



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 21, 2018

6:30 PM

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

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. May 7, 2018 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission 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.

UNFINISHED BUSINESS**NEW BUSINESS**

1. Public Hearing. #18-020: Application to Amend the Conditional Use Permit and Site Development Plan for Parking Lot Expansion and 6,421 Gallery/Building Addition for Congregation B'nai Amoona at 324 S. Mason Road

Margaret Goodin, of HOK, on behalf of Congregation B'Nai Amoona at 324 S. Mason Road, Creve Coeur, MO 63141, has submitted an application for an amendment to the conditional use permit to allow for a new 6,421 sq. ft. gallery/building addition and parking lot expansion. Religious Organizations (NAICS 813110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. Application #18-021: Approval of the Final Plat, Subdivision Improvement Plans and the Subdivision Development Sign for the Santino Court Subdivision

Brent Crittenden, of Urban Improvement Company, LLC, has submitted a request for the final plat approval, subdivision improvement plans, and approval of the residential development sign for the Santino Court Subdivision. City Council authorized the rezoning of the properties to B Single Family Residential with Residential Designed Development with Ordinance 5570 on February 23, 2018. Approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it should be approved by the Planning Commission and City Council. Subdivision Signs are reviewed and approved by site development plan by the Planning and Zoning Commission.

3. Application #18-022: Boundary Adjustment Plat Within the Various Lots of the Creve Coeur Pavilion Addressed as 10401, 10453, 10497 Olive Boulevard, and 10598 Old Olive Street Road

Brandon Harp, of CEDC Civil Engineering Design Consultants, on behalf of Altus Properties has submitted a request for a boundary adjustment between 10401, 10453, 10497 Olive Boulevard and 10598 Old Olive Street Road, to clean up some of the existing lot lines within Lot 1, and adjust Lot 2 and 3, to comply with the ordinance that the lot for the drive-thru restaurant be on two acres.

4. Five Year Annexation Map Plan

The St. Louis County Boundary Commission requires municipalities to submit a Five Year Map Plan by July 1, 2018 prior to any formal annexation request other than boundary adjustments within the five year period. The City is not obligated to pursue any of the land area shown on the Map Plan and the land area may further be reduced. The Planning and Zoning Commission will review the proposed Map Plan and provide a recommendation to City Council.

WORK AGENDA

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development

MINUTES

CITY OF CREVE COEUR, MISSOURI

MONDAY, MAY 7, 2018

6:30 P.M.

CALL TO ORDER**ROLL CALL**

Beth Kistner Commission Chair (Absent)
 Tim Carney Commission Member
 Gene Rovak Acting Commission Chair
 Muriel Hall Commission Member
 Don Magruder Commission Member
 James Myers Commission Member
 Matthew Schuh Commission Member
 The following staff were also present: Carl Lumley, City Attorney and Whitney Kelly, City Planner.

ACCEPTANCE OF THE AGENDA

Mr. Magruder made a motion to approve the agenda.
 Mr. Carney seconded. All in favor.

APPROVAL OF MINUTES**1. April 16, 2018 Planning and Zoning Commission Draft Meeting Minutes**

Mr. Carney indicated there was an error regarding his vote for Application 18-010. He said he had voted nay and the minutes reflected he voted for.

Mr. Schuh made a motion to approve the minutes as amended by Mr. Carney. Mr. Magruder seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS**1. Application #18-007: Rezoning of the Malcolm Terrace Subdivision from C-RDD to D Single Family Residential District.**

Ms. Kelly indicated this is a courtesy just to provide an

update.

When this item first came before the Planning & Zoning Commission, public comment was roughly half and half about whether to rezone it or maintain the current zoning as is. Therefore, the item was tabled for staff to follow-up, which point there was a neighborhood meeting on April 12th. Jason Jaggi has provided a memo from that meeting. there wasn't overwhelming support one way or the other, so, therefore, at this point we are just going to look to withdraw that application, and we just wanted to let you know that process. So I don't believe it takes a motion, but we just wanted to make you aware of it.

Patti Trout, 309 South Mosley indicated, needless to say, you don't have the big following of the neighborhood. Most of us didn't even know it was on the agenda, so I'm speaking for quite a few neighbors.

We wish to thank the staff for withdrawing this request. We also wish to stress the need for a full survey of the Malcolm Terrace area, an ongoing request since I moved in 38 years ago.

GIS is very wrong, in our case, and we really wish the city would stop using it because it's really wrong, especially with the Malcolm Terrace area thing.

We also wish to ask why after our meeting with staff and a promise to notify us no matter what the outcome was, when it would be on the agenda again. Whether it's withdrawn or not, we should have been notified. You have email addresses, you have everything else you needed.

But this is an example of why residents, on many topics, always feel we are in an adversarial position with the city because we're not told what's going on.

If all the applicants for rezoning, no matter, must show hardship, shouldn't the city have the same requirement because the only hardship we found presented to us was Mark Perkins stating at a meeting that the staff was tired of doing their job.

They said they were getting too many requests for variances. And I'm like, but that's their job, that's why we have variance requests. So we want to know, we still haven't been told, we requested that information, what is the hardship that the city expected to find in the rezoning.

If you have any questions for me, I'd love to answer them, but we're thrilled. We fought long and hard to keep our neighborhood wonderful. We only have 45 houses, and we don't have indentures; we don't have trustees, and we work just fine with that. Our biggest problem is the city trying to sell property that doesn't belong to them. They

put trees on property that doesn't belong to them. They do all kinds of things. Again, that is the reason we're asking for a full survey of the Malcolm Terrace area, that includes your boundaries on the outside and all of our boundaries on the inside. And I think it's vital because I know other people are going to come forward with other variance requests.

Discussion was had.

NEW BUSINESS

1. PUBLIC HEARING. Application #18-018: Boundary Adjustment Between 4509 and 10725 Baur Boulevard, and Site Development Plan and Conditional Use Permit for Schaefer Auto Body Center at 4509 Baur Boulevard.

Those speaking were sworn in.

Mr. Marty Henson, Henson Consulting, LLC, on behalf of Scott Schaefer, and Terry Dawdy, the architect on the project presented the application.

Mr. Henson indicated he is representing two petitioners tonight. One petitioner is Schaefer Solutions, III, LLC, and want to make it clear that that is Petitioner, not Schaefer Auto Body Centers. There's a little bit of difference there. Schaefer Solutions is the parent company to Schaefer Auto Body. Schaefer Auto Body would be probably the tenant, but they're not going to be the owner and developer in this case, and they do not have a representative here tonight.

Mr. Henson indicated he is also representing the property owner, Dierbergs Realty Two. They operate their floral center at this location, and there's also some warehouse and retail on the east side of that building that the floral operation doesn't occupy. Mr. Henson indicated he is here representing Dierbergs Realty Two regarding the boundary adjustment plat, which is also a part of this project.

Mr. Henson indicated there are three petitions: One is for a conditional use to allow the auto body repair center to operate this facility when it's constructed; two would be for a site development plan approval for a 8960 square foot building on a 1.366-acre parcel that's going to be boundary adjusted and created, and, thirdly is for the boundary adjustment itself to boundary adjustment the two pieces that Dierbergs owns, which is 3.4 and a 2.9-acre tract into the 1.366-acre tract that Schaefer Solutions is going to purchase from Dierbergs.

First thing is to create this parcel. Dierbergs has been trying to find a use for this for several years now. They do not need the area for additional parking for their business.

Mr. Henson indicated their parcel will have a building of about 8,960 square feet. We're proposing to have a new entrance on Baur Boulevard. We have a parking lot in front of our fenced-in enclosure area that serves or creates fifteen parking spaces, and we have a total of fifty of them in the area that is fenced at the back.

Terry Dawdy with Dawdy & Associates Architects indicated they have submitted a revised building elevation that addresses all of Ms. Kelly's concerns.

Mr. Dawdy indicated they are proposing, on Baur, a brick facade with a canvas awning and aluminum and glass. Returning brick down both sides the depth of the office portion of the building. And then beyond that, going north and around the north face of the building, it is a concrete block, split face concrete block, with a smooth accent material.

Discussion was had concerning the materials being used.

Mr. Myers asked if an agreement has been reached with the 39 North District regarding the 25-foot easement for the trail. Mr. Henson indicated it's been discussed at length with staff.

Discussion was had concerning fencing.

Whitney Kelly indicated auto body repair is a conditional use and the boundary adjustment is just a purview with the Planning and Zoning Commission, which is why they're here tonight. The recommendations is consistent with the Light Industrial Zoning District.

Further discussion was had concerning fencing.

Mr. Lumley entered the exhibits and the public hearing was closed.

Further discussion was had.

Mr. Carney moved to approve Application No. 18-018 for a boundary adjustment for the properties addressed as 4509 and 10725 Baur Boulevard as shown in the materials submitted on May 7, 2018.

RESULT: APPROVED [UNANIMOUS]
 MOVER: Tim Carney, Commission Member
 AYES: Rovak, Carney, Hall, Magruder, Myers, Schuh
 ABSENT: Kistner

Mr. Carney moved to recommend approval of a new conditional use permit and site development plan for Schaefer Auto Body for a new 8,960 square foot auto body center at 4509 Baur Boulevard subject to the conditions contained in the draft ordinance attached to the staff report on Application No. 18-018 with the change that the fence will be required to be 6-foot instead of 5. Mr. Myers seconded the motion.

RESULT: APPROVED [UNANIMOUS]
 MOVER: Tim Carney, Commission Member
 AYES: Rovak, Schuh, Myers, Hall, Magruder, Carney
 ABSENT: KISTNER

2. Application: #18-019 For Approval of the Final Plat for the Minor Subdivision of 0.5 Acres to Create a New Lot at the Northeast Corner of 11733 Olive Boulevard.

Jamie Henson, Sterling Company on behalf of Nick Sepac and Mid County Real Estate, LLC. Mr. Henson indicated they are proposing a minor subdivision plat of 11733 Olive Boulevard. The Property in total is 3.9 acres. Mr. Henson indicated they are proposing to divide or subdivide out a half-acre tract in the northeast corner of the property. The main portion of the property has an existing retail center on it. The half acre piece is an existing parking lot. No changes to the site are proposed at this time. Mr. Henson indicated the city staff has asked that the owners apply a 25-foot wide easement near the back of the property to accommodate an electrical duct bank that was installed, and that has been done, and also to amend some of the building setbacks, and that has been done. Mr. Henson indicated they met the staff recommendations.

Ms. Kelly indicated this is a final plat review, which is a technical review to be consistent with the preliminary plat that was initially reviewed by the Planning and Zoning Commission on April 2nd.

As the applicant has indicated, they have included the recommendation of the easement and placing the setbacks on the new lot that is being created, and, therefore, find that the final plat is consistent with the preliminary plat and all of the conditions have been met, and the staff recommends approval.

Mr. Magruder made a motion to recommend approval with the conditions outlined in the staff report for the meeting of May 7th, 2018.

Mr. Carney seconded the motion.

RESULT: APPROVED [UNANIMOUS]

MOVER: Don Magruder, Commission Member

AYES: Carney, Hall, Magruder, Myers, Schuh, Rovak

ABSENT: Kistner

WORK AGENDA

Nothing

DEPARTMENT REPORTS

Ms. Kelly talked about the upcoming projects for the next meeting.

ADJOURNMENT

Mr. Magruder made a motion to adjourn. All in favor.

7:11 p.m.



300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-020 APPLICATION TO AMEND THE CONDITIONAL USE PERMIT
AND SITE DEVELOPMENT PLAN FOR PARKING LOT EXPANSION AND
6,421 GALLERY/BUILDING ADDITION FOR CONGREGATION B'NAI
AMOONA AT 324 S. MASON ROAD**

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: Monday,
May 21, 2018 at 6:30 PM

LOCATION: 425 S. Lindbergh Boulevard, zoned A Single Family
Residential District.

REQUEST: Margaret Goodin, of HOK, on behalf of Congregation B'Nai
Amoona at 324 S. Mason Road, Creve Coeur, MO 63141, has submitted an
application for an amendment to the conditional use permit to allow for a
new 6,421 sq. ft. gallery/building addition and parking lot expansion.
Religious Organizations (NAICS 813110) are permitted as conditional uses
with review and approval by the City Council upon the recommendation of
the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Elementary and secondary schools NAICS
61110 are permitted as conditional uses within the A Single Family
Residential Zoning District with review of site development plans by the
Planning and Zoning Commission and approval by the City Council. The
Campus is 32.8 acres. The area was annexed into the City as part of Ward 4.
B'nai Amoona Congregation received approval for a site development plan
and conditional use permit (Ordinance No. 2029) for the Solomon Schechter
Day School (now the Saul Mirowitz Jewish Community School) in 1999.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan References

- Campus & Institutional Districts
 - Civic (CV) Place Type

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Congregation B'nai Amoona
325 S. Mason Road
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Margaret Goodin
HOK
10 S. Broadway, Suite 200
St. Louis, MO 63102



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: May 16, 2018

ATTACHMENTS: Applicant's Materials received May 11, 2018 and Photometric Plan received
April 18, 2018
Draft Ordinance
Ordinance 2029

PROJECT DESCRIPTION

The existing synagogue of the B'nai Amoona Congregation was constructed in 1969 under the jurisdiction of St. Louis County. In 1980, the Tober Building was approved by the St. Louis County Planning Commission and was added to the site. Solomon Schechter Day School of St. Louis began joint operations on the facility with B'nai Amoona around 1983. In 1995, the City of Creve Coeur annexed the property, and in 1999 Ordinance 2029 authorized the Conditional Use Permit and Site Development Plan for the construction 62,232 sq. ft. building for the Solomon Schechter Day School, that is now the Saul Mirowitz Jewish Community School.

