set forth herein and made a part of this Chapter as if fully set out in this Chapter. A copy of the ~~2012~~ 2022 NAICS is on file in the Department of Community Development.

If approved, Section 405.210 *Regulation of Uses*, Table A (permitted and conditional uses) would be amended as shown in the following example. The full changes to Table A can be found in the Attachment A of the draft ordinance attached to this Staff Report.

ZONING ORDINANCE
Attachment A

P=Permitted Use; C=Conditional Use Permit Required														
Use Code	2022 NAICS Title	Zoning Districts												
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C									
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII- A of Chapter 405)														P
721310	Rooming and Boarding Houses											C	C	C	C
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
CC722513	Limited-Service Restaurants (with 16 seats or less and no drive through)								P		P	P	P	P	P
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C
CC722515	Snack and Nonalcoholic Beverage Bars (with 16 seats or less and no drive through)								P	P	P	P	P	P	P
811111	General Automotive Repair												C		C
~~811112~~	~~Automotive Exhaust System Repair~~												~~C~~		~~C~~
~~811113~~	~~Automotive Transmission Repair~~												~~C~~		~~C~~
~~811118~~	~~Other Automotive Mechanical and Electrical Repair and Maintenance~~												~~C~~		~~C~~
811121	Automotive Body, Paint, and Interior Repair and Maintenance								P		P	P	P	P	P
811122	Automotive Glass Replacement Shops														P
811191	Automotive Oil Change and Lubrication Shops												P		P
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C
~~811211~~	~~Consumer Electronics Repair and Maintenance~~										~~C~~	~~C~~	~~C~~		~~C~~
~~811212~~	~~Computer and Office Machine Repair and Maintenance~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~811213~~	~~Communication Equipment Repair and Maintenance~~														~~P~~
~~811210~~ 811210	~~Other~~ Electronic and Precision Equipment Repair and Maintenance								P		C	C	C	P	C
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P

If approved, Section 405.470 *Conditional Uses* would be amended as shown in the following example. The full changes to Section 405.470 can be found in the draft ordinance attached to this Staff Report.

3. Accessory Retail Sales — (NAICS ~~45299~~ 455219 all other general merchandise stores and NAICS ~~445120~~ 445131 convenience stores) (conditional use in the "PO" districts).

If approved, Section 405.820 *Required Off-Street Parking Spaces* would be amended as shown in the following example. The full changes to Section 405.820 can be found in the draft ordinance attached to this Staff Report.

B. *General Parking Requirements.*

1. Shopping centers designed for restaurant, retail uses and personal service establishments in NAICS 442, ~~443~~, 444, 445, ~~446~~, ~~448~~, 449, 451, ~~452~~, 453, 455, 456, 457, 458, 459 shall provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

MOTION

If the Planning and Zoning Commission believes the proposed changes to Section 405.120, Section 405.210 and Table A, Section 405.470, and Section 405.820 to update the NAICS 2012 edition to the NAICS 2022 edition along with various changes to the PC, RO, PO, and LI zoning districts are appropriate, the following would be a suitable motion for this application:

> "I move to recommend approval of the text amendment to Sections 405.120, Section 405.210 and Table A, Section 405.470, and Section 405.820 as described in the attached draft ordinance as part of Application 26-022 at the meeting of August 17, 2026."

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.

BILL NO. 6227 **ORDINANCE NO. _____**

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING CODE OF THE CITY OF CREVE COEUR TO UPDATE THE NAMING OF PERMITTED AND CONDITIONAL USES FROM THE 2012 NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS) TO THE 2022 NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS), ALONG WITH AMENDING CERTAIN PERMITTED AND CONDITIONAL USES WITHIN TABLE A.

WHEREAS, an application by the Director of Community Development, on behalf of the City of Creve Coeur, has been submitted for various amendments to the Zoning Code to convert references of uses from the 2012 NAICS to the 2022 NAICS due to market changes that have made many of the names and definitions obsolete, and to includes new segments of the market place; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the allowed permitted and conditional uses of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, August 17, 2026, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on August 17, 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

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice.

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

SECTION 1: Section 405.120 Definitions shall be amended to include the following definition:

SECTION 405.120: DEFINITIONS

Ag Tech and Agribusiness Incubator and Innovation Hub

A facility designed to support start-up businesses, entrepreneurs, and emerging organizations which promote collaborative learning, research, workforce development, and commercialization of new ideas within the agricultural, technology, and plant science sectors through a combination of private small offices, flexible workstations, and co-working spaces within a shared location. Such facilities may provide access to shared equipment and administrative services, research and laboratory facilities, business planning assistance, mentoring, financial and business counseling, and other resources that foster business development and growth. Permitted uses include, but are not limited to, businesses and

organizations engaged in plant science, agriculture, agricultural technology, biotechnology, technology, finance, education, nonprofit activities, research and development, and innovation-focused enterprises.

SECTION 2: Section 405.210 Regulation of Uses shall be amended to read as follows:

SECTION 405.210: REGULATION OF USES

A. It is the intent of this Chapter to permit certain uses, not otherwise illegal, to locate in specified zoning districts, either as a permitted use or a conditional use.

~~**1.**~~ *Permitted uses.* No structure shall be erected, constructed, reconstructed or structurally altered, nor shall any structure or land or combination thereof be used unless the use to which the structure and/or land is to be put is listed in the permitted use section of the applicable zoning district and the use fully complies with all of the applicable district regulations, except for non-conformities, accessory uses and conditional uses. Permitted uses and conditional uses are generally listed according to the North American Industry Classification System (NAICS) published by the Office of Management and Budget, ~~2012~~ 2022 Edition. The specific uses set forth herein taken from the ~~2012~~ 2022 NAICS are adopted by reference as specifically set forth herein and made a part of this Chapter as if fully set out in this Chapter. A copy of the ~~2012~~ 2022 NAICS is on file in the Department of Community Development.

~~**2.**~~ *Conditional uses.* No conditional use, as designated within this Chapter, shall hereafter be established unless such use has been approved pursuant to the provisions of Section **405.470**. Any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use.

~~**3.**~~ *Uses not specifically listed.* If a particular use included in the NAICS, is not listed as a permitted use and is not within the same NAICS classification code as a listed permitted use, it is not allowed in that district. If a particular use is not included in the NAICS and is substantially similar to uses in one (1) or more NAICS classification codes which are not listed as permitted uses, it is not allowed within that district. If a particular use is not included anywhere in the NAICS and is substantially similar to one (1) or more of the permitted uses listed in that district, it may receive consideration for inclusion as a permitted use by the Planning and Zoning Commission.

~~**4.**~~ Permitted and conditional uses for the zoning districts are provided in **Table A** of the Zoning Ordinance.

SECTION 3: Section 405.210.A.4. Table A shall be amended as shown in Attachment A.

SECTION 4: Section 405.470 Conditional Uses, subsections A. 3, 9, 12, 13, 20, 35, and 36 shall be amended to read as follows:

SECTION 405.470: CONDITIONAL USES

3. Accessory Retail Sales — (NAICS ~~45299~~ 455219 all other general merchandise stores and NAICS ~~445120~~ 445131 convenience stores) (conditional use in the "PO" districts).

   a. The floor area of retail uses shall not exceed twenty percent (20%) of the gross

leasable floor area of any building.

b. The combined floor area of all retail uses shall not exceed ten percent (10%) of the gross leasable floor area of a given planned development within the district.

c. No signage relating to the retail use shall be allowed except within a building and such signage shall not be visible off the premises.

9. Water supply And Irrigation Systems — NAICS 221310 (conditional use in the "GC" and "LI" district).

a. Shall be located on lots of at least three (3) acres in the "LI" Light Industrial District.

b. Shall be located on lots of at least eight (8) acres in the "GC" General Commercial District.

c. ~~Elevated structures~~ Structures that are elevated and not placed directly on the ground shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

12. New Car Dealers, Used Car Dealers, Motorcycle Dealers, And Boat Dealers — NAICS 441110, 441120, ~~441221~~ 441227 and 441222 (conditional use in the "LI" District).

a. Indoor Operations Only. All business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors. This shall not be interpreted to require service bay doors to be closed except as may be required by an approved conditional use permit.

b. Site Size. Shall be located on lots of not less than one (1) acre.

c. Trash Disposal And Storage. All used tires and parts, trash and similar objects shall be stored and fully screened from view of the public right-of-way.

13. Gasoline Service Stations — NAICS ~~447110~~ 457110 and ~~447190~~ 457120 (conditional use in the "PC," "GC" and "CB" districts). The following specific development standards shall be met before a conditional use permit may be issued for a gasoline service station in accordance with Section 405.1070, so as to control the mode of development, method of operation and to ensure that the location does not adversely affect the health, safety and welfare of the community, especially from the traffic point of view.

a. Site Size. Service station sites shall contain a minimum area of twenty thousand (20,000) square feet, a minimum lot frontage of one hundred (100) feet and a minimum of twenty-five hundred (2,500) square feet for each dispenser, whichever is greater. A dispenser may have more than one (1) hose.

b. Setbacks. All buildings shall be set back at least fifty (50) feet from the street right-of-way line and at least ten (10) feet from any other property line unless a greater setback is required by other provisions of this Chapter. Dispenser islands shall be set back twenty (20) feet from any property line. Canopies may be erected to within ten (10) feet of a property line or street right-of-way to protect automobiles positioned for service at

pump islands.

c. Service Bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays are to be contained entirely within the building. Where adjacent to a residential district ("A," "B," "C," "D," "AR" or "MR"), no more than three (3) service bays shall be permitted. Service bay doors shall not face residentially zoned property.

d. Parking And Access. In addition to providing parking in accordance with Section 405.820(F), there should be adequate space on site for automobiles to wait in line for each dispenser island and dispenser.

e. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A," "B," "C," "D," "AR" or "MR").

f. Retail Sales. Sales shall be restricted for the service station to gasoline, oil, tires, batteries and automotive accessories and food and beverages sold from vending machines, unless permission is explicitly granted as part of the conditional use permit for the sale of other items or classes of items such as food, beverages, personal care or other convenience items or car washing services.

g. Trash Disposal And Storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.

h. Major Repairs Prohibited. Major engine or transmission dismantling, body and fender work, top and upholstery work shall not be permitted on the premises of the service station.

i. Trailer And Equipment Rental Prohibited. Trailer and equipment rentals shall not be permitted to operate on the premises of a service station.

j. Gasoline Deliveries. No delivery tanker shall park on public right-of-way during gasoline delivery, nor shall any hose be permitted on the public right-of-way.

k. Pump Island Location. Pump islands located parallel to the street should observe a twenty (20) foot setback. Pump islands located perpendicular to the street should observe a thirty (30) foot setback.

l. Landscaping And Buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.

m. Curb Cuts And Corner Radius. On corner sites a twenty (20) foot curb radius shall be provided and no curb entrance shall be located within less than fifty (50) feet from the end of such curve. At intersections where a primary flow of right turn traffic is anticipated, a thirty-five (35) foot corner curb radius of curvature shall be provided, again with a fifty (50) foot curb cut setback from the end of the curve.

n. Sight Lines. Landscaping provided along the street frontage in accordance with paragraph (13)(l) "Landscaping and Buffering" above should preserve sight lines for entering and exiting traffic. This does not preclude careful placement of street trees with high foliage or low growing shrubbery (below thirty (30) inches).

20. Tire Dealers, General Automotive Repair, Automotive Transmission Repair, Other Automotive Mechanical And Electrical Repair And Maintenance, Oil Change, Automotive Glass Replacement Shops, And All Other Automotive Repair And Maintenance — NAICS ~~441320~~ 441340, 811111, ~~811113, 811118~~ 811114, 811122, 811191 and 811198 (conditional uses in the "GC," "CB" and "LI" districts).

a. Site Size. Shall be located on lots of at least one (1) acre.

b. Service Bays. Service bays shall be limited to one (1) per five thousand (5,000) square feet of land area. All service bays shall be contained entirely within the building. Service bay doors shall not face residentially zoned property ("A," "B," "C," "D," "AR" or "MR").

c. Fencing. The site shall be fenced with a six (6) foot brick or stone masonry wall or solid fence of wood or other material deemed appropriate by the Planning and Zoning Commission along each property line which abuts property zoned to any residential classification ("A," "B," "C," "D," "AR" or "MR").

d. Trash Disposal And Storage. All used tires and parts, trash and similar objects shall be stored within a solid brick or concrete enclosure in the rear half or, in the case of corner sites, the rear quarter of the site.

e. Body Repairs Prohibited. No body and fender work, top and upholstery work shall be permitted on the premises.

f. Landscaping And Buffering. A landscaped buffer at least ten (10) feet in width should be provided along the length of all property lines including along all frontage on street rights-of-way except where broken for entranceways. Landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission.

35. Research and Development in Biotechnology and Nanobiotechnology (NAICS ~~541711~~ 541713 and 541714) conditional use in the "GC" District.

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

36. Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology) (NAICS ~~541712~~ 541715) conditional use in the "GC" District.

a. Shall be located only on properties that abut the "LI" Light Industrial Zoning District.

b. All operations must be conducted within an enclosed building with no outdoor storage of materials or equipment.

SECTION 5: Section 405.820 Required Off-Street Parking Spaces, subsection B1, C1 and 2, F, and H, shall be amended to read as follows:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. *General Parking Requirements.*

~~1.~~ Shopping centers designed for restaurant, retail uses and personal service establishments in NAICS 442, ~~443~~, 444, 445, ~~446~~, ~~448~~, 449, 451, ~~452~~, 453, 455, 456, 457, 458, 459 shall provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required.

C. *Agriculture, Forestry, Fishing And Hunting (NAICS 11).*

~~**1.** *Veterinary services.* One (1) parking space per two hundred (200) square feet of floor area.~~

~~2~~ **1.** ~~*All other uses.*~~ One (1) parking space per five hundred (500) square feet of floor area and two (2) spaces per acre of land area.

F. *Wholesale And Retail Trade (NAICS 42, 44-45, 49 722).*

1. *Automotive Dealers (NAICS 4411-4413) (not including automobile repair):*

a. *Automobile or boat dealers (NAICS 4411-4412).* One (1) space per two hundred fifty (250) square feet of showroom floor area plus three (3) parking spaces per service bay plus one (1) space per one thousand two hundred fifty (1,250) square feet of total aggregate building area. Parking spaces typically occupied by new or used automobiles for sale shall not be counted towards the required off-street parking requirements. Such parking spaces occupied by automobiles for sale do not have to meet the minimum parking space requirements specified in this Chapter.

b. *Automotive parts, accessories, and tire stores (NAICS 4413).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

c. *Gasoline stations (NAICS ~~447~~ 457).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus three (3) spaces for every service bay.

d. *All other automotive uses.* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

2. *Building material and garden equipment and supplies dealers (NAICS 444).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area plus one (1) space per one thousand (1,000) square feet of outdoor display area.

3. *Furniture and home furnishings stores (including carpeting and major appliances) (NAICS ~~442~~ 449).* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

4. *General retail establishments (general merchandise, food, apparel and accessories and miscellaneous retail stores) (NAICS 442, ~~443~~, 444, 445, ~~446~~, ~~448~~, 449, 451, ~~452~~, 453, 455, 456, 457, 458, and 459).* Four (4) parking spaces per one thousand (1,000) square feet of floor area.

5. *Food services and drinking places (NAICS 722).*

[Ord. No. 5806 & 5807, 10-10-2022]

a. One (1) parking space per every three (3) seats of maximum occupancy allowed

under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area.

b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided, such small restaurant facilities shall not be freestanding or provide drive-through, or drive-up ordering facilities.

6. Wholesale trade, warehousing and storage (NAICS 42, 49) shall have their parking requirements based on the following:

Building Size	**Parking Spaces**
Less than 5,000 square feet	1 space per 1,000 square feet
5,000 to 15,000 square feet	1 space per 1,500 square feet
15,001 to 40,000 square feet	1 space per 2,000 square feet
Greater than 40,001 square feet	1 space per 2,500 square feet
or one (1) space per employee on the largest shift, whichever is greater.	

H. *Services.*

1. *Accommodation (NAICS 721110).* One and three-tenths (1.3) spaces per rentable room plus one (1) space for each three (3) seats in the restaurant and lounge plus one (1) space per five hundred (500) square feet of conference rooms.

2. *Personal and laundry services (NAICS 812).*

a. dry-cleaning and laundry services (NAICS 81232).

(1) *Dry-cleaning and laundry services (except coin-operated) (NAICS 812320).* One (1) space per one hundred fifty (150) square feet of floor area for the pickup area and one (1) space per three hundred (300) square feet of floor area for clothing storage and other areas.

(2) *All other uses.* One (1) space per three hundred (300) square feet of floor area.

b. *Hair, nail and skin care services (NAICS 81211).* Four (4) parking spaces per one thousand (1,000) square feet of floor area.

c. *Death care services (NAICS 8122).* One (1) space per fifty (50) square feet of floor space devoted to parlors, individual funeral service rooms and similar areas plus one (1) space for each funeral vehicle kept on the premises plus one (1) parking space per employee.

d. *All other personal service establishments.* One (1) space per two hundred (200) square feet of floor area.

3. *Miscellaneous business services (advertising agencies NAICS 54181~~, news syndicates NAICS 51911~~, and broadcasting (except Internet) facilities, NAICS ~~5151~~ 5161).*

a. One (1) space per three hundred (300) square feet of floor area.

b. *Computer systems design and related services (NAICS 5415).* One (1) space per two hundred (200) square feet of floor area.

4. *Automotive repair and maintenance (NAICS ~~6111~~ 8111).* One (1) space per three hundred (300) square feet of floor area plus one (1) space per service bay.

5. *Electronic and precision equipment repair and maintenance (NAICS 8112), commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance (NAICS 8113), and personal and household goods repair and maintenance (NAICS 8114).* One (1) space per three hundred (300) square feet of floor area.

6. *Motion pictures and video industries (NAICS 5121).*

a. *Single motion picture theaters.* One (1) space per three (3) seats.

b. *Multi-plex motion picture theaters (NAICS 512131).* One (1) space per four (4) seats. Except, however, that such theaters may have their parking modified by the provisions of Section **405.800(G)(3)** or for multi-plex theaters located with shopping centers containing over twenty-five thousand (25,000) square feet of floor area which provide at least six (6) parking spaces per one thousand (1,000) square feet of floor area or multi-plex theaters located with shopping centers over fifty thousand (50,000) square feet of floor area which provide at least five (5) parking spaces per one thousand (1,000) square feet of floor area may provide parking according to the following standards:

Gross Retail Area	Parking Standard
25,000 — 49,999	1 space per 5 seats
50,000 — 79,999	1 space per 6 seats
80,000 — 99,999	1 space per 7 seats
100,000 square feet and larger	1 space per 8 seats

c. *Video tape and disc rental (NAICS ~~53223~~ 532282).* One (1) space per two hundred (200) square feet of floor area.

d. *All other motion picture uses.* One (1) space per three hundred (300) square feet of floor area.

7. *Amusement and recreation facilities.*

a. *Fine arts schools (NAICS 61161) and sports and recreation instruction (NAICS 61162).* One (1) space per two hundred (200) square feet of floor area.

b. *Fitness and recreational sports centers (NAICS 71394), and all other amusement and recreation industries (NAICS 713990).* One (1) space per one hundred fifty (150) square feet of floor area.

c. *Bowling centers (NAICS 71395).* Five (5) spaces per lane.

d. *Golf courses and country clubs (NAICS 71391).* Four (4) spaces per hole.

e. *Public or private commercially operated recreational complexes and associated structures.* Five (5) spaces per gross acre plus one (1) space per one hundred (100) square feet of floor area for associated support buildings.

8. *Health care and social assistance (NAICS 62).*

a. *Ambulatory health care services (NAICS 621).*

(1) Buildings under fifteen thousand (15,000) square feet. Four (4) spaces per one thousand (1,000) square feet of gross leasable floor area.

(2) Buildings greater than fifteen thousand (15,000) square feet. Three and three-tenths (3.3) spaces per one thousand (1,000) square feet of gross leasable floor area.

b. *Nursing and residential care personal care facilities (NAICS 623).* One (1) space per two (2) patient beds.

c. *Hospitals (NAICS 622).*

(1) Eighty-five one-hundredths (0.85) space per employee on duty at any one (1) shift change or sixty-five one-hundredths (0.65) space per full-time equivalent total employment, whichever is greater, and additional parking spaces shall be provided for visitors on the basis of six-tenths (0.6) space per hospital bed.

(2) The parking requirements for a hospital may be reduced by the Planning and Zoning Commission if a total parking analysis which reflects all uses provided is submitted by the applicant and approved by the Planning and Zoning Commission.

d. *Other health services.* Four (4) parking spaces per one thousand (1,000) square feet of gross floor area.

9. *Professional, scientific, and technical services (NAICS 54).*

a. One (1) space per two hundred fifty (250) square feet of floor area.

b. *Veterinary Services.* One (1) parking space per two hundred (200) square feet of floor area.

10. *Educational services (NAICS 61).*

a. *Elementary and secondary schools (NAICS 6111).*

(1) High schools. One (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee.

(2) Junior high and elementary schools. Two (2) spaces per classroom.

b. *Colleges, universities, business schools and technical/vocational schools (NAICS 6112, 6113, 6114, and 6115).* One (1) space for every two (2) students based on the maximum design capacity of the school plus one (1) space for every employee.

c. *Other educational services.* One (1) space per three hundred (300) square feet of floor area.

11. *Social assistance (NAICS 6244).*

a. *Child day care services (NAICS 62441).* One and one-half (1.5) spaces per staff person required for the licensed capacity of the facility. In addition, day care facilities shall provide safe drop-off areas near the main entrance to the facility.

b. *All other social service uses.* One (1) space per three hundred (300) square feet of floor area.

12. *Museums, historical sites, and similar institutions (NAICS 7121).* One (1) space per three hundred (300) square feet of floor area plus one (1) space per two thousand five hundred (2,500) square feet of outdoor display area.

13. *Grant-making and giving services, social advocacy organizations, civic and social organizations, and business, professional, labor, political and similar organizations (NAICS 8132, 8133, 8134, and 8139).* One (1) space per two hundred (200) square feet of floor area.

SECTION 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF_____, 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS_____ DAY OF_____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
CC111419	Comprehensive or Medical Marijuana Cultivation Facility and Microbusiness Marijuana Wholesale Facility, inside a building or greenhouse as defined under Section 405.120 with no drive-up facilities									C					C
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems												C		C
221320	Sewage Treatment Facilities														C
236115	New Single-Family Housing Construction (except For-Sale Builders)														C
236116	New Multifamily Housing Construction (except For-Sale Builders)														C
236117	New Housing For-Sale Builders														C
236118	Residential Remodelers														~~C,~~ P
236210	Industrial Building Construction														C
236220	Commercial and Institutional Building Construction														C
237110	Water and Sewer Line and Related Structures Construction														C
237120	Oil and Gas Pipeline and Related Structures Construction														C
237130	Power and Communication Line and Related Structures Construction														C
237210	Land Subdivision														C
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P
238150	Glass and Glazing Contractors														~~C,~~ P
238210	Electrical Contractors and Other Wiring Installation Contractors														~~C~~, P
238220	Plumbing, Heating, and Air-Conditioning Contractors														~~C~~, P
238310	Drywall and Insulation Contractors														~~C~~, P
238320	Painting and Wall Covering Contractors														~~C~~, P
238330	Flooring Contractors														~~C~~, P
238340	Tile and Terrazzo Contractors														~~C~~, P
238350	Finish Carpentry Contractors														~~C~~, P
238390	Other Building Finishing Contractors														~~C~~, P
238990	All Other Specialty Trade Contractors														~~C~~, P
311340	Nonchocolate Confectionery Manufacturing										P	P	P		P
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionery Manufacturing from Purchased Chocolate										P	P	P	P	P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P
311920	Coffee and Tea Manufacturing														P
311942	Spice and Extract Manufacturing														C
312111	Soft Drink Manufacturing														P
312112	Bottled Water Manufacturing														P
312113	Ice Manufacturing														C
312120	Breweries														C
312130	Wineries														C
312140	Distilleries														C
313220	Narrow Fabric Mills and Schiffli Machine Embroidery														P
313310	Textile and Fabric Finishing Mills														P
313320	Fabric Coating Mills														P
314120	Curtain and Linen Mills														P
314910	Textile Bag and Canvas Mills														P
314999	All Other Miscellaneous Textile Product Mills														C
315210	Cut and Sew Apparel Contractors														P
~~315220~~	~~Men's and Boys' Cut and Sew Apparel Manufacturing~~														~~P~~
~~315240~~	~~Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing~~														~~P~~
315250	Cut and Sew Apparel Manufacturing (except Contractors)														P
~~315280~~	~~Other Cut and Sew Apparel Manufacturing~~														~~P~~
315990	Apparel Accessories and Other Apparel Manufacturing														P
316210	Footwear Manufacturing														P
~~316998~~ 316990	~~All~~ Other Leather ~~Good~~ and Allied Product Manufacturing														P
~~316992~~	~~Women's Handbag and Purse Manufacturing~~														~~P~~
321211	Hardwood Veneer and Plywood Manufacturing														C
321212	Softwood Veneer and Plywood Manufacturing														C
~~321214~~	~~Truss Manufacturing~~														~~C~~
~~321213~~ 321215	Engineered Wood Member (except Truss) Manufacturing														C
321219	Reconstituted Wood Product Manufacturing														C
321911	Wood Window and Door Manufacturing														C
321912	Cut Stock, Resawing Lumber, and Planing														C
321918	Other Millwork (including Flooring)														C
321920	Wood Container and Pallet Manufacturing														C
321991	Manufactured Home (Mobile Home) Manufacturing														C

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
321992	Prefabricated Wood Building Manufacturing														C
321999	All Other Miscellaneous Wood Product Manufacturing														C
322211	Corrugated and Solid Fiber Box Manufacturing														C
322212	Folding Paperboard Box Manufacturing														P
322219	Other Paperboard Container Manufacturing														P
322220	Paper Bag and Coated and Treated Paper Manufacturing														C
322230	Stationery Product Manufacturing														C
322291	Sanitary Paper Product Manufacturing														C
322299	All Other Converted Paper Product Manufacturing														C
323111	Commercial Printing (except Screen and Books)														P
323113	Commercial Screen Printing														P
323117	Books Printing														P
323120	Support Activities for Printing														P
325220	Artificial and Synthetic Fibers and Filaments Manufacturing									C					C
325411	Medicinal and Botanical Manufacturing									C					C
325412	Pharmaceutical Preparation Manufacturing									C					C
325413	In-Vitro Diagnostic Substance Manufacturing									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Comprehensive or Medical Marijuana-Infused Product Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 with no drive-up facilities									C					C
325991	Custom Compounding of Purchased Resins														P
325992	Photographic Film, Paper, Plate, Chemical, and Copy Toner Manufacturing														P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P
326111	Plastics Bag and Pouch Manufacturing														C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P
326121	Unlaminated Plastics Profile Shape Manufacturing														P
326122	Plastics Pipe and Pipe Fitting Manufacturing														P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P
326140	Polystyrene Foam Product Manufacturing														P
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P
326160	Plastics Bottle Manufacturing														P
326191	Plastics Plumbing Fixture Manufacturing														P
326199	All Other Plastics Product Manufacturing														P
326212	Tire Retreading														C
326291	Rubber Product Manufacturing for Mechanical Use														P

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		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
326299	All Other Rubber Product Manufacturing														P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing														P
327211	Flat Glass Manufacturing														P
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P
327213	Glass Container Manufacturing														P
327215	Glass Product Manufacturing Made of Purchased Glass														P
332114	Custom Roll Forming														P
332117	Powder Metallurgy Part Manufacturing														P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing														P
332216	Saw Blade and Handtool Manufacturing														P
332311	Prefabricated Metal Building and Component Manufacturing														P
332312	Fabricated Structural Metal Manufacturing														P
332313	Plate Work Manufacturing														P
332321	Metal Window and Door Manufacturing														P
332322	Sheet Metal Work Manufacturing														P
332323	Ornamental and Architectural Metal Work Manufacturing														P
332410	Power Boiler and Heat Exchanger Manufacturing														P
332420	Metal Tank (Heavy Gauge) Manufacturing														P
332431	Metal Can Manufacturing														P
332439	Other Metal Container Manufacturing														P
332510	Hardware Manufacturing														P
332613	Spring Manufacturing														P
332618	Other Fabricated Wire Product Manufacturing														P
332710	Machine Shops														P
332721	Precision Turned Product Manufacturing														P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing														P
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers														P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring														P
332911	Industrial Valve Manufacturing														P
332912	Fluid Power Valve and Hose Fitting Manufacturing														C
332913	Plumbing Fixture Fitting and Trim Manufacturing														P
332919	Other Metal Valve and Pipe Fitting Manufacturing														P
332991	Ball and Roller Bearing Manufacturing														P
332992	Small Arms Ammunition Manufacturing														C
332993	Ammunition (except Small Arms) Manufacturing														C

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332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing														C
332996	Fabricated Pipe and Pipe Fitting Manufacturing														P
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing														C
333111	Farm Machinery and Equipment Manufacturing														C
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing														C
333120	Construction Machinery Manufacturing														P
333131	Mining Machinery and Equipment Manufacturing														P
333132	Oil and Gas Field Machinery and Equipment Manufacturing														P
333241	Food Product Machinery Manufacturing														P
333242	Semiconductor Machinery Manufacturing														P
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing														P
~~333244~~	~~Printing Machinery and Equipment Manufacturing~~														~~P~~
~~333249~~ 333248	All Other Industrial Machinery Manufacturing														P
~~333318~~ 333310	~~Other~~ Commercial and Service Industry Machinery Manufacturing														P
~~333314~~	~~Optical Instrument and Lens Manufacturing~~														~~P~~
~~333316~~	~~Photographic and Photocopying Equipment Manufacturing~~														~~P~~
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing														P
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing														P
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing														P
333511	Industrial Mold Manufacturing														C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing														P
333515	Cutting Tool and Machine Tool Accessory Manufacturing														P
333517	Machine Tool Manufacturing														P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing														P
333611	Turbine and Turbine Generator Set Units Manufacturing														P
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing														P
333613	Mechanical Power Transmission Equipment Manufacturing														P
333618	Other Engine Equipment Manufacturing														P
~~333911~~	~~Pump and Pumping Equipment Manufacturing~~														~~P~~
333912	Air and Gas Compressor Manufacturing														P
~~333913~~	~~Measuring and Dispensing Pump Manufacturing~~														~~P~~
333914	Measuring, Dispensing, and Other Pumping Equipment Manufacturing														P

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		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
333921	Elevator and Moving Stairway Manufacturing														P
333922	Conveyor and Conveying Equipment Manufacturing														P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing														P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing														P
333991	Power-Driven Handtool Manufacturing														C
333992	Welding and Soldering Equipment Manufacturing														P
333993	Packaging Machinery Manufacturing														P
333994	Industrial Process Furnace and Oven Manufacturing														P
333995	Fluid Power Cylinder and Actuator Manufacturing														P
333996	Fluid Power Pump and Motor Manufacturing														P
~~333997~~	~~Scale and Balance Manufacturing~~														~~P~~
~~333999~~ 333998	All Other Miscellaneous General Purpose Machinery Manufacturing														C
334111	Electronic Computer Manufacturing														P
334112	Computer Storage Device Manufacturing														P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing														P
334210	Telephone Apparatus Manufacturing														P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing														P
334290	Other Communications Equipment Manufacturing														P
334310	Audio and Video Equipment Manufacturing														P
334412	Bare Printed Circuit Board Manufacturing														P
334413	Semiconductor and Related Device Manufacturing														P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing														P
334417	Electronic Connector Manufacturing														P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing														P
334419	Other Electronic Component Manufacturing														P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C							P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing														P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use														P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables														P
334514	Totalizing Fluid Meter and Counting Device Manufacturing														P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P

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334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P
334610	Manufacturing and Reproducing Magnetic and Optical Media											P	P	P	P
~~334613~~	~~Blank Magnetic and Optical Recoding Media Manufacturing~~														
~~334614~~	~~Software and Other Pre-Recroded Compat Disc, Tape, and Record Reproducing~~											~~P~~	~~P~~	~~P~~	~~P~~
~~335129~~	~~Other Lighting Equipment Manufacturing~~														~~P~~
~~335121~~ 335131	Residential Electric Lighting Fixture Manufacturing														P
~~335122~~ 335132	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
~~335110~~ 335139	Electric Lamp Bulb and Other Lighting Equipment ~~Part~~ Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335220	Major Household Appliance Manufacturing														P
~~335221~~	~~Household Cooking Appliance Manufacturing~~														~~P~~
~~335222~~	~~Household Refrigerator and Home Freezer Manufacturing~~														~~P~~
~~335224~~	~~Household Laundry Equipment Manufacturing~~														~~P~~
~~335228~~	~~Other Major Household Appliance Manufacturing~~														~~P~~
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335910	Battery Manufacturing														P
~~335911~~	~~Storage Battery Manufacturing~~														~~P~~
~~335912~~	~~Primary Battery Manufacturing~~														~~P~~
335932	Noncurrent-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
336111 336112 336110	Automobile Manufacturing Light Truck and Utility Vehicle Manufacturing Automobile and Light Duty Motor Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C

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336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing														P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C
336340	Motor Vehicle Brake System Manufacturing														C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P
336390	Other Motor Vehicle Parts Manufacturing														C
336411	Aircraft Manufacturing														C
336412	Aircraft Engine and Engine Parts Manufacturing														C
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing														P
336414	Guided Missile and Space Vehicle Manufacturing														C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing														C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing														C
336510	Railroad Rolling Stock Manufacturing														C
336611	Ship Building and Repairing														C
336612	Boat Building														C
336991	Motorcycle, Bicycle, and Parts Manufacturing														C
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing														C
336999	All Other Transportation Equipment Manufacturing														C
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C
337121	Upholstered Household Furniture Manufacturing														C
337122	Nonupholstered Wood Household Furniture Manufacturing														C
~~337124~~	~~Metal Household Furniture Manufacturing~~														~~C~~
~~337125~~ 337126	Household Furniture (except Wood and ~~Metal~~ Upholstered) Manufacturing														C
337127	Institutional Furniture Manufacturing														C
337211	Wood Office Furniture Manufacturing														C
337212	Custom Architectural Woodwork and Millwork Manufacturing														C
337214	Office Furniture (except Wood) Manufacturing														C
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C
337910	Mattress Manufacturing														C
337920	Blind and Shade Manufacturing														P

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339112	Surgical and Medical Instrument Manufacturing														P
339113	Surgical Appliance and Supplies Manufacturing							C				C	C		P
339114	Dental Equipment and Supplies Manufacturing							C							P
339115	Ophthalmic Goods Manufacturing							C							P
339116	Dental Laboratories							P					C	C	P
339910	Jewelry and Silverware Manufacturing														P
339920	Sporting and Athletic Goods Manufacturing														P
339930	Doll, Toy, and Game Manufacturing														P
339940	Office Supplies (except Paper) Manufacturing														P
339950	Sign Manufacturing										C	C	C	C	C
339991	Gasket, Packing, and Sealing Device Manufacturing														P
339992	Musical Instrument Manufacturing														P
339993	Fastener, Button, Needle, and Pin Manufacturing														P
339994	Broom, Brush, and Mop Manufacturing														P
339995	Burial Casket Manufacturing														P
339999	All Other Miscellaneous Manufacturing														C
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P
423130	Tire and Tube Merchant Wholesalers														C
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C
423210	Furniture Merchant Wholesalers														P
423220	Home Furnishing Merchant Wholesalers														P
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P
423390	Other Construction Material Merchant Wholesalers														P
423410	Photographic Equipment and Supplies Merchant Wholesalers														P
423420	Office Equipment Merchant Wholesalers														P
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers														P
423440	Other Commercial Equipment Merchant Wholesalers														P
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P
423460	Ophthalmic Goods Merchant Wholesalers														P
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P
423520	Coal and Other Mineral and Ore Merchant Wholesalers														P

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423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers														P
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P
423710	Hardware Merchant Wholesalers														P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers														P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers														P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P
423830	Industrial Machinery and Equipment Merchant Wholesalers														P
423840	Industrial Supplies Merchant Wholesalers														P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers														P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P
423930	Recyclable Material Merchant Wholesalers														P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers														P
424110	Printing and Writing Paper Merchant Wholesalers														P
424120	Stationery and Office Supplies Merchant Wholesalers														P
424130	Industrial and Personal Service Paper Merchant Wholesalers														P
424210	Drugs and Druggists' Sundries Merchant Wholesalers												C		P
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers														P
~~424320~~	~~Men's and Boys' Clothing and Furnishings Merchant Wholesalers~~														~~P~~
~~424330~~	~~Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers~~														~~P~~
424340	Footwear Merchant Wholesalers														P
424350	Clothing and Clothing Accessories Merchant Wholesalers														P
424410	General Line Grocery Merchant Wholesalers														P
424420	Packaged Frozen Food Merchant Wholesalers														P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P

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424440	Poultry and Poultry Product Merchant Wholesalers														P
424450	Confectionery Merchant Wholesalers														P
424460	Fish and Seafood Merchant Wholesalers														P
424470	Meat and Meat Product Merchant Wholesalers														P
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P
424490	Other Grocery and Related Products Merchant Wholesalers														P
424510	Grain and Field Bean Merchant Wholesalers														P
424520	Livestock Merchant Wholesalers														P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P
424690	Other Chemical and Allied Products Merchant Wholesalers														C
424810	Beer and Ale Merchant Wholesalers														P
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														P
424910	Farm Supplies Merchant Wholesalers														P
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P
424940	Tobacco Product and Electronic Cigarette Merchant Wholesalers														P
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers														P
~~425110~~	~~Business to Business Electronic Markets~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
441110	New Car Dealers												C	C	C
425120	Wholesale Trade Agents and Brokers								P				P	P	P
441120	Used Car Dealers														C
441210	Recreational Vehicle Dealers														C
441222	Boat Dealers											C	C	C	C
~~441228~~ 441227	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C
~~443141~~	~~Household Appliance Stores~~										~~C~~	~~C~~	~~P~~	~~P~~	~~P~~
~~443142~~	~~Electronics Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~441310~~ 441330	Automotive Parts and Accessories ~~Stores~~ Retailers										C	C	C	C	C
~~441320~~ 441340	Tire Dealers												C		C
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							C				C	C	C	C
~~443141~~	~~Household Appliance Stores~~										~~C~~	~~C~~	~~P~~	~~P~~	~~P~~
~~443142~~	~~Electronics Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
444110	Home Centers											C	C	C	P

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444120	Paint and Wallpaper Retailers										C	P	P	P	P
~~441130~~ 444140	Hardware ~~Stores~~ Retailers										P	P	P	P	P
~~444190~~ 444180	Other Building Material Dealers											C	C	C	P
~~444210~~ 444230	Outdoor Power Equipment ~~Stores~~ Retailers										C	C	C	P	P
~~444220~~ 444240	Nursery, Garden Center, and Farm Supply ~~Stores~~ Retailers										C			C	P
445110	Supermarkets and Other Grocery Retailers (except Convenience Retailers)										C	P	P	P	P
~~445120~~ 445131	Convenience ~~Stores~~ Retailers								C		C	C	C	C	C
~~454210~~ 445132	Vending Machine Operators														p
445230	Fruit and Vegetable Retailers										P	P	P	P	P
~~445210~~ 445240	Meat ~~Markets~~ Retailers										P	P	P	P	P
~~445220~~ 445250	Fish and Seafood ~~Markets~~ Retailers														P
445291	Baked Goods Retailers										P	P	P	P	P
445292	Confectionery and Nut Retailers										P	P	P	P	P
~~445299~~ 445298	All Other Specialty Food ~~Stores~~ Retailers										P	P	P	P	P
~~445310~~ 445320	Beer, Wine, and Liquor ~~Stores~~ Retailers										P	P	P	P	P
~~448110~~	~~Men's Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448120~~	~~Women's Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448130~~	~~Children's and Infants' Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448140~~	~~Family Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448150~~	~~Clothing Accessories Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448190~~	~~Other Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~442110~~ 449110	Furniture ~~Stores~~ Retailers										P	P	P	P	C

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
~~442210~~ 449121	Floor Covering ~~Stores~~ Retailers										P	P	P	P	C
~~442291~~ 449122	Window Treatment ~~Stores~~ Retailers										P	P	P	P	P
~~442299~~ 449129	All Other Home Furnishings ~~Stores~~ Retailers										C	C	P	P	P
449210	Electronics and Appliance Retailers										P	P	P	P	P
CC453999	Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility (provided any drive-through or drive-up portion of any such dispensary shall be a conditional use in the designated districts)							P		P	P	P	P	P	P
~~454111~~	~~Electronic Shopping~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~454112~~	~~Electronic Auctions~~													~~P~~	~~P~~
~~454113~~	~~Mail-Order Houses~~														~~P~~
~~454210~~	~~Vending Machine Operators~~														~~P~~
~~454310~~	~~Fuel Dealers~~														~~C~~
~~454390~~	~~Other Direct Selling Establishments~~										~~P~~	~~P~~	~~P~~		
~~452111~~ 455110	Department Stores ~~(except Discount Department Stores)~~										C	C	C	C	P
~~452112~~	~~Discount Department Stores~~										~~C~~	~~C~~	~~C~~	~~C~~	~~P~~
~~452910~~ 455211	Warehouse Clubs and Supercenters											C	C	C	P
~~452990~~ 455219	All Other General Merchandise ~~Stores~~ Retailers								C		C	C	C	C	P
~~446110~~ 456110	Pharmacies and Drug ~~Stores~~ Retailers							P	P		P	P	P	P	P
~~446120~~ 456120	Cosmetics, Beauty Supplies, and Perfume ~~Stores~~ Retailers										P	P	P	P	P
~~446130~~ 456130	Optical Goods ~~Stores~~ Retailers										P	P	P	P	P
~~446191~~ 456191	Food (Health) Supplement ~~Stores~~ Retailers							P			P	P	P	P	P
~~446199~~ 456199	All Other Health and Personal Care ~~Stores~~ Retailers										P	P	P	P	P
~~447110~~ 457110	Gasoline Stations with Convenience Stores										C	C	C	C	C

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Use Code	2022 NAICS Title	Zoning Districts													
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~~447190~~ 457120	Other Gasoline Stations										C	C	C	C	C
~~454310~~ 457210	Fuel Dealers														C
458110	Clothing and Clothing Accessories Retailers										P	P	P	P	C
~~448210~~ 458210	Shoe ~~Stores~~ Retailers										P	P	P	P	P
~~448310~~ 458310	Jewelry ~~Stores~~ Retailers										P	P	P	P	C
~~448320~~ 458320	Luggage and Leather Goods ~~Stores~~ Retailers										P	P	P	P	C
~~451110~~ 459110	Sporting Goods ~~Stores~~ Retailers ~~(except those exclusively engaged in the sale of firearms and ammunition)~~										C	C	P	P	P
453998	Hobby, Toy, and Game ~~Stores~~ Retailers										P	P	P	P	P
~~451130~~ 459130	Sewing, Needlework, and Piece Goods ~~Stores~~ Retailers										P	P	P	P	P
~~451140~~ 459140	Musical Instrument and Supplies ~~Stores~~ Retailers										P	P	P	P	P
~~451211~~ ~~451212~~ 459210	Book ~~Stores~~ Retailers and News Dealers ~~and Newsstands~~										P	P	P	P	P
~~453110~~ 459310	Florists							P			P	P	P	P	P
~~453210~~ 459410	Office Supplies and Stationery ~~Stores~~ Retailers							P	P		p	p	p	p	P
~~453220~~ 459420	Gift, Novelty, and Souvenir ~~Stores~~ Retailers							P			P	P	P	P	P
~~453310~~ 459510	Used Merchandise ~~Stores~~ Retailers ~~(No building materials, outside sales, exchange or drop-off of used goods)~~										P	P	P	P	P
~~453920~~ 459920	Art Dealers										P	P	P	P	P
~~453930~~ 459930	Manufactured (Mobile) Home Dealers														C
~~453910~~ 459910	Pet and Pet Supplies ~~Stores~~ Retailers										P	P	P	P	P

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~~453991~~ 459991	Tobacco, Electronic Cigarette, and Other Smoking Supplies ~~Stores~~ Retailers										P	P	P	P	P
453998	~~All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
481112	Scheduled Freight Air Transportation														P
481219	Other Nonscheduled Air Transportation											P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C
484210	Used Household and Office Goods Moving														C
484220	Specialized Freight (except Used Goods) Trucking, Local														C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C
485111	Mixed Mode Transit Systems														C
485112	Commuter Rail Systems														C
485113	Bus and Other Motor Vehicle Transit Systems														C
485119	Other Urban Transit Systems														P
485210	Interurban and Rural Bus Transportation												C	C	C
485310	Taxi and Ridesharing Services														C
485320	Limousine Service														P
485410	School and Employee Bus Transportation														C
485510	Charter Bus Industry											C			C
485991	Special Needs Transportation											C			C
485999	All Other Transit and Ground Passenger Transportation											C			C
486110	Pipeline Transportation of Crude Oil														C
486210	Pipeline Transportation of Natural Gas														C
486910	Pipeline Transportation of Refined Petroleum Products														C
486990	All Other Pipeline Transportation														C
488190	Other Support Activities for Air Transportation														P
488410	Motor Vehicle Towing														C
488490	Other Support Activities for Road Transportation														C
488510	Freight Transportation Arrangement														P
488991	Packing and Crating														P
488999	All Other Support Activities for Transportation														P
491110	Postal Service								P			P	P	P	P
492110	Couriers and Express Delivery Services														P
492210	Local Messengers and Local Delivery														P
493110	General Warehousing and Storage														~~C~~, P

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493120	Refrigerated Warehousing and Storage														C
512110	Motion Picture and Video Production											C	C	C	P
512120	Motion Picture and Video Distribution											P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	
512191	Teleproduction and Other Postproduction Services												P	P	
512199	Other Motion Picture and Video Industries												P	P	
512230	Music Publishers								P	P			P	P	P
512240	Sound Recording Studios								C			C	C	C	P
~~512210~~ ~~512220~~ 512250	Record ~~Integrated Record~~ Production and Distribution								C	C			C	C	P
512290	Other Sound Recording Industries								C			C	C	C	P
~~511110~~ 513110	Newspaper Publishers								P		P	P		P	P
~~511120~~ 513120	Periodical Publishers								P	P	P	P		P	P
~~511130~~ 513130	Book Publishers								P	P	P	P		P	P
~~511140~~ 513140	Directory and Mailing List Publishers								P		P	P		P	P
~~511191~~	~~Greeting Card Publishers~~								~~P~~		~~P~~	~~P~~		~~P~~	~~P~~
~~511199~~ 513199	All Other Publishers								P		P	P		P	P
~~511210~~ 513210	Software Publishers								P	P	P	P	P	P	P
~~515210~~	~~Cable and Other Subscription Programming~~								~~C~~			~~C~~	~~C~~	~~C~~	~~C~~
~~515111~~ 515112 516110	~~Radio Networks~~ Radio Stations Radio Broadcasting Stations								C			C	C	C	C
~~515120~~ 516120	Television Broadcasting Stations								C			C	C	C	C
~~517110~~ 517111	Wired Telecommunications Carriers								C	C		C		C	C
~~517210~~ 517112	Wireless Telecommunications Carriers ~~Incl. Freestanding Antenna Facilities~~ (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
~~517911~~ 517121	Telecommunications Resellers								C			P		P	P

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517410	Satellite Telecommunications								C	C			C		C
~~517919~~ 517810	All Other Telecommunications								C				C		C
~~517929~~	~~Roof-Mounted Communication Equipment~~	~~C~~					~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
518210	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services								P	P		P		P	P
~~519110~~	~~News Syndicates~~								~~P~~			~~P~~	~~P~~	~~P~~	
~~519120~~ 519210	Libraries and Archives						P		P	P	P	P	P	P	P
~~Internet Publishing and Broadcasting and Web Search~~ ~~519130~~ ~~Portals~~ ~~519190~~ ~~All Other Information Services~~ 519290	Web Search Portals and All Other Information Services								P	P	P	P	P	P	P
521110	Monetary Authorities-Central Bank								P			P		P	P
522110	Commercial Banking						C		C		C	C	C	C	C
CC522110	Commercial Banking (without drive through)						P	P	P	P	P	P	P	P	P
522130	Credit Unions						C		C		C	C	C	C	C
CC522130	Credit Unions (without drive through)						P	P	P	P	P	P	P	P	P
~~522120~~ ~~Savings Institutions~~ ~~522190~~ ~~Other Depository Credit Intermediation~~ 522180	Savings Institutions and Other Depository Credit Intermediation						C		C		C	C	C	C	C
CC522180	Savings Institutions and Other Depository Credit Intermediation (without drive through)						P	P	P	P	P	P	P	P	P
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
~~522293~~	~~International Trade Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~522294~~	~~Secondary Market Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~All Other Non-Depository Credit Intermediation (Incl.~~ ~~522298~~ ~~Pawnshops)~~															
522299	International, Secondary Market, and All Other Nondepository Credit Intermediation								P		P	P	P	P	P
522310	Mortgage and Nonmortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	
~~523110~~ 523150	Investment Banking and Securities ~~Dealing~~ Intermediation								P			P	P	P	

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~~523120~~	~~Securities Brokerage~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	
~~523130~~	~~Commodity Contracts Dealing~~								~~P~~		~~P~~		~~P~~	~~P~~	
~~523140~~	~~Commodity Contracts Brokerage~~								~~P~~		~~P~~		~~P~~	~~P~~	
523210	Securities and Commodity Exchanges								P		P	P	P	P	
523910	Miscellaneous Intermediation								P	P		P		P	
523920 523930 523940	Portfolio Management Investment Advice Portfolio Management and Investment Advice								P		P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	
523999	Miscellaneous Financial Investment Activities								P			P	P	P	
524113	Direct Life Insurance Carriers								P			P	P	P	
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	
524127	Direct Title Insurance Carriers								P			P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	
524130	Reinsurance Carriers								P			P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C
524292	Pharmacy Benefit Management and Other Third Party Administration of Insurance and Pension Funds								P			P	P	P	
524298	All Other Insurance Related Activities								P			P	P	P	
525110	Pension Funds								P			P	P	P	
525120	Health and Welfare Funds								P			P	P	P	
525190	Other Insurance Funds								P			P	P	P	
525910	Open-End Investment Funds								P			P	P	P	
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	
525990	Other Financial Vehicles								P			P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)								P		P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P			P	P	P	
531312	Nonresidential Property Managers								P			P	P	P	
531320	Offices of Real Estate Appraisers								P			P	P	P	
531390	Other Activities Related to Real Estate								P			P	P	P	
532111	Passenger Car Rental											C	C	C	

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532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
~~532220~~ 532281	Formal Wear and Costume Rental										P	P	P	P	C
~~532230~~ 532282	Video Tape and Disc Rental										P	P	P	P	C
~~532291~~ 532283	Home Health Equipment Rental										P	P	P	P	~~C~~, P
~~532292~~ 532284	Recreational Goods Rental										P	P	P	P	P
~~532299~~ 532289	All Other Consumer Goods Rental										C	C	C		C
532310	General Rental Centers										C	C	C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing														P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing														C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								P			P		P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P
541199	All Other Legal Services								P			P		P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P			P	P	P	P
541219	Other Accounting Services								P			P	P	P	P
541310	Architectural Services								P			P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P	P	P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P

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541380	Testing Laboratories and Services								P	P		P	P	P	P
CC541381	Marijuana Testing Facility, as defined under Section 405.120									P					P
541410	Interior Design Services								P				P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P			P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P
541611	Administrative Management and General Management Consulting Services								P			P		P	P
CC541611	Ag Tech and Agribusiness Incubator and Innovation Hub									P					P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P		P	P
541618	Other Management Consulting Services								P			P	P	P	P
541620	Environmental Consulting Services								P	P		P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P
~~541711~~ 541714	Research and Development in Biotechnology (except Nanobiotechnology)								P	P			C		P
~~541712~~ 541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)								P	P			C		P
541720	Research and Development in the Social Sciences and Humanities								P	P			C	P	P
541810	Advertising Agencies								P			P	P	P	P
541820	Public Relations Agencies								P			P	P	P	P
541830	Media Buying Agencies								P			P	P	P	P
541840	Media Representatives								P			P	P	P	P
541850	Indoor and Outdoor Display Advertising								P			P	P	P	P
541860	Direct Mail Advertising								P				P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P
541922	Commercial Photography											P	P	P	P
541930	Translation and Interpretation Services								P			P		P	P
541940	Veterinary Services										P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P

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551111	Offices of Bank Holding Companies								P		P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P	
561110	Office Administrative Services								P			P	P	P	P
561210	Facilities Support Services														P
561311	Employment Placement Agencies								P			C	C	C	P
561312	Executive Search Services								P			P	P	P	P
561320	Temporary Help Services								P			P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	C
561410	Document Preparation Services								P	P		P	P	P	P
561421	Telephone Answering Services								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P			P	P	P	P
561450	Credit Bureaus								P			P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P			P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation and Personal Background Check Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C

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611110	Elementary and Secondary Schools	C	C	C	C	C	P								
611210	Junior Colleges						P		C		C	C	C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development Training								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P
611519	Other Technical and Trade Schools								C					C	C
611610	Fine Arts Schools											C	C	C	P
611620	Sports and Recreation Instruction											C	C	C	P
611630	Language Schools								P					P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P
611692	Automobile Driving Schools											C	C	C	C
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P
611710	Educational Support Services								P			P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P					C		
621491	HMO Medical Centers							P	P			P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P
621498	All Other Outpatient Care Centers							P	C				C		P
621511	Medical Laboratories							P	P				C	P	P
621512	Diagnostic Imaging Centers							P					C	P	P
621610	Home Health Care Services							P	P			P	P	P	P
621910	Ambulance Services												C		P
621991	Blood and Organ Banks							P							P
621999	All Other Miscellaneous Ambulatory Health Care Services							P	C			C	C		

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622110	General Medical and Surgical Hospitals							P							
622210	Psychiatric and Substance Abuse Hospitals							P							P
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C			
623311	Continuing Care Retirement Communities						C	C				C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P	C				P	P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks														C
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P
711510	Independent Artists, Writers, and Performers							C				C	C	C	
712110	Museums											C	C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C	
712130	Zoos and Botanical Gardens											C	C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C	
713110	Amusement and Theme Parks											C	C	C	

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Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C									
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII- A of Chapter 405)														P
721310	Rooming and Boarding Houses											C	C	C	C
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
CC722513	Limited-Service Restaurants (with 16 seats or less and no drive through)								P		P	P	P	P	P
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C
CC722515	Snack and Nonalcoholic Beverage Bars (with 16 seats or less and no drive through)								P	P	P	P	P	P	P
811111	General Automotive Repair												C		C
~~811112~~	~~Automotive Exhaust System Repair~~												~~C~~		~~C~~
~~811113~~	~~Automotive Transmission Repair~~												~~C~~		~~C~~
~~811118~~	~~Other Automotive Mechanical and Electrical Repair and Maintenance~~												~~C~~		~~C~~
811121	Automotive Body, Paint, and Interior Repair and Maintenance								P		P	P	P	P	P
811122	Automotive Glass Replacement Shops														P
811191	Automotive Oil Change and Lubrication Shops												P		P
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C
~~811211~~	~~Consumer Electronics Repair and Maintenance~~										~~C~~	~~C~~	~~C~~		~~C~~
~~811212~~	~~Computer and Office Machine Repair and Maintenance~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~811213~~	~~Communication Equipment Repair and Maintenance~~														~~P~~
~~811219~~ 811210	~~Other~~ Electronic and Precision Equipment Repair and Maintenance								P		C	C	C	P	C
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P

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811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Reupholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair											P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops								P		P	P	P	P	P
812112	Beauty Salons								P		P	P	P	P	C
812113	Nail Salons								P		P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, and Turkish baths)								P		P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries and Crematories	C					C					C			
812320	Dry Cleaning and Laundry Services (except Coin- Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers										P				
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405, 120) Services										P	P	P	P	
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	
812930	Parking Lots and Garages												C	C	P
812990	All Other Personal Services										C	C	C	C	C
813110	Religious Organizations	C	C	C	C	C	C	C	C	C	C	C	C	C	C
813211	Grantmaking Foundations								P		P	P	P	P	P
813212	Voluntary Health Organizations								P			P		P	P
813219	Other Grantmaking and Giving Services								P			P		P	P
813311	Human Rights Organizations								P			P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C
813910	Business Associations	C	C	C	C	C			P	P		P		P	P
813920	Professional Organizations								P			P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C
813940	Political Organizations								P			P	P	P	P

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813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P
814110	Private Households, Single-Fmaily Residential	P	P	P	P		P					P			
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P						P			
CC814120	Low-Density Multifamily Residential (up to 6 single family units per acre)					C						P			
CC814130	Medium-Density Multifamily Residential (up to 20 single family units per acre)											P		P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C	
921110	Executive Offices								P	P		P	P	P	C
921120	Legislative Bodies								P	P		P	P	P	
921130	Public Finance Activities								P			P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P
921190	Other General Government Support								P	P		P	P	P	P
922110	Courts								P				P	P	P
922120	Police Protection						P	P	P	P		P	P	P	P
922130	Legal Counsel and Prosecution								P	P		P	P	P	
922160	Fire Protection						P		P	P		P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C	C	C	P
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	
923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P	P		P	P	P	P
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

city of **CREVE COEUR** File #_____

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	*Applicant's Representative (if applicable):*
Jason Jaggi *Name*	_____ *Name*
Director of Community Development *Company (If Applicable)*	_____ *Company (If Applicable)*
300 N. New Ballas Road *Address*	_____ *Address*
Creve Coeur, Mo 63141 *Address*	_____ *Address*
Telephone # _____	*Telephone #* _____
Fax # _____	*Fax #* _____
Email: _____	*Email:* _____

Applicant's Status (Indicate one):

- [x] City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
- [ ] Private Party (Financial, contractual, or proprietary interest)
- [ ] Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, August 17 2026 ***, 20*** 26 ***.***

_____ ***Applicant's Signature***	_____ ***Applicant's Representative's Signature***
August 17 2026 Date	_____ Date

Description of Request (attach additional sheets as needed):

Section 405.210 Regulation of Uses, Table A, needs to be updated from the 2012 edition of the North American Industry Classification System (NAICS) to the most recent edition, the 2022 edition.

Section 405.210 of the Zoning Code governs uses allowed in each zoning district, either as a permitted use or a conditional use. These uses are shown in "Table A."

Staff would like to update Table A to the 2022 version of the NAICS definitions. The NAICS has been updated twice since 2012 with 2022 being the most recent update.

Also proposed are amendments to Table A affecting allowed conditional and permitted uses within various zoning districts and various sections of the zoning code to replace outdated use codes.

Affected Section(s) of the Zoning or Subdivision Code:

Section 405.120 Definition of Terms

Section 405.210 Regulation of Uses, Table A.

Section 405.470 Conditional Uses.

Section 405.820 Required Off-Street Parking Spaces

Proposed Ordinance Language (attach additional sheets as needed):

See Attached.

Office Use Only		
____	**Proposed Ordinance Language**	Received By:
____	**Fees Paid**	_____
____	**Written Justification**	Date: _____

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
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CC111419	Comprehensive or Medical Marijuana Cultivation Facility and Microbusiness Marijuana Wholesale Facility, inside a building or greenhouse as defined under Section 405.120 with no drive-up facilities									C					C
221121	Electric Bulk Power Transmission and Control														C
221122	Electric Power Distribution	C	C	C	C	C	C	C	C	C	C	C	C	C	C
221310	Water Supply and Irrigation Systems												C		C
221320	Sewage Treatment Facilities														C
236115	New Single-Family Housing Construction (except For-Sale Builders)														C
236116	New Multifamily Housing Construction (except For-Sale Builders)														C
236117	New Housing For-Sale Builders														C
236118	Residential Remodelers														~~C,~~ P
236210	Industrial Building Construction														C
236220	Commercial and Institutional Building Construction														C
237110	Water and Sewer Line and Related Structures Construction														C
237120	Oil and Gas Pipeline and Related Structures Construction														C
237130	Power and Communication Line and Related Structures Construction														C
237210	Land Subdivision														C
237310	Highway, Street, and Bridge Construction (Management Office Only)													P	P
238150	Glass and Glazing Contractors														~~C,~~ P
238210	Electrical Contractors and Other Wiring Installation Contractors														~~C~~, P
238220	Plumbing, Heating, and Air-Conditioning Contractors														~~C~~, P
238310	Drywall and Insulation Contractors														~~C~~, P
238320	Painting and Wall Covering Contractors														~~C~~, P
238330	Flooring Contractors														~~C~~, P
238340	Tile and Terrazzo Contractors														~~C~~, P
238350	Finish Carpentry Contractors														~~C~~, P
238390	Other Building Finishing Contractors														~~C~~, P
238990	All Other Specialty Trade Contractors														~~C~~, P
311340	Nonchocolate Confectionery Manufacturing										P	P	P		P
311351	Chocolate and Confectionery Manufacturing from Cacao Beans														P
311352	Confectionery Manufacturing from Purchased Chocolate										P	P	P	P	P
311811	Retail Bakeries										P	P	P	P	P
311812	Commercial Bakeries														P
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing														P
311821	Cookie and Cracker Manufacturing														P
311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour														C
311830	Tortilla Manufacturing														C

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
311911	Roasted Nuts and Peanut Butter Manufacturing														P
311919	Other Snack Food Manufacturing														P
311920	Coffee and Tea Manufacturing														P
311942	Spice and Extract Manufacturing														C
312111	Soft Drink Manufacturing														P
312112	Bottled Water Manufacturing														P
312113	Ice Manufacturing														C
312120	Breweries														C
312130	Wineries														C
312140	Distilleries														C
313220	Narrow Fabric Mills and Schiffli Machine Embroidery														P
313310	Textile and Fabric Finishing Mills														P
313320	Fabric Coating Mills														P
314120	Curtain and Linen Mills														P
314910	Textile Bag and Canvas Mills														P
314999	All Other Miscellaneous Textile Product Mills														C
315210	Cut and Sew Apparel Contractors														P
~~315220~~	~~Men's and Boys' Cut and Sew Apparel Manufacturing~~														~~P~~
~~315240~~	~~Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing~~														~~P~~
315250	Cut and Sew Apparel Manufacturing (except Contractors)														P
~~315280~~	~~Other Cut and Sew Apparel Manufacturing~~														~~P~~
315990	Apparel Accessories and Other Apparel Manufacturing														P
316210	Footwear Manufacturing														P
~~316998~~ 316990	~~All~~ Other Leather ~~Good~~ and Allied Product Manufacturing														P
~~316992~~	~~Women's Handbag and Purse Manufacturing~~														~~P~~
321211	Hardwood Veneer and Plywood Manufacturing														C
321212	Softwood Veneer and Plywood Manufacturing														C
~~321214~~	~~Truss Manufacturing~~														~~C~~
~~321213~~ 321215	Engineered Wood Member (except Truss) Manufacturing														C
321219	Reconstituted Wood Product Manufacturing														C
321911	Wood Window and Door Manufacturing														C
321912	Cut Stock, Resawing Lumber, and Planing														C
321918	Other Millwork (including Flooring)														C
321920	Wood Container and Pallet Manufacturing														C
321991	Manufactured Home (Mobile Home) Manufacturing														C

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321992	Prefabricated Wood Building Manufacturing														C
321999	All Other Miscellaneous Wood Product Manufacturing														C
322211	Corrugated and Solid Fiber Box Manufacturing														C
322212	Folding Paperboard Box Manufacturing														P
322219	Other Paperboard Container Manufacturing														P
322220	Paper Bag and Coated and Treated Paper Manufacturing														C
322230	Stationery Product Manufacturing														C
322291	Sanitary Paper Product Manufacturing														C
322299	All Other Converted Paper Product Manufacturing														C
323111	Commercial Printing (except Screen and Books)														P
323113	Commercial Screen Printing														P
323117	Books Printing														P
323120	Support Activities for Printing														P
325220	Artificial and Synthetic Fibers and Filaments Manufacturing									C					C
325411	Medicinal and Botanical Manufacturing									C					C
325412	Pharmaceutical Preparation Manufacturing									C					C
325413	In-Vitro Diagnostic Substance Manufacturing									C					C
325414	Biological Product (except Diagnostic) Manufacturing									C					C
CC325415	Comprehensive or Medical Marijuana-Infused Product Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120 with no drive-up facilities									C					C
325991	Custom Compounding of Purchased Resins														P
325992	Photographic Film, Paper, Plate, Chemical, and Copy Toner Manufacturing														P
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing														P
326111	Plastics Bag and Pouch Manufacturing														C
326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing														C
326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing														P
326121	Unlaminated Plastics Profile Shape Manufacturing														P
326122	Plastics Pipe and Pipe Fitting Manufacturing														P
326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing														P
326140	Polystyrene Foam Product Manufacturing														P
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing														P
326160	Plastics Bottle Manufacturing														P
326191	Plastics Plumbing Fixture Manufacturing														P
326199	All Other Plastics Product Manufacturing														P
326212	Tire Retreading														C
326291	Rubber Product Manufacturing for Mechanical Use														P

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326299	All Other Rubber Product Manufacturing														P
327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing														P
327211	Flat Glass Manufacturing														P
327212	Other Pressed and Blown Glass and Glassware Manufacturing														P
327213	Glass Container Manufacturing														P
327215	Glass Product Manufacturing Made of Purchased Glass														P
332114	Custom Roll Forming														P
332117	Powder Metallurgy Part Manufacturing														P
332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing														P
332216	Saw Blade and Handtool Manufacturing														P
332311	Prefabricated Metal Building and Component Manufacturing														P
332312	Fabricated Structural Metal Manufacturing														P
332313	Plate Work Manufacturing														P
332321	Metal Window and Door Manufacturing														P
332322	Sheet Metal Work Manufacturing														P
332323	Ornamental and Architectural Metal Work Manufacturing														P
332410	Power Boiler and Heat Exchanger Manufacturing														P
332420	Metal Tank (Heavy Gauge) Manufacturing														P
332431	Metal Can Manufacturing														P
332439	Other Metal Container Manufacturing														P
332510	Hardware Manufacturing														P
332613	Spring Manufacturing														P
332618	Other Fabricated Wire Product Manufacturing														P
332710	Machine Shops														P
332721	Precision Turned Product Manufacturing														P
332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing														P
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers														P
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring														P
332911	Industrial Valve Manufacturing														P
332912	Fluid Power Valve and Hose Fitting Manufacturing														C
332913	Plumbing Fixture Fitting and Trim Manufacturing														P
332919	Other Metal Valve and Pipe Fitting Manufacturing														P
332991	Ball and Roller Bearing Manufacturing														P
332992	Small Arms Ammunition Manufacturing														C
332993	Ammunition (except Small Arms) Manufacturing														C

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Use Code	2022 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing														C
332996	Fabricated Pipe and Pipe Fitting Manufacturing														P
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing														C
333111	Farm Machinery and Equipment Manufacturing														C
333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing														C
333120	Construction Machinery Manufacturing														P
333131	Mining Machinery and Equipment Manufacturing														P
333132	Oil and Gas Field Machinery and Equipment Manufacturing														P
333241	Food Product Machinery Manufacturing														P
333242	Semiconductor Machinery Manufacturing														P
333243	Sawmill, Woodworking, and Paper Machinery Manufacturing														P
~~333244~~	~~Printing Machinery and Equipment Manufacturing~~														~~P~~
~~333249~~ 333248	All Other Industrial Machinery Manufacturing														P
~~333318~~ 333310	~~Other~~ Commercial and Service Industry Machinery Manufacturing														P
~~333314~~	~~Optical Instrument and Lens Manufacturing~~														~~P~~
~~333316~~	~~Photographic and Photocopying Equipment Manufacturing~~														~~P~~
333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing														P
333414	Heating Equipment (except Warm Air Furnaces) Manufacturing														P
333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing														P
333511	Industrial Mold Manufacturing														C
333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing														P
333515	Cutting Tool and Machine Tool Accessory Manufacturing														P
333517	Machine Tool Manufacturing														P
333519	Rolling Mill and Other Metalworking Machinery Manufacturing														P
333611	Turbine and Turbine Generator Set Units Manufacturing														P
333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing														P
333613	Mechanical Power Transmission Equipment Manufacturing														P
333618	Other Engine Equipment Manufacturing														P
~~333911~~	~~Pump and Pumping Equipment Manufacturing~~														~~P~~
333912	Air and Gas Compressor Manufacturing														P
~~333913~~	~~Measuring and Dispensing Pump Manufacturing~~														~~P~~
333914	Measuring, Dispensing, and Other Pumping Equipment Manufacturing														P

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Use Code	2022 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
333921	Elevator and Moving Stairway Manufacturing														P
333922	Conveyor and Conveying Equipment Manufacturing														P
333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing														P
333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing														P
333991	Power-Driven Handtool Manufacturing														C
333992	Welding and Soldering Equipment Manufacturing														P
333993	Packaging Machinery Manufacturing														P
333994	Industrial Process Furnace and Oven Manufacturing														P
333995	Fluid Power Cylinder and Actuator Manufacturing														P
333996	Fluid Power Pump and Motor Manufacturing														P
~~333997~~	~~Scale and Balance Manufacturing~~														~~P~~
~~333999~~ 333998	All Other Miscellaneous General Purpose Machinery Manufacturing														C
334111	Electronic Computer Manufacturing														P
334112	Computer Storage Device Manufacturing														P
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing														P
334210	Telephone Apparatus Manufacturing														P
334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing														P
334290	Other Communications Equipment Manufacturing														P
334310	Audio and Video Equipment Manufacturing														P
334412	Bare Printed Circuit Board Manufacturing														P
334413	Semiconductor and Related Device Manufacturing														P
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing														P
334417	Electronic Connector Manufacturing														P
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing														P
334419	Other Electronic Component Manufacturing														P
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing							C							P
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing														P
334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use														P
334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables														P
334514	Totalizing Fluid Meter and Counting Device Manufacturing														P
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals														P

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
334516	Analytical Laboratory Instrument Manufacturing							C							P
334517	Irradiation Apparatus Manufacturing														P
334519	Other Measuring and Controlling Device Manufacturing														P
334610	Manufacturing and Reproducing Magnetic and Optical Media											P	P	P	P
~~334613~~	~~Blank Magnetic and Optical Recoding Media Manufacturing~~														
~~334614~~	~~Software and Other Pre-Recroded Compat Disc, Tape, and Record Reproducing~~											~~P~~	~~P~~	~~P~~	~~P~~
~~335129~~	~~Other Lighting Equipment Manufacturing~~														~~P~~
~~335121~~ 335131	Residential Electric Lighting Fixture Manufacturing														P
~~335122~~ 335132	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing														P
~~335110~~ 335139	Electric Lamp Bulb and Other Lighting Equipment ~~Part~~ Manufacturing														P
335210	Small Electrical Appliance Manufacturing														P
335220	Major Household Appliance Manufacturing														P
~~335221~~	~~Household Cooking Appliance Manufacturing~~														~~P~~
~~335222~~	~~Household Refrigerator and Home Freezer Manufacturing~~														~~P~~
~~335224~~	~~Household Laundry Equipment Manufacturing~~														~~P~~
~~335228~~	~~Other Major Household Appliance Manufacturing~~														~~P~~
335311	Power, Distribution, and Specialty Transformer Manufacturing														P
335312	Motor and Generator Manufacturing														P
335313	Switchgear and Switchboard Apparatus Manufacturing														P
335314	Relay and Industrial Control Manufacturing														P
335910	Battery Manufacturing														P
~~335911~~	~~Storage Battery Manufacturing~~														~~P~~
~~335912~~	~~Primary Battery Manufacturing~~														~~P~~
335932	Noncurrent-Carrying Wiring Device Manufacturing														P
335991	Carbon and Graphite Product Manufacturing														P
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing														P
~~336111~~ ~~336112~~ 336110	~~Automobile Manufacturing~~ ~~Light Truck and Utility Vehicle Manufacturing~~ Automobile and Light Duty Motor Vehicle Manufacturing														C
336120	Heavy Duty Truck Manufacturing														C
336211	Motor Vehicle Body Manufacturing														C
336212	Truck Trailer Manufacturing														C

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
336213	Motor Home Manufacturing														C
336214	Travel Trailer and Camper Manufacturing														C
336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing														C
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing														P
336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing														C
336340	Motor Vehicle Brake System Manufacturing														C
336350	Motor Vehicle Transmission and Power Train Parts Manufacturing														C
336360	Motor Vehicle Seating and Interior Trim Manufacturing														P
336390	Other Motor Vehicle Parts Manufacturing														C
336411	Aircraft Manufacturing														C
336412	Aircraft Engine and Engine Parts Manufacturing														C
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing														P
336414	Guided Missile and Space Vehicle Manufacturing														C
336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing														C
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing														C
336510	Railroad Rolling Stock Manufacturing														C
336611	Ship Building and Repairing														C
336612	Boat Building														C
336991	Motorcycle, Bicycle, and Parts Manufacturing														C
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing														C
336999	All Other Transportation Equipment Manufacturing														C
337110	Wood Kitchen Cabinet and Countertop Manufacturing														C
337121	Upholstered Household Furniture Manufacturing														C
337122	Nonupholstered Wood Household Furniture Manufacturing														C
~~337124~~	~~Metal Household Furniture Manufacturing~~														~~C~~
~~337125~~ 337126	Household Furniture (except Wood and ~~Metal~~ Upholstered) Manufacturing														C
337127	Institutional Furniture Manufacturing														C
337211	Wood Office Furniture Manufacturing														C
337212	Custom Architectural Woodwork and Millwork Manufacturing														C
337214	Office Furniture (except Wood) Manufacturing														C
337215	Showcase, Partition, Shelving, and Locker Manufacturing														C
337910	Mattress Manufacturing														C
337920	Blind and Shade Manufacturing														P

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		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
339112	Surgical and Medical Instrument Manufacturing														P
339113	Surgical Appliance and Supplies Manufacturing							C				C	C		P
339114	Dental Equipment and Supplies Manufacturing							C							P
339115	Ophthalmic Goods Manufacturing							C							P
339116	Dental Laboratories							P					C	C	P
339910	Jewelry and Silverware Manufacturing														P
339920	Sporting and Athletic Goods Manufacturing														P
339930	Doll, Toy, and Game Manufacturing														P
339940	Office Supplies (except Paper) Manufacturing														P
339950	Sign Manufacturing										C	C	C	C	C
339991	Gasket, Packing, and Sealing Device Manufacturing														P
339992	Musical Instrument Manufacturing														P
339993	Fastener, Button, Needle, and Pin Manufacturing														P
339994	Broom, Brush, and Mop Manufacturing														P
339995	Burial Casket Manufacturing														P
339999	All Other Miscellaneous Manufacturing														C
423110	Automobile and Other Motor Vehicle Merchant Wholesalers														C
423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers														P
423130	Tire and Tube Merchant Wholesalers														C
423140	Motor Vehicle Parts (Used) Merchant Wholesalers														C
423210	Furniture Merchant Wholesalers														P
423220	Home Furnishing Merchant Wholesalers														P
423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers														P
423320	Brick, Stone, and Related Construction Material Merchant Wholesalers														P
423330	Roofing, Siding, and Insulation Material Merchant Wholesalers														P
423390	Other Construction Material Merchant Wholesalers														P
423410	Photographic Equipment and Supplies Merchant Wholesalers														P
423420	Office Equipment Merchant Wholesalers														P
423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers														P
423440	Other Commercial Equipment Merchant Wholesalers														P
423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers														P
423460	Ophthalmic Goods Merchant Wholesalers														P
423490	Other Professional Equipment and Supplies Merchant Wholesalers														P
423510	Metal Service Centers and Other Metal Merchant Wholesalers														P
423520	Coal and Other Mineral and Ore Merchant Wholesalers														P

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers														P
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers														P
423690	Other Electronic Parts and Equipment Merchant Wholesalers														P
423710	Hardware Merchant Wholesalers														P
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers														P
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers														P
423740	Refrigeration Equipment and Supplies Merchant Wholesalers														P
423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers														P
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers														P
423830	Industrial Machinery and Equipment Merchant Wholesalers														P
423840	Industrial Supplies Merchant Wholesalers														P
423850	Service Establishment Equipment and Supplies Merchant Wholesalers														P
423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers														P
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers														P
423920	Toy and Hobby Goods and Supplies Merchant Wholesalers														P
423930	Recyclable Material Merchant Wholesalers														P
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers														P
423990	Other Miscellaneous Durable Goods Merchant Wholesalers														P
424110	Printing and Writing Paper Merchant Wholesalers														P
424120	Stationery and Office Supplies Merchant Wholesalers														P
424130	Industrial and Personal Service Paper Merchant Wholesalers														P
424210	Drugs and Druggists' Sundries Merchant Wholesalers												C		P
424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers														P
~~424320~~	~~Men's and Boys' Clothing and Furnishings Merchant Wholesalers~~														~~P~~
~~424330~~	~~Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers~~														~~P~~
424340	Footwear Merchant Wholesalers														P
424350	Clothing and Clothing Accessories Merchant Wholesalers														P
424410	General Line Grocery Merchant Wholesalers														P
424420	Packaged Frozen Food Merchant Wholesalers														P
424430	Dairy Product (except Dried or Canned) Merchant Wholesalers														P

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
424440	Poultry and Poultry Product Merchant Wholesalers														P
424450	Confectionery Merchant Wholesalers														P
424460	Fish and Seafood Merchant Wholesalers														P
424470	Meat and Meat Product Merchant Wholesalers														P
424480	Fresh Fruit and Vegetable Merchant Wholesalers														P
424490	Other Grocery and Related Products Merchant Wholesalers														P
424510	Grain and Field Bean Merchant Wholesalers														P
424520	Livestock Merchant Wholesalers														P
424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers														P
424690	Other Chemical and Allied Products Merchant Wholesalers														C
424810	Beer and Ale Merchant Wholesalers														P
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers														P
424910	Farm Supplies Merchant Wholesalers														P
424920	Book, Periodical, and Newspaper Merchant Wholesalers														P
424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers														P
424940	Tobacco Product and Electronic Cigarette Merchant Wholesalers														P
424950	Paint, Varnish, and Supplies Merchant Wholesalers														P
424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers														P
~~425110~~	~~Business to Business Electronic Markets~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
441110	New Car Dealers												C	C	C
425120	Wholesale Trade Agents and Brokers								P				P	P	P
441120	Used Car Dealers														C
441210	Recreational Vehicle Dealers														C
441222	Boat Dealers											C	C	C	C
~~441228~~ 441227	Motorcycle, ATV, and All Other Motor Vehicle Dealers														C
~~443141~~	~~Household Appliance Stores~~										~~C~~	~~C~~	~~P~~	~~P~~	~~P~~
~~443142~~	~~Electronics Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~441310~~ 441330	Automotive Parts and Accessories ~~Stores~~ Retailers										C	C	C	C	C
~~441320~~ 441340	Tire Dealers												C		C
CC442100	All Drive-in and Drive-Through Services (excluding Food Services)							C				C	C	C	C
~~443141~~	~~Household Appliance Stores~~										~~C~~	~~C~~	~~P~~	~~P~~	~~P~~
~~443142~~	~~Electronics Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
444110	Home Centers											C	C	C	P

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
444120	Paint and Wallpaper Retailers										C	P	P	P	P
~~441130~~ 444140	Hardware ~~Stores~~ Retailers										P	P	P	P	P
~~444190~~ 444180	Other Building Material Dealers											C	C	C	P
~~444210~~ 444230	Outdoor Power Equipment ~~Stores~~ Retailers										C	C	C	P	P
~~444220~~ 444240	Nursery, Garden Center, and Farm Supply ~~Stores~~ Retailers										C			C	P
445110	Supermarkets and Other Grocery Retailers (except Convenience Retailers)										C	P	P	P	P
~~445120~~ 445131	Convenience ~~Stores~~ Retailers								C		C	C	C	C	C
~~454210~~ 445132	Vending Machine Operators														p
445230	Fruit and Vegetable Retailers										P	P	P	P	P
~~445210~~ 445240	Meat ~~Markets~~ Retailers										P	P	P	P	P
~~445220~~ 445250	Fish and Seafood ~~Markets~~ Retailers														P
445291	Baked Goods Retailers										P	P	P	P	P
445292	Confectionery and Nut Retailers										P	P	P	P	P
~~445299~~ 445298	All Other Specialty Food ~~Stores~~ Retailers										P	P	P	P	P
~~445310~~ 445320	Beer, Wine, and Liquor ~~Stores~~ Retailers										P	P	P	P	P
~~448110~~	~~Men's Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448120~~	~~Women's Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448130~~	~~Children's and Infants' Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448140~~	~~Family Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448150~~	~~Clothing Accessories Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~C~~
~~448190~~	~~Other Clothing Stores~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~442110~~ 449110	Furniture ~~Stores~~ Retailers										P	P	P	P	C