Congregation B'nai Amoona is seeking an amendment to the Conditional use permit for a new 6,421 sq. ft. gallery addition to serve as the main entrance and connecting the sanctuary and the educational building. The circular drive to the south (just north of the south parking lot) will be expanded into a parking lot for 72 new parking spaces, and new parking lot lighting. The overall site coverage will increase from 23.28% to 25.05%, or by 22,542 sq. ft. Not included in the calculations or shown on the site plan is the property addressed as 350 S. Mason that is owned by the Congregation and was included as part of the CUP in 1999. A condition of the Ordinance includes revising the site plan to include this area. Since this site is currently undeveloped, it will not increase the overall coverage, but will decrease the site coverage even further.

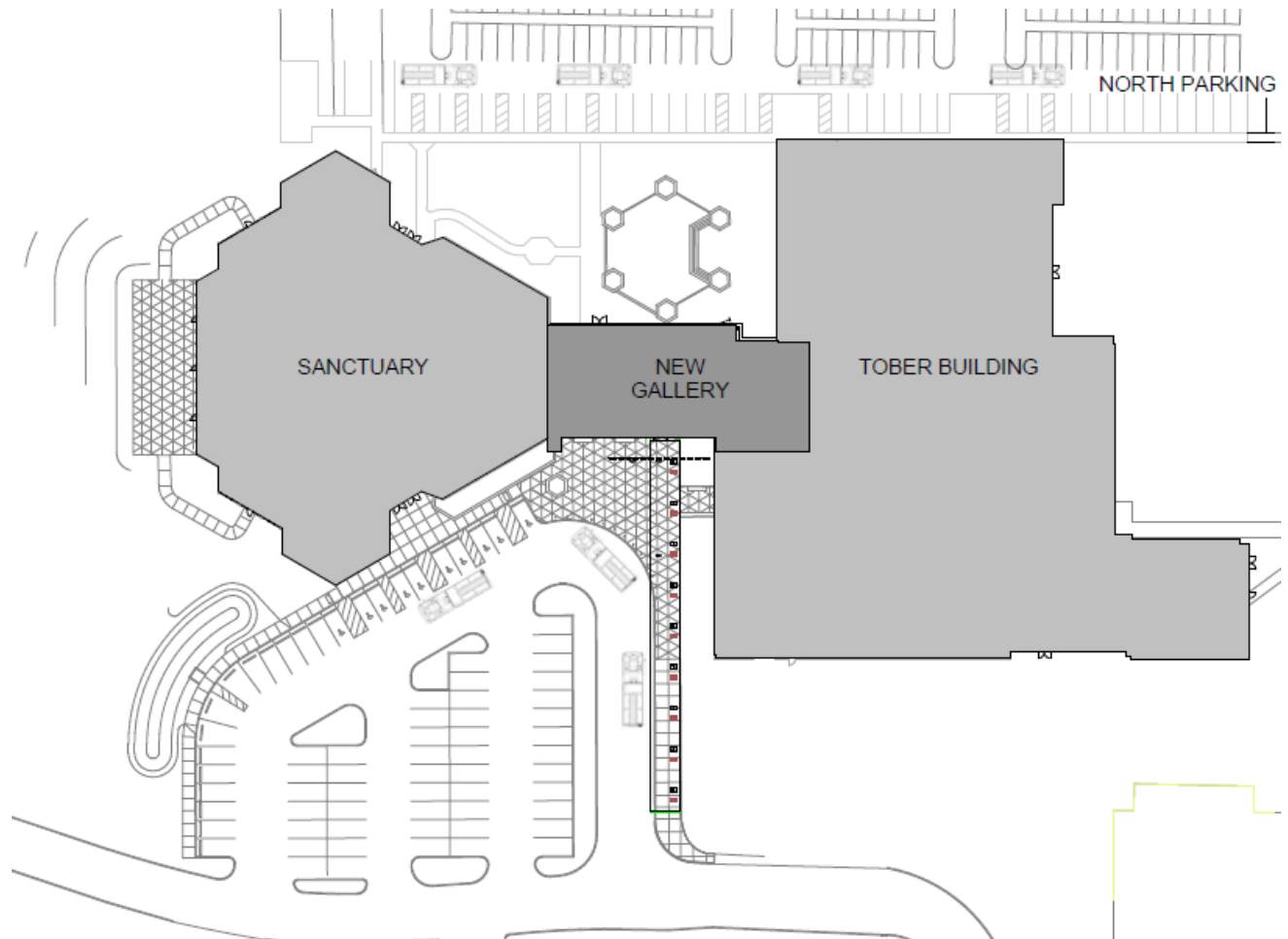


Figure 1: Close-up of the Site Plan of the new Gallery and Parking Lot



Figure 2: Close-up of the Architectural Rendering

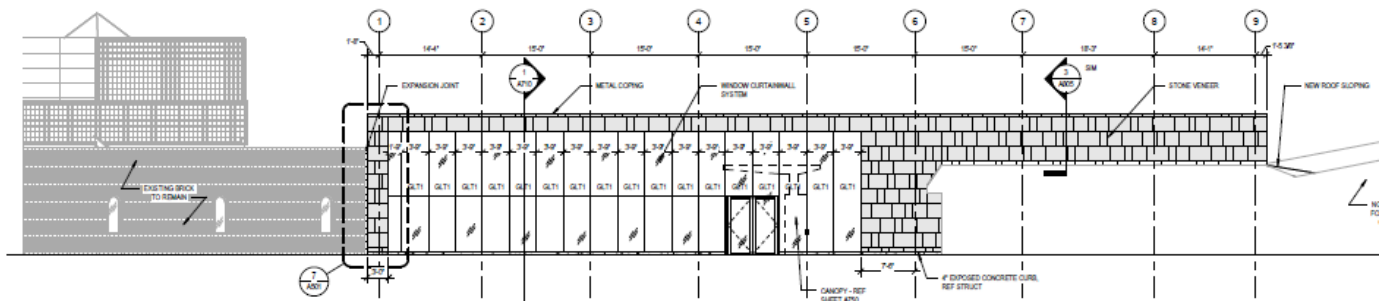


Figure 3: Close-up of the South Elevation of the new Gallery Addition

The building material will consist of a stone pattern. The Applicant will have a sample of the materials at the meeting.

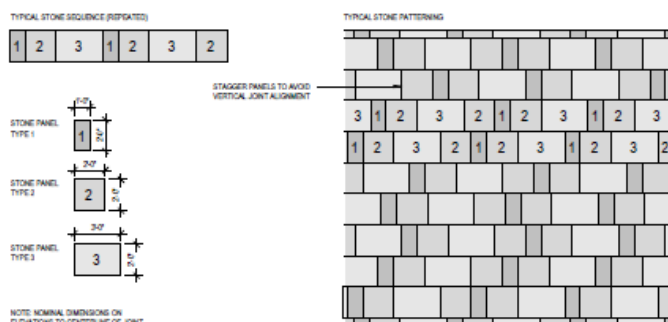


Figure 4: Typical Stone pattern and photo of the material samples from the Applicant's Materials

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; Holy Mountain Assembly of God	A-Single Family Residential	NA
East	Single-family residences	A-Single Family Residential	S. Mason Road
West	Single-family residences	Town & Country: Suburban Estate	N/A

CREVE COEUR 2030 COMPREHENSIVE PLAN REVIEW

The subject property is included as a Civic (CV) community place type within the Campus & Institutional Place Type Districts. Civic Districts or overlay for various institutional uses-including schools, churches, religious facilities, and public facilities- comprised of a single primary building with optional ancillary or out-buildings on a single lot, where the zoning district requires a minimum of 3 acres, and is at a smaller scale than large Campus areas within the same place type. Recommendations include 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.110). The proposal is to expand the circular drive that is interior to the site, with the parking to the south of the existing building, in far as this request can, the recommendations for the Civic District is met.

Design Guidelines

The City’s Design Guidelines discuss that the primary building entrance should be clearly defined and provide a sense of entry and oriented to the street, provide for protection from the elements, such as recessed roof overhangs, projecting canopies or other similar features (p. 8). Pedestrian connections should provide for save and clearly defined access from the street and from parking areas to the main structure. Discussed further below under Sidewalks, new sidewalks are provided from the parking lot addition to the building. However, no connections are included from the S. Mason Road to the main building, therefore Staff has included a condition of approval that a sidewalk be included from the new parking lot to the S. Mason Road. Additionally, the Design Guidelines discuss locating parking areas to the side or rear of buildings, limiting visual impact of large number of cars and decorative elements such as fences, plantings or topographic features should be utilized to screen parking and loading areas. While the proposal will maintain the existing main entrance between the Sanctuary and Congregations educational building, it is enhancing the overall site, and limits the parking to the side and rear, leaving the greenspace along S. Mason Road. Further, the Design Guidelines recommend that parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings and shrubbery or other landscape enhancements including berms (p. 15), and landscaped parking islands should be incorporated, with parking islands at the beginning and end of all parking aisles as well as every 8-10 parking stalls or other landscape breaks to large parking areas (p. 19). The Zoning Code, discussed further below also provides for shade trees for every 100 lineal feet of a parking row. The proposed development includes significant new trees surrounding the parking lots, and well landscaped medians are included within the parking area and the drive areas, that provide sufficient breaks in the overall design of the parking lot, with the exception of the western row of parking adjacent to the building, discussed further below.

The City’s Design Guidelines recommend that building materials have good architectural character, and are to be compatible with adjoining buildings and with the preference for natural traditional building materials, and color is to be integral to the material and not be painted (p. 9). Accessory buildings or facilities are to be designed to directly relate in material, character and detail to the primary buildings on the site (p. 14). The building addition consists of stone masonry, and is overall well designed to complement the existing structures. Therefore, Staff finds that the proposal meets with the recommendations of the Design Guidelines and Comprehensive Plan to a large extent.

ZONING ANALYSIS

The use is already established by a conditional use permit, and meets with the minimum district regulations for a religious use for Section 405.460(29) Conditional Uses for religious organizations in a residential district, that requires a minimum of three acres, and site coverage of 50%. Section 405.250(E)(4)(f) of the A Single Family District further requires a buffer yard of 25 feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five foot increments, up to a maximum of 50 feet, for each acre of the subject property. Therefore a buffer yard of 50 feet along the north and east property lines, is required, and as the property was originally developed prior to annexation into the City, there may be some pre-existing non-conformities

on the site. Section 405.1080 requires site development plan review for a conditional use permit, and any new impermeable surfaces of over 5,000 square feet. The new 6,421 sq. ft. gallery addition connecting the sanctuary and the educational building, and parking lot addition for 72 parking spaces will increase the overall site coverage from 23.28% to 25.05%, or by 22,542 sq. ft., thus requiring a new conditional use permit and site development plan.

Landscaping:

Section 405.540 Landscaping of the Zoning Ordinances requires a minimum of a minimum of 10 square feet of interior landscaping for each 350 square feet of parking spaces and driving aisles, and shall be in one or more areas to minimize the size of parking areas, and there shall be at least one shade tree for each landscaped area, and a minimum of two shade trees, within and up to, every 100 linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter, and the ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible. As discussed earlier, the Design Guidelines recommend a landscaped break for every 8 to 10 parking spaces. The proposed parking layout does not comply with the recommendations of the Design Guidelines, where rows of parking stalls exceed 20 spaces in areas. However, sufficient landscaping and number of shade trees have been provided within the interior median of the new proposed area. Subsection (F)(5) of the Landscaping requirements allows for in the instance of a planned development which occupies a site in excess of three acres, which has an overall site coverage of less than 40% and which additional landscaping elsewhere on the site in compensation for that which otherwise would be located in required interior landscaped areas in parking lots, the Planning and Zoning Commission may waive the required interior landscaping. Overall the proposal includes well landscaped areas with additional trees and plantings in front of the buildings to provide greater interest along S. Mason Road.

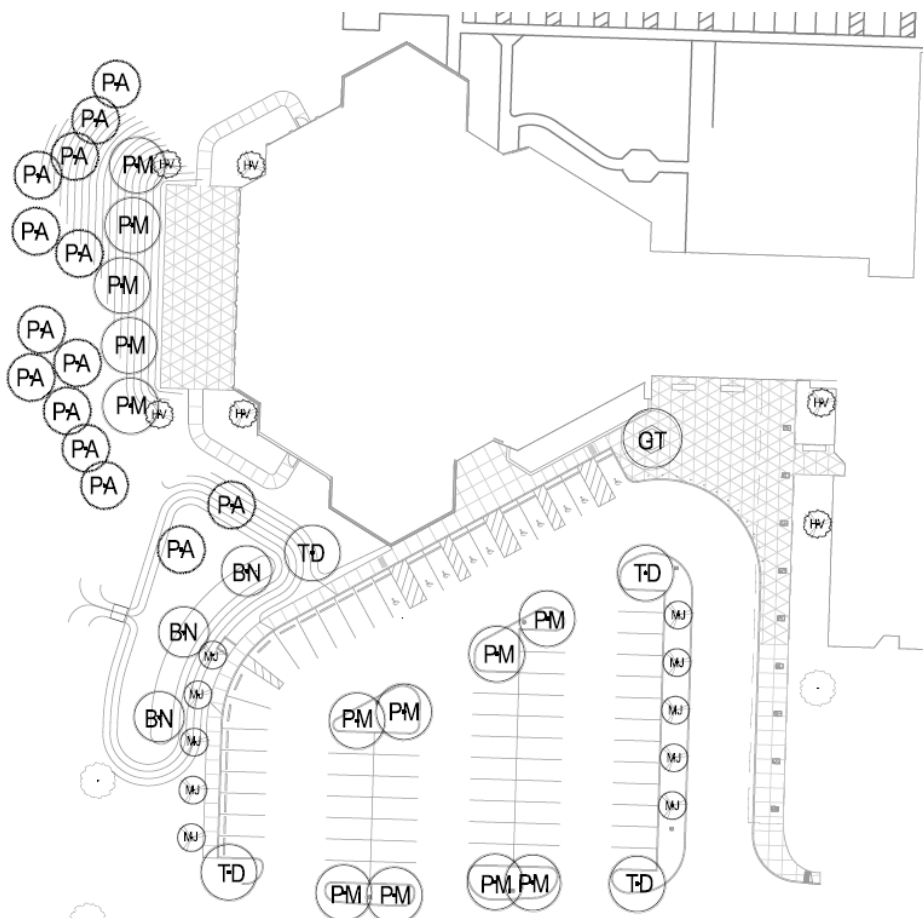


Figure 5: Close-up of the Tree Canopy of the Applicant's Landscape Plan

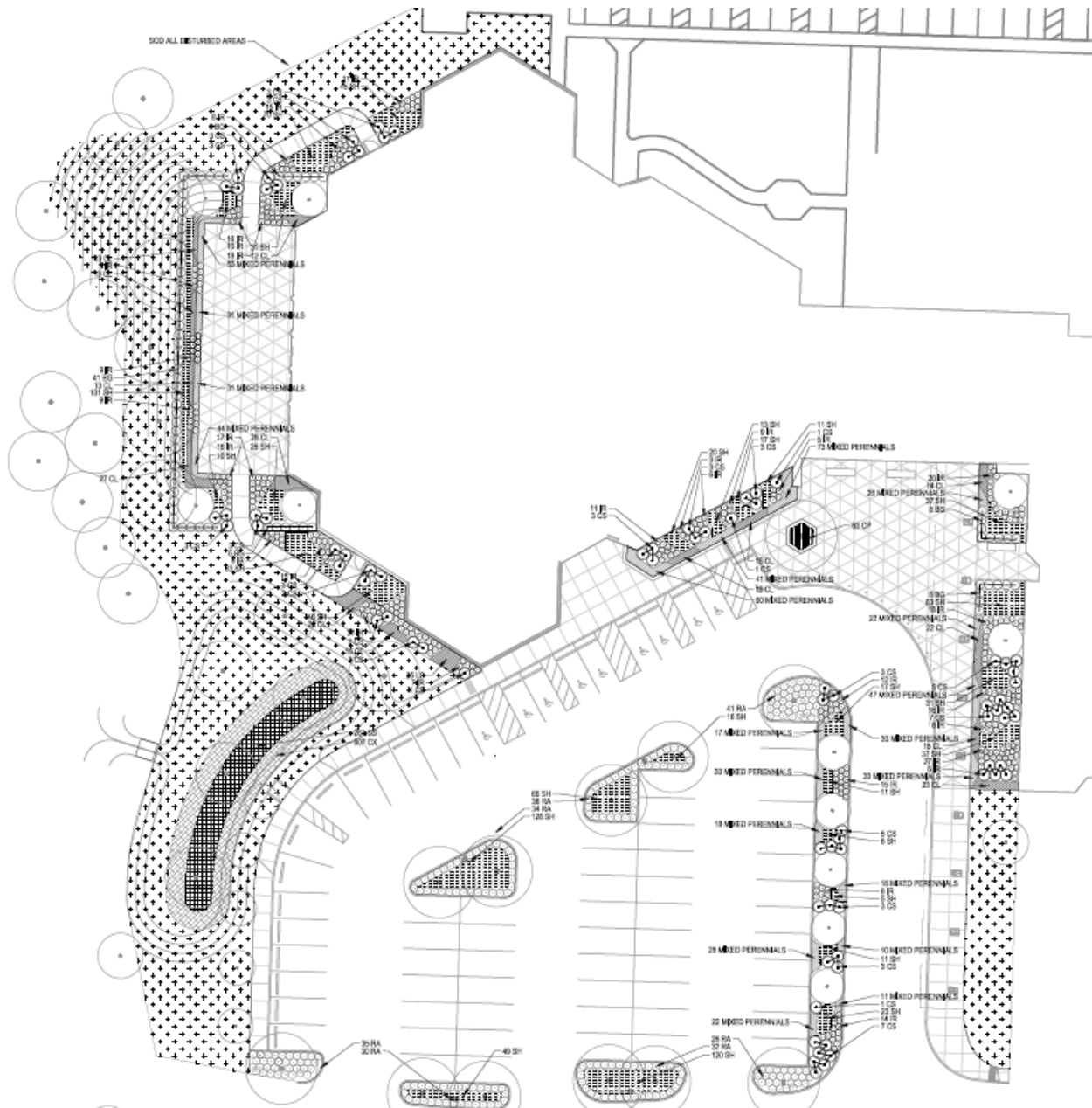


Figure 6: Cloe-up of the Understor Plan of the Applicant's Landscape Plan.

If the Commission finds that the landscaping provided meets with the intent of the Ordinance and Design Guidelines above and given that the overall site coverage is less than 40% at 25.05%, the Commission may approve the plan as proposed, or discuss including additional landscaping options with the Applicant. A Landscape Plan for the entire site was not provided, and in reviewing the plans from the original Conditional Use Permit, and the City's GIS, there appears to be missing landscaping in the existing parking lot to the south of the proposed addition. Therefore, Staff has included a condition of approval that the final landscape plan shall be submitted to include the replacement of landscaping in the parking lot islands to be in compliance with Section 405.540 Landscaping for the Zoning Administrator's approval.

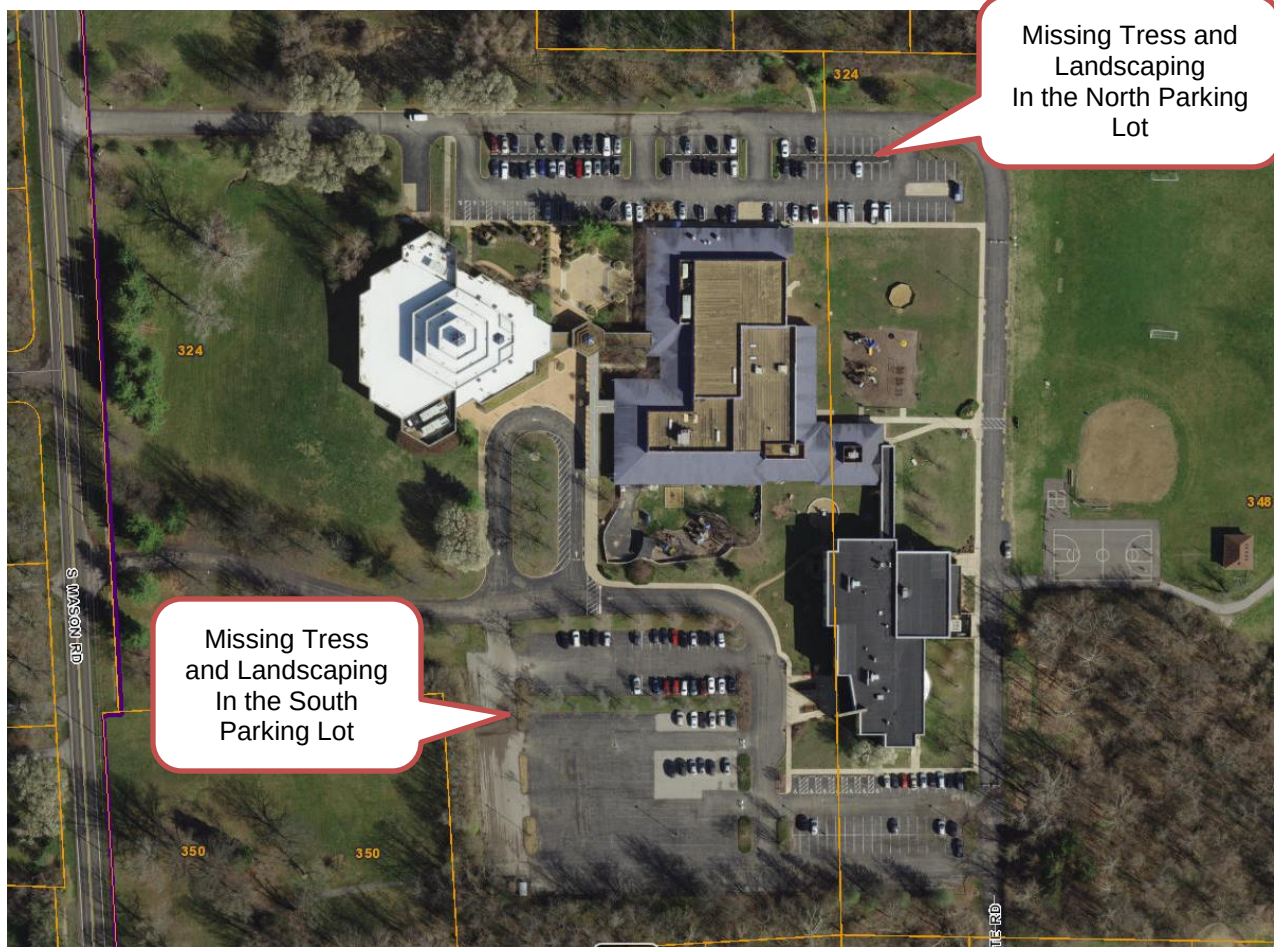


Figure 7: GIS Image of the subject property

Parking:

The Site Plan approved with the CUP in 1999 shows that 346 parking spaces as available on site, with an additional 64 spaces of “phantom” parking shown but not built on the property addressed as 350 S. Mason, also part of the B’nai Amoona campus, where 366 spaces are required. Condition Number 13 of Ordinance No. 2029 limited the maximum number of “phantom parking” to 20 spaces. [Phantom parking refers to Section 405.800(H) *Variance In The Required Number Of Parking And Loading Spaces* allows for the Planning and Zoning commission to modify the number of parking and loading spaces to be constructed provided certain conditions are met and that the location and layout of that portion of the parking requirement deemed unnecessary is shown on the site plan in the event that the Planning and Zoning Commission determines at any time that all or any portion of this parking is necessary.] The parking lot addition with this request will include 72 spaces on site.



Figure 8: Photo of the Site Plan from 1999 showing the Phantom Parking on 350 S. Mason Road

In addition to the landscape section, Section 405.810(A)(5) of the Off-Street Parking and Loading Regulations requires that all parking adjoining a residential use or public right-of-way, except for those associated with single-family and two-family residences, shall be screened from view by an earth berm, solid wall, decorative fence, evergreen planting of equivalent visual density or other effective means of a minimum of 18 inches, and an average of three feet in height. [Section 405.540(F)(7) also requires that no landscaped hedge shall be less than two feet in height and two feet in spread at time of installation.] The parking lot addition is approximately 250 feet from Mason Road and internal to the site. Therefore Staff finds that sufficient screening has been provided.

Lighting

The Photometric Plan submitted on April 18th indicates that all lighting will meet with the requirements of Section 405.680 for developments in residential districts, where lighting will not be cast upon adjacent property, and the revised materials submitted on May 11th, indicates that the fixtures are downcast and fully shielded. The maximum height for parking lot lights in residential districts is 16 feet, and no light is cast upon adjacent property, per Section 405.680(B)(2) Lighting of the Zoning Ordinance. A condition of approval includes that all lighting shall comply with Section 405.680.

Sidewalks

The proposal includes new 6 foot wide pedestrian connections along the west side of the new parking lot in compliance with the Design Guidelines that call for direct access from the street and parking areas to principal structure. However, the site development plan shows the sidewalk is 6 feet in width and directly adjacent to the curb. Therefore a proposed condition of approval requires that the site development plan shall be revised to provide curb stops or that the sidewalk shall be increased in width to eight feet if used as a curb stop, and that the sidewalk be extended from the new parking area to S. Mason Road as required below:

Section 405.730 Sidewalks

A. The following standards shall apply to all internal sidewalks in non-residential developments within the City of Creve Coeur:

1. Sidewalks shall be safe, clearly defined and direct:

a. Sidewalks shall be buffered from the street, vehicular traffic and parking areas by a minimum three (3) foot greenspace or landscape area.

b. All non-residential developments requiring site concept plan and/or site development plan approval must provide safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk.

c. Sidewalks shall be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation and the placement of sidewalks shall take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route as determined by the Planning and Zoning Commission.

2. 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.

RECOMMENDATION

Based on the above analysis, the request to amend the conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinances to the same degree or greater than the current development with a few recommended revisions. Staff recommends a repeal of the prior Ordinance and replacement with a new ordinance subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation 75,292 square foot Religious Organization and 61,644 square foot School on the property addressed as 324 S. Mason Road, and includes 348 and 350 S. Mason Road, for Congregation B'Nai Amoona and the Saul Mirowitz Jewish Community School.
2. The applicant is required to submit Site Improvement Plan, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received May 11, 2018, and the revised Landscape Plan submitted on May 11, 2018 as bound together and submitted in conjunction with Application #18-020 by HOK, and as amended below.
3. The Site Development Plan shall be provided to include the property of 350 S. Mason Road, and the calculations shall be revised with this new area.
4. The Site Development Plan shall be amended to extend the sidewalk from the new parking area to the existing sidewalk along S. Mason Road and all new sidewalks shall comply with Section 405.730 Sidewalks of the Zoning Ordinance.
5. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Architectural Elevations" submitted on May 11, 2018 as bound together and submitted in conjunction with Application #18-020 by HOK.
6. A Final Landscape Plan shall be provided that includes the replacement of missing trees within the parking lot islands within the existing north and south parking lot and in substantial compliance with the Landscape plan submitted on May 11, 2018 as bound together and submitted in conjunction with Application #18-020 by HOK and with Section 405.540 Landscaping of the Zoning Ordinance.

7. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and Ordinance No. 5266 authorizing a Master Sign Plan for the Campus.
10. 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.

Relevant Items carried over from Ordinance No. 2029 that are also included are:

11. The Saul Mirowitz School shall not be allowed to construct any additional athletic fields on the site.

Items not included are those conditions related to the “phantom” parking

ACTION

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

MOTION

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

“I move to recommend approval of Application #18-020 for a Conditional Use Permit for Congregation B'nai Amoona located at 324 S. Mason Road subject to the conditions contained in the draft ordinance for the meeting of May 21, 2018” (conditions may be added, eliminated, or modified by preceding motion).

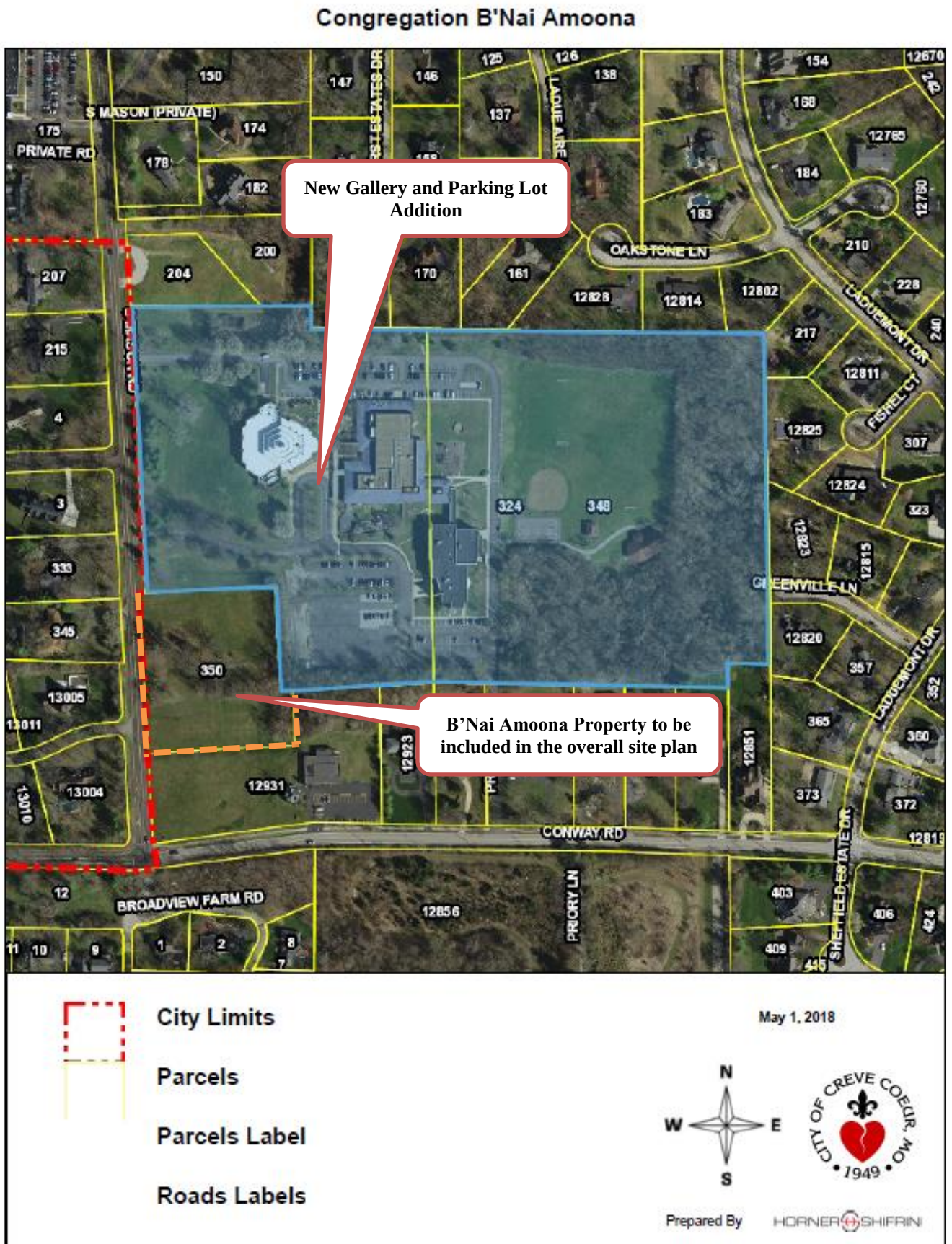
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:05/18/2018
	Description: View of the existing south loop drive and walkway between buildings.
	Description: View of the existing south loop drive and walkway between buildings.



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 CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

File No. _____

Applicant:	Applicant's Representative (if applicable):
CONGREGATION B'NAI AMOONA Name TOBIAS RAFAEL / RAFCO PROPERTIES Company (If Applicable) 324 SOUTH MASON ROAD Address CREVE COEUR, MISSOURI 63141 Address Telephone # 314.721.8427 Fax # _____ Email: TOBIAS@RAFCOPROP.COM  Applicant's Signature	MARGARET GOODIN Name HOK Company (If Applicable) 10 SOUTH BROADWAY, SUITE 200 Address SAINT LOUIS, MISSOURI 63102 Address Telephone # 314.221.2000 Fax # _____ Email: MARGARET.GOODIN@HOK.COM  Applicant's Representative's Signature
Property Information:	Owner's Acknowledgement (if different from applicant):
324 SOUTH MASON ROAD Address CREVE COEUR, MISSOURI 63141 Address Development Name (if any) RELIGIOUS INSTITUTION Current Zoning YES Prior CUP Approvals (if known)	Name Company (If Applicable) Address Address Telephone # _____ Fax # _____ Email: _____ Owner's Signature

Attachment: 2018-05-11 B'nai Amoona - Conditional Use Permit - Updates (#18-020: Congregation B'nai Amoona CUP)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: _____

B'nai Amoona is a synagogue, which includes the sanctuary, administrative offices, and an educational facility.Gross Floor Area – Existing and Proposed: **75,292**Number of Seats (for restaurant only): **NA**Number of Employees at the busiest shift: **NA**Hours of Operation: **NA**Current or Most Recent Use of the Property: **RELIGIOUS INSTITUTION**Will the applicant apply for a liquor license: Yes _____ No **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. **SEE ATTACHED**

Submittal Checklist

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

SITE PHOTOMETRICS / EXISTING PLAN**Preferred Public Hearing Date: Monday, **MAY 7**, 20**18**.******See attached schedule and confirm available meeting dates with Planning Division staff******Office Use Only**

____ All Sections Complete

____ All Documents, incl. e-Copies

____ Fees Paid

Received By: _____

Date: _____

Jason Jaggi, AICP, Director of Community Development**Whitney Kelly, AICP, City Planner****Jessica Stutte, Administrative Assistant (314-872-2501)****Revised: 10/15**

CONDITIONAL USE PERMIT AMENDMENT

RATIONALE

Congregation B'nai Amoona is requesting an amendment to their conditional use permit.

The facility is undergoing a renovation, which includes a new addition, interior modifications of all existing spaces, and site work.

The new gallery addition (6,421 sf) replaces an existing enclosed covered corridor and serves as the main entrance to the facility, connecting the sanctuary and the educational building.

The existing south circle drive is being improved and expanded to include 72 new parking spaces. Also, the existing canopy covering the sidewalk is being replaced, and will now protect the passenger side of vehicles when dropping off members of the congregation.

Part of site plan improvements are the MSD storm water requirements.

The landscape consists of an appropriate palette of plant material, similar to the existing plantings, located near the new entrance and within the new parking lot area. The changes that occur are somewhat isolated, and will not have impact on adjacent property owners. The north side of the building will remain unchanged.

CONDITIONAL USE PERMIT AMENDMENT

PROPERTY DESCRIPTION

A tract of land as conveyed to the Congregation B'NAI Amoona, by instrument recorded in Book 6503, Page 755 of the St. Louis County Records, located in Section 8, Township 45 North, Range 5 East, of the Fifth Principal Meridian, Creve Coeur, St. Louis County, Missouri being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of a tract of land as conveyed to St. Louis County by instrument recorded in Book 7255, Page 2416 of the above said records, said point also being located on the east right-of-way of Mason Road, variable width; thence along the north line of above said Congregation B'NAI Amoona tract, South 89 degrees 29 minutes 36 seconds East, 448.63 feet; thence South 00 degrees 25 minutes 36 seconds East, 50.01 feet; thence South 89 degrees 29 minutes 36 seconds East, 1110.74 feet to the west line of Ladue Conway Estates Plat Two, a subdivision according to the plat thereof as recorded in Plat Book 125, Page 88 of the above said records; thence along said west line, South 01 degrees 10 minutes 22 seconds East, 817.44 feet to the northeast corner of a tract of land as conveyed to Gregory J and Carolyn S Duchars by instrument recorded in Book 17531, Page 933 of above said records, thence along the north line of said Duchars tract, North 88 degrees 41 minutes 15 seconds West, 104.38 feet to the northwest corner thereof; thence along the west line of said Duchars tract, South 01 degrees 10 minutes 22 seconds East, 58.95 feet to the south line of above said Congregation B'NAI Amoona tract, North 89 degrees 05 minutes 00 seconds West, 720.90 feet and South 86 degrees 42 minutes 30 seconds West, 377.96 feet the east line of a tract of land as conveyed to Congregation B'NAI Amoona by instrument recorded in Book 8026, Page 1894 of said records; thence along the east and north lines of last said tract, North 03 degrees 17 minutes 30 seconds W 260.00 feet and South 86 degrees 42 minutes 30 seconds West, 320.08 feet to a found iron pipe located at the southeast corner of above said St. Louis County tract; thence along the east right-of-way line of Mason Road, North 03 degrees 17 minutes 30 seconds West, 707.76 feet to the POINT OF BEGINNING. Containing 1,291,157 square feet or 29.641 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on April 13, 2018.

This description was prepared from record and available records and therefore subject to an actual boundary survey.



CONGREGATION B'NAI AMOONA

324 South Mason Road
Creve Coeur, Missouri 63141
Telephone: 314.576.9990

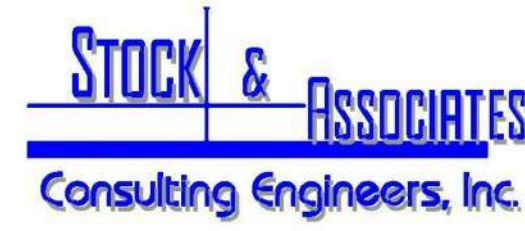
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Structural Engineering
Landscape
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St. Louis, Missouri 63102
Telephone: 314-421-2000
Fax: 314-421-6073



STOCK AND ASSOCIATES
Civil Engineering

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St. Louis, Missouri 63005
Telephone: 636-530-9100
Fax: 636-530-9130



GUARANTEE ELECTRICAL
Electrical Engineering

3401 Bent Avenue
St. Louis, Missouri 63116
Telephone: 314-772-5400

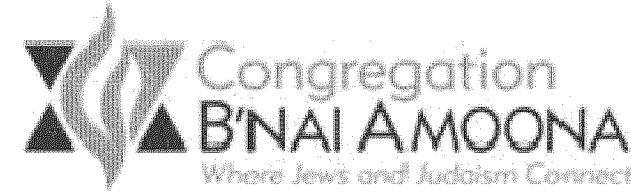


CONGREGATION B'NAI AMOONA RENOVATION

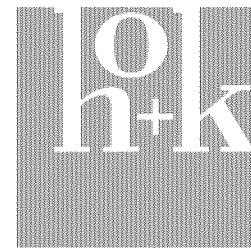
324 South Mason Road
Creve Coeur, Missouri 63141

CONDITIONAL USE PERMIT AMENDMENT

2018 April 18



Project
CONGREGATION B'NAI AMOONA
RENOVATION
324 South Mason Road
Creve Coeur, Missouri 63141



Hellmuth, Obata + Kassabaum, Inc.
Architect
Structural Engineering
Landscape
Lighting
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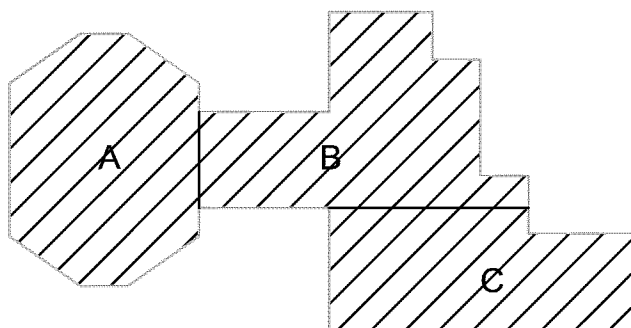
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Telephone: 636-530-9100
Fax: 636-530-9130

Code Consultants, Inc.
Code Consultant
2043 Woodland Parkway, Suite 300
St. Louis, Missouri, 63146
Telephone: 314-991-2633