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~~442210~~ 449121	Floor Covering ~~Stores~~ Retailers										P	P	P	P	C
~~442291~~ 449122	Window Treatment ~~Stores~~ Retailers										P	P	P	P	P
~~442299~~ 449129	All Other Home Furnishings ~~Stores~~ Retailers										C	C	P	P	P
449210	Electronics and Appliance Retailers										P	P	P	P	P
CC453999	Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility (provided any drive-through or drive-up portion of any such dispensary shall be a conditional use in the designated districts)							P		P	P	P	P	P	P
~~454111~~	~~Electronic Shopping~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~454112~~	~~Electronic Auctions~~													~~P~~	~~P~~
~~454113~~	~~Mail-Order Houses~~														~~P~~
~~454210~~	~~Vending Machine Operators~~														~~P~~
~~454310~~	~~Fuel Dealers~~														~~C~~
~~454390~~	~~Other Direct Selling Establishments~~										~~P~~	~~P~~	~~P~~		
~~452111~~ 455110	Department Stores ~~(except Discount Department Stores)~~										C	C	C	C	P
~~452112~~	~~Discount Department Stores~~										~~C~~	~~C~~	~~C~~	~~C~~	~~P~~
~~452910~~ 455211	Warehouse Clubs and Supercenters											C	C	C	P
~~452990~~ 455219	All Other General Merchandise ~~Stores~~ Retailers								C		C	C	C	C	P
~~446110~~ 456110	Pharmacies and Drug ~~Stores~~ Retailers							P	P		P	P	P	P	P
~~446120~~ 456120	Cosmetics, Beauty Supplies, and Perfume ~~Stores~~ Retailers										P	P	P	P	P
~~446130~~ 456130	Optical Goods ~~Stores~~ Retailers										P	P	P	P	P
~~446191~~ 456191	Food (Health) Supplement ~~Stores~~ Retailers							P			P	P	P	P	P
~~446199~~ 456199	All Other Health and Personal Care ~~Stores~~ Retailers										P	P	P	P	P
~~447110~~ 457110	Gasoline Stations with Convenience Stores										C	C	C	C	C

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		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
~~447190~~ 457120	Other Gasoline Stations										C	C	C	C	C
~~454310~~ 457210	Fuel Dealers														C
458110	Clothing and Clothing Accessories Retailers										P	P	P	P	C
~~448210~~ 458210	Shoe ~~Stores~~ Retailers										P	P	P	P	P
~~448310~~ 458310	Jewelry ~~Stores~~ Retailers										P	P	P	P	C
~~448320~~ 458320	Luggage and Leather Goods ~~Stores~~ Retailers										P	P	P	P	C
~~451110~~ 459110	Sporting Goods ~~Stores~~ Retailers ~~(except those exclusively engaged in the sale of firearms and ammunition)~~										C	C	P	P	P
453998	Hobby, Toy, and Game ~~Stores~~ Retailers										P	P	P	P	P
~~451130~~ 459130	Sewing, Needlework, and Piece Goods ~~Stores~~ Retailers										P	P	P	P	P
~~451140~~ 459140	Musical Instrument and Supplies ~~Stores~~ Retailers										P	P	P	P	P
~~451211~~ ~~451212~~ 459210	Book ~~Stores~~ Retailers and News Dealers ~~and Newsstands~~										P	P	P	P	P
~~453110~~ 459310	Florists							P			P	P	P	P	P
~~453210~~ 459410	Office Supplies and Stationery ~~Stores~~ Retailers							P	P		p	p	p	p	P
~~453220~~ 459420	Gift, Novelty, and Souvenir ~~Stores~~ Retailers							P			P	P	P	P	P
~~453310~~ 459510	Used Merchandise ~~Stores~~ Retailers ~~(No building materials, outside sales, exchange or drop-off of used goods)~~										P	P	P	P	P
~~453920~~ 459920	Art Dealers										P	P	P	P	P
~~453930~~ 459930	Manufactured (Mobile) Home Dealers														C
~~453910~~ 459910	Pet and Pet Supplies ~~Stores~~ Retailers										P	P	P	P	P

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~~453991~~ 459991	Tobacco, Electronic Cigarette, and Other Smoking Supplies ~~Stores~~ Retailers										P	P	P	P	P
~~453998~~	~~All Other Miscellaneous Store Retailers (except auction houses, pool and hot tub sales/supplies and cemetery memorial dealers)~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
481112	Scheduled Freight Air Transportation														P
481219	Other Nonscheduled Air Transportation											P		P	
484110	General Freight Trucking, Local														C
484121	General Freight Trucking, Long-Distance, Truckload														C
484122	General Freight Trucking, Long-Distance, Less Than Truckload														C
484210	Used Household and Office Goods Moving														C
484220	Specialized Freight (except Used Goods) Trucking, Local														C
484230	Specialized Freight (except Used Goods) Trucking, Long-Distance														C
485111	Mixed Mode Transit Systems														C
485112	Commuter Rail Systems														C
485113	Bus and Other Motor Vehicle Transit Systems														C
485119	Other Urban Transit Systems														P
485210	Interurban and Rural Bus Transportation												C	C	C
485310	Taxi and Ridesharing Services														C
485320	Limousine Service														P
485410	School and Employee Bus Transportation														C
485510	Charter Bus Industry											C			C
485991	Special Needs Transportation											C			C
485999	All Other Transit and Ground Passenger Transportation											C			C
486110	Pipeline Transportation of Crude Oil														C
486210	Pipeline Transportation of Natural Gas														C
486910	Pipeline Transportation of Refined Petroleum Products														C
486990	All Other Pipeline Transportation														C
488190	Other Support Activities for Air Transportation														P
488410	Motor Vehicle Towing														C
488490	Other Support Activities for Road Transportation														C
488510	Freight Transportation Arrangement														P
488991	Packing and Crating														P
488999	All Other Support Activities for Transportation														P
491110	Postal Service								P			P	P	P	P
492110	Couriers and Express Delivery Services														P
492210	Local Messengers and Local Delivery														P
493110	General Warehousing and Storage														~~C~~, P

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493120	Refrigerated Warehousing and Storage														C
512110	Motion Picture and Video Production											C	C	C	P
512120	Motion Picture and Video Distribution											P	P	P	P
512131	Motion Picture Theaters (except Drive-Ins)											C	C	C	
512191	Teleproduction and Other Postproduction Services												P	P	
512199	Other Motion Picture and Video Industries												P	P	
512230	Music Publishers								P	P			P	P	P
512240	Sound Recording Studios								C			C	C	C	P
~~512210~~ ~~512220~~ 512250	Record ~~Integrated Record~~ Production and Distribution								C	C			C	C	P
512290	Other Sound Recording Industries								C			C	C	C	P
~~511110~~ 513110	Newspaper Publishers								P		P	P		P	P
~~511120~~ 513120	Periodical Publishers								P	P	P	P		P	P
~~511130~~ 513130	Book Publishers								P	P	P	P		P	P
~~511140~~ 513140	Directory and Mailing List Publishers								P		P	P		P	P
~~511191~~	~~Greeting Card Publishers~~								~~P~~		~~P~~	~~P~~		~~P~~	~~P~~
~~511199~~ 513199	All Other Publishers								P		P	P		P	P
~~511210~~ 513210	Software Publishers								P	P	P	P	P	P	P
~~515210~~	~~Cable and Other Subscription Programming~~								~~C~~			~~C~~	~~C~~	~~C~~	~~C~~
~~515111~~ ~~Radio Networks~~ ~~515112~~ ~~Radio Stations~~ 516110	Radio Broadcasting Stations								C			C	C	C	C
~~515120~~ 516120	Television Broadcasting Stations								C			C	C	C	C
~~517110~~ 517111	Wired Telecommunications Carriers								C	C		C		C	C
~~517210~~ 517112	Wireless Telecommunications Carriers ~~Incl. Freestanding Antenna Facilities~~ (except Satellite)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
~~517911~~ 517121	Telecommunications Resellers								C			P		P	P

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517410	Satellite Telecommunications								C	C			C		C
~~517919~~ 517810	All Other Telecommunications								C				C		C
~~517929~~	~~Roof-Mounted Communication Equipment~~	~~C~~					~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
518210	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services								P	P		P		P	P
~~519110~~	~~News Syndicates~~								~~P~~			~~P~~	~~P~~	~~P~~	
~~519120~~ 519210	Libraries and Archives						P		P	P	P	P	P	P	P
~~519130~~ ~~519190~~ 519290	~~Internet Publishing and Broadcasting and Web Search Portals~~ ~~All Other Information Services~~ Web Search Portals and All Other Information Services								P	P	P	P	P	P	P
521110	Monetary Authorities-Central Bank								P			P		P	P
522110	Commercial Banking						C		C		C	C	C	C	C
CC522110	Commercial Banking (without drive through)						P	P	P	P	P	P	P	P	P
522130	Credit Unions						C		C		C	C	C	C	C
CC522130	Credit Unions (without drive through)						P	P	P	P	P	P	P	P	P
~~522120~~ ~~522190~~ 522180	~~Savings Institutions~~ ~~Other Depository Credit Intermediation~~ Savings Institutions and Other Depository Credit Intermediation						C		C		C	C	C	C	C
CC522180	Savings Institutions and Other Depository Credit Intermediation (without drive through)						P	P	P	P	P	P	P	P	P
522210	Credit Card Issuing								P		P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P
~~522293~~	~~International Trade Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~522294~~	~~Secondary Market Financing~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~522298~~	~~All Other Non-Depository Credit Intermediation (Incl. Pawnshops)~~														
522299	International, Secondary Market, and All Other Nondepository Credit Intermediation								P		P	P	P	P	P
522310	Mortgage and Nonmortgage Loan Brokers								P			P		P	
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities								P			P	P	P	
~~523110~~ 523150	Investment Banking and Securities ~~Dealing~~ Intermediation								P			P	P	P	

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~~523120~~	~~Securities Brokerage~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	
~~523130~~	~~Commodity Contracts Dealing~~								~~P~~		~~P~~		~~P~~	~~P~~	
~~523140~~	~~Commodity Contracts Brokerage~~								~~P~~		~~P~~		~~P~~	~~P~~	
523210	Securities and Commodity Exchanges								P		P	P	P	P	
523910	Miscellaneous Intermediation								P	P		P		P	
~~523920~~ ~~523930~~ 523940	~~Portfolio Management~~ ~~Investment Advice~~ Portfolio Management and Investment Advice								P		P	P	P	P	
523991	Trust, Fiduciary, and Custody Activities								P			P	P	P	
523999	Miscellaneous Financial Investment Activities								P			P	P	P	
524113	Direct Life Insurance Carriers								P			P	P	P	
524114	Direct Health and Medical Insurance Carriers								P			P	P	P	
524126	Direct Property and Casualty Insurance Carriers								P			P	P	P	
524127	Direct Title Insurance Carriers								P			P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers								P			P	P	P	
524130	Reinsurance Carriers								P			P	P	P	
524210	Insurance Agencies and Brokerages								P		P	P	P	P	
524291	Claims Adjusting								C		C	C	C	C	C
524292	Pharmacy Benefit Management and Other Third Party Administration of Insurance and Pension Funds								P			P	P	P	
524298	All Other Insurance Related Activities								P			P	P	P	
525110	Pension Funds								P			P	P	P	
525120	Health and Welfare Funds								P			P	P	P	
525190	Other Insurance Funds								P			P	P	P	
525910	Open-End Investment Funds								P			P	P	P	
525920	Trusts, Estates, and Agency Accounts								P			P	P	P	
525990	Other Financial Vehicles								P			P	P	P	
531110	Lessors of Residential Buildings and Dwellings								P			P	P	P	
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)								P		P	P	P	P	
531190	Lessors of Other Real Estate Property								P			P	P	P	
531210	Offices of Real Estate Agents and Brokers								P		P	P	P	P	
531311	Residential Property Managers								P			P	P	P	
531312	Nonresidential Property Managers								P			P	P	P	
531320	Offices of Real Estate Appraisers								P			P	P	P	
531390	Other Activities Related to Real Estate								P			P	P	P	
532111	Passenger Car Rental											C	C	C	

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532112	Passenger Car Leasing											C	C	C	
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing												C	C	C
532210	Consumer Electronics and Appliances Rental										C	C	C	C	C
~~532220~~ 532281	Formal Wear and Costume Rental										P	P	P	P	C
~~532230~~ 532282	Video Tape and Disc Rental										P	P	P	P	C
~~532291~~ 532283	Home Health Equipment Rental										P	P	P	P	~~C~~, P
~~532292~~ 532284	Recreational Goods Rental										P	P	P	P	P
~~532299~~ 532289	All Other Consumer Goods Rental										C	C	C		C
532310	General Rental Centers										C	C	C	C	C
532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing														P
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing														C
532420	Office Machinery and Equipment Rental and Leasing										P		P	P	P
532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing														P
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)								P			P		P	
541110	Offices of Lawyers								P			P	P	P	P
541120	Offices of Notaries								P			P	P	P	P
541191	Title Abstract and Settlement Offices								P		P	P	P	P	P
541199	All Other Legal Services								P			P		P	P
541211	Offices of Certified Public Accountants								P			P	P	P	P
541213	Tax Preparation Services								P			P	P	P	P
541214	Payroll Services								P			P	P	P	P
541219	Other Accounting Services								P			P	P	P	P
541310	Architectural Services								P			P	P	P	P
541320	Landscape Architectural Services											P	P	P	P
541330	Engineering Services								P			P	P	P	P
541340	Drafting Services								P			P	P	P	P
541350	Building Inspection Services								P			P	P	P	P
541360	Geophysical Surveying and Mapping Services								P			P	P	P	P
541370	Surveying and Mapping (except Geophysical) Services								P			P	P	P	P

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541380	Testing Laboratories and Services								P	P		P	P	P	P
CC541381	Marijuana Testing Facility, as defined under Section 405.120									P					P
541410	Interior Design Services								P				P	P	P
541420	Industrial Design Services								P			P	P	P	P
541430	Graphic Design Services								P			P	P	P	P
541490	Other Specialized Design Services								P			P	P	P	P
541511	Custom Computer Programming Services								P			P	P	P	P
541512	Computer Systems Design Services								P			P	P	P	P
541513	Computer Facilities Management Services								P	P		P	P	P	P
541519	Other Computer Related Services								P			P	P	P	P
541611	Administrative Management and General Management Consulting Services								P			P		P	P
CC541611	Business Incubator and Innovation Hub									P					P
541612	Human Resources Consulting Services								P			P		P	P
541613	Marketing Consulting Services							P	P			P	P	P	P
541614	Process, Physical Distribution, and Logistics Consulting Services								P			P		P	P
541618	Other Management Consulting Services								P			P	P	P	P
541620	Environmental Consulting Services								P	P		P	P	P	P
541690	Other Scientific and Technical Consulting Services								P	P		P	P	P	P
~~541711~~ 541714	Research and Development in Biotechnology (except Nanobiotechnology)								P	P			C		P
~~541712~~ 541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)								P	P			C		P
541720	Research and Development in the Social Sciences and Humanities								P	P			C	P	P
541810	Advertising Agencies								P			P	P	P	P
541820	Public Relations Agencies								P			P	P	P	P
541830	Media Buying Agencies								P			P	P	P	P
541840	Media Representatives								P			P	P	P	P
541850	Indoor and Outdoor Display Advertising								P			P	P	P	P
541860	Direct Mail Advertising								P				P	P	P
541870	Advertising Material Distribution Services								P			P	P	P	P
541890	Other Services Related to Advertising								P			P	P	P	P
541910	Marketing Research and Public Opinion Polling								P			P	P	P	P
541921	Photography Studios, Portrait										P	P	P	P	P
541922	Commercial Photography											P	P	P	P
541930	Translation and Interpretation Services								P			P		P	P
541940	Veterinary Services										P	P	P	P	P
541990	All Other Professional, Scientific, and Technical Services								P			P	P	P	P

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551111	Offices of Bank Holding Companies								P		P	P	P	P	P
551112	Offices of Other Holding Companies								P		P	P	P	P	P
551114	Corporate, Subsidiary, and Regional Managing Offices								P	P		P	P	P	P
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)													P	
561110	Office Administrative Services								P			P	P	P	P
561210	Facilities Support Services														P
561311	Employment Placement Agencies								P			C	C	C	P
561312	Executive Search Services								P			P	P	P	P
561320	Temporary Help Services								P			P	P	P	P
561330	Professional Employer Organizations								P			P	P	P	C
561410	Document Preparation Services								P	P		P	P	P	P
561421	Telephone Answering Services								C			C		C	P
561422	Telemarketing Bureaus and Other Contact Centers								C			C		C	C
561431	Private Mail Centers										P	P	P	P	C
561439	Other Business Service Centers (including Copy Shops)								P		P	P	P	P	P
561440	Collection Agencies								P			P	P	P	P
561450	Credit Bureaus								P			P	P	P	P
561491	Repossession Services														C
561492	Court Reporting and Stenotype Services								P			P	P	P	P
561499	All Other Business Support Services								P		P	P	P	P	P
561510	Travel Agencies								P		P	P	P	P	P
561520	Tour Operators								P			P		P	P
561591	Convention and Visitors Bureaus								P			P		P	P
561599	All Other Travel Arrangement and Reservation Services								P			P	P	P	P
561611	Investigation and Personal Background Check Services										P	P	P	P	P
561612	Security Guards and Patrol Services														C
561613	Armored Car Services														C
561621	Security Systems Services (except Locksmiths)								C			C	C	C	P
561622	Locksmiths										P	P	P	P	P
561710	Exterminating and Pest Control Services														P
561730	Landscaping Services														C
561740	Carpet and Upholstery Cleaning Services														P
561790	Other Services to Buildings and Dwellings														P
561910	Packaging and Labeling Services										C	C	C		P
561920	Convention and Trade Show Organizers								P			P		P	P
561990	All Other Support Services								C			C	C	C	P
562998	All Other Miscellaneous Waste Management Services														C

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611110	Elementary and Secondary Schools	C	C	C	C	C	P								
611210	Junior Colleges						P		C		C	C	C	C	C
611310	Colleges, Universities, and Professional Schools						P	P	C	C	C	C	C	C	C
611410	Business and Secretarial Schools								C			C	C	C	C
611420	Computer Training								C			C	C	C	C
611430	Professional and Management Development Training								C			C	C	C	C
611511	Cosmetology and Barber Schools											C	C	C	C
611513	Apprenticeship Training								P			P	P	P	P
611519	Other Technical and Trade Schools								C					C	C
611610	Fine Arts Schools											C	C	C	P
611620	Sports and Recreation Instruction											C	C	C	P
611630	Language Schools								P					P	P
611691	Exam Preparation and Tutoring								P		P	P	P	P	P
611692	Automobile Driving Schools											C	C	C	C
611699	All Other Miscellaneous Schools and Instruction								P			P	P	P	P
611710	Educational Support Services								P			P	P	P	P
621111	Offices of Physicians (except Mental Health Specialists)							P	P		P	P	P	P	P
621112	Offices of Physicians, Mental Health Specialists							P	P		P	P	P	P	P
621210	Offices of Dentists							P	P		P	P	P	P	P
621310	Offices of Chiropractors							P	P		P	P	P	P	P
621320	Offices of Optometrists							P	P		P	P	P	P	P
621330	Offices of Mental Health Practitioners (except Physicians)							P	P		P	P	P	P	P
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists							P	P		P	P	P	P	P
621391	Offices of Podiatrists							P	P		P	P	P	P	P
621399	Offices of All Other Miscellaneous Health Practitioners							P	P		P	P	P	P	P
621410	Family Planning Centers							P	C			C	C	C	C
621420	Outpatient Mental Health and Substance Abuse Centers							P					C		
621491	HMO Medical Centers							P	P			P	P	P	P
621492	Kidney Dialysis Centers							P	P			P	P	P	P
621493	Freestanding Ambulatory Surgical and Emergency Centers							P	P			P	P	P	P
621498	All Other Outpatient Care Centers							P					C		P
621511	Medical Laboratories							P	P				C	P	P
621512	Diagnostic Imaging Centers							P					C	P	P
621610	Home Health Care Services							P	P			P	P	P	P
621910	Ambulance Services												C		P
621991	Blood and Organ Banks							P							P
621999	All Other Miscellaneous Ambulatory Health Care Services							P	C			C	C		

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622110	General Medical and Surgical Hospitals							P							
622210	Psychiatric and Substance Abuse Hospitals							P							P
622310	Specialty (except Psychiatric and Substance Abuse) Hospitals							P							
623110	Nursing Care Facilities (Skilled Nursing Facilities)						C	C				C	C	C	
623210	Residential Intellectual and Developmental Disability Facilities (Subject to 405.450.B)	P	P	P	P	P	C	C				P			
623220	Residential Mental Health and Substance Abuse Facilities							P				C			
623311	Continuing Care Retirement Communities						C	C				C	C	C	
623312	Assisted Living Facilities for the Elderly						C	C				C	C	C	
623990	Other Residential Care Facilities (Subject to 405.450.B), excluding boot/disciplinary camps and halfway group homes	P	P	P	P	P	C	C				C	C	C	
624110	Child and Youth Services							P	C				P	P	P
624120	Services for the Elderly and Persons with Disabilities						C	P	C			P	P	P	
624190	Other Individual and Family Services							P	P			P	P	P	P
624210	Community Food Services											C	C		P
624221	Temporary Shelters							C				C	C		C
624229	Other Community Housing Services											C	C		P
624230	Emergency and Other Relief Services											C	C		C
624310	Vocational Rehabilitation Services												P		C
624410	Child Care Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C
711110	Theater Companies and Dinner Theaters								C	C	C	C	C	C	C
711120	Dance Companies											C	C	C	C
711130	Musical Groups and Artists											C	C	C	C
711190	Other Performing Arts Companies											C	C	C	C
711211	Sports Teams and Clubs											C	C	C	C
711212	Racetracks														C
711219	Other Spectator Sports											C	C	C	C
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities							C				C	C	C	C
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities							P				P	P	P	
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P				P	P	P	P
711510	Independent Artists, Writers, and Performers							C				C	C	C	
712110	Museums											C	C	C	
712120	Historical Sites	C	C	C	C	C	C	C	C	C	C	C	C	C	
712130	Zoos and Botanical Gardens											C	C	C	
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C						C	C	C	
713110	Amusement and Theme Parks											C	C	C	

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713120	Amusement Arcades										C	C	C	C	
713290	Other Gambling Industries											C	C	C	C
713910	Golf Courses and Country Clubs	C	C	C	C	C									
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P
713950	Bowling Centers											C	C	C	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	C	C	C	C	C						C	C	C	P
721110	Hotels (except Casino Hotels) and Motels						C		C			C	C	C	
CC721130	Sexually-Oriented Businesses (subject to Article VIII- A of Chapter 405)														P
721310	Rooming and Boarding Houses											C	C	C	C
722310	Food Service Contractors											C	C	C	C
722320	Caterers											C	C	C	C
722330	Mobile Food Services										C	C	C	C	C
722410	Drinking Places (Alcoholic Beverages)										C	C	C	C	C
722511	Full-Service Restaurants								C		C	C	C	C	C
722513	Limited-Service Restaurants								C		C	C	C	C	C
CC722513	Limited-Service Restaurants (with 16 seats or less and no drive through)								P		P	P	P	P	P
722514	Cafeterias, Grill Buffets, and Buffets						C		C		C	C	C	C	C
722515	Snack and Nonalcoholic Beverage Bars								C	C	C	C	C	C	C
CC722515	Snack and Nonalcoholic Beverage Bars (with 16 seats or less and no drive through)								P	P	P	P	P	P	P
811111	General Automotive Repair												C		C
~~811112~~	~~Automotive Exhaust System Repair~~												~~C~~		~~C~~
~~811113~~	~~Automotive Transmission Repair~~												~~C~~		~~C~~
~~811118~~	~~Other Automotive Mechanical and Electrical Repair and Maintenance~~												~~C~~		~~C~~
811121	Automotive Body, Paint, and Interior Repair and Maintenance								P		P	P	P	P	P
811122	Automotive Glass Replacement Shops														P
811191	Automotive Oil Change and Lubrication Shops												P		P
811192	Car Washes												C		C
811198	All Other Automotive Repair and Maintenance												C		C
~~811211~~	~~Consumer Electronics Repair and Maintenance~~										~~C~~	~~C~~	~~C~~		~~C~~
~~811212~~	~~Computer and Office Machine Repair and Maintenance~~								~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~811213~~	~~Communication Equipment Repair and Maintenance~~														~~P~~
~~811219~~ 811210	~~Other~~ Electronic and Precision Equipment Repair and Maintenance								P		C	C	C	P	C
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance														P

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811411	Home and Garden Equipment Repair and Maintenance														P
811412	Appliance Repair and Maintenance												P		P
811420	Reupholstery and Furniture Repair												C		P
811430	Footwear and Leather Goods Repair											P	P	P	P
811490	Other Personal and Household Goods Repair and Maintenance														C
812111	Barber Shops								P		P	P	P	P	P
812112	Beauty Salons								P		P	P	P	P	C
812113	Nail Salons								P		P	P	P	P	C
812191	Diet and Weight Reducing Centers										C	C	P	P	C
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, and Turkish baths)								P		P	P	P	P	P
812210	Funeral Homes and Funeral Services	C					C				C	C	C	C	
812220	Cemeteries and Crematories	C					C					C			
812320	Dry Cleaning and Laundry Services (except Coin- Operated) provided that facility (1) Meets all fire code regulations, and (2) Has a valid permit from the St. Louis County Air Pollution Control Program										P	P	P	P	
812331	Linen Supply														P
812332	Industrial Launderers										P				
812910	Pet Care (except Veterinary) including only Pet Spas (as defined in Section 405, 120) Services										P	P	P	P	
812921	Photofinishing Laboratories (except One-Hour)														P
812922	One-Hour Photofinishing										P	P	P	P	
812930	Parking Lots and Garages												C	C	P
812990	All Other Personal Services										C	C	C	C	C
813110	Religious Organizations	C	C	C	C	C	C	C	C	C	C	C	C	C	C
813211	Grantmaking Foundations								P		P	P	P	P	P
813212	Voluntary Health Organizations								P			P		P	P
813219	Other Grantmaking and Giving Services								P			P		P	P
813311	Human Rights Organizations								P			P		P	P
813312	Environment, Conservation and Wildlife Organizations	C	C	C	C	C			P			P		P	P
813319	Other Social Advocacy Organizations	C	C	C	C	C			P			P	P	P	P
813410	Civic and Social Organizations	C	C	C	C	C			P			P		P	C
813910	Business Associations	C	C	C	C	C			P	P		P		P	P
813920	Professional Organizations								P			P	P	P	C
813930	Labor Unions and Similar Labor Organizations								P			P	P	P	C
813940	Political Organizations								P			P	P	P	P

P=Permitted Use; C=Conditional Use Permit Required															
Use Code	**2022 NAICS Title**	**Zoning Districts**													
		A	**B**	**C**	**D**	**AR**	**HE**	**PH**	**PO**	**RO**	**MX**	**PC**	**GC**	**CB**	**LI**
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	C	C	C	C	C			P			P	P	P	P
814110	Private Households, Single-Fmaily Residential	P	P	P	P		P					P			
CC814111	Attached Single-Family Residential (townhouses or duplexes)					P						P			
CC814120	Low-Density Multifamily Residential (up to 6 single family units per acre)					C						P			
CC814130	Medium-Density Multifamily Residential (up to 20 single family units per acre)											P		P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)													C	
921110	Executive Offices								P	P		P	P	P	C
921120	Legislative Bodies								P	P		P	P	P	
921130	Public Finance Activities								P			P	P	P	P
921140	Executive and Legislative Offices, Combined								P	P		P	P	P	P
921190	Other General Government Support								P	P		P	P	P	P
922110	Courts								P				P	P	P
922120	Police Protection						P	P	P	P		P	P	P	P
922130	Legal Counsel and Prosecution								P	P		P	P	P	
922160	Fire Protection						P		P	P		P	P	P	
922190	Other Justice, Public Order, and Safety Activities							C	C	C		C	C	C	P
923110	Administration of Education Programs							P	P			P	P	P	P
923120	Administration of Public Health Programs							P	P			P	P	P	
923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)							P	P			P	P	P	
923140	Administration of Veterans' Affairs							P	P			P	P	P	
924110	Administration of Air and Water Resource and Solid Waste Management Programs								P			P	P	P	
924120	Administration of Conservation Programs								P			P	P	P	
925110	Administration of Housing Programs								P			P	P	P	
925120	Administration of Urban Planning and Community and Rural Development								P			P	P	P	
926110	Administration of General Economic Programs								P			P	P	P	
926120	Regulation and Administration of Transportation Programs								P			P	P	P	
926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities								P			P	P	P	
926140	Regulation of Agricultural Marketing and Commodities								P	P		P	P	P	P
926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors								P			P	P	P	P
927110	Space Research and Technology								P			P	P	P	P
928110	National Security								P			P	P	P	P
928120	International Affairs								P			P	P	P	P

P=Permitted Use; C=Conditional Use Permit Required														
Use Code	2022 NAICS Title	Zoning Districts												
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, AUGUST 17, 2026

6:00 P.M.

PUBLIC HEARING

APPLICATION NO. 26-022

THOSE IN ATTENDANCE:

Ms. Julie LaBonte, Chair
Mr. Thomas Buelter
Mr. Thomas Clark
Ms. Rhonda O'Brien
Mr. Stephan Tomlinson
Mr. AJ Wang
Ms. Mary Schnellmann, Acting City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 974-1199

CHAIRMAN LABONTE: We'll call the meeting to order at 6:01 with roll call.

Mr. Buelter?

MR. BUELTER: Here.

CHAIRMAN LABONTE: Mr. Clark?

MR. CLARK: Here.

CHAIRMAN LABONTE: Ms. O'Brien?

MS. O'BRIEN: Here.

CHAIRMAN LABONTE: Ms. Singer is absent.

Mr. Tomlinson?

MR. TOMLINSON: Here.

CHAIRMAN LABONTE: Mr. Wang?

MR. WANG: Here.

CHAIRMAN LABONTE: Mr. Lumley is represented by Ms. Schnellmann tonight.

Mr. Jaggi?

MR. JAGGI: Here.

CHAIRMAN LABONTE: Ms. Moore?

MS. MOORE: Here.

CHAIRMAN LABONTE: And, Ms. Bollinger?

MS. BOLLINGER: Here.

CHAIRMAN LABONTE: For the item Application -- for our second item --

MR. WANG: 26-022.

CHAIRMAN LABONTE: -- 26-022, the new title

would be Text Amendment to the Zoning Code to Amend Section 405.120, 405-210, 405.470 and 405.820 In Order To Update The NAICS Use Code From The NAICS 2012 version to the NAICS 22 Version.

MR. WANG: So moved.

MS. O'BRIEN: Second.

CHAIRMAN LABONTE: All in favor?

(All indicated aye.)

CHAIRMAN LABONTE: All right. The next item, so I read it correctly, is Public Hearing 26-022: Text Amendment To The Zoning Code To Amend Sections 405.120, 405.210, 405.470 And 405.820 In Order To Update The NAICS Use Code From The NAICS 2012 Version To NAICS 2022 Version.

If all those who are speaking could please come forward and be sworn in.

(The speakers were sworn in by the court reporter.)

CHAIRMAN LABONTE: Thank you.

MS. MOORE: All right. Bethany Moore, City Planner.

So this is Item 26-022, which is the Text Amendment To The Zoning Code To Amend Sections 405.120, 405.210, 405.470 And 405.820 In Order To Update The NAICS Use Code From The NAICS 2012 Version To The NAICS 2022

Version.

All right. So this project has been a long time coming. We've been discussing this for over a year now. And the last time it would have been before you was for our work session in June.

So just a summary of this text amendment. So currently the city uses the NAICS Code System, and we use the 2012 edition, and the 2012 edition has been updated twice since then.

And, so, the city would like to move to the 2022 version, as that's the most updated version, and there are concerns that because we are using the most outdated version that's still available on their website for comparison purposes that that will go away and we won't be able to compare anymore.

So, because of that, we have gone through the Zoning Code, as well as Table A, and made those changes and amendments, and that's what was attached in the packet as well. We have the redline version; we also have the color-coded version to kind of give you an example of the different changes that were made.

So, the update to change from the 2012 version to the 2022 version are mostly minor changes. Changes to the definitions, so that title, and then also the code numbers.

Some of those identification codes to accommodate for outdated definitions or condensed use codes, and that's the majority of what we see is a lot of those codes are condensed into one use or some of the titles have changed, maybe some of the wording is different, but it's the same definition of the use.

And, again, the last time you would have seen this was as a work session item in June of 2026.

Yes.

MR. BUELTER: Just for my edification, is we're on '12. It got revised in '17, five years; revised in 2020, five more years, so if you go five years from 2022.

MS. MOORE: 2027, yes, that's why we want to get this change done, so that they don't get to the 2027 version before we get to it, and then we have to update it without being able to go back and compare.

MR. BUELTER: Okay.

MS. MOORE: So, yes, it will, obviously, have to be updated again --

MR. BUELTER: Okay.

MS. MOORE: -- but since we are, at the moment, 14 years behind, this is the best time to do that.

MR. BUELTER: Okay. I just didn't know if that was the standard, every five years --

MS. MOORE: We --

MR. BUELTER: -- or --

MS. MOORE: It seems like that's the standard for the NAICS to update their code, yes, every five years.

MR. BUELTER: Okay. Thank you.

MS. MOORE: But we haven't updated it since whenever we adopted this, which would have been after the 2012 version came out.

MR. BUELTER: Thank you.

MS. MOORE: I think it was 2013.

Okay. So, here is an example of the redlined version that was included in the packet and is part of the ordinance, Attachment A.

So, this is what the changes look like. Anything that was removed is struck through and highlighted in red, and anything that is new is underlined and highlighted in red as well.

And, so, these are our zoning districts where each use is allowed. And if any changes were made to the permitted or conditional uses, and where those were allowed, those are also highlighted on the table.

The full scope of the changes are shown in the redlined Attachment A to the included draft ordinance, which was included in the packet.

So then some of the amended language that was needed to again update from 2012 to '22 includes changes

to Section 405.210, Section 405.470 and Section 405.820 to update those outdated references from the 2020 -- from the 2012 Codes to the 2022 Codes. And so those -- those updates were included in the draft ordinance as well.

And just an example is, you know, just some of these older codes that were used were crossed out and then the new code was added to make sure that those are updated too, whenever we reference those in the Zoning Code.

So then here is the other example of the changes to the Table A that was included to kind of give you an idea of what types of changes were made when you're seeing that redline version.

So, everything that was highlighted in this green color matched the 2012 version and the 2022 version. There was no changes made to those sections.

Anything that is in this yellow is new, so it was in the 2022 Code, but not in 2012 Code.

Anything that's in this blue color was in 2012, but is no longer in 2022, so that's an example of some older uses going away or being condensed.

And then the orange was in the 2012, but the number changed, so those are amended.

And then the purple is new use added by staff, and we'll go over those. There's a couple of those.

And, again, this is just an example of what

those changes look like in the -- in Table A.

So additional included amendments. Staff has also -- is also seeking to, not only just update from 2012 to 2022, but while we're doing that, expand some of the uses that are allowed in our PO, Planned Office District; LI, Light Industrial District, and our RO, Research and Office Districts, and those have all been discussed with the Planning Zoning Commission as well.

And reviewing those, we were making sure those uses were feasible and compatible with the Comprehensive Plan and the Zoning Code intent and purpose for each zoning district.

There was also an error that needed to be updated in our PC, Planned Community District. The purpose and intent of that district includes residential uses, but then when you look at the Table A -- or the Table A for our use tables, our uses listed in there, Residential was not listed as a use that was allowed in PC. So that's been updated as well to include that because it was left out at some point as an error.

So, all of the residential uses have been added as permitted except for high density multifamily residential, which was not included because that's not included by the zoning district.

There are also uses such as eating and drinking

establishments with 16 seats or less, as well as financial establishments without drive-thru services that were added as a new use and proposed as permitted in those various zoning districts.

Yes.

CHAIRMAN LABONTE: I have a question about that.

MS. MOORE: Yes.

CHAIRMAN LABONTE: So, when you think about a eating and drinking establishment, understanding how you do the conditional use permit today, I'm just thinking about someone wants to open a taco, quick restaurant in an office building, and how are we managing smells and, you know what I mean, like all those things? Cause I know we're trying to make it more open for people to be able to use space, but I'm assuming that if somebody came today and asked for that, there's some type of analysis to say, oh, it really -- like this facility doesn't have the right ventilation or --

MS. MOORE: Uh-huh.

CHAIRMAN LABONTE: I would think it's a little bit stricter than it's just permitted now.

So how are we managing that because that seems complicated to just say we can have it, if it's a restaurant, even if it's a very small restaurant, it could be super distracting to other businesses in the building.

MS. MOORE: So the things like the hoods and the ventilation and things like that, those are handled at the Building Division -- like with the building permit, and so they would still be required if they're having those kinds of uses, they would be reviewed at the tenant finish.

But also it would be up to the landlord if think that use -- if they can accommodate that use or not.

But if it has more than 16 seats or if it has any drive-thru services, that's still a conditional use.

MR. JAGGI: And I would just add to your point, Julie, these are the things you would want to consider whether you're in agreement to make restaurants with a limited number of indoor seats as a permitted use.

CHAIRMAN LABONTE: Cause I could see some types of --

MR. JAGGI: Sure.

CHAIRMAN LABONTE: -- like a coffee shop or a sandwich shop, like that makes sense. But if we don't really have any guide -- guidelines and now it's just open --

MR. JAGGI: Yeah.

CHAIRMAN LABONTE: -- for anything.

MR. JAGGI: Right. And so we don't -- we don't have -- I believe it's limited to smaller type restaurants.

MS. MOORE: Correct.

MR. JAGGI: Quick -- quick serve.

But to your point, we're not going to get into all of these details --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- and if you would like to reserve the right to do that --

CHAIRMAN LABONTE: But I don't know like today --

MR. JAGGI: Yeah.

CHAIRMAN LABONTE: -- with your conditional use permit, what are you looking at today to say, yeah, this doesn't make sense?

MR. JAGGI: So all those details --

CHAIRMAN LABONTE: Before it gets to us.

MR. JAGGI: All those details are provided to you now in the public review process with a conditional use permit, so we have the ability to get into all those questions and answers and specifics about the use.

Under the -- if we move forward with this changing it to a permitted, we won't get into all of those details, and they would be permitted by right with the, you know, hood requirements meeting code and things like that. But that's not going to address compatibility concerns.

CHAIRMAN LABONTE: Right.

MR. JAGGI: So if you're not comfortable making restaurants permitted, cause you want to still be able to reserve the right to ask these things, then that's something we may not want to make this change. But that's something we're bringing forward because --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- and the -- nearly all the examples since I've been here, they're -- they're smaller restaurants with 16 seats, our parking code treats them as retail use any way --

CHAIRMAN LABONTE: Uh-huh.

MR. JAGGI: -- and they're just so routine that we put people through all this process, and it's the same thing over and over.

And our -- and our strategic plan, which also is mentioned, we're supposed to be looking for ways to be able to streamline --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- processes and look at uses that could be handled differently, so that's why we're bringing it forward.

CHAIRMAN LABONTE: But I'm just wondering if it's even the type of building.

So, if it's a strip mall, yes, that may make

sense. But if it's an office -- enclosed office building then you may need more compatibility.

MR. JAGGI: I would say that we don't -- I can't think of any office buildings that have a restaurant on the ground floor except for if they're true mixed-use buildings --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- like Pei Wei --

CHAIRMAN LABONTE: But would this open that up?

MR. JAGGI: It does.

CHAIRMAN LABONTE: Yes.

MR. JAGGI: So we do not carve it out like that. That's why I'm bring that to your attention --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- reiterating your concern.

If -- if -- if the Commission's concerned about changing it all to permitted, that opportunity to look at these specifics is really lost --

CHAIRMAN LABONTE: Uh-huh.

MR. JAGGI: -- unless we keep it the way it is now --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- and you reserve the right to -- but I don't think that we have a lot of that. I think restaurants usually in retail strip malls and they're so

routine --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- that's why we're bringing it forward.

CHAIRMAN LABONTE: Yeah, I get that.

MR. JAGGI: Yeah.

MS. MOORE: It would be --

CHAIRMAN LABONTE: For the office building.

MS. MOORE: It would be limited service, so like Jason said, it wouldn't be the sit-down type restaurants, it would be the kind where you order at the counter and you can take it away, but they -- they could have 16 seats or less.

CHAIRMAN LABONTE: It could have a lot of smells --

MS. MOORE: Uh-huh.

CHAIRMAN LABONTE: -- or I just think in an enclosed space, how are we going to manage that, but, okay.

MR. JAGGI: I think the one was -- other restaurant that comes to mind, just to give you a reference, is the taco restaurant from Carreta's, they're opening that taco restaurant, sort of a spinoff, like to call it, on North Ballas --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- across from Poke Munch, you know, that -- that has medical offices above --

MS. MOORE: La Luna.

MR. JAGGI: -- but that's a mixed-use building where there's commercial on the ground floor. But it would be --

CHAIRMAN LABONTE: But it's not really an enclosed building, it's still -- it's not -- it's still exterior entrance more, you know, I'm thinking more --

MS. MOORE: Yes, that's -- that tenant space is different than an office building.

CHAIRMAN LABONTE: I'm thinking more like --

MR. JAGGI: I don't know that we would have a situation where a restaurant would not be accessible from like a storefront or from the main.

But I -- again, I suppose it's possible.

MR. TOMLINSON: Like an office, like a lobby --

CHAIRMAN LABONTE: Yeah.

MR. TOMLINSON: -- and just like an open cafe --

CHAIRMAN LABONTE: Yeah. Yeah.

MR. TOMLINSON: -- or something?

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: But we do have some of those that are -- we don't really send to the conditional use process cause they're -- they're a tenant amenity to an office

building, they're not really open to the general public --

CHAIRMAN LABONTE: Uh-huh. Yeah.

MR. JAGGI: -- so I don't think that necessarily falls into this category.

MR. WANG: All the hospitals have that.

MS. O'BRIEN: Yeah, the hospitals.

MR. WANG: All the hospitals have that.

MR. JAGGI: Yeah, hospitals. I think the Edge@BRDG, one of the newer buildings by the --

MS. MOORE: Yeah.

MR. JAGGI: -- B&B Theater, I think they have a little --

MS. MOORE: They have Kaldi's.

MR. JAGGI: -- coffee kiosk that's operated by Kaldi --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- but it's for the tenant, so we don't --

CHAIRMAN LABONTE: Right. Right.

MR. JAGGI: -- we don't do that.

CHAIRMAN LABONTE: Yeah. Okay.

MR. JAGGI: But the point I guess I'm trying to make --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- is if you want that sort of

discretion, changing this to permitted isn't --

CHAIRMAN LABONTE: Well, cause we're opening it to --

MR. JAGGI: -- going to allow for that.

CHAIRMAN LABONTE: -- all kinds of -- there were like six different places, right, like six different types of zones --

MS. MOORE: Oh, the zoning districts where it's allowed?

CHAIRMAN LABONTE: Yeah. So we were adding it to PO --

MS. MOORE: I don't have that in front of me, so if you want read that off.

CHAIRMAN LABONTE: Yeah. PO, RO, MX, PC, GC, CB and LI.

MS. MOORE: Yeah. The districts that we were proposing to have them as an allowed use, we thought that the -- that that use would not be incompatible with the existing surrounding uses --

CHAIRMAN LABONTE: Uh-huh.

MS. MOORE: -- but if that's something that you feel differently about, I mean we can -- we can look into amending that.

CHAIRMAN LABONTE: Okay.

MR. TOMLINSON: I still think Bethany had a good

point. Like if someone comes in and is like I want to open a restaurant in your office building, and our business model is I microwave fish --

CHAIRMAN LABONTE: Yeah.

MR. TOMLINSON: -- like the landlord's going to say, no, thank you --

CHAIRMAN LABONTE: Okay.

MR. TOMLINSON: -- like all my other tenants are going to freak out.

CHAIRMAN LABONTE: Yeah.

MS. MOORE: Right.

MR. TOMLINSON: But I think that would --

CHAIRMAN LABONTE: Counter it?

MR. TOMLINSON: -- there would be significant economic incentive for the landlord to not aggravate every other tenant by opening the we microwave fish restaurant.

CHAIRMAN LABONTE: Yeah.

MS. MOORE: And like I said, there are other requirements that they would then have to meet at the building permit stage that would have to be -- like if they need a hood or something, that's not something that's required by Planning and Zoning.

CHAIRMAN LABONTE: Uh-huh.

MS. MOORE: That would be a Building Division requirement.

CHAIRMAN LABONTE: Okay.

Thank you.

MS. O'BRIEN: So are there -- okay, so I just want to ask a question about the venting and ventilation.

Do they have rules that are that specific, like if it's the microwave fish versus just --

(Talking over each other.)

MR. TOMLINSON: What happens if they want a microwave fish?

CHAIRMAN LABONTE: Thank you for that example.

MR. JAGGI: So, I'm not a -- and we do have to remember one at a time, we are transcribing this.

But I'm not a building code official, but a microwave isn't regulated by the building code, it's a plug-in appliance.

So it depends on the -- it actually depends on the equipment.

So there are different types of hoods used for commercial kitchens. Some require suppression, some don't. Some is based upon the cooking that you're using the -- so for -- but I don't believe any of those hoods are necessarily geared towards eliminating odors, they're more about fire and safety.

So, that's, again, just -- just to -- you know, for you to chew on this, the conditional use process is

here for those types of things.

But I don't recall us having any real concerns about this in the past, not to say that couldn't happen. But if you -- if you drive by Bristol today with a lot of seafood, you can smell that if you've got your windows open, so I mean it's not like it's zero.

CHAIRMAN LABONTE: Uh-huh. Right.

MR. JAGGI: But, you know, the private market, like what you were saying, you know, the private side might settle that outside of our regulations.

MR. TOMLINSON: And those hoods are like significant investments too, I mean they're quite expensive.

MR. JAGGI: I mean we have nuisance ordinances too that, I mean if we have to, we can go there, if it's obnoxious odors that are offensive, and sometimes they have to put scrubbers on.

I mean there's different ways to handle this. But, you know, the conditional use process let's you get into all those things and add conditions to address that if you think there's a problem.

Our experience has been there really haven't been any problems related to these things, so that's why we're suggesting it could be moved to permitted for small restaurant -- limited service type restaurants only.

MS. MOORE: Limited service and then non-alcoholic --

MR. JAGGI: They're more carry out with very limited dining.

MS. MOORE: -- non-alcoholic, snack and beverage --

MR. JAGGI: Yeah.

MS. MOORE: -- those are the two.

CHAIRMAN LABONTE: Uh-huh.

MS. MOORE: All right. Any other questions?

I have -- I have more.

Okay. So then just some changes to the PO.

So the PO is our Planned Office. The purpose and intent is for office uses and appropriate accessory retail uses and services. And so that's what we looked at when we were trying to expand the uses allowed in PO.

Again, this district struggles with vacancy due to decreased in office use demand. So, staff proposed increase service uses that are compatible with surrounding uses. Some examples include home health -- health care services, child and youth services, nail salons, barber and beauty shops, other -- and other personal care services, those would all be proposed to be permitted in -- in the PO District.

And then our changes to our LI District. That's

our Light Industrial District. So the purpose and intent is for development and redevelopment of areas designated as industrial with high-future development.

So, the amended uses we did look at in this district was reducing the number of conditional uses and increasing those to permitted uses because we have felt like in the past we've had several conditional use permits come before you that maybe didn't really need so much of a review by the Planning and Zoning Commission and would have fit into this district at a -- as a permitted use.

And so those are the ones that we have suggested be amended to be permitted. And that would be general warehousing and storage, home health equipment rental, and then various construction contractors that would have smaller equipment and things like that for -- for remodels and things like that, and then also residential remodelers, and that's a specific one that we actually had come before the Planning Zoning Commission. But all of their -- all of their stuff was interior because it was warehouses.

So those are just some examples to the changes to the LI District.

And then some changes to our RO, which is our Research and Office District.

So, there was a new use that staff worked with

at the 39 North Organization, to create, and that is known as CC541611@businessincubatorandinvoationhub.

So this use would be allowed also in LI, and it's in order to facilitate the growth of the AgTech related uses through business incubators in the 39 North Ag-Tech Innovation District.

And so that's just one more use that would help grow those businesses there, and then they would expand out from there in that district.

CHAIRMAN LABONTE: Is there a reason why we named it that because that is hopeful to know that you worked with 39 North, but when I -- just when you look at -- cause there's not NAICS Code for business incubators today, is that correct?

So, why are we -- why are we having to add it, I guess, or what's the reasoning by -- by adding it?

MS. MOORE: I'll let Jason take this one. He worked with them the most on that.

CHAIRMAN LABONTE: Okay.

MR. JAGGI: Yeah, so one of the things that we've been talking with 39 North, and Emily, the executive director, is they've got -- they've got this hub at 39 North, and it's a business incubator and also an innovation hub. And it's a membership based organization where if you have an Ag-tech related business, you can be

a member, and you can actually have a office there, you can use their conference facilities, it's meant, you know, as an innovation hub.

And you're right, we -- when I searched the NAICS Code, it gave me several different options of how you could classify that, and none of them really fit specifically in terms of what that model is.

So our thought was we'll create our own unique land use to address that, but it would also apply to the Helix Center, which is in the LI District, which is an incubator operated by the St. Louis Economic Partnership.

But it's a very similar type use where AgTech users can start up businesses and things, so they're very -- they're similar.

But, also what helps is some of the -- if it is their permanent location, so if a member of 39 North in the hub, if there -- if that is their permanent physical address for their office, say, they need a business license.

And, so, our normal practice is we've got to go through our big table here and what use, does it fit in this RO District or not. And some of the ones that we realize they don't fit. But we don't want to open up to where community colleges or something, for example, would be a permitted use in -- in the RO District, which,

theoretically, could mean St. Louis Community College can operate a full campus there by right.

So, we didn't want to open it up like that, but we understand that the community college would be a good addition to the hub as a user to the hub. Same with Helix Center. So, we -- you know, that's why we included that definition to include educational uses, so that's the intent behind it, is really to facilitate the hub. And, so, we felt having our own description of that use independent makes the most sense.

CHAIRMAN LABONTE: Do we think it should be a little more descriptive in the naming, though, cause it's really about ag, it's not -- because like pharma's not in here.

MR. JAGGI: Right. So that's in the definition.

Bethany, do you have the definition here?

CHAIRMAN LABONTE: I know it's in the definition.

MS. MOORE: Yes, the definition is included in the staff report.

CHAIRMAN LABONTE: Yeah, I understand it's in the definition --

MR. JAGGI: Okay.

CHAIRMAN LABONTE: -- but I think the title's a little misleading.

MR. JAGGI: Yeah, what would be your suggestions to amend that?

CHAIRMAN LABONTE: I mean if it's all around ag-tech, or what was the other --

MR. TOMLINSON: Agribusiness?

CHAIRMAN LABONTE: What's that?

MR. TOMLINSON: Like agribusiness.

CHAIRMAN LABONTE: Agribusiness or --

MS. MOORE: Yeah.

CHAIRMAN LABONTE: Agribusiness and computer. Something with -- because --

MR. JAGGI: Ag-tech in there?

CHAIRMAN LABONTE: Yeah, cause you don't --

MR. JAGGI: Okay.

CHAIRMAN LABONTE: I mean I was reading and we don't have pharmaceuticals in here; we don't have consumer health in here; we don't have --

MR. JAGGI: Yeah, and I think that's -- I think that's a good comment, that we can add ag-tech or something related to that in the title.

CHAIRMAN LABONTE: Uh-huh.

MR. JAGGI: We certainly wanted to cover that in the definition that it's --

CHAIRMAN LABONTE: Yes.

MR. JAGGI: -- supposed to be ag-related uses,

so that's why we have that.

CHAIRMAN LABONTE: Right.

MR. JAGGI: But, yeah, I think that makes sense.

CHAIRMAN LABONTE: Okay.

MR. JAGGI: We can add that to the title.

CHAIRMAN LABONTE: Thank you.

MR. BUELTER: So, if somebody comes and they want to do a inc. business incubator, and it's not ag, will we still accept into whatever it is --

MR. JAGGI: So we have --

MR. BUELTER: -- or they got --

MR. JAGGI: -- some general --

MR. BUELTER: -- a different --

MR. JAGGI: Yeah. We have some general broad categories, and that's why we're relying on that definition.

And, you know, if we have a question, this doesn't seem, really, we have a right to ask, please describe how your use meets with this definition, and we can make a judgment on that.

But we're also, in practice, we're relying on 39 North as an organization, you know, they're members and they're renting space. With that collaboration, we're relying on them as well.

So, one of the issues that came up earlier was

this ag-tech finance entity that -- that seeks to identify capital for ag-tech users. Well, that's a financial consulting service. That's not an allowed use right now in that district. But, you know, we don't want to open it up to these other things all over. We want to, yes, it's fine if you're a member and you're in the hub. And so this definition will allow us to just narrowly allow these uses as part of these incubators only. Where we don't want to open that up, you know, as just a buy-right-use throughout the whole district, cause we want to stick to the ag-tech in -- in that frame, so, that's what we're trying to do.

CHAIRMAN LABONTE: How -- how will it work with if there's some things happening with Bayer East Campus? Cause that's still part of 39 North today.

MR. JAGGI: It is. So, you know, going forward the redevelopment of the portion of the Bayer that's being sold, that would be rezoned to its own zoning district, so it would come out of the -- of the RO District, and only the Bayer Campus headquarters would remain.

CHAIRMAN LABONTE: Okay.

MR. WANG: So, Jason, I was at Meramec Community College this week, and I saw a building that said Emerging Technologies Building. I don't know what that means, but it's kind of interesting catch-all for anything.

MR. JAGGI: Yeah.

Yeah. I mean it's -- it's a merging technologies, it could -- yes, that's very broad description.

MR. WANG: Right, what is that? Yeah.

MR. JAGGI: But I think, you know, this -- this really is in line with trying to support the growth of what 39 is supposed to be, and with the hub that they're really trying to scale up.

And there's different levels of membership at the hub. You can just be a basic member, and you have rights to like conference rooms and networking, or you can actually have a desk there. And if you're, you know, that's where you need a business license from us, and that's where we run into problems, like we can't issue a business license, we got to see if it's a permitted use. So this gives us that flexibility.

But there's a lot of supporting industries supporting -- supporting users for 39 North that are related, but aren't research in and of itself.

MS. MOORE: Right.

MR. JAGGI: So, there's financing, you know, people trying to get capital for financing. There's, you know, educational institutions that where going to be a member so they can have a presence there, but they're just

members, they don't actually have an office there.

So that's the distinction we're trying to make here.

MS. O'BRIEN: So they only need a business license if they get a desk?

MR. JAGGI: Yes, otherwise they're just members.

And we also included in our updates, I believe, membership organizations as a permitted use just to cover somebody like 39 North that provides memberships to other users.

So I think when we do all these changes, we'll have all of these things covered appropriately, and we really haven't had that succinctly in the past.

MS. MOORE: All right.

Okay. So this is just also some clarity to those new uses that were added. So this, I mean we kind of did cover this.

CHAIRMAN LABONTE: Uh-huh.

MS. MOORE: We talked about we would add those permitted uses as a CC, which is what we put in as Creve Coeur, our own definition.

And, so, this -- this is the NAICS limited service restaurants with 16 seats or less and no drive-thru, and that's part of the title, as well as snack and non-alcoholic beverage bars with 16 seats or less and

no drive-thru.

So those are the ones that we were proposing to allow as permitted where they're -- where they're also allowed as a conditional use, but have to -- any restaurant with 16 -- with more than 16 seats will remain a conditional use.

So there's just some clarity about that new use.

But then also the banking one. It would be the same thing, so we would have CC definitions for commercial banking without drive-thru, credit unions without drive-thru and savings institutions and other depository credit intermediation without drive-thru.

Again, those equivalents with drive-thru would still be conditional uses.

But they would be proposed to be permitted in our HE, PH, PO, RO, MX, PC, GB, CB and LI Zoning Districts because they have relatively little impact to the surrounding users.

Okay. Any questions? That's a lot of information.

Any additional questions? Yes.

MS. O'BRIEN: Just this question about the -- got a public comment --

MS. MOORE: Oh, yes. Thank you.

MS. O'BRIEN: -- from Pati Trout.

MS. MOORE: Yes. We did.

MS. O'BRIEN: Is there an error or is --

MS. MOORE: So, there -- so, in my staff report, if you take a look at that, I mentioned the districts that are used in our Comprehensive Plan, and so those districts, when I was talking about the uses and if the proposed uses in those zoning districts are compatible with the Comprehensive Plan, I mentioned those -- those names of those districts.

And they are not the same as our zoning districts, but they are the districts that our Comprehensive Plan uses to group and describe certain areas. And they go with some zoning districts, and then they're kind of like mixed throughout as well.

So, I believe that that's where the confusion comes from. So it was related to those -- the names of those districts.

MS. O'BRIEN: Okay.

MR. WANG: Okay.

MS. MOORE: Any other questions?

One more thing I also did want to add. We did actually have another request from a user at 7777 Craig Road to include NAICS Code 621498, which is all other outpatient care centers, as a conditional use in our PO District. And we did review that request. And we do

think that those users are compatible with the existing uses as a -- as a conditional use. And I'm going to read some of those examples for this use.

It would include outpatient biofeedback centers and clinics, outpatient pain therapy centers and clinics, outpatient and community health centers and clinics, and outpatient sleep disorders center and clinics.

And this user is seeking to submit for a conditional use permit for a similar use.

We are still working with that user to ensure that this is the correct use for them, and that we're aware of what they're CUP would be for. But we do think that this request to add 621498 as a conditional use in our PO District is compatible with surrounding uses. So that would be a request for amendment to this text amendment.

MR. TOMLINSON: Is that comment in here anywhere?

MS. MOORE: It is not. This was received after -- after the --

MR. JAGGI: Bethany, did you -- do you want me to provide --

(Talking over each other.)

MS. MOORE: Oh, yes, sorry, I have this. Yes.

MS. O'BRIEN: So the -- so it would be to add

NAICS Code 621498 as --

MS. MOORE: Conditional.

MS. O'BRIEN: -- conditional?

MS. MOORE: A conditional use in the PO Zoning District.

MS. O'BRIEN: Okay. In the PO District. Okay.

I move to recommend approval of the text amendment to Sections 405.120 --

MR. WANG: One second.

Does Counsel have to make some remarks?

CHAIRMAN LABONTE: Oh, yeah. Yeah, yeah.

We need to close the hearing.

Sorry, I thought we were reading this before we were moving on.

So, this is something new that was added?

MS. MOORE: Correct. That's a request to add that use as an amendment to the text amendment.

CHAIRMAN LABONTE: Oh, as an amendment?

MS. MOORE: Yes. To add that use.

CHAIRMAN LABONTE: Got it. Okay.

MR. TOMLINSON: Amendment to the amendment.

CHAIRMAN LABONTE: Amendment to the amendment.

All right.

MS. MOORE: Yes.

CHAIRMAN LABONTE: Now, I'm caught up. Sorry.

MS. MOORE: Sorry.

MR. JAGGI: Can I also just clarify, I just want to make sure --

CHAIRMAN LABONTE: Yeah.

MR. JAGGI: -- none -- this change is not in any of the documents you have right now.

Bethany, has been talking to this applicant.

There was a text amendment a couple years ago. Based on their intended use, it is not the same as a sleep clinic. They're now looking at wanting to do sleep clinics in this building.

Text amendment to facilitate what we thought were their intention two years ago, does not cover this additional use. So, we -- we communicated to them, well, we're actually updating all of these codes right now, so if you wanted to submit a request, we could kind of tack that on to see if it would be agreeable to do so.

So, those are the type of uses that this -- this change would create, but it is a conditional use, so you would get to look at all the details. We were comfortable with it.

The -- the -- I would point out that the document you have here, it does list some uses that we would have to check. Okay. So some of these mental health, neuroscience uses, those may fall in a different

category, we don't know yet. We're just getting into that.

But I would say that right now mental health, substance abuse sort of uses are not allowed at all in that PO, and I don't know that that's something we want to go toward because of compatibility concerns. But we have a lot of work to -- still left to do with this applicant, but her essential request, 621498, outpatient care centers as a conditional use permit in the PO District, we're comfortable with.

CHAIRMAN LABONTE: Got it. Thank you.

MR. TOMLINSON: And, I'm sorry, Bethany, you read a list of uses, but that was --

MS. MOORE: Correct.

MR. TOMLINSON: -- separate from -- that was not --

MS. MOORE: That's separate. I was reading --

MR. TOMLINSON: That's the applicant provided those sort of examples from their own understanding as it may or may not be consistent?

MS. MOORE: That -- yes, so the list that they provided is something that they are considering using with their use --

MR. TOMLINSON: Uh-huh.

MS. MOORE: -- and so that's something that we

have to make sure that those uses they suggested are compatible with --

MR. TOMLINSON: The actual code?

MS. MOORE: Yes. So, that's something we're still working with them on.

MR. TOMLINSON: Okay.

MS. MOORE: Because those uses -- some of those uses currently are not allowed. But the use that they have proposed adding as a conditional use is something that we are comfortable with, but we are still working with them on their CUP --

MR. TOMLINSON: Now --

MS. MOORE: -- their conditional use permit.

MR. TOMLINSON: -- is comfortable with the same thing as a recommendation, or does it stand as you're comfortable with it?

MS. MOORE: If we had received this request before the staff report was written, and I had created the document, we would have added it in and --

MR. TOMLINSON: Okay.

MS. MOORE: -- been comfortable with that.

MR. TOMLINSON: Okay.

MS. O'BRIEN: So, just one other clarification.

MS. MOORE: Yes.

MS. O'BRIEN: So are -- is there like an

official list under 621498?

MS. MOORE: There is.

MS. O'BRIEN: But if it's a conditional use, then -- then you would put in your staff report, somebody came in, whether it was compatible?

MS. MOORE: Correct. So any time we have a conditional use permit application, we make sure that the NAICS Code that is assigned, I work with the applicant and we go over the -- the definition that we have from NAICS, and then also that they believe is their use's definition, and we make sure that we have the correct code.

So that's what we would do in this case too is we would work with them and make sure that the definition for their actual use is correctly identified with the correct NAICS Code.

MS. O'BRIEN: But then you would go the step further, whether it was compatible?

MS. MOORE: Correct --

MS. O'BRIEN: Okay.

MS. MOORE: -- that's what we do with the -- with the conditional use permit, and then you're able to review all aspects of that request.

MR. JAGGI: And just looking just a little bit here.

So, I pulled up what I mentioned earlier, 621420

was outpatient mental health and substance abuse centers, so that's what we currently do not allow in the Planned Office District either by right or a conditional use permit.

MR. TOMLINSON: And that's a different number than that one?

MR. JAGGI: That's a different, yeah, that's not at all what you're considering. But we have to make sure that these -- this list on the email that you see; Alzheimer's disease, dementia, bipolar, personality disorder, schizophrenia, et cetera, those would be clinical trials in neuroscience. So that potentially is not the same as these illustrated examples with the other use code that I'm saying we're not allowing.

So those examples are outpatient alcoholism treatment centers and clinics, outpatient mental health centers, outpatient detox centers, substance abuse treatment centers and outpatient drug addiction, so those seem to be different from this list, so it may be okay. But we have to finalize all this with the applicant. But we just wanted to make sure you understand. One, category we think is fine, the other I think would raise some questions cause it is an Office District, so we wanted to make sure.

MR. TOMLINSON: Now, what if the applicant said,

no, this is a clinical trial, and then they describe their use and you said, no, this is a substance use disorder treatment, if there's a disagreement, do -- does that come to us? Do you get to stop it, and they just have to get a lawyer or something? What's the process?

MR. JAGGI: So, the process is we give our interpretation of what we believe the code -- and the nice thing about NAICS is it provides these examples --

MR. TOMLINSON: Uh-huh.

MR. JAGGI: -- like I just read to you.

MR. TOMLINSON: Uh-huh.

MR. JAGGI: So that's kind of helpful to, you know, relate does your use match this.

And, you know, on the face of it, these trials with these five listed, it doesn't seem to really be compatible, so we may say, yeah, it fits the general outpatient clinic, go apply for your CUP, explain it to Commission and make sure we're all comfortable that this use is the right category and everything. That's the process.

Ultimately, if they say, well, we just totally disagree with you, there's a couple different avenues. They can request a text amendment. They can change something. Or they could, I suppose, go to the Board of Adjustment and say, we're in error, or we want a use, you

know, variance.

MR. TOMLINSON: Variance.

MR. JAGGI: That's a very high standard to -- to achieve, but there are different avenues where they can -- where they can do that.

MR. TOMLINSON: Do you put -- do you have --

MR. JAGGI: But most of the time we do what we're doing now and we --

MR. TOMLINSON: Yeah.

MR. JAGGI: -- say, hey, let's change the code. If it's good with everybody, we can -- we can change this code.

MR. TOMLINSON: Yeah.

MR. JAGGI: Thank you.

MS. MOORE: Thank you.

CHAIRMAN LABONTE: And there are no public to provide comment, so we will close the hearing.

MS. SCHNELLMANN: So exhibits, right?

So we're going to close this hearing.

We have the Planning and Zoning Commission for the City of Creve Coeur, we're asking that these documents are put into the record as exhibits: The notice documentation in possession of the City Clerk as amended with the new title, staff reports, Planning and Zoning letters, the minutes, excerpts, documents, presenters, any

written submittals, the City Code of Ordinances and Charter, the City Comprehensive Plan and the public file regarding the application.

CHAIRMAN LABONTE: Thank you.

(The Public Hearing was concluded at 7:28 p.m.)

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

I, Deborah K. McLaughlin, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning Public Hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

CITY OF CREVE COEUR

MEMORANDUM

Date: August 12, 2026
To: Kris Simpson, City Administrator
From: Kevin Mulligan, Civil Engineer
CC: Jay Lancaster, Director of Public Works
Dione Garson, Assistant Director of Public Works
Subject: Recommendation to Execute Program Agreement
New Ballas Road Improvement Project – Phase 4, STBG-4900(658)

Staff Recommendation

City staff recommends that the City execute a Surface Transportation Block Grant (STBG) Program Agreement with the Missouri Highways and Transportation Commission (MoDOT) in order to accept federal grant funding assistance for asphalt pavement resurfacing, curb repairs, and signal and sidewalk improvements to New Ballas Road from Olive Boulevard to Magna Carta Drive.

Project Summary

Four phases of improvements are envisioned for New Ballas Road. The first phase involved the North New Ballas extension, from Olive Boulevard to Craig Road – construction of this project was completed in the summer of 2024. Phase 2 involves South New Ballas Road, from Ladue Road to Conway Road. Phase 2 is currently in the right-of-way phase with construction scheduled for 2026. Phase 3 involves New Ballas Road, from Ladue Road to Magna Carta Drive. Phase 3 is currently in the design phase with construction scheduled for FY2028. Phase 4 will be the final phase.

The New Ballas Road Improvement Project – Phase 4 will involve the resurfacing of the asphalt pavement, repairs to broken and damaged curbs, signal improvements, and sidewalk accessibility updates from south of Olive Boulevard to north of Magna Carta Drive. Minimal easements are expected to be necessary along the project limits.

Project Schedule

Projects that follow the process laid out by MoDOT for grant-funded projects generally have three phases: design, right-of-way acquisition, and construction.

- Design (FY2027-FY2029). The design for this project is scheduled to begin during the fall of 2026 and is expected to last through the fall of 2028. This phase of the project will be fully funded by the City.
- Right-of-Way Acquisition (FY2028). At this point, it does not appear that easements or right-of-way will be needed from any properties along the project limits. Further investigation will be done in the design phase to determine if easements are required. This phase is planned for fall and winter of 2028. The federal grant will reimburse the City up to 80% of the costs associated with easement and right of way acquisition.
- Construction (FY2029). Construction of this project is scheduled for the spring and summer of 2029, but can be shifted to 2030 if necessary. The federal grant will reimburse the City up to 80% of the cost to construct the project.

The anticipated schedule for the project is listed in detail in Exhibit B (page 12) of the Program Agreement.

Project Cost and Grant Reimbursement

The program agreement establishes the amount of reimbursement for the project at 80% of right of way/easement acquisition and construction costs, up to an amount of $680,000.00. The total cost of the project is expected to be $1 million, making the City's share $320,000, or approximately 32% of the total cost.

The estimated cost of each phase of the project and the amount of grant funding awarded for that phase are outlined below:

Project Stage	**Fiscal Year**	**Total Cost**	**Grant Funding**	**City Funding**
Design	FY2027-FY2029	$150,000	$0	$150,000
Right of Way	FY2028	$25,000	$20,000	$5,000
Construction	FY2029	$750,000	$600,000	$150,000
	Total	$925,000	$620,000	$305,000

Recommendation

The City has benefitted from federal grants to improve most of its major roads in the recent past. Staff finds this grant program to be a good opportunity for the City, and recommends that the City enter into the program agreement with MoDOT in order to take advantage of this program for the benefit of New Ballas Road.

Attachments: Exhibit 1 – Program Agreement with MoDOT

BILL NO. __6228_____ **ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF A SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TO ENABLE THE CITY TO CONSTRUCT THE NEW BALLAS ROAD IMPROVEMENT PROJECT – PHASE 4.

WHEREAS, the City of Creve Coeur strives to maintain its pavement infrastructure for the sake of its residents and the traveling public; and

WHEREAS, the City has been awarded grant funding under the federal Surface Transportation Block Grant Program (STBG) to assist with the cost of resurfacing, and signal and sidewalk improvements to New Ballas Road between Olive Boulevard and Magna Carta Drive; and

WHEREAS, the attached "Exhibit One" is an agreement between the City and the Missouri Highways and Transportation Commission regarding the responsibilities and requirements of the STBG Grant Program.

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

SECTION 1. The STBG Program Agreement, between the Missouri Highways and Transportation Commission and the City, regarding the resurfacing, and signal and sidewalk improvements to New Ballas Road, attached hereto and referred to herein as the "Program Agreement," is hereby approved and the City Administrator is authorized to execute same on behalf of the City and the City Clerk is authorized and directed to attest thereto. The Agreement as executed shall be substantially in the form of the Program Agreement, with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Ordinance. 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 Ordinance, the matters herein authorized, and the rights and duties of the City under the Program Agreement.

SECTION 2. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____ 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____ 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

EXHIBIT ONE

CO Form: FS11
Approved: 07/96 (KMH)
Revised: 06/26 (MWH)
Modified:

ALN Number:	ALN #20.287
ALN Title:	Surface Transportation Block Grant Program
Award name/number:	STBG-4900(658)
Award Year:	2028
Federal Agency:	Federal Highway Administration, Department of Transportation

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM AGREEMENT

THIS STBG AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Creve Coeur, St. Louis County, Missouri (hereinafter, "City").

WITNESSETH:

WHEREAS, the Infrastructure Investment and Jobs Act (IIJA) Title 23 United States Code (USC) §133, authorizes a STBG Program to fund transportation related projects; and

WHEREAS, the City desires to construct certain improvements, more specifically described below, using such STBG funding; and

WHEREAS, those improvements are to be designed and constructed in compliance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to grant the use of STBG funds to the City. The improvement contemplated by this Agreement by the Commission is within the city limits of Creve Coeur, Missouri and designated as Project STBG-4900(658). The project involves:

Resurfacing and sidewalk upgrades

The City shall be responsible for all aspects of the construction of the improvement.

(2) LOCATION: The general location of the improvement is shown on an attachment hereto marked "Exhibit A" and incorporated herein by reference. More specific descriptions are as follows:

New Ballas Road from north of Magna Carta Drive to south of MO-340/Olive Blvd.

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to the City for the project and agrees that the Commission may deduct progress payments made to the City from future payments to the City.

(4) LIMITS OF SYSTEM: The limits of the surface transportation system for the City shall correspond to its geographical area as encompassed by the urban boundaries of the City as fixed cooperatively by the parties subject to approval by the Federal Highway Administration (FHWA).

(5) ROUTES TO BE INCLUDED: The City shall select the high traffic volume arterial and collector routes to be included in the surface transportation system, to be concurred with by the Commission, subject to approval by the FHWA. It is understood by the parties that surface transportation system projects will be limited to the said surface transportation system, but that streets and arterial routes may be added to the surface transportation system, including transfers from other federal aid systems.

(6) INVENTORY AND INSPECTION: The City shall:

(A) Furnish annually, upon request from the Commission or FHWA, information concerning conditions on streets included in the STBG system under local jurisdiction indicating miles of system by pavement width, surface type, number of lanes, and traffic volume category.

(B) Inspect and provide inventories of all bridges on that portion of the federal-aid highway systems under the jurisdiction of the City in accordance with the Federal Special Bridge Program, as set forth in 23 USC §144, and applicable amendments or regulations promulgated thereunder.

(7) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved street and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. Any traffic signals installed on highways maintained by the Commission will be turned over to the Commission upon completion of the project for maintenance. All obligations of the Commission under this Agreement shall cease upon completion of the

improvement.

(8) INDEMNIFICATION: To the extent allowed or imposed by law, the City shall defend, indemnify, and hold harmless the Commission, including its members and the Missouri Department of Transportation ("MoDOT" or "Department") employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(9) INSURANCE:

(A) The City is required or will require any contractor procured by the City to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right of way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right of way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the MoDOT and its employees, as additional insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities ($600,000 per claimant and $4,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to section 537.610 RSMo.

(B) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(10) CONSTRUCTION SPECIFICATIONS: Parties agree that all construction under the STBG for the City will be constructed in accordance with current MoDOT design criteria/specifications for urban construction unless separate standards for the surface transportation system have been established by the City and the Commission subject to the approval of the FHWA.

(11) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation (USDOT) Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and made a part of this Agreement as Exhibit D. Wherever the term "the contractor" or

words of similar import appear in these sections, the term “the City” is to be substituted. The City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(12) ACQUISITION OF RIGHT OF WAY: With respect to the acquisition of right of way necessary for the completion of the project, City shall acquire any additional necessary right of way required for the project and in doing so agrees that it will comply with all applicable federal laws, rules, and regulations, including 42 USC 4601-4655, the Uniform Relocation Assistance and Real Property Acquisition Act, as amended and any regulations promulgated in connection with the Act. However, upon written request by the City and the written acceptance by the Commission, the Commission shall acquire right of way for the City. Upon approval of all agreements, plans and specifications by the Commission and the FHWA, the commission will file copies of said plans in the office of the county clerk: and proceed to acquire by negotiation and purchase or by condemnation any necessary right of way required for the construction of the improvement contemplated herein. All right of way acquired by negotiation and purchase will be acquired in the name of City, and the City will pay to grantors thereof the agreed upon purchase prices. All right of way acquired through condemnation proceedings will be acquired in the name of the State of Missouri and subsequently released to the City. The City shall pay into court all awards and final judgments in favor of any such condemnees. The City shall also reimburse the Commission for any expense incurred by the Commission in acquiring said right of way, including but not limited to the costs of surveying, appraisal, negotiation, condemnation, and relocation assistance benefits. Unless otherwise agreed to in writing the Commission shall have the final decision regarding the settlement amount in condemnation.

(13) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. All federally funded projects are required to have a project end date. Any costs incurred after the project end date are not eligible for reimbursement. The federal share for this project will be 80 percent not to exceed $620,000. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission shall not be responsible for any costs associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(B) The total reimbursement otherwise payable to the City under this

Agreement is subject to reduction, offset, levy, judgment, collection or withholding, if there is a reduction in the available federal funding, or to satisfy other obligations of the City to the Commission, the State of Missouri, the United States, or another entity acting pursuant to a lawful court order, which City obligations or liability are created by law, judicial action, or by pledge, contract or other enforceable instrument. Any costs incurred by the City prior to authorization from FHWA and notification to proceed from the Commission are not reimbursable costs.

(14) PERMITS: The City shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to permit the construction and maintenance of the contemplated improvements.

(15) TRAFFIC CONTROL: The plans shall provide for handling traffic with signs, signal and marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

(16) WORK ON STATE RIGHT OF WAY: If any contemplated improvements for Project STBG-4900(658) will involve work on the state's right of way, the City will provide reproducible final plans to the Commission relating to such work.

(17) DISADVANTAGED BUSINESS ENTERPRISES (DBEs): At time of processing the required project agreements with the FHWA, the Commission will advise the City of any required goals for participation by DBEs to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of Title 49 Code of Federal Regulations (CFR) Part 26, as amended.

(18) NOTICE TO BIDDERS: The City shall notify the prospective bidders that DBEs shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(19) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two (2) weeks. Progress payments must be submitted monthly. All progress payment requests must be submitted for reimbursement within ninety (90) days of the project completion date for the final phase of work. The City shall repay any progress payments which involve ineligible costs.

(20) PROMPT PAYMENTS: Progress invoices submitted to MoDOT for reimbursement more than thirty (30) calendar days after the date of the vendor invoice shall also include documentation that the vendor was paid in full for the work identified in the progress invoice. Examples of proof of payment may include a letter or e-mail from the vendor, lien waiver or copies of cancelled checks. Reimbursement will not be made on these submittals until proof of payment is provided. Progress invoices submitted to

MoDOT for reimbursement within thirty (30) calendar days of the date on the vendor invoice will be processed for reimbursement without proof of payment to the vendor. If the City has not paid the vendor prior to receiving reimbursement, the City must pay the vendor within two (2) business days of receipt of funds from MoDOT.

(21) OUTDOOR ADVERTISING: The City further agrees that the right of way provided for any STBG improvement will be held and maintained inviolate for public highway or street purposes, and will enact and enforce any ordinances or regulations necessary to prohibit the presence of billboards or other advertising signs or devices and the vending or sale of merchandise on such right of way, and will remove or cause to be removed from such right of way any sign, private installation of any nature, or any privately owned object or thing which may interfere with the free flow of traffic or impair the full use and safety of the highway or street.

(22) FINAL AUDIT: The Commission will perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(23) AUDIT REQUIREMENTS: If the City expends one million dollars ($1,000,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with 2 CFR Part 200. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of 2 CFR Part 200, if the City expend(s) less than one million dollars ($1,000,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(24) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA) OF 2006: The City shall comply with all reporting requirements of the FFATA of 2006, as amended. This Agreement is subject to the award terms within 2 CFR Part 170.

(25) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(26) APPLICABLE LAWS AND REGULATIONS: This Agreement shall be construed according to the laws of the State of Missouri. Each party shall comply with all applicable federal, state, and local laws, regulations, and ordinances. Additionally, each party shall adhere to all accepted industry standards, processes, and procedures relevant to the performance of their obligations under this Agreement. A violation of this paragraph constitutes a material breach of the Agreement.

(27) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(28) COMMISSION REPRESENTATIVE: The Commission's St. Louis District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(29) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

(A) To the City:
300 North New Ballas Road
Creve Coeur, MO 63141

(B) To the Commission:
1590 Woodlake Drive
Chesterfield, MO 63017

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

(30) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 USC §2000d and §2000e, et seq.), as well as any applicable titles of the "Americans with Disabilities Act" (42 USC §12101, et seq.). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the USDOT relative to nondiscrimination in federally assisted programs of the USDOT (49 CFR Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, sex, disability, national origin, age, or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, sex, disability or national origin, age, or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the USDOT to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the USDOT as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or

2. Cancellation, termination, or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of this paragraph of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the USDOT. The City will take such action with respect to any subcontract or procurement as the Commission or the USDOT may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the City may request the United States to enter into such litigation to protect the interests of the United States.

(31) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the FHWA and the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement of their final invoice from the Commission.

(32) CONFLICT OF INTEREST: The City shall comply with conflict of interest policies identified in 23 CFR 1.33. A conflict of interest occurs when an entity has a financial or personal interest in a federally funded project.

(33) MANDATORY DISCLOSURES: The City shall comply with 2 CFR 200.113 and disclose, in a timely manner, in writing all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award.

(34) FHWA APPROVAL: This Agreement is made and entered into subject to the approval of the FHWA.

(35) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations by providing the City with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the City.

(36) BUDGET: The City shall incur obligations in connection with the performance of the period only in conformity with the latest budget approved by the Commission as specified in Exhibit C attached hereto and incorporated herein by reference. This budget may be revised as necessary; however, no budget or revision shall be effective unless approved by the Commission's representative and FHWA.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this _____ (date).

Executed by the Commission this _____ (date).

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

_____

Title _____

ATTEST:

_____
Secretary to the Commission

Approved as to Form:

_____
Commission Counsel

CITY OF CREVE COEUR

By _____

Title _____

ATTEST:

By _____

Title _____

Approved as to Form:

By _____

Title _____

Ordinance No:_____

ATTACHMENT A: PROJECT LOCATION MAP

NEW BALLAS ROAD IMPROVEMENTS PROJECT – PHASE 4

Sponsor:	City of Creve Coeur
Project Limits:	New Ballas Road (Magna Carta Drive to Olive Blvd)
Project Length:	2,700 feet (0.51 miles)
Scope of Work:	The proposed project will involve asphalt resurfacing, sidewalk upgrades, and curb repairs.