Key Plan



Professional Seals

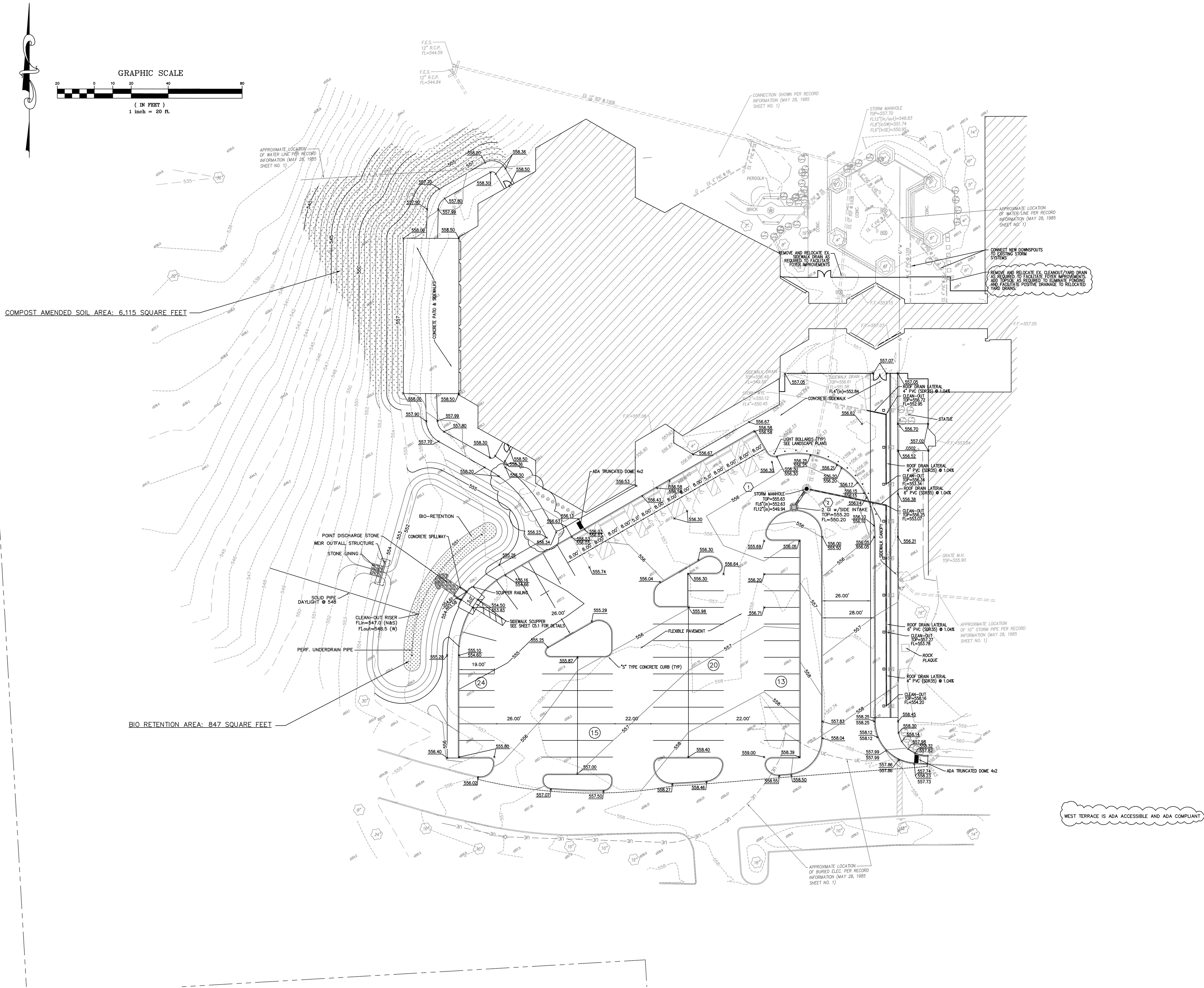
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1	DESIGN DEVELOPMENT	2017-11-17
2	ISSUE FOR PERMIT AND BID	2018-03-02
3	REVISED PER CLIENT	2018-04-04
4	ISSUE FOR PERMIT	2018-04-15
5	CUP SUBMITTAL	2018-04-18

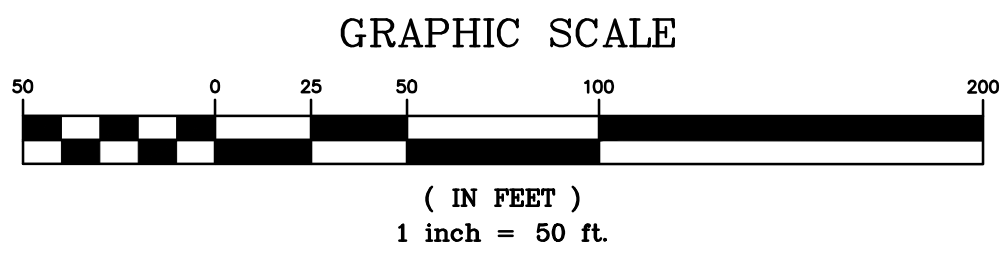
Stock & Associates Project No. 217-6041.1
Project No. 17.01026.00
Sheet Title

SITE & GRADING PLAN

Original drawing is 42" x 30" Do not scale contents of this drawing
Sheet Number

CUP-1

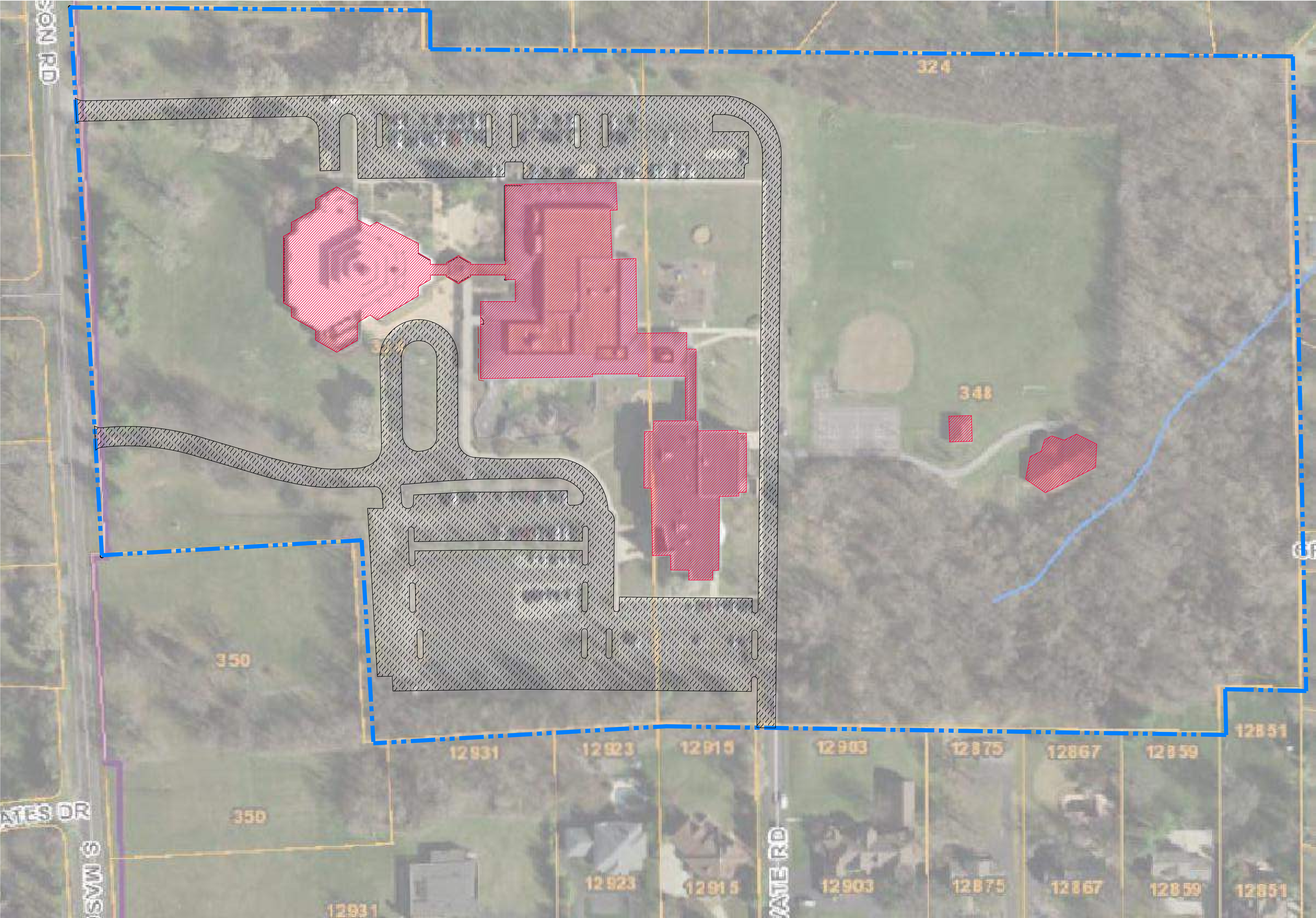




EXISTING SITE COVERAGE

■ ■ ■ ■ ■ SITE AREA:	1,291,118 square feet (29.64 Acres)
▨▨▨▨▨ BUILDINGS:	96,926 square feet
▨▨▨▨▨ VEHICULAR PAVEMENT:	203,958 square feet

EXISTING SITE COVERAGE: $[(96,926 + 203,658) / 1,291,118] \times 100 = 23.28\%$



Project
CONGREGATION B'NAI AMOONA
RENOVATION
324 South Mason Road
Creve Coeur, Missouri 63141



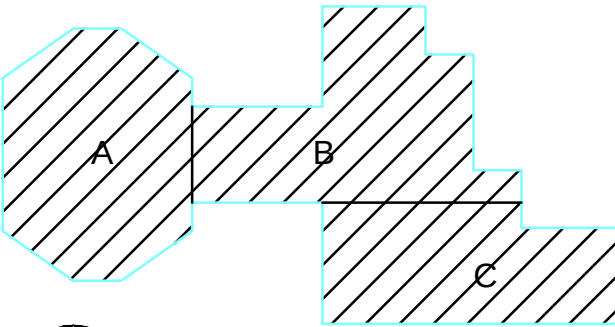
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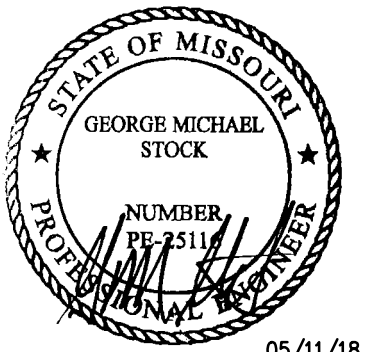
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Stock and Associates
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St. Louis, Missouri, 63146
Telephone: 314-991-2633

Key Plan



Professional Seals



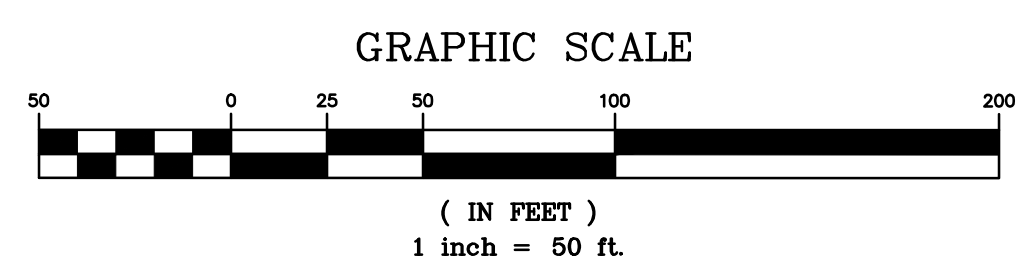
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2	ISSUE FOR PERMIT AND BID	2018-01-02
3	REVISED PER CLIENT	2018-04-04
4	ISSUE FOR PERMIT	2018-04-11
5	CUP SUBMITTAL	2018-04-18

Stock & Associates Project No. 217-6041.1
Project No. 17.01026.00
Sheet Title

EXISTING SITE
COVERAGE PLAN

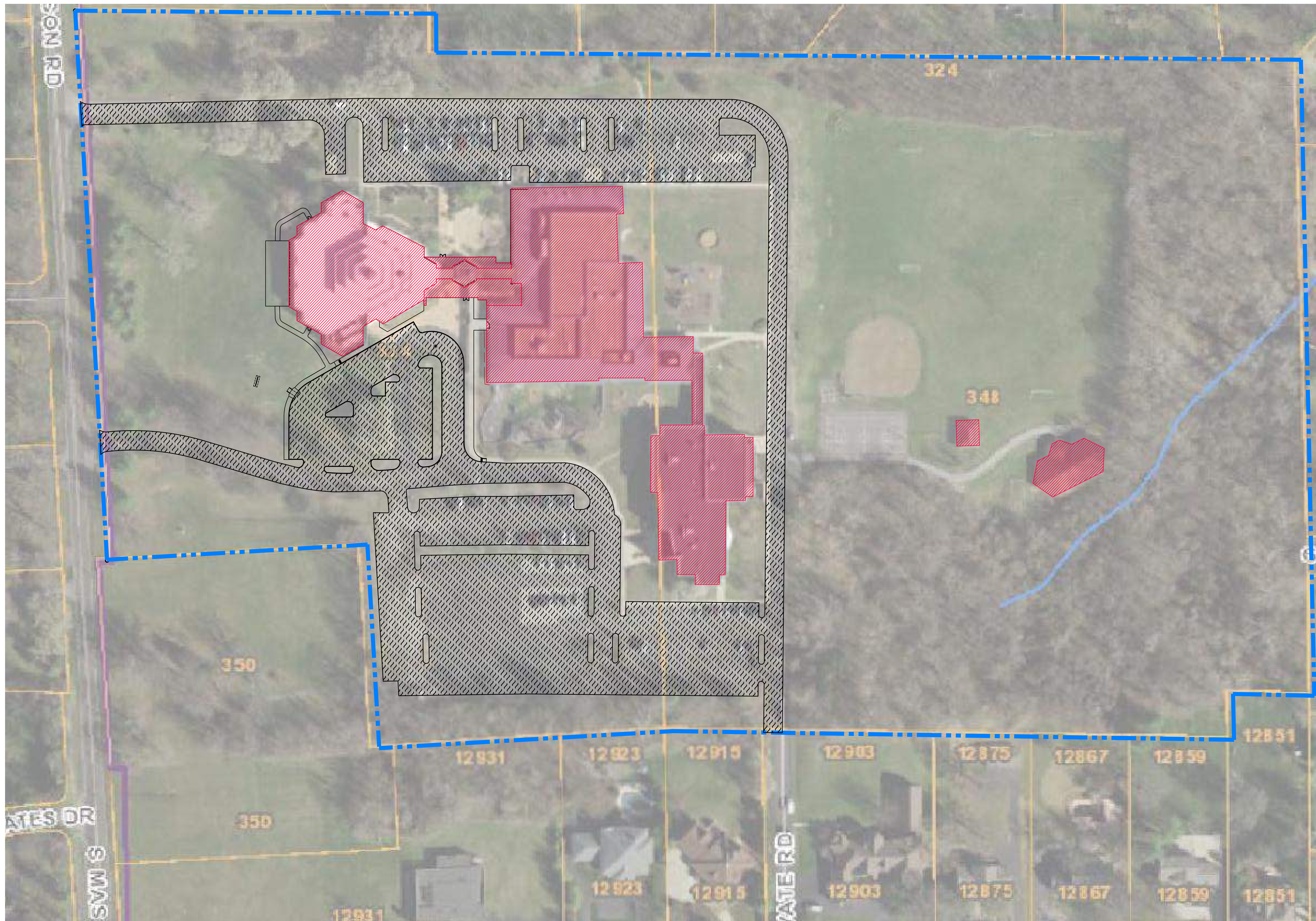
Original drawing is 42 x 30 Do not scale contents of this drawing
Sheet Number