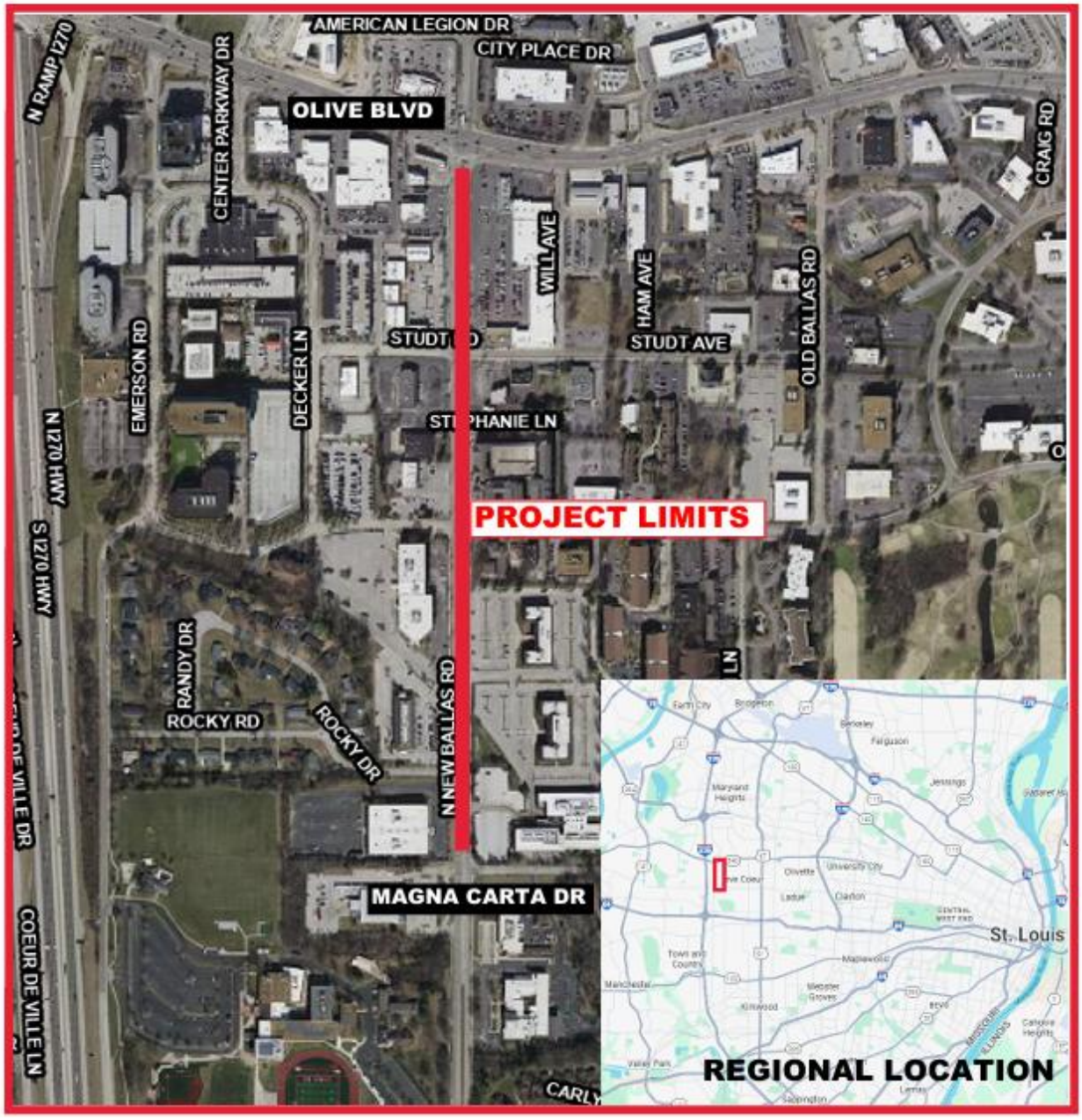


Exhibit B – Project Schedule

Project Description: STBG-4900(658) New Ballas Road

PROJECT DEVELOPMENT SCHEDULE **Note**: *many stages can occur concurrently.*			
Activity Description	**Start Date (MM/YYYY)**	**Finish Date (MM/YYYY)**	**Time Frame (Months)**
Receive award notification letter from EWG	10/2026	10/2026	1
Execute agreement (project sponsor and DOT)	11/2026	12/2026	2
Engineering services contract submitted and approved*			
Environmental review process – NEPA classification and clearance	07/2027	02/2028	8
Public meeting/hearing	03/2028	03/0228	1
Develop and submit preliminary plans	05/2027	02/2028	10
Preliminary plans approved	03/2028	04/2028	2
Develop and submit right-of-way plans	01/2028	03/2028	3
Review and approval of right-of-way plans	04/2028	06/2028	3
Submit and receive approval for notice to proceed for right-of-way acquisition (A-Date)*	06/2028	07/2028	2
Right-of-way acquisition	08/2028	11/2028	4
Utility coordination	07/2027	01/2029	18
Develop and submit PS&E	07/2028	06/2029	12
District review and approval of PS&E*	07/2029	10/2029	4
Advertise for bids/bid letting/bid concurrence	11/2029	02/2030	4
Start implementation or construction/open to traffic	04/2030	08/2030	5
* Finish date must match fiscal year for each milestone shown in **bold** text.			

*Note: the dates established in the schedule above will be used in the applicable ESC between the sponsor agency and consultant firm.

Exhibit C - Project Budget

FINANCIAL PLAN

Note: *federal participation for a phase of work must not exceed 80% in Missouri for all phases of work and 80% in Illinois for construction/construction engineering phase only. In Illinois, PE and ROW must be paid with local funds.*

Phase of Work[5]	Starting Federal Fiscal Year[6]	Total Phase Cost	STP-S Funds Requested	Sponsor Share	Sponsor Share Percentage
PE / Planning / Environmental Studies	FY 2027	$ 150,000	$ 0	$ 150,000	100.00%
Right-of-Way (ROW)	FY 2028	$ 25,000	$ 20,000	$ 5,000	20.00%
Construction Engineering	FY 2030	$ 0	$ 0	$ 0	0.00%
Construction / Implementation	FY 2030	$ 750,000	$ 600,000	$ 150,000	20.00%
TOTAL PROJECT COST		$ 925,000	$ 620,000	$ 305,000	32.97%

Identify the source(s) of local matching funds (e.g., state DOT, city, county, county road board, county motor fuel tax, private entity), and the amount for each source:	Local matching funds have been allocated through the City's sales-tax-funded capital improvement program.

REQUIRED CONTRACT PROVISIONS
FEDERAL-AID CONSTRUCTION CONTRACTS

I. General
II. Nondiscrimination
III. Non-segregated Facilities
IV. Davis-Bacon and Related Act Provisions
V. Contract Work Hours and Safety Standards Act Provisions
VI. Subletting or Assigning the Contract
VII. Safety: Accident Prevention
VIII. False Statements Concerning Highway Projects
IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
X. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
XI. Certification Regarding Use of Contract Funds for Lobbying
XII. Use of United States-Flag Vessels:

ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under title 23, United States Code, as required in 23 CFR 633.102(b) (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services). 23 CFR 633.102(e).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider. 23 CFR 633.102(e).

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services) in accordance with 23 CFR 633.102. The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in solicitation-for-bids or request-for-proposals documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract). 23 CFR 633.102(b).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract. 23 CFR 633.102(d).

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. 23 U.S.C. 114(b). The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors. 23 U.S.C. 101(a).

II. NONDISCRIMINATION (23 CFR 230.107(a); 23 CFR Part 230, Subpart A, Appendix A; EO 11246)

The provisions of this section related to 23 CFR Part 230, Subpart A, Appendix A are applicable to all Federal-aid construction contracts and to all related construction subcontracts of $10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR Part 60, 29 CFR Parts 1625-1627, 23 U.S.C. 140, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and related regulations including 49 CFR Parts 21, 26, and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding $10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR Part 60, and 29 CFR Parts 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with 23 U.S.C. 140, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and related regulations including 49 CFR Parts 21, 26, and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR Part 230, Subpart A, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. Equal Employment Opportunity: Equal Employment Opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (*see* 28 CFR Part 35, 29 CFR Part 1630, 29 CFR Parts 1625-1627, 41 CFR Part 60 and 49 CFR Part 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140, shall constitute the EEO and specific affirmative action standards for the contractor's project activities under this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR Part 35 and 29 CFR Part 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract. 23 CFR 230.409 (g)(4) & (5).

b. The contractor will accept as its operating policy the following statement:

> "It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, sexual orientation, gender identity, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

2. EEO Officer: The contractor will designate and make known to the contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active EEO program and who must be assigned adequate authority and responsibility to do so.

3. Dissemination of Policy: All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action or are substantially involved in such action, will be made fully cognizant of and will implement the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer or other knowledgeable company official.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. Recruitment: When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

5. Personnel Actions: Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to ensure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action

within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6. Training and Promotion:

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs (i.e., apprenticeship and on-the-job training programs for the geographical area of contract performance). In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. 23 CFR 230.409. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

8. Reasonable Accommodation for Applicants / Employees with Disabilities: The contractor must be familiar with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established thereunder. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors, suppliers, and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

10. Assurances Required:

a. The requirements of 49 CFR Part 26 and the State DOT's FHWA-approved Disadvantaged Business Enterprise (DBE) program are incorporated by reference.

b. The contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:
(1) Withholding monthly progress payments;
(2) Assessing sanctions;
(3) Liquidated damages; and/or
(4) Disqualifying the contractor from future bidding as non-responsible.

c. The Title VI and nondiscrimination provisions of U.S. DOT Order 1050.2A at Appendixes A and E are incorporated by reference. 49 CFR Part 21.

11. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women.

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of more than $10,000. 41 CFR 60-1.5.

As prescribed by 41 CFR 60-1.8, the contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, sexual orientation, gender identity, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location under the contractor's control where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding $2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size), in accordance with 29 CFR 5.5. The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. 23 U.S.C. 113. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. 23 U.S.C. 101. Where applicable law requires that projects be treated as a project on a Federal-aid highway, the provisions of this subpart will apply regardless of the location of the project. Examples include: Surface Transportation Block Grant Program projects funded under 23 U.S.C. 133 [excluding recreational trails projects], the Nationally Significant Freight and Highway Projects funded under 23 U.S.C. 117, and National Highway Freight Program projects funded under 23 U.S.C. 167.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 “Contract provisions and related matters” with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

1. Minimum wages (29 CFR 5.5)

a. *Wage rates and fringe benefits.* All laborers and mechanics employed or working upon the site of the work (or otherwise working in construction or development of the project under a development statute), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of basic hourly wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. As provided in paragraphs (d) and (e) of 29 CFR 5.5, the appropriate wage determinations are effective by operation of law even if they have not been attached to the contract. Contributions made or costs reasonably anticipated for bona fide fringe benefits under the Davis-Bacon Act (40 U.S.C. 3141(2)(B)) on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph 1.e. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics must be paid the appropriate wage rate and fringe benefits on the wage determination for the classification(s) of work actually performed, without regard to skill, except as provided in paragraph 4. of this section. Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided,* That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classifications and wage rates conformed under paragraph 1.c. of this section) and the Davis-Bacon poster (WH–1321) must be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b. *Frequently recurring classifications.* (1) In addition to wage and fringe benefit rates that have been determined to be prevailing under the procedures set forth in 29 CFR part 1, a wage determination may contain, pursuant to § 1.3(f), wage and fringe benefit rates for classifications of laborers and mechanics for which conformance requests are regularly submitted pursuant to paragraph 1.c. of this section, provided that:

(i) The work performed by the classification is not performed by a classification in the wage determination for which a prevailing wage rate has been determined;

(ii) The classification is used in the area by the construction industry; and

(iii) The wage rate for the classification bears a reasonable relationship to the prevailing wage rates contained in the wage determination.

(2) The Administrator will establish wage rates for such classifications in accordance with paragraph 1.c.(1)(iii) of this section. Work performed in such a classification must be paid at no less than the wage and fringe benefit rate listed on the wage determination for such classification.

c. *Conformance.* (1) The contracting officer must require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract be classified in conformance with the wage determination. Conformance of an additional classification and wage rate and fringe benefits is appropriate only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is used in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) The conformance process may not be used to split, subdivide, or otherwise avoid application of classifications listed in the wage determination.

(3) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken will be sent by the contracting officer by email to *DBAconformance@dol.gov*. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

(4) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer will, by email to *DBAconformance@dol.gov*, refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30–day period that additional time is necessary.

(5) The contracting officer must promptly notify the contractor of the action taken by the Wage and Hour Division under paragraphs 1.c.(3) and (4) of this section. The contractor must furnish a written copy of such determination to each affected worker or it must be posted as a part of the wage determination. The wage rate (including fringe benefits where appropriate) determined pursuant to paragraph 1.c.(3) or (4) of this section must be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

d. *Fringe benefits not expressed as an hourly rate.* Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor may either pay the benefit as stated in the wage determination or may pay another bona fide fringe benefit or an hourly cash equivalent thereof.

e. *Unfunded plans.* If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, *Provided,* That the Secretary of Labor has found, upon the written request of the contractor, in accordance with the criteria set forth in § 5.28, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

f. *Interest.* In the event of a failure to pay all or part of the wages required by the contract, the contractor will be required to pay interest on any underpayment of wages.

2. Withholding (29 CFR 5.5)

a. *Withholding requirements.* The contracting agency may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for the full amount of wages and monetary relief, including interest, required by the clauses set forth in this section for violations of this contract, or to satisfy any such liabilities required by any other Federal contract, or federally assisted contract subject to Davis-Bacon labor standards, that is held by the same prime contractor (as defined in § 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to Davis-Bacon labor standards requirements and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld. In the event of a contractor's failure to pay any laborer or mechanic, including any apprentice or helper working on the site of the work all or part of the wages required by the contract, or upon the contractor's failure to submit the required records as discussed in paragraph 3.d. of this section, the contracting agency may on its own initiative and after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

b. *Priority to withheld funds.* The Department has priority to funds withheld or to be withheld in accordance with paragraph

2.a. of this section or Section V, paragraph 3.a., or both, over claims to those funds by:

(1) A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;

(2) A contracting agency for its reprocurement costs;

(3) A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;

(4) A contractor's assignee(s);

(5) A contractor's successor(s); or

(6) A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901–3907.

3. Records and certified payrolls (29 CFR 5.5)

a. *Basic record requirements* (1) *Length of record retention.* All regular payrolls and other basic records must be maintained by the contractor and any subcontractor during the course of the work and preserved for all laborers and mechanics working at the site of the work (or otherwise working in construction or development of the project under a development statute) for a period of at least 3 years after all the work on the prime contract is completed.

(2) *Information required.* Such records must contain the name; Social Security number; last known address, telephone number, and email address of each such worker; each worker's correct classification(s) of work actually performed; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act); daily and weekly number of hours actually worked in total and on each covered contract; deductions made; and actual wages paid.

(3) *Additional records relating to fringe benefits.* Whenever the Secretary of Labor has found under paragraph 1.e. of this section that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in 40 U.S.C. 3141(2)(B) of the Davis-Bacon Act, the contractor must maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits.

(4) *Additional records relating to apprenticeship.* Contractors with apprentices working under approved programs must maintain written evidence of the registration of apprenticeship programs, the registration of the apprentices, and the ratios and wage rates prescribed in the applicable programs.

b. *Certified payroll requirements* (1) *Frequency and method of submission.* The contractor or subcontractor must submit weekly, for each week in which any DBA- or Related Acts-covered work is performed, certified payrolls to the contracting agency. The prime contractor is responsible for the submission of all certified payrolls by all subcontractors. A contracting agency or prime contractor may permit or require contractors to submit certified payrolls through an electronic system, as long as the electronic system requires a legally valid electronic signature; the system allows the contractor, the contracting agency, and the Department of Labor to access the certified payrolls upon request for at least 3 years after the work on the prime contract has been completed; and the contracting agency or prime contractor permits other methods of submission in situations where the contractor is unable or limited in its ability to use or access the electronic system.

(2) *Information required.* The certified payrolls submitted must set out accurately and completely all of the information required to be maintained under paragraph 3.a.(2) of this section, except that full Social Security numbers and last known addresses, telephone numbers, and email addresses must not be included on weekly transmittals. Instead, the certified payrolls need only include an individually identifying number for each worker (*e.g.,* the last four digits of the worker's Social Security number). The required weekly certified payroll information may be submitted using Optional Form WH–347 or in any other format desired. Optional Form WH–347 is available for this purpose from the Wage and Hour Division website at *https://www.dol.gov/sites/dolgov/files/WHD/legacy/files/wh347/.pdf* or its successor website. It is not a violation of this section for a prime contractor to require a subcontractor to provide full Social Security numbers and last known addresses, telephone numbers, and email addresses to the prime contractor for its own records, without weekly submission by the subcontractor to the contracting agency.

(3) *Statement of Compliance.* Each certified payroll submitted must be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor, or the contractor's or subcontractor's agent who pays or supervises the payment of the persons working on the contract, and must certify the following:

(i) That the certified payroll for the payroll period contains the information required to be provided under paragraph 3.b. of this section, the appropriate information and basic records are being maintained under paragraph 3.a. of this section, and such information and records are correct and complete;

(ii) That each laborer or mechanic (including each helper and apprentice) working on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3; and

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification(s) of work actually performed, as specified in the applicable wage determination incorporated into the contract.

(4) *Use of Optional Form WH–347.* The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH–347 will satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 3.b.(3) of this section.

(5) *Signature.* The signature by the contractor, subcontractor, or the contractor's or subcontractor's agent must be an original handwritten signature or a legally valid electronic signature.

(6) *Falsification.* The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under 18 U.S.C. 1001 and 31 U.S.C. 3729.

(7) *Length of certified payroll retention.* The contractor or subcontractor must preserve all certified payrolls during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

c. *Contracts, subcontracts, and related documents.* The contractor or subcontractor must maintain this contract or subcontract and related documents including, without limitation, bids, proposals, amendments, modifications, and extensions. The contractor or subcontractor must preserve these contracts, subcontracts, and related documents during the course of the work and for a period of 3 years after all the work on the prime contract is completed.

d. *Required disclosures and access* (1) *Required record disclosures and access to workers.* The contractor or subcontractor must make the records required under paragraphs 3.a. through 3.c. of this section, and any other documents that the contracting agency, the State DOT, the FHWA, or the Department of Labor deems necessary to determine compliance with the labor standards provisions of any of the applicable statutes referenced by § 5.1, available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and must permit such representatives to interview workers during working hours on the job.

(2) *Sanctions for non-compliance with records and worker access requirements.* If the contractor or subcontractor fails to submit the required records or to make them available, or refuses to permit worker interviews during working hours on the job, the Federal agency may, after written notice to the contractor, sponsor, applicant, owner, or other entity, as the case may be, that maintains such records or that employs such workers, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available, or to permit worker interviews during working hours on the job, may be grounds for debarment action pursuant to § 5.12. In addition, any contractor or other person that fails to submit the required records or make those records available to WHD within the time WHD requests that the records be produced will be precluded from introducing as evidence in an administrative proceeding under 29 CFR part 6 any of the required records that were not provided or made available to WHD. WHD will take into consideration a reasonable request from the contractor or person for an extension of the time for submission of records. WHD will determine the reasonableness of the request and may consider, among other things, the location of the records and the volume of production.

(3) *Required information disclosures.* Contractors and subcontractors must maintain the full Social Security number and last known address, telephone number, and email address of each covered worker, and must provide them upon request to the contracting agency, the State DOT, the FHWA, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or other compliance action.

4. Apprentices and equal employment opportunity (29 CFR 5.5)

a. *Apprentices* (1) *Rate of pay.* Apprentices will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship (OA), or with a State Apprenticeship Agency recognized by the OA. A person who is not individually registered in the program, but who has been certified by the OA or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice, will be permitted to work at less than the predetermined rate for the work they perform in the first 90 days of probationary employment as an apprentice in such a program. In the event the OA or a State Apprenticeship Agency recognized by the OA withdraws approval of an apprenticeship program, the contractor will no longer be permitted to use apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(2) *Fringe benefits.* Apprentices must be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringe benefits must be paid in accordance with that determination.

(3) *Apprenticeship ratio.* The allowable ratio of apprentices to journeyworkers on the job site in any craft classification must not be greater than the ratio permitted to the contractor as to the entire work force under the registered program or the ratio applicable to the locality of the project pursuant to paragraph 4.a.(4) of this section. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in paragraph 4.a.(1) of this section, must be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under this section must be paid not less than the applicable wage rate on the wage determination for the work actually performed.

(4) *Reciprocity of ratios and wage rates.* Where a contractor is performing construction on a project in a locality other than the locality in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyworker's hourly rate) applicable within the locality in which the construction is being performed must be observed. If there is no applicable ratio or wage rate for the locality of the project, the ratio and wage rate specified in the contractor's registered program must be observed.

b. *Equal employment opportunity.* The use of apprentices and journeyworkers under this part must be in conformity with

the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

c. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. 23 CFR 230.111(e)(2). The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeyworkers shall not be greater than permitted by the terms of the particular program.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract as provided in 29 CFR 5.5.

6. Subcontracts. The contractor or subcontractor must insert FHWA-1273 in any subcontracts, along with the applicable wage determination(s) and such other clauses or contract modifications as the contracting agency may by appropriate instructions require, and a clause requiring the subcontractors to include these clauses and wage determination(s) in any lower tier subcontracts. The prime contractor is responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section. In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and may be subject to debarment, as appropriate. 29 CFR 5.5.

7. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract as provided in 29 CFR 5.5.

9. Disputes concerning labor standards. As provided in 29 CFR 5.5, disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of eligibility. a. By entering into this contract, the contractor certifies that neither it nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of 40 U.S.C. 3144(b) or § 5.12(a).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of 40 U.S.C. 3144(b) or § 5.12(a).

c. The penalty for making false statements is prescribed in the U.S. Code, Title 18 Crimes and Criminal Procedure, 18 U.S.C. 1001.

11. Anti-retaliation. It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

a. Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the DBA, Related Acts, this part, or 29 CFR part 1 or 3;

b. Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under the DBA, Related Acts, this part, or 29 CFR part 1 or 3;

c. Cooperating in any investigation or other compliance action, or testifying in any proceeding under the DBA, Related Acts, this part, or 29 CFR part 1 or 3; or

d. Informing any other person about their rights under the DBA, Related Acts, this part, or 29 CFR part 1 or 3.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

Pursuant to 29 CFR 5.5(b), the following clauses apply to any Federal-aid construction contract in an amount in excess of $100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchpersons and guards.

1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek. 29 CFR 5.5.

2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph 1. of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages and interest from the date of the underpayment. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or

mechanic, including watchpersons and guards, employed in violation of the clause set forth in paragraph 1. of this section, in the sum currently provided in 29 CFR 5.5(b)(2)* for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph 1. of this section.

* $31 as of January 15, 2023 (See 88 FR 88 FR 2210) as may be adjusted annually by the Department of Labor, pursuant to the Federal Civil Penalties Inflation Adjustment Act of 1990.

3. Withholding for unpaid wages and liquidated damages

a. *Withholding process.* The FHWA or the contracting agency may, upon its own action, or must, upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor so much of the accrued payments or advances as may be considered necessary to satisfy the liabilities of the prime contractor or any subcontractor for any unpaid wages; monetary relief, including interest; and liquidated damages required by the clauses set forth in this section on this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act that is held by the same prime contractor (as defined in § 5.2). The necessary funds may be withheld from the contractor under this contract, any other Federal contract with the same prime contractor, or any other federally assisted contract that is subject to the Contract Work Hours and Safety Standards Act and is held by the same prime contractor, regardless of whether the other contract was awarded or assisted by the same agency, and such funds may be used to satisfy the contractor liability for which the funds were withheld.

b. *Priority to withheld funds.* The Department has priority to funds withheld or to be withheld in accordance with Section IV paragraph 2.a. or paragraph 3.a. of this section, or both, over claims to those funds by:

(1) A contractor's surety(ies), including without limitation performance bond sureties and payment bond sureties;

(2) A contracting agency for its reprocurement costs;

(3) A trustee(s) (either a court-appointed trustee or a U.S. trustee, or both) in bankruptcy of a contractor, or a contractor's bankruptcy estate;

(4) A contractor's assignee(s);

(5) A contractor's successor(s); or

(6) A claim asserted under the Prompt Payment Act, 31 U.S.C. 3901–3907.

4. Subcontracts. The contractor or subcontractor must insert in any subcontracts the clauses set forth in paragraphs 1. through 5. of this section and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor is responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 1. through 5. In the event of any violations of these clauses, the prime contractor and any subcontractor(s) responsible will be liable for any unpaid wages and monetary relief, including interest from the date of the underpayment or loss, due to any workers of lower-tier subcontractors, and associated liquidated damages and may be subject to debarment, as appropriate.

5. Anti-retaliation. It is unlawful for any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, or to cause any person to discharge, demote, intimidate, threaten, restrain, coerce, blacklist, harass, or in any other manner discriminate against, any worker or job applicant for:

a. Notifying any contractor of any conduct which the worker reasonably believes constitutes a violation of the Contract Work Hours and Safety Standards Act (CWHSSA) or its implementing regulations in this part;

b. Filing any complaint, initiating or causing to be initiated any proceeding, or otherwise asserting or seeking to assert on behalf of themselves or others any right or protection under CWHSSA or this part;

c. Cooperating in any investigation or other compliance action, or testifying in any proceeding under CWHSSA or this part; or

d. Informing any other person about their rights under CWHSSA or this part.

VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System pursuant to 23 CFR 635.116.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term “perform work with its own organization” in paragraph 1 of Section VI refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions: (based on longstanding interpretation)

(1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;
(2) the prime contractor remains responsible for the quality of the work of the leased employees;

(3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and

(4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract. 23 CFR 635.102.

2. Pursuant to 23 CFR 635.116(a), the contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. Pursuant to 23 CFR 635.116(c), the contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract. (based on long-standing interpretation of 23 CFR 635.116).

5. The 30-percent self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements. 23 CFR 635.116(d).

VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR Part 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract. 23 CFR 635.108.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR Part 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704). 29 CFR 1926.10.

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR Part 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 11, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT (42 U.S.C. 7606; 2 CFR 200.88; EO 11738)

This provision is applicable to all Federal-aid construction contracts in excess of $150,000 and to all related subcontracts. 48 CFR 2.101; 2 CFR 200.327.

By submission of this bid/proposal or the execution of this contract or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, subcontractor, supplier, or vendor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal Highway Administration and the Regional Office of the Environmental Protection Agency. 2 CFR Part 200, Appendix II.

The contractor agrees to include or cause to be included the requirements of this Section in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements. 2 CFR 200.327.

X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost $25,000 or more – as defined in 2 CFR Parts 180 and 1200. 2 CFR 180.220 and 1200.220.

1**. Instructions for Certification – First Tier Participants:**

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction. 2 CFR 180.320.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default. 2 CFR 180.325.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances. 2 CFR 180.345 and 180.350.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180, Subpart I, 180.900-180.1020, and 1200. “First Tier Covered Transactions” refers to any covered transaction between a recipient or subrecipient of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a recipient or subrecipient of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction. 2 CFR 180.330.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold. 2 CFR 180.220 and 180.300.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. 2 CFR 180.300; 180.320, and 180.325. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. 2 CFR 180.335. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (https://www.sam.gov/). 2 CFR 180.300, 180.320, and 180.325.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default. 2 CFR 180.325.

* * * * *

2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency, 2 CFR 180.335;.

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property, 2 CFR 180.800;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification, 2 CFR 180.700 and 180.800; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default. 2 CFR 180.335(d).

(5) Are not a corporation that has been convicted of a felony violation under any Federal law within the two-year period preceding this proposal (USDOT Order 4200.6 implementing appropriations act requirements); and

(6) Are not a corporation with any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability (USDOT Order 4200.6 implementing appropriations act requirements).

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant should attach an explanation to this proposal. 2 CFR 180.335 and 180.340.

* * * * *

3. **Instructions for Certification - Lower Tier Participants:**

(Applicable to all subcontracts, purchase orders, and other lower tier transactions requiring prior FHWA approval or estimated to cost $25,000 or more - 2 CFR Parts 180 and 1200). 2 CFR 180.220 and 1200.220.

a. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances. 2 CFR 180.365.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180, Subpart I, 180.900 – 180.1020, and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. “First Tier Covered Transactions” refers to any covered transaction between a recipient or subrecipient of Federal funds and a participant (such as the prime or general contract). “Lower Tier Covered Transactions” refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). “First Tier Participant” refers to the participant who has entered into a covered transaction with a recipient or subrecipient of Federal funds (such as the prime or general contractor). “Lower Tier Participant” refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated. 2 CFR 1200.220 and 1200.332.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the $25,000 threshold. 2 CFR 180.220 and 1200.220.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (https://www.sam.gov/), which is compiled by the General Services Administration. 2 CFR 180.300, 180.320, 180.330, and 180.335.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily

excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment. 2 CFR 180.325.

* * * * *

4. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:

a. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals:

(1) is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency, 2 CFR 180.355;

(2) is a corporation that has been convicted of a felony violation under any Federal law within the two-year period preceding this proposal (USDOT Order 4200.6 implementing appropriations act requirements); and

(3) is a corporation with any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. (USDOT Order 4200.6 implementing appropriations act requirements)

b. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant should attach an explanation to this proposal.

* * * * *

XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed $100,000. 49 CFR Part 20, App. A.

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such recipients shall certify and disclose accordingly.

XII. USE OF UNITED STATES-FLAG VESSELS:

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, or any other covered transaction. 46 CFR Part 381.

This requirement applies to material or equipment that is acquired for a specific Federal-aid highway project. 46 CFR 381.7. It is not applicable to goods or materials that come into inventories independent of an FHWA funded-contract.

When oceanic shipments (or shipments across the Great Lakes) are necessary for materials or equipment acquired for a specific Federal-aid construction project, the bidder, proposer, contractor, subcontractor, or vendor agrees:

1. To utilize privately owned United States-flag commercial vessels to ship at least 50 percent of the gross tonnage (computed separately for dry bulk carriers, dry cargo liners, and tankers) involved, whenever shipping any equipment, material, or commodities pursuant to this contract, to the extent such vessels are available at fair and reasonable rates for United States-flag commercial vessels. 46 CFR 381.7.

2. To furnish within 20 days following the date of loading for shipments originating within the United States or within 30 working days following the date of loading for shipments originating outside the United States, a legible copy of a rated, ‘on-board’ commercial ocean bill-of-lading in English for each shipment of cargo described in paragraph (b)(1) of this section to both the Contracting Officer (through the prime contractor in the case of subcontractor bills-of-lading) and to the Office of Cargo and Commercial Sealift (MAR-620), Maritime Administration, Washington, DC 20590. (MARAD requires copies of the ocean carrier's (master) bills of lading, certified onboard, dated, with rates and charges. These bills of lading may contain business sensitive information and therefore may be submitted directly to MARAD by the Ocean Transportation Intermediary on behalf of the contractor). 46 CFR 381.7.

ATTACHMENT A - EMPLOYMENT AND MATERIALS PREFERENCE FOR APPALACHIAN DEVELOPMENT HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS ROAD CONTRACTS (23 CFR 633, Subpart B, Appendix B)
This provision is applicable to all Federal-aid projects funded under the Appalachian Regional Development Act of 1965.

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph (1c) shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph (4) below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification, (c) the date on which the participant estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, the participant shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within one week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph (1c) above.

5. The provisions of 23 CFR 633.207(e) allow the contracting agency to provide a contractual preference for the use of mineral resource materials native to the Appalachian region.

6. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.

MEMORANDUM

DATE: September 14, 2026

TO: Mayor and City Council

FROM: Jason W. Jaggi, AICP Director of Community Development

CC:

SUBJECT: **Conditional Use Permit Extension Request: Missouri American Water Company, 9989 Old Olive Street Road**

RECOMMENDATION:

Consider approving the submitted Conditional Use Permit extension request for 180 days from the date of expiration, October 13, 2026. If approved, the period of validity would be extended to April 11, 2027.

BACKGROUND INFORMATION:

The City Council approved Ordinance No. 5960 on October 13, 2025. This ordinance authorized the issuance of a Conditional Use Permit for the construction of two replacement water tanks located on the Missouri American Water Company property at 9989 Old Olive Street Road. The applicant has submitted a building permit application to construct one of the two tanks; however, the applications remain under review and have not been issued. In addition, construction of the new tanks meeting City requirements are not anticipated to occur prior to the expiration date.

Pursuant to Ordinance 5960 and Section 405.1070.I. of the zoning code, Conditional Use Permits are valid for one year as follows:

I. Expiration.

1. A conditional use permit granted by the City Council shall not be valid for a period longer than one (1) year from the date it is granted, unless within such period:
a. A building permit is obtained, and construction is begun. Construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work.
b. If a building permit is not required, an occupancy permit is obtained and the authorized use is commenced.
c. Notwithstanding the foregoing, a conditional use permit granted for a wireless communications facility or support structure shall not expire.

The City Council may grant extensions to a previously issued Conditional Use Permit as follows:

2. The City Council may grant extensions to the one-year period of not more than one hundred 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.

Horner and Shifrin, project engineer for Missouri American Water Company, has submitted a written request for extension providing an explanation for the delay. No changes to the prior approval or conditions are being requested.

The applicant has recently informed staff that the water company has determined that the brick look exterior is not feasible and they will be pursuing an architectural finish with final color selection to be coordinated with staff as stated in Condition No. 4 in the approving ordinance, attached for reference.

ATTACHMENTS:

- Written request for a Conditional Use Permit extension submitted by Horner & Shifrin on behalf of Missouri American Water Company on August 21, 2026
- Ordinance 5960 authorizing the Conditional Use Permit to Missouri American Water Company for replacement water tanks at 9989 Old Olive Street Road
- Prior approved plans associated with the issued Conditional Use Permit.

HORNER SHIFRIN
An Employee-Owned Company

THE POWERHOUSE AT UNION STATION ● 401 S. 18TH ST., STE. 400 ● SAINT LOUIS, MISSOURI 63103-2296

August 21, 2026

Jason Jaggi
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

Re: Conditional Use Permit - Extension Request for Missouri American Water Company - Stratmann Tank Replacements at 9989 Old Olive Street Road

Dear Members of City Council,

We ask the City's approval for an extension to the issued Conditional Use Permit for above subject project, on behalf of Missouri American. The tank contractor's backlog of work has delayed start of construction. The construction of these prestressed concrete tanks is specialized work and there are only a few contractors that can perform this work.

An updated tentative construction schedule for project looks as follows:

Fall/Winter 2026 - GC mobilizes for site preparation and demo of existing Tank 2.
Spring 2027 – Tank Contractor mobilizes for tank erection.
Spring 2028 – Tank 2 complete.
Sequencing of Tank 1 construction to follow after completion of Tank 2.

Sincerely,

Tim Straszacker
Project Manager, Horner & Shifrin

BILL NO. 6188 **ORDINANCE NO. 5960**

AN ORDINANCE AMENDING ORDINANCE NO. 5649 AUTHORIZING A CONDITIONAL USE PERMIT FOR WATER SUPPLY AND IRRIGATION SYSTEMS (NAICS 221310) FOR MISSOURI AMERICAN WATER COMPANY AT 9989 OLD OLIVE STREET ROAD

WHEREAS, an application was submitted by Tim Straszacker, of Horner & Shifrin, on behalf of Missouri American Water Company for an amendment to the conditional use permit (CUP), Ordinance No. 5649, to modify the terms and conditions of the ordinance relating to the replacement of the two existing water tanks, and to include a Site Development Plan; and

WHEREAS, under Section 405.210 Table A, Water Supply and Irrigation Systems (NAICS 221310) in the "GC", General Commercial zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 15, 2025, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, for the conditional use permit amendment 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 amendment, subject to the conditions contained herein, at its meeting on September 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 amended 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: Ordinance 5649, the Conditional Use Permit, is hereby amended pursuant to Section 4 hereof for Missouri American Water Company at 9989 Old Olive Street Road in the "GC", General Commercial zoning district, whose legal description is as follows:

A tract of land in the northeast quarter of Section One. Township 45 North, Range 5 East, St. Louis County, Missouri and being part of the third amendment to the Bio Research & Development Growth Park at the Danforth Center Condominium recorded in a Plat Book 367 Pages 323-325 of the St. Louis County Recorder's Office, and being more particularly described as follows:

Beginning at a point on the norther line of said section, at the northeast corner of a tract of land now or formerly conveyed to St. Louis County Water Company, by instrument recorded in Deed Book 744, Page 599 of the St. Louis County Recorder's Office, said point is also the northwest corner of the third amendment to the Bio Research & Development Growth Park at the Danforth Center Condominium, Recorded in Plat Book 367 Pages 323-325 of the St. Louis County Recorder's Office; Thence south 01 degrees 19 minutes 29 seconds west, along the common property line of the previously stated owners, a distance of 745.67 feet to an old stone; thence north 88 degrees 40 minutes 31 seconds west, a distance of 18.89 feet to a point; thence south 00 degrees 34 minutes 16 seconds east, a distance of 61.63 feet to a point; thence south 89 degrees 05 minutes 44 seconds west, a distance of 43.48 feet to a point; thence south 51 degrees 03 minutes 37 seconds west, a distance of 46.94 feet to a point; thence south 00 degrees 28 minutes 11 seconds west, a distance of 9.42 feet to a point; thence north 89 degrees 31 minutes 49 seconds west, a distance of 83.54 feet to a point on the eastern line of a 15 feet wide strip of land conveyed to St. Louis County Water Company by instrument recorded in Deed Book 5848, Page 353 of the St. Louis County Records; thence south 01 degree 19 minutes 29 seconds west, along said eastern line, a distance of 308.86 feet to the southwestern corner of said third amendment to the Bio Research & Development Growth Park at the Danforth Center Condominium, said point being located on the northern line of a widening strip to the State of Missouri by Cause #222918 of the Circuit Court of St. Louis County, recorded in Deed Book 3955, Page 431 of the St. Louis County Records; thence north 67 degrees 26 minutes 21 seconds west, along the norther line of said widening strip, a distance of 16.09 feet to the northwest corner of said widening strip to the State of Missouri, said point also being located on the western line of said 15 feet wide strip to St. Louis County Water Company; thence south 01 degree 19 minutes 29 seconds west, along said west line, a distance of 10.18 feet to the southwest corner of said 15 feet wide strip to St. Louis County Water Company and to the northern right of way line of Old Olive Street Road, 60 feet wide, said point also being the southwest corner of a tract of land conveyed to St. Louis County Water Company by instrument recorded in Deed Book 744 Page 599 of said county records; thence north 66 degrees 51 minutes 17 seconds west, along the northern line of said Old Olive Street Road, a distance of 373.40 feet to the

southwest corner of the previously mentioned St. Louis County Water Company tract; thence departing Old Olive Street Road, north 01 degrees 19 minutes 40 seconds east, along the western line of said St. Louis County Water Company tract, a distance of 1019.84 feet to the northwest corner of said tract and the north line of said section 1; thence south 89 degrees 09 minutes 14 seconds east, along said section on line and the northern line of said St. Louis County Water Company tract, a distance of 541.10 feet to the point of beginning, containing 529,074 square feet or 12.469 acres.

Section 2: All requirements of Ordinance No. 5649 shall remain in effect except as amended below:

1. Condition #9 of Ordinance #5649 is no longer valid and is to be removed.
2. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Department of Public Works for review and issuance of a Site Improvement Permit. The Grading Plans shall be in substantial conformance with the "Site Plans" received September 5, 2025, as bound together and submitted in conjunction with Application #25-025 by the Missouri American Water Company, except as modified below.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior tank elevations shall be in substantial conformance with the Elevations received September 5, 2025, as bound together and submitted in conjunction with Application #25-025 by Missouri American Water Company, except as modified below.
4. The exterior of the tanks shall have a brick-look treatment, shown as Option 3 in the plans received September 5, 2025, with a color scheme that is compatible with the exterior colors of the adjacent pump station building and Danforth Plant Science Center building. Should the brick-look option not be feasible to the Missouri American Water Company, the exterior material, colors and texture shall be submitted for staff review and approval.
5. 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.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the 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.
7. 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.
8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved

Conditional Use Permit/Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit amendment in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations set forth in Ordinance 5649 amended as hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS 13TH DAY OF OCTOBER, 2025.

MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 13TH DAY OF OCTOBER, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE, MRCC
CITY CLERK

CITY OF CREVE COEUR, MO • 1949 •

city of CREVE COEUR
PLANNING DIVISION
300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

File #_____

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	***Applicant's Representative (if applicable):***
Stratmann Tank Replacement ***Name***	Stratmann Tank Replacement ***Name***
Suzy Anderson PE *Company (If Applicable)*	Daniel Ritchason PE *Company (If Applicable)*
Missouri American Water Company *Address*	Horner & Shifrin *Address*
727 Craig Rd, Creve Coeur, MO 6314 *Address*	401 S 18th St Ste. 400, St. Louis, MO 63103 *Address*
Telephone # (866) 430-0820	*Telephone #* (314) 531-4321
Fax # N/A	*Fax #* N/A
Email: suzy.anderson@amwater.com	*Email:* dkritchason@hornershifrin.com
Suzy Anderson ***nature***	***Applicant's Representative's Signature***

Property Information:	***Owner's Acknowledgement (if different from applicant):***
9989 Old Olive Street Rd *Address*	***Name***
Creve Coeur, MO 63141 *Address*	*Company (If Applicable)*
Stratmann Tank Replacement *Development Name (if any)*	*Address*
GC - General Commercial *Current Zoning*	*Address*
Prior CUP Approvals (if known)	*Telephone #*
	Fax #
	Email:
	Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Store and Deliver clean drinking water to the greater St. Louis County area. Existing tanks at end of useful life. Tanks to be replaced with Prestressed concrete tanks in same location.

Gross Floor Area – Existing and Proposed: N/A - no floor plan - Tanks Dia.: ~ 215'

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: Remotely operated facility. 2-3 employees to perform maintenance and manuall control valves on site.

Hours of Operation: 6 AM - 3:30 PM

Current or Most Recent Use of the Property: Water Storage and Pumping Station

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
	☑ Legal Description in Word format
☑ Landscape plan	☑ Fees: $250 (non-refundable)
☑ Floor plan	$2000 (refundable deposit)
☑ Electronic copies of all materials	☑ Other items as requested by staff

Preferred Public Hearing Date: Monday, September 5 ***, 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

MISSOURI
AMERICAN WATER

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI
AUGUST 2025

LOCATION MAP

Sheet List Table

Sheet Number	Sheet Discipline Number	Sheet Description
1	COV	COVER SHEET
2	[redacted]	[redacted]
3	[redacted]	[redacted]
4	[redacted]	[redacted]
5	C1	EXISTING SITE AND DEMOLITION PLAN
6	C2	SITE ACCESS AND STAGING PLAN
7	C3	PROPOSED SITE AND YARD PIPING PLAN
8	C4	PROPOSED SITE GRADING PLAN
9	C5	PROPOSED SITE DRAINAGE PLAN
10	C6	PROPOSED STORMWATER EROSION CONTROL PLAN
11	[redacted]	[redacted]
12	[redacted]	[redacted]
13	P2	TANK NO. 2 PROCESS PLANS AND DETAILS
14	P3	TANK NO. 2 PROCESS SECTIONS, DETAILS AND APPURTENANCES
15	[redacted]	[redacted]
16	[redacted]	[redacted]
17	[redacted]	[redacted]
18	[redacted]	[redacted]
19	[redacted]	[redacted]
20	[redacted]	[redacted]
21	[redacted]	[redacted]
22	E2	TANK NO. 2 ELECTRICAL SITE PLAN

ISSUED FOR
60% OWNER
REVIEW

THE PROFESSIONALS WHOSE SIGNATURES AND SEALS APPEAR HERE, ASSUME RESPONSIBILITY FOR WHAT APPEARS ON THIS SHEET ONLY. ALL OTHER PLANS, SPECIFICATIONS, REPORTS, AND OTHER DOCUMENTS, DESIGN OR REVISIONS BY CONTRACTORS, OWNER OR OTHERS ARE NOT PART OF THE PROJECT FOR WHICH THIS SEAL INDICATES RESPONSIBILITY.

HORNER SHIFRIN
An Employee-Owned Company
401 S. 18TH ST., STE 400 ST. LOUIS, MO 63103
(314) 531-4321 • FAX 844-339-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

COVER SHEET

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

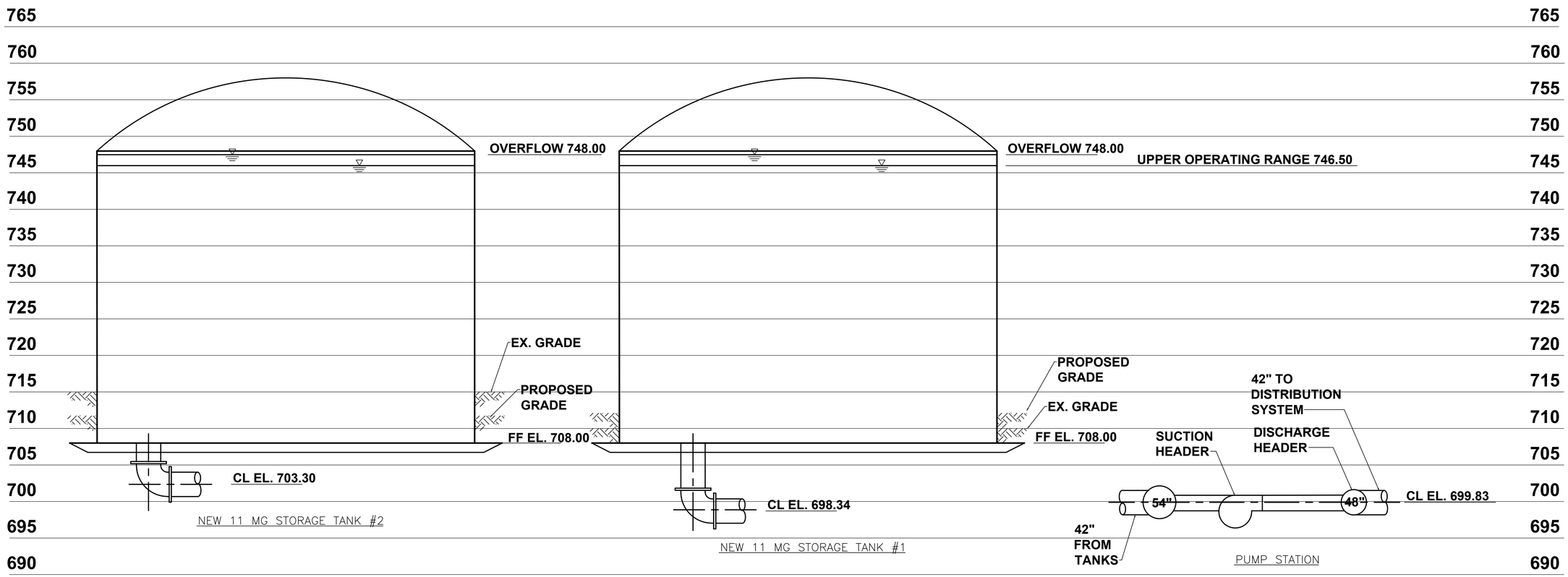
PRELIMINARY
NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	COV
SHEET	1 OF 22



STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

HYDRAULIC PROFILE

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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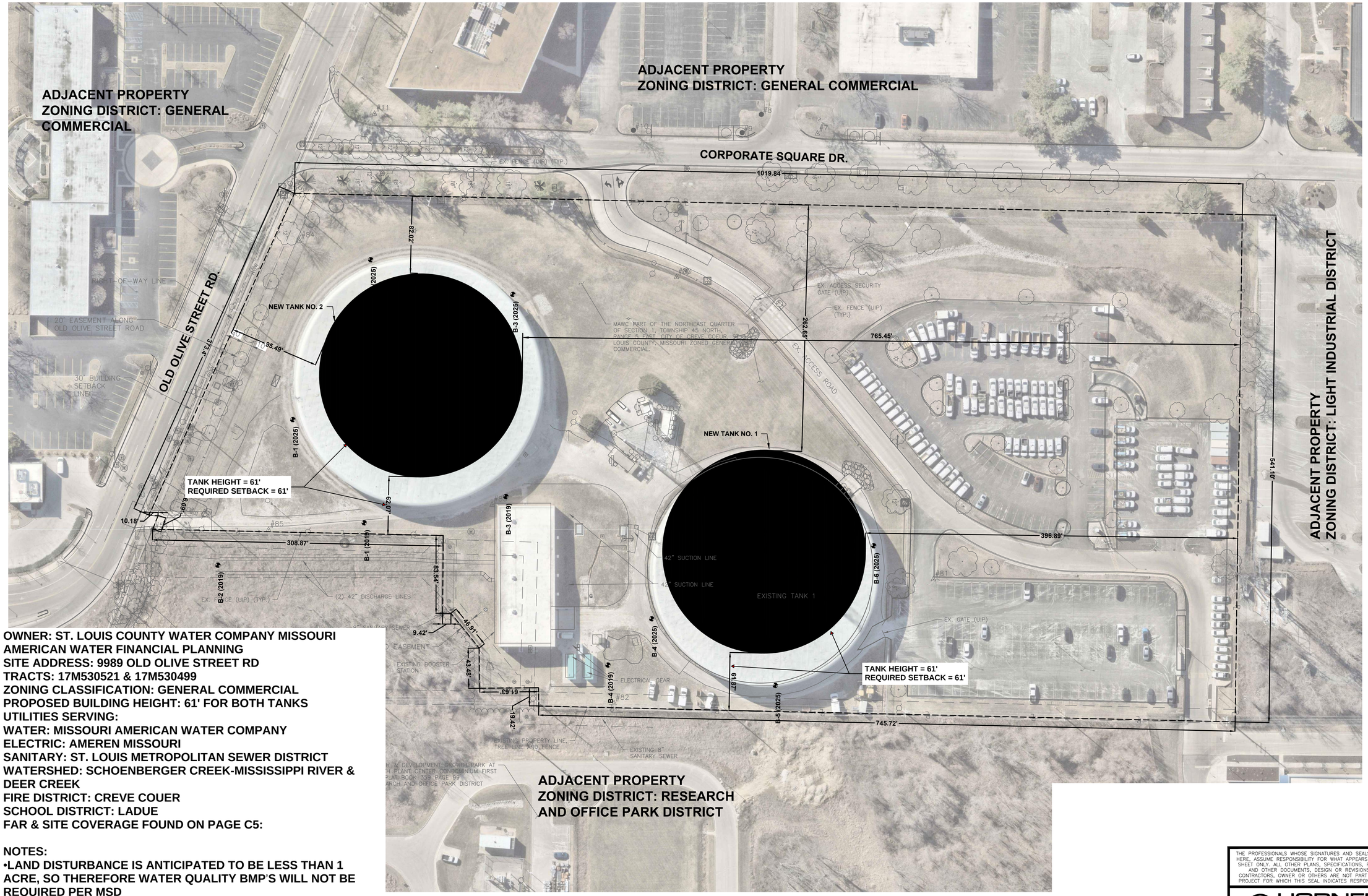
EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	DKR
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	G3
SHEET	4 OF 22



OWNER: ST. LOUIS COUNTY WATER COMPANY MISSOURI AMERICAN WATER FINANCIAL PLANNING
SITE ADDRESS: 9989 OLD OLIVE STREET RD
TRACTS: 17M530521 & 17M530499
ZONING CLASSIFICATION: GENERAL COMMERCIAL
PROPOSED BUILDING HEIGHT: 61' FOR BOTH TANKS
UTILITIES SERVING:
WATER: MISSOURI AMERICAN WATER COMPANY
ELECTRIC: AMEREN MISSOURI
SANITARY: ST. LOUIS METROPOLITAN SEWER DISTRICT
WATERSHED: SCHOENBERGER CREEK-MISSISSIPPI RIVER & DEER CREEK
FIRE DISTRICT: CREVE COUER
SCHOOL DISTRICT: LADUE
FAR & SITE COVERAGE FOUND ON PAGE C5:

NOTES:
- **LAND DISTURBANCE IS ANTICIPATED TO BE LESS THAN 1 ACRE, SO THEREFORE WATER QUALITY BMP'S WILL NOT BE REQUIRED PER MSD**
- **NO ADDITIONAL PARKING IS PROPOSED**
- **NO TRASH ENCLOSURE ON SITE**

50' 0' 50' 100'
SCALE: 1" = 50'

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

DIMENSIONED SITE PLAN - SETBACKS

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED
PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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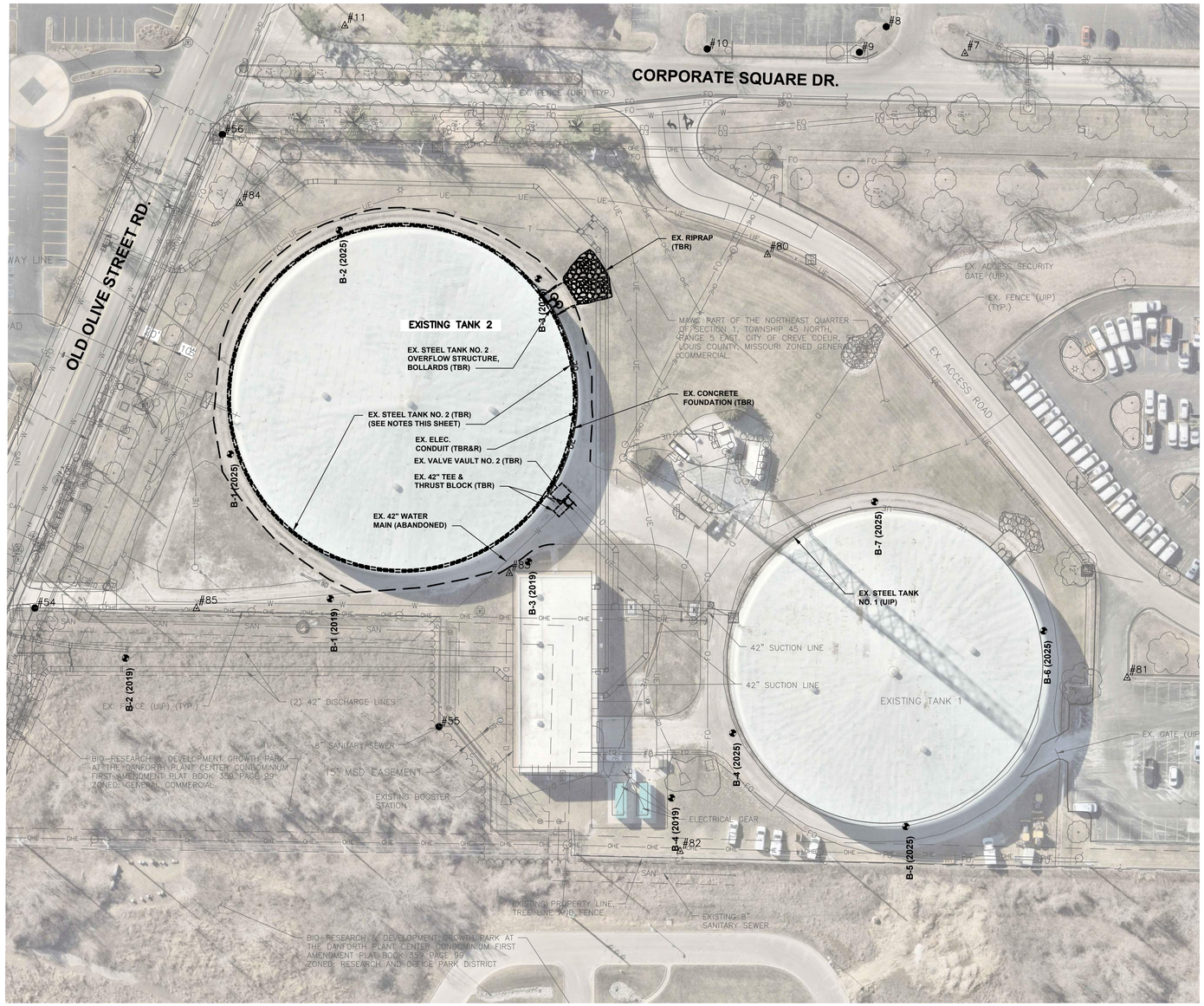
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #.	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	FIG. 1
SHEET	OF 22



CONTROL POINT COORDINATE TABLE				
NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
8	1034852.00	848281.30	695.46	IP Found
9	1034831.55	848300.80	696.62	IP Found
10	1034715.57	848298.25	701.03	IP Found
54	1034203.30	848724.03	711.24	IP Found
55	1034511.20	848814.36	701.26	Rebar w/Cap
56	1034346.20	848363.49	712.53	Rebar w/Cap
80	1034761.58	848454.91	701.07	Traverse
81	1035035.62	848777.21	702.11	Traverse
82	1034694.98	848909.34	701.17	Traverse
83	1034564.91	848697.67	709.05	Traverse
84	1034359.48	848415.94	712.21	Traverse
85	1034326.52	848724.32	711.56	Traverse

TANK NO. 2 VAULT PHOTO NO. 1

SCALE: N.T.S.

TANK NO. 2 PHOTO 1

SCALE: N.T.S.

TANK NO. 2 PHOTO 2

SCALE: N.T.S.

TANK NO. 2 PHOTO 3

SCALE: N.T.S.

NOTES:
1. TANK DEMOLITION INCLUDES FOUNDATION, TANK SHELL, TANK ROOF, COLUMNS, FLOOR, ACCESSORIES, AND OVERFLOW STRUCTURE INCLUDING BOLLARDS, CONCRETE PAD AND RIP RAP.
2. SEE SPECIFICATIONS FOR TANK NO. 2 SHOP DRAWINGS AND INSPECTION REPORT. HISTORICAL DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT CURRENT CONDITIONS.

40' 0' 40' 80'

SCALE: 1" = 40'

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

EXISTING SITE AND DEMOLITION PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	C1
SHEET	5 OF 22

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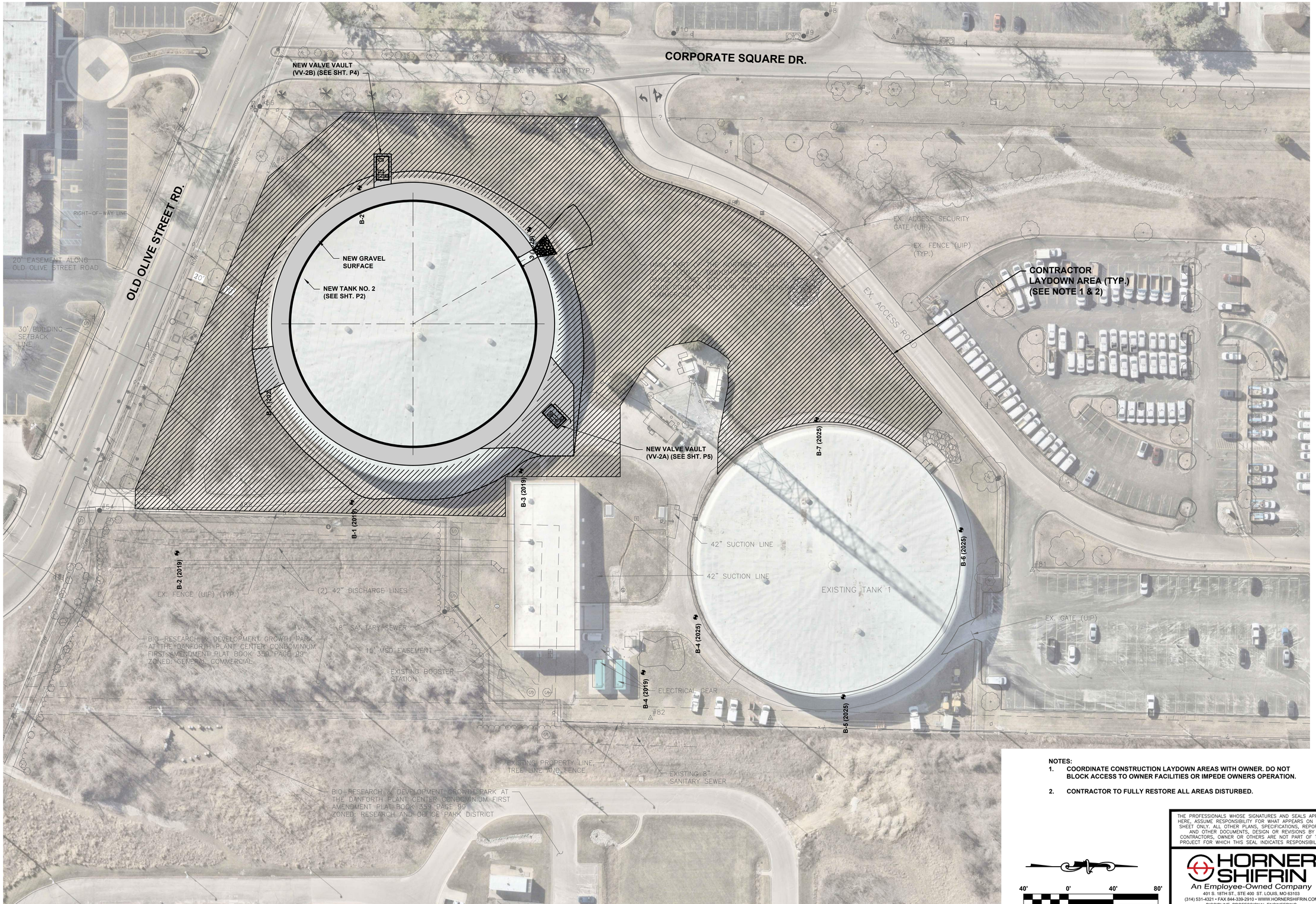
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026



NOTES:

1. **COORDINATE CONSTRUCTION LAYDOWN AREAS WITH OWNER. DO NOT BLOCK ACCESS TO OWNER FACILITIES OR IMPEDE OWNERS OPERATION.**
2. **CONTRACTOR TO FULLY RESTORE ALL AREAS DISTURBED.**

40' 0' 40' 80'

SCALE: 1" = 40'

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

SITE ACCESS AND STAGING PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
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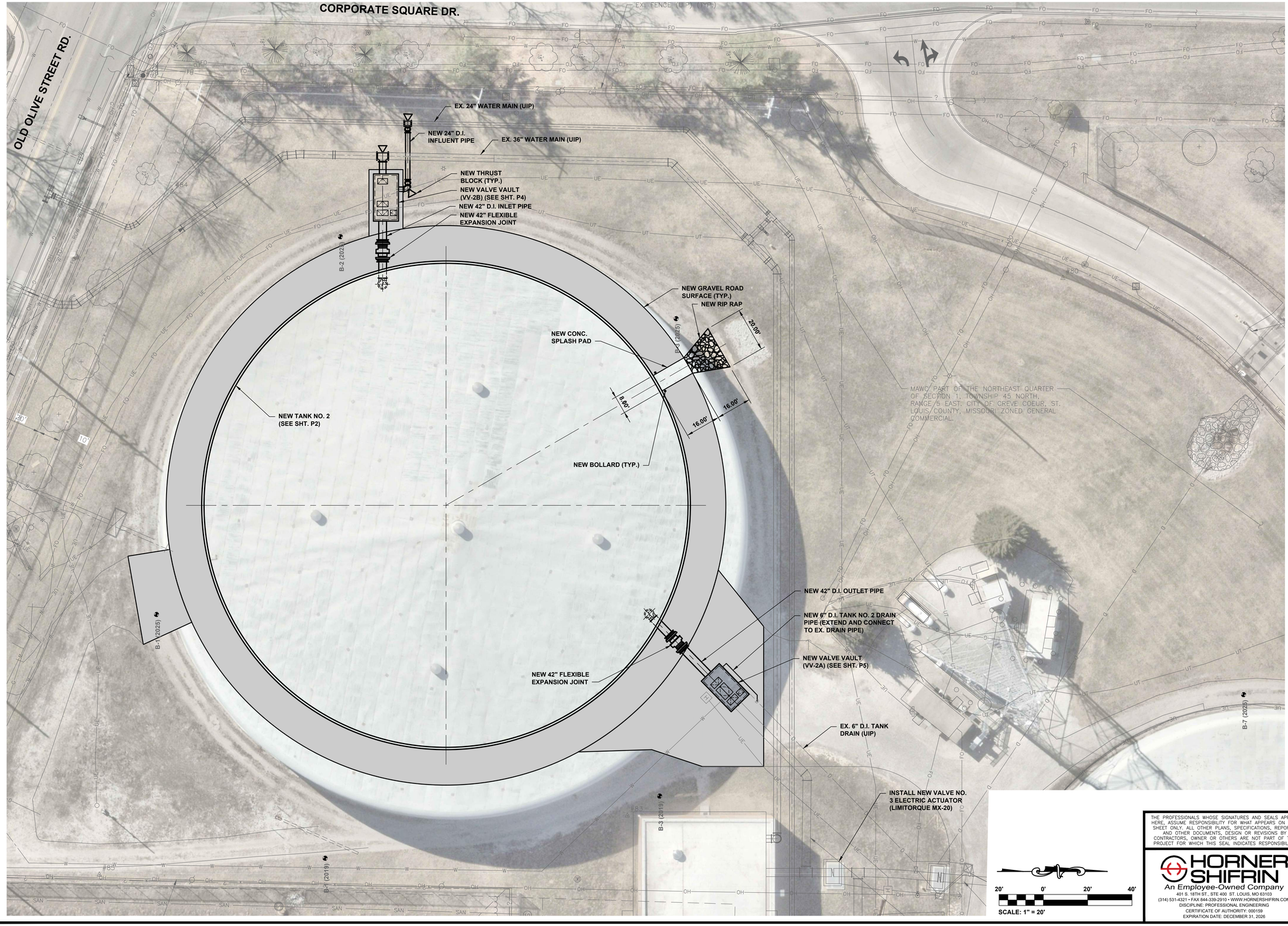
EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #.	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	C2
SHEET	6 OF 22



STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED SITE AND YARD PIPING PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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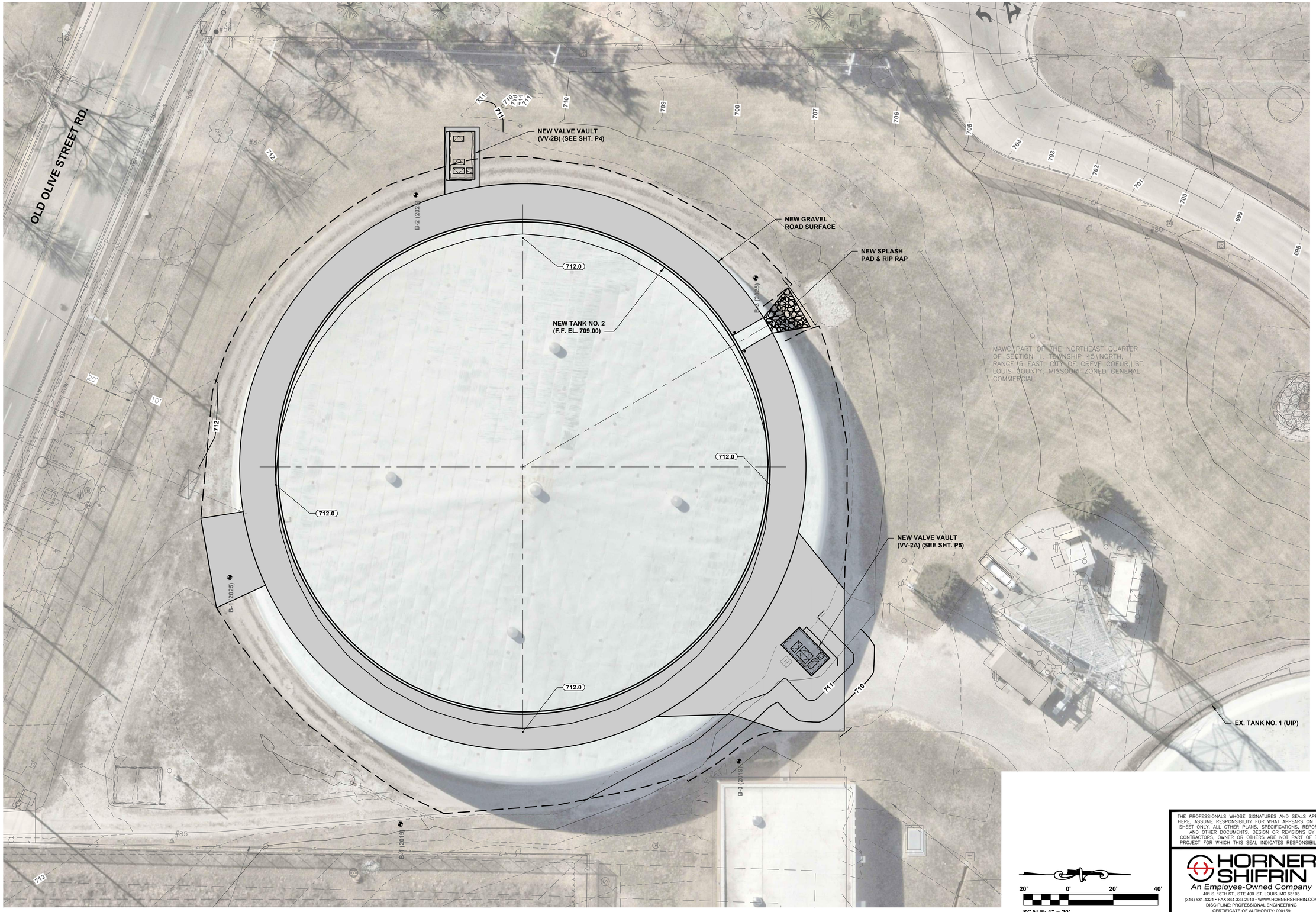
ENG. JOB #.	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	C3
SHEET	7 OF 22



SCALE: 1" = 20'

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED SITE GRADING PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #.	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	C4
SHEET	8 OF 22

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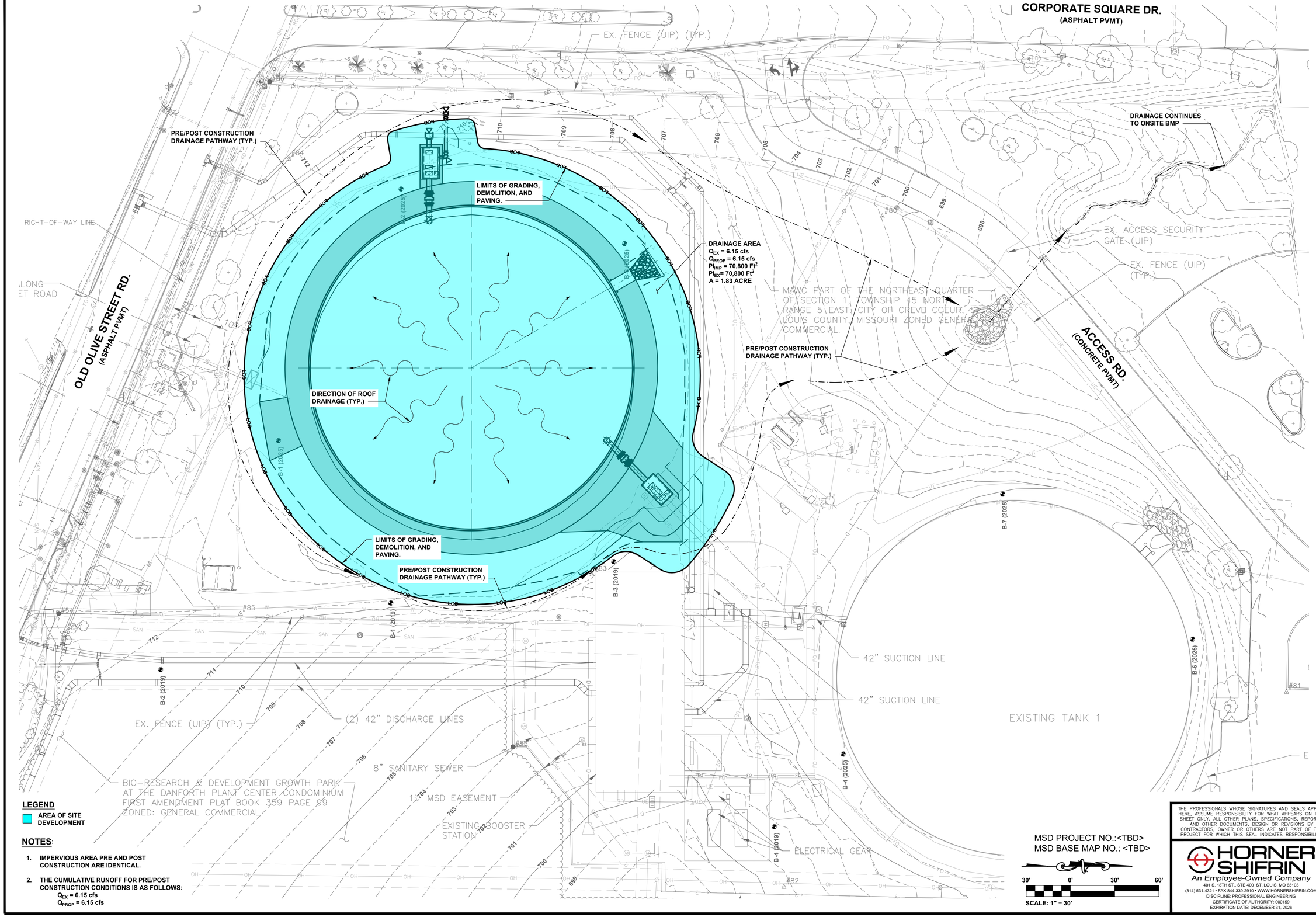
HORNER SHIFRIN
An Employee-Owned Company
401 S. 18TH ST., STE 400 ST. LOUIS, MO 63103
(314) 531-4321 • FAX 844-339-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026



LEGEND

AREA OF SITE DEVELOPMENT

NOTES:

1. IMPERVIOUS AREA PRE AND POST CONSTRUCTION ARE IDENTICAL.
2. THE CUMULATIVE RUNOFF FOR PRE/POST CONSTRUCTION CONDITIONS IS AS FOLLOWS:
   Q_{EX} = 6.15 cfs
   Q_{PROP} = 6.15 cfs

MSD PROJECT NO.:<TBD>
MSD BASE MAP NO.: <TBD>

30' 0' 30' 60'

SCALE: 1" = 30'

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EXPIRATION DATE: DECEMBER 31, 2026

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED SITE DRAINAGE AND CONCEPT STORMWATER PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #.	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	C5
SHEET	9 OF 22

NOTE: THESE DRAWINGS ARE NOT A REPRESENTATION OF THE PROPOSED PROJECT DIMENSIONS. ONLY TO SERVE AS A SUGGESTED EXTERIOR FINISH FOR THE TANK. AESTHETIC PURPOSES ONLY.

OPTION 1: BASE FINISH

At a minimum, the exterior of the tank will be of a neutral color that will be the lowest operational and construction cost option. This option includes little to no additional maintenance or re-coating costs. see the attached Tamms Color Chart for available options that would be selected during the final design phase of the project if this option were to be pursued. The City prefers utilizing either Alpine, White, or Pearl. We would work with the City of Creve Coeur to finalize a color from the chart that would satisfy the Planning and Zoning Committee.

DECORATIVE COATINGS

For Pre-stressed Concrete Tanks

The Euclid Chemical Company manufactures industrial and decorative coatings in a wide range of aesthetically pleasing colors. Colors are classified as **Standard** and **Custom**. Consult the product Technical Data Sheet or call Customer Service at 1-800-321-7628 for additional information.

The **Standard Colors** shown are the most popular and most appropriate for pre-stressed concrete tanks. Accent colors for architectural treatments are available upon request.

Custom Colors are matched to a color sample provided by the customer. A minimum order of 50 gallons is required. Up charges will be established on an order by order basis with manufacturing overages of up to 5% being billed.

ALPINE

GRAY

NAVAJO

PEARL

SILVER

SUMMER

WHITE

WINTER

The color chips shown are simulated. Each has been color matched as closely as possible to production standards. Variations in final shades will occur due to surface absorption, light reflection, substrate texture, and coating thickness. Euclid Chemical always recommends a test panel be reviewed to ensure desired aesthetic intent is achieved. Two coats are recommended on all colored products to achieve full color depth.

ISO 9001:2000 Certified

An RPM Company

EUCLID CHEMICAL

19218 Redwood Road • Cleveland, Ohio 44110 • (800) 321-7628 • Fax: (216) 531-9596

www.euclidchemical.com

20' 0' 20' 40'

SCALE: 1" = 20'

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED EXTERIOR
TANK FINISHES

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY
NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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(314) 531-4321 • FAX 844-339-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #.	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	C6
SHEET	10 OF 22

OPTION 2: COLORED EXTERIOR FINISH

One option being pursued is an exterior finish to match the coloring of the surround buildings in the area such as the Danforth Plant Science Center and the Pump Station on site. This method can be achieved in a multitude of ways such as dying the concrete or providing exterior coating. The tank manufacturers suggested using EFIS coating as they provide less maintenance and hold their color longer than a traditional stucco coating. An EIFS (Exterior Insulation and Finish System) coating refers to the acrylic-based finish coat of an EIFS, a multi-layered exterior cladding system that provides aesthetic finishes, insulation, and weather protection for buildings. The finish coat, made from polymers and mineral aggregates, gives the EIFS its final look while also providing waterproofing and a durable, flexible surface that resists cracking and helps manage moisture. This option does have the downside of maintenance and possible re-coating in the future as the tank manufacturers suggest that these types of finishes do fade over time.

OPTION 3: BRICK/MASONRY FACADE

Option 3 is the highest cost option that would have the exterior of the tank match the brick/masonry facade of the buildings in the surrounding area. This method is costly but can be achieved by either customizing the concrete forms or adding an extra layer of shot-crete and adding customizations during the curing period. While this is the highest cost option, it is also the preferred finish as suggested by the City of Creve Coeur. Like option 2, this option does have the downside of maintenance and possible re-coating in the future as the tank manufacturers suggest that these types of finishes do fade over time.

NOTE: THESE DRAWINGS ARE NOT A REPRESENTATION OF THE PROPOSED PROJECT DIMENSIONS. ONLY TO SERVE AS A SUGGESTED EXTERIOR FINISH FOR THE TANK. AESTHETIC PURPOSES ONLY.

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED EXTERIOR TANK FINISHES

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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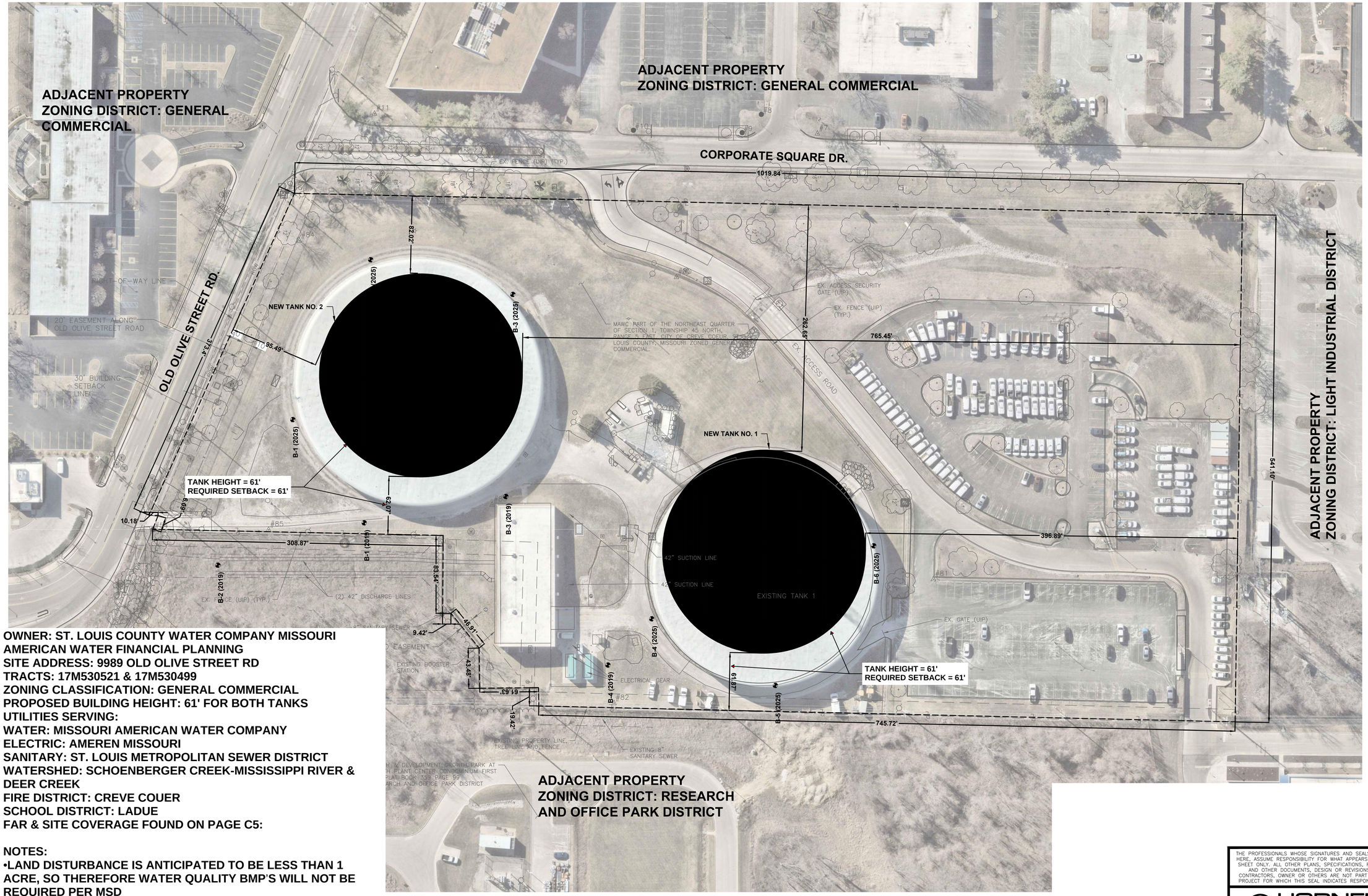
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	C7
SHEET	10 OF 22



OWNER: ST. LOUIS COUNTY WATER COMPANY MISSOURI AMERICAN WATER FINANCIAL PLANNING
SITE ADDRESS: 9989 OLD OLIVE STREET RD
TRACTS: 17M530521 & 17M530499
ZONING CLASSIFICATION: GENERAL COMMERCIAL
PROPOSED BUILDING HEIGHT: 61' FOR BOTH TANKS
UTILITIES SERVING:
WATER: MISSOURI AMERICAN WATER COMPANY
ELECTRIC: AMEREN MISSOURI
SANITARY: ST. LOUIS METROPOLITAN SEWER DISTRICT
WATERSHED: SCHOENBERGER CREEK-MISSISSIPPI RIVER & DEER CREEK
FIRE DISTRICT: CREVE COUER
SCHOOL DISTRICT: LADUE
FAR & SITE COVERAGE FOUND ON PAGE C5:

NOTES:
- **LAND DISTURBANCE IS ANTICIPATED TO BE LESS THAN 1 ACRE, SO THEREFORE WATER QUALITY BMP'S WILL NOT BE REQUIRED PER MSD**
- **NO ADDITIONAL PARKING IS PROPOSED**
- **NO TRASH ENCLOSURE ON SITE**

50' 0' 50' 100'
SCALE: 1" = 50'

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

DIMENSIONED SITE PLAN - SETBACKS

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED
PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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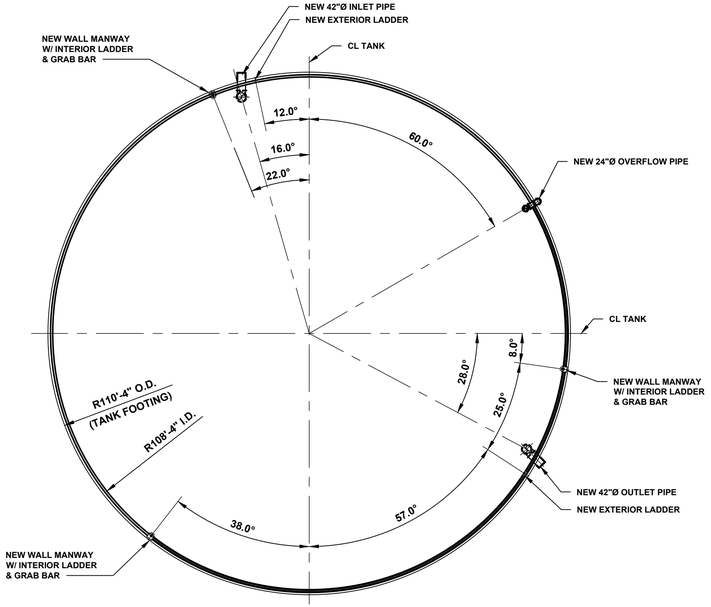
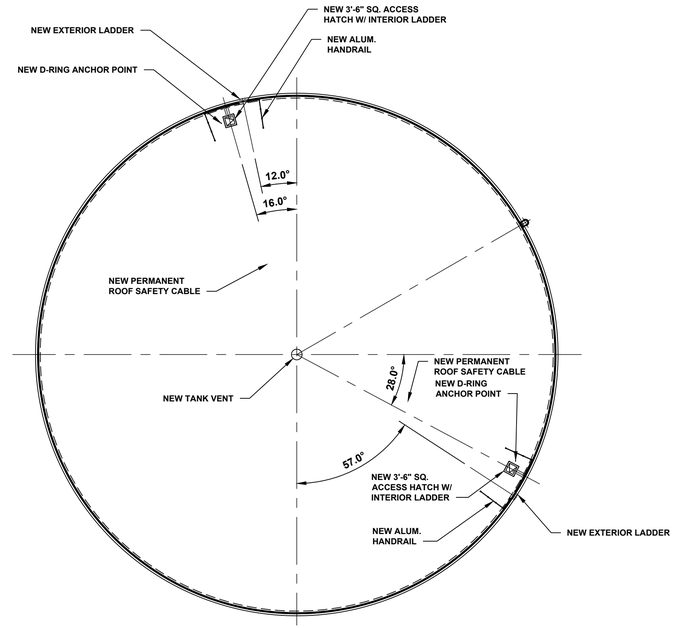
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #.	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	FIG. 1
SHEET	OF 22



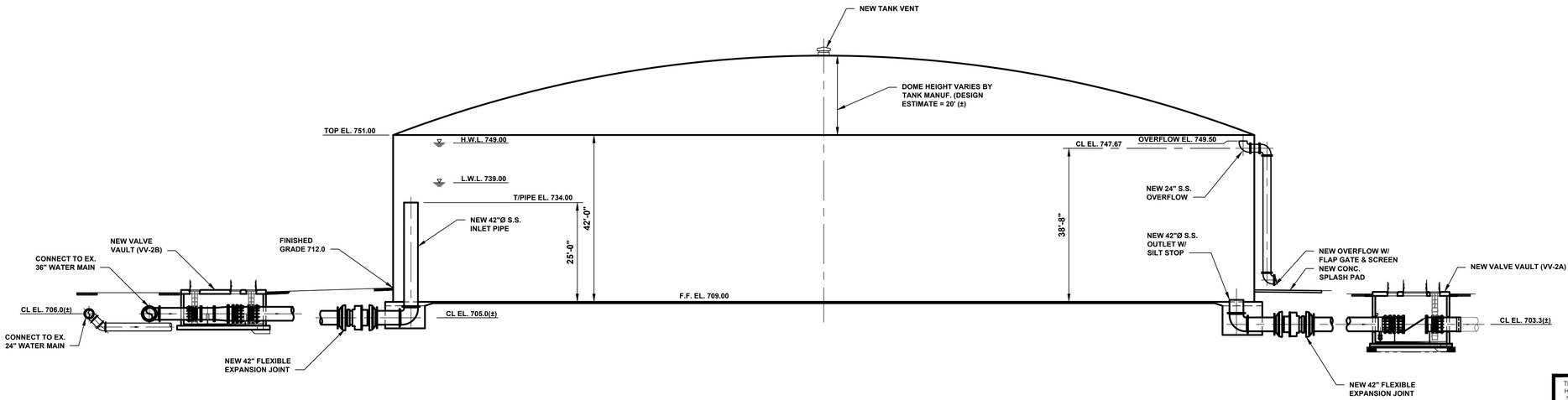
TANK NO. 2 FLOOR PLAN

SCALE: 1/32"=1'-0"



TANK NO. 2 ROOF PLAN

SCALE: 1/32"=1'-0"



TANK NO. 2 SECTIONAL VIEW

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

16' 0' 16' 32'

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

32' 0' 32' 64'

SCALE: 1/32" = 1'-0"

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EXPIRATION DATE: DECEMBER 31, 2026

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

TANK NO. 2 PROCESS PLANS AND DETAILS

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	BDV
CHECKED BY	TJS
APPROVED BY	DKR
DWG. NO.	P2
SHEET	13 OF 22

PROVIDE (3)#12,#12G IN 1" CONDUIT FROM NEW ELECTRIC ACTUATOR TO ELECTRICAL PANEL IN BUILDING. PROVIDE STP IN 3/4" CONDUIT FROM ACTUATOR TO BUILDING CONTROL PANEL. (2) STP, 4#14, AND POWER CIRCUIT CAN NOT BE IN THE SAME CONDUIT. CONTROL WIRE CAN SHARE CONDUIT OF OTHER CONTROL CIRCUIT WERE POSSIBLE AND WITH OUT DAMAGING EXISTING CONTROL WIRING.

CORPORATE SQUARE DR.

EX. FENCE (UIP) (TYP.)

OLD OLIVE STREET RD.

B-2 (2025)

REPLACING OVERFLOW SWITCH

B-3 (2025)

EX. ACCESS SECURITY GATE (UIP)

EX. FENCE (UIP) (TYP.)

MAWC PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST. CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI ZONED GENERAL COMMERCIAL.

EX. ACCESS ROAD

DEMO EXISTING CONDUIT AND CONTROL CIRCUITS BACK TO HAND HOLE TO ALLOW FOR DEMO OF TANK. CONTRACTOR TO PROVIDE 1" CONDUIT FROM EXISTING HAND HOLE TO REPLACED OVERFLOW SWITCH. INTERCEPT EXISTING CONTROL WIRE AT HAND HOLE AND EXTEND TO REPLACED OVERFLOW SWITCH. PROVIDE FINAL CONNECTIONS AS REQUIRED. CONDUIT TO BE ROUTED AT BASE OF NEW TANK TO MINIMIZE TRIPPING HAZARDS.

EXISTING VAULT RECEPTACLE, FLOAT SWITCH AND PRESSURE TRANSDUCER TO BE REPLACED. CONTRACTOR TO REPLACE EXISTING RECEPTACLE AND PROVIDE NEW WEATHER TIGHT COVER. FLOAT SWITCH AND PRESSURE SWITCH TO BE DISCONNECTED AND EXTEND EXISTING CONTROL WIRE IN CONDUIT TO NEW DEVICE AS REQUIRED. MATCH CONTROL WIRING TYPE WITH EXISTING.

B-1 (2025)

EX. HAND HOLE (TBR&R)

B-7 (2025)

CONTRACTOR TO DISCONNECT EXISTING ELECTRIC ACTUATOR AND CONTROL WIRING. CONTRACTOR TO RECONNECT NEW ELECTRIC ACTUATOR AND STP TO NEW ACTUATOR. EXTEND EXISTING WIRING IN CONDUIT AS REQUIRED TO NEW EQUIPMENT. MATCH CONTROL WIRING TYPE WITH EXISTING.

EX. HAND HOLE (UIP)

B-3 (2019)

B-1 (2019)

42" SUCTION LINE

42" SUCTION LINE

B-6 (2025)

EXISTING TANK 1

EX. FENCE (UIP) (TYP.)

(2) 42" DISCHARGE LINES

B-2 (2019)

EX. GATE (UIP)

8" SANITARY SEWER

BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH PLANT CENTER CONDOMINIUM FIRST AMENDMENT PLAT BOOK 359 PAGE 99 ZONED: GENERAL COMMERCIAL

15' MSD EASEMENT

EXISTING BOOSTER STATION

B-4 (2025)

EX. HAND HOLE (UIP)

ELECTRICAL GEAR

B-4 (2019)

B-5 (2025)

EXISTING PROPERTY LINE, TREE LINE AND FENCE

EXISTING 8" SANITARY SEWER

BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH PLANT CENTER CONDOMINIUM FIRST AMENDMENT PLAT BOOK 359 PAGE 99 ZONED: RESEARCH AND OFFICE PARK DISTRICT

40' 0' 40' 80'

SCALE: 1" = 40'

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

TANK NO. 2 ELECTRICAL SITE PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY NOT FOR CONSTRUCTION

Name: Todd L. Kuno
Discipline: Professional Engineer
License No. 2015017018
Expiration Date: 12/31/2025

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #	233800001
MAWC T.O.	SOWORTO_5435
DATE	08/12/2025
DRAWN BY	DFP
CHECKED BY	TLK
APPROVED BY	TLK
DWG. NO.	E2
SHEET	22 OF 22

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 #26-021: AN APPLICATION FOR A CONDITIONAL USE PERMIT WITH ASSOCIATED SITE DEVELOPMENT PLAN FOR A NEW HOTEL USE WITHIN AN EXISTING OFFICE BUILDING LOCATED AT 717 OFFICE PARKWAY

FOR THE MEETING OF: Tuesday, September 8, 2026

LOCATION: 717 Office Parkway, Zoned "PO" Planned Office Zoning District.

REQUEST: Dan Dokovic, of Bamboo Equity Partners has submitted an application for a Conditional Use Permit with a Site Development Plan in order to reuse an existing vacant office building for a new hotel use. The hotel will include 149 rooms and a restaurant. The building is addressed as 717 Office Parkway and is within the PO-Planned Office zoning district. Conditional use permits require approval from the City Council based upon a recommendation from the Planning and Zoning Commission.

ADDITIONAL INFORMATION:
This address previously received Planning and Zoning Commission approval for a minor site development plan at the June 20, 2023 meeting. The minor site development plan included exterior changes to the building, a new trash enclosure, new lighting, new landscaping and resealing and restriping of the parking lot in order to attract a new office user. The building has been vacant since before the approval of the minor site development plan.

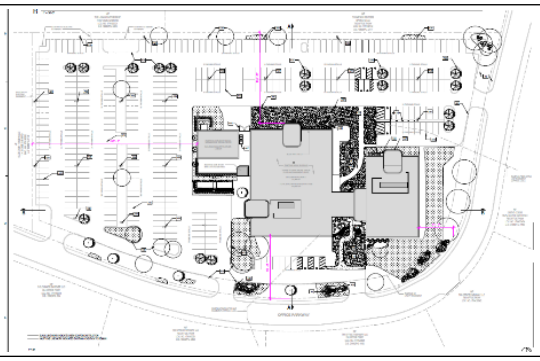
Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for Conditional Uses?

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

Zoning Code References
- Section 405.320: PO-Planned Office Zoning District
- Section 405.470: Conditional Uses
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Dan Dokovic
Bamboo Equity Partners
11701 Borman Drive, Ste 200
St. Louis, MO 63146

APPLICANT'S REPRESENTATIVE: Kyle Nottmeier
Oakline Studio
11701 Borman Drive, Ste 200
St. Louis, MO 63146



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 08/31/2026
ATTACHMENTS: Applicant's Materials received July 2, 2026 and August 10, 2026
Draft Ordinance

PROPOSAL

The applicant has submitted an application for a Conditional Use Permit with associated Site Development Plan in order to convert the existing three-story office building located at 717 Office Parkway into a 149-unit boutique hotel for IHG voco Hotel. The hotel will include conference room space for hosting smaller events and a 102-seat bar/restaurant on the first floor. The office building has been vacant for several years but has received exterior alterations as part of an approved minor site development plan approved by the Planning and Zoning Commission in June 2023. NAICS 721110, Hotels and Motels, is a Conditional Use in the PO-Planned Office district requiring a lot on not less than 3 acres. The subject property is roughly 5.67 acres. No major changes to the site are proposed at this time.

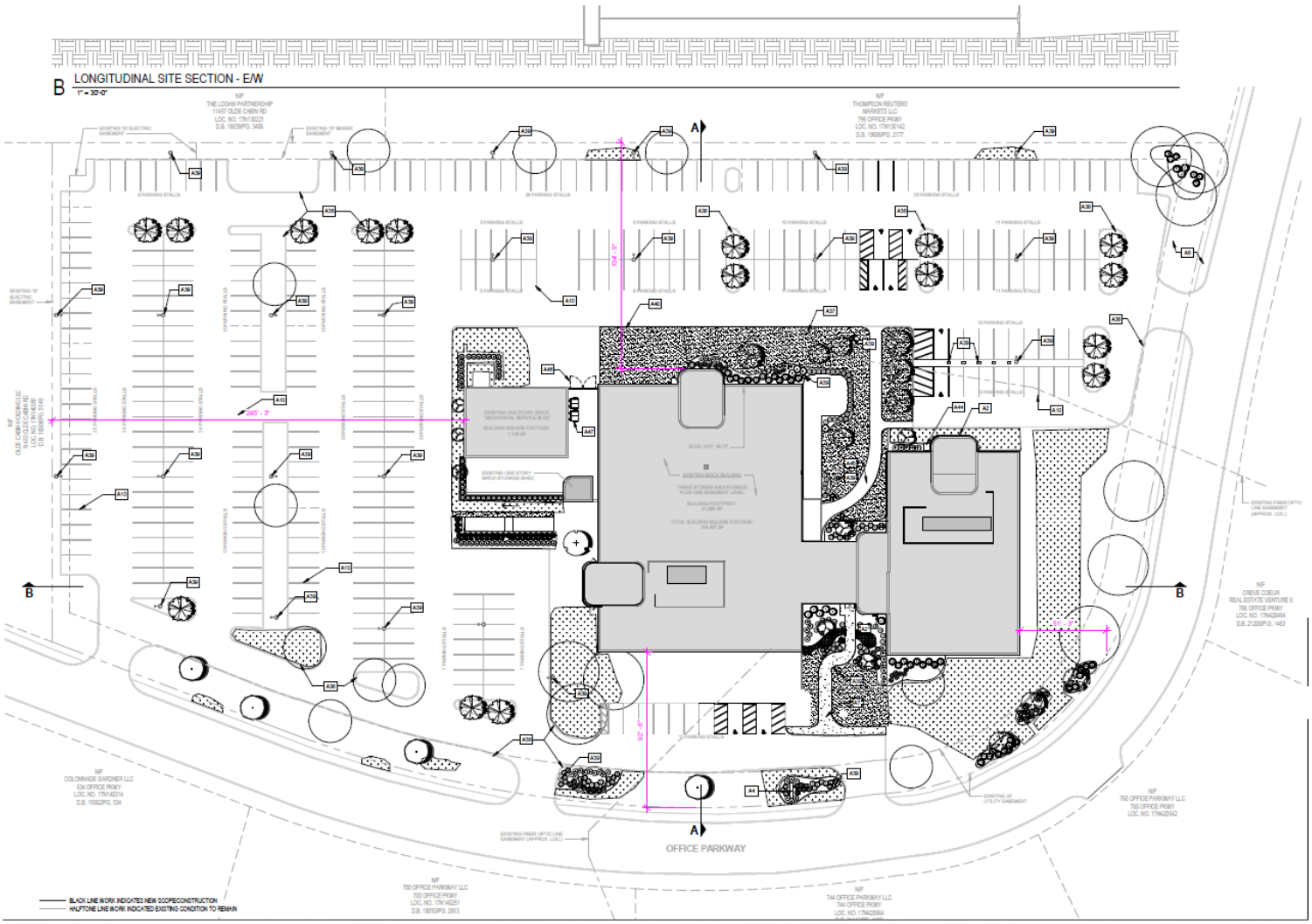


Figure 1: Proposed Site Development Plan

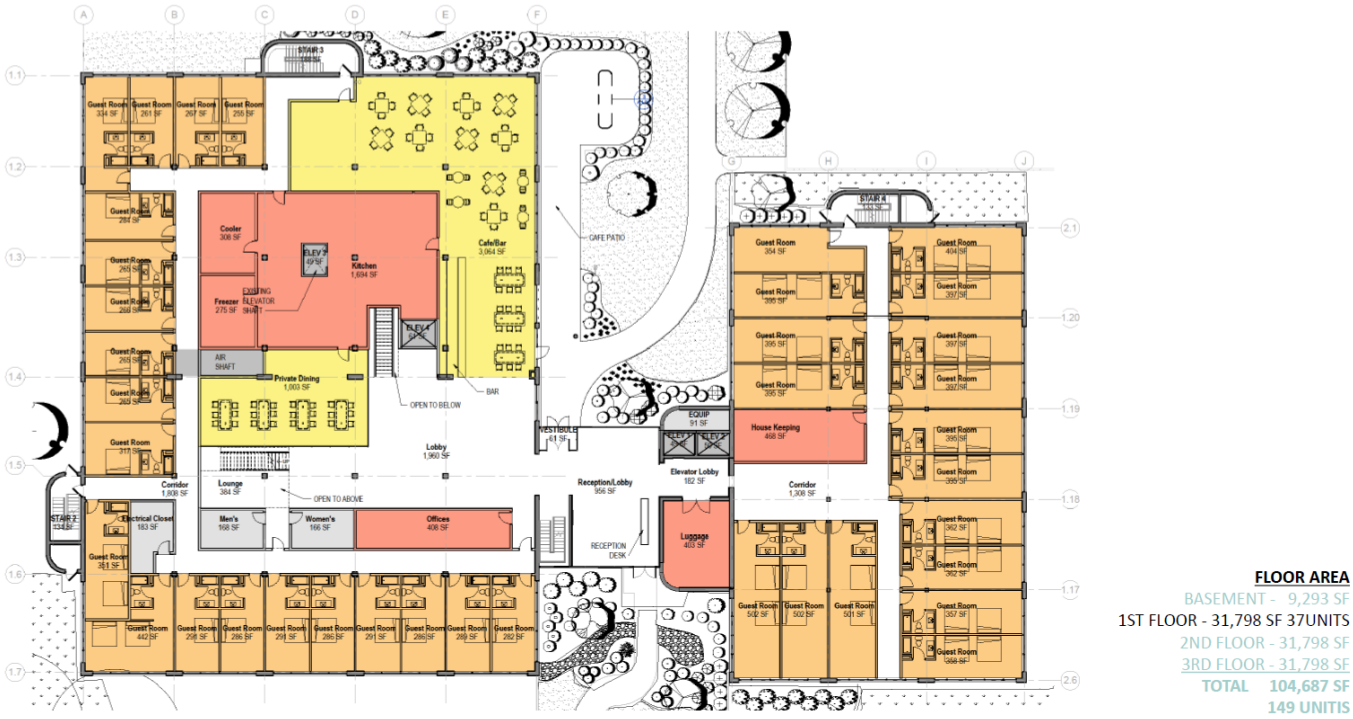


Figure 2: First Floor Floor Plan

Figure 3: Existing Conditions with Exterior Alterations Previously Approved in June 2023

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

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	PO-Planned Office District	Office Parkway
South	Commercial	PO-Planned Office District	N/A
East	Commercial	PO-Planned Office District	Office Parkway
West	Commercial	PO-Planned Office District	N/A

COMPREHENSIVE PLAN REVIEW
The *Creve Coeur 2030 Plan* includes the subject property in the Mixed-Use District (MU) and the Creve Coeur Central Business District (pp. 58, 72). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections and beautifully landscaped streets (p.58). Further, the MU District supports increased density and new land uses. Staff is of the opinion that the proposed hotel use is supported by the Comprehensive Plan as a new land use within the MU PlaceType District and, specifically, the Creve Coeur Executive Office Park and would be complimentary to the surrounding office and retail uses.

The Comprehensive Plan lists 7 Objectives with Objective #3, Economic Growth and Community Services, which encourages the City to capitalize on new job growth, and commercial development opportunities to strengthen its position as a major regional business center (p. 47). The proposed hotel use addresses the need for an additional modern hotel within Creve Coeur to support the business needs within the area. In addition, the changing office market after COVID, has resulted in a general increase in office vacancies. This hotel use would repurpose an existing, vacant office within an older office park.

For these reasons, Staff believes this use is compatible with the recommendations of the Comprehensive Plan and the surrounding uses.

ZONING REVIEW
The subject property is within the PO-Planned Office zoning district which is intended for office uses and appropriate accessory retail uses and services. This zoning district has had higher vacancy rates in recent years as the COVID-19 pandemic changed the way that the workforce uses office space.

Conditional Uses
The proposal for the voco Hotel requires a Conditional Use Permit. The use, NAICS 721110, Hotels and Motels, is a conditional use in the PO zoning district. Section 405.470.A.15 *Conditional Uses* requires that this use shall not be located on lots less than 3 acres. The subject lot is more than 5 acres and therefore meets this requirement.

Parking
Section 405.820.H.1 *Required Off-Street Parking Spaces* requires accommodation uses to provide parking based on the following calculation:

> One and three-tenths (1.3) spaces per rentable room plus one (1) space for each three (3) seats in the restaurant and lounge plus one (1) space per five hundred (500) square feet of conference rooms.

The proposal includes 149 rentable rooms requiring 194 parking spaces, 102 seats in the bar/restaurant requiring 34 parking spaces, and 4,910 total square feet of conference space requiring 10 parking spaces.

The total number of required parking spaces on site is 238 spaces where 350 spaces are existing and will remain in place.

Section 405.860.A.1 *Electric Vehicle Charging Requirements* requires 3% or a minimum of one (1) of the required parking spaces, whichever is greater installed with charging stations or ready to be converted to a station for charging of electric vehicles. Further, Section 405.860.A.5 requires if additional parking spaces are provided in excess of the minimum requirement, EV charging spaces shall be required based on the actual spaces provided on site. 3% of the existing 350 parking spaces is 11 spaces that need to be provided as EV Ready or EV Installed. Sheet A1.00 shows 5 locations labeled "Future EV Charging Stations" but does not specify whether they are EV Ready or EV Installed or how many parking spaces these chargers can service. A condition of approval has been added for 11 EV Ready or EV Installed parking spaces to be clearly marked on the plans for the building permit applications.

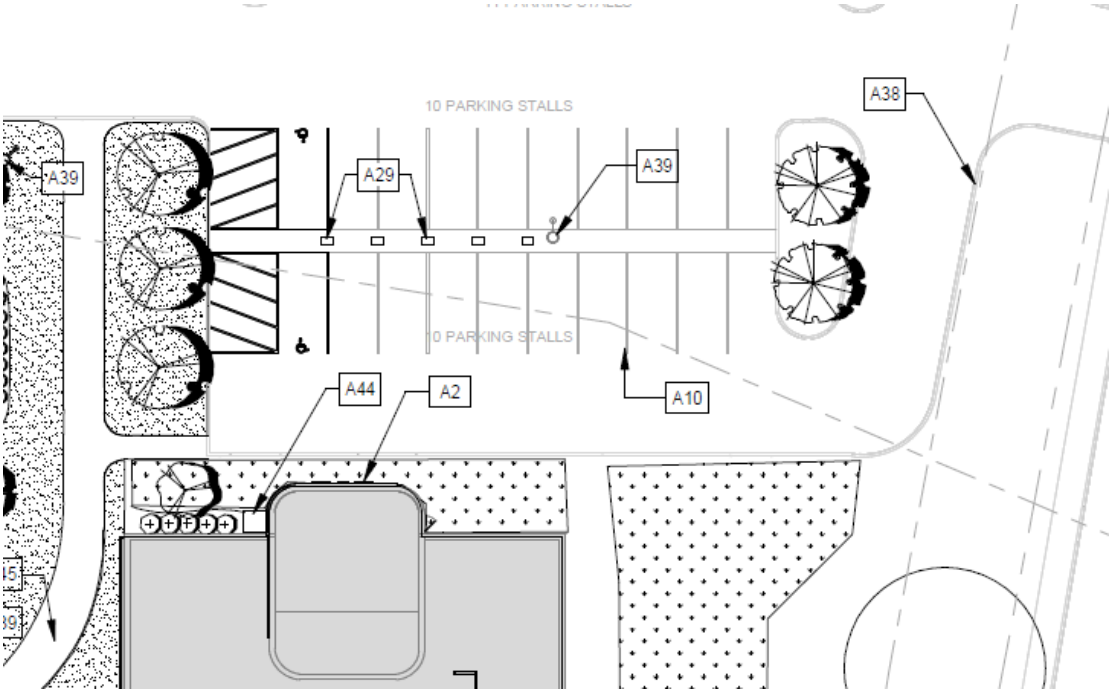


Figure 4*: Close up of future EV Charging locations shown as note "A29."*

Landscaping

As this proposal is for the reuse of an existing building and site, no new landscaping areas are being constructed. Due to the length of time the building has been vacant, the existing landscaping is in need of maintenance and replacement. The submitted concept landscaping plan provides new landscaping around the building and throughout the site. Section 405.540 *Landscaping* requires street trees be provided at a basis of 1 street tree per 30 lineal feet of street frontage. This calculation is not provided on the landscaping plan but is required on the final landscaping plan. Staff recommends additional trees and shrubs be installed in the existing landscaping islands on the southern portion of the site to fill in the blank spaces. The landscaping plan shows that the smaller landscaping island will be installed with 2 new deciduous skyline honeylocust trees each. These trees are shown as 2.5 caliper inches DBH at time of planting but are required to be 3 caliper inches by Section 405.540. Section 405.540.F.10. requires that all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for all new developments and redevelopment projects. Irrigation is not shown on the submitted concept landscaping plan but will need to be shown on the final landscaping plan. Section 405.540.F.12. requires a minimum of 5 feet of landscaped buffer between a parking lot and the property line of abutting properties. The 5-foot buffer appears to be existing along the western property line but is not addressed in the landscaping plan. Staff recommends the final landscaping plan include landscaping in this buffer in order to comply with this section. Dwarf Burning Bush is proposed as a plant material throughout the site.

This is a plant listed as invasive in the state of Missouri and is therefore not allowed pursuant to Section 405.540.F.13. This planting will need to be removed from the landscaping plan and replaced with a non-invasive species. A condition of approval to address the comments related to the landscaping on the final landscaping plan has been added.

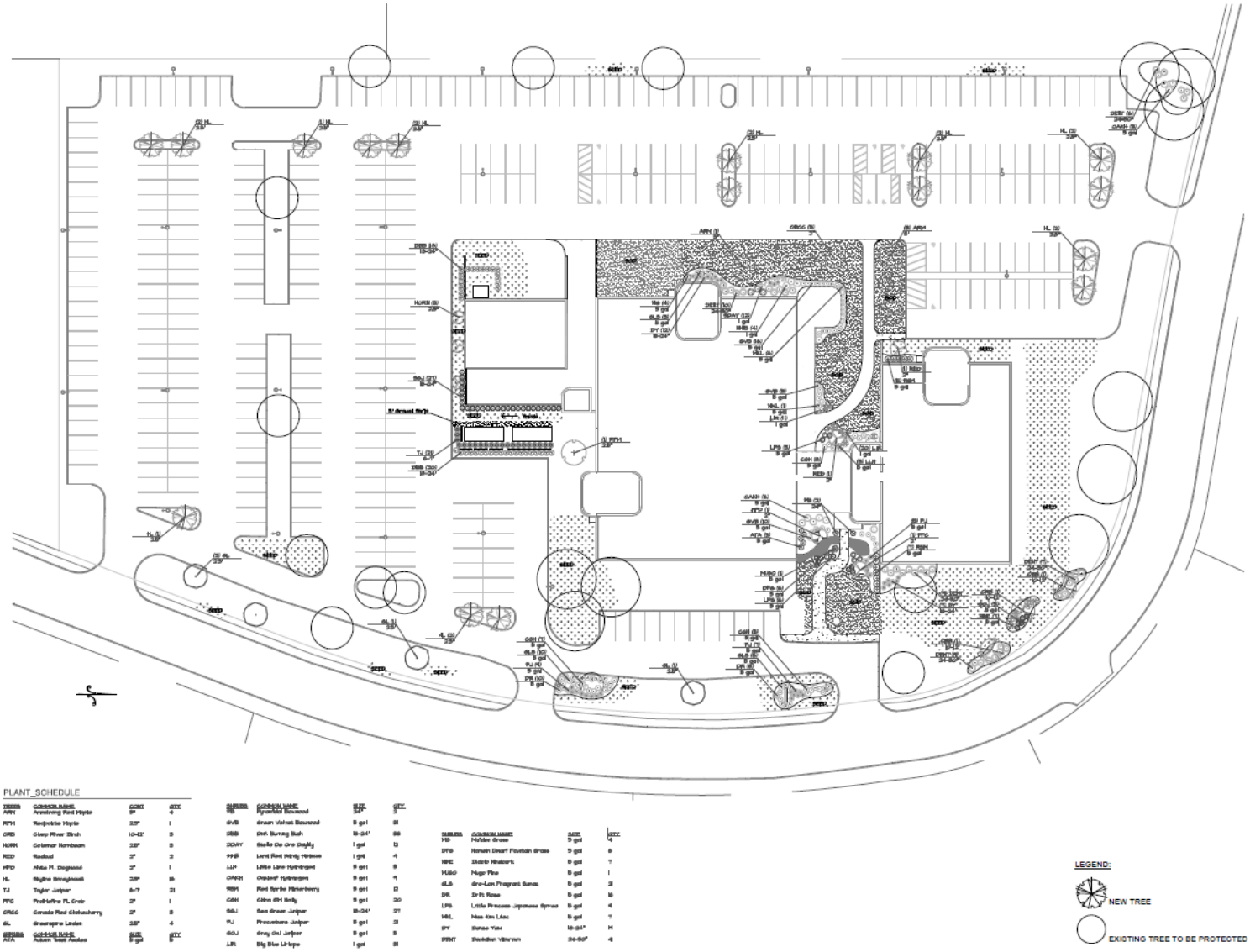


Figure 5: Concept Landscape Plan

Lighting
The lighting for this site was previously reviewed under the minor site development plan approved in 2023 and the lighting has already been installed. No additional changes are proposed.

Signs
All signs are reviewed under a separate permit at Staff level in conformance with the Sign Regulations. No approval of the project constitutes approval of any signs shown.

Mechanical Screening
The applicant has submitted a roof plan that includes new mechanical screening to match the materials of the existing mechanical screening. Staff noted that part of the existing RTUs are highly visible from the street on the southern portion of the building and will need to be screened. A condition of approval has been added to address this concern.

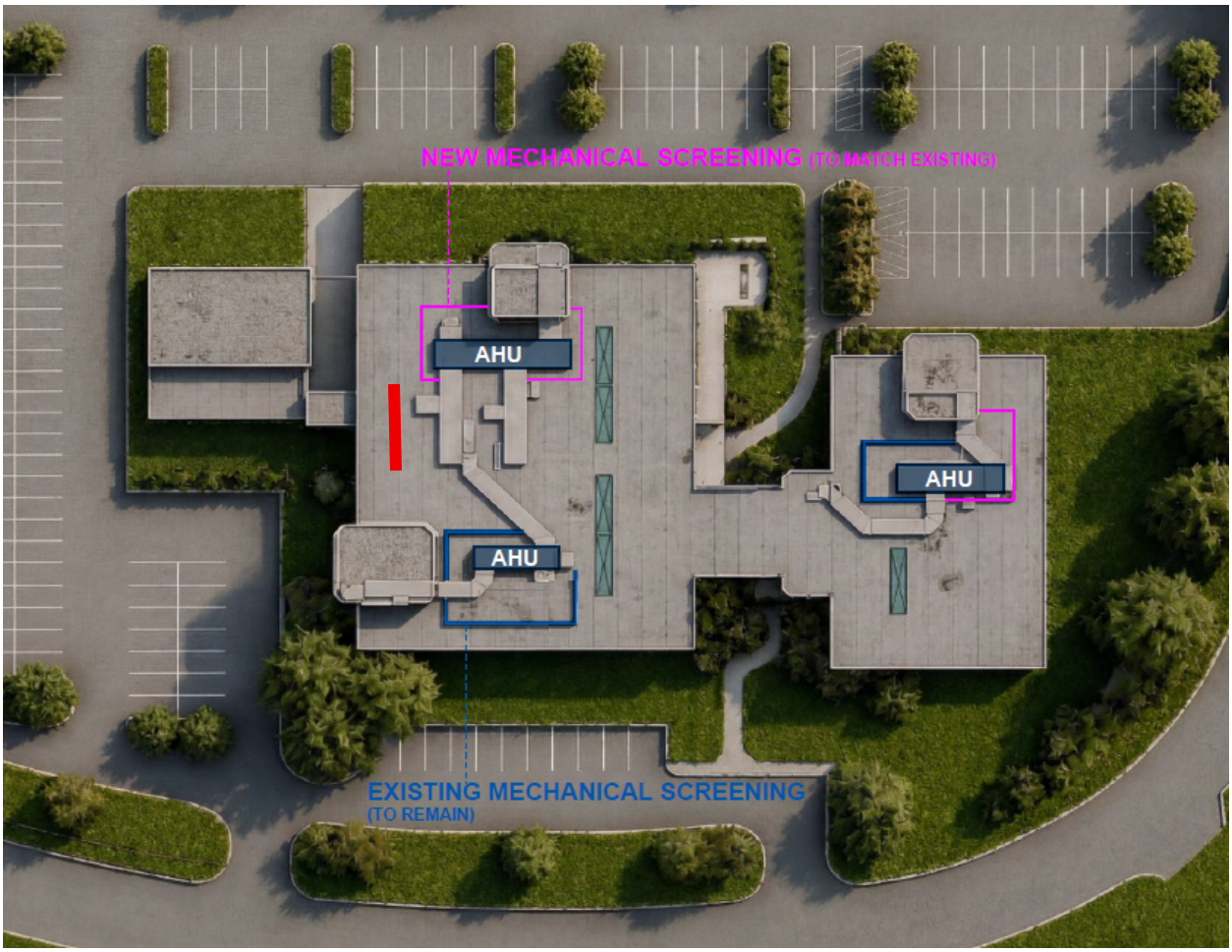


Figure 6: Proposed Rooftop screening. Area for proposed additional screening highlighted in red.

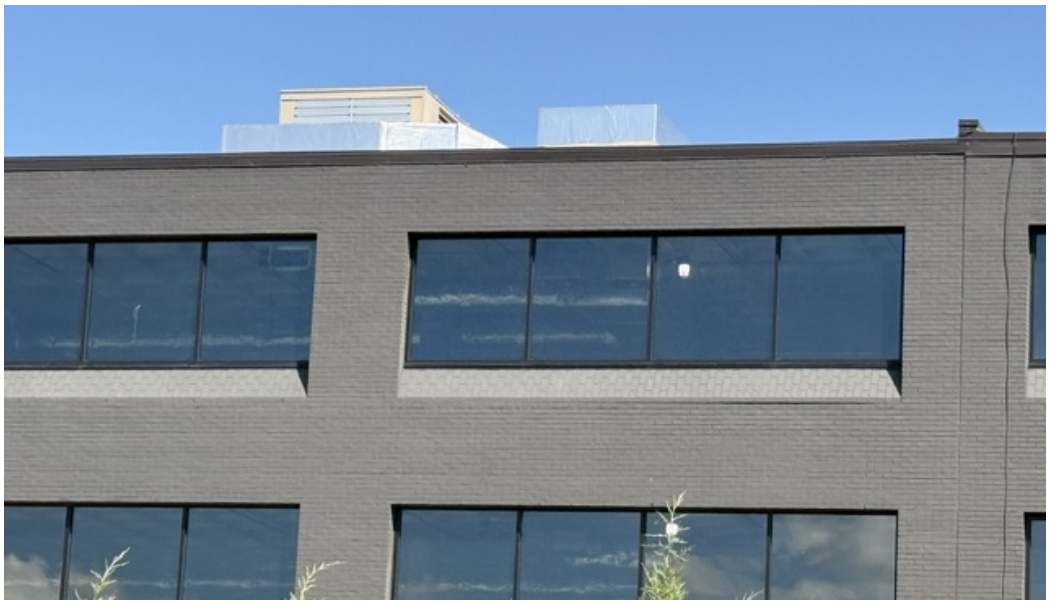


Figure 7: RTU visible on southern face of the building.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL
Staff finds that the proposal meets with the Comprehensive Plan, as well as with the Zoning Regulations, subject to the conditions as noted in the staff report and within the draft ordinance.

After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the guidance of the Comprehensive Plan and requirements of the Zoning Code, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions.

The following are the recommended conditions of approval for this proposal.

1. This Conditional Use Permit shall be for the operation of a three-story, 149-room hotel, including a 102-seat maximum bar/restaurant with a maximum of 4,910 square feet of conference rooms, NAICS 721110, Hotels (except Casino Hotels) and Motels, while providing a minimum number of 238 off-street parking spaces located on the surface parking lot of the existing site located at 717 Office Parkway.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The exterior elevations shall be in substantial conformance with the drawings received July 6, 2026 as bound together and submitted in conjunction with Application #26-021 by Oakline Studio.
3. 11 EV Ready or EV Installed parking spaces shall be clearly marked on the plans for the building permit.
4. Equipment installed for the site shall be properly screened with approved materials by Staff. Revised plans showing RTU screening to match existing materials shall be used to screen all new and existing RTUs as part of the building permit.
5. A final landscape plan shall be submitted to staff that includes the street tree calculation and correct number of street trees required and installed at 3 caliper inches DBH, additional trees or shrubs installed in the landscaping islands on the southern portion of the site to fill in blank spaces, provides irrigation for all interior landscaped areas, including parking lot islands, provides landscaping within the 5 foot landscaped buffer between the parking lot and the adjacent property to the west, and replaces the proposed invasive Dwarf Burning Bush planting with a non-invasive plant material as discussed in the staff report to Planning and Zoning regarding the application.
6. 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.
7. All signs and banners shall be reviewd under a separate permit and in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, shall be used in the downcast position, and with the lighting levels as shown on the photometric plans as submitted on August 10, 2026.
9. The accessible parking spaces and signage shall be in compliance with Section 405.840.
10. 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.
11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days

each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

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

ACTION AND MOTION

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

> "I move to recommend approval of a Conditional Use Permit with associated Site Development Plan for voco Hotel at 717 Office Parkway, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of September 8, 2026" (conditions may be added, eliminated, or modified by preceding motion).

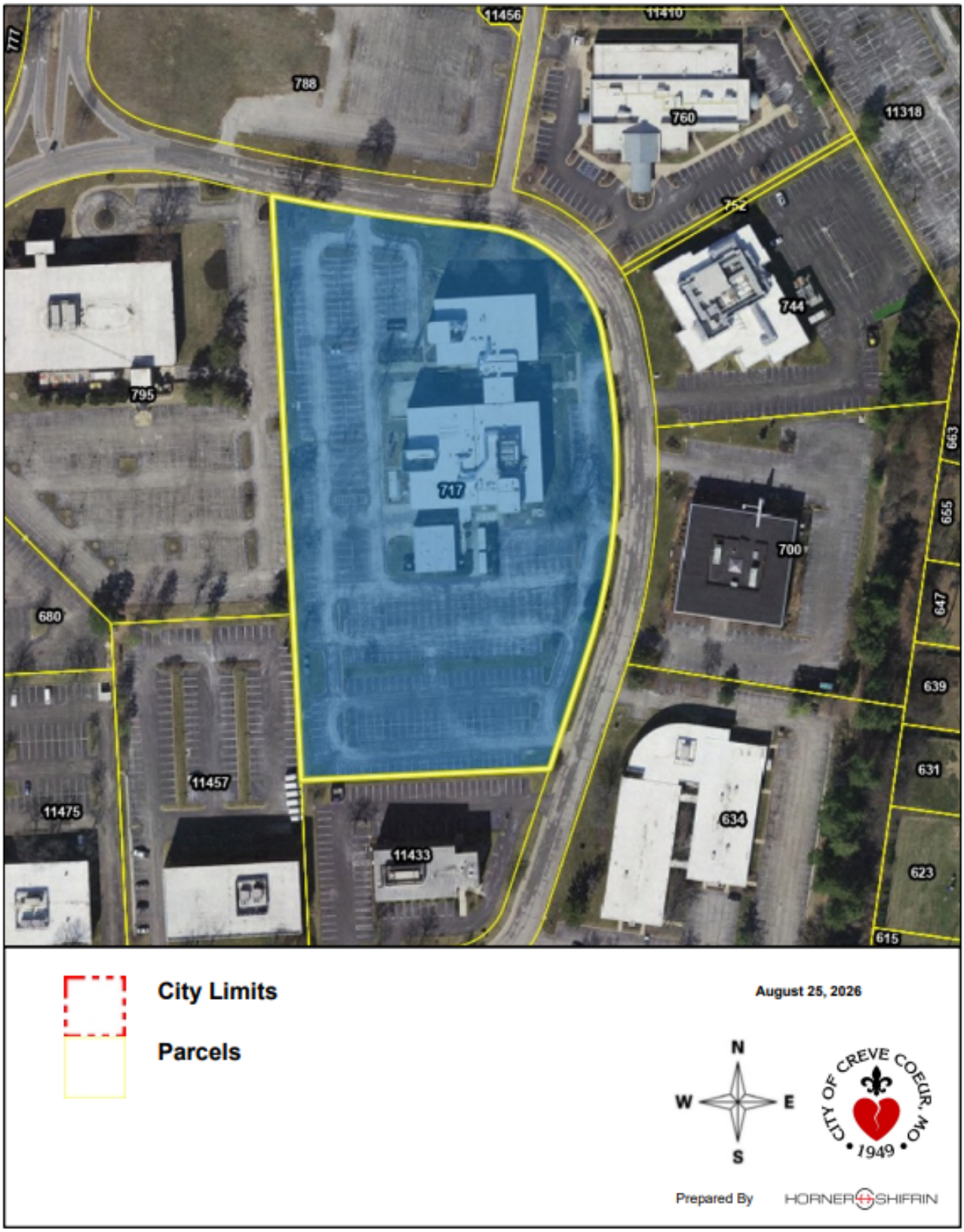
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Date: 8/28/26
	Description: Existing conditions with RTU visible on roof.
	Description: Existing landscaping islands in need of maintenance.
	Description: New light poles installed after 2023 approval.

BILL NO. 6229 **ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING A CONDITIONAL USE PERMIT FOR A 149-UNIT HOTEL WITH A BAR/RESTAURANT AND CONFERENCE SPACE LOCATED AT 717 OFFICE PARKWAY.

WHEREAS, Dan Dokovic, of Bamboo Equity Partners, has submitted an application for a Conditional Use Permit for the conversion of the existing building at 717 Office Parkway into a 149-unit boutique hotel with 102 seat bar/restaurant and 4,910 square feet of conference space located at 717 Office Parkway, zoned "PO" Planned Office District,

WHEREAS, NAICS 721110 Hotels (except Casino Hotels) and Motels, require the issuance of a Conditional Use Permit within the "PO" Planned Office District; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has made a positive finding that the conditional use permit will satisfy all requirements of Section 405.1070, Conditional Use Permits, of the City of Creve Coeur Zoning Code; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 8, 2026, 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 4-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 8, 2026; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard 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 City 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 use meets the following conditional use standards provided in Section 405.1070.E. as 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, Missouri as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a 149-unit hotel with 102 seat bar/restaurant and 4,910 square feet of conference space located at 717 Office Parkway, NAICS 721110, in the "PO" Planned Office zoning district, whose legal description is as follows:

A TRACT OF LAND BEING PART OF SECTION "D" OF "CREVE COEUR EXECUTIVE OFFICE PARK"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERN LINE OF OLDE CABIN LANE, 50 FEET WIDE, AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO FAMILY GUARDIAN LIFE INSURANCE COMPANY BY DEED RECORDED IN BOOK 7126, PAGE 271 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PROPERTY NORTH 2 DEGREES 40 MINUTES 30 SECONDS WEST 210.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID FAMILY GUARDIAN LIFE INSURANCE COMPANY PROPERTY AND ALONG THE EASTERN LINE OF PROPERTY CONVEYED TO ANDES ASSOCIATES BY DEED RECORDED IN BOOK 6664, PAGE 11 OF THE ST. LOUIS COUNTY RECORDS NORTH 2 DEGREES 40 MINUTES 30 SECONDS WEST, 705.86 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT OF BEING LOCATED ON THE SOUTHERN LINE OF OFFICE PARKWAY, 50 FEET WIDE; THENCE ALONG SAID STREET LINE THE FOLLOWING: SOUTHEASTWARDLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 2297.97 FEET AN ARC DISTANCE OF 255.50 FEET (THE CHORD WHICH BEARS SOUTH 81 DEGREES 14 MINUTES 24 SECONDS EAST, 255.37 FEET) TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 163.93 FEET AN ARC DISTANCE OF

209.57 FEET TO A POINT OF TANGENCY, THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS EAST, 21.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET AN ARC DISTANCE OF 365.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 18 DEGREES 19 MINUTES 30 SECONDS WEST, 146.18 TO A POINT; THENCE LEAVING SAID STREET LINE AND RUNNING SOUTH 87 DEGREES 19 MINUTES 30 SECONDS WEST, 300.36 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. This Conditional Use Permit shall be for the operation of a three-story, 149-room hotel, including a 102-seat maximum bar/restaurant with a maximum of 4,910 square feet of conference rooms, NAICS 721110, Hotels (except Casino Hotels) and Motels, while providing a minimum number of 238 off-street parking spaces located on the surface parking lot of the existing site located at 717 Office Parkway.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The exterior elevations shall be in substantial conformance with the drawings received July 6, 2026 as bound together and submitted in conjunction with Application #26-021 by Oakline Studio.
3. 11 EV Ready or EV Installed parking spaces shall be clearly marked on the plans for the building permit.
4. Equipment installed for the site shall be properly screened with approved materials by Staff. Revised plans showing RTU screening to match existing materials shall be used to screen all new and existing RTUs as part of the building permit.
5. A final landscape plan shall be submitted to staff that includes the street tree calculation and correct number of street trees required and installed at 3 caliper inches DBH, additional trees or shrubs installed in the landscaping islands on the southern portion of the site to fill in blank spaces, provides irrigation for all interior landscaped areas, including parking lot islands, provides landscaping within the 5 foot landscaped buffer between the parking lot and the adjacent property to the west, and replaces the proposed invasive Dwarf Burning Bush planting with a non-invasive plant material as discussed in the staff report to Planning and Zoning regarding the application.
6. 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.
7. All signs and banners shall be reviewd under a separate permit and in conformance with Article VIII, Sign Regulations, of the Zoning Code.

8. All lighting shall comply with Section 405.680 and 405.810 of the Zoning Ordinance, shall be used in the downcast position, and with the lighting levels as shown on the photometric plans as submitted on August 10, 2026.
9. The accessible parking spaces and signage shall be in compliance with Section 405.840.
10. 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.
11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
13. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit and Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

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

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

BILL NO. __6229_____ **ORDINANCE NO. _____**

ADOPTED THIS ____ DAY OF _____, 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

Docusign Envelope ID: CFBD446C-49F7-8030-80C6-48C059F1F03D

city of CREVE COEUR
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
SITE DEVELOPMENT PLAN

Select Project Type: **Site Development Plan** ☑ **Site Concept Plan** ☐ **Minor Site Plan** ☐

Title of Project: IHG voco Hotel

Location of Project: 717 Office Parkway ***Locator #*** 17N140323

Subject for Agenda: Site Development Plan associated with CUP Application

Applicant:

Architect ☐ ***Engineer*** ☐ ***Contractor*** ☐ ***Agent*** ☐ ***Owner*** ☑

Applicant:	***Applicant's Representative (if applicable):***
Dan Dokovic	Kyle Nottmeier
Name	***Name***
Bamboo Equity Partners	Oakline Studio
Company (If Applicable)	*Company (If Applicable)*
11701 Borman Drive Suite 200	11701 Borman Drive Suite 200
Address	*Address*
St. Louis, Missouri 63146	St. Louis, Missouri 63146
Address	*Address*
Telephone # 314-270-5992	*Telephone #* 314-744-9470
Fax #	*Fax #*
Email: ddokovic@artorigroup.com	*Email:* knottmeier@oaklinestudio.com
DocuSigned by: Dyan Dokovic 895D727E200444E...	Signed by: Kyle Nottmeier ED98C0D998F94DB...
Applicant's Signature	***Applicant's Representative's Signature***

Owner's Acknowledgement ***(if different from applicant):***

Name *Company (If Applicable)*

Address

Phone *Fax* *Email*

Applicant's Signature

Docusign Envelope ID: CFBD446C-49F7-8030-80C6-48C059F1F03D

Description of Request (attach additional sheets as needed)

General Description: This Site Development Plan Application is submitted in support of a Conditional Use Permit Application for 717 Office Parkway. The Condition Use Permit seeks to transform a vacant office building into a boutique hotel which serves and supports the surrounding retail and business uses nearby. Modifications to the site, parking, landscape, and building exterior are minimal. The building's interior will receive a gut renovation.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request 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.

Refer to attached sheet.

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan 4 hard copies	☐ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
	☐ Legal Description in Word format
☐ Landscape plan 4 hard copies	☐ Fees: $250 (non-refundable)
☐ Floor plan 4 hard copies	$2000 (refundable deposit)
☐ Electronic copies of all materials	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, September 8th ***, 20*** 26 ***.***

*****Confirm schedule and 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

717 Office Parkway – IHG voco Hotel

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.

Key reasons for approval:

- **Consistent with plan and zoning intent.** Conditional use permits are designed to allow flexible, higher and better uses while still protecting health, safety, and general welfare; a small, professionally managed hotel is a low-impact commercial use that is compatible with nearby offices and retail.
- **Adaptive reuse of an obsolete building.** Older office buildings with smaller floor plates and strong architectural character are specifically recognized as good candidates for hotel conversion; this project captures that opportunity by reusing the structure instead of pursuing demolition and new construction.
- **Office occupancy.** This project will directly address current underutilization of the office park. The park's vacancy rate currently stands at approximately 22.5%, a condition driven in part by post-COVID back-to-office practices and structural changes in office demand. By converting a vacant office building to a boutique hotel, the project reduces overall vacancy, fills dark space with a staffed, income-producing use, and supports the long-term health and perception of the park for existing tenants and future office users.
- **Economic and fiscal benefits.** Boutique hotels generate ongoing employment, visitor spending at neighboring businesses, and transient occupancy tax revenues, typically with far less traffic and operational intensity than larger, flagged hotels or high-turnover retail.
- **Activation and safety.** Converting a vacant office into an attractive, staffed hotel brings "eyes on the street" during evenings and weekends, which increases pedestrian activity and improves perceptions of safety compared to a dark, empty building.
- **High-quality hospitality experience.** The architectural quality and existing grandeur of older commercial buildings lend themselves to lobby, lounge, and restaurant spaces that enhance the character of the corridor and set a higher design bar for future investment.

Steps to lessen impacts on nearby residences and businesses

The subject property is located within an established office park and is physically separated from residential neighborhoods, which substantially limits any potential impacts on residences. Existing zoning and land use policies already anticipate commercial traffic and activity in this area, and office-park environments are commonly identified as appropriate locations for complementary uses such as hotels.

- **Parking management.** On-site parking will meet or exceed local standards, using existing surface or structured stalls previously serving the office building, so that hotel use does not displace parking for other businesses within the park.
- **Lighting and security.** Exterior lighting will be designed to office-park standards, with down-directed, shielded fixtures that improve safety in parking and pedestrian areas without creating glare for adjacent buildings. The hotel's 24-hour staffed presence will enhance overall security within the office park by adding activity and surveillance during evenings and weekends, when traditional office uses are typically quiet.
- **Site character and compatibility.** The project reuses the existing office building envelope, preserving the established development pattern and scale of the office park instead of introducing larger structures or industrial uses. Landscaping and signage will remain consistent with the park's existing aesthetic and wayfinding standards, reinforcing a cohesive, professional environment for all tenants.

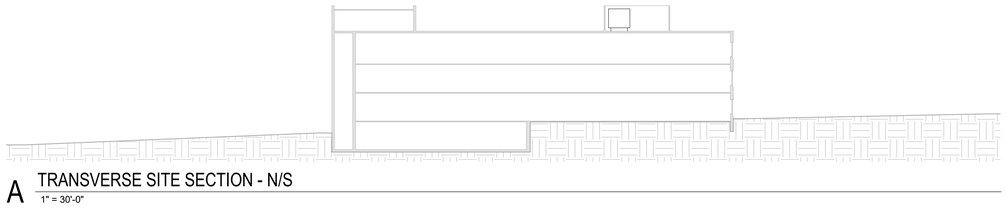
Because the building is within a self-contained office park, well separated from residences, and because hotel operations will be managed to fit within the existing circulation, parking, and design framework of the park, potential off-site impacts are expected to be minimal and fully manageable through the conditions and practices described above.

Building design approach

- **Respecting existing architecture.** Many older office buildings, particularly those originally constructed for major commercial tenants, have strong façades and lobby volumes that translate well into hospitality uses; our design retains and restores these character-defining elements, including primary entries, masonry detailing, and ground-floor glazing.
- **Optimizing floor plates for guestrooms.** Upper floors will be reconfigured to align guestrooms along windowed exterior walls while clustering bathrooms, service cores, and back-of-house functions toward the interior, consistent with best practices in office-to-hotel conversions
- **High-quality materials and detailing**. Exterior modifications are limited and are designed to be context-sensitive, using materials that complement the existing façade and surrounding buildings while clearly signaling a high-quality hospitality use.

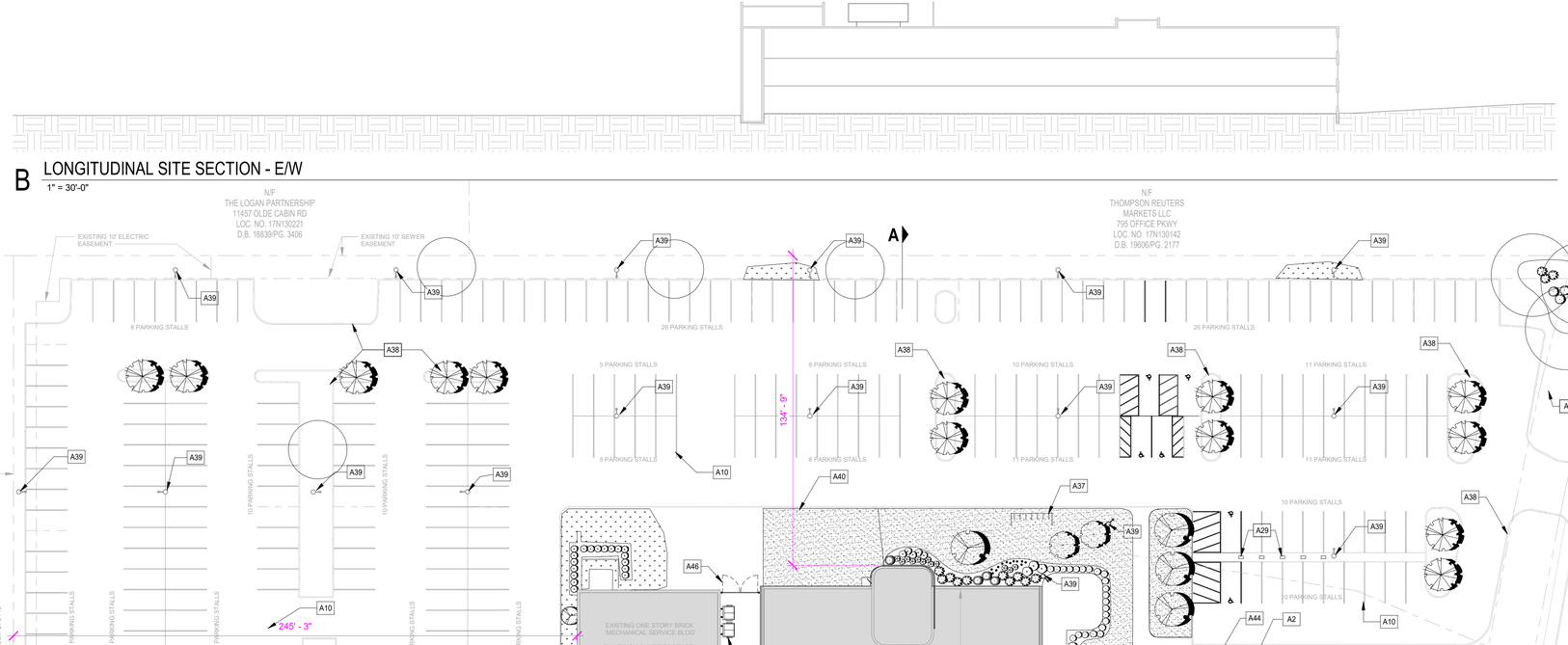
A TRANSVERSE SITE SECTION - N/S

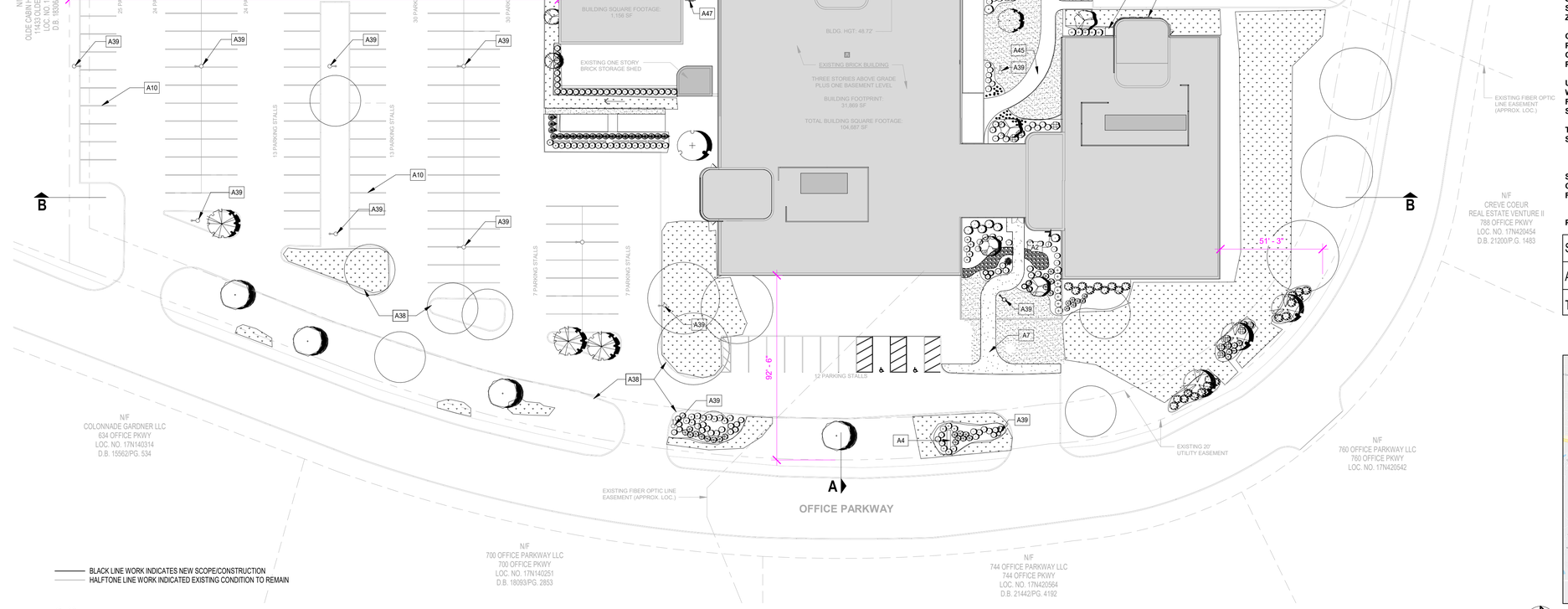
1" = 30'-0"



B LONGITUDINAL SITE SECTION - E/W

1" = 30'-0"





BLACK LINE WORK INDICATES NEW SCOPE/CONSTRUCTION
HALFTONE LINE WORK INDICATED EXISTING CONDITION TO REMAIN

1" = 30'

KEY NOTES PER THIS SHEET

KEYNOTES

A2	BUILDING-MOUNTED SIGNAGE ON COMPOSITE WOOD ACCENT BAND.
A4	PROVIDE UPDATED MONUMENT SIGNAGE AND LANDSCAPING THIS LOCATION. FINAL LANDSCAPE PLAN TO BE APPROVED BY ARCHITECT AND CM.
A5	PROVIDE MONUMENT SIGNAGE AND LANDSCAPING THIS LOCATION. FINAL LANDSCAPE PLAN TO BE APPROVED BY ARCHITECT AND CM.
A7	REPAVE SIDEWALKS. EXISTING LIGHT BOLLARDS TO REMAIN.
A10	RESTRIP AND RESEAL PARKING LOT. PATCH AS REQ'D.
A29	FUTURE EV CHARGING STATIONS.
A37	BIKE RACK, BLACK FINISH TO MATCH BUILDING MULLIONS.
A38	G.C. TO INSPECT AND REPAIR EXISTING IRRIGATION AS REQ'D.
A39	UPGRADE EXISTING LIGHT FIXTURE TO LED; DISTANCE FROM GRADE TO FACE OF LENS SHALL BE +/- 20'-0".
A40	EXISTING BOLLARDS TO REMAIN.
A44	ADD CONCRETE PAD AT EGRESS DOORS.
A45	SLOPE FOR ALL NEW PAVING/SIDEWALKS SHALL BE LESS THAN 5% AND CROSS-SLOPE SHALL BE LESS THAN 2%.
A46	SWING GATE, 7' HIGH - GALVANIZED STEEL TUBE FRAME, PAINTED TO MATCH BRICK; CLAD WITH FORMED ALUMINUM METAL PANELS (RIBBING AND FINISH TO MATCH METAL PANEL MECHANICAL SCREENS ON ROOF).
A47	ROLLING DUMPSTER, 8 YARDS; FINAL TYPE/SIZE TO BE DETERMINED BY WASTE MANAGEMENT VENDOR.

SITE SUMMARY

LAND DESCRIPTION (PER TITLE COMMITMENT):

Property located in the County of Saint Louis City, State of Missouri, described as follows:

A TRACT OF LAND BEING PART OF SECTION "D" OF "CREVE COEUR EXECUTIVE OFFICE PARK"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERN LINE OF OLDE CABIN LANE, 50 FEET WIDE, AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO FAMILY GUARDIAN LIFE INSURANCE COMPANY BY DEED RECORDED IN BOOK 7126, PAGE 271 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PROPERTY NORTH 2 DEGREES 40 MINUTES 30 SECONDS WEST 210.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUING ALONG THE EASTERN LINE OF SAID FAMILY GUARDIAN LIFE INSURANCE COMPANY PROPERTY AND ALONG THE EASTERN LINE OF PROPERTY CONVEYED TO ANDES ASSOCIATES BY DEED RECORDED IN BOOK 6664, PAGE 11 OF THE ST. LOUIS COUNTY RECORDS NORTH 2 DEGREES 40 MINUTES 30 SECONDS WEST, 705.86 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT OF BEING LOCATED ON THE SOUTHERN LINE OF OFFICE PARKWAY, 50 FEET WIDE; THENCE ALONG SAID STREET LINE THE FOLLOWING: SOUTHEASTWARDLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 2297.97 FEET AN ARC DISTANCE OF 255.50 FEET (THE CHORD WHICH BEARS SOUTH 81 DEGREES 14 MINUTES 24 SECONDS EAST, 255.37 FEET) TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 163.93 FEET AN ARC DISTANCE OF 209.57 FEET TO A POINT OF TANGENCY, THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS EAST, 21.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET AN ARC DISTANCE OF 365.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 18 DEGREES 19 MINUTES 30 SECONDS WEST, 146.18 TO A POINT; THENCE LEAVING SAID STREET LINE AND RUNNING SOUTH 87 DEGREES 19 MINUTES 30 SECONDS WEST, 300.36 FEET TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIPTION AS PROVIDED IN TITLE COMMITMENT REFERENCED HEREON AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS—1097212— STLO, EFFECTIVE DATE OF OCTOBER 21, 2021 AT 8: 00 AM, BEING THE SAME PROPERTY AS SURVEYED).

CURRENT ZONING CLASSIFICATION: 'PO' PLANNED OFFICE DISTRICT
PROPOSED ZONING CLASSIFICATION: NO CHANGE
SUBDIVISION NAME: CREVE COEUR EXECUTIVE OFFICE PARK
STL COUNTY LOCATOR NO.: 17N140323
ZONING OF ADJACENT PARCELS: 'PO' PLANNED OFFICE DISTRICT

CURRENT LAND USE: 601 - LOW RISE OFFICE BUILDING
PROPOSED LAND USE: 151 - HOTEL (TRANSIENT)
CURRENT OCCUPANCY CLASS: B
PROPOSED OCCUPANCY CLASS: R-1

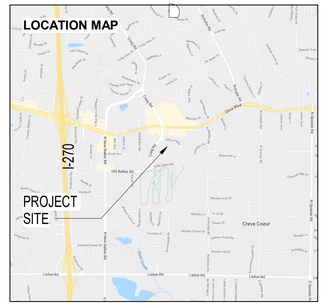
UTILITIES: AMEREN, SPIRE, MISSOURI AMERICAN WATER
WATERSHED: DEER CREEK
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY SCHOOL DISTRICT

TOTAL LOT AREA: 5.67 ACRES (NO CHANGE)
SITE COVERAGE RATIO: NO CHANGE
PERVIOUS AREA: 70,084 SF (NO CHANGE)
IMPERVIOUS AREA: 176,901 SF (NO CHANGE)
PERCENT PERVIOUS: 28.4% (NO CHANGE)
STORMWATER RUNOFF: NO CHANGE
CONTOURS & ELEVATIONS: NO CHANGE
FAR: 0.43 (NO CHANGE)

PARKING: ALL EXISTING PARKING TO REMAIN

STANDARD PARKING SPACES	342
ACCESSIBLE PARKING SPACES	8
TOTAL:	350

LOCATION MAP



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Project

voco @ 717 OFFICE PARKWAY

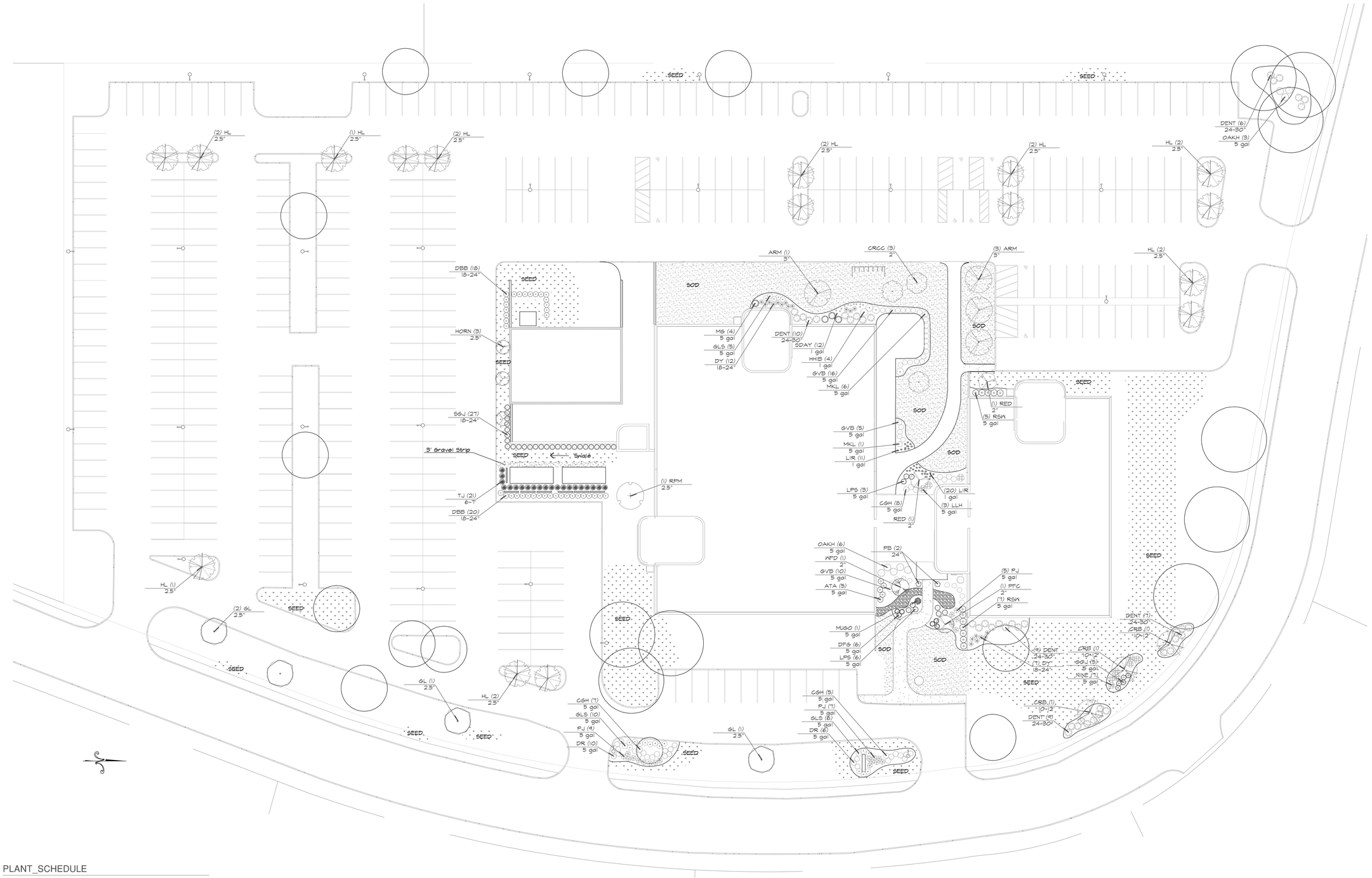
717 OFFICE PKWY, CREVE COEUR, MO 63141

Sheet Name

ARCHITECTURAL SITE PLAN

Sheet No

A1.00



PLANT_SCHEDULE

TREES	COMMON NAME	CONT	QTY
ARM	Armstrong Red Maple	3"	4
RPM	Redpointe Maple	2.5"	1
CRB	Clump River Birch	10-12'	3
HORN	Columnar Hornbeam	2.5"	3
RED	Redbud	2"	2
WFD	White Fl. Dogwood	2"	1
HL	Skyline Honeylocust	2.5"	16
TJ	Taylor Juniper	6-7'	21
PFC	Prairiefire Fl. Crab	2"	1
CRCC	Canada Red Chokecherry	2"	3
GL	Greenspire Linden	2.5"	4

SHRUBS	COMMON NAME	SIZE	QTY
ATA	Autumn Twist Azalea	5 gal	5

SHRUBS	COMMON NAME	SIZE	QTY
PB	Pyramidal Boxwood	24"	2
GVB	Green Velvet Boxwood	5 gal	31
DBB	Dwf. Burning Bush	18-24"	38
DDAY	Stella De Oro Daylily	1 gal	12
HHIB	Luna Red Hardy Hibiscus	1 gal	4
LLH	Little Lime Hydrangea	5 gal	3
OAKH	Oakleaf Hydrangea	5 gal	9
RSN	Red Sprite Winterberry	5 gal	12
CGH	China Girl Holly	5 gal	20
SGJ	Sea Green Juniper	18-24"	27
PJ	Procumbens Juniper	5 gal	21
GOJ	Grey Owl Juniper	5 gal	5
LIR	Big Blue Liriope	1 gal	31

SHRUBS	COMMON NAME	SIZE	QTY
MS	Maiden Grass	5 gal	4
DFG	Hameln Dwarf Fountain Grass	5 gal	6
NINE	Diablo Ninebark	5 gal	7
MUGO	Mugo Pine	5 gal	1
GLS	Gro-Low Fragrant Sumac	5 gal	21
DR	Drift Rose	5 gal	16
LPS	Little Princess Japanese Spirea	5 gal	9
MKL	Miss Kim Lilac	5 gal	7
DY	Dense Yew	18-24"	19
DENT	Dentatum Viburnum	24-30"	41

LEGEND:

NEW TREE

EXISTING TREE TO BE PROTECTED

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Project

voco @ 717 OFFICE PARKWAY

717 OFFICE PKWY, CREVE COEUR, MO 63141

Sheet Name

LANDSCAPE PLAN

Sheet No

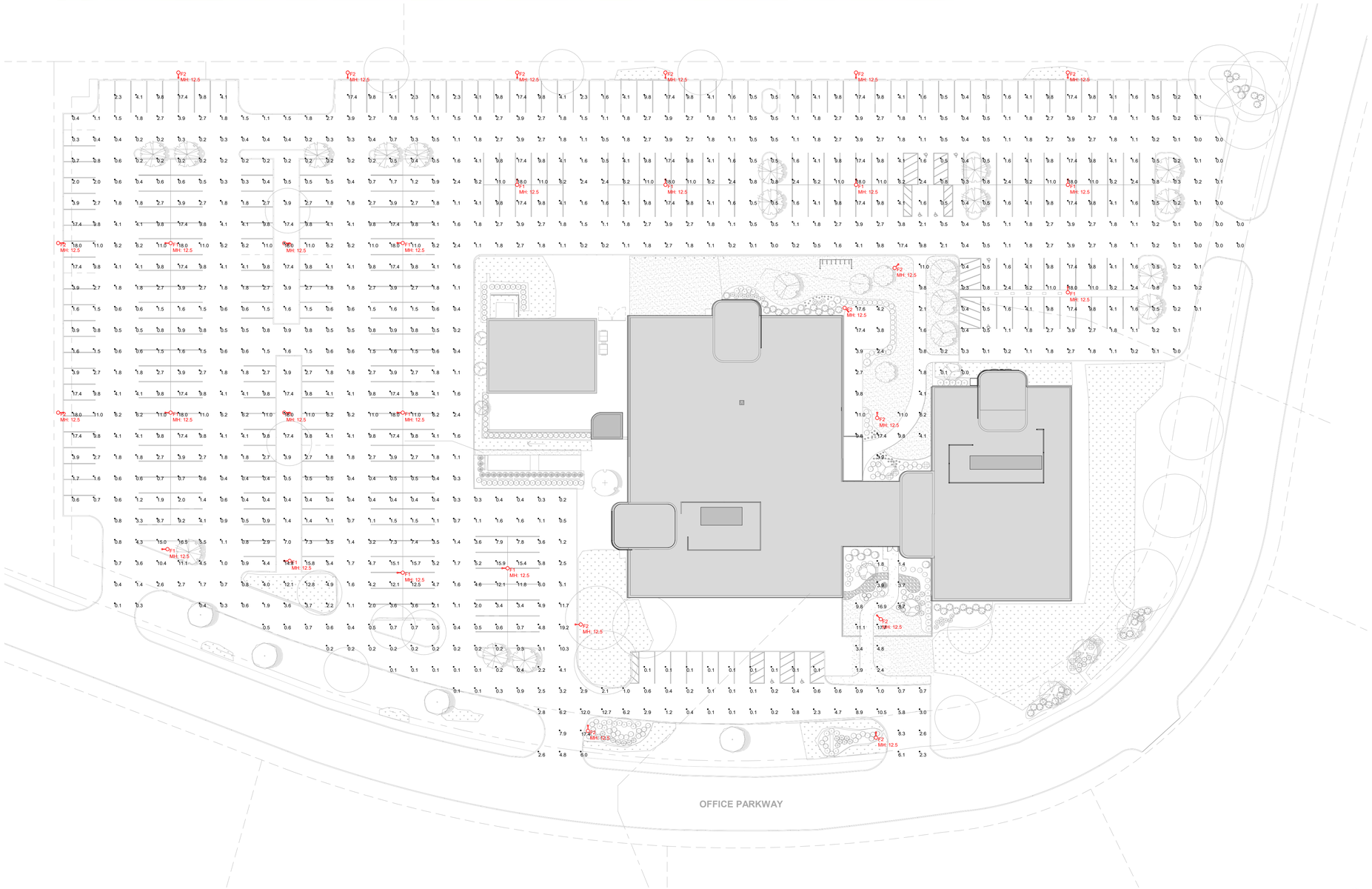
L1.00

FIXTURES MOUNTED ON EXISTING POLES
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.87	20.7	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	15	F1	Single	0.900	152.7	2290.5	LAS45S-T5
	15	F2	Single	0.900	152.7	1679.7	LAS45S-T3

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.