CUP-2



	SITE AREA:	<u>1,291,118 square feet (29.64 Acres)</u>
	BUILDINGS:	<u>101,085 square feet</u>
	VEHICULAR PAVEMENT:	<u>222,341 square feet</u>

PROPOSED SITE COVERAGE: $[(101,085 + 222,341) / 1,291,118] \times 100 = 25.05\%$



Project
CONGREGATION B'NAI AMOONA
RENOVATION
324 South Mason Road
Creve Coeur, Missouri 63141



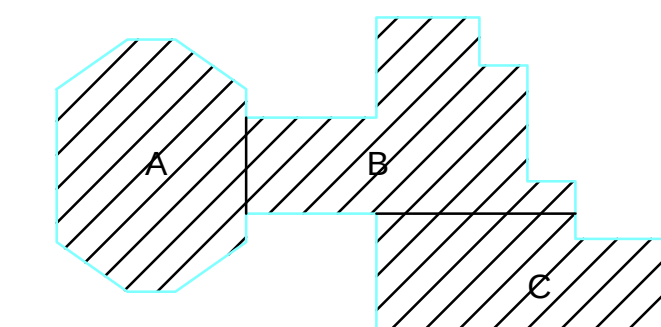
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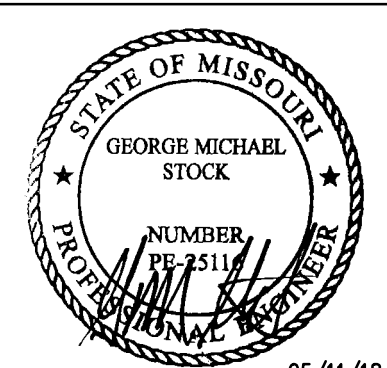
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St. Louis, Missouri, 63146
Telephone: 314-991-2633

Key Plan



Professional Seals



05/11/18

No.	Description	Date
1	DESIGN DEVELOPMENT	2017-11-12
2	ISSUE FOR PERMIT AND BID	2018-03-01
3	REVISED PER CLIENT	2018-04-01
4	ISSUE FOR PERMIT	2018-04-01
5	CUP SUBMITTAL	2018-04-01

Stock & Associates Project No. 217-6041.1
Project
No: 17.01026.00

Sheet Title

PROPOSED SITE COVERAGE PLAN

Original drawing is 42 x 30 Do not scale contents of this drawing

Sheet Number

CUP-3

Project
CONGREGATION B'NAI AMOONA
RENOVATION
324 South Mason Road
Creve Coeur, Missouri 63141



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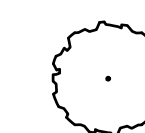
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Fax: 636-530-9130

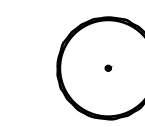
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St. Louis, Missouri, 63146
Telephone: 314-991-2633

Key Plan

LEGEND



EXISTING TREE TO REMAIN
1. Tree protection fence at edge of dripline for duration of construction



CANOPY TREE



ORNAMENTAL TREE

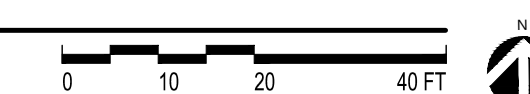


EVERGREEN TREE

NOTES

1. ALL LANDSCAPE AREAS TO HAVE IRRIGATION. SEE SHEET L800
2. ALL LAWN AREAS TO RECEIVE 4" OF IMPORTED TOPSOIL PER SPECIFICATIONS
3. ALL PLANTING AREAS TO RECEIVE 12" OF IMPORTED TOP SOIL PER SPECIFICATIONS

1 CANOPY PLAN
1" = 20'-0"



Professional Seals



DATE SIGNED: 4-18-2011

No.	Description	Date
01	SCHEMATIC DESIGN	2017-09-04
02	DESIGN DEVELOPMENT	2017-11-15
03	ISSUED FOR PERMIT AND BID	2018-03-04
04	ISSUED FOR PERMIT	2018-04-10
05	CUP SUBMITTAL	2018-04-10

Project
No: 17.01026.00

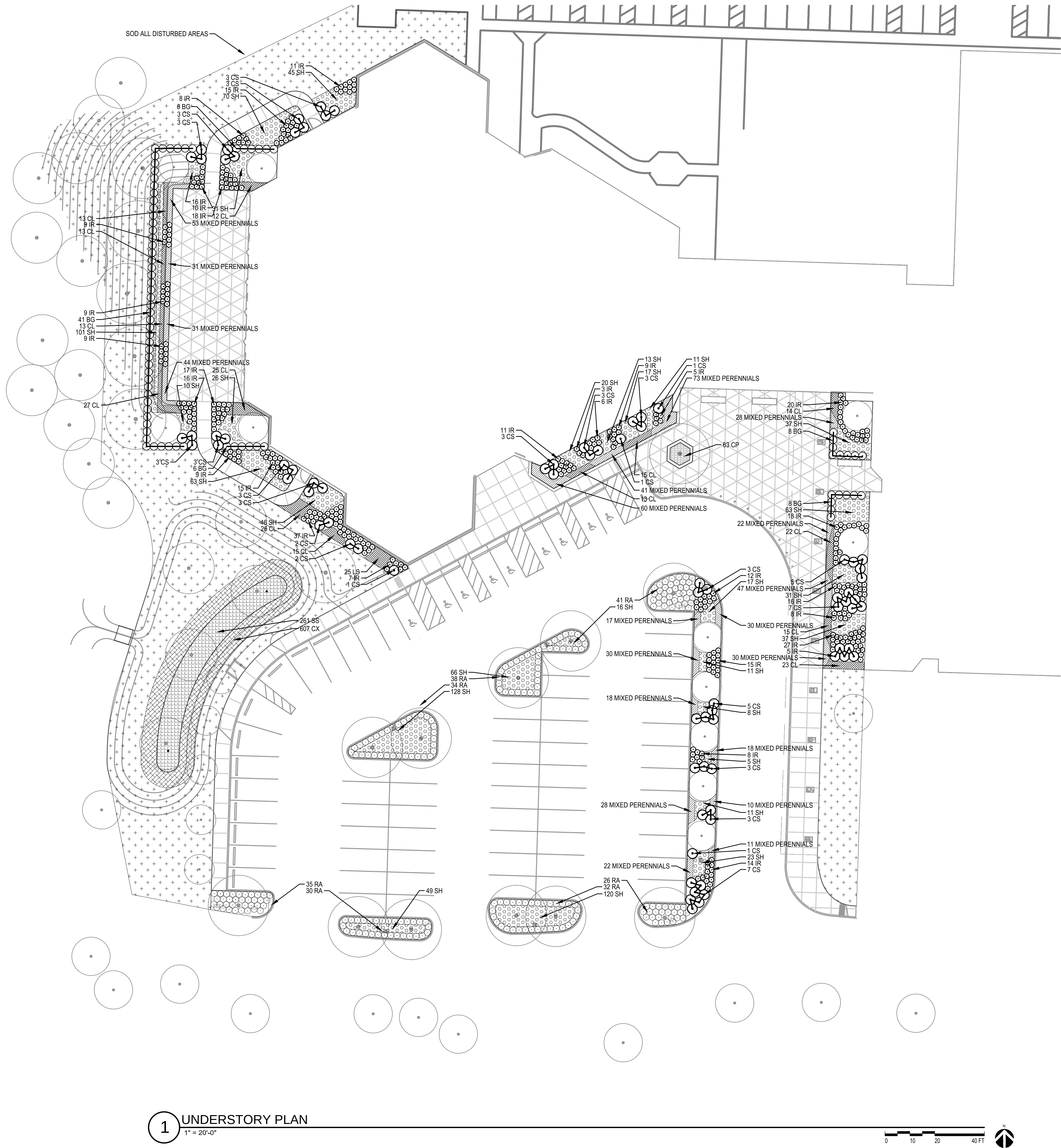
Sheet Title

CANOPY PLAN

Original drawing is 42 x 30 Do not scale contents of this drawing

Sheet Number

L700



LEGEND

- EXISTING TREE TO REMAIN
1. Tree protection fence at edge of dripline for duration of construction.
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE

NOTES

- ALL LANDSCAPE AREAS TO HAVE IRRIGATION. SEE SHEET L800
- ALL LAWN AREAS TO RECEIVE 4" OF IMPORTED TOPSOIL PER SPECIFICATIONS
- ALL PLANTING AREAS TO RECEIVE 12" OF IMPORTED TOP SOIL PER SPECIFICATIONS



Project
CONGREGATION B'NAI AMOONA
RENOVATION
324 South Mason Road
Creve Coeur, Missouri 63141



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2043 Woodland Parkway, Suite 300
St. Louis, Missouri, 63146
Telephone: 314-991-2633

Key Plan

Professional Seals



No.	Description	Date
01	SCHEMATIC DESIGN	2017-09-20
02	DESIGN DEVELOPMENT	2017-11-17
03	ISSUED FOR PERMIT AND BID	2018-01-01
04	ISSUED FOR PERMIT	2018-04-11
05	CLIP SUBMITTAL	2018-04-18