1" = 30'

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Project

voco @ 717 OFFICE PARKWAY

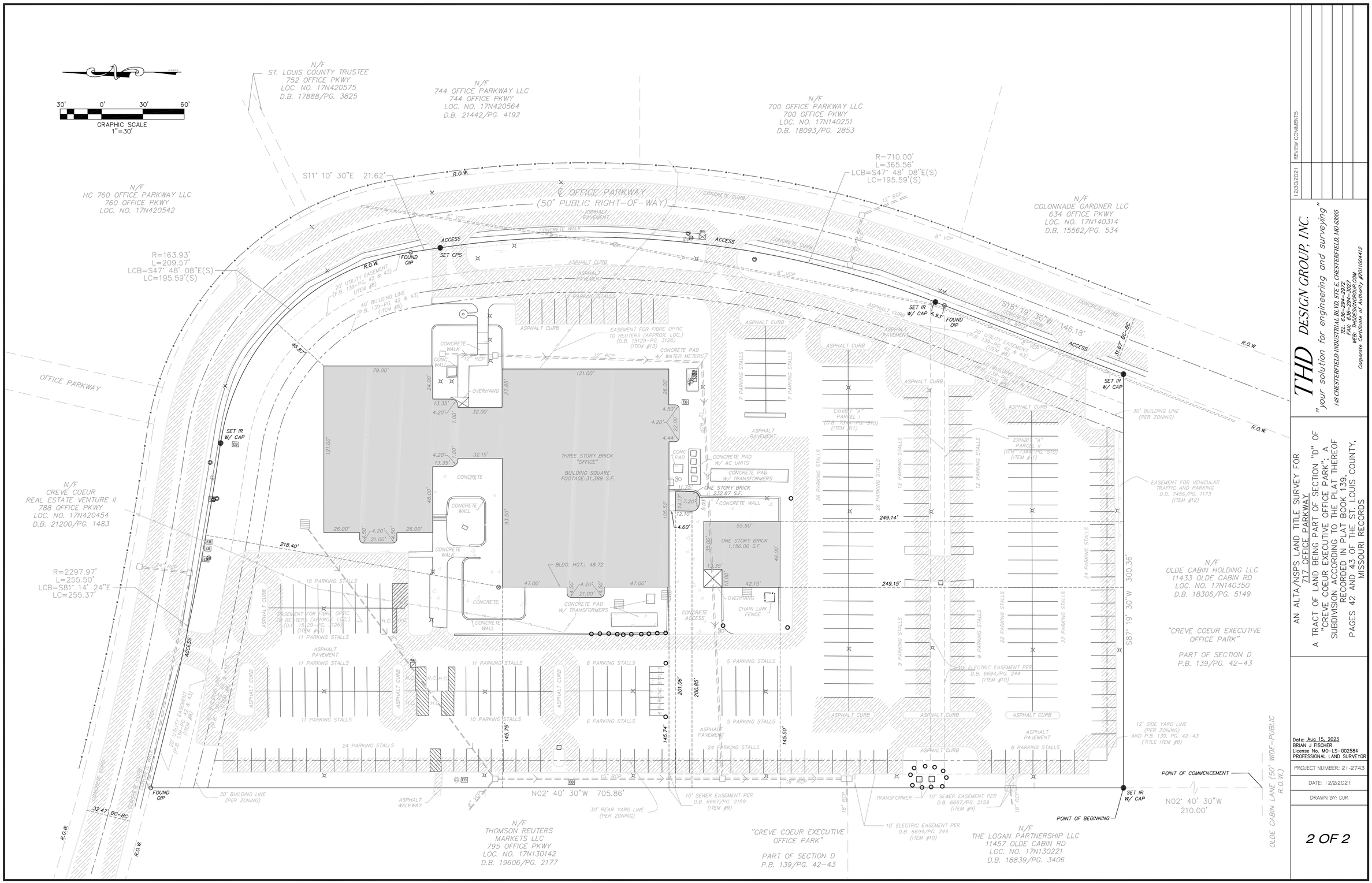
717 OFFICE PKWY, CREVE COEUR, MO 63141

Sheet Name

SITE PHOTOMETRIC PLAN

Sheet No

PH1.00



THD DESIGN GROUP, INC.
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146 CHESTERFIELD INDUSTRIAL BLVD, STE E CHESTERFIELD, MO 63005
TEL: 636-394-2972
FAX: 636-394-3027
WEB: THDDESIGNGROUP.COM
Corporate Certificate of Authority #2011004412

DATE	REVIEW COMMENTS
12/30/2021	

AN ALTA/NSPS LAND TITLE SURVEY FOR
717 OFFICE PARKWAY
A TRACT OF LAND BEING PART OF SECTION "D" OF "CREVE COEUR EXECUTIVE OFFICE PARK"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 139, PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS

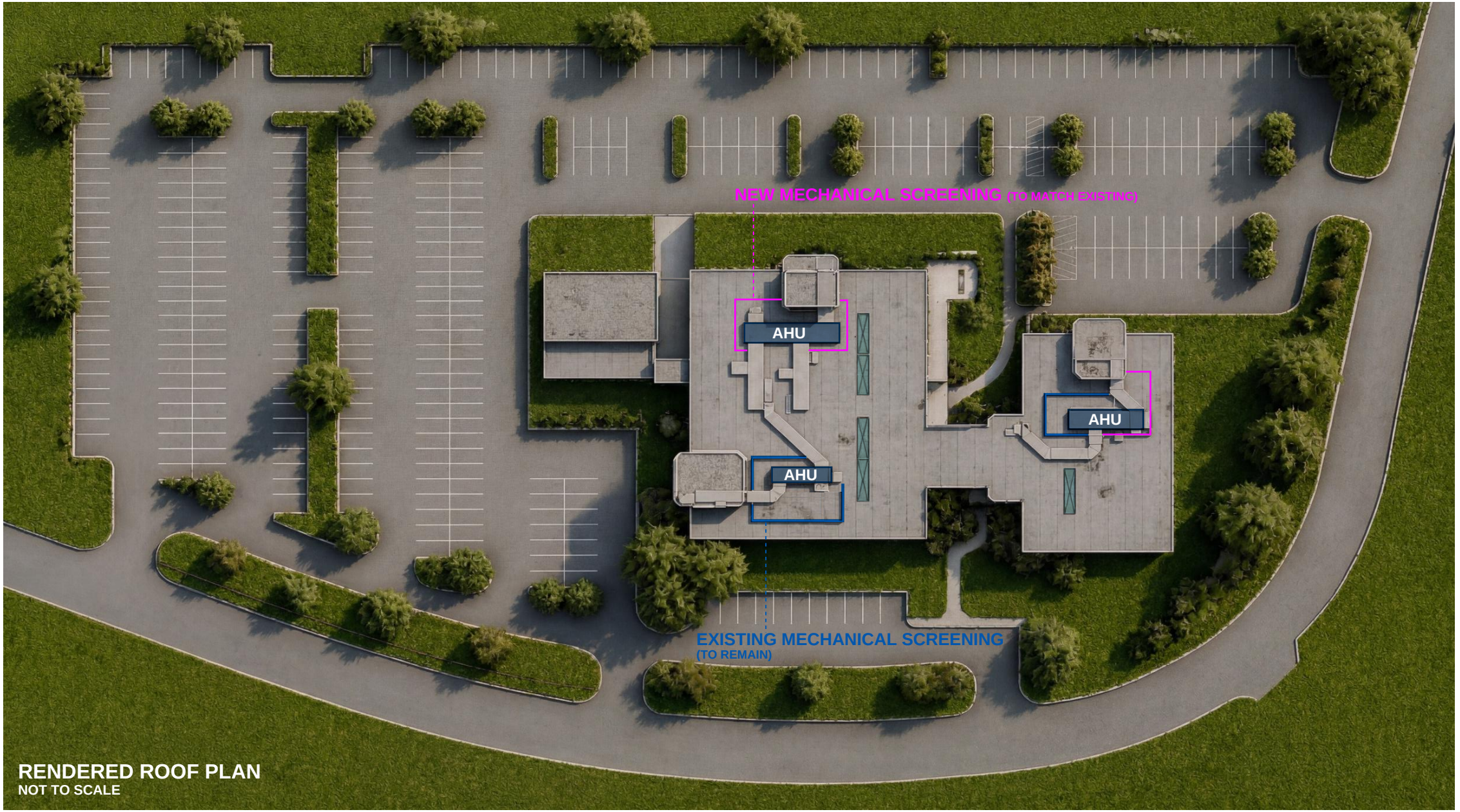
Date: Aug 15, 2023
BRIAN J FISCHER
License No. MO-LS-002584
PROFESSIONAL LAND SURVEYOR

PROJECT NUMBER: 21-2743

DATE: 12/2/2021

DRAWN BY: DJR

2 OF 2



RENDERED ROOF PLAN
NOT TO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

LAS

Area / Site Luminaire

Product Features

selectable lumens

DUSK-TO-DAWN

Product Certifications

CERTIFIED

CLASS A CAN ICES-005

RoHS COMPLIANT

1.5G VIB

5 YEAR LIMITED WARRANTY

DLC LISTED

DLC LISTED PREMIUM

IP65

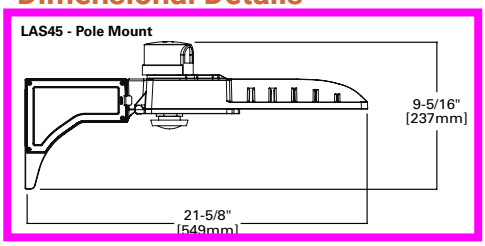
Interactive Menu

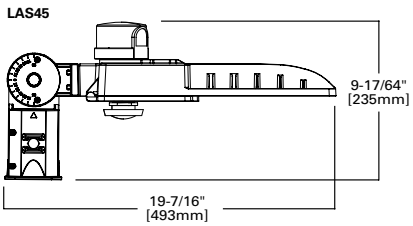
- Stock Ordering Information page 2
- Ordering Information page 2
- Product Specifications page 2
- Mounting Details page 3
- Energy and Performance Data page 3
- Controls Options page 4

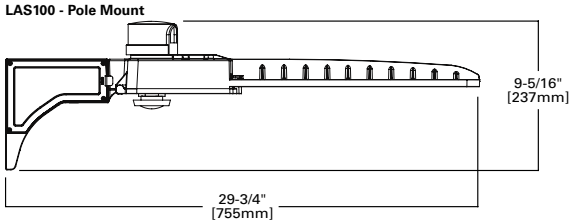
Quick Facts

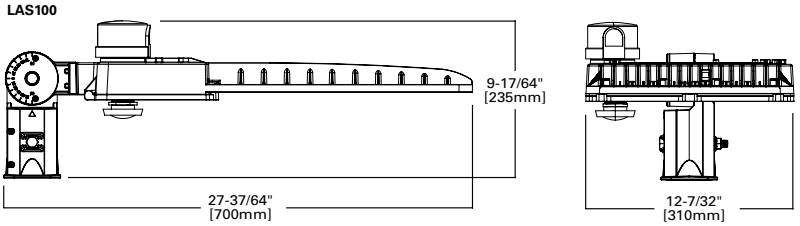
- 10-position lumen selectable across 2 housing sizes
- Lumen packages range from 4,900 - 34,000 lumens (30W - 250W)
- Replaces up to 450W and 1,000W HID equivalent
- Efficacies up to 135 lumens per watt at maximum output
- Energy and maintenance savings up to 79% versus HID solutions

Dimensional Details









Stock Ordering Information

SAMPLE NUMBER: **LAS45S-T4**

Model Number [1]		Distribution		Voltage
LAS45P=Pole Mount Arm, 450W HID Equivalent **LAS45S**=Slipfitter Mount, 450W HID Equivalent	**LAS100P**=Pole Mont Arm, 1,000W HID Equivalent **LAS100S**=Slipfitter Mount, 1,000W HID Equivalent	**T3**=Type III **T4**=Type IV	**T5**=Type V	**[Blank]**=Universal, 120-277V **HV**=High Voltage, 347-480V [2]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Supplied with shorting cap. Use NEMA 3-PIN twistlock photocontrol that matches the input voltage used (either 347V or 480V) as desired.

Ordering Information

SAMPLE NUMBER: **LAS45S-T4-MS/DIM-L40W**

FIXTURES ON SITE'S PERIMETER (F2)

FIXTURES ON SITE'S INTERIOR (F1)

Model Number [1,2]	Distribution	Voltage	Options	Accessories (Order Separately)
LAS45P=Pole Mount Arm, 450W HID Equivalent **LAS45S**=Slipfitter Mount, 450W HID Equivalent **LAS100P**=Pole Mount Arm, 1,000W HID Equivalent **LAS100S**=Slipfitter Mount, 1,000W HID Equivalent	**T3**=Type III **T4**=Type IV **T5**=Type V	**[Blank]**=Universal, 120-277V **HV**=High Voltage, 347-480V [3]	**MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height	**FSIR-100**=Wireless Configuration Tool for Motion Sensor [4] **RABBZ**=Wall Mount Tenon Adapter **RABX-BZ**=Pole Mount Tenon Adapter

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard lead times apply. Sensor versions do not include lumen select switch. Max light output can be field-programmed via the motion sensor with the accessory configuration tool.
3. Supplied with shorting cap. Use NEMA 3-PIN twistlock receptacle photocontrol that matches the input voltage used (either 347V or 480V) as desired.
4. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.

Product Specifications

Construction
- Die-cast aluminum housing with hinged, die-cast aluminum door
- Pole mount arm mounts directly to minimum 4 inch round or square poles (recommended Type N drill pattern)
- Slipfitter mounts 2-3/8" vertical or horizontal tenons; Downward facing only
- IP65 rated housing enclosure
- 10-position lumen select switch accessible via hinged housing door

Optics
- UV-resistant polycarbonate optics
- Full cutoff when mounted at 0 degrees tilt
- 4000K CCT, 70CRI
- IP66 optical enclosures

Controls
- 10-position lumen selectable. Internal toggle switch for adjusting luminaire lumens.
- Lumen packages range from 4,900 up to 34,000 lumens (30W - 250W). Default settings for selectable luminaires are maximum lumen output.
- Twistlock photocontrol receptacle is included for default dusk-to-dawn operation.
- The HV models include a shorting cap instead of a photocontrol receptacle.

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >0.9 power factor
- <20% total harmonic distortion
- Class P drivers incorporate internal MOVs designed to withstand 6kV of surge
- 0-10V dimming driver is standard
- 3-PIN NEMA twistlock photocontrol receptacle and photocontrol included (UNV configurations)

Finish
- Standard color is bronze
- Finish only warrantied for a period of 1 year

Shipping Data
- LAS45S / LAS45P: 14.0 lbs. (6.4 kgs.)
- LAS100SS / LAS100P: 18.0 lbs. (8.2 kgs.)

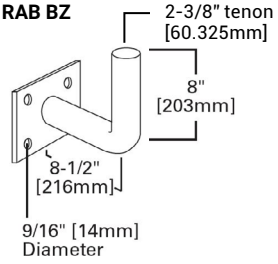
Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Mounting Details

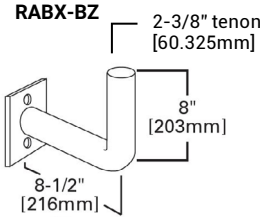
Mounting Configurations and EPAs

Housing Size	Mounting	Tilt	1	2 @ 90°	2 @ 120°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
LAS45	Slipfitter	0°	0.488	0.772	1.110	0.973	1.258	1.320	1.262
LAS45	Slipfitter	10°	0.488	0.854	1.217	0.975	1.305	1.532	1.307
LAS45	Slipfitter	20°	0.488	1.158	1.440	0.977	1.644	2.102	1.646
LAS45	Slipfitter	30°	0.488	1.413	1.661	0.972	1.892	2.582	1.896
LAS45	Slipfitter	45°	0.488	1.733	1.972	0.974	2.220	3.208	2.224
LAS45	Pole Mount	N/A	0.560	0.930	1.090	1.120	1.400	1.440	1.460
LAS100	Slipfitter	0°	0.604	0.888	1.237	1.208	1.489	1.521	1.492
LAS100	Slipfitter	10°	0.604	1.171	1.541	1.204	1.765	2.100	1.765
LAS100	Slipfitter	20°	0.604	1.597	1.920	1.202	2.191	2.908	2.195
LAS100	Slipfitter	30°	0.603	1.996	2.290	1.204	2.591	3.670	2.595
LAS100	Slipfitter	45°	0.603	2.478	2.776	1.201	3.070	4.651	4.375
LAS100	Pole Mount	N/A	0.670	1.030	1.250	1.340	1.610	1.610	1.660

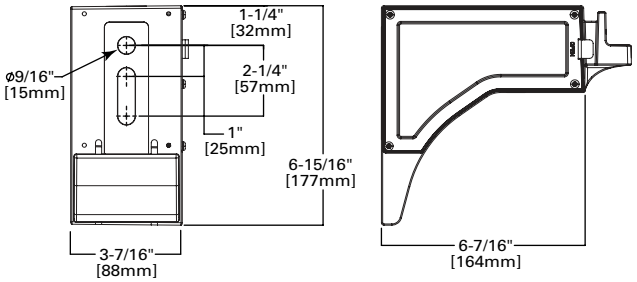
RAB BZ



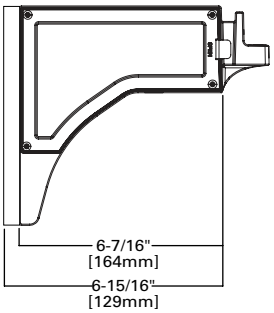
RABX-BZ



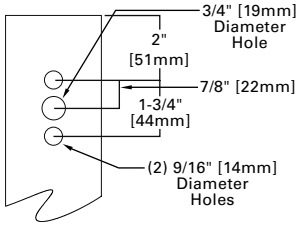
Pole Mount Arm



Round Pole Mount



Type "N" Drill Pattern



Energy and Performance Data

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (54,000 Hours)	Theoretical L70 (Hours)
Up to 40°C	85.80%	126,000

Energy and Performance Data (cont.)

View LAS IES files

Power and Lumens (LAS45)

Lumen Select Switch		Position 0 (Factory Preset)	1	2	3	4	5	6	7	8	9
Power (Watts)		152.7	135.4	119.7	99.2	89.5	79.2	75.2	68.8	29.3	29.3
Input Current @ 120V (A)		1.27	1.13	1.00	0.83	0.75	0.66	0.63	0.57	0.27	0.27
Input Current @ 277V (A)		0.58	0.53	0.48	0.42	0.39	0.36	0.34	0.32	0.19	0.19
Input Current @ 347V (A)		0.45	0.40	0.36	0.30	0.27	0.24	0.23	0.21	0.10	0.10
Input Current @ 480V (A)		0.33	0.30	0.27	0.23	0.21	0.19	0.19	0.17	0.09	0.09
Distribution											
T3 (Type III)	Lumens	20,089	18,434	16,810	14,515	13,360	12,083	11,550	10,705	4,901	4,901
	BUG Rating[1]	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B1-U0-G1	B1-U0-G1
	Lumens per Watt	132	136	140	146	149	153	154	156	167	167
T4 (Type IV)	Lumens	19,720	18,095	16,502	14,249	13,115	11,862	11,338	10,509	4,811	4,811
	BUG Rating[1]	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2
	Lumens per Watt	129	134	138	144	147	150	151	153	164	164
T5 (Type V)	Lumens	19,956	18,311	16,698	14,418	13,271	12,003	11,473	10,634	4,868	4,868
	BUG Rating[1]	B3-U0-G3	B4-U0-G2	B4-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1
	Lumens per Watt	131	135	139	145	148	152	153	155	166	166

NOTES:
1. All BUG Ratings reported with fixture oriented at 0 degrees.

Power and Lumens (LAS100)

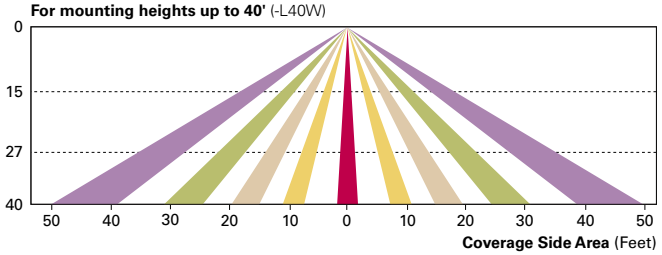
Lumen Select Switch		Position 0 (Factory Preset)	1	2	3	4	5	6	7	8	9
Power (Watts)		251.0	222.2	196.4	162.8	146.8	129.9	123.4	112.9	48.0	48.0
Input Current @ 120V (A)		2.09	1.86	1.64	1.36	1.23	1.09	1.03	0.95	0.41	0.41
Input Current @ 277V (A)		0.90	0.82	0.73	0.62	0.57	0.52	0..50	0.46	0.28	0.28
Input Current @ 347V (A)		0.74	0.66	0.59	0.49	0.44	0.40	0.38	0.34	0.15	0.15
Input Current @ 480V (A)		0.55	0.49	0.44	0.37	0.34	0.30	0.29	0.27	0.13	0.13
Distribution											
T3 (Type III)	Lumens	33,965	31,166	28,421	24,541	22,588	20,429	19,527	18,100	8,286	8,286
	BUG Rating[1]	B4-U0-G4	B4-U0-G4	B4-U0-G4	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B2-U0-G2
	Lumens per Watt	135	140	145	151	154	157	158	160	173	173
T4 (Type IV)	Lumens	33,342	30,594	27,900	24,090	22,174	20,055	19,169	17,768	8,134	8,134
	BUG Rating[1]	B4-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B2-U0-G2
	Lumens per Watt	133	138	142	148	151	154	155	157	169	169
T5 (Type V)	Lumens	33,740	30,959	28,232	24,378	22,438	20,294	19,398	17,980	8,231	8,231
	BUG Rating[1]	B5-U0-G3	B5-U0-G3	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G1	B3-U0-G1
	Lumens per Watt	134	139	144	150	153	156	157	159	171	171

NOTES:
1. All BUG Ratings reported with fixture oriented at 0 degrees.

Control Options

Dimming Occupancy Sensor (MS)
These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. The sensor lens optimizes the coverage pattern for mounting heights from 21'-40'.

For mounting heights up to 40' (-L40W)



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

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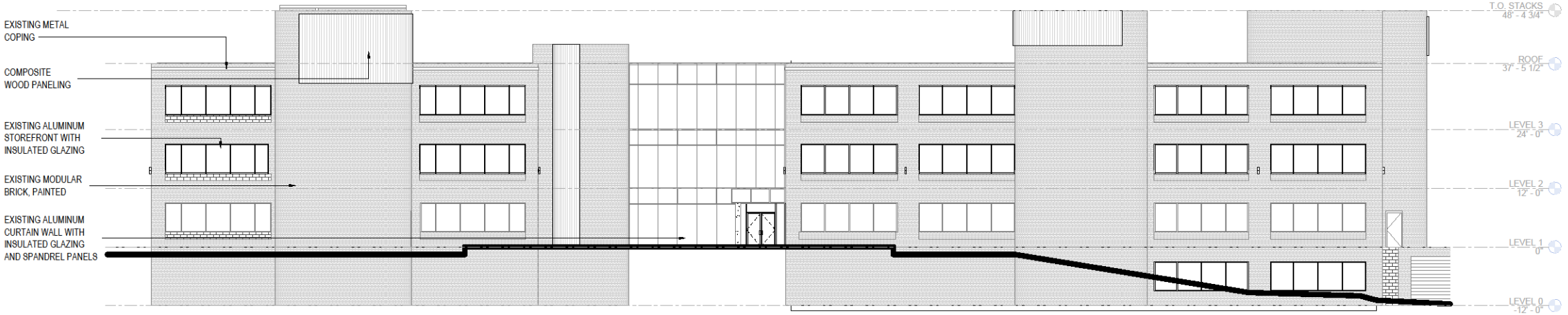
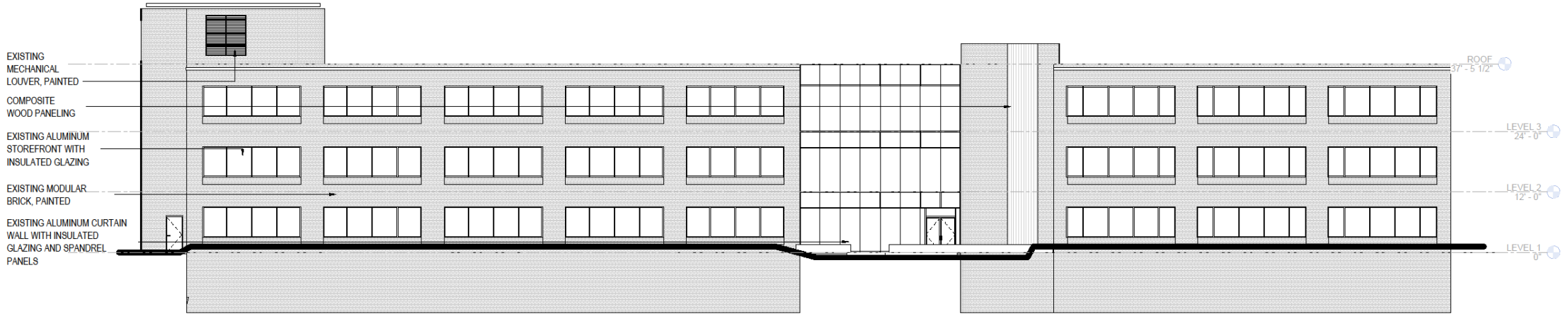
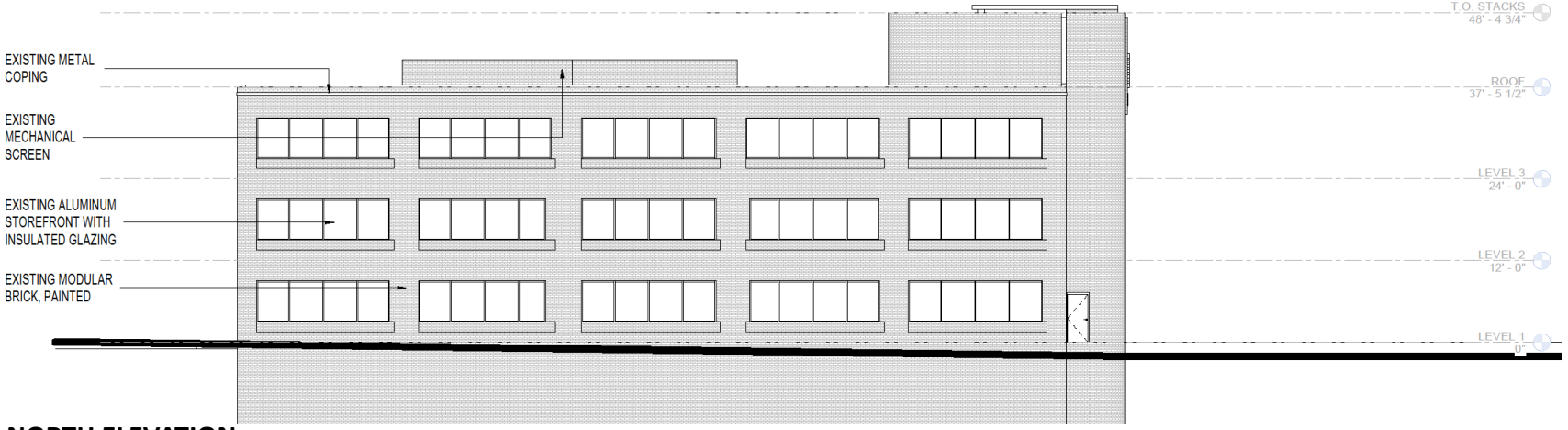
Specifications and dimensions subject to change without notice.



WEST ELEVATION

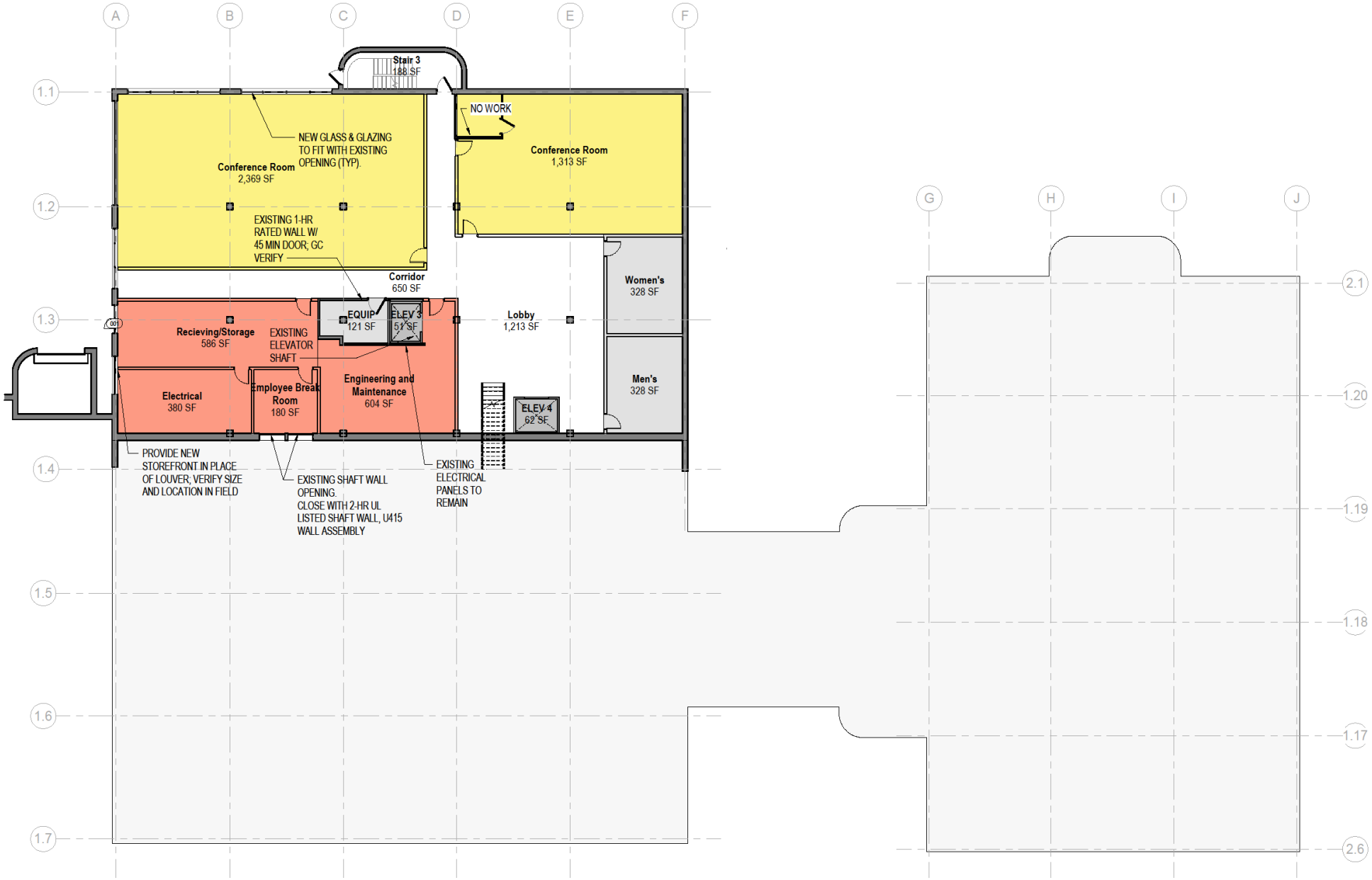


EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



FLOOR AREA

BASEMENT - 9,293 SF 0 UNITS

1ST FLOOR - 31,798 SF

2ND FLOOR - 31,798 SF

3RD FLOOR - 31,798 SF

TOTAL 104,687 SF

149 UNITIS

FLOOR AREA

BASEMENT - 9,293 SF

1ST FLOOR - 31,798 SF 37UNITS

2ND FLOOR - 31,798 SF

3RD FLOOR - 31,798 SF

TOTAL 104,687 SF

149 UNITIS

FLOOR AREA

BASEMENT - 9,293 SF

1ST FLOOR - 31,798 SF

2ND FLOOR - 31,798 SF 56 UNITS

3RD FLOOR - 31,798 SF

TOTAL 104,687 SF

149 UNITIS

FLOOR AREA

BASEMENT - 9,293 SF

1ST FLOOR - 31,798 SF

2ND FLOOR - 31,798 SF

3RD FLOOR - 31,798 SF 56 UNITS

TOTAL 104,687 SF

149 UNITIS

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

TUESDAY, SEPTEMBER 8, 2026

6:00 P.M.

PUBLIC HEARING

APPLICATION NO. 26-021

THOSE IN ATTENDANCE:

Ms. Julie LaBonte, Chair
Mr. Thomas Buelter
Mr. Christopher Clark
Ms. Danielle Singer
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 974-1199

CHAIRMAN LABONTE: We'll call the meeting to order at six o'clock with roll call.

Mr. Buelter?

MR. BUELTER: Here.

CHAIRMAN LABONTE: Mr. Clark?

MR. CLARK: Here.

CHAIRMAN LABONTE: Ms. O'Brien is absent.

Ms. Singer?

MS. SINGER: Here.

CHAIRMAN LABONTE: Mr. Tomlinson is absent.

Mr. Wang is absent.

Mr. Lumley?

MR. LUMLEY: Here.

CHAIRMAN LABONTE: Mr. Jaggi?

MR. JAGGI: Here.

CHAIRMAN LABONTE: Ms. Moore?

MS. MOORE: Here.

CHAIRMAN LABONTE: And, Ms. Bollinger?

MS. BOLLINGER: Here.

CHAIRMAN LABONTE: Our next item we're going to open a Public Hearing -- so I'll wait a minute here.

Okay. So we'll open the Public Hearing 26-021: An Application for a Conditional Use Permit with Associated Site Development Plan for a New Hotel Use Within an Existing Office Building Located at 717 Office

Parkway.

If anyone speaking could please come forward to be sworn in.

(The speakers were sworn in by the court reporter.)

CHAIRMAN LABONTE: Thank you.

MR. DAN DOKOVIC: Larry's a little guy over here.

I'm mostly disappointed everybody left us over here. No audience.

CHAIRMAN LABONTE: Okay.

MR. DAN DOKOVIC: Good evening, Everybody.

Dan Dokovic here, managing partner of Bamboo Equity Partners.

We have done -- and Kyle Nottmeier, president of our Oakline Studio Architectural Company.

We have done quite a bit of development in Creve Coeur, and this is one of our newest projects. It's a conversion of an existing office building at 717 Office Parkway into a boutique hotel, which is associated with IHG, and it's a new brand called voco.

So, it's -- if you guys are familiar with maybe like a Tapestry brand, so it's a higher, upscale hotel with local finishes.

So 149 rooms is what we're proposing, and also a

bar area with food and refreshments. And, again, like I said, they -- they specialize in making sure that they bring the flavor of the city that they're in, so the bar would serve St. Louis flavored things.

And I'll leave it up to Kyle to tell you guys a little more about the building and a little bit more about redevelopment of the existing office building.

CHAIRMAN LABONTE: Thank you.

MR. KYLE NOTTMEIER: Hi. Good evening.

So the -- of course, this is an existing building, three and a half stories, about 32,000 square feet per -- per floor. The lowest level is -- faces the southwest part of the lot, and is a partial level at the -- the back part of the building.

I'll go through some plans. But three-dimensional axon of the existing building.

Existing basement level, again, it's partial basement below the larger volume of the two parts of the building.

So, original building was this volume, and this volume addition of the basement, so that was a four-story addition.

The original two parts of the building are steel framed buildings, and then the addition is a cast-in-place kind of structure.

And then the main level, second level and third level are, essentially, repeated floor plans.

So the conversion to voco Hotel, the site plan will remain, essentially, as is with additional landscaping to be done in this phase of work.

The site lighting has been upgraded with dark skies compliant lighting, and there'll be some minor modifications at the main entrances on the east and west sides of the building, so this will be where the lobby's located right there.

North is to the right on this plan for reference.

So just a little more detailed group plan. And see the green space versus built-out pavement and building.

The lowest level will be a conference space. So yellow spaces are -- are conferencing spaces. And then there's, of course, going to be some engineering back of house, housekeeping on that lowest level.

Main level, again, entrances from the west and east into a lobby, and a larger lobby that goes down into the conferencing space below this area.

A restaurant, approximately 100 seats is what we have planned at the moment.

And then guest rooms are shown in orange.

So when you get to the second level, it's pretty deep floor plate. So we're planning some skylights and light wells to accommodate inboard rooms, so natural daylighting in all the rooms.

Again, yellow spaces are common areas, so potentially a spa.

And then red spaces are back of house, housekeeping spaces.

Third level is a repeat of the second level.

Elevations. Not many changes planned for this. Most of the renovations to this building, including new storefront glazing, painting and some wood accents have already been done to the building.

There will be some signage additions to this, as well as completing the rooftop screen of mechanical units.

So, here's the materials; painted brick, curtain wall glazing that's in place, wood accents and metal rooftop screening.

Rendering what that will look like. So the restaurant is here, main entrance here, small patio at that west side of the building.

And just more -- more site planning.

This is planting plans that have not been executed yet.

Photos. Light -- site lighting photometrics.

And then we just get into the details of all of that.

So, with that, I think I'll open up for questions.

MR. BUELTER: Just a couple.

First one is, and I haven't been in that building so I can't speak to it, is, I'm going to be a little, use a flippant term, pretty much a gut renovation except for maybe the floor pans and that?

MR. DAN DOKOVIC: So, we -- we purchased the building. Thomson Reuters was occupying the building. Thomson Reuters moved out about five years ago before COVID -- I guess maybe six years ago now -- and the building was left empty.

It was a data center, as well as high-frequency trading desks, so, but everything was very much back to 1980s.

So when we purchased the building, we took everything out of the building completely. Replaced the windows, roof, all the HVAC system, so, basically, the -- the way the building sits right now is completely gutted inside and ready for whatever comes next, so.

MR. BUELTER: And I would take it, you know, we -- my favorite question is ADA compliance, got an elevator, all that?

MR. DAN DOKOVIC: It has elevators already currently into it. And, yeah, when we poured the sidewalk that you see right there, we thought about ADA anyway, so, yeah. Whether it will stay an office building or be converted into a hotel, we were going to have that ADA.

Couple other things that we're doing is adding EV charging stations where you guys see the renderings of the -- of the -- the cars.

And then having that nice patio outside with a fire pit, just bring in some ambience. Kind of connecting this to -- to Olive. It's kind of a nice buffer between this and then office buildings and then the golf course and the ice rink, so.

MR. BUELTER: That's all I had.

CHAIRMAN LABONTE: Any questions?

MR. CLARK: You, in terms of -- I assume something's in -- in place now because of the large parking lot that exists. Is there a retention area for all that water currently?

MR. KYLE NOTTMEIER: No, this -- this is -- all of this pavement is in place. I -- I don't know of any specific retention basin --

MR. CLARK: Okay.

MR. KYLE NOTTMEIER: -- dedicated for this site. But we're not adding any pervious surface in this --

MR. CLARK: Sure.

MR. KYLE NOTTMEIER: -- project.

MR. CLARK: That's why I'm asking. I didn't know if when it was done originally if it was anything was required at that point.

MR. KYLE NOTTMEIER: All -- all existing when Bamboo acquired the property.

MR. DAN DOKOVIC: Yeah. So we like to redevelop buildings, we don't like to knock them down.

MR. CLARK: Okay.

MR. DAN DOKOVIC: It's -- it goes a little bit more with, you know, conserving what's already been there.

So this building has -- has quite a history to it. And it's a useable building, obviously, for the use of the hotel. We'll have to change some of the things.

MR. CLARK: Uh-huh.

MR. DAN DOKOVIC: And from our perspective, we're going to make it so much nicer than what it was.

These are really nice finishes, very elevated. And I think that's what -- that's what we're hoping Creve Coeur needs. There's really no hotel -- boutique hotel space unless you really go to Clayton. And with everything that's happening in Creve Coeur and surrounding, there's just a lot of -- lot of need for that, so.

CHAIRMAN LABONTE: Okay. Thank you.

MR. DAN DOKOVIC: Thank you.

MS. MOORE: Bethany Moore, City Planner.

So, this is an application for a conditional use permit with associated site development plan for the new hotel use within the existing office building located at 717 Office Parkway.

So the request is to replace the office building use with a hotel use, which is a conditional use in our PO, Planned Office District, so that does require a conditional use permit.

And it would be to convert the existing three-story office building into 149-unit boutique hotel for IHG voco Hotels.

And it will also include just under 5,000 square feet of conference space for smaller events, and then a bar and restaurant with 102 seats, which will be located on the first floor.

And then just here is a map of it. This is that circle drive that goes around, and then these are all currently office use buildings around there.

So then the requirements of the conditional use is that this NAICS Code 721110 for hotels and motels has to be located on lots that have 3 acres, and so this lot is over 5 acres, so it does meet that requirement.

And, again, these are the existing conditions, so these alterations were done back in 2023 when they previously came with exterior changes as a site development plan to renovate this use for an office user. So those changes are existing and were done at that time, and that includes the site lighting, painting of the building, these wood accent materials, and then a few other site changes, but nothing -- like minor site changes that were all part of that.

And, again, I did just want to point out the rooftop units. And so those are -- we have a condition of approval that those be screened to match existing RTU screening because we don't want those to be visible. And so I just wanted to show that's where they are. And then this is the screening diagram.

So this is the site development plan. This office building has, as the applicant stated, been vacant for several years.

The exterior alterations were, again, done under that approval from June of 2023.

And there are 350 parking spaces on site. And those are proposed to remain.

They're not doing any exterior changes to the site as part of this proposal.

So then for the landscaping plan. They did

submit a preliminary landscaping plan. And then in reviewing that there were some additional items that will need to be addressed when they submit the final landscaping plan, and so that has been added as a condition of approval.

But I'll just go through those with you.

And that includes the street tree calculations. So we have a street tree requirement of one street tree per 30 feet of street frontage, and so that calculation was not provided on there. So that, again, is a condition of approval for our final landscaping plan, as well as additional trees and shrubs installed on the southern portion of the site. So that would be over here, and kind of fill in those landscaped areas that are a little blank in the -- in the parking lot area.

As well as there is a requirement for irrigation for all interior landscaped areas. That's a requirement of our Zoning Code under landscaping.

And then also that additional landscaping be provided within this 5-foot landscaping buffer, which is over here to the west. It's what separates this parking lot from the adjacent parking lot. And so there should be additional landscaping installed here on that final landscaping plan to kind of create that buffer between the parking lots.

As well as there is a proposal for a dwarf burning bush to be installed. And that's an invasive plant, and so that will have to be removed and replaced with a noninvasive plant material on the final landscaping plan. And so that is something that would be submitted for staff review.

Again, just here are the floor plans that show you, this is the bar, restaurant area. These orange units are the hotel units. And then we have the conference spaces here in yellow.

And, again, just some highlighted conditions of approval. That would be -- oh, the EV ready spot, so they are showing those on the site plan, but they're not -- it's not clarified if it's EV ready or EV installed. And so they'll just have to make sure that that's noted on the plans which one those are, both meet our requirements for EV spaces.

Again, that the equipment installed on the site shall be properly screened with approved materials by staff to match the existing materials to be used to screen all new and existing RTUs as part of the building permit.

And then also that the final landscaping plan shall be submitted to staff that includes all changes as discussed in the staff report, which is what I just went through.

So, any questions?

CHAIRMAN LABONTE: No. Okay.

MS. MOORE: Thank you.

CHAIRMAN LABONTE: Thank you.

I'll open it up for public comment.

Okay.

MR. LUMLEY: I offer the following exhibits into the record of this Public Hearing: Documentation in possession of the City Clerk reflecting the public notice that's been provided, the applicant's presentation, the staff's PowerPoint as well, the City Code of Ordinances and Charter, the City Comprehensive Plan and the public file regarding this application.

The Public Hearing was concluded at 7:29 p.m.

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

I, Deborah K. McLaughlin, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning Public Hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966

APPLICATION TO PLANNING AND ZONING COMMISSION #26-023: AN APPLICATION FOR A SITE CONCEPT PLAN AMENDMENT, A CONDITIONAL USE PERMIT AMENDMENT, AND A SITE DEVELOPMENT PLAN FOR A NEW NATATORIUM BUILDING FOR THE CHAMINADE CAMPUS LOCATED AT 425 S. LINDBERGH BOULEVARD

FOR THE MEETING OF: Tuesday, September 8, 2026, 6:00 PM

LOCATION: 425 S. Lindbergh Boulevard, zoned A Single-Family Residential District

REQUEST: Todd Guidry, of Chaminade College Preparatory, Inc., has submitted an application for a Conditional Use Permit amendment with a Site Development Plan and Site Concept Plan amendment in order to construct a new building to serve as the natatorium and additional classroom space for the Chaminade campus. The campus is located at 425 S. Lindbergh Boulevard within the "A" single-family residential zoning district. Conditional use permits require approval from the City Council based upon a recommendation from the Planning and Zoning Commission.

ADDITIONAL INFORMATION: The school property is 56.67 acres and was established in 1906, prior to the incorporation of the City, and there may be some pre-existing, non-conformities on the site. An ordinance governing the site was approved in November 2009 (Ordinance No. 5117) and was last amended in November 2022 for a new residence hall (Ordinance No. 5815).

Key Issues:
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Conditional Use Permit?

Creve Coeur 2030 Plan References
- Campus (CV) Place Type

Zoning Code References
- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.1080. Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Todd Guidry
Chaminade College Preparatory, Inc.
425 S. Lindbergh Blvd
Creve Coeur, MO 63131

APPLICANT'S REPRESENTATIVE: Timothy P. Rowbottow
Lawrence Group
319 N 4th St, Ste 1000
St. Louis, MO 63102

REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 9/2/2026
ATTACHMENTS: Applicant's materials resubmitted August 28, 2026
Draft Ordinance; Ordinances 5117, 5684 and 5815

BACKGROUND

Chaminade received City Council approval of their Conditional use permit (CUP), concept plan and site development plan on November 13, 1995. This CUP and site concept plan were amended in 2001 with Ord. #2118 with the approval of the site development plan for a 37,435 square foot expansion of Chaminade Hall plus additional parking. It was again amended in August 2009 for a 450-seat expansion of the football field bleachers. Then in November 2009 Ord. #5117 was approved for the fine arts and performance building. This ordinance included governing conditions for the entire site and any changes to the campus since that time have been approved as amendments to this ordinance. Examples of prior amendments include the baseball stadium in 2017 with Ord. #5529 and the basketball arena in 2020 with Ord. #5684. The basketball arena project did not move forward and Ord. #5684 was repealed by Ord. #5815 in Dec 2022 when the most recent amendment to Ord. #5117 was approved for the construction of the new residence hall, Marianist Hall.

PROJECT DESCRIPTION

The applicant has submitted an application for a CUP amendment and Site Concept Plan amendment, along with an associated Site Development Plan in order to construct a new natatorium building internal to the campus and a 66-space parking lot expansion adjacent to the baseball and soccer fields. In conjunction with the new building and parking lot, Frishe Hall will be demolished and the old tennis courts that were striped for overflow parking for special events will be removed in order to construct the new natatorium building in its place. The new two-story natatorium building will house the pool facilities as well as additional classroom space to be used for science education. The amended Site Concept Plan sheet shows an increase in site coverage from 23.85% to 26.20%, where 50% is allowed for Elementary and Secondary Schools within residential districts.

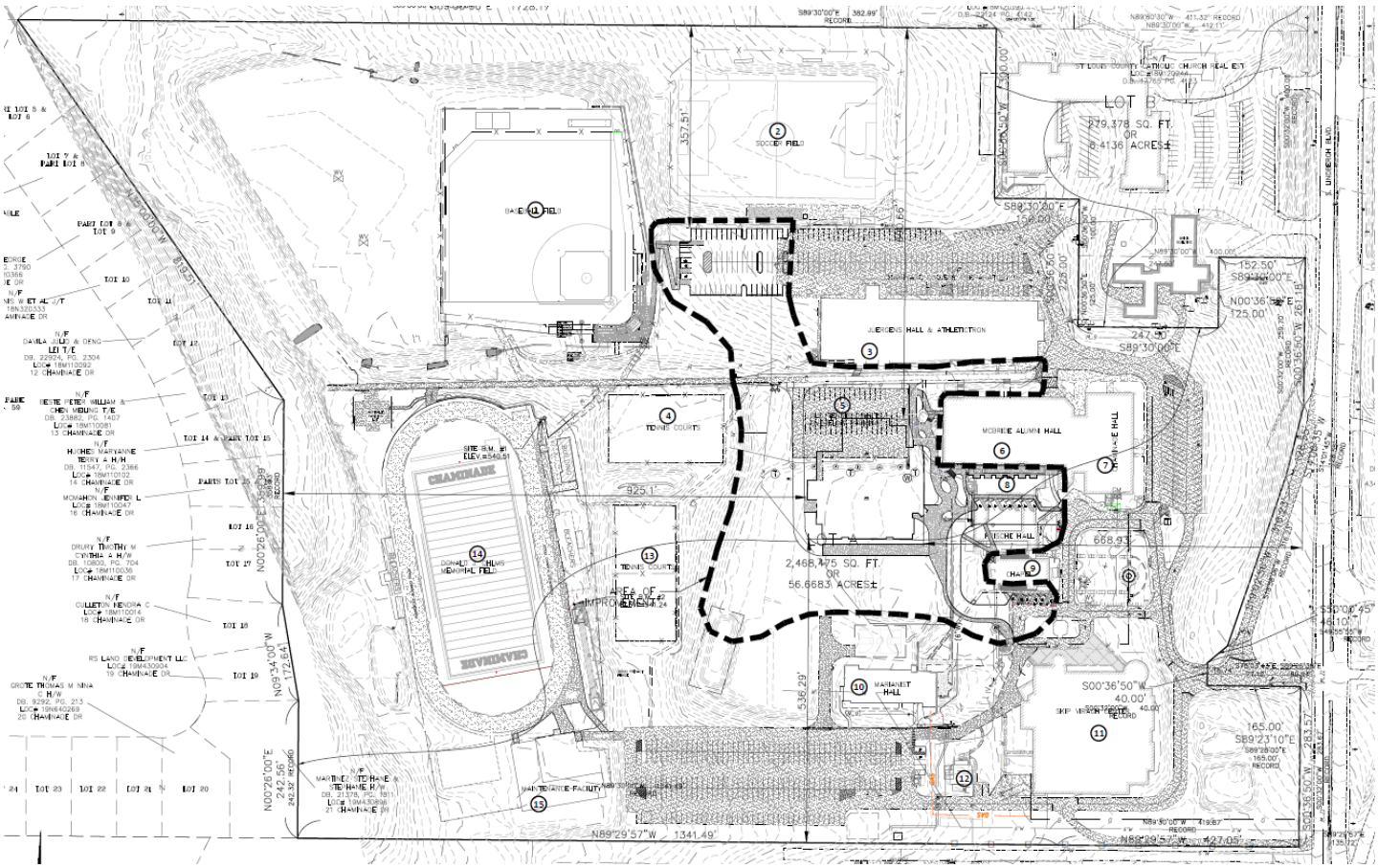


Figure 1: Amended Site Concept Plan with project location in dashed line.

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

Direction	Use	Zoning District	Separated by
North	Single-family residences	A Single-family Residential	N/A
South	Single-family residences	City of Frontenac zoning	Donoho Place
East	Single-family residences	City of Ladue zoning	Lindbergh Boulevard
West	Single-family residences	A Single-family Residential	N/A

CREVE COEUR 2030 COMPREHENSIVE PLAN AND DESIGN GUIDELINES REVIEW
The subject property is included as a Campus District within the Campus & Institutional Place Type Districts that is for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers, that are compatible with the neighboring residential districts with an established "green edge" landscape zone to protect from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p.109-110). The proposed new natatorium building is placed interior to the campus and over 536 feet from the closest property line. The new parking lot expansion is more than 350 feet from the closest property line. The placement of both new improvements is in keeping with the goals of the comprehensive plan to maintain green edges and buffers within these campuses.

The Design Guidelines offer further guidance in reviewing buildings within a campus setting. As part of the Chaminade College Preparatory School Campus, the City's Design Guidelines state that the architectural design should be compatible with the existing buildings on site. Design compatibility includes complementary building style, form, size, color and materials. Multiple buildings on the same site are to be designed to create a cohesive visual relationship between buildings. Building color should reinforce the visual character of the existing environment and not compete for attention (p. 9). The Design Guidelines strongly encourage interesting, articulated and high-quality structures. Long or continuous wall planes without breaks or ornamentation should be avoided. Materials should have good architectural character, be durable and be selected for their compatibility with adjoining buildings and properties (p.9). Building equipment and utilities should be located, designed and/or screened to minimize visual impact (p.10).

The proposed new building will feature a full masonry exterior with brick as the predominate material along with a cast stone base and stone trim details to match the adjacent performing arts building and residence hall. EIFS is used at a minimum as an accent material. Material samples will be available at the meeting for review. The overall design is classic and traditional and appears to coordinate well with the materials and style of the existing campus buildings. The design of the window elements and the pilasters provide a level of sophistication to a new building on a historic campus. Each elevation includes various plane breaks and design elements that help to break up large expanses of flat walls both vertically and horizontally. The roof plan indicates that the parapet is designed in a way to provide screening for the rooftop mechanical units as much as possible by placing equipment in a screened recessed area. Additional screening is provided to screen the RTU's from view when not behind the parapet. A condition has been included to require verification of the screening by staff as part of the permit review. Overall, the natatorium building appears to satisfy the Design Guidelines by incorporating complimentary building style and form, particularly with the use of red-tone brick which is the predominate material used on the Chaminade campus.

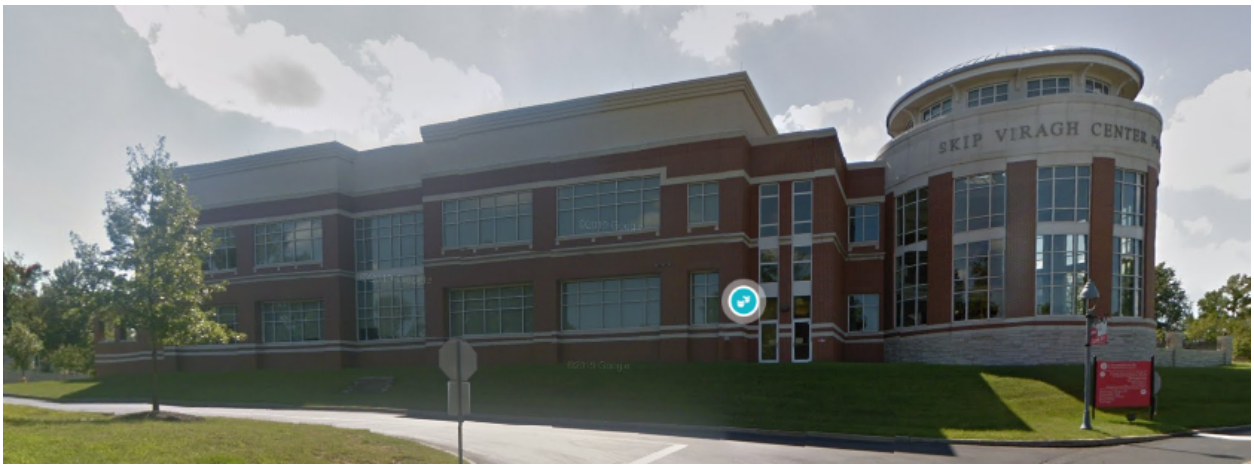


Figure 2: Google Maps image of the Performing Arts building.

Figure 3: Completed Marianist Hall taken from Chaminade website.

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Figure 4: Exterior Material Legend.

Figure 5: North and South elevations of Natatorium Building.

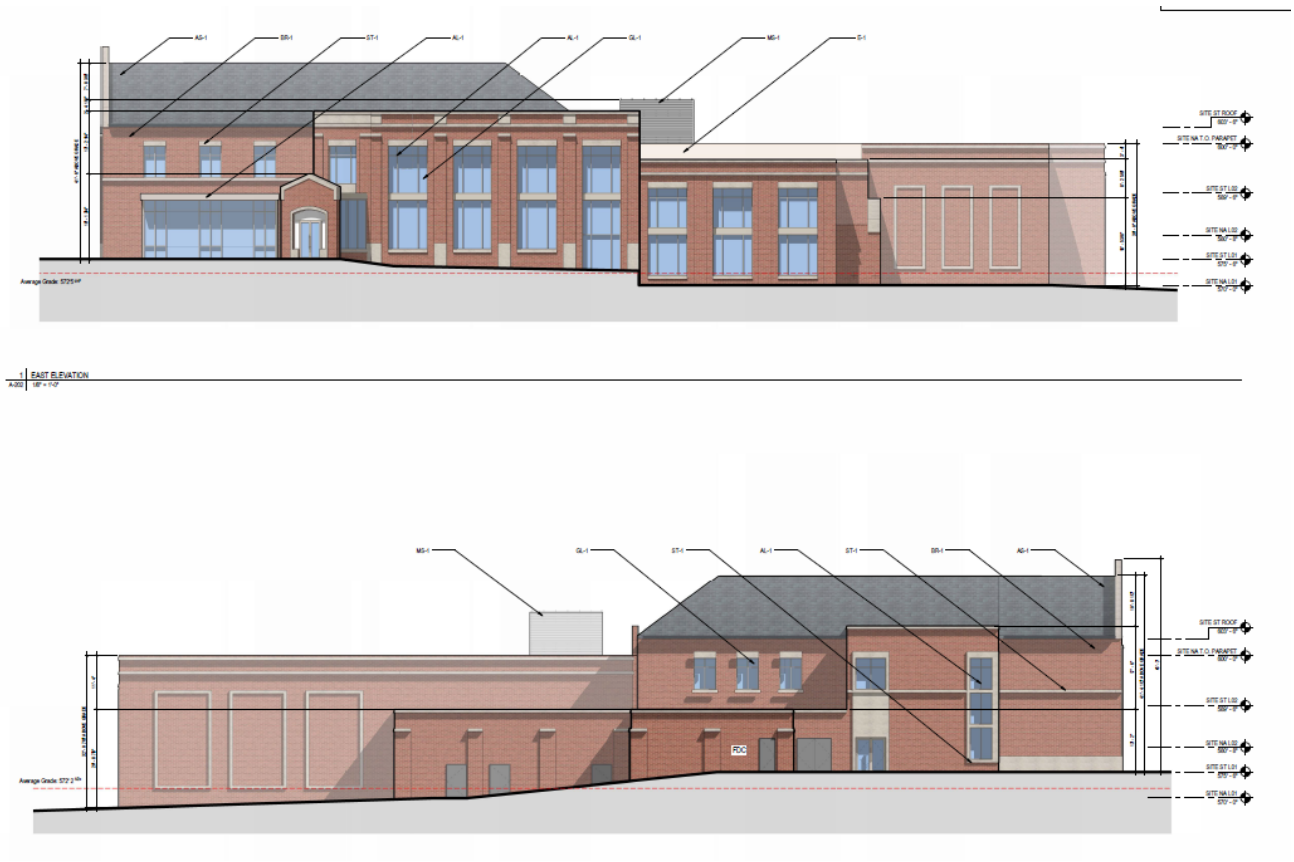


Figure 6: East and West Elevations of Natatorium Building.

ZONING CODE REVIEW

The City Council authorizes uses identified as conditional uses for each zoning district by site development plan review for all developments associated with the use. As Chaminade operates under an existing Ordinance (Ordinance #5117) that governs the entire site and contains specific conditions for the entire school, Staff is recommending review of the proposal as a modification to the existing ordinance, rather than a repeal and replacement of the entire ordinance.

As a conditional use in the A Single-family Residential zoning district, the school is subject to the district regulations, as well as the standard conditions for a CUP in Section 405.470, Conditional Uses, of the Zoning Code, and the following:

> *405.470.A.25 Elementary and Secondary Schools—NAICS 61110 (conditional use* in the A, B, C, D, and AR, districts)
> (a) Shall be located on lots of not less than three (3) acres; and
> (b) Athletic fields shall be separated from adjacent residentially zoned land by a minimum six-foot-high opaque screen of berms, evergreen plant material, fences or a combination thereof.
> (c) Lights for major outdoor recreation and entertainment facilities shall require approval of a Site Development Plan in accordance with Section 405.1080.
> (d) Maximum site coverage shall be allowed up to fifty percent (50%) within the residential districts.

Additionally, Section 405.250(E)(4)(f) of the A Single-Family District regulation requires a 50-foot buffer along any property line that abuts or adjoining a residential property. As discussed above, the

proposed new building is located approximately 536 feet from the south property line which is adjacent to residential uses and the parking lot expansion is approximately 357 feet from the closest property and will not have any impact on the existing buffer yards. The proposed new building will bring the site coverage to 26.2%, where 50% is the maximum for elementary and secondary schools in the A Single-Family District. The maximum floor area ratio (FAR) is 0.3, for the A Single-Family District, where the plans show that the proposed FAR is 0.14.

Landscaping
The construction of the new building, along with its stormwater management facilities, and parking lot expansion will require the removal of 21 trees as identified on the tree census of the Landscape Plan, sheet L-100. All trees to remain are shown to be protected during construction. The Landscape Plan provides 45 new deciduous, evergreen and flowering trees and shrubs around the building, the stormwater management facilities and the new parking lot section.

Lighting
The Applicants have indicated that the existing poles on site will be receiving new fixture heads that are downcast and shielded. The existing poles are just over 30 feet in total height. The applicant has agreed to a condition that all new poles will be installed at 16 feet maximum in total height, per requirements for light poles in residential districts outlined in Section 405.680. The existing poles will remain. Due to the pole locations being hundreds of feet from the property lines and their existing condition, Staff is not concerned with the poles remaining and being fitted with new compliant fixture heads. A condition of approval has been added to reflect this. Bollard lighting is proposed for pedestrians. All lighting is compliant with the Correlated Color Temperature (CCT) requirement not to exceed 3000 degrees Kelvin per Section 405.680. The submitted photometric plan does not show lighting levels all the way to the property line; however, staff does not believe this will be a concern given the placement of the building and parking lot expansion on the site and the downcast fixtures that are proposed.

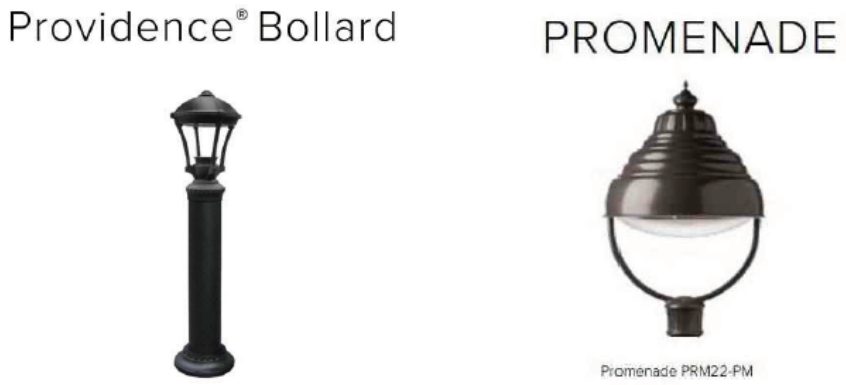


Figure 7: Proposed new lighting.

Sidewalks
Section 405.730(A)(2) requires that the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. The proposal includes sidewalks that are a minimum of 6 feet in width.

Parking
Section 405.820(H)(10) Educational services (NAICS 61) requires one (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee for High Schools.

The school has provided that the total number of students is 869 (6th thru 12th Grades), and the total number of employees is 158. Thus, for the school itself it would require 376 spaces. The applicant has stated that the additional classroom space and natatorium building is not intended to increase enrollment. In 2009, the school received approval for upgrades to the football and track and field bleachers to allow for up 1750 seats, which would require 438 parking spaces. In 2017, the Baseball field had a total of 300 seats that would require 75 parking spaces. The drawings show that the total number of proposed parking spaces provided is 555, after removal of the old tennis courts that were stripped for 76 overflow parking spaces and installation of the 82 total new parking spaces associated with the site development plan.

Given that the uses would occur at a different time than the primary school operation hours, Staff finds that adequate parking is provided on site, where the greatest use requiring the most parking is the football field at 438 parking spaces. Thus, a surplus of 117 spaces is available.

When the most recent site development plan was approved for the new residence hall, Marianist Hall, condition #5 was added to the CUP amendment to restrict parking for the old tennis courts to special events only. Since the courts will be removed, this condition will also be removed in the amendment. The applicant has reviewed the CUP conditions and has stated that they are not requesting any additional changes to the existing conditions.

Figure 8: Photo of the old tennis court that is striped and used for parking. The Site Plan marks this for overflow parking.

Stormwater

The plans show surface drainage and rooftop downspouts will be collected and piped to a new detention area to the west of the proposed building. The stormwater runoff for the parking lot will be collected through a basin to the south of the parking lot and piped to the larger basin further south of the parking lot on the west side of the new building. The applicant has submitted the plans for review with MSD and has provided the permit number. Public Works staff does not have any concerns with the proposal as shown.

Signage
The Chaminade campus is under a Master Sign Plan (Ordinance No. 5579) that governs all signs for the campus. Any new signs will be reviewed with the approved Master Sign Plan and any substantial change will require a new review and approval of the plan by the Planning and Zoning Commission and City Council of a new ordinance. Section 405.955(A)(4) of Master Sign Plans, allows the Zoning Administrator to approve minor changes to an approved master sign plan which he determines to be consistent with the scope and intent of such plan.

Site Concept Plan Amendment
A site concept plan is required for a project or site greater than 10 acres for the construction of a complex of buildings and site improvements such as hospital, university or private school campuses or multi phased mixed use developments. The Site Concept Plan is reviewed by the Planning and Zoning Commission and if required by the zoning ordinance, the Creve Coeur City Council. The Site Concept Plan needs to be amended when new construction or improvements require a Site Development Plan to ensure campus continuity. The applicant has submitted an amended site concept plan showing the proposed alterations to the site including the demolition of Frishe Hall and the existing parking lot where the new natatorium building will be constructed and the location of the new parking lot addition near the sports fields.

RECOMMENDATION
The natatorium building is located centrally in the interior of the high school campus and over 530-feet from the nearest property line. The new building should not create a negative impact on the adjacent residences as the proposal will not add any additional increase in traffic, activity or noise. Further, the design of the residence hall is complimentary with the design and exterior materials of other buildings on the campus. If the Planning and Zoning Commission finds that this proposal is in keeping with the Zoning Ordinance, and is consistent with the Design Guidelines, Staff recommends that the following conditions be applied to this request:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the residence hall in substantial conformance with the drawings received August 28, 2026 as bound together and submitted in conjunction with Application #26-023 by The Lawrence Group.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Public Works Department for review. The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received August 28, 2026 as bound together and submitted in conjunction with Application #26-023 by the The Lawrence Group.
3. The Applicant shall submit a final landscape plan in substantial conformance with the drawings received August 28, 2026 as bound together and submitted in conjunction with Application #26-023 by The Lawrence Group.
4. The Applicant shall submit a photometric and lighting detail for all new lighting of the building and pedestrian pathways for the approval of the Zoning Administrator as part of the Building Permit.
5. Condition #5 of Ordinance 5815 is hereby repealed as the old tennis courts are to be removed in association with this CUP amendment.
6. All new light poles installed in association with this site development plan shall be limited to a total height of 16 feet. Existing taller light poles receiving new downcast and shielded fixture heads may remain.
7. All new internal sidewalks shall be a minimum of six (6) feet, or eight (8) feet if used as a curb stop per Section 405.730(A)(2) as shown on the plans.

8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, or with the approved Master Sign Plan for the Campus.
9. Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.
10. 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.
11. 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.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit and Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

MOTION

The motion to approve the site concept plan amendment, conditional use permit amendment and associated site development plan as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for the site development plan for the proposed new natatorium building and parking lot expansion within the Chaminade campus:

> "I move to recommend approval to amend Ordinance #5117 and thereby amend the conditional use permit and approve the new site concept plan and site development plan for the new natatorium building and parking lot expansion for the Chaminade College Preparatory School as bound together with Application #26-023, presented to the Planning and Zoning Commission, subject to the conditions contained in the Draft Ordinance for the meeting of September 8, 2026" (conditions may be added, eliminated, or modified by preceding motion).

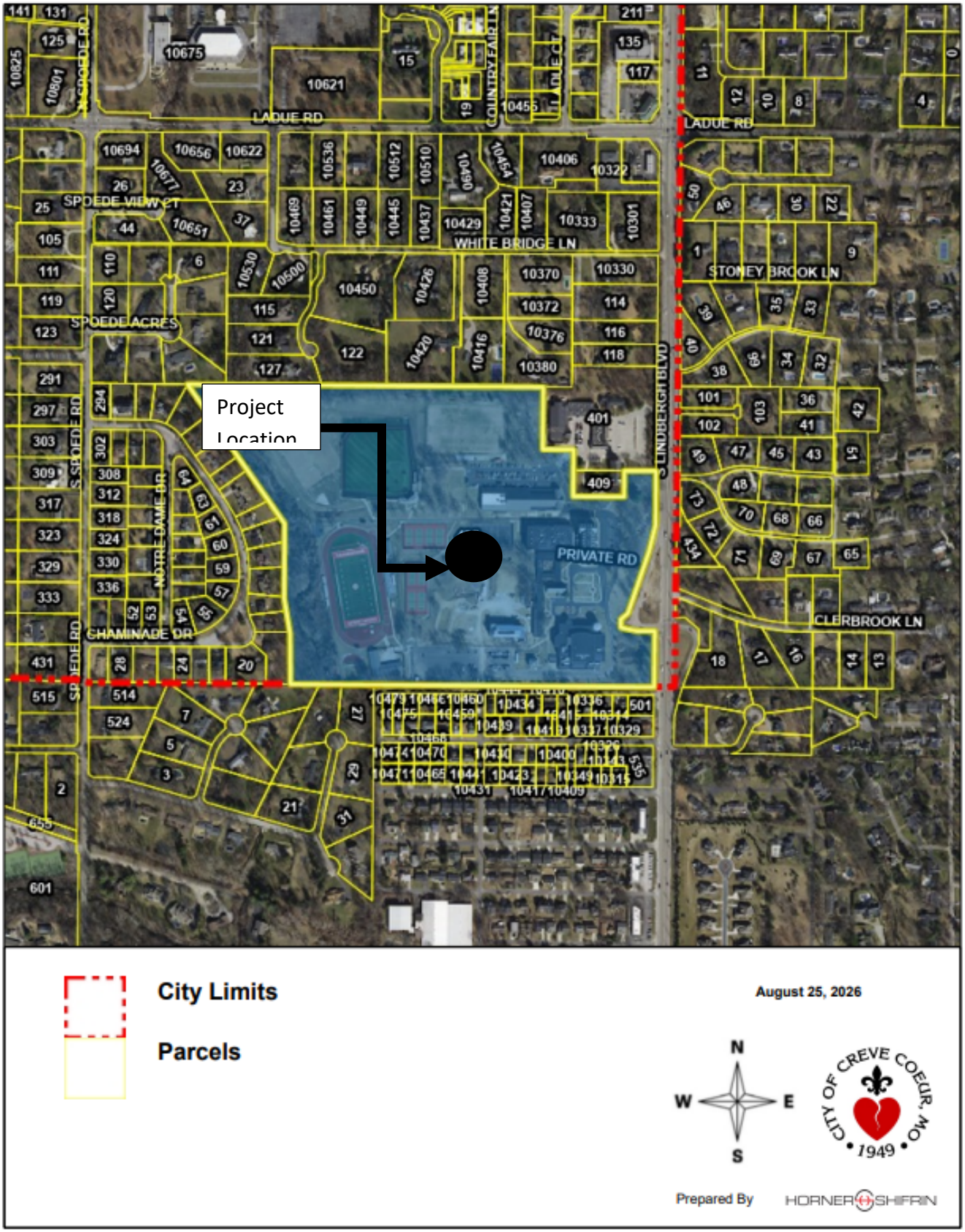
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



BILL NO. 6230 **ORDINANCE NO. _____**

AN ORDINANCE AMENDING ORDINANCE NO. 5117 TO ALLOW FOR A NEW 56,254 SQUARE FOOT SCIENCE BUILDING AND NATATORIUM FOR THE PROPERTY ADDRESSED AS 425 SOUTH LINDBERGH BOULEVARD, FOR CHAMINADE COLLEGE PREPARATORY SCHOOL.

WHEREAS, under Section 405.250(C), all elementary and secondary schools in the A-Single Family Residential zoning district require the issuance of a conditional use permit as provided in Section 405.470 and Section 405.1070, Conditional Use Permits; and

WHEREAS, Chaminade College Preparatory School was originally established in 1906, and Ordinance No. 5117, approved in November 2009, is the most recent governing ordinance for the entire campus; and

WHEREAS, Ordinance 5815, the most recent amendment to Ordinance 5117, was approved by the City Council on December 12, 2022, to allow for the construction of a new residence hall on the school campus; and

WHEREAS, an application was submitted by Todd Guidry, on behalf of Chaminade College Preparatory School at 425 S. Lindbergh Boulevard, to amend the conditional use permit and the site concept plan for the school campus, and to approve a site development plan for a new, approximately 56,254 square foot, 2-story science building and natatorium within the campus grounds; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 8, 2026, 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 4-0 vote, recommended approval of the conditional use permit and site concept plan amendments and site development plan, subject to the conditions contained herein, at its meeting on September 8, 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

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed use meets the following conditional use standards provided in Section 405.1070.E. as 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 amendment for a new science building and natatorium is approved for the Chaminade College Preparatory School campus, generally located at 425 S. Lindbergh Boulevard, in the A Single-Family Residential zoning district whose legal description is as follows:

A tract of land being part of the southwest quarter of Section 12, Township 45 North, Range 5 east of the fifth principal meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a found iron pipe at the northwest corner of a tract of land conveyed to Chaminade college preparatory school, inc., by deed recorded in deed book 7443, page 1165 of the St. Louis County, Missouri, records; thence along the north line of said Chaminade tract, south 89° 30' 00" east, 1728.17 feet to the northwest corner of a tract of land conveyed to St. Louis County catholic church real estate corporation by deed recorded in deed book 17765, page 4123 (parcel 1) of said St. Louis County, Missouri, records; from which a found iron pipe bears 2.29 feet west; thence along the west line of said St. Louis County Catholic Church Real Estate Corporation tract the following courses and distances: south 00° 36' 50" west, 300.00 feet to a point from which a found iron pipe bears south 68° 58' 50" west, 0.17 feet; south 89° 30' 00" east, 150.00 feet and south 00° 36' 50" west, 100.00 feet to a found iron pipe at the southwest corner of said St. Louis County catholic church real estate corporation tract; thence along the south prolongation of last said west line, south 00° 36' 50" west, 125.00 feet; thence south 89° 30' 00" east, 247.50 feet; thence north 00° 36' 50" east, 125.00 feet to a point on the south line of said St. Louis County catholic church real estate corporation tract; thence along last said south line, south 89° 30' 00" east, 152.50 feet to a point on the west line of South Lindbergh Boulevard, 100 feet wide; thence along last said west line the following courses and distances: south 00° 36' 50" west, 261.18 feet to a point for which a found right-of-way marker bears north 24° 12' 06" east, 5.42 feet; south 14° 06' 35" west, 128.55 feet to a point from which a found iron pipe bears north 19° 02' 56" east, 0.21 feet; south 19° 02' 56" west, 316.23 feet to a found concrete monument; south 50° 00' 45" west, 46.10 feet to point from which a found iron pipe (ls 19-d) bears north 56° 59' 26" west, 0.31 feet; south 00° 36' 50" west, 40.00 feet to a point from which a found iron rod with aluminum cap (MoDOT) bears 0.40 feet west; south 89° 23' 10" east, 165.00 feet and south 00° 36' 50" west, 283.57 feet to the southeast corner of said Chaminade tract, said point also being at the point of intersection of said west line of South

Lindbergh Boulevard and the north line of Donoho Place, 40 feet wide, a paper street; thence along the south line of said Chaminade tract, north 89° 29' 57" west, 427.05 feet and north 89° 29' 57" west, 1341.49 feet to a found iron pipe at the southwest corner of said Chaminade tract; thence along the west line of said Chaminade tract, north 00° 26' 00" east, 242.56 feet to the southeast corner of lot 19 of Chaminade Park, a subdivision recorded in plat book 34, page 59 of said St. Louis County, Missouri records, from which a found bent iron pipe bears south 56° 02' 30" east, 0.15 feet; thence continuing along last said west line, also being the east line of said Chaminade Park, the following courses and distances: north 09° 34' 00" west, 172.64 feet to a point from which a found iron rod bears north 84° 57' 05" west, 0.51 feet; north 00° 26' 00" east, 359.99 feet to a point from which a found iron pipe bears north 35° 31' 01" east, 0.26 feet and north 35° 00' 00" west, 819.51 feet to the northwest corner of said Chaminade Park, said point also being the point of beginning of the tract herein described, and containing 2,468,475 square feet or 56.6683 acres, more or less, according to a survey performed by the sterling company during February, 2016 under Order No. 15-11-347.

SECTION 2: Ordinance 5117 shall be amended to include a new Section 7, and the following sections shall be renumbered accordingly.

SECTION 3: The new Section 7 shall state the following:

A new site concept plan for the school campus and site development plan providing for a new, approximately 56,254 square foot, science building and natatorium within the campus grounds as depicted in the "Site Development Plans" submitted in conjunction with Application #26-023 by The Lawrence Group, received on August 28, 2026, are 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, for the science building and natatorium in substantial conformance with the drawings received August 28, 2026 as bound together and submitted in conjunction with Application #26-023 by The Lawrence Group.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Public Works Department for review. The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received August 28, 2026 as bound together and submitted in conjunction with Application #26-023 by The Lawrence Group.
3. The Applicant shall submit a final landscape plan in substantial conformance with the drawings received August 28, 2026 as bound together and submitted in conjunction with Application #26-023 by The Lawrence Group.
4. The Applicant shall submit a photometric and lighting detail for all new lighting of the building and pedestrian pathways for the approval of the Zoning Administrator as part of the Building Permit.
5. Condition #5 of Ordinance 5815 is hereby repealed as the old tennis courts are to be removed in association with this CUP amendment.
6. All new light poles installed in association with this site development plan shall be limited to a total height of 16 feet. Existing taller light poles receiving new downcast and shielded fixture heads may remain.

7. All new internal sidewalks shall be a minimum of six (6) feet, or eight (8) feet if used as a curb stop per Section 405.730(A)(2) as shown on the plans.
8. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, or with the approved Master Sign Plan for the Campus.
9. Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.
10. 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.
11. 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.
12. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit and Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

SECTION 4: Subject to the amendments set forth herein, all other conditions of Ordinance 5117, as previously amended, shall remain in effect.

SECTION 5: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amendment to the 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 Sections 2 and 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

SECTION 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

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

ADOPTED THIS ____ DAY OF _____, 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

city of CREVE COEUR
PLANNING DIVISION
300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

File #_____

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	***Applicant's Representative (if applicable):***
Todd Guidry ***Name***	Timothy P Rowbottom ***Name***
Chaminade College Preparatory Inc. *Company (If Applicable)*	Lawrence GRoup *Company (If Applicable)*
425 S. Lindbergh Blvd *Address*	319 N 4th St Suite 1000 *Address*
Creve Coeur, MO 63131 *Address*	St Louis, MO 63102 *Address*
Telephone # (314) 993-4400	*Telephone #* (314) 231-5700
Fax # N/A	*Fax #* N/A
Email: tguidry@chaminade-stl.org	*Email:* tim.rowbottom@thelawrencegroup.com
Applicant's Signature	***Applicant's Representative's Signature***

Property Information:	***Owner's Acknowledgement (if different from applicant):***
425 S Lindbergh Blvd *Address*	***Name***
Creve Coeur, MO 63131 *Address*	*Company (If Applicable)*
Development Name (if any)	*Address*
Residential *Current Zoning*	*Address*
November 2022 - January 2023 *Prior CUP Approvals (if known)*	*Telephone #*
	Fax #
	Email:
	Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Boys School serving students in grades 6-12

Gross Floor Area – Existing and Proposed: Approximately 327,000 Existing 56,254Proposed

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: 187 (145 FT, 42 PT)

Hours of Operation: 187 (145 FT, 42 PT)

Current or Most Recent Use of the Property: Education

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
	☑ Legal Description in Word format
☑ Landscape plan	☑ Fees: $250 (non-refundable)
☑ Floor plan	$2000 (refundable deposit)
☑ Electronic copies of all materials	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, August 17 ***, 20*** 26 ***.***

*****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

PROJECT:

SCIENCE BUILDING & NATATORIUM

425 S. Lindbergh Blvd, St. Louis, MO 63131

OWNER: CHAMINADE COLLEGE PREPARATORY SCHOOL

Professional Seal:

The Lawrence Group Architects of St. Louis, Inc.
Certificate of Authority: 00514
Timothy P. Rowbottom
A2009035002

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Date: 2026.06.15

Project Name: SCIENCE BUILDING & NATATORIUM

Client Name: Chaminade College Preparatory

Project Number: 2025189

LAWRENCE GROUP
www.thelawrencegroup.com

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Suite 1000
St. Louis, MO 63102
p 314.231.5700
f 314.231.0816

CONTACTS

Owner:	Chaminade College Preparatory 425 S. Lindbergh Blvd. St. Louis, MO 63131 314.993.4400 314.993.4403
Contractor	Holland Construction Services 4495 N. Illinois St. Swansea, Ill 62226
COA	618.277.8870
Civil Engineer	The Stirling Company 5505 New Baumgartner Rd. St. Louis, MO 63129
COA	314.487.0040
Structural Engineer	KPFF 1630 Des Peres Rd., Ste 100 St. Louis, MO 63131
COA	314.835.0524
MEPF Engineer (Criteria)	Horner & Shifrin 401 S. 18th St., Ste 400 St. Louis, MO 63103
COA	314.531.4321 314.531.6966
Pool Design	Counsilman-Hunsaker 12851 Manchester Rd., Ste 120 Des Peres, MO 63131
COA	314.894.1245
Consultant 6 Role	Consultant 6 Company Name Consultant 6 Address Consultant 6 City, State ZIP
COA	Consultant 6 Phone Consultant 6 Fax

LIST OF DRAWINGS

CONDITIONAL USE PERMIT SHEET LIST

SHEET NUMBER	SHEET NAME
G-000	COVER SHEET
G-002	EXISTING CONDITION PHOTOS
C-1.1	SDP COVER SHEET
C-1.2	SITE CONCEPT PLAN
C-1.3	SITE DEVELOPMENT PLAN
L-100	LANDSCAPE SITE PLAN (OVERALL)
L-101	LANDSCAPE SITE PLAN (SOUTH)
L-102	LANDSCAPE SITE PLAN (NORTH)
E-100	SITE PHOTOMETRIC PLAN
A100.1	ARCHITECTURAL SITE PLAN - W/ COLOR
GI100	LIFE SAFETY PLANS
A-101	FLOOR PLAN - LEVEL 01
A-102	FLOOR PLAN - LEVEL 02
A-103	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-210	SITE SECTIONS
A-220	EXTERIOR RENDERINGS
A-221	BUILDING AERIAL AXON
A-222	BUILDING AERIAL AXON
A-223	BUILDING AERIAL AXON
A-224	BUILDING AERIAL AXON

CODE SUMMARY

Applicable Building Codes:
2021 International Building Code (IBC)
2021 International Fire Code (IFC)

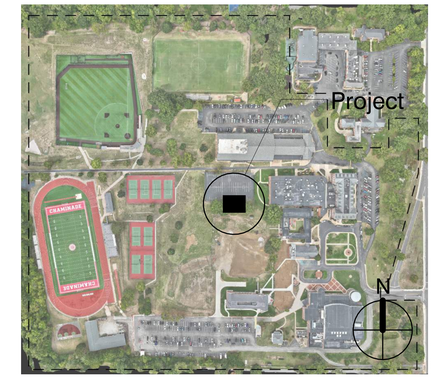
Construction Type:
Type IIB - Separated Mixed Use
Fully Sprinklered *(903.2.3, Table 506.2)*

Occupancy:
Assembly, A-4 *(303.5)*, Pool, Spectator Seating
Educational, E *(305.1)*, Classrooms, Laboratories
Storage, S-2 *(311.3)*, Low Hazard Storage

Project Area:

	SCIENCE BLDG	NATATORIUM	TOGETHER
LEVEL 01	19,162	15,354	34,516
LEVEL 02	17,936	3,802	21,738
TOTAL	37,098	19,156	**56,254**

LOCATION PLAN



No.	Description	Date

Project Number: 2025189
Issue Date: 2026.06.15

G-000

2020.01.20 7/14/2026 4:25:17 PM Autodesk Docs://25-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v26.rvt

7/14/2026 8:35:32 AM Autodesk Docs://25-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v25.rvt

PERTINENT DATA:

GAS	LACLEDE GAS COMPANY 720 OLIVE STREET ST. LOUIS, MO 63101 (314) 642-0688	TELEPHONE	AT&T 13075 MANCHESTER ROAD DES PARES, MO 63131 (636) 949-1328
SEWER	METROPOLITAN ST. LOUIS SEWER DIST. 2350 MARKET STREET ST. LOUIS, MO 63103 (314) 768-6272	WATER	MISSOURI AMERICAN WATER COMPANY 535 NORTH NEW BALLAS ROAD ST. LOUIS, MO 63141 (314) 991-3404
ELECTRIC	AMEREN UE 280 OLD STATE ROAD ELLISVILLE, MO 63021 (314) 992-8922	FIRE DIST.	CREVE COEUR FIRE PROTECTION DISTRICT 11221 OLIVE BLVD. CREVE COEUR, MO 63141 (314) 432-5570

SITE INFORMATION

LOCATOR NUMBER:	18M110124
EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE:	56.67 ACRES
WATERSHED:	DEER CREEK
SCHOOL DISTRICT:	LADUE

SITE BENCHMARK #1

SITE BENCHMARK #1 – ELEVATION=540.51 (NGVD 1929 DATUM)
CUT "L" ON CORNER OF CONCRETE WALK AT NORTHEAST CORNER OF FOOTBALL FIELD; 10.2 FEET SOUTHEAST OF THE WEST CORNER OF 12" BLOCK WALL, AND 42.4 FEET NORTHWEST OF NORTHWEST CORNER OF BRICK CONCESSION STAND BUILDING.

SITE BENCHMARK #2

SITE BENCHMARK #2 – ELEVATION=541.24 (NGVD 1929 DATUM)
CUT SQUARE ON 36" DIA. CONCRETE BASE OF LIGHT STANDARD; 37.7 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF BLEACHER STANDS, AND 33.8 FEET NORTHEAST OF THE SOUTHWEST CORNER OF CONCRETE PAVILION SLAB.

STORMWATER MANAGEMENT NOTE:

TOTAL PROPERTY AREA = 56.67 ACRES
TOTAL LAND AREA DISTURBED ≈ 5.70 ACRES
PRE TO POST DIFFERENTIAL RUNOFF ≈ 0.72 CFS (INCREASE)

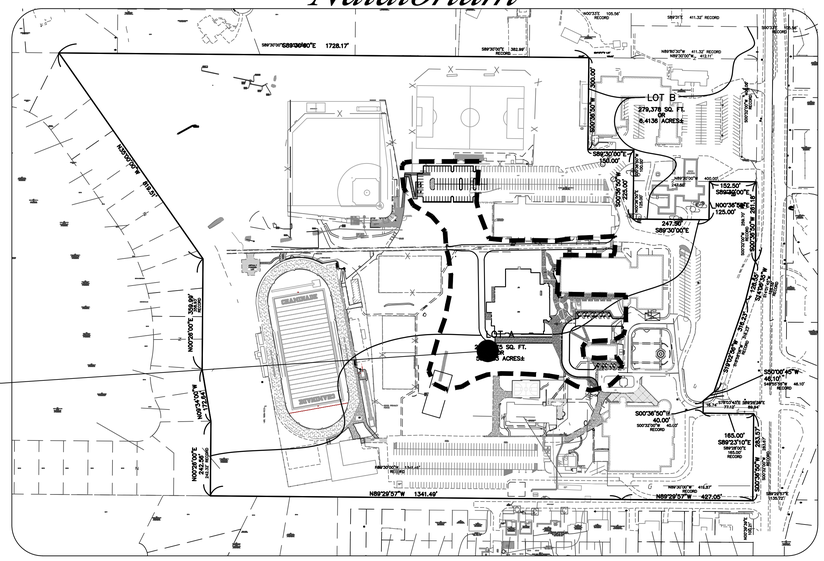
ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN 26MSD-00000)

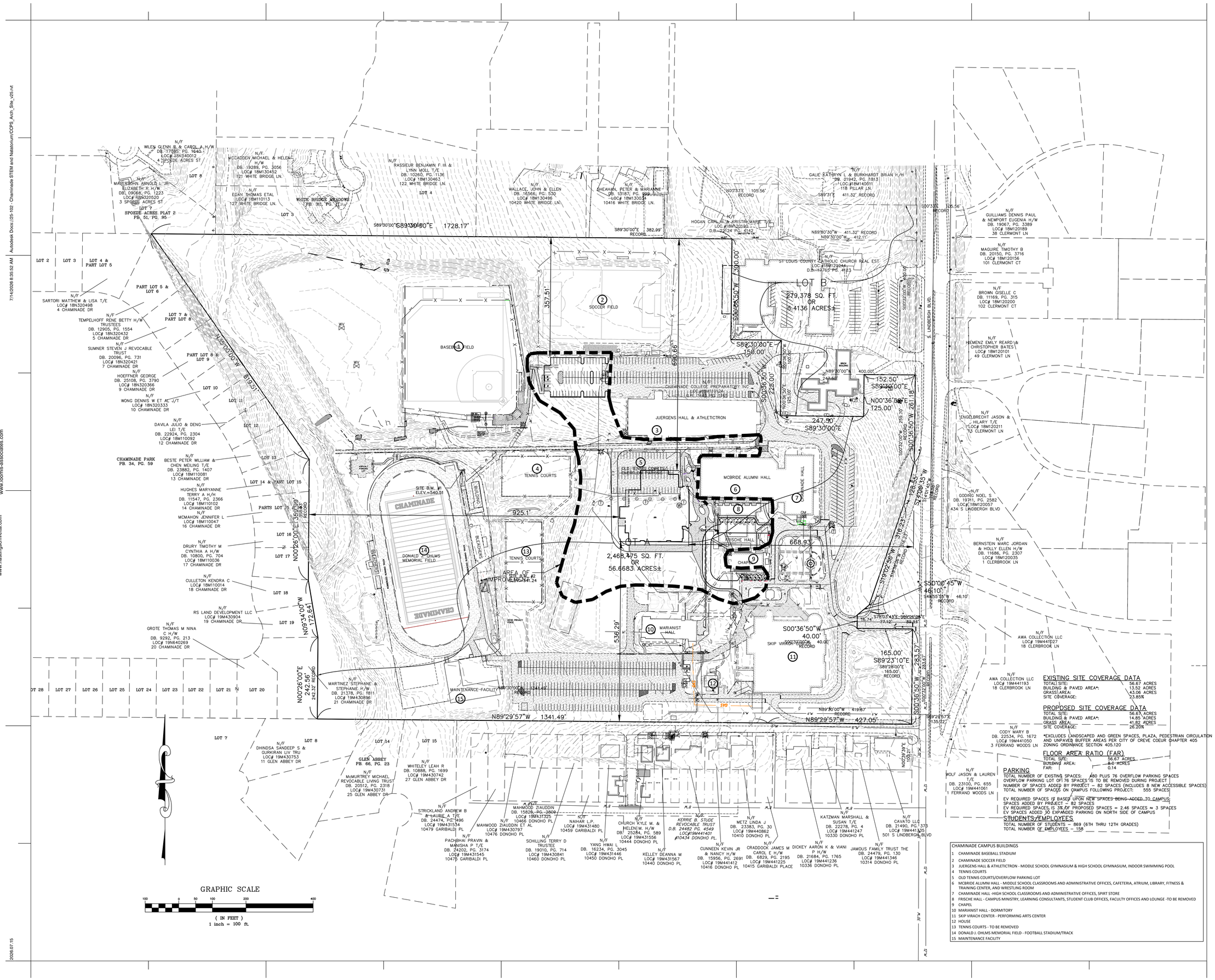
Chaminade Residence Hall
Chaminade College Preparatory School

LOT A OF A BOUNDARY ADJUSTMENT PLAT OF TWO TRACTS OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COUER, ST. LOUIS COUNTY, MISSOURI

AMENDED SITE CONCEPT AND SITE DEVELOPMENT PLAN

Science Building/ Natatorium


LOT B
279,378 SQ. FT.
6.4134 ACRES±
LOT A
2,468,475 SQ. FT.
56.6683 ACRES±
S89°29'57"E 1728.17'
N89°29'57"W 1341.49'
S89°30'50"E 247.50'
S00°36'50"W 40.00'
N00°36'50"E 125.00'
S89°30'50"E 150.00'
S00°36'50"W 150.00'
S89°30'50"E 427.05'
S00°00'45"W 46.10'
S89°23'10"E 165.00'
S00°36'50"W 283.57'
N00°26'00"E 242.56'
N00°34'11"W 359.99'
N00°26'00"E 359.99'
S89°29'57"E 382.99'
N89°29'57"W 382.99'
S89°29'57"E 411.32'
N89°29'57"W 411.32'
S89°30'50"E 382.99'
N89°30'50"W 382.99'
S00°36'50"W 100.00'
N00°36'50"E 100.00'
S89°30'50"E 152.50'
S89°30'50"E 261.18'
N00°36'50"E 100.00'
S89°30'50"E 100.00'
S00°36'50"W 100.00'
N89°30'50"W 100.00'
S00°36'50"W 100.00'
N89°30'50"W 100.00'
S00°36'50"W 100.00'
N89°30'50"W



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750 Spirit 40 Park Drive
Chesterfield, Missouri, 63005
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COA	Consultant 6 Phone Consultant 6 Fax
Consultant 7 Role	Consultant 7 Company Name Consultant 7 Address Consultant 7 City, State ZIP
COA	Consultant 7 Phone Consultant 7 Fax
Consultant 8 Role	Consultant 8 Company Name Consultant 8 Address Consultant 8 City, State ZIP
COA	Consultant 8 Phone Consultant 8 Fax

Professional Seal:

STATE OF MISSOURI
JASON D. HOWELL
NUMBER PE-2007002801
PROFESSIONAL ENGINEER
06/26/26

Architect COA: 00514

CHAMINADE
COLLEGE PREPARATORY SCHOOL

Conditional Use Permit (CUP)

SCIENCE BUILDING & NATATORIUM

425 S. Lindbergh Blvd, St. Louis, MO 63131

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No.	Description	Date
2	Rev per City Comment	2026.08.06

Sheet Title:

SITE CONCEPT PLAN

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.08.26
Sheet Number: 2.1

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2026.07.15

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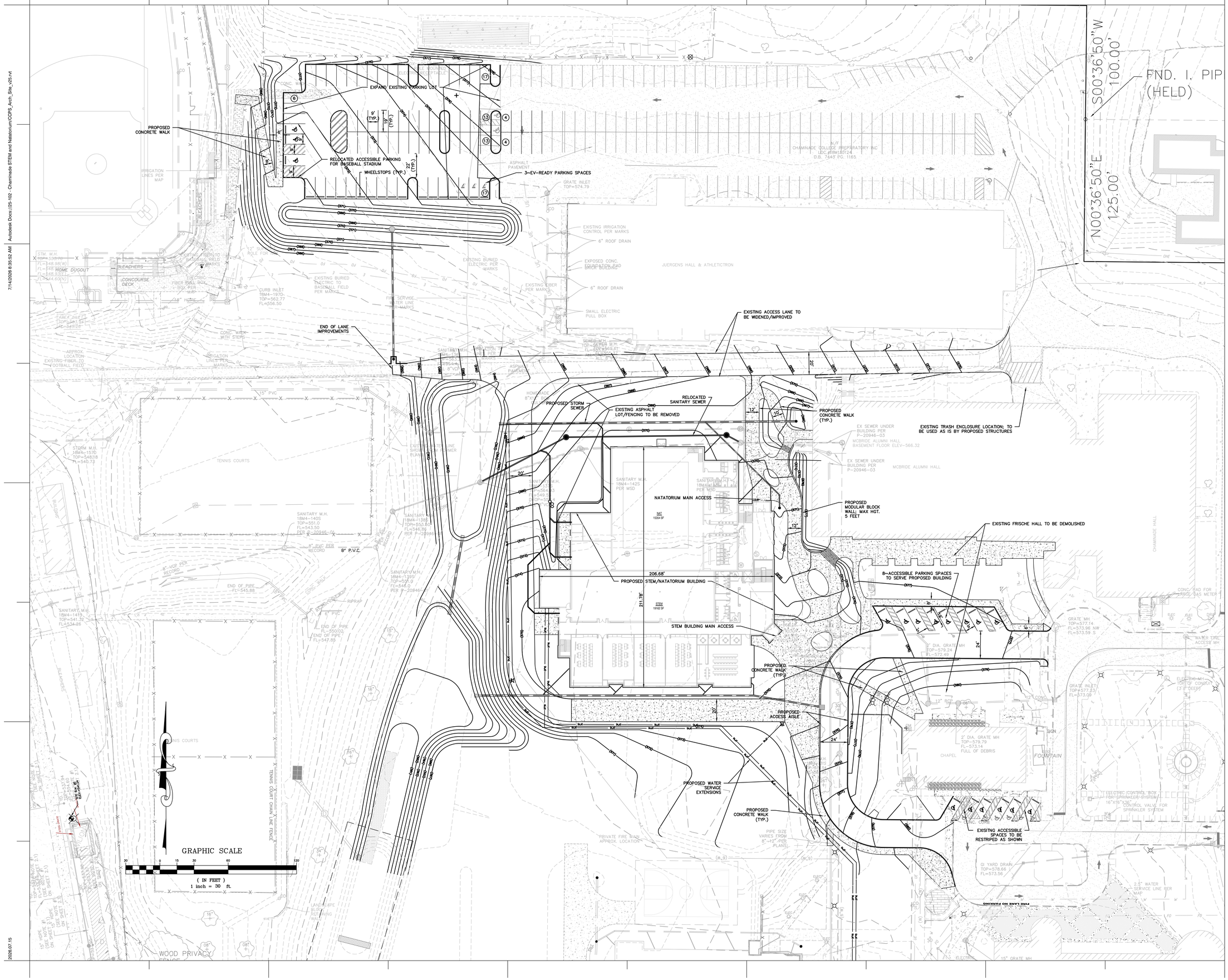

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Consultant 7 Role	Consultant 7 Company Name Consultant 7 Address Consultant 7 City, State ZIP
COA	Consultant 7 Phone Consultant 7 Fax
Consultant 8 Role	Consultant 8 Company Name Consultant 8 Address Consultant 8 City, State ZIP
COA	Consultant 8 Phone Consultant 8 Fax

Professional Seal:

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JASON D. HOWELL
NUMBER PE-2007002801
PROFESSIONAL ENGINEER
08/26/26

Architect COA: 00514

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COLLEGE PREPARATORY SCHOOL

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No.	Description	Date
2	Rev per City Comment	2026.08.06

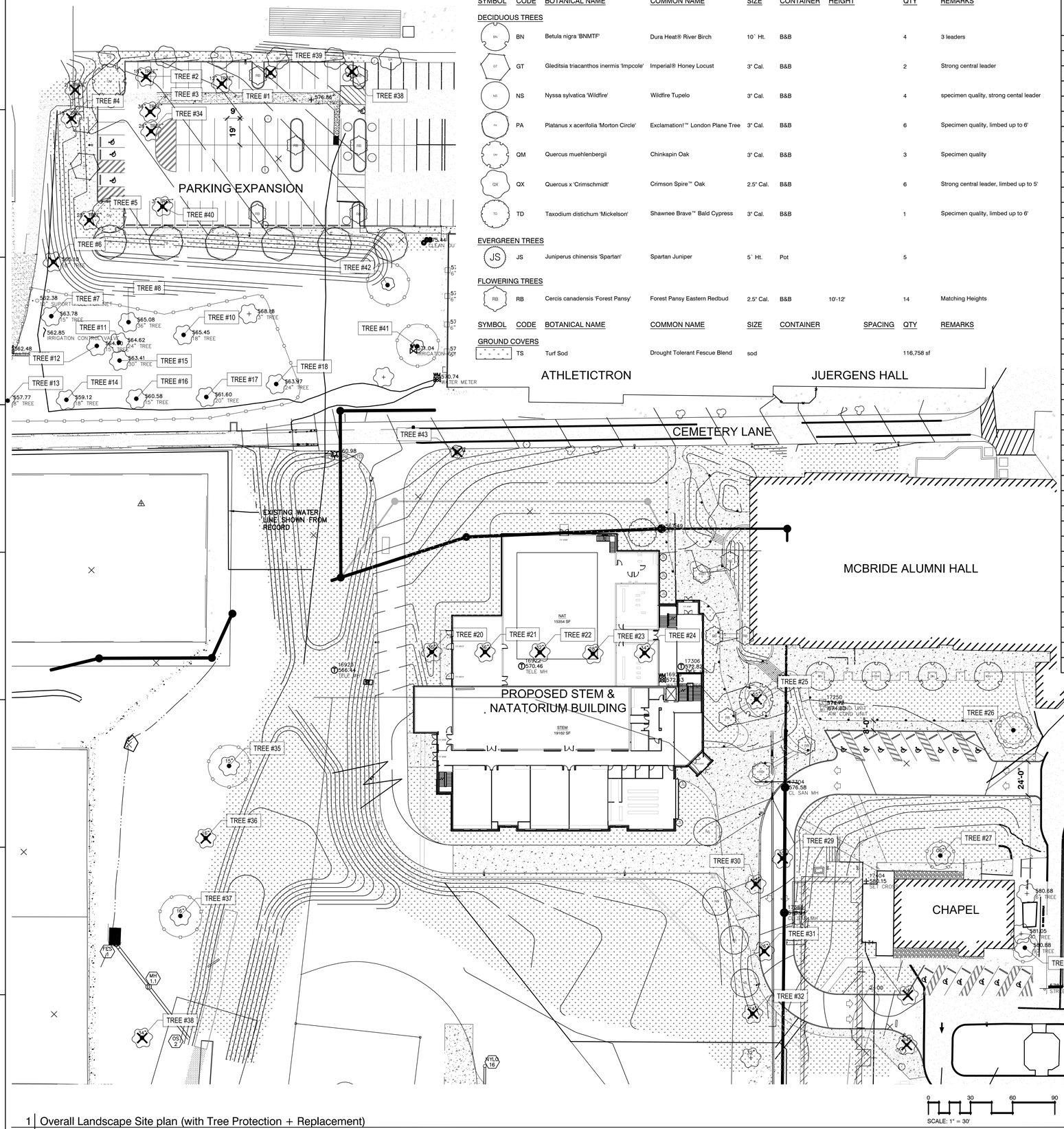
Sheet Title:

SITE DEVELOPMENT PLAN

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.08.26

Sheet Number: 3.1

2026.07.15



1 | Overall Landscape Site plan (with Tree Protection + Replacement)
L100 | 1"= 30'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY	REMARKS
DECIDUOUS TREES								
BN	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	10` Ht.	B&B		4	3 leaders
GT	GT	Gleditsia triacanthos inermis 'Impcole'	Imperial® Honey Locust	3" Cal.	B&B		2	Strong central leader
NS	NS	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	3" Cal.	B&B		4	specimen quality, strong cental leader
PA	PA	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	3" Cal.	B&B		6	Specimen quality, limbed up to 6'
QM	QM	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	B&B		3	Specimen quality
QX	QX	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	2.5" Cal.	B&B		6	Strong central leader, limbed up to 5'
TD	TD	Taxodium distichum 'Mickelson'	Shawnee Brave™ Bald Cypress	3" Cal.	B&B		1	Specimen quality, limbed up to 6'
EVERGREEN TREES								
JS	JS	Juniperus chinensis 'Spartan'	Spartan Juniper	5` Ht.	Pot		5	
FLOWERING TREES								
RB	RB	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2.5" Cal.	B&B	10'-12'	14	Matching Heights

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS								
	TS	Turf Sod	Drought Tolerant Fescue Blend	sod			116,758 sf	

Tree Preservation & Removal

Tree ID #	Botanical Name	Common Name	DBH	Condition	To Remain or TBR
1	*Quercus alba*	White Oak	12"	Good	TBR
2	*Quercus stellata*	Post Oak	18"	Fair	TBR
3	*Qurcus imbricaria*	Shingle Oak	36"	Good	TBR
4	*Qurcus imbricaria*	Shingle Oak	18"	Fair	TBR
5	*Qurcus imbricaria*	Shingle Oak	28"	Fair	TBR
6	*Qurcus imbricaria*	Shingle Oak	18"	Poor	TBR
7	*Quercus palustris*	Pin Oak	15"	Fair	To Remain
8	*Quercus palustris*	Pin Oak	36"	Good	To Remain
9	not used	not used	—	-	—
10	*Quercus palustris*	Pin Oak	18"	Fair	To Remain
11	*Quercus stellata*	Post Oak	24"	Fair	To Remain
12	*Qurcus imbricaria*	Shingle Oak	15"	Fair	To Remain
13	*Quercus bicolor*	Swamp White Oak	8"	Fair	To Remain
14	*Liquidambar styraciflua*	American Sweetgum	18"	Fair	To Remain
15	*Quercus rubra*	Red Oak	30"	Fair	To Remain
16	*Liquidambar styraciflua*	American Sweetgum	15"	Fair	To Remain
17	*Liquidambar styraciflua*	American Sweetgum	20"	Fair	To Remain
18	*Liquidambar styraciflua*	American Sweetgum	24"	Fair	To Remain
19	not used	not used	—	-	—
20	*Quercus palustris*	Pin Oak	36"	Fair	TBR
21	*Quercus palustris*	Pin Oak	36"	Fair	TBR
22	*Quercus palustris*	Pin Oak	32"	Fair	TBR
23	*Quercus palustris*	Pin Oak	28"	Fair	TBR
24	*Quercus palustris*	Pin Oak	34"	Fair	TBR
25	*Quercus palustris*	Pin Oak	55"	Fair	TBR
26	*Qurcus imbricaria*	Shingle Oak		Fair	To Remain
27	*Magnolia x soulangeana*	Saucer Magnolia	6"	Good	To Remain
28	not used	not used	—	-	—
29	*Liquidambar styraciflua*	American Sweetgum	30"	Poor	TBR
30	*Quercus alba*	White Oak	24"	Fair	TBR
31	*Liquidambar styraciflua*	American Sweetgum	26"	Poor	TBR
32	*Quercus palustris*	Pin Oak	24"	Poor	TBR
33	*Magnolia grandiflora*	Southern Magnolia	9"	Good	To Remain
34	*Qurcus imbricaria*	Shingle Oak	26"	Fair	TBR
35	*Quercus rubra*	Red Oak	15"	Good	To Remain
36	*Fraxinus americana*	White Ash	16"	Fair	TBR
37	*Quercus bicolor*	Swamp White Oak	16"	Good	To Remain
38	*Quercus palustris*	Pin Oak	30"	Good	TBR
39	*Quercus alba*	White Oak	16"	Good	TBR
40	*Quercus macrocarpa*	Bur Oak	10"	Good	TBR
41	*Tilia americana*	American Linden	18"	Good	To Remain
42	*Quercus macrocarpa*	Bur Oak	14"	Good	To Remain

LANDSCAPE NOTES:
1. ALL NEW LANDSCAPED AREAS ASSOCIATED WITH THIS PROJECT ARE TO BE FULLY IRRIGATED WITH A BURIED AUTOMATIC IRRIGATION SYSTEM.
2. ALL NEW TREES ARE TO BE STAKED PER DETAIL 2/L-102.
3. ALL EXISTING TREES LISTED TO REMAIN ARE TO BE PROTECTED PER THE CITY OF CREVE COEUR DETAIL 3/L-102.

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COA

Consultant 6 Role
COA

Consultant 7 Role
COA

Consultant 8 Role
COA

Professional Seal:
STATE OF MISSOURI — JOHN EDWARD JANIC — NUMBER A-2010035120 — LANDSCAPE ARCHITECT

Architect COA: 00514

CHAMINADE
COLLEGE PREPARATORY SCHOOL

Conditional Use Permit (CUP)

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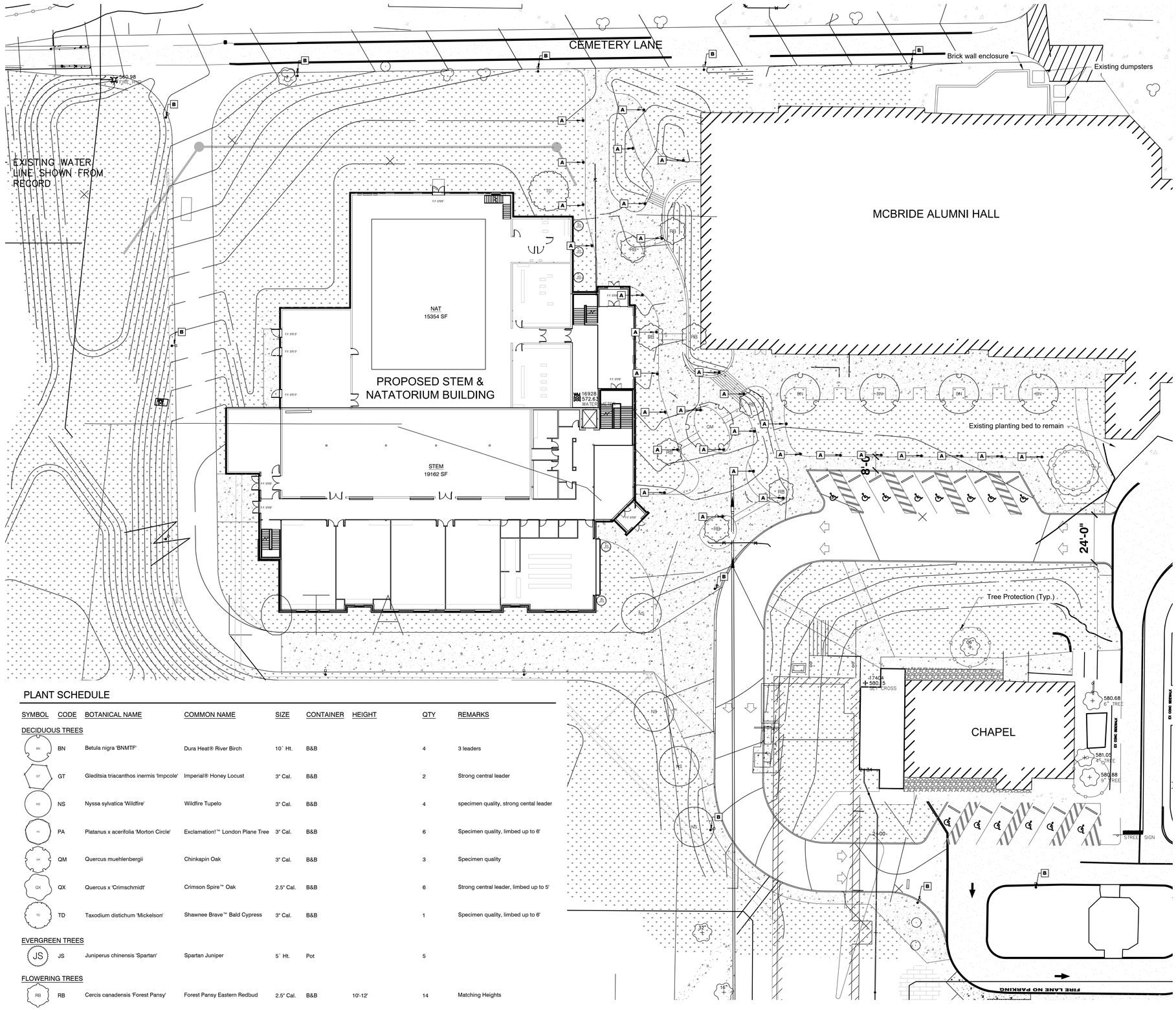
No.	Description	Date
	Creve Coeur Revisions	08/28/26

Sheet Title:
LANDSCAPE SITE PLAN (OVERALL)

Project Number: 2025189
Drawn By: JW
Issue Date: 2026.08.07

Sheet Number: L-100



KEYNOTES:

A. LIGHT BOLLARDS (31) REFER TO ELECTRICAL SITE PLAN
B. 17'-6" POLE LIGHTS (13) REFER TO ELECTRICAL SITE PLAN

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPED AREAS ASSOCIATED WITH THIS PROJECT ARE TO BE FULLY IRRIGATED WITH A BURIED AUTOMATIC IRRIGATION SYSTEM.
2. ALL NEW TREES ARE TO BE STAKED PER DETAIL 2/L-102.
3. ALL EXISTING TREES LISTED TO REMAIN ARE TO BE PROTECTED PER THE CITY OF CREVE COEUR DETAIL 3/L-102.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY	REMARKS
DECIDUOUS TREES								
BN	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	10` Ht.	B&B		4	3 leaders
GT	GT	Gleditsia triacanthos inermis 'Impcole'	Imperial® Honey Locust	3" Cal.	B&B		2	Strong central leader
NS	NS	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	3" Cal.	B&B		4	specimen quality, strong cental leader
PA	PA	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	3" Cal.	B&B		6	Specimen quality, limbed up to 6'
QM	QM	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	B&B		3	Specimen quality
QX	QX	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	2.5" Cal.	B&B		6	Strong central leader, limbed up to 5'
TD	TD	Taxodium distichum 'Mickelson'	Shawnee Brave™ Bald Cypress	3" Cal.	B&B		1	Specimen quality, limbed up to 6'
EVERGREEN TREES								
JS	JS	Juniperus chinensis 'Spartan'	Spartan Juniper	5` Ht.	Pot		5	
FLOWERING TREES								
RB	RB	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2.5" Cal.	B&B	10'-12'	14	Matching Heights

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS								
	TS	Turf Sod	Drought Tolerant Fescue Blend	sod			116,758 sf	

1 | Landscape Site Plan: STEM & Natatorium
L101 | 1"= 20'

0 20 40 60 feet
SCALE: 1" = 20'

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Project Team:	
Contractor	Holland Construction Services 4495 N. Illinois St. Swansea, Il 62226
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COA	314.487.0040
Structural Engineer	KPFF 1630 Des Peres Rd., Ste 100 St. Louis, MO 63131
COA	314.835.0524
MEPF Engineer (Criteria)	Horner & Shifrin 401 S. 18th St., Ste 400 St. Louis, MO 63103
COA	314.531.4321 314.531.6966
Pool Design	Counsilman-Hunsaker 12851 Manchester Rd., Ste 120 Des Peres, MO 63131
COA	314.894.1245
Consultant 6 Role	
COA	
Consultant 7 Role	
COA	
Consultant 8 Role	
COA	

Professional Seal:

STATE OF MISSOURI
JOHN EDWARD JEPSEN
NUMBER
LA-2010035120
LANDSCAPE ARCHITECT

Architect COA: 00514

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COLLEGE PREPARATORY SCHOOL

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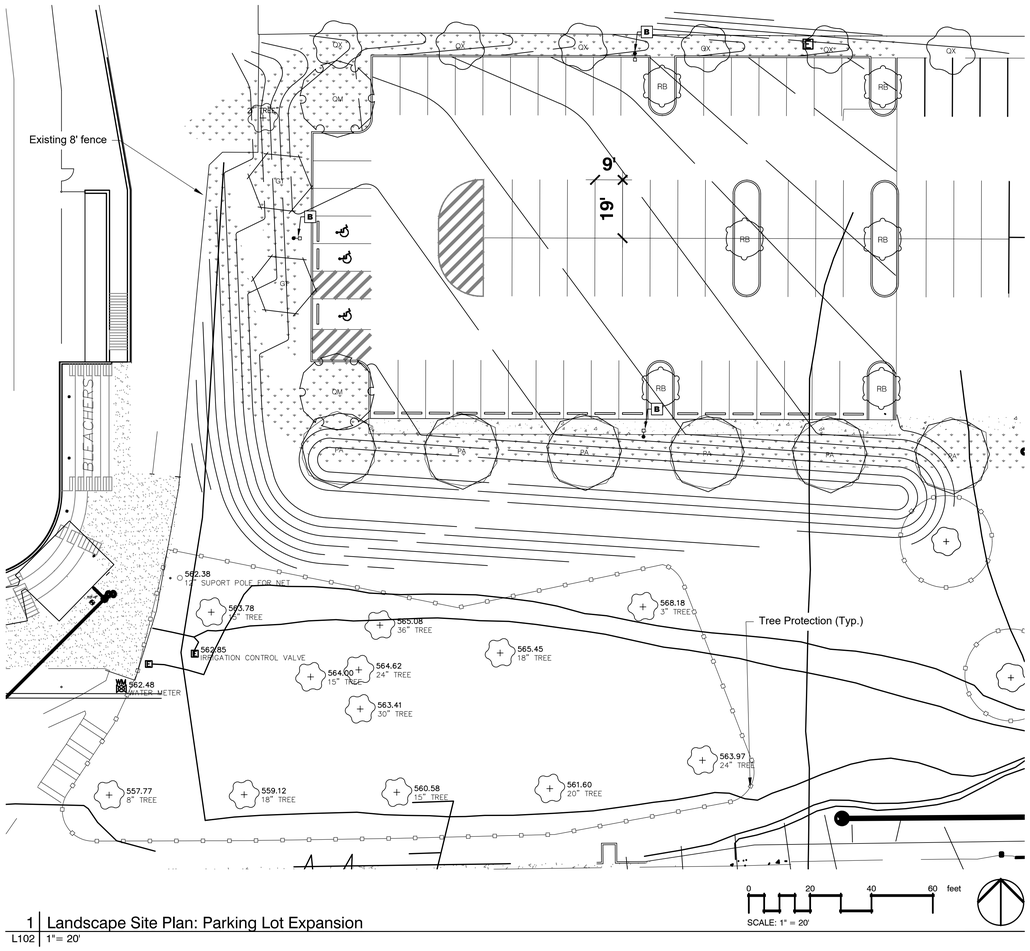
No.	Description	Date
	Creve Coeur Revisions	08/28/26

Sheet Title:
LANDSCAPE
SITE PLAN (SOUTH)

Project Number: 2025189
Drawn By: JW
Issue Date: 2026.08.07

Sheet Number: L-101



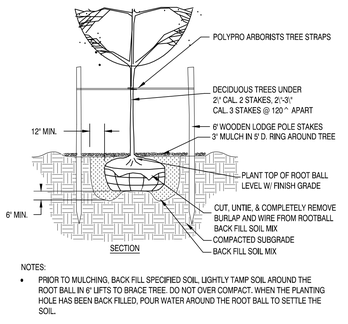
1 | Landscape Site Plan: Parking Lot Expansion
L102 | 1" = 20'

KEYNOTES:
A. LIGHT BOLLARDS (31) REFER TO ELECTRICAL SITE PLAN
B. 17'-6" POLE LIGHTS (13) REFER TO ELECTRICAL SITE PLAN

LANDSCAPE NOTES:
1. ALL NEW LANDSCAPED AREAS ASSOCIATED WITH THIS PROJECT ARE TO BE FULLY IRRIGATED WITH A BURIED AUTOMATIC IRRIGATION SYSTEM.
2. ALL NEW TREES ARE TO BE STAKED PER DETAIL 2/L-102.
3. ALL EXISTING TREES LISTED TO REMAIN ARE TO BE PROTECTED PER THE CITY OF CREVE COEUR DETAIL 3/L-102.

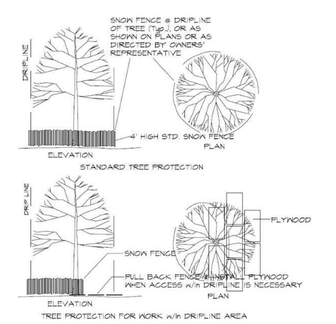
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY	REMARKS
DECIDUOUS TREES								
BN	BN	Betula nigra 'BNMTF'	Dura Heat® River Birch	10` Ht.	B&B		4	3 leaders
GT	GT	Gleditsia triacanthos inermis 'Impcole'	Imperial® Honey Locust	3" Cal.	B&B		2	Strong central leader
NS	NS	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	3" Cal.	B&B		4	specimen quality, strong cental leader
PA	PA	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	3" Cal.	B&B		6	Specimen quality, limbed up to 6'
QM	QM	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	B&B		3	Specimen quality
QX	QX	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	2.5" Cal.	B&B		6	Strong central leader, limbed up to 5'
TD	TD	Taxodium distichum 'Mickelson'	Shawnee Brave™ Bald Cypress	3" Cal.	B&B		1	Specimen quality, limbed up to 6'
EVERGREEN TREES								
JS	JS	Juniperus chinensis 'Spartan'	Spartan Juniper	5` Ht.	Pot		5	
FLOWERING TREES								
RB	RB	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2.5" Cal.	B&B	10'-12'	14	Matching Heights
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS								
TS	TS	Turf Sod	Drought Tolerant Fescue Blend	sod			116,758 sf	



NOTES:
- PRIOR TO MULCHING, BACK FILL SPECIFIED SOIL, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACK FILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

2 | Deciduous Tree Planting Detail
L102 | N.T.S.



3 | Tree Protection Detail
L102 | N.T.S.

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COA: 314.487.0040

Structural Engineer: KPFF, 1630 Des Peres Rd., Ste 100, St. Louis, MO 63131
COA: 314.835.0524

MEPF Engineer (Criteria): Horner & Shifrin, 401 S. 18th St., Ste 400, St. Louis, MO 63103
COA: 314.531.4321, 314.531.6966

Pool Design: Counsilman-Hunsaker, 12851 Manchester Rd., Ste 120, Des Peres, MO 63131
COA: 314.894.1245

Consultant 6 Role
COA

Consultant 7 Role
COA

Consultant 8 Role
COA

Professional Seal:
STATE OF MISSOURI JOHN EDWARD DENIC NUMBER LA-2010035120 LANDSCAPE ARCHITECT

Architect COA: 00514

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No.	Description	Date
	Creve Coeur Revisions	08/28/26

Sheet Title:
LANDSCAPE
SITE PLAN (NORTH)

Project Number: 2025189
Drawn By: JW
Issue Date: 2026.08.07

Sheet Number: L-102

7/14/2026 8:35:32 AM Autodesk Docs://2s-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v2s.rvt

Providence® Bollard

PROMENADE

Promenade PRM22-PM

LUMINAIRE SCHEDULE NOTES:

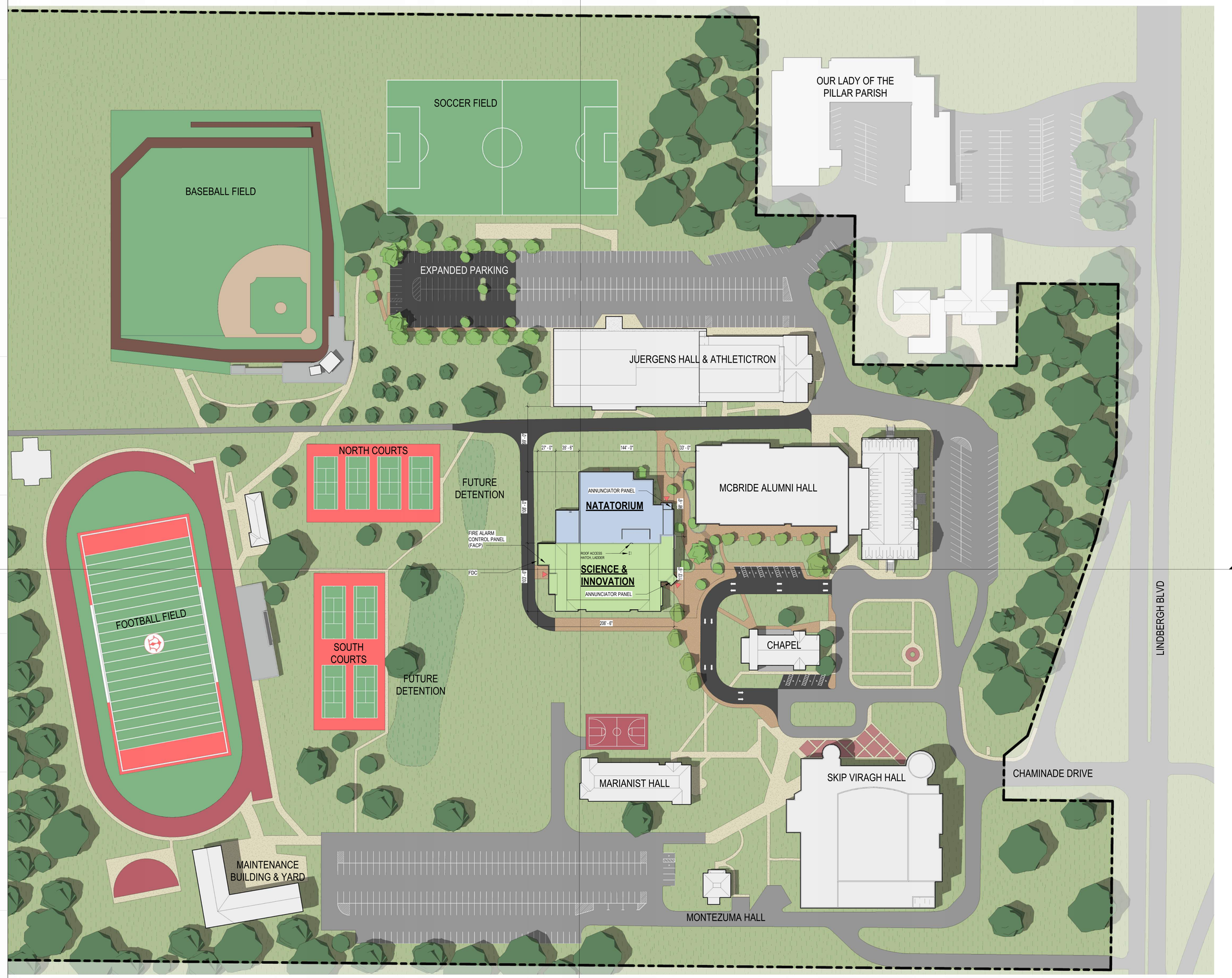
OVERALL HEIGHTS:
BD = 46"
S1-S3 = 31'-4"
S4-S7 = 19'-10"

ALL FIXTURES PROVIDED WITH 3000K CCT

Mounting Heights Shown as Luminaire

Luminaire Schedule Symbol	Qty	Label	Description	CWP	Luminaire Lumens	Luminaire Efficacy	Mounting Height
BD	12	BD	PRISM-SQ-LED-P-SERIES	0.900	11500	110.1	BOLLARD
BD	12	BD	PRISM-SQ-LED-P-SERIES	0.900	11500	110.1	BOLLARD
BD	6	BD	PRISM-SQ-LED-P-SERIES	0.900	11500	110.1	1500.0
BD	1	BD	PRISM-SQ-LED-P-SERIES	0.900	11500	110.1	1500.0
BD	5	BD	PRISM-SQ-LED-P-SERIES	0.900	11500	110.1	1500.0
BD	5	S4	PRMD2-LED-SQ-P-SERIES	0.900	11123	107	828
BD	5	S4	PRMD2-LED-SQ-P-SERIES	0.900	11123	107	828
BD	5	S4	PRMD2-LED-SQ-P-SERIES	0.900	11123	107	828
BD	1

8/27/2026 1:45:28 PM Autodesk Docs://25-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v26.rvt



1 Arch- Site W/ Color
A100.1 1" = 60'-0"

True North | Project North

2020.01.20

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COA	314.894.1245
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COA	Consultant 6 Phone Consultant 6 Fax
Consultant 7 Role	Consultant 7 Company Name Consultant 7 Address Consultant 7 City, State ZIP
COA	Consultant 7 Phone Consultant 7 Fax
Consultant 8 Role	Consultant 8 Company Name Consultant 8 Address Consultant 8 City, State ZIP
COA	Consultant 8 Phone Consultant 8 Fax

Professional Seal:

STATE OF MISSOURI
TIMOTHY P. ROMBOTTOM
NUMBER A-2003005202
ARCHITECT

Architect COA: 00514

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No.	Description	Date

Sheet Title:
ARCHITECTURAL SITE PLAN - W/ COLOR

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.07.24

Sheet Number: A100.1

7/14/2026 1:47:42 PM Autodesk Docs://25-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v25.rvt

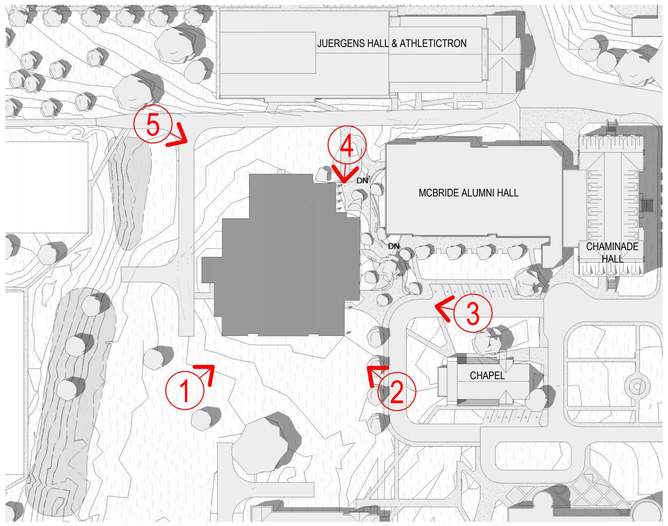
1 - LOOKING NORTHEAST

2 - LOOKING NORTHWEST

3 - LOOKING WEST

4 - LOOKING SOUTHWEST

5 - LOOKING SOUTHEAST



VIEW KEY

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COA	Consultant 7 Phone Consultant 7 Fax
Consultant 8 Role	Consultant 8 Company Name Consultant 8 Address Consultant 8 City, State ZIP
COA	Consultant 8 Phone Consultant 8 Fax

Professional Seal:

Architect COA: 00514

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No.	Description	Date

Sheet Title:

EXISTING CONDITION PHOTOS

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.06.15

Sheet Number: G-002

2020.01.20

8/27/2026 1:45:44 PM Autodesk Docs://25-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v26.rvt

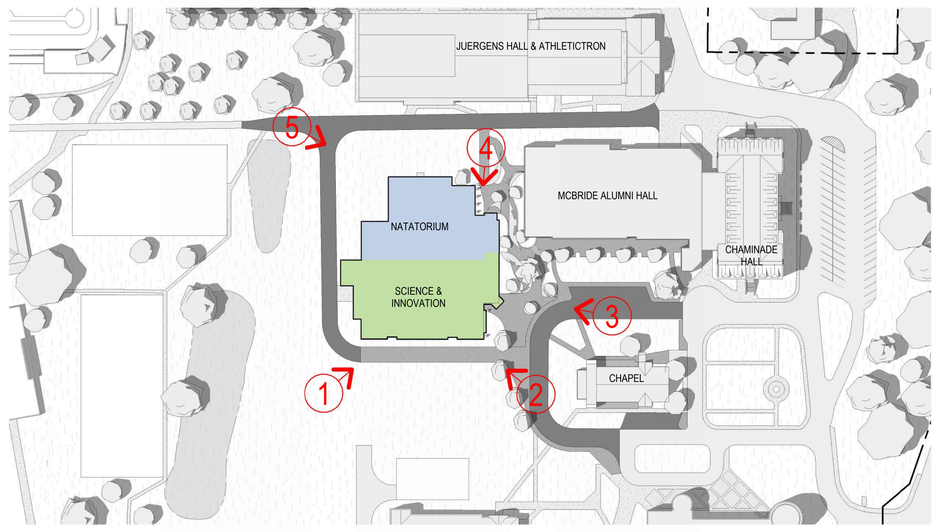
1 - SCIENCE BUILDING LOOKING NORTHEAST

2 - SCIENCE BUILDING LOOKING NORTHWEST

3 - SCIENCE BUILDING ENTRY

4 - NATATORIUM ENTRY

5 - NATATORIUM LOOKING SOUTHEAST



VIEW KEY

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COA	Consultant 7 Phone Consultant 7 Fax
Consultant 8 Role	Consultant 8 Company Name Consultant 8 Address Consultant 8 City, State ZIP
COA	Consultant 8 Phone Consultant 8 Fax

Professional Seal:

Architect COA: 00514

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No.	Description	Date

Sheet Title:

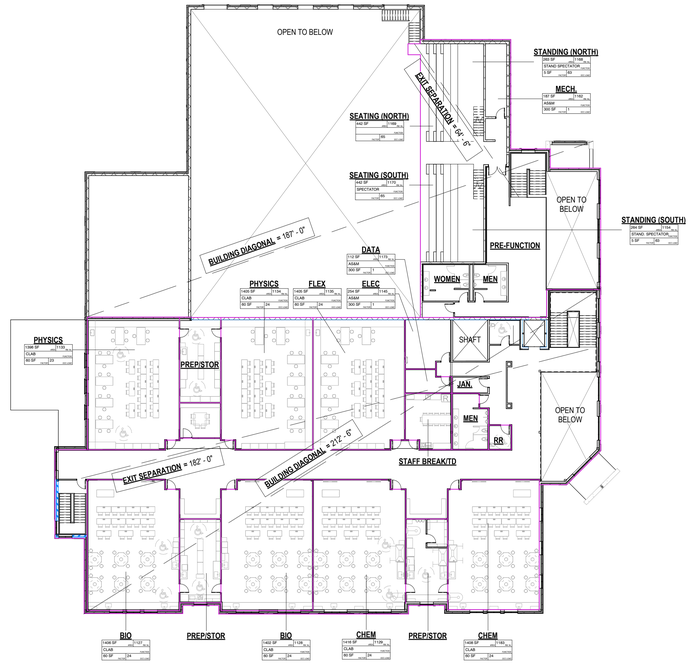
EXTERIOR RENDERINGS

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.07.24

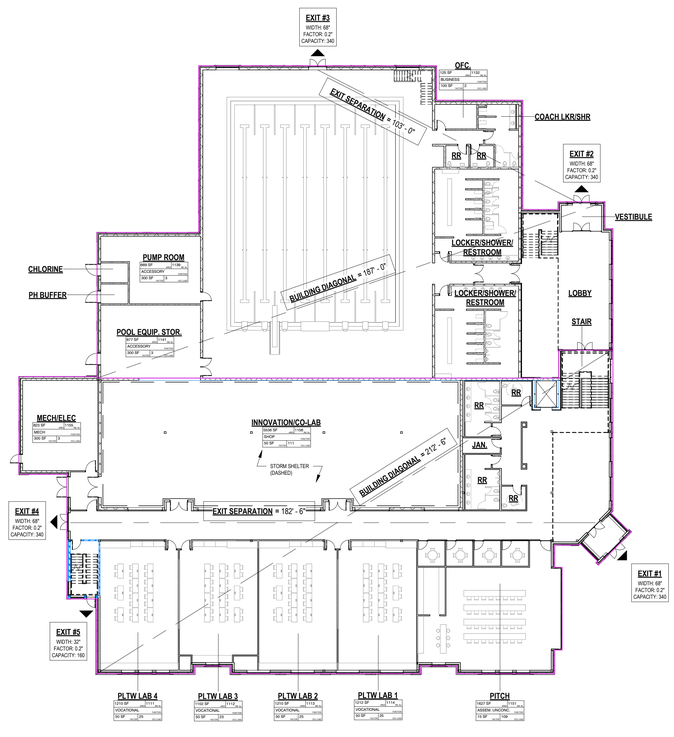
Sheet Number: A-220

2020.01.20

7/15/2026 11:25:38 AM Autodesk Docs://25-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v25.rvt



2 | LIFE SAFETY PLAN - L02
GI100 | 3/64" = 1'-0"



1 | LIFE SAFETY PLAN - L01
GI100 | 3/64" = 1'-0"

2020.01.20

STORM SHELTER

GROUP E OCCUPANCIES (IBC 423.5)	ALL GROUP E OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE A STORM SHELTER CONSTRUCTED IN ACCORDANCE WITH ICC 500
OCCUPANT CAPACITY (IBC 423.5.1)	REQUIRED OCCUPANT CAPACITY SHALL BE THE GREATER OF THE FOLLOWING: TOTAL OCCUPANT LOAD OF THE CLASSROOMS, VOCATIONAL ROOMS, AND OFFICES IN THE GROUP E OCCUPANCY THE OCCUPANT LOAD OF THE LARGES INDOOR ASSEMBLY SPACE THAT IS ASSOCIATED WITH THE GROUP E OCCUPANCY
OCCUPANT CAPACITY (ICC 500 502.3)	GROUP E OCCUPANCY = 491 TOTAL OCCUPANTS 488 OCCUPANTS 3 OCCUPANTS USING WHEELCHAIR (1PER 200)
	488 OCCUPANTS x 5 USABLE SF PER OCCUPANT = 2,440 USF 3 OCCUPANTS x 10 USABLE SF PER OCCUPANT= 30 USF TOTAL 2,470 USF

Level 01- Legend- Walls

FEC FIRE EXTINGUISHER CABINET OR BRACKET
EXIT SIGN AND EXIT DIRECTION
EMERGENCY LIGHT

RATED WALL TYPES

COLOR, IF AVAILABLE	PATTERN	DESCRIPTION
		SMOKE TIGHT PARTITION
		0.5 HOUR FIRE RATED PARTITION
		1 HOUR FIRE RATED PARTITION - ALSO BLUE IN COLOR LIFE SAFETY PLANS
		1 HOUR FIRE / SMOKE RATED PARTITION - ALSO BLUE IN COLOR LIFE SAFETY PLANS
		1.5 HOUR FIRE RATED PARTITION - ALSO PURPLE IN COLOR LIFE SAFETY PLANS
		2 HOUR FIRE RATED PARTITION
		2 HOUR FIRE / SMOKE RATED PARTITION
		3 HOUR FIRE RATED PARTITION
		3 HOUR FIRE / SMOKE RATED PARTITION
		4 HOUR FIRE RATED PARTITION
		4 HOUR FIRE / SMOKE RATED PARTITION

True North | Project North

IBC 2021

PROJECT DESCRIPTION:

NO. OF STORIES AT OR ABOVE GRADE:	2
NO. OF STORIES BELOW GRADE:	0
BUILDING HEIGHT:	45' - 0" MAX
BUILDING AREA	**56,254 SF**
LEVEL 01:	34,516 SF
LEVEL 02:	21,738 SF
ROOF:	0 SF, ENCLOSED
AUTOMATIC SPRINKLER SYSTEM:	FULLY SPRINKLERED

APPLICABLE CODES

BUILDING CODE:	2021 IBC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2014 NEC
PLUMBING CODE:	2015 UPC
FIRE CODE:	2021 IFC
LIFE SAFETY CODE:	2021 ICC
ACCESSIBILITY CODE:	2021 IBC
ENERGY CODE:	2015 IECC
FUEL GAS CODE:	2021 IFGC
INSTALLATION OF SPRINKLER SYSTEMS:	NFPA 13
STANDPIPE & HOSE SYSTEM:	NFPA 14
NATIONAL FIRE ALARM CODE:	NFPA 72
LOCAL AMENDMENTS:	City of Creve Coeur

BUILDING USE & OCCUPANCY: IBC CHAPTER 3

ASSEMBLY, A-4 (303.5), POOL/ SPECTATOR SEATING
EDUCATIONAL, E (305.1), CLASSROOMS/ LABORATORIES
SEPARATED MIXED USES

PROJECT DESCRIPTION

LEVEL 01: Swimming pool and associated equipment spaces, locker/shower rooms, multiple classroom and laboratory spaces including wood shop, metal shop, and robotics, and building support functions.
LEVEL 02: Pool spectator seating, staff break room, multiple classrooms with associated storage spaces, and building support functions.

BUILDING HEIGHT & AREA: IBC CHAPTER 5

ALLOWABLE HEIGHT (IBC TABLE 504.3)	3 STORIES/ 75' - 0"
ALLOWABLE AREA (IBC TABLE 506.2)	A-4 - 28,500 SF
	E - 43,500 SF

TYPE OF CONSTRUCTION: IBC CHAPTER 6

CONSTRUCTION TYPE (IBC TABLE 601)	TYPE IIB, UNPROTECTED, NONCOMBUSTIBLE SEPARATED MIXED USE

FIRE PROTECTION SYSTEMS:

AUTOMATIC SPRINKLER SYSTEMS (IFC 903)	PROVIDED
FIRE DEPARTMENT CONNECTIONS (IFC 903.3.7)	REQUIRED, (IFC 912)
MONITORING (IFC 903.4.1)	
ALARMS (IFC 903.4.2)	REQUIRED, EXTERIOR VISIBILITY
STANDPIPE SYSTEMS (IFC 905 & NFPA 14)	
FIRE EXTINGUISHERS (IFC 906 & NFPA10)	REQUIRED; PROVIDED, 75' DISTANCE MAX.
FIRE ALARM SYSTEMS (IFC 907 & NFPA 72)	REQUIRED; PROVIDED

FIRE RESISTANCE REQUIREMENTS: IBC CHAPTER 6

BUILDING ELEMENTS (IBC TABLE 601)	
PRIMARY STRUCTURAL FRAME:	
TYPICAL	0 HOUR
EXTERIOR WALLS:	
BEARING	0 HOUR
NONBEARING BY FIRE SEPARATION DISTANCE	
0' TO 5'	1 HOUR
5' TO 10'	1 HOUR
10' TO 30'	0 HOUR
OVER 30'	0 HOUR
INTERIOR WALLS:	
BEARING	0 HOUR
NONBEARING WALLS	0 HOUR
FLOOR CONSTRUCTION :	
TYPICAL	0 HOUR
ROOF CONSTRUCTION:	
TYPICAL	0 HOUR
SHAFT ENCLOSURES (IBC SECTION 713)	
3 STORIES OR LESS	1 HOUR
PENETRATIONS (IBC SECTION 714)	
1 HR. FIRE WALLS	1 HOUR
OPENING PROTECTIVES (IBC TABLE 716.5)	
FIRE WALLS & FIRE BARRIERS:	1 HOUR ASSEMBLY
SHAFT, EXIT ENCLOSURES & EXIT PASSAGEWAY	1 HOUR ASSEMBLY
FIRE BARRIERS ENCLOSURES FOR SHAFTS & EXIT ACCESS COMPONENTS	1 HOUR ASSEMBLY
OTHER FIRE BARRIERS	NA
FIRE PARTITIONS - CORRIDOR WALLS	0 HOUR ASSEMBLY
OTHER FIRE PARTITIONS	NA
EXTERIOR WALLS	0 HOUR ASSEMBLY
SMOKE BARRIERS	? HOUR ASSEMBLY
FIRE DAMPERS (IBC TABLE 717.3.2.1)	
LESS THAN 3 HOUR ASSEMBLY	1 1/2 HOUR ASSEMBLY
3 HOUR OR GREATER ASSEMBLY	3 HOUR ASSEMBLY
INTERIOR EXIT STAIRWAYS & RAMPS (IBC 1022)	
3 STORIES OR LESS	1 HOUR ASSEMBLY
EXIT PASSAGEWAYS (IBC 1023)	1 HOUR ASSEMBLY
HORIZONTAL EXITS (IBC 1025)	2 HOUR ASSEMBLY

INTERIOR FINISH REQUIREMENTS: IBC CHAPTER 8
(IBC TABLE 803.11)

INTERIOR EXIT STAIRWAYS, RAMPS AND PASSAGEWAYS	
ASSEMBLY, A-4	CLASS B
EDUCATION, E	CLASS B
CORRIDORS & ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS	
ASSEMBLY, A-4	CLASS C
EDUCATION, E	CLASS C
ROOMS AND ENCLOSED SPACES	
ASSEMBLY, A-4	CLASS C
EDUCATION, E	CLASS C

EXIT REQUIREMENTS: IBC CHAPTER 10

OCCUPANT LOAD (IBC TABLE 1004.1.2)	
A4 OCCUPANCY	265 TOTAL OCCUPANTS
E OCCUPANCY	491 TOTAL OCCUPANTS
CAPACITY & EXIT WIDTH (IBC 1005.3)	
STAIRWAYS (IBC 1005.3.1)	0.2" PER OCCUPANT
OTHER EGRESS COMPONENTS (IBC 1005.3.2)	0.15" PER OCCUPANT
DOOR WIDTH (IBC 1010.1.1)	
MINIMUM WIDTH	32"
MAXIMUM WIDTH	48"
STAIRWAY WIDTH (IBC 1009.3)	
MINIMUM WIDTH	44"
RAMP WIDTH (IBC 1012.5.1)	
MEANS OF EGRESS RAMP	PER 1020.2
RAMP BETWEEN HANDRAILS	36"
COMMON PATH OF TRAVEL (IBC 1006.2.1)	75'
MINIMUM NUMBER OF EXITS PER LEVEL (IBC TABLE 1006.3.1)	
1-500 OCCUPANTS	2 EXITS
501-1000 OCCUPANTS	3 EXITS
MORE THAN 1,000 OCCUPANTS	4 EXITS
TRAVEL DISTANCE (IBC TABLE 1017.2)	250'
DEAD ENDS (IBC 1020.4)	A4 - NO MORE THAN 20' E - NO MORE THAN 50'
CORRIDOR WIDTH (IBC TABLE 1020.2)	
MINIMUM WIDTH	44"
ACCESS TO EQUIPMENT	24"
LESS THAN 50 OCCUPANTS	36"

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No.	Description	Date

Sheet Title:

LIFE SAFETY PLANS

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.07.15

Sheet Number: GI100

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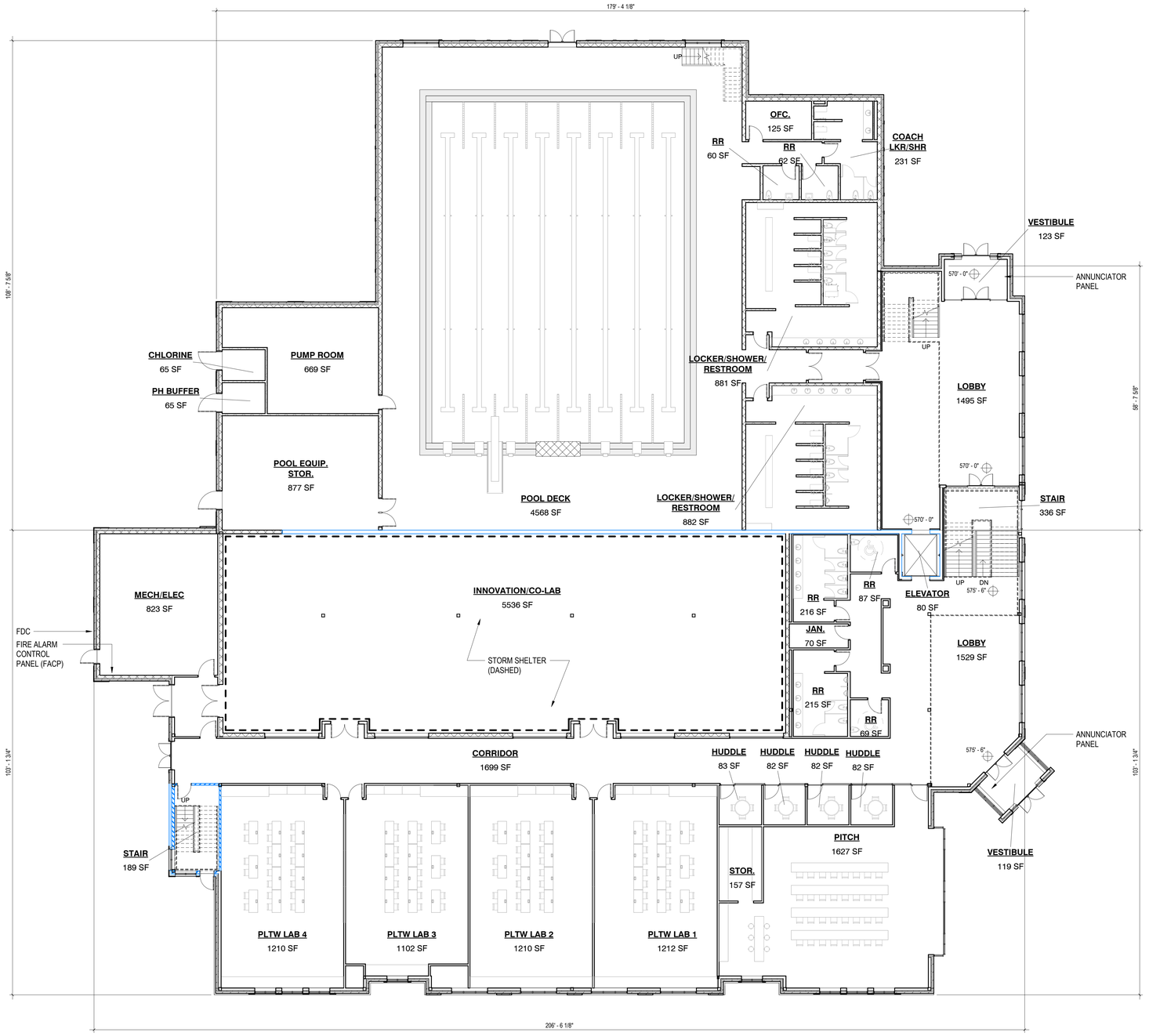

1 | FLOOR PLAN - LEVEL 01
A-101 | 3/32" = 1'-0"

True North | Project North

KEYNOTE	
No.	Keynote Text

AREA (GSF)			
	SCIENCE BLDG	NATATORIUM	TOGETHER
LEVEL 01	**19,162**	**15,354**	**34,516**
LEVEL 02	17,936	3,802	21,738
TOTAL	37,098	19,156	56,254

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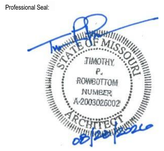

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No.	Description	Date

Sheet Title:

FLOOR PLAN - LEVEL 01

Project Number: 2025189
Drawn By: CG, ML
Issue Date: 2026.07.15
Sheet Number: A-101

2020.01.20

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1 | FLOOR PLAN - LEVEL 02
A-102 | 3/32" = 1'-0"

True North | Project North

KEYNOTE	
No.	Keynote Text

AREA (GSF)			
	SCIENCE BLDG	NATATORIUM	TOGETHER
LEVEL 01	19,162	15,354	34,516
LEVEL 02	**17,936**	**3,802**	**21,738**
TOTAL	37,098	19,156	56,254

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No.	Description	Date

Sheet Title:

FLOOR PLAN - LEVEL 02

Project Number: 2025189
Drawn By: CG, ML
Issue Date: 2026.07.15

Sheet Number: A-102

2020.01.20

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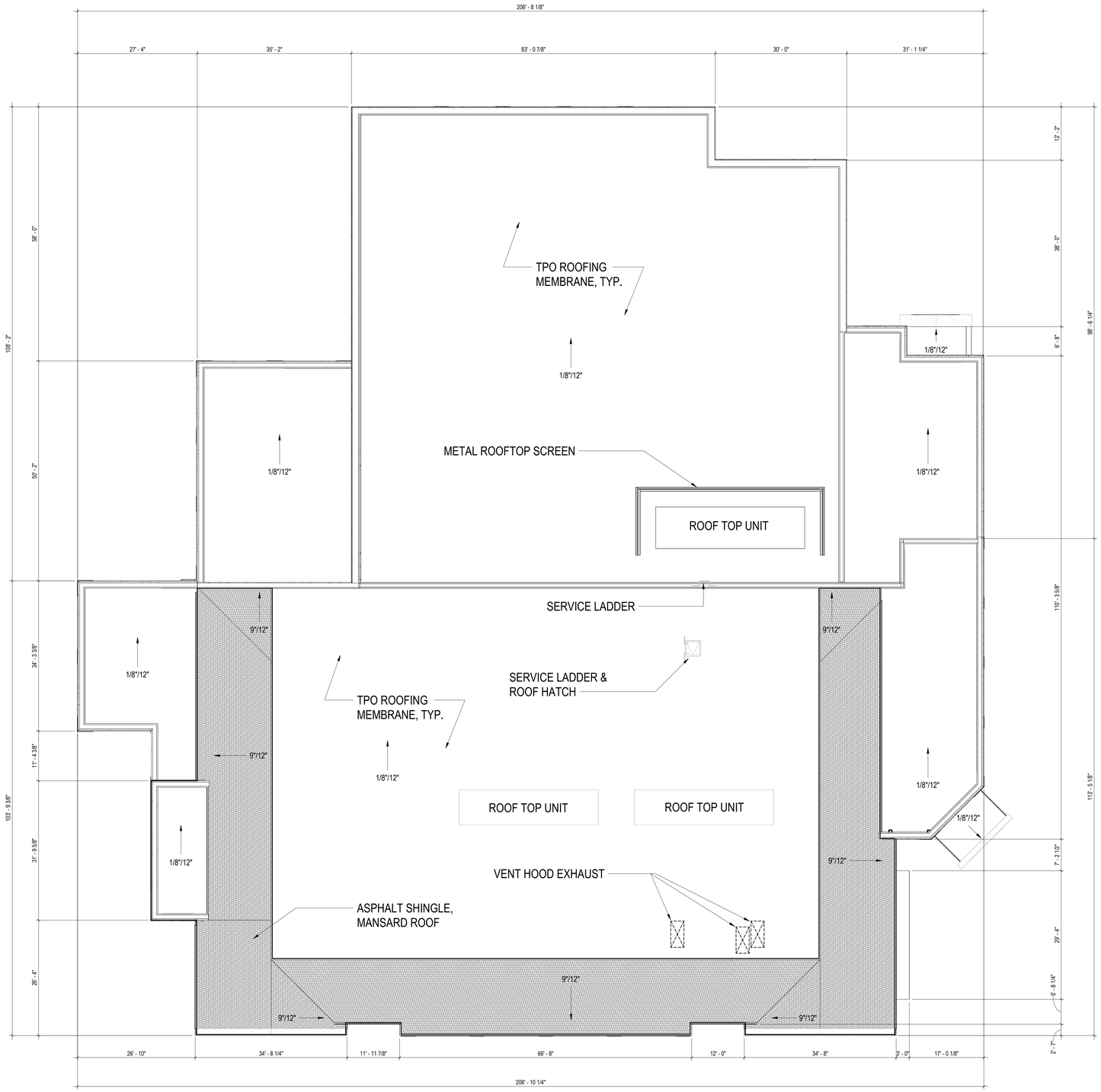

1 | ROOF PLAN
A-103 | 3/32" = 1'-0"

True North | Project North

2020.01.20

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No.	Description	Date

Sheet Title:

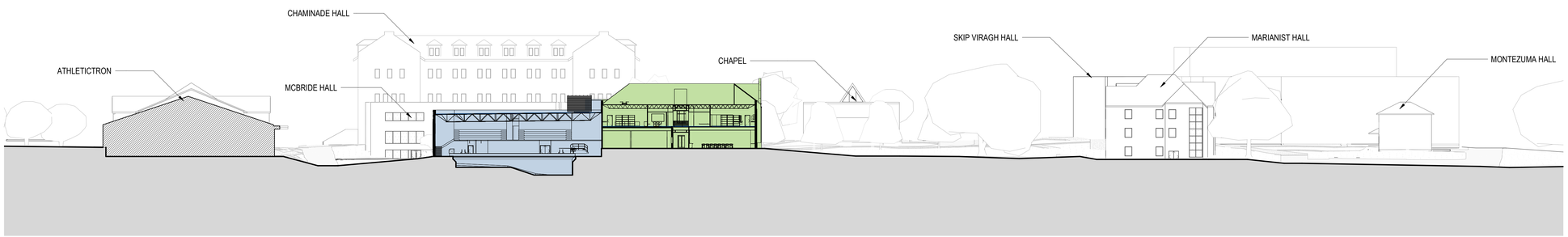
ROOF PLAN

Project Number: 2025189
Drawn By: CG, ML
Issue Date: 2026.06.15

Sheet Number: A-103

7/14/2026 1:49:25 PM Autodesk Docs://25-102 - Chaminade STEM and Natatorium/CCPS_Arch_Site_v25.rvt

1 | Site Section - North
A-210 | 1/32" = 1'-0"



2 | Site Section - East
A-210 | 1/32" = 1'-0"

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No.	Description	Date

Sheet Title:

SITE SECTIONS

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.06.15

Sheet Number: A-210

2020.01.20

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EXTERIOR MATERIAL LEGEND

- AL-1 ANODIZED ALUMINUM
- BR-1 BRICK
- ST-1 CAST STONE TRIM
- CMU-1 CONCRETE MASONRY UNIT - GROUT FILLED
- AS-1 ASPHALT SHINGLE
- GL-1 EXTERIOR GLAZING
- E-1 EIFS
- MS-1 METAL ROOFTOP SCREEN

1 NORTH ELEVATION
A-201 1/8" = 1'-0"

2 SOUTH ELEVATION
A-201 1/8" = 1'-0"

2020.01.20

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No.	Description	Date

Sheet Title:

EXTERIOR ELEVATIONS

Project Number: 2025189
Drawn By: CG, ML
Issue Date: 2026.06.15

Sheet Number: A-201

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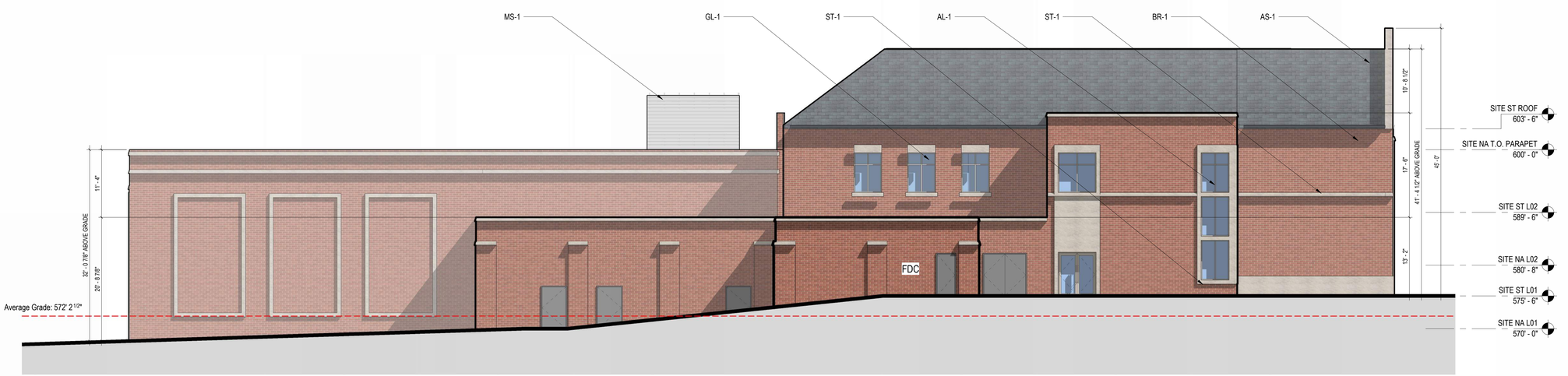
EXTERIOR MATERIAL LEGEND

- AL-1 ANODIZED ALUMINUM
- BR-1 BRICK
- ST-1 CAST STONE TRIM
- CMU-1 CONCRETE MASONRY UNIT - GROUT FILLED
- AS-1 ASPHALT SHINGLE
- GL-1 EXTERIOR GLAZING
- E-1 EIFS
- MS-1 METAL ROOFTOP SCREEN

1 EAST ELEVATION
A-202 1/8" = 1'-0"



2 WEST ELEVATION
A-202 1/8" = 1'-0"

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No.	Description	Date

Sheet Title:

EXTERIOR ELEVATIONS

Project Number: 2025189
Drawn By: CG, ML
Issue Date: 2026.06.15

Sheet Number: A-202

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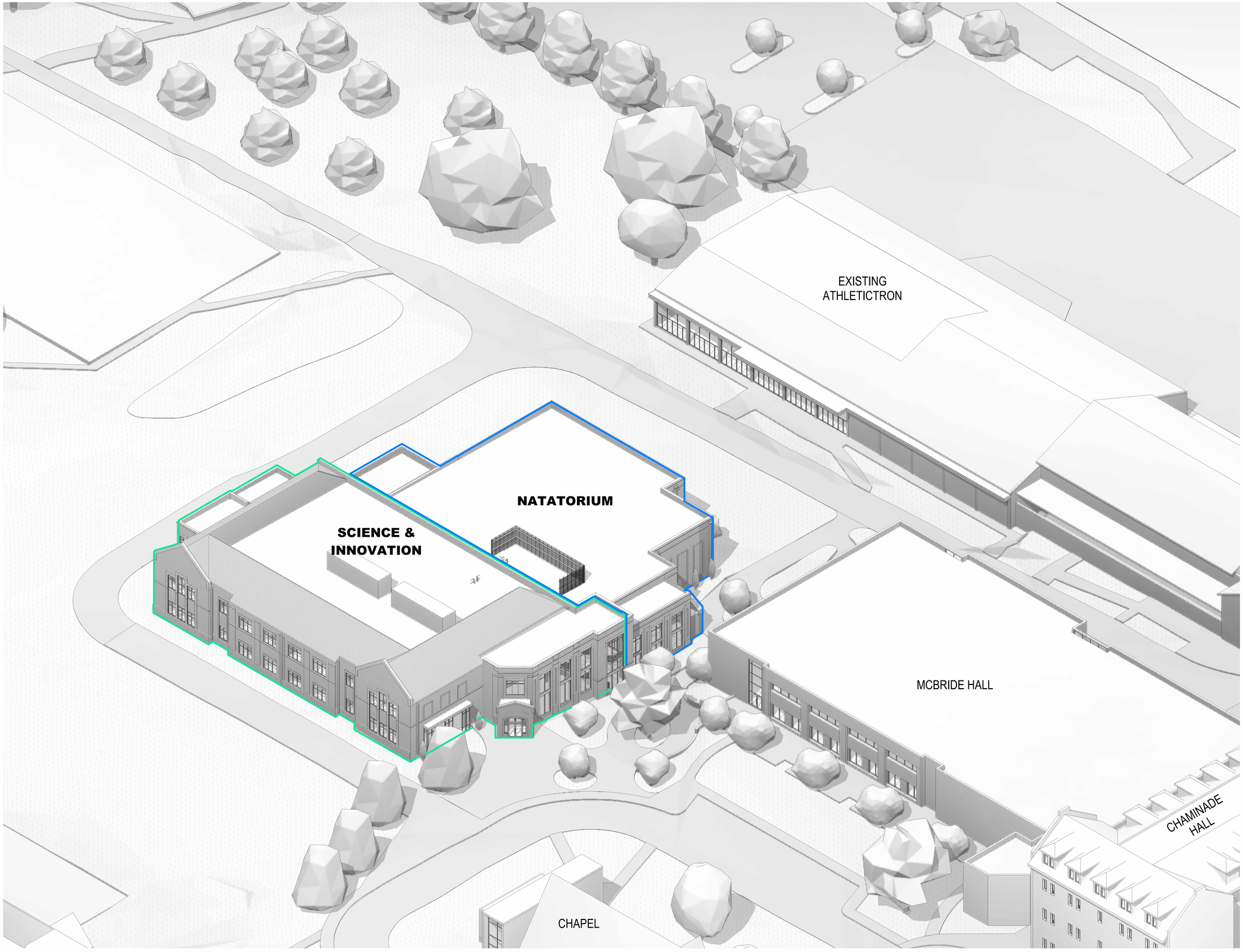

1 | Building Aerial Axon - NW
A-221

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Architect COA: 00514

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No.	Description	Date

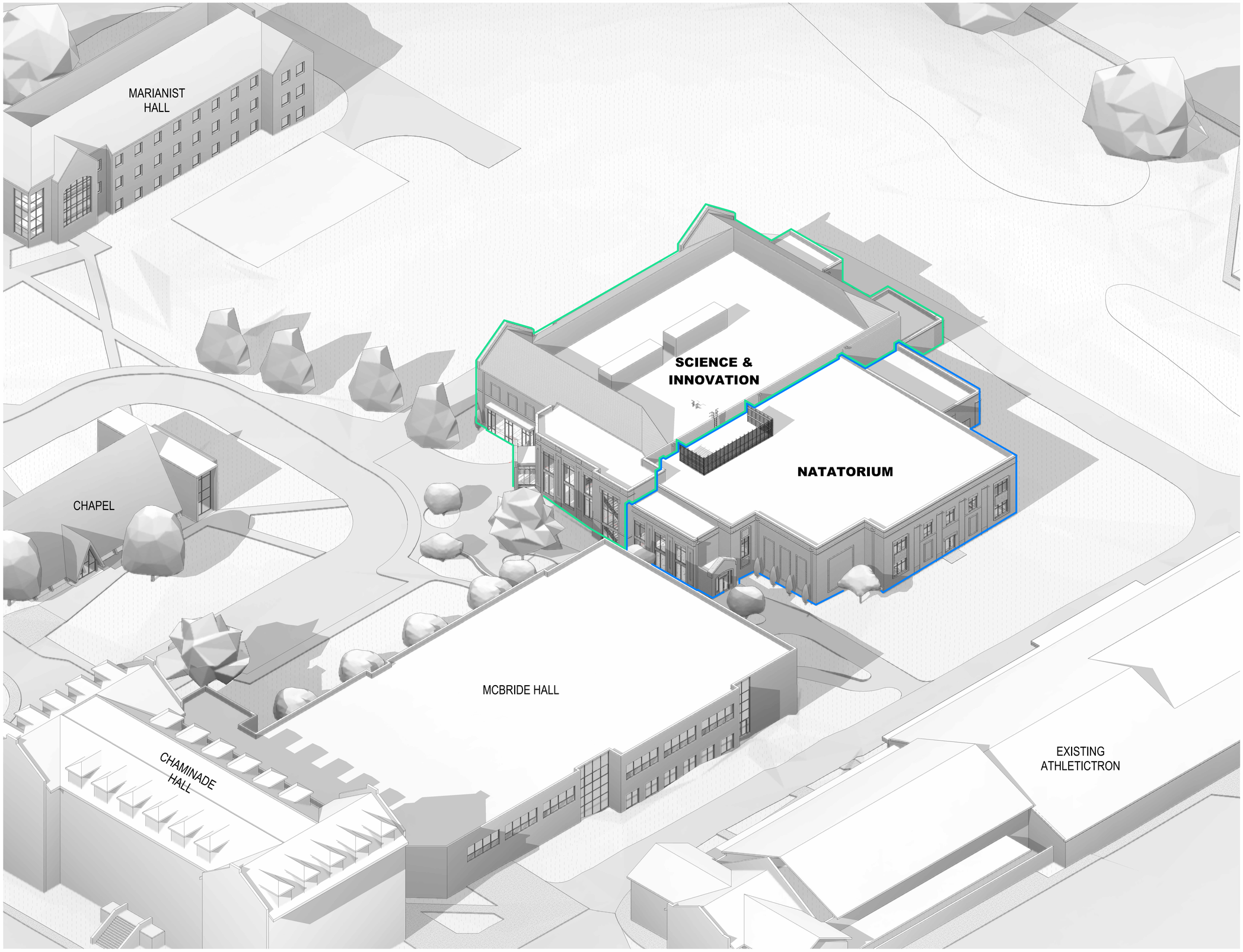
Sheet Title:

BUILDING AERIAL AXON

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.07.24

Sheet Number: A-221

2020.01.20



1 | Building Aerial Axon - SW
A-222

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LAWRENCE GROUP
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Structural Engineer	KPFF 1630 Des Peres Rd., Ste 100 St. Louis, MO 63131
COA	314.835.0524
MEPF Engineer (Criteria)	Horner & Shifrin 401 S. 18th St., Ste 400 St. Louis, MO 63103
COA	314.531.4321 314.531.6966
Pool Design	Counsilman-Hunsaker 12851 Manchester Rd., Ste 120 Des Peres, MO 63131
COA	314.894.1245
Consultant 6 Role	Consultant 6 Company Name Consultant 6 Address Consultant 6 City, State ZIP
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Consultant 7 Role	Consultant 7 Company Name Consultant 7 Address Consultant 7 City, State ZIP
COA	Consultant 7 Phone Consultant 7 Fax
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COA	Consultant 8 Phone Consultant 8 Fax

Professional Seal:

Architect COA: 00514

CHAMINADE
COLLEGE PREPARATORY SCHOOL

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No.	Description	Date

Sheet Title:

BUILDING AERIAL AXON

Project Number: 2025189
Drawn By: Author
Issue Date: 2026.07.24

Sheet Number: A-222

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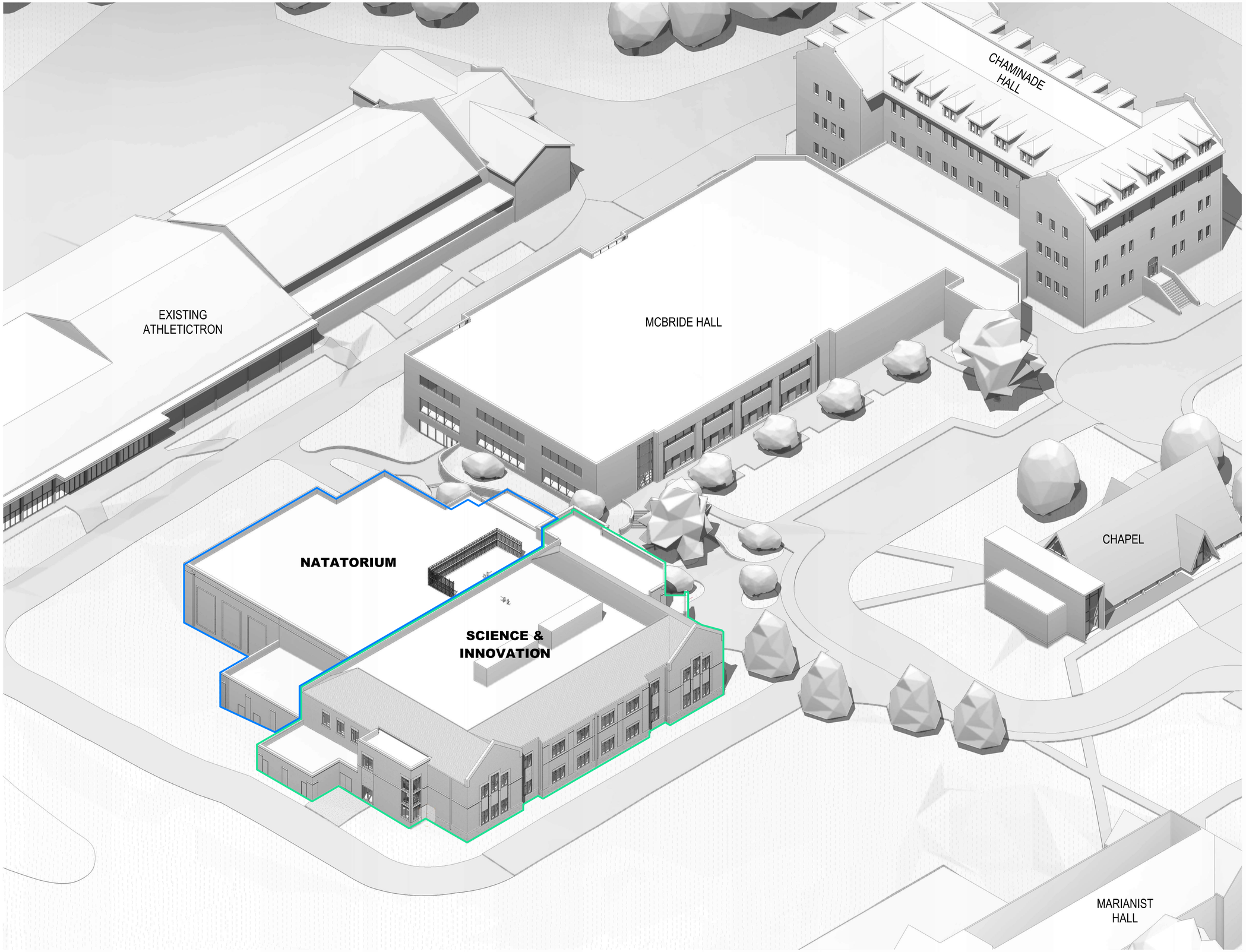

1 Building Aerial Axon - NE
A-223

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BUILDING AERIAL AXON

Project Number: 2025189
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2020.01.20

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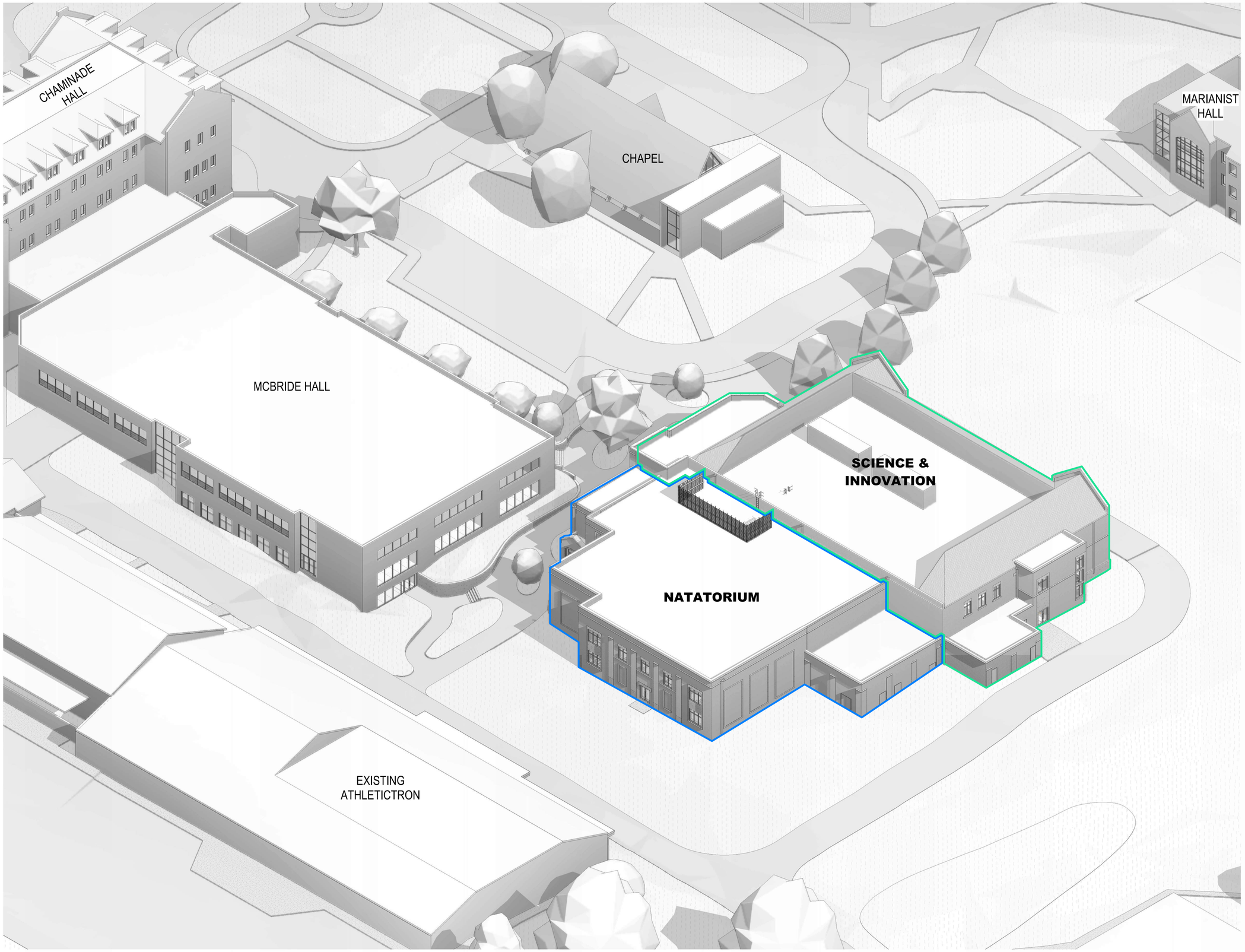

1 Building Aerial Axon - SE
A-224

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COA	Consultant 8 Phone Consultant 8 Fax

Professional Seal:

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BUILDING AERIAL AXON

Project Number: 2025189
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Sheet Number: A-224

2020.01.20

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PRM22-PM

DECORATIVE & POST TOP

DATE: 7/31 | LOCATION: CHAMINADE

TYPE: S | PROJECT: NEW SCIENCE/NATATORIUM BUILDING

CATALOG #: SEE HIGHLIGHTED ON NEXT PAGE

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- Upgrade Kits

PROMENADE

Promenade PRM22-PM

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

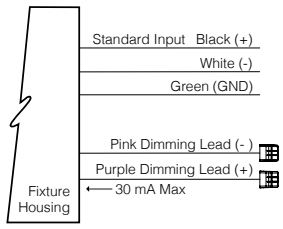
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a “designated country construction material” per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020

WARRANTY

- 5 year warranty

KEY DATA	
LUMEN RANGE	8,500-16,000
WATTAGE RANGE	70-160
EFFICACY RANGE (LPW)	34-71
INPUT CURRENT RANGE (mA)	310-700 mA
WEIGHT	45 lbs/20.4 kg
EPA	1.9

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PRM22-PM

DECORATIVE & POST TOP

DATE: 7/31 | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ORDERING GUIDE

Example: PRM22-PM-72L-500-3K7-4W-BL-TRA2M-CL-HS-AD5-UNV

CATALOG #

HOUSING

PRM22-PM

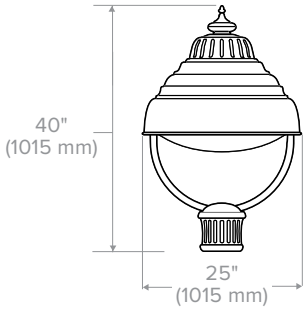
Housing	LED Quantity	Lumen Output	CCT/CRI	Distribution	Finish
PRM22-PM Promenade	**72L** 72 LED	**310** 450mA, MicroCore Equivalent	**AMB** Amber-595nm Peak[1]	**1** Type I	**BLS** Black Gloss Smooth
		335 335mA, 8,500 lumens	**3K7** 3000K, 70 CRI	**2** Type II	**BLT** Black Matte Textured
		465 700mA, MicroCore Equivalent	**4K7** 4000K, 70 CRI	**3** Type III	**DBS** Dark Bronze Gloss Smooth
		500 500mA, 12,000 lumens	**5K7** 5000K, 70 CRI	**4W** Type IV Wide	**DBT** Dark Bronze Matte Textured
		700 700mA, 16,000 Lumens		**5Q** Type V Square	**GTT** Graphite Matte Textured
		SEE E-100		**5W** Type V Wide	**LGS** Light Grey Gloss Smooth
				SEE E-100	**LGT** Light Grey Matte Textured
					PSS Platinum Silver Gloss Smooth
					VGT Verde Green Matte Textured
					WHS White Gloss Smooth
					WHT White Matte Textured

Color Option

CC [2] Custom Color

Mounting	Optional Lens	Options	Mounting Options	Voltage
STND_MNT Standard mounting slips over 5"/127mm pole	**CL** Clear Lens	**HS** House Side Shield	**TA23** 2 3/8" OD Tenon Adaptor	**UNV** 120-277V
	SG Clear Sag Lens	**SF** Single Fuse (120,277)	**TA3** 3" OD Tenon Adaptor	
		DF Double Fuse (208,240)	**TA4** 4" OD Tenon Adaptor	

DIMENSIONS



Notes:

1 Turtle Friendly

2 Consult factory for custom color, marine and corrosive finish options

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PROB

BOLLARD

DATE: 7/31 | LOCATION: CHAMINADE

TYPE: BD | PROJECT: NEW SCIENCE/NATATORIUM BUILDING

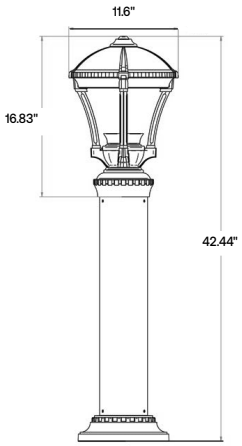
CATALOG #: SEE HIGHLIGHTED BELOW

Providence® Bollard

FEATURES

- Reliable uniform illumination
- True IES Type 2, 3, 4, and 5 distributions
- 3000K , 4000K, 5000K CCT
- 0-10V dimmable
- 20kV/10kA surge suppression
- Thermal protection

3000K and warmer CCTs only



	Weight
PROB	27 lbs / 12 kg

SPECIFICATIONS

HOUSING

- Luminaire shall have discrete optical and gear compartments that do not share any physical housings
- All housing components shall be die-cast aluminum, sealed with continuous silicone rubber gaskets
- Standard configurations shall have a clear flat tempered glass lens
- All internal and external hardware shall be stainless steel
- Optical bezel finish shall match the luminaire housing
- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- LED optics shall be clear injection molded PMMA acrylic
- MCPCB and optic shall be sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket. IP66

INSTALLATION

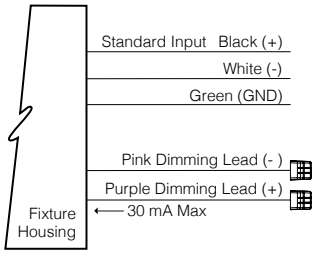
- Fixture shall slip over two 1⁄2" x 10" x 2" anchor bolts supported by hex nuts and washers to level fixture. Provision for water drainage at footing is recommended
- One-piece cast aluminum arms accept the standard 3" slip fitter on the Providence fixture
- Arms are prewired with quick disconnects
- Wall mounted arms do not include wall mounting hardware
- Pole mounted arms use 3/8-16 hardware bolts for attaching to the pole
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal
- Luminaire shall have tool-less service access to the gear compartment. Driver and surge suppressor shall be mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

ELECTRICAL

- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers shall be U.L recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV

ELECTRICAL (CONTINUED)

- Luminaires not configured with an optional control system shall be provided with 0-10V purple and pink dimming leads



CERTIFICATIONS

- Luminaire shall be listed with ETL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250
- IDA approved, 3000K and warmer CCTs only

WARRANTY

- 5 year warranty

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ORDERING GUIDE

Example: PROB-Y2-2040-LDL-BLT

CATALOG #

Model		Distribution		Lumen Package		Color	
PROB	Providence Bollard LED	**Y2**	Type 2	**2030**	3000K CCT, 25 watts	**BLS**	Black Gloss Smooth
		Y3	Type 3	**2040**	4000K CCT, 25 watts	**BLT**	Black Matte Textured
		Y4	Type 4	**2050**	5000K CCT, 25 watts	**DBS**	Dark Bronze Gloss Smooth
		Y5	Type 5	**3030**	3000K CCT, 43 watts	**DBT**	Dark Bronze Matte Textured
				3040	4000K CCT, 43 watts	**GTT**	Graphite Matte Texture
				3050	5000K CCT, 43 watts	**LGS**	Light Grey Gloss Smooth
						LGT	Light Grey Matte Textured
						PSS	Platinum Silver Gloss Smooth
						VGT	Verde Green Matte Textured
						WHS	White Gloss Smooth
						WHT	White Matte Textured
						CC	Custom Color [1]

Options		Mounting	
FS1	Fusing	**FL**	Fluted Shaft 5" DIA.
DSC	Dark Sky Cap	**RD**	Round Shaft 5" DIA.
PFC	Brass Painted Finial	**PM**	Pier Mount
BPS	Brass Painted Struts		
LDL	Lightly Diffused Lens		

Notes:
1 Consult factory for custom color, marine and corrosive finish

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PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

TUESDAY, SEPTEMBER 8, 2026

6:00 P.M.

PUBLIC HEARING

APPLICATION NO. 26-023

THOSE IN ATTENDANCE:

Ms. Julie LaBonte, Chair
Mr. Thomas Buelter
Mr. Christopher Clark
Ms. Danielle Singer
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, MO-CCR #314, IL-CSR, KS-CCR
4772 Gatesbury Drive
St. Louis, MO 63128
(314) 974-1199

CHAIRMAN LABONTE: We'll call the meeting to order at six o'clock with roll call.

Mr. Buelter?

MR. BUELTER: Here.

CHAIRMAN LABONTE: Mr. Clark?

MR. CLARK: Here.

CHAIRMAN LABONTE: Ms. O'Brien is absent.

Ms. Singer?

MS. SINGER: Here.

CHAIRMAN LABONTE: Mr. Tomlinson is absent.

Mr. Wang is absent.

Mr. Lumley?

MR. LUMLEY: Here.

CHAIRMAN LABONTE: Mr. Jaggi?

MR. JAGGI: Here.

CHAIRMAN LABONTE: Ms. Moore?

MS. MOORE: Here.

CHAIRMAN LABONTE: And, Ms. Bollinger?

MS. BOLLINGER: Here.

CHAIRMAN LABONTE: I'll ask for a motion to approve the agenda. We are going to be shifting the Public Hearing 26-021, which currently is No. 2, we're going to shift that to No. 3, so Application 26-026 will be Item 2.

If I can have a motion for approval.

MR. BUELTER: Motion to approve to modify the agenda.

CHAIRMAN LABONTE: Second?

MS. SINGER: Second.

All in favor.

(All ayes. No nays.)

CHAIRMAN LABONTE: So we'll open up with Public Hearing Application 26-023: An Application for a Site Concept Plan Amendment, a Conditional Use Permit Amendment, and a Site Development Plan for a New Natatorium Building for the Chaminade Campus Located at 425 South Lindbergh Boulevard.

If anyone speaking could please come forward to be sworn in.

(The speakers were sworn in by the court reporter.)

MR. GUIDRY: Good evening. My name's Todd Guidry. I'm the President of Chaminade. Thanks for having us tonight.

Chaminade values our relationship with the city and with Creve Coeur, and we take very seriously our responsibility to be good neighbors and good citizens, and we look forward to our great partnership with the city.

We are exploring the opportunity to expand our campus to best meet the needs of our students and to

continue to be a great option for young men in St. Louis area and from around the world.

And the project that we are discussing tonight is a new center for science and innovation and a new natatorium. It will, potentially, transform our campus and enhance the experience of our students.

We're thrilled to have partnered with the Lawrence Group for our design work and Holland Construction as our contractor. They've been exceptional to work with the past few months, and we look forward to working with them for a long time.

I'm happy to introduce Jim Shearer from the Lawrence Group to share more about the work that we're doing.

Thank you.

CHAIRMAN LABONTE: Thank you.

MR. JIM SHEARER: Good evening, Everybody, and thank you for your time.

The project that we're presenting tonight for Chaminade High School is a new natatorium and science building.

The building is about 56,000 square feet and is a two-story building.

It will house an eight-lane competition swimming pool with spectator seating for the natatorium, and it

will house science classrooms and an innovation lab and program for the science building side.

And the project will include the demolition of the existing Frishe Hall Building on campus.

The existing site is an open green space in the middle of the campus, partially green space and partially an overflow parking lot. That overflow parking lot will also be demolished to make way for the new building.

And then the adjacent buildings all are -- have a red brick building about two stories, so that our height is compatible with those buildings as well.

So the building occupies the center portion of the site. It is -- the closest property line is about 530 feet away from the building, and it's adjacent to -- closest to McBride Hall and Juergens Hall on the site right there.

The parking lot that is being demolished occupies the natatorium spot, and then Frishe Hall occupies the space in between the chapel and McBride Hall, and that will also be demolished to make way for the new improvements.

The parking that is being demolished will be replaced by the expanded parking lot on the north portion of campus. That's an existing parking lot that will be expanded to make up and add a few spaces to the site after

it's said and done.

And the building is intended -- it will not increase enrollment on campus.

With the demolition to Frishe Hall and the addition of the science buildings, that will relocate program from other buildings and the demolished spaces within Frishe Hall will then find space in that relocated space from the building.

So, additional site improvements that we're making include the widening of the fire lane in between the Juergens and McBride to allow for improved fire department access. That widening will continue to just past our building. The demolition of Frishe Hall allows the extension of the loop entry drive through the campus to access the building and that will also be wide enough to be a fire lane.

And then those two items are connected by another fire lane on the west side of the new building and the south side of the new building allowing much improved access to our building and through the site for the fire department.

And then the additional impervious area on the site will be taken care of with additional stormwater detention space. We're expanding an existing stormwater detention basin on site to accommodate the additional

runoff.

Landscape improvements include new islands and trees as required in the parking lot, and mitigating some problems with some old trees that we have on campus, so removing some of the old trees that are in the way, and addition of new trees and landscape around the building and the plaza between the two buildings that is part of the design.

In section we're just showing that the building is two stories in height compatible with McBride Hall adjacent to it, Juergens Hall, which is across the fire lane, and the existing Marianist Residence Hall, which is also two stories on the building.

The average building height will be approximately 36 feet.

First floor houses the competition swimming pool on the natatorium side, as well as lockers and support spaces. And then the innovation lab program and classrooms on the first floor. There's a separate entrance for both the -- the science building and the natatorium. A point of connection between will be secured at all times via electronic access to prevent people from walking back and forth through -- between the two buildings, namely, students during the day.

Second floor then houses spectator seating for

the natatorium and traditional physics, biology and chemistry classroom labs on the second floor.

There's a single elevator shared by the two buildings that will access both sides, but that will also be controlled via electronic access to prevent -- for security reasons.

And then on the roof, the buildings are designed as a flat roof building. The science building side has a mansard roof built up to screen the rooftop mechanical units. That mansard will be an asphalt shingle to match the residence hall across the quad on the other side of campus. And then the rooftop unit on the natatorium, we're planning to screen with a metal rooftop screen.

The exterior design is intended to be compatible with the campus. We're using a traditional design that utilizes the red brick that is used elsewhere on campus on the existing buildings. We've incorporated a lot of stonework along the base of the building and around the windows, which is also compatible with the buildings all the way back to the original McBride Hall and campus.

The mansard uses an asphalt shingle that matches the chapel and the residence hall and the other buildings on campus. And the -- the storefront matches the -- the chapel on campus. And fenestration reflects the two-story building, as well as compatibility with the other

buildings.

And these are views around the building looking at the natatorium side showing the stonework and detailing to help create interest in the building.

The 3D view really just shows its proximity to the existing McBride Hall and the existing athletic building.

And our elevations show the two-story reflected in the windows and the -- the pitched roofs and peaks that are compatible with the other buildings on campus and reflect a more traditional design in keeping with -- with the campus.

So I appreciate it. Thank you for your time.

MR. BUELTER: Couple of quick questions.

And I might have missed it in here.

MR. JIM SHEARER: Uh-huh.

MR. BUELTER: ADA compliance?

MR. JIM SHEARER: So, both entries into each building are -- are ADA accessible to the site. The elevator provides access to the second floor of both buildings.

MR. BUELTER: Okay.

MR. JIM SHEARER: And every space within the building is fully accessible.

If I flip back. We are adding ADA spaces right

here along the extended entry drive intended to serve the building.

MR. BUELTER: Great.

And the other question I had is with the addition of parking lot in there, just quick discussion of lighting plan for the parking lot.

MR. JIM SHEARER: So the existing parking lot has poles that extend down the center. We're planning on replacing the old, not the poles, but the light fixtures themselves on top of the poles for the existing parking lot, and adding three new poles around the expanded parking that will match lighting and height of the pole, the existing poles.

MR. BUELTER: Thank you.

MR. JIM SHEARER: You're welcome.

MR. BUELTER: That's all I had.

MR. CLARK: I had one other question. On the additional parking, if I remember right, I think I just parked there the other day, it sits on a pretty -- a slope, pretty big slope, doesn't it, going down toward the baseball field, so is this a retaining? What are you doing?

MR. JIM SHEARER: So it will continue to slope down, and there's existing site improvements along here, that's a path down there that helps mitigate the slope.

There's no need to add an additional retaining wall --

MR. CLARK: Okay.

MR. JIM SHEARER: -- the existing conditions along there, there's a little bit of modification of the path, so that we can tie into that existing path --

MR. CLARK: Okay.

MR. JIM SHEARER: -- but otherwise there's no need for a retaining wall there.

CHAIRMAN LABONTE: Can you talk a little bit about the security with the stairs and the elevator and the access points.

MR. JIM SHEARER: I can.

So access to the science building will be through this main entrance right here, and that will be the sole access point for students. There's another door at the end here, which serves mainly as an exit from the building, but will be secured with a card reader, so faculty and staff can get in that entrance. The entry to the natatorium, the sole entry is -- is at this point right here on the east side of the building.

The one connection between the two will be closed and secured with an electronic card reader access system. The only people that will have the -- the card that will allow the passage between there will be faculty and staff. Students will not be able to pass back and

forth between the buildings.

In addition, with the elevator being shared by the two buildings and being a two-sided elevator, we are going to incorporate that access control system into the elevator and tie that into the elevator controls, so that a student needing to use that elevator will have access from one side, but not through to the other side of the -- of the building.

CHAIRMAN LABONTE: And then vice versa. So if I'm --

MR. JIM SHEARER: Correct.

CHAIRMAN LABONTE: -- an attendee coming in and need, you know, ADA access --

MR. JIM SHEARER: Uh-huh.

CHAIRMAN LABONTE: -- there, I would have access to that side, but it wouldn't open the other side, is that what you're saying?

MR. JIM SHEARER: That is correct, yes.

CHAIRMAN LABONTE: Okay.

MR. JIM SHEARER: Yes.

CHAIRMAN LABONTE: Great. Thank you.

MR. JIM SHEARER: Uh-huh.

CHAIRMAN LABONTE: Okay. Thank you.

MR. JIM SHEARER: Thank you.

MS. MOORE: Hello. Bethany Moore, City Planner.

So this is an application for a site concept plan amendment, a conditional use permit amendment, and a site development plan for the new natatorium building for the Chaminade campus located at 425 South Lindbergh Boulevard.

So, I feel like the applicant did a really good job of explaining the project, so I will try and go through some of these things that are going to repeats quickly, but if you have questions, just let me know.

So, the project -- excuse me -- includes a two-story natatorium building with a storm shelter and a science classroom space, which will be just under 60,000 square feet.

It's located within the middle of the Chaminade campus. As the applicant stated, it's over 500 feet from the closest property line, which would be down here.

They will be demolishing Frishe Hall, as well as the old tennis courts, which have been used as overflow parking, so those will be coming out.

And they will also be installing a 66-space parking lot expansion adjacent to the baseball field. So that's up here.

They are also widening that internal road for better access, and that's something that they've been working with the fire district with as well, and so

they've reviewed the plans and given comment.

And there is no increase in student population as part of this project.

So, this is within our A-Single Family Residential Zoning District, and this use is an existing conditional use. So it already has a conditional use permit, so this change would be to amend that conditional use permit for this new building.

So this requires 50 feet of buffers on all sides of the property, which, again, are unchanged.

The maximum building height in Zone A is 50 feet, and the highest point of this building will be 47 feet.

The maximum site coverage is now 50 percent for this use. And their proposal will bring them up to 26.2 percent, so they're well under that.

Their floor area ratio also is under the required 0.3.

And then parking. So, one space is required for every four students, plus one space for each employee, for a total of 376 spaces for the school use.

With this project, removing of the overflow parking and then installing the new parking expansion and then the parking around the new building, they will have a total of 555 provided on site.

So, this is the amended site concept plan for projects that are 10 acres or greater, a site concept plan is required and so in order to amend the CUP, they also need to amend their site concept plan, and so they have done that, and that's what we're seeing here.

This is the new building, the new parking lot, removal of this overflow parking tennis area and then Frishe Hall, which is right here.

Again, just the site plan. We have the building, the parking lot, and then you can also see the stormwater here. So the stormwater is piped to the new and existing B&Ps on site for both projects here and then here. And it is currently under review at MSD.

Their new parking lot will also include EV ready spaces, and they have them marked here, which is part of our requirements for parking lots for new additions.

And then also they have proposed widening the street here for access, which, again, has been reviewed by the fire district.

Here's their exterior elevations. Again, their materials match the existing, the design matches the existing. It's very compatible with other buildings on campus. So we don't have any concerns with that.

Also, the way that the building is designed, the RTUs will sit lower, and so that roof will sit higher and

screen most of them, and then where it won't be screened by the roof, they are proposing metal screening for those rooftop units.

But, again, here is just the materials, we have brick and then that cast stone trim detail.

And then for the landscaping plan. Construction requires removal of 21 trees, but they are planting 45 new trees throughout the site within the parking lot and then around the building as well.

And then for their lighting plan. So they are proposing new lighting on the existing poles, but also some new poles. And, so, in our Residential Zoning Districts the Zoning Code requires that those light poles be no more than 16 feet. So all new light poles will be maximum 16 feet, but the existing ones will be getting new compliant light heads, and that has been added as a condition of approval. Then they also will have these bollard lighting for pedestrian.

And, again, I have just highlighted the conditions of approval. This proposal will be amending Ordinance 5117, which is their conditional use permit to allow for the construction of the new natatorium building, and it also will be repealing Condition 5 of the most recent ordinance from 2023, which was for the construction of that new residence hall.

Because that condition allowed for overflow parking on the old tennis courts, but since those tennis courts are being removed, then that condition will no longer be valid.

And then also their condition to submit final lighting plan for staff approval showing that all new light poles are at a maximum of 16 feet.

Any questions?

CHAIRMAN LABONTE: I'm just wondering, do we want to cull out that it's not just a natatorium? Cause I know like we see STEM and natatorium, or there's other words being used here, so I think it's a little confusing when we just call it a natatorium. So I don't know if that matters with amending the ordinance to allow, or how we want to maybe word that, so that it's clear that it's not just a natatorium, that there's also classroom STEM space.

MS. MOORE: Yeah, I think we can -- we can change that language, so it's a little bit more clear on Condition 1.

CHAIRMAN LABONTE: Yeah, I think that would be good. Thank you.

MS. MOORE: Yeah.

CHAIRMAN LABONTE: Any other questions for Bethany?

Thank you, Bethany.

MS. MOORE: Thank you.

CHAIRMAN LABONTE: Okay. I'll open it up for public comment.

MR. BUELTER: I move to --

CHAIRMAN LABONTE: Oh.

MR. BUELTER: I'm sorry, go ahead.

MR. LUMLEY: I offer the following exhibits into the record of this public hearing: Documentation in possession of the City Clerk reflecting the public notice that's been provided, the staff report and the applicant's presentation this evening, City Code of Ordinances and Charter, the City Comprehensive Plan and the public file regarding this application.

The Public Hearing was concluded at 6:20 p.m.

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

I, Deborah K. McLaughlin, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I reported the Planning and Zoning Public Hearing stenographically and later reduced to typewriting; and that this is a true and accurate transcript of the public hearing.

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, MO-CCR, IL-CSR, KS-CCR

MEMORANDUM

DATE: September 9, 2026

TO: Kris Simpson, City Administrator

FROM: Joan Leary, Director of Finance

CC:

SUBJECT: 2026 Property Tax Rate

RECOMMENDATION:

Staff recommends approval of the proposed legislation setting the 2026 tax rate for the City of Creve Coeur, including the debt service levy.

BACKGROUND INFORMATION:

The proposed property tax rates, noted below, for 2026 as compared to the 2025 rates are unchanged:

	2025 Tax Rate	2026 Proposed Tax Rate	2025 Debt Service Levy	2026 Proposed Debt Service Levy
Residential	0.0630	0.0630	0.0820	0.0820
Commercial	0.0770	0.0770	0.0820	0.0820
Agricultural	0.0560	0.0560	0.0820	0.0820
Personal	0.0000	0.0000	0.0820	0.0820

Personal property tax only applies to the Debt Service Levy dedicated to retiring the 2017 General Obligation (GO) Bonds, as required under state statute. Personal property tax does not apply to the City's General Tax Levy. The City of Creve Coeur is the only taxing entity among all of the taxing entities serving Creve Coeur that does not levy a tax on personal property.

The 2026 proposed tax rates are at the tax rate ceiling, any increase to the rate would require voter approval under the Hancock Amendment.

The assessed valuation (AV) for residential, agriculture, commercial and personal properties has increased $5,316,520 with $2,864,400 of it being from new construction. Due to the minimal changes in assessed values, there were no changes in any of the tax rates from the prior year.

The current assessment numbers for 2025 and 2026 are listed below:

	2025 Post-BOE	2026 Pre-BOE
Residential	820,757,550	822,319,220
Commercial	474,787,980	472,690,177
Agricultural	3,590	3,590

Below is the Revenue projected for the General Fund and the Debt Service Fund for FY 2026 and 2027 (which occur during calendar year 2025 and 2026, respectively):

	2025 Current Tax Rates	FY 2026 General Fund Revenue	FY 2026 Debt Fund Revenue	2026 Proposed Tax Rates	FY 2027 General Fund Revenue	FY 2027 Debt Fund Revenue
Residential	0.0630	517,077	673,021	0.0630	518,061	674,302
Commercial	0.0770	365,587	389,326	0.0770	363,971	387,606
Agricultural	0.0560	2	3	0.0560	2	3
Personal Prop.	0.0820	0	128,929	0.0820	0	133,729
		* 882,666	* 1,191,280		* 882,034	* 1,195,640

*Prior to Uncollectibles

The proposed tax rates are based upon figures before the Board of Equalization (BOE) adjustments. It could be necessary to adjust the tax rates at the final meeting in September based upon the post-BOE assessment figures. Also, please note that assessed value, which property taxes are based upon, is 19% of estimated market value for residential and 32% of estimated market value for commercial real estate, and 33% for personal property.

Based upon the proposed tax rate for residential property and the debt service levy, a person with a house valued at $500,000 and personal property valued of $30,000, would pay the City of Creve Coeur $146.00 in property taxes for 2026. Of this total, $60 will go the General Fund and $86 to the Debt Service Fund.

The Debt Service Levy was established to retire the GO Series 2017 Bonds in the amount of $10,635,000, which was established for the purpose of constructing, furnishing, and equipping

a new police station and making safety, security and accessibility renovations to the Government Center.

The new police station, completed in 2019, was funded by the 2017 GO Bond, leaving approximately $1 million unspent. Instead of using these remaining funds for safety, security, and accessibility improvements at the Government Center, they were used to pre-pay existing GO Bond debt in July 2025.

ATTACHMENTS:

An ordinance setting the 2026 property tax rates for the City of Creve Coeur and the published Public Hearing Notice.

BILL NO. __6231__ ORDINANCE NO._____

AN ORDINANCE ORDERING THE LEVY AND ESTABLISHMENT OF THE RATES OF ANNUAL TAXES FOR MUNICIPAL PURPOSES IN THE CITY OF CREVE COEUR FOR THE YEAR 2026.

WHEREAS, THE CITY COUNCIL OF THE CITY OF CREVE COEUR HELD A PUBLIC HEARING REGARDING THE SETTING OF ITS REAL PROPERTY TAX RATES FOR 2026 AT THE CREVE COEUR GOVERNMENT CENTER ON SEPTEMBER 14, 2026 AT 7:00 P.M.; AND,

WHEREAS, NOTICE OF THE PUBLIC HEARING ON THE 2026 REAL PROPERTY TAX RATES WAS PREVIOUSLY PUBLISHED AT LEAST 7 DAYS PRIOR TO THE HEARING, IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY; AND,

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID MEETINGS AND DESIRING TO BE HEARD WERE GIVEN AN OPPORTUNITY TO BE HEARD AND A COPY OF THE PROPOSED ORDINANCE WAS MADE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO ITS CONSIDERATION BY THE CITY COUNCIL AND THIS BILL HAVING BEEN READ BY TITLE AT TWO SEPARATE OPEN MEETINGS BEFORE FINAL PASSAGE BY THE CITY COUNCIL; AND,

WHEREAS, 2026 TAX RATES OF $.063 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION FOR RESIDENTIAL PROPERTY, $.077 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION FOR COMMERCIAL PROPERTY, $.056 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION FOR AGRICULTURAL PROPERTY, AND $.082 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION FOR DEBT SERVICE LEVY ON REAL AND PERSONAL PROPERTY COMPLY WITH THE LAWS OF THE STATE OF MISSOURI AND MEET THE CITY'S BUDGETED REVENUE REQUIREMENTS FOR SUCH TAXES;

WHEREAS, THE INCREASE FROM NEW CONSTRUCTION IS $1,997 (0.23%), AND THE DECREASE FROM LOWER ASSESSED VALUATIONS IS $2,628 (0.30%), RESULTING IN A TOTAL TAX REVENUE DECREASE OF 0.07%.

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

SECTION 1. THERE IS HEREBY LEVIED UPON ALL REAL PROPERTY SUBJECT TO TAXATION FOR SAID PURPOSE IN THE CITY OF CREVE COEUR, MISSOURI, AND EACH CLASS AND SUBCLASS THEREOF AS ESTABLISHED BY STATE LAW, AND IN THE CASE OF THE DEBT LEVY ALSO ON PERSONAL PROPERTY, TAXES FOR MUNICIPAL PURPOSES FOR THE YEAR 2026 AS FOLLOWS:

RESIDENTIAL PROPERTY	$.063 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION
COMMERCIAL PROPERTY	$.077 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION

AGRICULTURAL PROPERTY	$.056 ON EACH ONE HUNDRED DOLLARS ($100.00) OF ASSESSED VALUATION
DEBT SERVICE LEVY	$.082 ON EACH ONE HUNDRED DOLLARS (REAL AND PERSONAL PROPERTY) ($100.00) OF ASSESSED VALUATION

SECTION 2. THIS ORDINANCE SHALL BECOME EFFECTIVE PURSUANT TO THE PROVISIONS OF 3.11(G) OF THE CHARTER.

PASSED BY CITY COUNCIL THIS_____DAY OF _____, 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

MEMORANDUM

DATE: August 24, 2026

TO: Kris Simpson, City Administrator

FROM: Jeffrey Hartman, Chief of Police

CC:

SUBJECT: Amended WCDC Participation Agreement

RECOMMENDATION:

It is my recommendation that the City of Creve Coeur agree to the amended terms of our interagency agreement with the West Central Dispatch Center.

PROJECT FUNDING (If Applicable):

This Agreement does not require any additional funding above what has already been approved in the FY 2026-2027 budget. It is important to note that this agreement will reduce Creve Coeur's percentage of Center operations cost from 39.8% to 22.3%. The estimated annual savings to the City will be approximately $187,000.

BACKGROUND INFORMATION:

As approved by the Maryland Heights City Council, the Maryland Heights Police Department will be joining WCDC. The addition of MHPD to WCDC requires an amendment to the Participation Agreement from all participating agencies. Before the City Administrator can sign the amended agreement, the City Council must approve, by ordinance, the amended cooperative agreement.

BID SUBMITTALS (If Any):

NA

PROJECT SCHEDULE (If Applicable):

A firm date has not been established regarding the migration of MHPD into WCDC. The estimated date of move is no earlier than October 2027 and no later than January 1, 2027.

ATTACHMENTS:

Amended WCDC Participation Agreement

BILL NO. ___6232_____ **ORDINANCE NO. _____**

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR, MISSOURI, TO EXECUTE AN AMENDED PARTICIPATION AGREEMENT WITH THE WEST CENTRAL DISPATCH CENTER (WCDC) AND THE OTHER PARTICIPATING CITIES.

WHEREAS, the City of Creve Coeur is currently a member agency of the West Central Dispatch Center (WCDC), a cooperative agency established pursuant to Chapters 70 and 321 of the Revised Statutes of Missouri for the joint and mutual operation of a centralized emergency communication system; and

WHEREAS, the Maryland Heights City Council has approved the Maryland Heights Police Department joining the WCDC; and

WHEREAS, the addition of Maryland Heights as a participating agency requires an amendment to the WCDC Participation Agreement from all existing member municipalities; and

WHEREAS, the inclusion of the Maryland Heights Police Department will optimize operational efficiencies and reduce the City of Creve Coeur's percentage of Center operations costs from 39.8% to 22.3%; and

WHEREAS, Section 10 of the Amended Participation Agreement requires each member municipality to deliver a certified copy of a suitable ordinance authorizing the execution of said agreement prior to its formal execution.

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

Section 1. The City Council hereby approves the amended terms of the cooperative agreement with the West Central Dispatch Center to accommodate the admission of the Maryland Heights Police Department.

Section 2. The City Administrator is hereby authorized and directed, on behalf of the City of Creve Coeur, to execute the Amended West Central Dispatch Center Participation Agreement, substantially in the form attached hereto as Exhibit 1 and incorporated herein by reference.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED THIS _____ OF _____, 2026.

_____
DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

BILL NO. ___6232_____ **ORDINANCE NO. _____**

APPROVED THIS _____ DAY OF _____, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE
CITY CLERK

AMENDED WEST CENTRAL DISPATCH CENTER PARTICIPATION AGREEMENT

THIS AGREEMENT, entered into on the effective date hereinafter set forth, by and between signatories hereto (and also those which may hereafter become signatory hereto) and upon such effective date replacing the initial West Central Dispatch Center Participation Agreement:

WITNESSETH

WHEREAS, a Dispatching Center is desired for the municipalities of Creve Coeur, Frontenac, Ladue, Maryland Heights, and Town and Country, located in St Louis County, Missouri; and

WHEREAS, such System can be of great value to its constituent municipalities, the signatories hereto; and

WHEREAS, the addition of other municipalities or similar groups to the System will provide for more efficient and economical dispatching of life and property saving services; and

WHEREAS, the cost of providing and maintaining an emergency dispatching system is fiscally inefficient and burdensome for any one of such signatories; and

WHEREAS, a centralized police, fire and other emergency dispatching system can adequately serve the needs of all of such signatories; and

WHEREAS, Chapters 70 and 321 of the Revised Statutes of Missouri authorize joint exercise by two or more local governments of any power common to them; and

WHEREAS, it is the desire of the signatories hereto to provide for and maintain a joint central dispatching system for their mutual advantage and concern,

NOW, THEREFORE, for and in consideration of the premises, the mutual advantages to be derived therefrom and in consideration of the mutual covenants herein contained, it is agreed by and between the parties hereto as follows:

1. Cooperative Agency Established. Pursuant to the joint powers authorization of Chapters 70 and 321 of the Revised Statutes of Missouri, the undersigned do hereby enter into this cooperative agreement for the joint and mutual operation of a centralized communication system, to be known as "West Central Dispatch Center" (hereinafter designated as WCDC, which shall consist of all of the parties that become signatories hereto).

2. By-Laws. WCDC shall be subject to and shall be governed by its By-Laws, a copy of the current version of which, with prior amendments, is attached hereto as Exhibit "A" and by this reference made a part of this Agreement, subject to any amendments which may be made to the WCDC By-Laws in the manner and means set forth therein. Such Bylaws shall be deemed amended to conform to this Amended Participation Agreement upon the effective date.

3. Remote Prisoner Monitoring. A Member of WCDC will be provided with remote prisoner monitoring at no additional cost, as long as the member agrees to be bound by, and complies with, the procedures set forth in the attached "Remote Prisoner Monitoring Guidelines," attached hereto as Exhibit "B" and by this reference made a part of this Agreement.

4. Participation. Each existing member of WCDC (and each member that may hereafter join WCDC in accordance with the WCDC By-Laws) is a member of WCDC and is entitled to the rights and privileges and is subject to the obligations of membership, all as provided in the WCDC By-Laws.

5. Withdrawal. Any party to this Agreement may cease to be a party and may withdraw from participation in WCDC after a period of 18 months from the Effective Date of this Agreement in the manner and means set forth in the WCDC By-Laws.

6. Powers of WCDC. WCDC shall have the power in its own name to make and enter into contracts, to employ agents and employees, to acquire, hold and dispose of property, real and personal, and to incur debts, liabilities or obligations necessary for the accomplishment of its purposes, but no such contract, employment, purchase, debt, liability or obligation shall be binding upon or obligate any member except as authorized by the WCDC By-Laws. WCDC shall not have the power to levy taxes.

7. Amendments. This Agreement may not be further amended, except by written agreement and resolution of all the then parties to it. However, the By-Laws may be amended from time to time by the methods and means provided herein, provided such amendments do not conflict with the terms set forth in this Agreement.

8. Duration. This Agreement and WCDC shall continue in effect until rescinded by unanimous consent of the then parties or until terminated in the manner provided in the WCDC By-Laws. Upon such termination, the remaining assets shall be disposed of in the manner set forth in the WCDC By- Laws.

9. Enforcement. Each member shall have the right to enforce this Agreement against any other members. If in conjunction with enforcing this Agreement legal action is necessary, a defaulting member shall pay reasonable attorney's fees to WCDC as adjudicated by the Court

10. Authorization. Prior to execution of this Agreement, each member shall deliver to the other members a certified copy of a suitable ordinance authorizing and directing the execution of this Agreement.

11. Effective Date. This Agreement shall become effective when signed by all of the respective representatives of the Cities of Creve Coeur, Frontenac, Ladue, Maryland Heights, and Town and Country, Missouri.

IN WITNESS WHEREOF, the undersigned have set their signatures on the respective dates set forth below. This document may be signed in duplicate originals.

CITY OF CREVE COEUR, MISSOURI

By: _____

Date: _____

CITY OF FRONTENAC, MISSOURI

By: _____

Date: _____

CITY OF LADUE, MISSOURI

By: _____

Date: _____

CITY OF MARYLAND HEIGHTS, MISSOURI

By: _____

Date: _____

CITY OF TOWN AND COUNTRY, MISSOURI

By: _____

Date: _____

Exhibit A

BY-LAWS
FOR
WEST CENTRAL DISPATCH CENTER

ARTICLE I

PURPOSE

The West Central Dispatch Center, hereinafter referred to as WCDC, is a co-operative agreement agency voluntarily established by its members for the purpose of providing the hardware, software, services, labor and other items necessary and appropriate for the establishment, operation and maintenance of a joint police, fire and other emergency communications center for the mutual benefit of its members, and other contracting agencies.

ARTICLE II

POWERS

WCDC shall in its own name possess the power to:

A. enter into contracts;

B. hire, fire and discipline agents and employees;

C. acquire, lease, lend, hold and dispose of property, both real and personal;

D. incur debts, liabilities or obligations necessary for the accomplishment of its purpose;

E. sue and be sued in its corporate name and to have and use a corporate seal;

F. employ necessary personnel for the operation and maintenance of a system adequately designed to handle citizens' calls for police, fire and emergency medical services as well as the dispatch of members' field units, and;

G. exercise all powers necessary and incidental to carrying out the purposes set forth in Article I of these By-Laws.

ARTICLE III

MEMBERSHIP

A. Any municipality or other governmental entity within the practical operating sphere of the WCDC headquarters is eligible for membership, provided that at least two-thirds of the parties to the existing Participation Agreement agree and sign an amended WCDC Participation Agreement.

B. Continued membership in WCDC shall be contingent upon the payment by each member of an annual assessment and any additional fees that may be determined by the Board of Directors consistent with the financing procedures set forth in Article VIII.

C. Upon becoming a member, any new member shall become subject to all existing debts and liabilities and start up costs of WCDC on a proportionate basis to the same extent as all other members.

D. In addition, any new member agency shall be liable for all costs of adding or modifying hardware and/or software necessary to effectively accommodate the operational needs of the new member agency, and of insuring that there is no degradation of existing capability due to the admission of the new member agency.

Each new member agency shall pay a proportionate share of the normal, continuing operating expenses of WCDC as provided by the adopted fee structure as well as its proportionate share of any special assessment which may be approved by the members.

Independent of, and in addition to, the calculated annual service fee, a new member agency shall be obligated to pay a one-time admission fee in order to receive services from WCDC. The amount of the admission fee shall as set forth in the approved WCDC budget in effect at the time of admission.

Payment of the new member agency admission fee shall be deferred for so long as the new member agency continues membership in WCDC. If the new member agency continues membership for five (5) years, payment shall be waived. Prior to completing five years of membership, for each full year of membership, 20% of the admission fee shall be waived. A new member agency that terminates membership shall make immediate payment on the effective date of termination equal to the balance of the admission fee remaining due after applying waivers as stated above. The admission fee paid by a new member agency will be remitted back in equal shares to the existing members.

[1] Revised 05-25-2026 Changing the Initial Admission Fee requirement and forgiveness after five (5) years.

ARTICLE IV

BOARD OF DIRECTORS

A. Purpose

There is hereby established a Board of Directors which shall consist of the City Manager, City Administrator or other appointed executive officer of each member (such person shall be referred to hereinafter as Director). The Board of Directors shall further consist of a Secretary, a Treasurer, and a Deputy Treasurer[1] to be appointed in accordance with these By-Laws. Each Director shall serve without salary, but each may be reimbursed for necessary expenses incurred in connection with WCDC business.

1. The Board of Directors shall have the responsibility for determining general policy of WCDC and the hiring of a General Manager and auditors; approving amendments of the By-Laws; making recommendations on the acceptance of new members; approving of contracting and purchasing procedures; and approving of the annual budget of WCDC.

2. The General Manager may be removed by the Board of Directors whenever in its judgment the best interests of WCDC would be served thereby.

B. Organization

1. Each member of WCDC shall be entitled to one seat on the Board of Directors and hence shall be entitled to one vote thereon.

[1] Revised 12/22/2010 to include the position of Deputy Treasurer.

a. Such vote may be cast only by the Director in physical attendance; and

b. If any such Director ceases to be an official of the member appointing him, such seat on the Board of Directors shall be vacant until a successor is appointed by such member.

C. Meetings.

1. Regular meetings of the Board of Directors shall be held at a mutually agreeable site or virtually[2], at least quarterly.

a. At least five (5) days prior to each such meeting, the General Manager will forward to the Chairman of the Board of Directors a recommended agenda. The Chairman of Board of Directors or his/her designee shall approve the agenda before distributing[3] to each of the other Directors and to each member of the Operating Committee.

2. A special meeting of the Board of Directors may be called by its Chairman, or by any two members of the Board of Directors. Two days written notice of special meetings shall be given to each member of the Board of Directors in a form which shall include an agenda specifying the subjects of such special meeting.

3. Unless otherwise specified in these By-Laws, a quorum for the transaction of all business by such Board of Directors shall consist of a majority of the voting Directors then holding office. No vote of the Board of Directors shall occur without a quorum present. Unless otherwise provided herein, the phrase "majority vote" requires a majority of all voting members of the Board of Directors.

4. To the extent not contrary to these By-Laws, Robert's Rules of Order shall govern all meetings of the Board of Directors.

D. Officers of the Board of Directors

Officers of the Board of Directors shall consist of a Chairman, a Vice Chairman, a Secretary, a Treasurer, and a Deputy Treasurer. The initial Chairman and Vice Chairman shall be elected from among the Board of Directors. The Treasurer and Deputy Treasurer, who shall be the Finance Directors of two of the members, shall be appointed by the Board of Directors. The WCDC General Manager shall serve as Secretary. The Chairman and Vice Chairman shall hold office for a period of two years and the Treasurer and Deputy Treasurer[4] shall hold office for a period of time as determined by the Board of Directors. Chairmanship and the Vice Chairmanship shall normally be rotated among the member communities on an alphabetical community name basis. The Vice Chairman shall normally be from the member next in line to hold the Chairmanship. The rotation pattern may be altered by a majority vote of the Board of Directors.

1. Chairman

The Chairman shall:

[2] Revised 10/12/2022 Res. 7-2022, added "virtually".
[3] Revised 10/12/2022 Res. 7-2022, changed "Chairman of Board of Directors or his or her designee shall approve the agenda" to read "the General Manager will forward to the Chairman of the Board of Directors a recommended agenda."
[4] Revised 12/22/2010 to include the position of Deputy Treasurer.

a. Conduct meetings of the Board of Directors;

b. Sign, with the General Manager and/or Treasurer any instrument that the Board of Directors has authorized to be executed, or otherwise authorized by previously approved WCDC procedural rules of operation;

c. Give bond in the amount of $250,000, or such other amount or instrument as determined to be sufficient by the Board of Directors, for the faithful discharge of his/her duties, with such surety or sureties as the Board of Directors shall determine. WCDC shall pay the bond premium. In lieu of the foregoing the Chairman may be covered by a Fidelity Bond or Policy[5]; and

d. Perform all duties incident to the office of Chairman and such other duties as may be prescribed by the Board of Directors from time to time provided that such actions are consistent with these By-Laws.

2. Vice Chairman

In the event of the absence of the Chairman, or in the event of his inability or refusal to act, the Vice Chairman shall perform the duties of the Chairman.

3. Chairman Pro-Tem

In the event of the absence of the Chairman and the Vice-Chairman, or in the event of their inability or refusal to act, the remaining members of the Board of Directors shall elect from among themselves a Chairman Pro-Tem who shall perform the duties of Chairman.

4. Secretary

The Secretary shall:

a. Keep the minutes of the Board of Directors and of the Operating Committee;

b. See that all notices are duly made, given and/or published in accordance with the provisions of these By-Laws and in accordance with all applicable laws;

c. Act as the custodian of the records for WCDC;

d. Perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned by the Operating Committee or by the Board of Directors; and

e. Have no vote on the Board of Directors.

5. Treasurer

The Treasurer shall:

a. Provide on-going advice to the General Manager, Operating Committee and Board of Directors in matters of fiscal policy and fiscal administration of WCDC;

b. Make recommendations on investment practices, auditing services and other financial matters;

[5] Revisedi 12/22/2010 to include the Fidelity Bond or policy provision.

c. Act as an alternate signatory on all of the WCDC bank accounts and investment instruments;

d. Give bond in the amount of $250,000, or such other amount as determined to be sufficient by the Board of Directors, for the faithful discharge of his/her duties, with such surety or sureties as the Board of Directors shall determine. WCDC shall pay the bond premium. In lieu of the foregoing the Treasurer may be covered by a Fidelity Bond or Policy[6]; and

e. Have no vote on the Board of Directors.

6. Deputy Treasurer[7]

The Deputy Treasurer shall, in the absence of the Treasurer, or at the direction of the Treasurer or Board of Directors:

a. Provide on-going advice to the General Manager, Operating Committee and Board of Directors in matters of fiscal policy and fiscal administration of WCDC;

b. Make recommendations on investment practices, auditing services and other financial matters;

c. Act as an alternate signatory on all of the WCDC bank accounts and investment instruments;

d. Give bond in the amount of $250,000, or such other amount as determined to be sufficient by the Board of Directors, for the faithful discharge of his/her duties, with such surety or sureties as the Board of Directors shall determine. WCDC shall pay the bond premium. In lieu of the foregoing the Deputy Treasurer may be covered by a Fidelity Bond or Policy.

e. Have no vote on the Board of Directors.

ARTICLE V

OPERATING COMMITTEE

A. Organization

There shall be and there is hereby established an Operating Committee of WCDC, the members of which shall serve without salary and shall take responsibility for the day-to-day operations and functions of WCDC hereinafter set forth.

B. Purpose

The daily operations of WCDC shall be conducted under the direction and supervision of the Operating Committee, subject to the policy limitations established by the Board of Directors.

1. The Operating Committee shall be responsible for carrying out the policy decisions made by the Board of Directors.

[6] Revised 12/22/2010 to include the Fidelity Bond or policy provision.
[7] Revised 12/22/2010 to include the position of Deputy Treasurer.

2. Subject to the policies established by the Board of Directors and within the limits fixed by the budget approved by the Board of Directors, the Operating Committee shall oversee the conduct of the daily operating affairs of WCDC. No obligations shall be incurred which exceed the amounts of the approved budget without the prior consent of the Board of Directors.

3. The Operating Committee shall have the right to review all day-to-day administrative decisions concerning personnel, development efforts, operations, cost-sharing, expenditures approval, utilization of personnel and equipment, and decisions made by the General Manager.

C. Procedure

Each member of WCDC shall have one seat on the Operating Committee per emergency service (police , fire, and emergency medical services [EMS]) for which WCDC shall provide dispatching services For those members where WCDC shall provide dispatching services for the member's police and fire emergency services, one seat shall be occupied by the Chief of Police of the member, or his or her designee and the other seat shall be occupied by the Chief of the Fire Department of the member, or his or her designee. A designee may not occupy more than one seat. Each member is only entitled to one vote, regardless as to whether they have one or two committee members. Each committee member shall serve without salary, but each may be reimbursed for necessary expenses incurred in connection with WCDC business. The Public Safety Chief(s) of agencies that contract with WCDC or an individual member service shall serve as Ex Officio members of the Operating Committee, but shall not be voting members.

1. Only the Chief of Police or Chief of the Fire Department of each member municipality (or their appointed designees) shall vote as the official representative of the member to the Committee. For members having two committee members, it shall be for the member to determine the policy for casting its vote on the Operating Committee. In the event that a member fails to determine said policy, the Chief of Police shall be authorized to cast the vote on behalf of the member, and the Chief of the Fire Department shall act as his or her proxy in the event of the Chief of Police's absence at a meeting.

2. No proxy votes or absentee voting shall be permitted, except as provided in these By-Laws.

3. A quorum for the transaction of all business by the Operating Committee shall consist of a majority of the official representatives of the voting members. No vote of the Operating Committee shall occur without a quorum present. Unless otherwise provided herein, the phrase "majority vote" requires a majority of all voting members of the Operating Committee.

4. In the event that a City Manager or City Administrator also serves as the Chief of Police and/or the Chief of the Fire Department of a member, that City Manager or City Administrator may not hold a seat on both the Board of Directors and the Operating Committee. The City Manager or City Administrator shall serve on the Board of Directors and shall appoint a designee of Command Rank to serve on the Operating Committee.

D. Rules

The Committee may establish rules for its own procedures and shall have such express or implied powers as are consistent with the Statutes of the State of Missouri, these By-Laws, and the West Central Dispatch Center Participation Agreement.

E. Meetings

1. Meetings of the Operating Committee shall be held when needed[8] as determined by the Operating Committee.

2. The Chairman shall cause to be forwarded to each Committee Member a meeting notice and agenda at least five (5) days in advance of the meeting.

3. A special meeting of the Operating Committee may be called by its Chairman, or by any two members of the Operating Committee. Two days written notice of special meetings shall be given to each member of the Operating Committee in a form which shall include an agenda specifying the subjects of such special meeting.[9]

F. Officers of the Operating Committee

Officers of the Operating Committee shall consist of a Chairman and a Vice-Chairman. The initial Chairman and Vice-Chairman shall be elected from among the Committee members, but at no time shall the Chairman of the Operating Committee be from the same member as the Chairman of the Board of Directors. The Chairmanship and the Vice Chairmanship shall normally be rotated among the member communities on an alphabetical community name basis. The Vice-Chairman shall normally be from the member next in line to hold the Chairmanship. Members having both police and fire Committee members shall determine a policy for determining which shall serve during the member's rotation for the Chairman and Vice-Chairman terms. Under no circumstances shall the Chairman and the Vice-Chairman represent the same member. The Chairman and the Vice Chairman shall each serve a term of two years. The rotation pattern may be altered by a majority vote of the Board of Directors.

1. Chairman

The Chairman shall conduct the meetings of the Operating Committee and shall serve as the liaison between the Board of Directors and the Operating Committee.

a. The Chairman may sign, with the General Manager and/or the WCDC Treasurer, any instruments which the Operating Committee, acting as a Committee, has authorized to be executed or otherwise authorized by previously approved WCDC procedural rules of operation; and

b. The Chairman shall also perform all duties incident to the Office of Chairman and such other duties as may be prescribed by the Operating Committee from time to time, provided that such actions are consistent with these By-Laws.

2. Vice Chairman

In the absence of the Chairman or in the event of the Chairman's inability or refusal to act, the Vice Chairman shall perform the duties of Chairman. The Vice Chairman shall perform such other duties as may be requested by the Chairman.

3. Chairman Pro-Tem

In the absence of the Chairman and the Vice Chairman or in the event of their inability or refusal to act, the remaining members of the Operating Committee shall elect from among themselves a Chairman Pro-Tem who shall perform the duties of the Chairman.

[8] Revised 10/12/2022 Res. 7-2022, changed "monthly basis" to "when needed".
[9] Revised 10/12/2022 Res. 7-2022, changed to the same requirements outlined for BOD special meetings.

ARTICLE VI

THE GENERAL MANAGER

A. The General Manager

1. The General Manager shall be the administrative head of WCDC and shall be directly responsible to the Operating Committee for the administration of WCDC**.**

    a. The General Manager shall be appointed by and shall serve at the pleasure of the Board of Directors; and

    b. The General Manager shall be chosen on the basis of administrative and executive qualifications with special reference to actual experience in or knowledge of accepted practices with respect to the duties of the office hereinafter set forth.

2. No person shall serve as General Manager while that person is employed by or serves as an official of a member, except that an employee or official of a member may serve as General Manager in an interim or temporary capacity.

3. Any vacancy in the office of the General Manager shall be filled as soon as possible after the effective date of such vacancy, and, in the case of absence or disability of the General Manager, the Board of Directors may designate any other qualified employee of WCDC or any other qualified employee of any member to temporarily perform the duties of the General Manager during such absence or disability.

4. The General Manager may be removed by the Board of Directors by a majority vote of the Board of Directors.

5. The powers and duties of the General Manager shall be:

    a. To attend all meetings of the Operating Committee and the Board of Directors, unless excused therefrom:

        (1) The General Manager shall have the right to take part in the discussion of all matters, except matters pertaining to the General Manager, coming before the Operating Committee and the Board of Directors, but shall have no vote thereon;

        (2) The General Manager shall be given notice of all meetings, regular and special, of the Operating Committee and the Board of Directors;

    b. To appoint, evaluate, promote, demote or remove employees of WCDC pursuant to the approved WCDC budget and in accordance with the policies and procedures of WCDC;

    c. To recommend to the Operating Committee for adoption of such measures as may be deemed necessary or expedient for the efficient operation of WCDC;

    d. To identify, create, and enforce all operational policies of the WCDC, providing input from the Operating Committee and Board of Directors[10].

[10] Revised 10/12/2022 Res. 7-2022, replaced “to administer” with “identify and create”.

e. To prepare periodic reports[11] of WCDC activities and to submit it to the Board of Directors and the Operating Committee;

f. To prepare a proposed annual budget as well as a report of estimated revenues in order to determine the estimated funds necessary to defray the expenses WCDC for the fiscal year – and to present the same to the Operating Committee in the manner set forth under Article VIII herein;

g. To serve as Chairman of the Liaison Committees and coordinate the activities of the respective Committees as required; and

h. To perform such other duties as may be delegated from time to time by the Board of Directors or by the Operating Committee.

6. The General Manager shall give bond in the amount of $250,000.00, or such other amount as determined to be sufficient by the Board of Directors, for the faithful discharge of his or her duties, with such surety or sureties as the Board of Directors shall determine. WCDC shall pay the bond premium. In lieu of the foregoing the General Manager may be covered by a Fidelity Bond or Policy[12].

7. The Operating Committee shall at a minimum conduct an annual evaluation of the General Manager's performance and report its finding to the Board of Directors. This report shall be presented to the Board on or before final consideration of the proposed annual budget.

8. Compensation for the General Manager shall be set by a majority vote of the Board of Directors.

ARTICLE VII

LIAISON COMMITTEES

A. Organization and Purpose

There shall be and there are hereby established separate Police and Fire Liaison Committees of WCDC, the committee members of which shall serve without compensation and without salary, except that each may be reimbursed for necessary expenses incurred in connection with WCDC business, and shall be available to the WCDC General Manager and Operating Committee to assist in the coordination of:

1. Unified radio procedures;

2. WCDC procedural changes that affect one or more members;

3. Police and Fire Services' records sections;

4. The orderly transmittal of inquiries regarding the handling of specific matters by WCDC.

The operation of these Liaison Committees will be conducted under the direction of the Operating Committee, subject to the policy limitations established by the Board of Directors from time to time. Except as otherwise stated in the By-Laws, no action of the Liaison Committees shall be binding unless approved or ratified by the Operating Committee in accordance with these By-Laws.

[11] Revised 10/12/2022 Res. 7-2022, changed from "monthly reports" to "periodic reports".
[12] Revised 12/22/2010 to include the Fidelity Bond or policy provision.

B. Procedure

1. Each Police and Fire Service from a WCDC member, along with the General Manager of WCDC acting as Chairman shall have one representative on its respective Liaison Committee. It is expected that most decisions will be by consensus but should voting become necessary, the following procedure shall apply:

   a. One vote only shall be cast by each representative of each Police or Fire Service (or by his or her designated alternate, if such representative is absent) as the official representative to the Liaison Committee. The Chairman shall not vote except in cases of tie votes.

   b. No proxy votes or absentee voting shall be permitted except as otherwise provided in these By-Laws.

   c. A quorum for the transaction of all business by each Liaison Committee shall consist of a majority of the voting committee members. No vote of a Liaison Committee shall occur without a quorum present. Unless otherwise provided herein, the phrase "majority vote" requires a majority of all voting members of the Liaison Committee.

C. Meetings

1. Meetings of the Liaison Committees shall be held as deemed necessary and appropriate by each committee's membership.

D. Duties of the Liaison Committees

The Liaison Committees shall:

1. Be the personal contact at each member's Police or Fire Department for the WCDC General Manager in matters of daily procedural concern;

2. Provide liaison to the WCDC General Manager in the coordination and preparation of unified procedures;

3. Be a resource for the Operating Committee in researching special topics of interest;

4. Forward complaints or compliments concerning the operation of WCDC to the General Manager from their respective Police and Fire Services; and

5. Perform any other related duties as required by the Operating Committee.

ARTICLE VIII

BUDGET

A. The fiscal year of WCDC shall commence July 1 and end on June 30.

B. An annual budget shall be adopted by the Board of Directors no later than May 31st each year.

1. The General Manager of WCDC shall prepare a proposed annual budget for the Operating Committee.

   a. Not later than April 30 each year, the Operating Committee shall review the

proposed annual budget and make such modifications as it deems proper. Failure of the Operating Committee to meet this deadline constitutes approval; and

b. Following approval by the Operating Committee, the proposed budget shall be submitted to the Board of Directors.

C. Upon approval of the annual budget, the Board of Directors shall have the authority to fix cost-sharing charges for all participants in WCDC in an amount sufficient to provide the funds required by the current annual budget.

1. Billing shall commence July 15 of each year (and shall continue on not less than a quarterly basis). Any participating member whose charges have not been paid within forty-five (45) days after billing shall be assessed interest on the delinquent payment(s) at a rate of twelve percent (12%) A.P.R. The member shall not be entitled to further voting privileges on the Board of Directors or the Operating Committee nor shall any representative hold any office until such time as all delinquent payments and interest have been paid.

2. All activities of WCDC will be cost shared by the members. Each member's share and base fee shall be based on the weighted percentage formula set forth in Exhibit "A" attached to these By-Laws.

Each member's cost share shall be approved by the Board of Directors annually. Cost sharing formulas are defined under Exhibit A of the By-Laws, WCDC Total Service Fee.[13]

D. Each member shall take all required actions to authorize the funds necessary to meet its obligations under these By-Laws.

E. Purchases and/or letting contracts shall be done in accordance with procedural guidelines established by resolution of the Board of Directors.

F. After adoption of the annual budget by the Board of Directors, the General Manager and the Operating Committee shall make all expenditures in accordance with such budget

1. The General Manager of WCDC shall have the power to transfer funds within fund categories provided it does not exceed the total budget amount of the category, in order to meet unanticipated needs or to meet changed situations.

2. Such action of the General Manager shall be reported to the Board of Directors and the Operating Committee in the General Manager's next monthly report. The Board of Directors and/or the Operating Committee may establish procedures and limitations as may be necessary to preserve the integrity and purpose of the approved budget.

G. Special assessments may be approved by the members in accordance which each member's required procedure for approving such special assessments.

H. Upon a majority vote of the Board of Directors, WCDC may contract with municipalities and other governmental entities to provide dispatch services for a fee to be determined by majority vote of the Board of Directors.

I. In the event that a member should annex or acquire additional territory served by WCDC, the Board of Directors, by majority vote, shall set a reasonable flat fee for the cost of the provision of dispatching services for the additional area, until the next annual budget when the additional area

[13] Revised 10/12/2022 Res. 7-2022, language updated to reflect approved changes to Exhibit A WCDC Total Service Fees.

will be included in the member's weighted proportional assessment, as said assessment is defined in Exhibit A attached to these By-Laws. The Director from the member at issue shall be entitled to vote.

J. WCDC's policy pertaining to the establishment of reserve funds and remitting excess funds to WCDC members is set forth in Exhibit B attached to these By-Laws.

ARTICLE IX

AUDIT

A. The Board of Directors shall call for an annual audit of the financial affairs of WCDC**,** to be made by a Certified Public Accountant at the end of each fiscal year in accordance with generally accepted auditing principles.

B. A copy of the annual audit report shall be delivered to each member.

ARTICLE X

WITHDRAWAL, TERMINATION AND DISSOLUTION

A. Signatories to the WCDC Participation Agreement will remain members until at least July 1, 2014**.** At any time after July 1, 2014**,** any member municipality may withdraw from WCDC subject to the provisions of this article.

1. Involuntary Termination of Membership

A member's membership in WCDC may be involuntarily terminated by the Board of Directors upon the following terms and conditions:

(1) The failure of the participating member to materially comply with the provisions of these By-Laws, the WCDC Participation Agreement or any other WCDC Agreements.

(2) The failure of the participating member to pay any regular or special assessment within ninety (90) days after the due date of such payment. The Board of Directors may waive the failure of a member to pay its regular or special assessment for a period not to exceed nine (9) months, upon good cause shown, and upon majority vote of the Board of Directors, exclusive of the member at issue.

The Director for the member whose membership is sought to be involuntarily terminated shall not vote on the issue. Involuntary termination of a member by the Board of Directors shall be accomplished by an unanimous vote of the Board of Directors, except for the Director from the member at issue.

2. Voluntary Termination of Membership

(1) A member may voluntarily withdraw from membership of WCDC provided that the withdrawing member shall give 180 days written notice to the Board of Directors.

(2) Withdrawal of the member shall also constitute withdrawal of its representatives to the Board of Directors, the Operating Committee and any other Committees existing under WCDC.

(3) The withdrawing member shall forfeit any and all interest, right and title to WCDC property and assets of any type whatsoever.

(4) The withdrawing member shall be liable for all costs incurred by WCDC as a result of the member's separation and withdrawal. This may include, but is not limited to, Information Technology fees**,** legal fees, court costs and interest on late payment of obligations.

(5). Upon withdrawal, the withdrawing member shall continue to be responsible for:

a. One hundred percent (100%) of its pro-rata share of any unpaid obligations to date of withdrawal, including any and all accrued, unfunded retirement liability for both past and current WCDC employees;

b. One hundred percent (100%) of its pro-rata share of any contractual or lease obligations of WCDC which were incurred or assumed during its membership unless such obligations are assumed by a new member

c. For any contractual obligations it has separately signed with WCDC**.**

(6). Any member that voluntarily or involuntarily withdraws from WCDC, shall be treated as any other potential new member, pursuant to Article III of these By-Laws, should it subsequently seek to rejoin WCDC.

B. Upon adoption of an Ordinance by a majority of the members to dissolve WCDC, the WCDC Participation Agreement and WCDC shall be terminated and dissolved in accordance with the provisions hereof.

1. Upon such termination and dissolution, and after payment of all debts, all individual files and documentation shall be distributed to the member community which has jurisdiction of the subject matter of the file or documentation without charge or offset.

2. The members shall have the right to reclaim any equipment or other assets they contributed individually to WCDC. The remaining fixed assets of WCDC shall be sold by sealed bid after prior thirty (30) days public notice. The proceeds from the sale of the fixed assets and all cash, less the payment of any and all liabilities, shall be divided among the members in proportion to their average respective regular and special assessment payments for the preceding three (3) fiscal years. If liabilities exceed all assets, the difference shall be made up by contributions by all members on a proportionate basis according to the then prevailing annual budget assessment formula.

3. Upon termination and dissolution the then members remain liable for their proportionate shares of any and all accrued, unfunded retirement liability for both past and current WCDC employees.

ARTICLE XI

INDEMNIFICATION AND INSURANCE

A. Each member or contracting entity which is subject to a claim, of any nature, which arises as a consequence of the acts or omissions of such member or contracting entity's personnel in responding to, or providing emergency services pursuant to a dispatch via the system (hereinafter "Claim") shall, at such member or contracting entity's sole expense, indemnify, defend and hold harmless all other members and contracting entities, and their officers, employees and agents from any cost, expense, attorney fees, judgment or liability of any nature when any other members or

contracting entities is/are subject to the same claim solely as a consequence of such other member or contracting entity being a member of, or contracting with, WCDC**.** In the event that any member or contracting entity becomes subject to a claim, of any nature, which arises as a consequence of the acts or omissions of WCDC's personnel in providing dispatching, monitoring or other directly related emergency services, WCDC shall at its sole expense, indemnify, defend and hold harmless all members and contracting entities, and their officers, employees and agents from any cost, expense, attorney fees, judgment or liability of any nature when any member or contracting entity is subject to the same claim solely as a consequence of the member or contracting entity being a member of, or contracting with, WCDC.

Additionally, in the event WCDC and/or its directors, officers, employees and agents are subject to a Claim of any nature which arises as a consequence of the acts or omissions of a member or contracting entity's personnel in responding to or providing emergency services pursuant to a dispatch by WCDC, such member or contracting entity shall at its sole expense, indemnify, defend and hold harmless from any cost, expense, attorney fees, judgments or liability of any nature WCDC and its officers, directors, employees and agents unless it is determined that the officers, directors, employees and/or agents of WCDC acted in a willful and wanton manner in connection with dispatching the personnel of the member or contracting entity.

B. In the event that any member or contracting entity should file suit or an action against WCDC**,** all representatives of that member or contracting entity shall be prohibited from attending any meetings or discussions or having access to the results of such meetings related to the defense of the suit or action. The member or contracting entity's representatives shall have no direct access to any written communication concerning the matter except by legal process; and no representative of the member or contracting entity shall be allowed to vote on any issue related to the suit or action.

C. WCDC shall keep and maintain insurance as deemed necessary for the activities of WCDC**.** All losses in excess of applicable limits of insurance shall be borne by the members of WCDC in accordance with the cost sharing as determined herein. Nothing contained in these By-Laws shall be construed as any waiver of sovereign immunity as to non-members or non-contracting entities, except to the extent covered by valid and collectable insurance.

ARTICLE XII

AMENDMENTS TO BY-LAWS

A. Amendments to these By-Laws may be proposed by any person sitting on the Board of Directors or the Operating Committee. No amendment, however, shall be in conflict with, nor change in any way, the WCDC Participation Agreement.

1. The amendment shall be submitted to the Board of Directors at least thirty (30) days prior to the meeting of the Board of Directors at which such amendment is to be considered.

2. The proposed amendment and the reasons therefor shall be considered by the Board of Directors, along with the recommendations of the Operating Committee and any officer of WCDC**.**

B. A majority vote of the Board of Directors shall be required to adopt any amendment to these By-Laws.

ARTICLE XIII

EFFECTIVE DATE

These By-Laws shall go into effect immediately upon adoption by the Board of Directors.

Exhibit B

WEST CENTRAL DISPATCH CENTER
REMOTE PRISONER MONITORING GUIDELINES

Member cities of West Central Dispatch Center (WCDC) will be provided with remote prisoner monitoring at no additional cost, as long as the Member agrees to be bound by, and complies with, at a minimum, the procedures set forth below:

1. Member cities must provide a live camera feed from their facility to WCDC. The mandatory area for monitoring would be all of the holding cells in which prisoners are secured. Recommended but optional areas include:
    a. Booking counter/cages
    b. Fingerprint/photo processing area
    c. Prisoner transport area (sally port)
    d. Front entrance lobbies.

2. In the event of a power outage or a technological failure, each city must have a back- up monitoring procedure, a copy of which must be provided to WCDC.

3. Member cities must provide alarm service that includes smoke detection in the holding facility. This service may be monitored at WCDC or locally by the fire department and/or an independent company.
    a. Optional "panic" button(s) may be included

4. Member cities must provide two-way communication between their cells and WCDC, either via an intercom system or the Inmate Phone System.

5. Member cities must have a maximum holding time of 24 hours per prisoner.

6. Member cities must not hold prisoners who pose a credible suicide risk.

    a. (see footnote)

Item 7, "Member cities must use a credit card machine for bond payments to expedite prisoner release." Removed by. Resolution 5-2021.

MEMORANDUM

MEETING DATE: September 14, 2026

TO: Mayor and City Council

FROM: Jason Jaggi, AICP, Director of Community Development

CC: Kris Simpson, City Administrator

SUBJECT: **HR Green, Inc. Task Order No. 4, Bayer East Campus Traffic Engineering Consulting Services and Funding Agreement**

RECOMMENDATION:

To approve the Resolution authorizing Task Order Number 4 with HR Green, Inc. in an amount not to exceed $39,875 to prepare a traffic impact study and authorizing the execution of a Funding Agreement between the City and the developer for advancement of funds to reimburse the City for expenses related to the preparation of the traffic study.

BACKGROUND INFORMATION:

CV Acquisitions, LLC, led by Lawrence Chapman, has the Bayer East Campus under contract and is proposing redevelopment of an approximately 87-acre portion of the existing Bayer Campus, located east of Lindbergh Boulevard. The proposed redevelopment requires a Traffic Impact Study to understand the potential traffic impacts associated with the contemplated mixed-use development. Consulting Traffic Engineering Services are provided to the City by HR Green, Inc., as authorized under a Master Services Agreement pursuant to City Council Resolution No. 1759.

The submitted Task Order Four provides a scope of services for the traffic study at a cost not to exceed $39,875.

The funds for these consulting services are reimbursed by the developer to the City pursuant to a Traffic Study funding agreement executed by both parties. Additional funds must be provided by the developer to cover any increases in the costs. The developer has reviewed the Task Order and has signed the agreement, which is included as an attachment to the resolution.

ATTACHMENTS:

- Task Order Number 4 prepared by HR Green, Inc.
- Resolution to approve Task Order Number 4 and authorization of the Funding Agreement between the City and the developer to recover the costs of the traffic study.
- Resolution No. 1759 HR Green Traffic Engineering Master Services Agreement

- Preliminary Site Concept Plan

RESOLUTION NO. 1889

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 AND HR GREEN, INC. AND AUTHORIZING A PRELIMINARY FUNDING AGREEMENT BETWEEN THE CITY AND CV ACQUISITIONS, LLC

WHEREAS, on October 28, 2024, the City Council approved Resolution No. 1759 authorizing a Master Services Agreement with HR Green, Inc. for traffic engineering services associated with development proposals; and

WHEREAS, Lawrence Chapman, CV Ventures, LLC, property owner under contract for a portion of the existing Bayer East campus intends to submit a development proposal and rezoning application in the near future; and

WHEREAS, the potential traffic impacts of the study require the preparation of a Traffic Impact Study, and

WHEREAS, HR Green, Inc. has submitted Task Order Number 4 to prepare such study outlining the scope of services and proposed fee; and

WHEREAS, costs for these services are to be reimbursed by the developer to the City of Creve Coeur pursuant to the Funding Agreement to be executed between both parties.

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

Section 1: Task Order Number Four between HR Green, Inc. and the City of Creve Coeur, attached hereto as “Exhibit 1” to provide traffic engineering consulting services to the City of Creve Coeur regarding the Bayer East development is hereby approved and the City Administrator is authorized to execute same. The fee for the services shall not exceed $39,875. 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 task order agreement.

Section 2: The Funding Agreement between the City of Creve Coeur and CV Acquisitions, LLC, attached hereto as “Exhibit 2” to require advancement of funds by the developer to reimburse the City for expenses incurred in the preparation of the Traffic Impact Study as provided in Task Order Number 4 by HR Green, Inc. is hereby approved and the City Administrator is hereby authorized to execute same. 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 funding agreement.

ADOPTED THIS 14th DAY OF SEPTEMBER, 2026.

_____
DR. ROBERT HOFFMAN
MAYOR

ATTEST:

_____
KELLIE HENKE, MRCC
CITY CLERK

HRGreen

PROFESSIONAL SERVICES TASK ORDER

Project: City of Creve Coeur On-Call Professional Traffic Engineering Services

Task Order #: 4

Date: 9/3/2026

Initiated By: Jason Jaggi, City of Creve Coeur

Project: Bayer East Campus Expansion Traffic Impact Study

This Task Order, made as of 3rd day of September, 2026 is hereby attached to and made part of the Master Services Agreement between the City of Creve Coeur, Missouri (CLIENT) and HR Green, Inc. (COMPANY) for Professional Services dated November 7, 2024. COMPANY'S Scope of Services for this Task Order is as indicated below:

1. SCOPE OF SERVICES

COMPANY shall furnish all labor, materials, supplies, equipment, supervision and services necessary for and incidental to the performance of this Task Order. Any services to be completed by a subconsultant shall be documented, and the subconsultant proposal to COMPANY shall be included as Attachment A to this Task Order. COMPANY represents that it has thoroughly reviewed the Task Order and Master Services Agreement (MSA) and that it accepts the Task Order and the conditions under which the Task Order is to be performed.