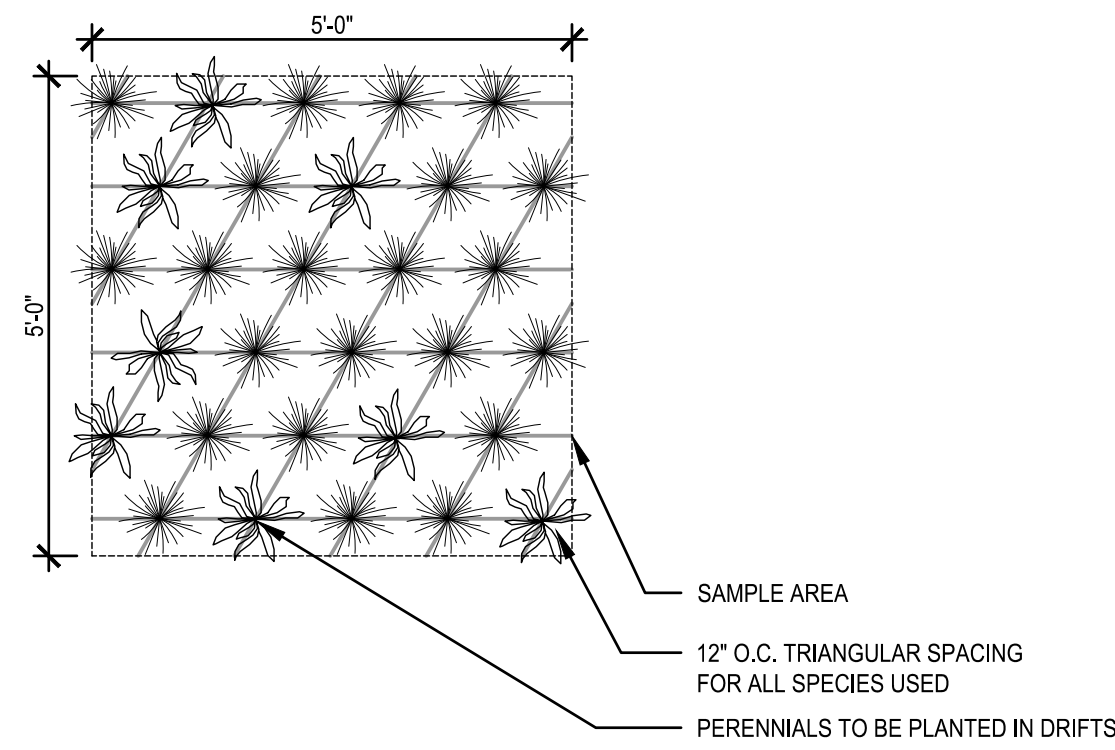
Project
No. 17.01026.00
Sheet Title

UNDERSTORY PLAN

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Sheet Number

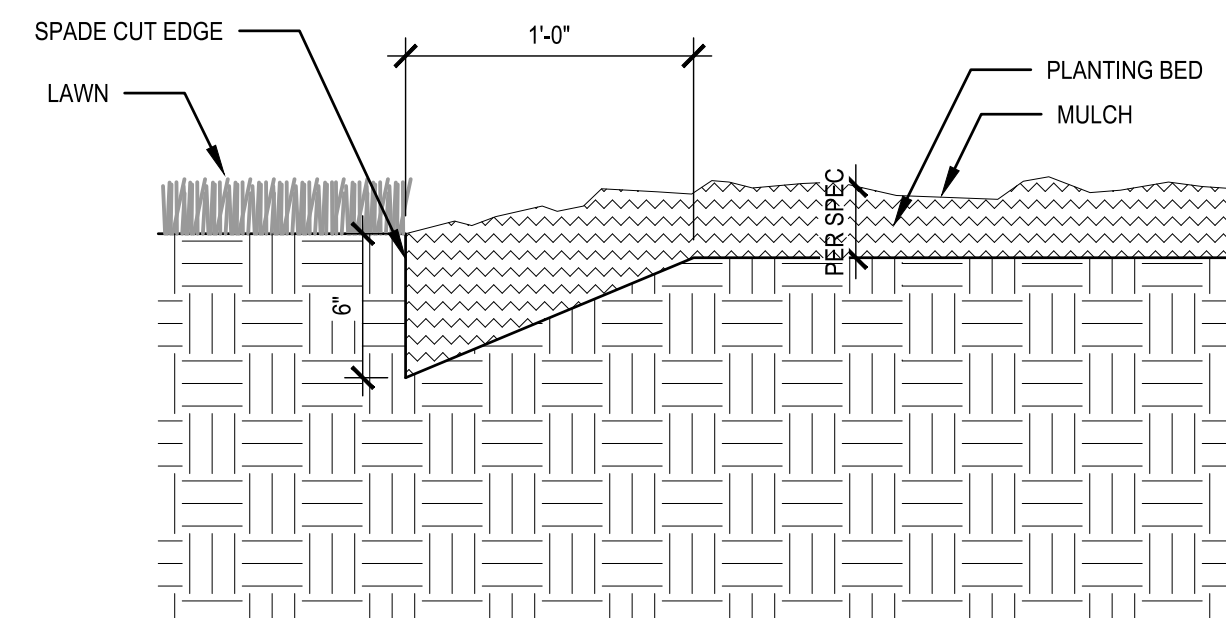
L701

INTERMIXED PERENNIAL PLANTING NOTES:		PERENNIAL MIX	
PERENNIALS TO BE RANDOMLY PLANTED IN DRIFTS		20%	ECHINACEA PURPUREA 'POWOW WILD BERRY'
LAYOUT TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING		20%	LIATRIS SPICATA 'KOBOLD'
		20%	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'
		20%	ACHILLEA MOONSHINE'
		20%	IRIS 'CAESAR'S BROTHER'



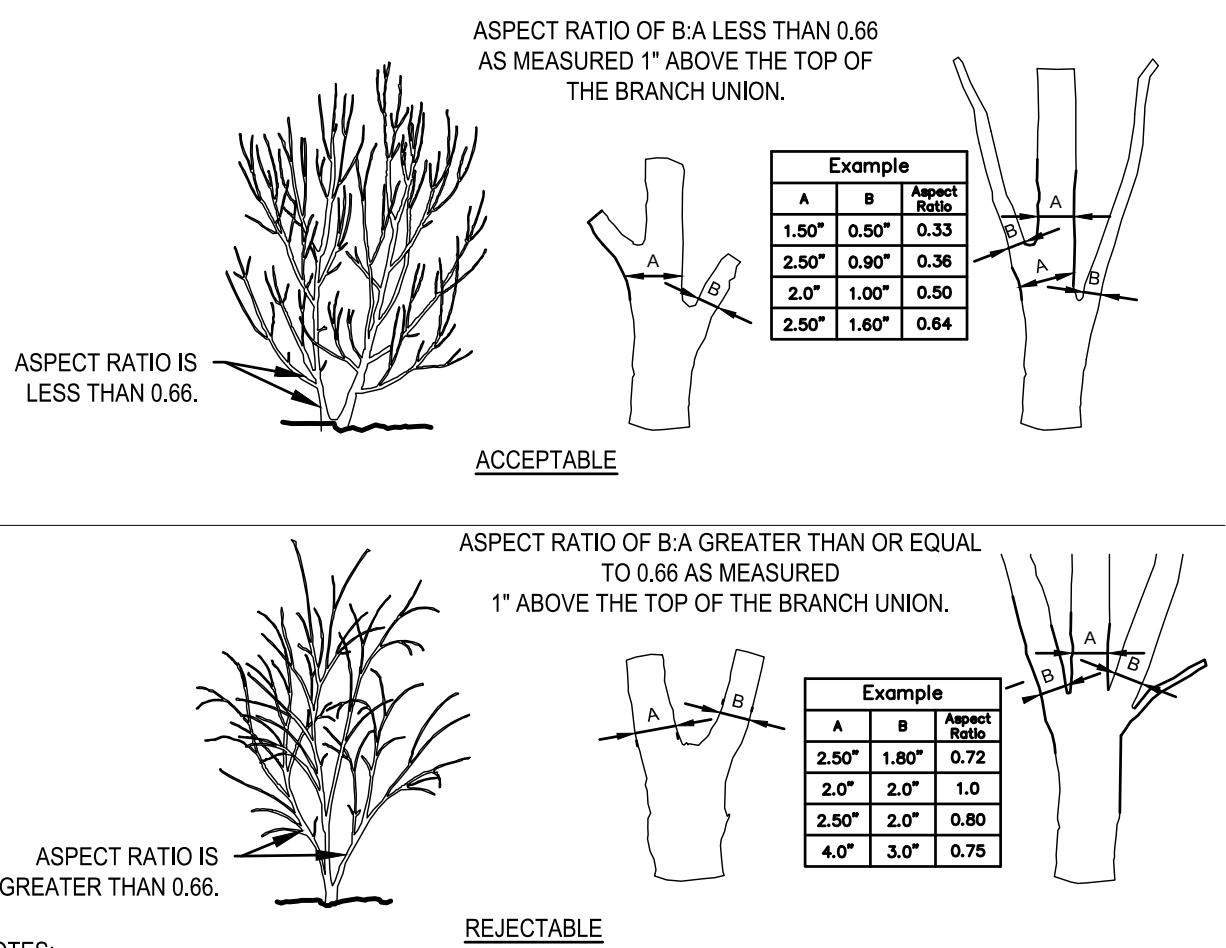
8 INTERMIXED PERENNIAL PLANTING

1/2" = 1'-0"



7 SPADE CUT EDGE

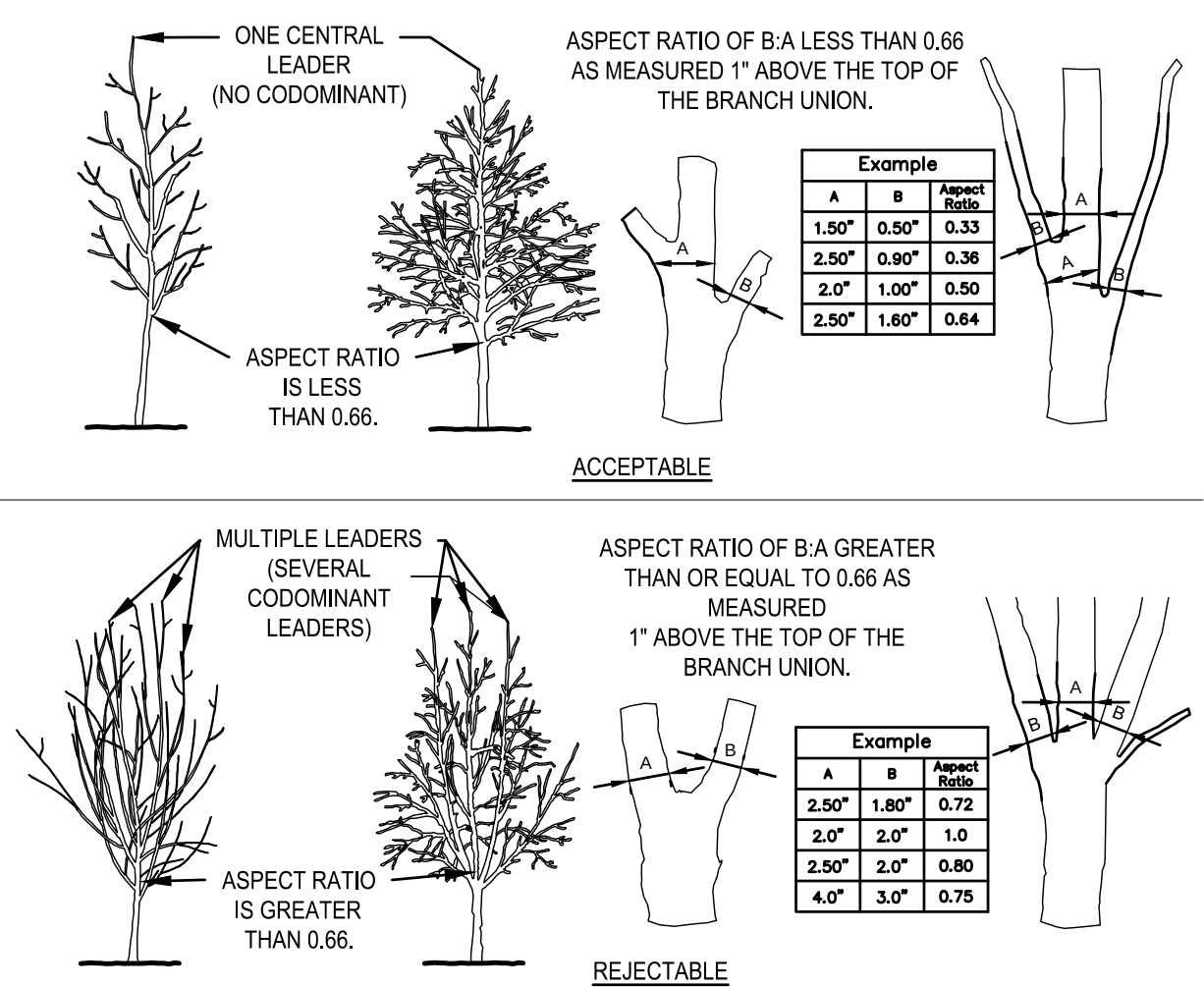
1-1/2" = 1'-0"



- NOTES:
- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
 - ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.
 - ROOT FLARE SHALL BE 2" ABOVE GRADE. ROOT FLARE SHALL NOT BE COVERED WITH MULCH OR AGGREGATE, IN THE INTEREST OF TREE HEALTH.

CROWN OBSERVATIONS - MULTI-STEM

3/16" = 1'-0"



- NOTES:
- ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
 - ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

CROWN OBSERVATIONS - CANOPY TREE

3/16" = 1'-0"

Canopy Trees					
Callout	Scientific Name	Common Name	Size	Spacing	Note
BN	Betula nigra 'BNMTF' DURA-HEAT	River Birch	3" cal.	As shown	Per details, B&B, Multi-stem
GT	Gleditsia triacanthos f. inermis 'Skyline'	Skyline Thornless Honey Locust	3" cal.	As shown	Per details, B&B
PM	Platanus x acerifolia 'Morton Circle'	EXCLAMATION! London Plane Tree	3" cal.	As shown	Per details, B&B

Understory Trees					
Callout	Scientific Name	Common Name	Size	Spacing	Note
HV	Hamamelis vernalis	Ozark Witch Hazel	2" cal.	As shown	Per details, B&B
MJ	Magnolia 'Jane'	Jane Magnolia	6'-8' Ht.	As shown	Per details, B&B, Multi-stem

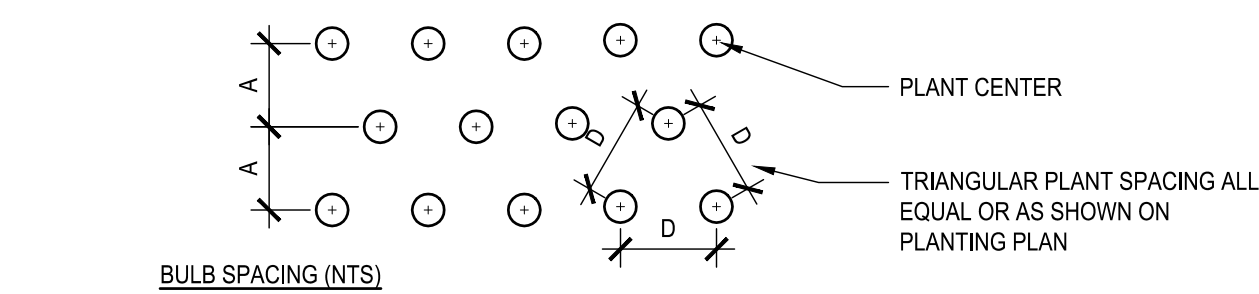
Evergreen Trees					
Callout	Scientific Name	Common Name	Size	Spacing	Note
PA	Picea abies	Norway Spruce	8'-10' Ht.	As shown	Per details, B&B
TD	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	3" cal.	As shown	Per details, B&B

Shrubs					
Callout	Scientific Name	Common Name	Size	Spacing	Note
BG	Buxus 'Green Velvet'	Boxwood	#5	36" O.C.	Per details, Cont., 24" Height Minimum
CS	Cornus sericea 'Allemands'	Red Twig Dogwood	#5	48" O.C.	Per details, Cont.
IR	Ilex verticillata 'Red Sprite'	Winterberry Holly	#5	24" O.C.	Per details, Cont.
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5	30" O.C.	Per details, Cont.