2. ADDITIONAL INFORMATION

Additional CLIENT responsibilities shall be as set forth in this section.

- Provide applicant submittals, as appropriate to complete the traffic impact study

Applicant's response to questions included as Attachment B1.
City provided scope information included as Attachment B2.
Subconsultant proposal for traffic counts included as Attachment B3.

3. SCHEDULE

The timeframe for work to be completed is from the date of this Task Order agreement through **May 31, 2027**.

4. COMPENSATION

Total time and expense compensation for services shall not exceed **$39,875** as outlined in Attachment C, and is inclusive of all labor, mileage, and other direct expenses necessary for completion of services.

IN WITNESS WHEREOF, the parties hereto have made and executed this Task Order as of the day and year first above written.

HR GREEN, INC.

Approved by: _____

Printed/Typed Name: _____

Title: _____ Date: _____

CITY OF CREVE COEUR

Accepted by: _____

Printed/Typed Name: _____

Title: _____ Date: _____

HRGreen

ATTACHMENT A – SCOPE OF SERVICES

ATTACHMENT A
City of Creve Coeur
Task Order No. 4: Bayer East Campus Traffic Impact Study

As requested, HR Green, Inc. (hereinafter referred to as "COMPANY") is pleased to submit this proposal for Task Order No. 4 for the Bayer East Campus Expansion (APPLICANT) to the City of Creve Coeur (hereinafter referred to as "CLIENT"). It is our understanding that the CLIENT is requesting the services of a traffic engineer to complete a traffic impact study (TIS) to analyze the impacts of the expansion of the existing campus with a senior living facility, single-family units, office space, and retail/restaurant uses southeast quadrant of Lindbergh Boulevard and Olive Boulevard (Lots 2, 3, and 4). The existing uses on Lot 1 will continue to operate as is. Specifically, this study will review impacts ingress/egress traffic along Olive Boulevard, N. Warson Road, and Lindbergh Boulevard and internal traffic and pedestrian circulation and access.

SCOPE OF SERVICES

Upon Notice to Proceed from the CLIENT, the COMPANY will complete the following traffic engineering services related to Task Order No. 4.

1. PRELIMINARY SCOPING MEETING: Meet with the CLIENT, APPLICANT, and MoDOT to refine the project scope of services. We will use this meeting as an opportunity to gather information and feedback regarding existing traffic operating conditions, crash history, or future development or improvements in the area, as well as study expectations from MoDOT. Any tasks required resulting from this meeting which are not included herein will be considered additional services. Obtain the latest site plan for the proposed development from the CLIENT. Acknowledgement of the scope and assumptions provided in this task order, or any modifications, will be confirmed and documented as part of the MoDOT scoping meeting.
2. EXISTING CONDITIONS ASSESSMENT: The existing roadway network and intersections will be identified, including functional classification, lane configuration, posted speed limit, and intersection traffic control. A project site visit may be necessary for this TIS.
3. TRAFFIC DATA COLLECTION: Traffic data will be collected by a subconsultant during the morning and evening peak periods traditionally associated with typical weekday peak commuters. Perform peak hour turning movement traffic counts during the morning (6:30 a.m. – 9:00 a.m.) and evening (2:00 – 6:00 p.m.) peak period of a typical weekday peak period at the following intersections. The study intersections will be verified at the MoDOT scoping meeting (Task 10).
    a. Olive Boulevard and Lindbergh Boulevard SB Ramps
    b. Olive Boulevard and Lindbergh Boulevard NB Ramps
    c. Olive Boulevard and Old Olive Boulevard
    d. Olive Boulevard and Bayer Drive
    e. Olive Boulevard and N. Warson Road

f. N. Warson Road and Bayer Drive
a. Bayer Drive (N/S) and Bayer Drive (E/W)
b. N. Warson Road and Crop Science Drive
c. N. Warson Road and Tealwood Drive
d. N.Warson Road and Ladue Road
e. Lindbergh Boulevard and Ladue Road
f. Bayer Drive and Lindbergh Boulevard NB Ramps
g. Bayer Drive and Bayer Drive South Connector

4. TRIP GENERATION: Forecast the trip generation for the proposed development during the morning and evening peak hours of a typical weekday. These forecasts would be prepared using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual for a similar land use. Pass-by and internal capture trips will be considered for this TIS.
5. TRIP DIVERSION: Existing traffic along Bayer Drive may be diverted due to closure of the South Connector Road.
6. TRIP DISTRIBUTION & TRAFFIC ASSIGNMENT: Trip distribution will be estimated based on existing traffic patterns, existing street network, land use, and population centers. Assign the inbound/outbound site-generated traffic based on trip distribution patterns at access drive(s) and study street(s) within study boundary.
7. TRAFFIC GROWTH RATES: Background traffic will be adjusted to account for future growth in the area based on historic traffic data, population statistics, and Comprehensive Land Use maps from the City of Creve Coeur.
8. TRAFFIC ANALYSIS: Complete intersection capacity analysis utilizing Synchro software during the AM and PM peak hours of traffic for the following traffic conditions:
    a. Existing Year 2026, No Build
    b. Open Year 2027, No Build
    c. Open Year 2027, Build
    d. Future Year 2037, No Build
    e. Future Year 2037, Build

    Capacity analysis will be completed at the study intersections identified in Task 3 utilizing Synchro traffic analysis tool. Measures of effectiveness will be based on intersection delay by approach and overall intersection, Level-of-Service as prescribed by the Highway Capacity Manual, as well as expected vehicle queuing.
9. LIMITED SITE PLAN REVIEW: The most current site development plan from the applicant will be reviewed to consider internal vehicular and pedestrian traffic circulation.
10. RECOMMENDATIONS and TECHNICAL REPORT: Recommendations will identify any necessary intersection traffic control upgrades at the existing intersections, and the geometry/traffic control requirements at the study intersections. A technical report will be prepared summarizing the findings and conclusions complete with an Introduction, Study

Area, Analysis, Conclusions/Recommendations, and graphics, as necessary to illustrate the recommendations.

11. MEETINGS: We will meet with the CLIENT and APPLICANT on two (2) occasions to discuss the findings of the study. Attendance at two (2) Planning and Zoning Meetings and two (2) City Council Meetings are anticipated by the CLIENT.

ADDITIONAL SERVICES

Any rework of the traffic impact study necessary as a result of changes to the site development plan by the APPLICANT, additional meetings, requests from the City of Creve Coeur Council, Commission, or Staff will be billed out at our standard hourly rates upon authorization and approval by the CLIENT.

HRGreen

ATTACHMENT B – ADDITIONAL INFORMATION

Memo

To: Jason Jaggi, City of Creve Coeur

From: Dan Shane, HR Green

Subject: Bayer East Campus Traffic Impact Study - Request for Information from Applicant

Project #: 2403633.04

Date: August 18, 2026

The following represents a Request for Information to the Applicant related to the Concept Plans dated 8/7/2026. The information provided will allow us to develop our traffic impact study scope of services. *Information provided by George Stock on August 19, 2026.*

- The three proposed retail sites in Lot 2 indicate “Outdoor Seating” for the retail use. Are these buildings intended for restaurant purposes? If so, what type of restaurant is anticipated? (fast food, high-turnover sit-down, etc.)
  - *Yes a restaurant or 2 could occupy portions of the retail space. If a restaurant were to occupy space, yes patio would be part of that space. Assume casual dining.*

- What is the anticipated land use for the 9,000 GSF retail building in Lot 3?
  - *Small shops. Again, like 1) speculative there is NO user at this time.*

- Please provide more information on the unidentified proposed building (orange) between existing buildings “Q” and “R”.
  - *Office*

- What type of units are anticipated for the 4-story apartments in Lot 3? (studio, 2-bedroom, etc.)
  - *Market Rate apartments , 1 bed, 2 bed and some 3 beds. Higher percentage toward the 1 and 2 bedroom than 3 bedroom. Again, speculative at this time.*

- Will Lots 2, 3, and 4 be constructed in phases? When do you expect construction to start and full build-out for each phase, if applicable, or overall construction completion?
  - *Yes, Lot 4 the Residential would happen at 1 time, start as soon as approved. lots 2 and 3 would develop over time to meet the Market remainder. There is no specific schedule. As you know Larry is pursuing a Large Office user for repurposing a large portion of existing buildings.*

City Staff Traffic Study Scope/Plan Notes 8-17-26

1. Include prior traffic studies as part of this review: Olia Village, 39 North planning traffic studies prepared by CBB. Old Olive/Lindbergh full signalized intersection improvements (currently under construction—city sponsored project with MoDOT)
2. Refer to Olia Village Scoping Notes as an example.
3. Need to Define Study Area, including study intersections. Can this be tied into the Olia Village TIS that was used on the west campus?
4. Include existing Bayer corporate campus HQ that will remain (Lot 1) into traffic counts. Need better understanding of internal roadway circulation to tie with existing Bayer campus that will remain
5. Answers to questions on mark-up plan:
    - Yes, include Lindbergh ramps within study area
    - Lot 3 unidentified building addition. Include in comments to send to developer
    - Agree with daycare access
    - Agree, significant concerns with potential traffic increases on Warson southbound. Also, existing congestion at times due to MICS school traffic in Ladue. Analyze as part of this study.
    - Does outdoor seating imply a restaurant land use? I believe so but ask for clarification in letter sent to developer?
    - Retail tenants? Not sure. Ask developer to clarify type of retail tenants, separate from restaurant uses.
    - Future greenhouse use—yes, include in analysis.
    - Lot 4 is included as part of the overall concept plan. Incorporate into the TIS.
    - Intersection at Tealwood north into the new single family development is proposed to be gated for exclusive use by Tealwood residents only. No through traffic permitted. Is there still a need to include this in traffic counts/study area?
    - Tealwood/Lindbergh Intersection. No through traffic as part of this development. Can be removed from study area.
    - Bayer Drive ramps at Lindbergh. Need to site traffic circulation for existing Bayer campus to remain and redevelopment area to get a full picture of access and usage.

ATTACHMENT B3

September 2, 2026

Dan Shane, PE, PTOE
HR Green
520 Maryville Center Drive, Suite 100
Saint Louis, MO 63141
dshane@hrgreen.com
636.812.4211

Re: Bayer Counts
Saint Louis County, Missouri
Proposal for Traffic Data Collection

Dear Dan,

Thank you for teaming with us on this project. Per your request, we provide the following proposal to HR Green ("Client") for traffic data collection.

This fee proposal is based on your request for proposal (RFP) received August 19, 2026, our conversations thereafter, documentation provided to date, our research to date concerning the subject property, and our understanding of codes in effect as of this date. A specific list of scope of work and anticipated deliverables are listed below.

SCOPE OF WORK/ANTICIPATED DELIVERABLES

A. Traffic Data Collection:

i. **Field Investigation/Equipment Preparation:** TERRA will field verify locations with respect to considerations for performing the counts in the most efficient and appropriate manner. TERRA will discuss the count schedule with the Client to verify locations, identify special needs, and to detail turning movement count locations. This task also consists of Quality Assurance/Quality Control (QA/QC) of the count data.

ii. **Weekday Data Collection:** TERRA Engineering will perform traffic counts at 13 intersections from 6:00 AM to 9:00 AM and again from 2:00 PM to 6:00 PM totaling seven (7) hours on a typical weekday traffic day (Tuesday, Wednesday, or Thursday).

iii. **Count Locations:** Traffic counts will be collected at the following intersections. It should be noted that the traffic data will be collected using typical count procedures such as no work on days where a well-publicized threat of frozen precipitation has been forecast, on state-recognized holidays, nor during the times influenced by holidays. Traffic counts will be collected in 15-minute increments and summarized hourly for each movement at noted intersections. Data will be provided in both excel format as well as PDF format. The locations to be collected are as follows:

a. **Saint Louis County, MO – 7-Hour Turning Movement Counts**
   (1) Olive Blvd & Lindbergh Blvd southbound ramps
   (2) Olive Blvd & Lindbergh Blvd northbound ramps
   (3) Olive Blvd & Old Olive Street Rd
   (4) Olive Blvd & Bayer Rd
   (5) Bayer Dr off Olive Blvd & Bayer Dr
   (6) Olive Blvd & Warson Rd
   (7) Warson Rd & Bayer Dr (north driveway)
   (8) Warson Rd & Bayer Dr (south driveway)
   (9) Warson Rd & Tealwood Dr
   (10) Warson Rd & Ladue Rd
   (11) Lindbergh Blvd & Ladue Rd
   (12) Lindbergh Blvd northbound ramps & Bayer Dr
   (13) Bayer Dr off Lindbergh Blvd and Bayer Dr off Warson Rd

B. Deliverables:

i. Traffic Counts at the locations specified.

LIMIT OF SERVICES / ASSUMPTIONS

1. A proposal for the following will be provided if requested as these items are currently excluded:
   - A. Surveying
   - B. Underground Utility Locating (GPR)
   - C. Sewer televising
   - D. Traffic Engineering, including:
     - i. Traffic Studies
     - ii. Maintenance of Traffic (MOT)
     - iii. MOT detailed staging narrative, cost opinion, specifications
     - iv. Traffic Signal Design/Modifications
   - E. Civil Engineering
   - F. Landscape Architecture
   - G. Structural Engineering
   - H. Site Planning
   - I. Site Security/Electrical/Telecommunication Engineering
   - J. Site Lighting/Photometric Studies
   - K. Geotechnical/Environmental Engineering & Testing
   - L. LEED or other “green” accreditation and/or design
   - M. Multi-phase design or construction plans
   - N. Creation of construction cost opinions.
   - O. Site Logistics Planning
   - P. Permitting through Highway Department(s)
   - Q. Driveway Permit
   - R. Earthwork Permit
   - S. Site excavation (“EX”) or earth retention (“ERS”) Drawings
   - T. Graphic Information System (GIS) analysis
   - U. Planned Development/Zoning/Public Review process/exhibits and meeting attendance/prep
   - V. Other PD exhibits, including zoning, land use, sub area, PD boundary
   - W. Discharge of Stormwater to Waters
2. This scope of work is based on documents available as of this date.

SCHEDULE

Upon agreement on scope of work and receipt of signed fee proposal, TERRA will commence with scheduling the traffic counts. Traffic data will be delivered within two weeks, weather permitting, of the scheduled count date.

COMPENSATION

TERRA offers the above services at the lump sum fees outlined below.

1. Traffic Data Collection

a.	Data Collection	$5,750.00
	(TOTAL)	**$5,750.00**

ADDITIONAL SERVICES

Changes to completed documents due to revised input or direction, change of project limits or scope and preparation of additional drawings shall be invoiced as an Additional Service. Work will not be performed without your expressed, written consent. Estimates for additional services will be provided upon your request.

ACCEPTANCE

This proposal, with the signature of the appropriate personnel, constitutes acceptance of fee and terms as stated herein. Please return one copy of the signed proposal to me as authorization to begin work. In the absence of an executed proposal, upon your request for services and the commencement of work, we will proceed in accordance with this proposal, inclusive of scope, fee, terms and conditions and assume your agreement to same.

If you have questions or need clarification on the above, please do not hesitate to call. We look forward to working with you on this project and appreciate you including us on your team.

Sincerely yours,

TERRA ENGINEERING, LTD.

Michael C. Hutchinson

Michael C. Hutchinson, P.E., PTOE
Senior Traffic Engineer

Cc: Sanders Ong, Traffic Engineer II – TERRA Engineering
Dayna Schimmack, Traffic Technician II – TERRA Engineering

ACCEPTED BY

Date: _____

Printed Name: _____

Signed Name: _____

Title: _____

BILLING AND PAYMENT

Billing and payment shall be in accordance with the fee proposal as noted in the Compensation schedule of this proposal. Scope of services under a fixed fee basis shall be billed upon fulfillment and/or percentage of the completed task. Scope of services under a time and material basis shall be billed per unit rate as services are performed.

1. Timing/Format
   A. Invoices shall be submitted monthly for Services completed at the time of billing and are due upon receipt, unless negotiated otherwise with Terra Engineering. Invoices shall be considered past due if not paid within 30 calendar days of the due date. Such invoices shall be prepared in a form supported by documentation as Client may reasonably require.
   B. If payment in full is not received by TERRA Engineering within 30 calendar days of the due date, invoices shall bear interest at one-and-one-half (1.5) percent of the past due amount per month, which shall be calculated from the invoice due date.
   C. If the Client fails to make payments within 30 calendar days of due date or otherwise is in breach of this Agreement, TERRA Engineering may suspend performance of services upon seven (7) calendar days' notice to the Client. TERRA Engineering shall have no liability whatsoever to the Client for any costs or damages as a result of suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, TERRA Engineering shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for TERRA Engineering to resume performance.
2. Billing Records
   A. TERRA Engineering shall maintain accounting records of its costs in accordance with generally accepted practices. Access to such records will be provided during normal business hours with reasonable notice during the term of this Agreement and for 3 years after completion.

STANDARD TERMS AND CONDITIONS

1. STANDARD OF CARE: Services shall be performed in accordance with the standard of professional practice ordinarily exercised by the applicable profession at the time and within the locality where the services are performed. No warranty or guarantee, express or implied is provided, including warranties or guarantees contained in any uniform commercial code

2. CHANGE OF SCOPE. The scope of Services set forth in this Agreement is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by TERRA Engineering and Client. TERRA Engineering will promptly notify Client of any perceived changes of scope in writing and the parties shall negotiate modifications to this Agreement.

3. DELAYS. If events beyond the control of TERRA Engineering, including, but not limited to, fire, flood, explosion, riot, strike, war, process shutdown, act of God or the public enemy, and act or regulation of any government agency, result in delay to any schedule established in this Agreement, such schedule shall be extended for a period equal to the delay. In the event such delay exceeds 90 days, TERRA Engineering shall be entitled to an equitable adjustment in compensation and extension of time.

4. TERMINATION/SUSPENSION. Either party may terminate this Agreement upon 30 days written notice to the other party in the event of substantial failure by the other party to perform in accordance with its obligations under this Agreement through no fault of the terminating party. Client shall pay TERRA Engineering for all Services, including profit relating thereto, rendered prior to termination, plus any expenses of termination.

5. REUSE OF INSTRUMENTS OF SERVICE. All reports, drawings, specifications, computer data, field data notes and other documents prepared by TERRA Engineering as instruments of service shall remain the property of TERRA Engineering. TERRA Engineering shall retain all common law, statutory and other reserved rights, including the copyright thereto. Reuse of any instruments of service including electronic media, for any purpose other than that for which such documents or deliverables were originally prepared, or alteration of such documents or deliverables without written authorization or adaptation by TERRA Engineering for the specific purpose intended, shall be at Client's sole risk.

6. ELECTRONIC MEDIA. Electronic files furnished by either party shall be subject to an acceptance period of 30 days during which the receiving party agrees to perform appropriate acceptance tests. The party furnishing the electronic file shall correct any discrepancies or errors detected and reported within the acceptance period. After the acceptance period, the electronic files shall be deemed to be accepted and neither party shall have any obligation to correct errors or maintain electronic files. In the event of a conflict between the signed construction documents prepared by TERRA Engineering and electronic files, the signed or sealed hard-copy construction documents shall govern. Under no circumstances shall delivery of electronic files for use by Client be deemed a sale by TERRA Engineering and TERRA Engineering makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall TERRA Engineering be liable for indirect or consequential damages as a result of the Client's use or reuse of the electronic files.

7. OPINIONS OF CONSTRUCTION COST. Any opinion of construction costs prepared by TERRA Engineering is supplied for the general guidance of the Client only. Since TERRA Engineering has no control over competitive bidding or market

conditions, TERRA Engineering cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to Client.

8. SAFETY. TERRA Engineering shall establish and maintain programs and procedures for the safety of its employees. TERRA Engineering specifically disclaims any authority or responsibility for general job site safety and safety of persons other than TERRA Engineering employees.

9. RELATIONSHIP WITH CONTRACTORS. TERRA Engineering shall serve as Client's professional representative for the Services and may make recommendations to Client concerning actions relating to Client's contractors, but TERRA Engineering specifically disclaims any authority to direct or supervise the means, methods, techniques, sequences or procedures of construction selected by Client's contractors.

10. THIRD PARTY CLAIMS: This Agreement does not create any right or benefit for parties other than TERRA Engineering and Client.

11. MODIFICATION. This Agreement, upon execution by both parties hereto, can be modified only by a written instrument signed by both parties.

12. PROPRIETARY INFORMATION. Information relating to the Project, unless in the public domain, shall be kept confidential by TERRA Engineering and shall not be made available to third parties without written consent of Client, unless so required by court order.

13. INSURANCE. TERRA Engineering will maintain insurance coverage for Professional, Comprehensive General, Automobile, Worker's Compensation and Employer's Liability in amounts in accordance with legal, and TERRA Engineering business requirements. Certificates evidencing such coverage will be provided to Client upon request. For projects involving construction, Client agrees to require its construction contractor, if any, to include TERRA Engineering as an additional insured on its commercial general liability policy relating to the Project, and such coverages shall be primary.

14. INDEMNITIES. TERRA Engineering agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by TERRA Engineering's negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom TERRA Engineering is legally liable. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless TERRA Engineering, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and that of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable. Neither the Client nor TERRA Engineering shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

15. LIMITATIONS OF LIABILITY. No employee or agent of TERRA Engineering shall have individual liability to Client. Client agrees that, to the fullest extent permitted by law, TERRA Engineering's total liability to Client for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the Project or this Agreement from any causes including, but not limited to, TERRA Engineering's negligence, error, omissions, strict liability, or breach of contract shall not exceed the total compensation covered by TERRA Engineering's professional liability insurance.

16. ACCESS. Client shall provide TERRA Engineering safe access to the project site necessary for the performance of the services.

17. ASSIGNMENT. The rights and obligations of this Agreement cannot be assigned by either party without written permission of the other party. This Agreement shall be binding upon and insure to the benefit of any permitted assigns.

18. HAZARDOUS MATERIALS. TERRA Engineering and TERRA Engineering's consultants shall have no responsibility for discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. If required by law, the client shall accomplish all necessary inspections and testing to determine the type and extent, if any, of hazardous materials at the project site. Prior to the start of services, or at the earliest time such information is learned, it shall be the duty of the Client to advise TERRA Engineering (in writing) of any known or suspected hazardous materials. Removal and proper disposal of all hazardous materials shall be the responsibility of the Client.

19. REMODELING AND RENOVATION. For TERRA Engineering's services provided to assist the Client in making changes to an existing facility, the Client shall furnish documentation and information upon which TERRA Engineering may rely for its accuracy and completeness. Unless specifically authorized or confirmed in writing by the Client, TERRA Engineering shall not be required to perform, or have others perform, destructive testing or to investigate concealed or unknown conditions. The Client shall indemnify and hold harmless TERRA Engineering, TERRA Engineering's consultants, and their employees

from and against claims, damages, losses and expenses which arise as a result of documentation and information furnished by the Client.

20. CLIENT'S CONSULTANTS. Contracts between the Client and other consultants retained by Client for the Project shall require the consultants to coordinate their drawings and other instruments of service with those of TERRA Engineering and to advise TERRA Engineering of any potential conflict. TERRA Engineering shall have no responsibility for the components of the project designed by the Client's consultants. The Client shall indemnify and hold harmless TERRA Engineering, TERRA Engineering's consultants and their employees from and against claims, damages, losses and expenses arising out of services performed for this project by other consultants of the Client.

21. NO WAIVER. No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate another section of this Agreement or operate as a waiver of any future default, whether like or different in character.

22. SEVERABILITY. The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

23. STATUTE OF LIMITATION. To the fullest extent permitted by law, parties agree that, except for claims for indemnification, the time period for bringing claims under this Agreement shall expire one year after Project Completion.

24. DISPUTE RESOLUTION. If TERRA Engineering employs counsel for advice or other representation: (i) with respect to this Agreement, (ii) to represent TERRA Engineering in any litigation, contest, dispute, suit or proceeding (whether instituted by TERRA Engineering, Client or any other party) in any way or respect relating to this Agreement, or (iii) to enforce Client's obligations there under, then, in any of the foregoing events, all of the reasonable attorneys' fees arising from such services and all expenses, costs and charges in any way or respect arising in connection therewith or relating thereto shall be paid by Client to TERRA Engineering on demand.

SCHEDULE OF HOURLY BILLING RATES:

LABOR CLASSIFICATION	2026	2027	2028	2029	2030
Principal	$390	$406	$422	$439	$456
Executive Director	$312	$324	$337	$350	$364
Senior Director	$251	$261	$271	$282	$293
Technical Director	$244	$253	$264	$274	$285
Department Director	$234	$243	$253	$263	$274
Practice Lead	$228	$237	$247	$257	$267
Business Administrator	$171	$178	$185	$192	$200
IT Manager	$138	$144	$149	$155	$161
Administrative Assistant	$118	$123	$128	$133	$138
Survey Intern	$56	$58	$61	$63	$66
Field Surveyor I	$94	$97	$101	$105	$109
Field Surveyor II	$109	$113	$118	$122	$127
Senior Field Surveyor	$148	$154	$160	$166	$173
Associate Crew Chief	$116	$120	$125	$130	$135
Project Surveyor	$118	$123	$128	$133	$138
Professional Land Surveyor	$139	$144	$150	$156	$162
Survey Project Manager	$150	$156	$162	$168	$175
Senior Professional Land Surveyor	$225	$234	$243	$253	$263
Landscape Designer I	$94	$97	$101	$105	$109
Landscape Designer II	$105	$109	$114	$118	$123
Landscape Project Manager	$143	$148	$154	$161	$167
Senior Landscape Architect	$151	$157	$163	$170	$176
Water Resources Project Engineer II	$147	$153	$159	$165	$172
Technician I	$72	$75	$78	$81	$84
Technician II	$87	$90	$94	$98	$101
Civil Engineer I	$108	$112	$117	$122	$126
Civil Engineer II	$121	$125	$130	$136	$141
Civil Engineer III	$135	$140	$146	$152	$158
Civil Engineer IV	$147	$153	$159	$165	$172
Civil Project Engineer I	$132	$137	$143	$148	$154
Civil Project Engineer II	$140	$146	$152	$158	$164
Senior Civil Engineer	$156	$162	$169	$175	$182
Civil Project Manager	$179	$186	$194	$202	$210
Senior Civil Project Manager	$195	$203	$211	$219	$228
Lead Civil Engineer	$199	$206	$215	$223	$232
Electrical Engineer I	$120	$125	$130	$135	$140
Electrical Engineer II	$140	$146	$152	$158	$164
Lead Electrical Designer	$194	$202	$210	$218	$227
Senior Electrical Project Engineer	$265	$276	$287	$298	$310
Senior GIS Analyst	$144	$149	$155	$162	$168
Traffic Engineer I	$90	$94	$97	$101	$105
Traffic Engineer II	$115	$120	$124	$129	$135
Traffic Technician I	$78	$81	$84	$88	$91
Traffic Technician II	$94	$97	$101	$105	$109
Traffic Technician III	$109	$114	$118	$123	$128
Senior Traffic Technician	$125	$130	$135	$140	$146
Lead Traffic Technician	$140	$146	$152	$158	$164
Engineer I, Structural	$108	$112	$117	$121	$126
Engineer II, Structural	$122	$126	$132	$137	$142
Senior Structural Project Engineer	$197	$205	$213	$222	$231
Senior Structural Engineer	$253	$263	$273	$284	$296
Senior Structural Manager	$253	$263	$274	$285	$296
Documentation Engineer I	$120	$125	$130	$135	$140
Documentation Engineer II	$142	$148	$153	$160	$166
Construction Engineer I	$102	$106	$110	$115	$119
Construction Engineer II	$122	$127	$132	$137	$143
Construction Inspector I	$98	$101	$105	$110	$114
Construction Inspector II	$118	$123	$128	$133	$138
Construction Inspector III	$132	$137	$143	$149	$155
Construction Inspector IV	$146	$152	$158	$164	$171
Lead Construction Inspector	$195	$203	$211	$219	$228
Lead Documentation Engineer	$193	$201	$209	$217	$226
Senior Resident Engineer	$212	$220	$229	$238	$248
Senior Technician	$133	$138	$144	$150	$156
Transportation Engineer I	$111	$116	$120	$125	$130
Transportation Engineer II	$125	$130	$135	$140	$146
Transportation Engineer III	$138	$144	$150	$156	$162
Transportation Engineer IV	$175	$182	$189	$197	$204
Transportation Project Engineer I	$134	$139	$144	$150	$156
Transportation Project Engineer II	$156	$162	$169	$175	$182
Transportation Project Manager	$188	$195	$203	$211	$219
Senior Transportation Project Engineer	$194	$201	$209	$218	$226
Senior Transportation Project Manager	$225	$234	$243	$253	$263

HRGreen

ATTACHMENT C – TASK BREAKDOWN AND FEE ESTIMATE

PROJECT: Task Order 4: Bayer East Campus, Traffic Impact Study
PROJ. NO.: 2403633.04
CLIENT: City of Creve Coeur, MO
CLIENT PM: Jason Jaggi
CONSULTANT PM: Dan Shane, PE, PTOE

ATTACHMENT C1 - ESTIMATE OF COST

		LABOR AND OVERHEAD						DIRECT EXPENSES							
	TOTAL HOURS				59	100	2								
	COST PER HOUR / UNIT (2026 Bill Rate Schedule)				$235.00	$ 200.00	$ 100.00	0.75							
	TOTAL COST AT BILL RATE				$13,865	$20,000	$200	80	60.00					5,750.00	
	% OF TOTAL COST				40.7%	58.7%	0.6%								
Task	**DESCRIPTION OF TASK**	**HR GREEN Task SubTotal**	**Total Expenses**	**Task Total**	SENIOR PROF.	PROF.	ADMIN.	Mileage Auto		Copies			Printing, Mounting, etc.	Subs Direct	Notes
								Unit	Total	Number	Unit Price	Total	Total	Total	
TO1	**LIFETIME FITNESS**														
1	Preliminary Scoping Meeting	**1,040.00**	-	**1,040.00**	4		1								
2	Existing Conditions Assessment	**940.00**	**15.00**	**955.00**	4			20	15.00						
3	Traffic Data Collection	**1,435.00**	**5,750.00**	**7,185.00**	1	6			-					5,750.00	Traffic Counts by Subconsultant (Terra Engineering)
4	Trip Generation	**2,940.00**	-	**2,940.00**	4	10			-						
5	Trip Diversion	**1,270.00**	-	**1,270.00**	2	4									
6	Trip Distribution and Traffic Assignment	**3,340.00**	-	**3,340.00**	4	12			-						
7	Traffic Growth Rates	**1,670.00**	-	**1,670.00**	2	6			-						
8	Traffic Analysis	**8,280.00**	-	**8,280.00**	8	32			-						3 hours per intersection
9	Limited Site Plan Review	**940.00**	-	**940.00**	4				-						
10	Recommendations and Technical Report	**7,880.00**	-	**7,880.00**	8	30			-						
11	Meetings	**4,330.00**	**45.00**	**4,375.00**	18		1	60	45.00						6 meetings (1 hr prep + 2 hr meeting + mileage)
		-	-	-					-						
	SUBTOTAL TASK I			**39,875.00**											

$39,875.00

TRAFFIC STUDY FUNDING AGREEMENT

THIS TRAFFIC STUDY FUNDING AGREEMENT (the "Agreement") is made and entered into as of the _____ day of September 2026, by and between the **CITY OF CREVE COEUR, MISSOURI** (the "City") and **CV Acquisitions, LLC,** (the "Developer").

RECITALS

1. The Developer proposes to redevelop property located in the South West Quadrant of Olive Blvd and Warson Road, described as the Bayer Campus East (the "Project"). The potential traffic impacts of the Project require professional study.

2. The City requires that such study conducted by a consultant engaged by it to increase confidence in results and will obtain such study if the Developer advances funds to pay the City's costs.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Advance of Funds. The Developer shall advance the City the sum of $39,875.00 upon execution of this Agreement (the "Preliminary Funds"). Upon notice from the City that additional funds are required, the Developer shall provide such additional funds. The City may, subject to the terms hereof, use the Preliminary Funds and any additional funds to pay or reimburse the City for payment of actual third-party costs incurred by the City for traffic study services provided by its consultants and advisors as the City deems advisable from time to time for the Project. If Developer fails to provide any such payments, the City's consideration of the Project shall be suspended.

2. Disbursement. The City may disburse Preliminary Funds for traffic study related fees and expenses incurred or to reimburse the City for fees and expenses previously paid by the City upon receipt of (a) invoices for work actually performed by consultants and advisors, (b) invoices and/or receipts for out-of-pocket expenses actually incurred by such parties, and (c) such other supporting documentation as may be requested by the City. The City shall use reasonable care in ascertaining that the fees and expenses paid are fair and reasonable.

3. Copies of Disbursement Requests. The Developer may request copies of all disbursement records and invoices detailing costs paid.

4. Study Purposes Only. This Agreement solely address costs related to consideration of potential traffic impacts of the Project. Nothing herein shall obligate the City to approve the Project.

5. Developer's Right of Termination. The Developer may terminate this Agreement at any time in its sole discretion upon giving the City 10 days' written notice; whereupon 10 days following the Developer's delivery of said notice, this Agreement shall be deemed terminated. Upon receipt of such notice, the City will cease incurring expenditures under this Agreement as soon as reasonably possible. The City shall pay to the Developer, within 60 days after the Developer delivers notice of its termination under this Section, all Preliminary Funds or additional funds remaining after the City's payment of any Disbursement Requests submitted pursuant to this Agreement for work performed through the date of termination.

6. **Excess Funds**. If the City does not expend all the Preliminary Funds and any additional funds as provided herein, the City shall immediately return the remainder to the Developer after approval or rejection of the Project.

7. **No Third-Party Beneficiaries**. This Agreement constitutes a contract solely between the City and the Developer. No third party has any beneficial interest in or derived from this Agreement.

8. **Notices**. All notices and correspondence hereunder shall be in writing and shall be delivered by hand delivery, e-mail, or first-class mail, postage prepaid, to the parties as set forth below:

If to the City:

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
Attention: Jason Jaggi, Director of Community Development
Email: jjaggi@crevecoeurmo.gov

with a copy to:

City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
Attention: Kris Simpson, City Administrator
Email: ksimpson@crevecoeurmo.gov

If to the Developer:
CV Acquisitions, LLC
1401 S. Brentwood Blvd. Suite 625
St. Louis, MO 63144
Attention Lawrence Chapman, Manager
E-Mail: lchapman@seneca-cre.com

9. **Miscellaneous**.

a. **Severability**. If any provision of this Agreement is unenforceable, the remainder of this Agreement shall be enforced as if such provision were not contained herein.

b. **No Waiver**. Failure of any party hereto to enforce its rights hereunder at any time shall not be deemed a waiver of any such rights.

c. **Representations and Warranties**. The Developer and the City each represent and warrant that (i) this Agreement has been duly executed by them or on their behalf, as the case may be, pursuant to due authorization, and is not in violation of any such party's governing documents, charter or ordinances, as the case may be, (ii) no consents are necessary for the execution, delivery, and performance of this Agreement by such party, and (iii) this Agreement is valid, binding and enforceable against such party in accordance with its terms.

d. **Assignment**. This Agreement may not be assigned by either party without the written consent of the other, provided, however, that the Developer shall have right at any time and from time to time to assign this Agreement to any affiliate or related entity.

e. **Counterparts**. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Preliminary Funding Agreement to be duly executed as of the date first above written.

CITY OF CREVE COEUR, MISSOURI

By: _____
City Administrator

CV Acquisitions, LLC

By: _____
Lawrence R Chapman, Manager

RESOLUTION NO. 1759

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING EXECUTION OF A MASTER SERVICES AGREEMENT WITH HR GREEN TO PROVIDE TRAFFIC AND TRANSPORTATION ENGINEERING SERVICES ON AN AS-NEEDED BASIS

WHEREAS, the City Council of the City of Creve Coeur recognizes the need for professional transportation and traffic engineering consulting services related to development proposals within the City; and

WHEREAS, such services are necessary to effectively advise the City on these matters; and

WHEREAS, the cost for these services is task related and will be based on the scope of services for each individual development project; and

WHEREAS, a Traffic Study Funding Agreement, is necessary to facilitate the advancement of funds by the developer to reimburse the City for these services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The agreement between **HR GREEN** and the City of Creve Coeur, attached hereto as "Exhibit 1, and Attachment A," to provide traffic and transportation engineering services for the City of Creve Coeur is hereby approved and the City Administrator is authorized to execute same. The agreement as executed shall be in the form of such exhibits 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.

Section 2: This agreement is valid for a period of five (5) years after adoption, with the City's option to renew for a period not to exceed three (3) additional years

Section 3: The Traffic Study Funding Agreement, attached hereto as Exhibit 2, is hereby approved and the City Administrator is authorized to execute the same.

ADOPTED THIS 28TH DAY OF OCTOBER, 2024.

DR. ROBERT HOFFMAN, MAYOR

ATTEST:

KELLIE HENKE, CITY CLERK

CITY OF CREVE COEUR, MO • 1949 •

HRGreen

PROFESSIONAL MASTER SERVICES AGREEMENT

For

City of Creve Coeur
On-Call Traffic Engineering Services

Jason Jaggi, Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141
314-432-6000

Dan Shane, PE, PTOE
HR Green, Inc.
520 Maryville Centre Drive, Suite 100
St. Louis, MO 63141
HRG Project No. 2403633

October 15, 2024

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THIS **AGREEMENT** is between City of Creve Coeur (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT is seeking responses to this Request for Qualifications (RFQ) for non-exclusive on-call third-party professional services to assist the CLIENT in the preparation of traffic impact studies for development proposals and advise the CLIENT on traffic, circulation and transportation aspects of development proposals submitted to the CLIENT. These developments typically consist of medium to large-scale projects including commercial, mixed-use, and multi-family residential applications. The exact services to be performed and the compensation due to the consultant shall be described in Task Orders requested by the CLIENT for each development proposal in accordance with a scope and not-to-exceed fee.

1.2 Design Criteria/Assumptions

The following references will be used to establish assumptions and design criteria for each Task Order:

- Manual on Uniform Traffic Control Devices (MUTCD)
- ITE Trip Generation Manual
- ITE Parking Generation Manual
- Highway Capacity Manual
- AASHTO Greenbook
- National Association of City Transportation Officials (NACTO)
- MoDOT Engineering Policy Guide (EPG)
- St. Louis County Department of Transportation, Roadway Publications and Manuals

1.3 Project Point of Contact

The primary point of contact for the CLIENT shall be:
Jason Jaggi
Director of Community Development
314-872-2504
jjaggi@crevecoeurmo.gov

The primary point of contact for the COMPANY shall be:
Dan Shane
Associate
636-812-4211 (office)
314-803-7662 (cell)
dshane@hrgreen.com

Any changes to the primary points of contact shall be provided to the other party in writing for approval.

The following references will be used to establish assumptions and design criteria for each Task Order:

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

- Prepare traffic impact studies based on site development plans submitted to the CLIENT by petitioners when requested by CLIENT staff. Consultant will advise the CLIENT on the scope of the traffic study and participate in MoDOT Traffic Impact Study (TIS) scoping meetings.
- Review site development plans and provide recommendations addressing site circulation, site access, pedestrian access and safety surrounding traffic impacts.
- Attend application review meetings with CLIENT staff and petitioners concerning traffic impacts. Attend public hearings and present recommendations to the Planning and Zoning Commission and/or City Council as required.
- Perform other municipal traffic/transportation engineering services that may be requested by the CLIENT.

The exact SERVICES to be performed, the schedule for performance, and the compensation due the COMPANY shall be described in Task Orders, Exhibit A, requested by the CLIENT to which the COMPANY will provide a scope and fee estimate. Any tasks or direct costs not specifically included within the Task Order will be the CLIENT's responsibility. Upon acceptance of the scope and fee by CLIENT, the Task Order shall be duly executed by both parties and shall be subject to the terms and conditions of this Master Agreement, except as modified expressly by the Task Order. Task Order fee estimates will be developed on an hourly and expense rate basis using the attached rate schedule Exhibit B, attached hereto and incorporated herein by reference.

3.0 Deliverables and Schedules Included in this Agreement

The COMPANY recognizes that the services and deliverables of COMPANY and others involved in each Task Order are dependent upon the timely performance of COMPANY'S services. Specific deliverables and periods of time for rendering services or specific dates by which services are to be completed will be set forth in each task order.

The schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

4.0 Items not included in Agreement

The following items are not included as part of this AGREEMENT:

- Construction Period Services
- Environmental Review
- GIS Services

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

5.0 Services by Others

Services which will be subcontracted by the COMPANY may include the following, as necessary depending on the specific needs of each Task Order:

- Traffic Data Collection
- Surveying
- Geotechnical Engineering
- Cultural Resource Surveys

6.0 Client Responsibilities

CLIENT shall do the following in a timely manner so as not to delay the services of COMPANY:

1. Provide design objectives and constraints, capacity and performance requirements, and budgetary limitations for each Task Order;

2. Furnish reports, plans, surveys, and any pertinent information, regarding each Task Order, in its possession that pertain to each Task Order. COMPANY shall have an obligation to independently verify the information contained in reports, plans, surveys and maps, which are furnished by the CLIENT. CLIENT shall notify COMPANY of any known material errors or omissions in the information provided;

3. Furnish design and construction standards;

4. Examine all studies, reports, sketches, drawings, specifications, proposals, and other documents presented by COMPANY, obtain advice of attorney, insurance counselor and other COMPANYs as CLIENT deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of COMPANY;

5. Additional responsibilities as outlined in each Task Order.

7.0 Professional Services Fee

7.1 Fees

The CLIENT shall pay COMPANY for services performed as outlined in each Task Order. The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. These standard hourly rates are subject to change upon 30 days' written notice.

The COMPANY will be allowed to adjust its hourly rate schedule on an annual basis throughout the duration of this Master Services Agreement. An updated Standard Hourly Rate sheet will be submitted to the CLIENT for approval.

7.2 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY

may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. In the event that any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorneys' fees.

7.3 Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in each Task Order. These service items are considered extra and are billed separately on an hourly basis.

8.0 Duration of Master Services Agreement

COMPANY and CLIENT wish to enter into this Master Service Agreement (MSA) that will govern the relationship between the parties regarding services that COMPANY will provide CLIENT on various CLIENT projects. This MSA will terminate five (5) years from date of the Master Services Agreement and may be renewed when agreed upon in writing by both parties.

9.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

9.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

9.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY'S services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

9.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

9.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

9.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

9.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY'S employees of the functions and services required under this AGREEMENT.

9.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY'S reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

9.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

9.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

9.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

9.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT'S benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this project to carry out the intent of this provision.

9.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Missouri without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Missouri.

9.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and subconsultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with

subcontractors, sub-COMPANYs, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

9.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

9.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

9.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT'S sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT'S use or reuse of the electronic files.

9.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT'S failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

9.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

9.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from

its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY'S express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

9.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT'S expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT'S consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other subconsultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

9.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY'S control. CLIENT agrees to defend, indemnify, and hold COMPANY, its subconsultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or subconsultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

9.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultant at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory

agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S subconsultant shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

9.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors, employees, and COMPANY, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

9.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

9.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed $50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

9.26 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.

This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

Daniel T. Shane, PE,
PTOE

Approved by: _____

Printed/Typed Name: Jason Dohrmann, PE

Title: Vice President / Regional Director Date: November 7, 2024

CITY OF CREVE COEUR

Accepted by: _____

Printed/Typed Name: Mark Perkins

Title: City Administrator Date: 10/30/24

HRGreen

PROFESSIONAL SERVICES TASK ORDER

Project: City of Creve Coeur On-Call Professional Traffic Engineering Services

Task Order #:

Date:

Initiated By:

Project:

This Task Order, made as of _____ day of _____, 2024 is hereby attached to and made part of the Master Services Agreement between the City of Creve Coeur, Missouri (CLIENT) and HR Green, Inc. (COMPANY) for Professional Services dated _____. COMPANY'S Scope of Services for this Task Order is as indicated below:

1. SCOPE OF SERVICES

COMPANY shall furnish all labor, materials, supplies, equipment, supervision and services necessary for and incidental to the performance of this Task Order. Any services to be completed by a subconsultant shall be documented, and the subconsultant proposal to COMPANY shall be included as Attachment A to this Task Order. COMPANY represents that it has thoroughly reviewed the Task Order and Master Services Agreement (MSA) and that it accepts the Task Order and the conditions under which the Task Order is to be performed.

2. ADDITIONAL CLIENT RESPONSIBILITIES

Additional CLIENT responsibilities shall be as set forth in this section.

3. SCHEDULE

The timeframe for work to be completed is from the date of this Task Order agreement through (completion date).

4. COMPENSATION

Total time and expense compensation for services shall not exceed ($x,xxx) as outlined in Attachment B, and is inclusive of all labor, mileage, and other direct expenses necessary for completion of services.

HRGreen

IN WITNESS WHEREOF, the parties hereto have made and executed this Task Order as of the day and year first above written.

HR GREEN, INC.

Approved by: _____

Printed/Typed Name: _____

Title: _____ Date: _____

CITY OF CREVE COEUR

Accepted by: _____

Printed/Typed Name: _____

Title: _____ Date: _____

HRGreen

ATTACHMENT A – SUBCONSULTANT SERVICES

HRGreen

ATTACHMENT B – TASK BREAKDOWN AND FEE ESTIMATE

ATTACHMENT B

HRGreen

HR GREEN

Billing Rate Schedule
Effective January 1, 2024

Professional Services	Billing Rate
Principal	$290
Senior Professional	$235
Professional	$200
Junior Professional	$150
Senior Technician	$145
Technician	$135
Senior Field Personnel	$180
Field Personnel	$140
Junior Field Personnel	$100
Administrative Coordinator	$110
Administrative	$100
Corporate Admin	$130
Operators/Interns	$125

Reimbursable Expenses

1. All materials and supplies used in the performance of work on this project will be billed at cost plus 10%.

2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service. Survey and construction vehicle mileage will be charged on the basis of $0.90 per mile or $85.00 per day.

3. Charges for sub-consultants will be billed at their invoice cost plus 15%.

4. A rate of $6.00 will be charged per HR Green labor hour for a technology and communication fee.

5. All other direct expenses will be invoiced at cost plus 10%.

TRAFFIC STUDY FUNDING AGREEMENT

THIS TRAFFIC STUDY FUNDING AGREEMENT (the "Agreement") is made and entered into as of the _____ day of _____, _____, by and between the **CITY OF CREVE COEUR, MISSOURI** (the "City") and _____ (the "Developer").

RECITALS

1. The Developer proposes to redevelop property located at _____ (the "Project"). The potential traffic impacts of the Project require professional study.

2. The City requires that such study conducted by a consultant engaged by it to increase confidence in results and will obtain such study, if the Developer advances funds to pay the City's costs.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Advance of Funds. The Developer shall advance the City the sum of $_____ upon execution of this Agreement (the "Preliminary Funds"). Upon notice from the City that additional funds are required, the Developer shall provide such additional funds. The City may, subject to the terms hereof, use the Preliminary Funds and any additional funds to pay or reimburse the City for payment of actual third party costs incurred by the City for traffic study services provided by its consultants and advisors as the City deems advisable from time to time for the Project. If Developer fails to provide any such payments, the City's consideration of the Project shall be suspended.

2. Disbursement. The City may disburse Preliminary Funds for traffic study related fees and expenses incurred or to reimburse the City for fees and expenses previously paid by the City upon receipt of (a) invoices for work actually performed by consultants and advisors, (b) invoices and/or receipts for out-of-pocket expenses actually incurred by such parties, and (c) such other supporting documentation as may be requested by the City. The City shall use reasonable care in ascertaining that the fees and expenses paid are fair and reasonable.

3. Copies of Disbursement Requests. The Developer may request copies of all disbursement records and invoices detailing costs paid.

4. Study Purposes Only. This Agreement solely address costs related to consideration of potential traffic impacts of the Project. Nothing herein shall obligate the City to approve the Project.

5. Developer's Right of Termination. The Developer may terminate this Agreement at any time in its sole discretion upon giving the City 10 days' written notice; whereupon 10 days following the Developer's delivery of said notice, this Agreement shall be deemed terminated. Upon receipt of such notice, the City will cease incurring expenditures under this Agreement as soon as reasonably possible. The City shall pay to the Developer, within 60 days after the Developer delivers notice of its termination under this Section, all Preliminary Funds or additional funds remaining after the City's payment of any Disbursement Requests submitted pursuant to this Agreement for work performed through the date of termination.

6. Excess Funds. If the City does not expend all the Preliminary Funds and any additional funds as provided herein, the City shall immediately return the remainder to the Developer after approval or rejection of the Project.

7. No Third-Party Beneficiaries. This Agreement constitutes a contract solely between the City and the Developer. No third party has any beneficial interest in or derived from this Agreement.

8. Notices. All notices and correspondence hereunder shall be in writing and shall be delivered by hand delivery, e-mail, or first-class mail, postage prepaid, to the parties as set forth below:

If to the City:

City of CREVE COEUR
300 N. New Ballas Road
CREVE COEUR, Missouri 63141
Attention: Jason Jaggi, Director of Community Development
Email: Jjaggi@crevecoeurmo.gov

with a copy to:

City of CREVE COEUR
300 N. New Ballas
CREVE COEUR, Missouri 63141
Attention: Mark Perkins, City Administrator
Email: mperkins@crevecoeurmo.gov

If to the Developer:

9. Miscellaneous.

a. Severability. If any provision of this Agreement is unenforceable, the remainder of this Agreement shall be enforced as if such provision were not contained herein.

b. No Waiver. Failure of any party hereto to enforce its rights hereunder at any time shall not be deemed a waiver of any such rights.

c. Representations and Warranties. The Developer and the City each represent and warrant that (i) this Agreement has been duly executed by them or on their behalf, as the case may be, pursuant to due authorization, and is not in violation of any such party's governing documents, charter or ordinances, as the case may be, (ii) no consents are necessary for the execution, delivery, and performance of this Agreement by such party, and (iii) this Agreement is valid, binding and enforceable against such party in accordance with its terms.

d. Assignment. This Agreement may not be assigned by either party without the written consent of the other, provided, however, that the Developer shall have right at any time and from time to time to assign this Agreement to any affiliate or related entity.

e. **Counterparts**. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Preliminary Funding Agreement to be duly executed as of the date first above written.

CITY OF CREVE COEUR, MISSOURI

By: _____
City Administrator

_____

By: _____
Name/Title

BAYER EAST CAMPUS

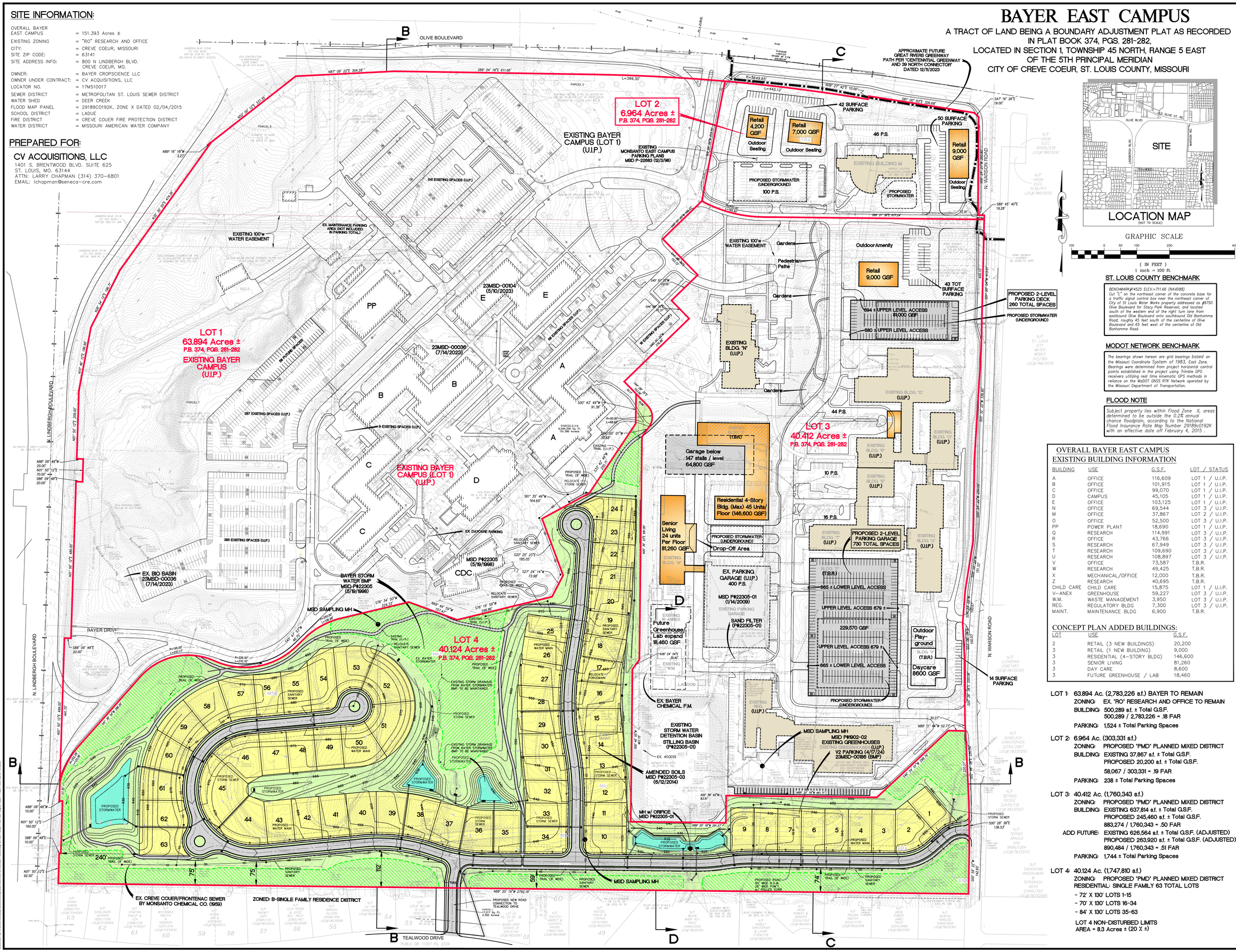
A TRACT OF LAND BEING A BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 374, PGS. 281-282, LOCATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

SITE INFORMATION:

OVERALL BAYER EAST CAMPUS	= 151.393 Acres ±
EXISTING ZONING	= "RO" RESEARCH AND OFFICE
CITY:	= CREVE COEUR, MISSOURI
SITE ZIP CODE:	= 63141
SITE ADDRESS INFO:	= 800 N LINDBERGH BLVD. CREVE COEUR, MO.
OWNER:	= BAYER CROPSCIENCE LLC
OWNER UNDER CONTRACT:	= CV ACQUISITIONS, LLC
LOCATOR NO.	= 17M510017
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	= DEER CREEK
FLOOD MAP PANEL	= 29189C0192K, ZONE X DATED 02/04/2015
SCHOOL DISTRICT	= LADUE
FIRE DISTRICT	= CREVE COUER FIRE PROTECTION DISTRICT
WATER DISTRICT	= MISSOURI AMERICAN WATER COMPANY

PREPARED FOR:

CV ACQUISITIONS, LLC
1401 S. BRENTWOOD BLVD. SUITE 625
ST. LOUIS, MO. 63144
ATTN: LARRY CHAPMAN (314) 370-6801
EMAIL: lchapman@seneca-cre.com



LOCATION MAP

(NOT TO SCALE)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#14525 ELEV.=711.66 (NAVD88)
Cut "L" on the northeast corner of the concrete base for a traffic signal control box near the northeast corner of City of St Louis Water Works property addressed as #9750 Olive Boulevard for Stacy Park Reservoir, and located south of the western end of the right turn lane from eastbound Olive Boulevard onto southbound Old Bonhomme Road; roughly 45 feet south of the centerline of Olive Boulevard and 65 feet west of the centerline of Old Bonhomme Road.

MODOT NETWORK BENCHMARK

The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MoDOT ONSS RTK Network operated by the Missouri Department of Transportation.

FLOOD NOTE

Subject property lies within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Rate Map Number 29189c0192K with an effective date of February 4, 2015 .

OVERALL BAYER EAST CAMPUS EXISTING BUILDING INFORMATION

BUILDING	USE	G.S.F.	LOT / STATUS
A	OFFICE	116,609	LOT 1 / U.I.P.
B	OFFICE	101,915	LOT 1 / U.I.P.
C	OFFICE	99,070	LOT 1 / U.I.P.
D	CAMPUS	45,105	LOT 1 / U.I.P.
E	OFFICE	103,125	LOT 1 / U.I.P.
N	OFFICE	69,544	LOT 3 / U.I.P.
M	OFFICE	37,867	LOT 2 / U.I.P.
O	OFFICE	52,500	LOT 3 / U.I.P.
PP	POWER PLANT	18,690	LOT 1 / U.I.P.
Q	RESEARCH	114,991	LOT 3 / U.I.P.
R	OFFICE	43,766	LOT 3 / U.I.P.
S	RESEARCH	67,949	LOT 3 / U.I.P.
T	RESEARCH	109,690	LOT 3 / U.I.P.
U	RESEARCH	108,897	LOT 3 / U.I.P.
V	OFFICE	73,587	T.B.R.
W	RESEARCH	49,425	T.B.R.
X	MECHANICAL/OFFICE	12,000	T.B.R.
Z	RESEARCH	40,695	T.B.R.
CHILD CARE	CHILD CARE	15,875	LOT 1 / U.I.P.
V-ANEX	GREENHOUSE	59,227	LOT 3 / U.I.P.
W.M.	WASTE MANAGEMENT	3,950	LOT 3 / U.I.P.
REG.	REGULATORY BLDG	7,300	LOT 3 / U.I.P.
MAINT.	MAINTENANCE BLDG	6,900	T.B.R.

CONCEPT PLAN ADDED BUILDINGS:

LOT	USE	G.S.F.
2	RETAIL (3 NEW BUILDINGS)	20,200
3	RETAIL (1 NEW BUILDING)	9,000
3	RESIDENTIAL (4-STORY BLDG)	146,600
3	SENIOR LIVING	81,260
3	DAY CARE	8,600
3	FUTURE GREENHOUSE / LAB	18,460

LOT 1: 63.894 Ac. (2,783,226 s.f.) BAYER TO REMAIN
ZONING: EX. "RO" RESEARCH AND OFFICE TO REMAIN
BUILDING: 500,289 s.f. ± Total G.S.F.
500,289 / 2,783,226 = .18 FAR
PARKING: 1,524 ± Total Parking Spaces

LOT 2: 6.964 Ac. (303,331 s.f.)
ZONING: PROPOSED "PMD" PLANNED MIXED DISTRICT
BUILDING: EXISTING 37,867 s.f. ± Total G.S.F.
PROPOSED 20,200 s.f. ± Total G.S.F.
58,067 / 303,331 = .19 FAR
PARKING: 238 ± Total Parking Spaces

LOT 3: 40.412 Ac. (1,760,343 s.f.)
ZONING: PROPOSED "PMD" PLANNED MIXED DISTRICT
BUILDING: EXISTING 637,814 s.f. ± Total G.S.F.
PROPOSED 245,460 s.f. ± Total G.S.F.
883,274 / 1,760,343 = .50 FAR
ADD FUTURE: EXISTING 626,564 s.f. ± Total G.S.F. (ADJUSTED)
PROPOSED 263,920 s.f. ± Total G.S.F. (ADJUSTED)
890,484 / 1,760,343 = .51 FAR
PARKING: 1,744 ± Total Parking Spaces

LOT 4: 40.124 Ac. (1,747,810 s.f.)
ZONING: PROPOSED "PMD" PLANNED MIXED DISTRICT
RESIDENTIAL: SINGLE FAMILY 63 TOTAL LOTS
- 72' X 130' LOTS 1-15
- 70' X 130' LOTS 16-34
- 84' X 130' LOTS 35-63

LOT 4 NON-DISTURBED LIMITS
AREA = 8.3 Acres ± (20 % ±)

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 CONCEPT PLAN (PRELIMINARY REVIEW) FOR:

BAYER (EAST CAMPUS)

800 N. LINDBERGH BLVD.
CREVE COEUR, MISSOURI

DATE:

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
8/24/2026

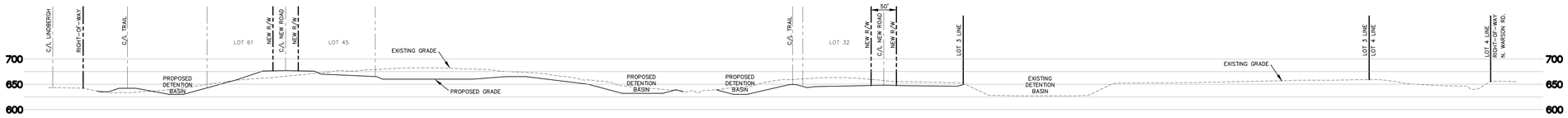
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:
-

DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 8/24/2026	JOB NO.: 7296.6
M.S.D. P #:	BASE MAP #: 17M
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

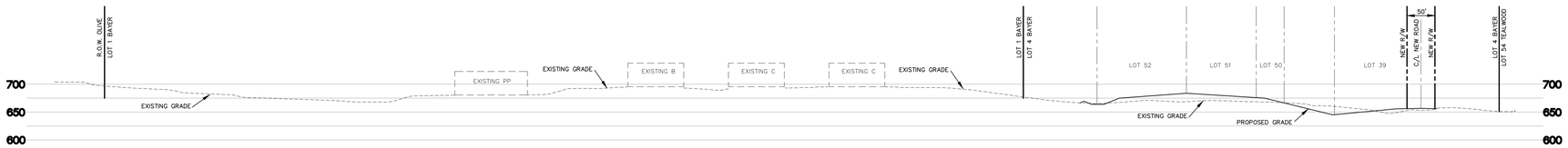
SHEET TITLE:
SITE CONCEPT PLAN PRELIMINARY REVIEW

SHEET NO.:
C1.0



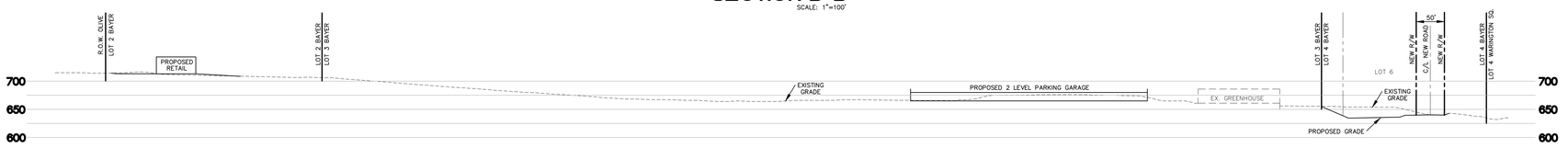
SECTION A-A

SCALE: 1"=100'



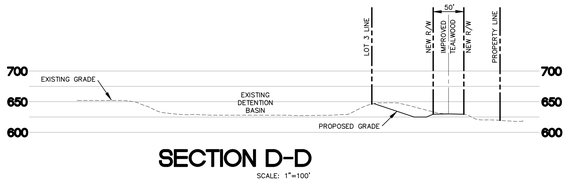
SECTION B-B

SCALE: 1"=100'



SECTION C-C

SCALE: 1"=100'



SECTION D-D

SCALE: 1"=100'

PROPERTY DESCRIPTION
Lot 1

A tract of land being part of Lots 2 through 7 of Mayer Thomas' Estate as recorded in Plat Book 8, Page 79 and part of Lots 2 through 5 of the Subdivision of Thomas R. Axtell Farm as recorded in Plat Book 9 Page 38 both of the St. Louis City (former County) records, located in Section 1, 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 intersection of the north line of Lot 63 of Tealwood, formerly High View Court, a subdivision according to the plat thereof as recorded in Plat Book 23, Page 38 of the St. Louis County records, and the east right-of-way line of N. Lindbergh Boulevard, variable width; thence along said right-of-way line the following courses: North 01 degree 50 minutes 12 seconds East, 92.50 feet; South 88 degrees 09 minutes 48 seconds East, 10.00 feet; North 01 degree 50 minutes 12 seconds East, 160.00 feet; North 88 degrees 09 minutes 48 seconds West, 10.00 feet; North 01 degree 50 minutes 12 seconds East, 57.30 feet to the POINT OF BEGINNING; thence continuing along said east right-of-way line the following courses: North 01 degree 50 minutes 12 seconds East, 441.70 feet; South 88 degrees 09 minutes 48 seconds East, 20.00 feet; North 01 degree 50 minutes 12 seconds East, 480.00 feet; South 88 degrees 09 minutes 48 seconds East, 20.00 feet; North 01 degree 50 minutes 12 seconds East, 70.00 feet; North 88 degrees 09 minutes 48 seconds West, 20.00 feet; North 01 degree 50 minutes 12 seconds East, 209.00 feet; North 10 degrees 46 minutes 12 seconds East, 196.99 feet; North 26 degrees 54 minutes 12 seconds East, 196.71 feet; North 35 degrees 30 minutes 55 seconds East, 474.26 feet; North 89 degrees 16 minutes 18 seconds West, 3.27 feet and North 52 degrees 00 minutes 12 seconds East, 337.35 feet to its intersection with the south right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line the following courses and distances: North 87 degrees 09 minutes 22 seconds East, 304.28 feet; South 89 degrees 04 minutes 18 seconds East, 611.66 feet; easterly, 399.30 feet along a curve to the right having a radius of 5,649.65 feet, and a chord which bears South 87 degrees 02 minutes 48 seconds East, 399.22 feet; thence departing said right-of-way line, South 10 degrees 55 minutes 02 seconds West, 373.70 feet; thence South 45 degrees 51 minutes 25 seconds West, 166.77 feet; thence South 44 degrees 08 minutes 35 seconds East, 153.72 feet; thence South 45 degrees 51 minutes 25 seconds West, 112.05 feet; thence South 44 degrees 08 minutes 35 seconds East, 77.37 feet; thence South 45 degrees 51 minutes 25 seconds West, 276.86 feet; thence South 44 degrees 8 minutes 35 seconds East, 52.17 feet; thence South 00 degrees 43 minutes 55 seconds West, 91.38 feet; thence South 33 degrees 42 minutes 49 seconds West, 255.71 feet; thence South 61 degrees 35 minutes 49 seconds West, 164.69 feet; thence South 20 degrees 25 minutes 23 seconds East, 185.05 feet; thence South 27 degrees 24 minutes 14 seconds West, 73.98 feet; thence South 76 degrees 19 minutes 59 seconds West, 298.86 feet; thence North 69 degrees 49 minutes 59 seconds West, 157.47 feet; thence South 76 degrees 34 minutes 50 seconds West, 224.33 feet to a curve to the left having a radius of 250.00 feet; thence along said curve an arc distance of 106.98 feet and a chord which bears South 61 degrees 11 minutes 22 seconds West, 106.16 feet; thence along a line non-tangent to said curve, South 45 degrees 47 minutes 53 seconds West, 46.75 feet to a curve to the right having a radius of 226.50 feet; thence along said curve an arc distance of 270.70 feet and a chord which bears South 80 degrees 02 minutes 10 seconds West, 254.87 feet to a point of reverse curvature to the left having a radius of 195.00 feet; thence along said curve an arc distance of 247.17 feet and a chord which bears South 77 degrees 57 minutes 40 seconds West, 230.96 feet; thence South 41 degrees 38 minutes 54 seconds West, 286.00 feet to a curve to the left having a radius of 252.28 feet; thence along said curve an arc distance of 125.06 feet and a chord which bears South 27 degrees 23 minutes 25 seconds West, 123.78 feet to the POINT OF BEGINNING.

Containing 2,783,226 square feet or 63.894 acres, more or less, according to calculations by Stock & Associates Consulting Engineers, Inc. on May 20, 2026.

PROPERTY DESCRIPTION
Lot 2

A tract of land being part of Lots 1 and 2 of Mayer Thomas' Estate as recorded in Plat Book 8, Page 79 of the St. Louis City (former County) records, located in Section 1, 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:

BEGINNING at the intersection of the south right-of-way line of Olive Boulevard (variable width) and the west right-of-way line of N. Warson Road, thence along said west right-of-way line, the following courses: South 47 degrees 16 minutes 26 seconds East, 19.00 feet; South 00 degrees 24 minutes 27 seconds West, 300.80 feet; South 89 degrees 45 minutes 40 seconds East, 19.28 feet; South 01 degree 20 minutes 4 seconds West, 12.91 feet; thence departing said west right-of-way line, North 89 degrees 21 minutes 38 seconds West, 677.24 feet, to a curve to the right having a radius of 400.00 feet; thence along said curve an arc distance of 195.40 feet and a chord which bears North 75 degrees 21 minutes 57 seconds West, 193.47 feet; thence North 10 degrees 55 minutes 2 seconds East, 373.70 feet to the intersection with the aforementioned south right-of-way line of Olive Boulevard, said point being on a curve to the right having a radius of 5,649.65 feet; thence along said south right-of-way line the following courses: along said curve an arc distance of 442.12 feet and a chord which bears South 82 degrees 46 minutes 49 seconds East, 442.01 feet; along a line non-tangent to said curve, North 09 degrees 27 minutes 42 seconds East, 10.00 feet, and; South 81 degrees 00 minutes 53 seconds East, 326.68 feet to the POINT OF BEGINNING.

Containing 303,331 square feet or 6.964 acres, more or less, according to calculations by Stock & Associates Consulting Engineers, Inc. on May 20, 2026.

PROPERTY DESCRIPTION
Lot 3

A tract of land being part of Lots 7 and 8 of Mayer Thomas' Estate as recorded in Plat Book 8, Page 79 and part of Lots 1, 2, 7, and 8 of the Subdivision of Thomas R. Axtell Farm as recorded in Plat Book 9 Page 38 both of the St. Louis City (former County) records, located in Section 1, 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 intersection of the south right-of-way line of Olive Boulevard (variable width) and the west right-of-way line of N. Warson Road (variable width), thence along said west right-of-way line, the following courses: South 47 degrees 16 minutes 26 seconds East, 19.00 feet; South 00 degrees 24 minutes 27 seconds West, 300.80 feet; South 89 degrees 45 minutes 40 seconds East, 19.28 feet; South 01 degree 20 minutes 4 seconds West, 12.91 feet to the POINT OF BEGINNING; thence continuing along said west right-of-way line the following courses: South 01 degree 20 minutes 4 seconds West, 400.10 feet; South 03 degrees 32 minutes 22 seconds West, 336.85 feet; South 00 degrees 54 minutes 22 seconds West, 250.02 feet; South 09 degrees 10 minutes 22 seconds West, 151.33 feet; South 04 degrees 23 minutes 22 seconds West, 100.67 feet; South 03 degrees 06 minutes 38 seconds East, 100.03 feet; South 00 degrees 26 minutes 38 seconds East, 200.06 feet; South 02 degrees 46 minutes 38 seconds East, 30.27 feet; thence departing said west right-of-way line, North 89 degrees 11 minutes 44 seconds West, 52.77 feet; thence South 46 degrees 54 minutes 01 second West, 298.76 feet; thence North 89 degrees 20 minutes 18 seconds West, 461.71 feet; thence South 00 degrees 39 minutes 42 seconds West, 83.51 feet; thence North 89 degrees 20 minutes 18 seconds West, 291.27 feet; thence North 00 degrees 40 minutes 05 seconds East, 467.75 feet; thence North 36 degrees 24 minutes 54 seconds East, 35.42 feet; thence North 00 degrees 39 minutes 33 seconds East, 681.85 feet; thence North 34 degrees 50 minutes 01 second East, 39.68 feet, to a curve to the left having a radius of 50.00 feet; thence along said curve an arc distance of 68.92 feet and a chord which bears North 04 degrees 39 minutes 17 seconds West, 63.59 feet; thence North 44 degrees 08 minutes 35 seconds West, 103.06 feet; thence North 45 degrees 51 minutes 25 seconds East, 276.86 feet; thence North 44 degrees 08 minutes 35 seconds West, 77.37 feet; thence North 45 degrees 51 minutes 25 seconds East, 112.05 feet; thence North 44 degrees 08 minutes 35 seconds West, 153.72 feet; thence North 45 degrees 51 minutes 25 seconds East, 166.77 feet to a non-tangent curve to the left having a radius of 400.00 feet; thence along said curve an arc distance of 195.40 feet and a chord which bears South 75 degrees 21 minutes 57 seconds East, 193.47 feet; thence South 89 degrees 21 minutes 38 seconds East, 677.24 feet to the POINT OF BEGINNING.

Containing 1,760,343 square feet or 40.412 acres, more or less, according to calculations by Stock & Associates Consulting Engineers, Inc. on May 20, 2026.

PROPERTY DESCRIPTION
Lot 4

A tract of land being part of Lot 7 of Mayer Thomas' Estate as recorded in Plat Book 8, Page 79 and part of Lots 2 through 8 of the Subdivision of Thomas R. Axtell Farm as recorded in Plat Book 9 Page 38 both of the St. Louis City (former County) records, located in Section 1, 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:

BEGINNING at the intersection of the north line of Lot 63 of Tealwood, formerly High View Court, a subdivision according to the plat thereof as recorded in Plat Book 23, Page 38 of the St. Louis County records, and the east right-of-way line of N. Lindbergh Boulevard, variable width; thence along said right-of-way line the following courses: North 01 degree 50 minutes 12 seconds East, 92.50 feet; South 88 degrees 09 minutes 48 seconds East, 10.00 feet; North 01 degree 50 minutes 12 seconds East, 160.00 feet; North 88 degrees 09 minutes 48 seconds West, 10.00 feet; North 01 degree 50 minutes 12 seconds East, 57.30 feet to a non-tangent curve to the right having a radius of 252.28 feet; thence departing said right-of-way line, along said curve an arc distance of 125.06 feet and a chord which bears North 27 degrees 23 minutes 25 seconds East, 123.78 feet; thence along a line non-tangent to said curve, North 41 degrees 38 minutes 54 seconds East, 286.00 feet, to a curve to the right having a radius of 195.00 feet; thence along said curve an arc distance of 247.17 feet and a chord which bears North 77 degrees 57 minutes 40 seconds East, 230.96 feet to a point of reverse curvature to the left having a radius of 226.50 feet; thence along said curve an arc distance of 270.70 feet and a chord which bears North 80 degrees 02 minutes 10 seconds East, 254.87 feet; thence along a line non-tangent to said curve, North 45 degrees 47 minutes 53 seconds East, 46.75 feet to a curve to the right having a radius of 250.00 feet; thence along said curve an arc distance of 106.98 feet and a chord which bears North 61 degrees 11 minutes 22 seconds East, 106.16 feet; thence along a line non-tangent to said curve, North 76 degrees 34 minutes 50 seconds East, 224.33 feet; thence South 69 degrees 49 minutes 59 seconds East, 157.47 feet; thence North 76 degrees 19 minutes 59 seconds East, 298.86 feet; thence North 27 degrees 24 minutes 14 seconds East, 73.98 feet; thence North 20 degrees 25 minutes 23 seconds West, 185.05 feet; thence North 61 degrees 35 minutes 49 seconds East, 164.69 feet; thence North 33 degrees 42 minutes 49 seconds East, 255.71 feet; thence North 00 degrees 43 minutes 55 seconds East, 91.38 feet; thence South 44 degrees 08 minutes 35 seconds East, 50.89 feet, to a curve to the right having a radius of 50.00 feet; thence along said curve an arc distance of 68.92 feet and a chord which bears South 04 degrees 39 minutes 17 seconds East, 63.59 feet; thence South 34 degrees 50 minutes 01 second West, 39.68 feet; thence South 00 degrees 39 minutes 33 seconds West, 681.85 feet; thence South 36 degrees 24 minutes 54 seconds West, 35.42 feet; thence South 00 degrees 40 minutes 05 seconds West, 467.75 feet; thence South 89 degrees 20 minutes 18 seconds East, 291.27 feet; thence North 00 degrees 39 minutes 42 seconds East, 83.51 feet; thence South 89 degrees 20 minutes 18 seconds East, 461.71 feet; thence North 46 degrees 54 minutes 01 second East, 298.76 feet; thence South 89 degrees 11 minutes 44 seconds East, 52.77 feet to the intersection with the west right-of-way line of N. Warson Road (variable width); thence along said right-of-way line the following courses: South 02 degrees 46 minutes 38 seconds East, 220.27 feet; South 00 degrees 28 minutes 38 seconds East, 136.53 feet; South 00 degrees 59 minutes 22 seconds West, 142.60 feet; North 89 degrees 20 minutes 19 seconds West, 10.00 feet; thence departing said right-of-way line, continuing along the last said bearing, and along the north lines of Warson Square Plat 2, a subdivision recorded in Plat Book 80 Page 20 and the aforementioned Tealwood subdivision, North 89 degrees 20 minutes 19 seconds West, 2,782.18 feet to the POINT OF BEGINNING.

Containing 1,747,810 square feet or 40.124 acres, more or less, according to calculations by Stock & Associates Consulting Engineers, Inc. on May 20, 2026.

LEGEND

ELECTRIC MANHOLE	E
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING (T.B.R.)	
EXISTING CONTOUR	590
SPOT ELEVATION	x 590.00
EXISTING UTILITIES	G — W — T — E
PROPOSED CONTOUR	590
PROPOSED SPOT	x 590.25
PROPOSED STORM SEWER	SS
PROPOSED SANITARY SEWER	SS
PROPOSED SANITARY FORCEMAIN	FM
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	18
GUY WIRE	
POWER POLE	
WATER MANHOLE	W
WATER VALVE	WV
DENOTES RECORD INFORMATION	( )
HANDICAPPED PARKING	
PHONE MANHOLE	P
OVERHEAD ELECTRIC	OE
UNDERGROUND TELEPHONE	T
UNDERGROUND ELECTRIC	UG
WATERMAIN	W
GAS MAIN	G
FORCE MAIN	FM
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAWCUT	
DENOTES WITH	W/
TRANSFORMER	T
SANITARY	SAN
SWALE	
STONE REVETMENT	

ABBREVIATIONS

A.T.G.	– ADJUST TO GRADE
C.O.	– CLEANOUT
DB.	– DEED BOOK
DND	– DO NOT DISTURB
DS	– DOWNSPOUT
E	– ELECTRIC
EX	– EXISTING
FL	– FLOWLINE
FT	– FEET
FND.	– FOUND
G	– GAS
L.L.	– LOWER LEVEL
M.B.	– MAILBOX
M.H.	– MANHOLE
N.I.C.	– NOT IN CONTRACT
N/F	– NOW OR FORMERLY
PB.	– PLAT BOOK
PG.	– PAGE
PR	– PROPOSED
PUMI	– PRIVATE UNDER MSD INSPECTION
P.V.C.	– POLYVINYL CHLORIDE PIPE
R.C.P.	– REINFORCED CONCRETE PIPE
RD	– ROOF DRAIN
S.B.	– SIGNAL BOX
SQ.	– SQUARE
T	– TELEPHONE CABLE
T.B.R.	– TO BE REMOVED
T.B.R.&R.	– TO BE REMOVED AND REPLACED
T.B.R.B.O.	– TO BE REMOVED BY OTHERS
U.I.P.	– USE IN PLACE
TOB	– TOP OF BANK
H.W.	– HIGH WATER
(TYP)	– TYPICAL
GRD	– GRADE
PVMT	– PAVEMENT
TT	– TOP OF TURF
SG	– SUB-GRADE
FL	– FLOWLINE
GRND	– GROUND
FG	– FINISHED GRADE
FF	– FINISHED FLOOR
V.C.P.	– VERIFIED CLAY PIPE
W	– WATER
Y.D.	– YARD DRAIN
(86'W)	– RIGHT-OF-WAY WIDTH
GV	– GAS VALVE
GM	– GAS METER
WV	– WATER VALVE
WF	– WATER FAUCET
CO	– CLEAN OUT
EB	– ELECTRIC BOX
	– LIGHT STANDARD
	– TRAFFIC SIGNAL
EYL	– ELECTRIC YARD LIGHT
	– BORING LOCATION
	– FIRE HYDRANT
	– ACCESSIBLE SPACE
TP	– TEST PIT LOCATION
TS	– TAILSTAKE
ELEV	– ELEVATION
PROP	– PROPOSED
EXIST	– EXISTING
A.I.	– AREA INLET
C.I.	– CURB INLET
G.I.	– GRATE INLET
FES	– FLARED END SECTION
B.C.	– BACK OF CURB
F.C.	– FACE OF CURB
TW	– TOP OF WALL
BW	– BOTTOM OF WALL
F.O.W.	– FACE OF WALL
ASPH	– ASPHALT
CONC	– CONCRETE
HD	– HEAVY DUTY PAVEMENT
LD	– LIGHT DUTY PAVEMENT
NP	– NORMAL POOL
(U.I.P.)	– USE IN PLACE
(T.B.R.)	– TO BE REMOVED
(TBR & R)	– TO BE REMOVED AND RELOCATED

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.

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

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

PREPARED BY:
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Web: www.stockassoc.com

SITE CONCEPT PLAN (PRELIMINARY REVIEW) FOR:

BAYER (EAST CAMPUS)

800 N. LINDBERGH BLVD.
CREVE COEUR, MISSOURI

DATE:

GEORGE MICHAEL STOCK
NUMBER PE-25116
STATE OF MISSOURI
8/24/2026

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

REVISIONS:
-

DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 8/24/2026	JOB NO.: 7296.6
M.S.D. P #:	BASE MAP #: 17M
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:
SITE CONCEPT PLAN
PRELIMINARY REVIEW
SECTIONS AND NOTES

SHEET NO.:
C2.0