Grasses & Perennials					
Callout	Scientific Name	Common Name	Size	Spacing	Note
CL	Chasmanthium latifolium	Indian Woodoats	#1	18" O.C.	Per details, Cont.
CP	Carex pensylvanica	Pennsylvania Sedge	#1	12" O.C.	Per details, Cont.
CX	Carex stricta	Tussock Sedge	#1	18" O.C.	Per details, Cont.
SH	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	#1	18" O.C.	Per details, Cont.
SS	Schizachyrium scoparium 'Prairie Blues'	Prairie Blues Little Blue Stem	#1	18" O.C.	Per details, Cont.

Bulbs						
Quantity	Callout	Scientific Name	Common Name	Size	Spacing	Note
100	CG	Colchicum (group)	Autumn Crocus	Bulb	12" O.C.	Final locations to be determined
150	LS	Lycoris squamigera	Resurrection Lily	Bulb	12" O.C.	Final locations to be determined
200	NT	Narcissus 'Tete-a-Tete'	Miscellaneous Daffodil	Bulb	8" O.C.	Final locations to be determined
100	TR	Tulipa 'Red Riding Hood'	Greigi Tulip	Bulb	12" O.C.	Final locations to be determined

Intermixed Perennials					
Callout	Scientific Name	Common Name	Size	Spacing	Note
AM	Achillea 'Moonshine'	Yarrow	1 Gallon	12" O.C.	Per details, Cont., 20%
EP	Echinacea purpurea 'Powwow Wild Berry'	purple coneflower	1 Gallon	12" O.C.	Per details, Cont., 20%
IC	Iris 'Caesar's Brother'	Siberian Iris	1 Gallon	12" O.C.	Per details, Cont., 20%
LS	Liatis spicata 'Kobold'	Blazing star	1 Gallon	12" O.C.	Per details, Cont., 20%
RF	Rudbeckia fulgida var. sulivantii 'Little Goldstar'	Black-Eyed Susan	1 Gallon	12" O.C.	Per details, Cont., 20%

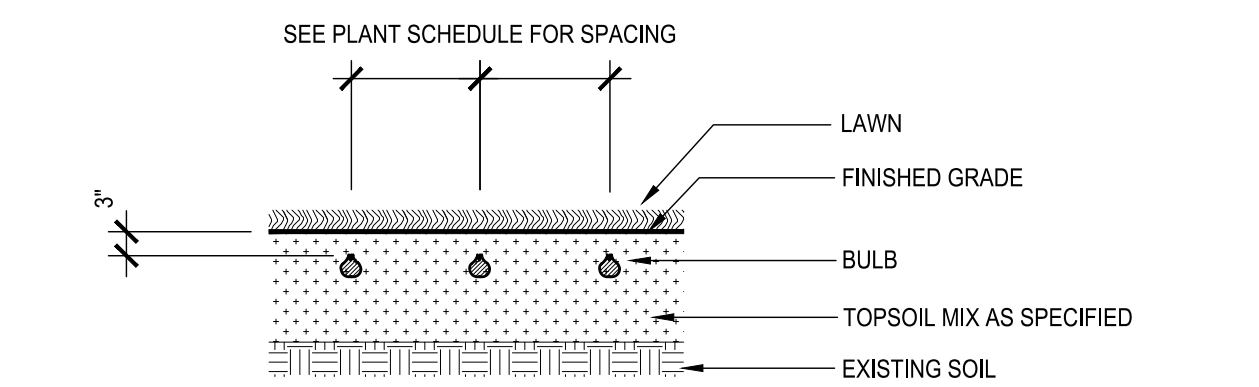


SPACING 'O'	ROW 'A'	BULBS PER SQ. FT.
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60

NOTES:

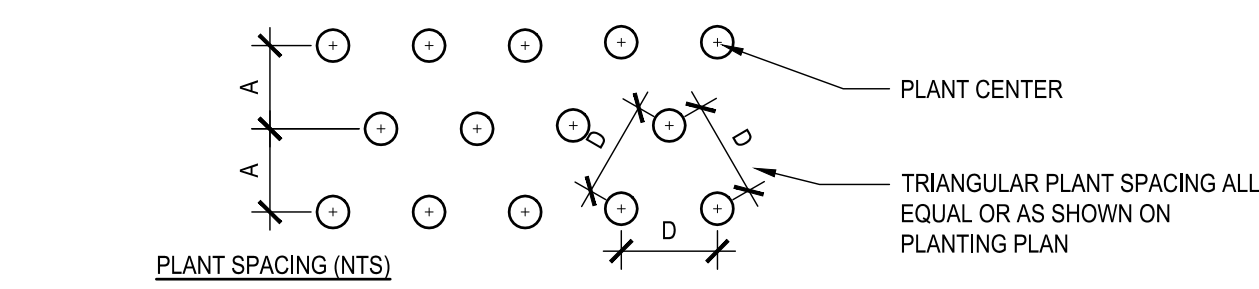
BULB QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF BULBS PER SQ. FT. FOR REQUIRED SPACING

QUANTITY OF BULBS AND SPACING AS NOTED IN PLANTING SCHEDULE



4 BULB PLANTING

1/2" = 1'-0"

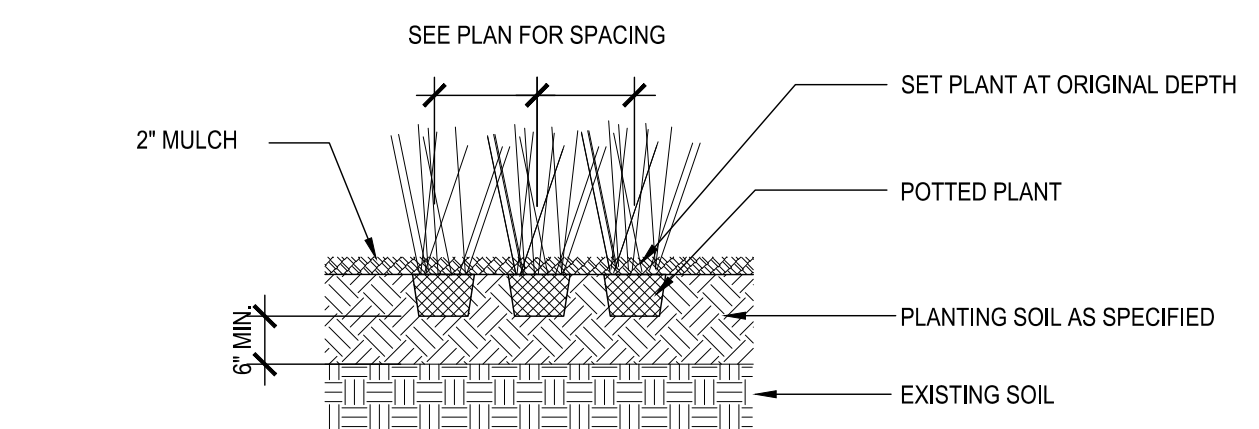


SPACING 'O'	ROW 'A'	PLANTS PER SQ. FT.
24" O.C.	20.8"	0.29
18" O.C.	15.6"	0.50
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60

NOTES:

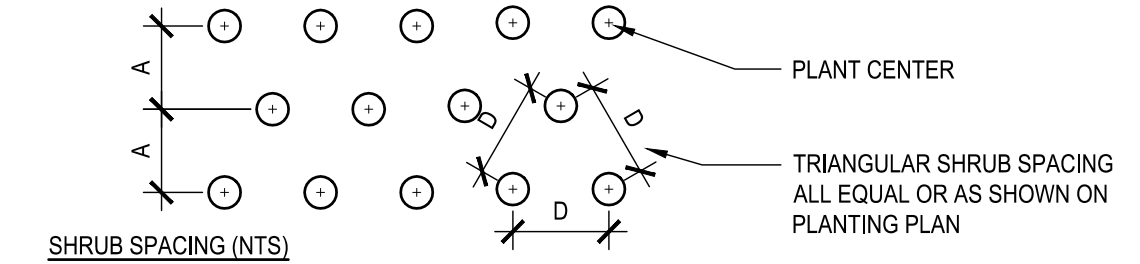
PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING

QUANTITY OF PLANTS AND SPACING AS NOTED IN PLANTING SCHEDULE



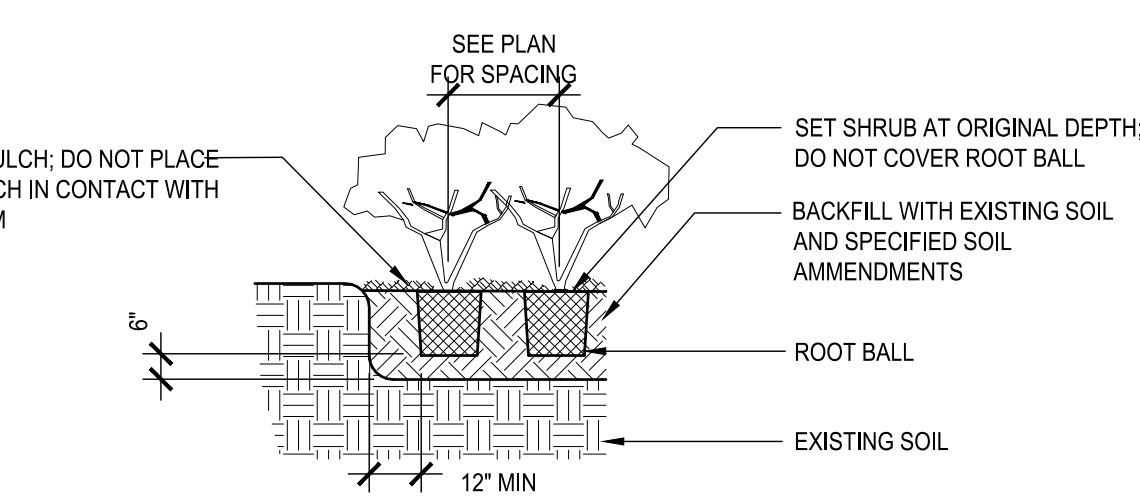
3 PERENNIALS & GRASS PLANTING

1/2" = 1'-0"



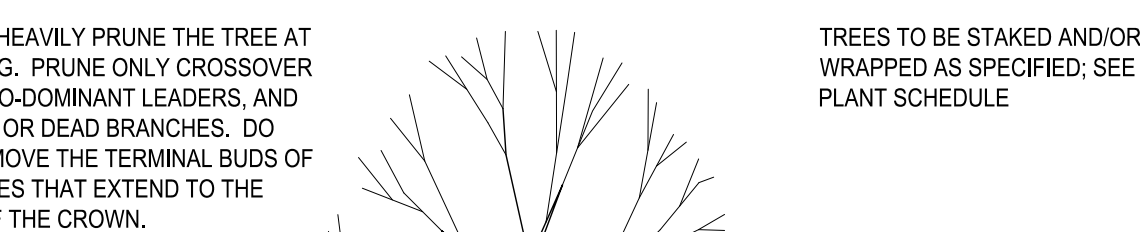
SPACING 'O'	ROW 'A'	PLANTS PER SQ. FT.
24" O.C.	20.8"	0.29
18" O.C.	15.6"	0.50
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60

QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE



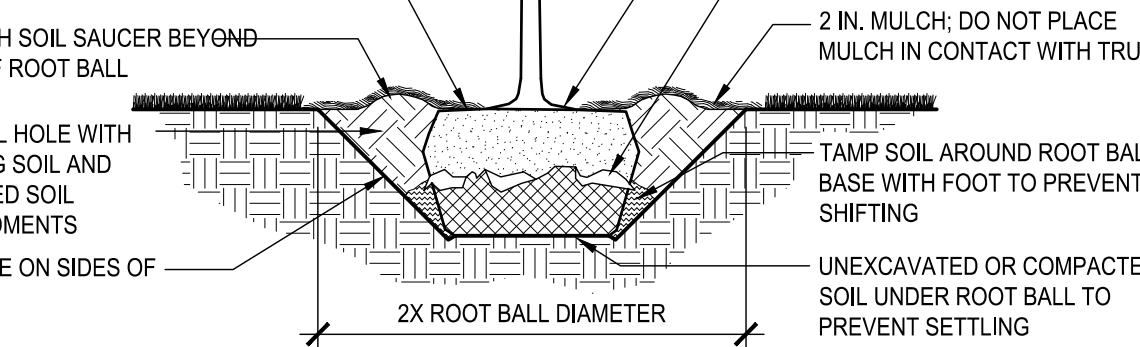
2 SHRUB PLANTING

1/4" = 1'-0"



DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

TREES TO BE STAKED AND/OR WRAPPED AS SPECIFIED, SEE PLANT SCHEDULE



1 DECIDUOUS TREE PLANTING ON GRADE

1/4" = 1'-0"



Project
CONGREGATION B'Nai AMOONA
RENOVATION

324 South Mason Road
Creve Coeur, Missouri 63141



Hellmuth, Obata + Kassabaum, Inc.
Architect
Structural Engineering
Landscape
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St. Louis, Missouri, 63146
Telephone: 314-991-2633

Key Plan

Professional Seals



No.	Description	Date
01	SCHEMATIC DESIGN	2017-09-08
02	DESIGN DEVELOPMENT	2017-11-17
03	ISSUED FOR PERMIT AND BID	2018-01-05
04	ISSUED FOR PERMIT	2018-04-11
05	CLIP SUBMITTAL	2018-04-18

Project No. 17.01026.00
Sheet Title

PLANTING DETAILS

Original drawing is 42 x 30 Do not scale contents of this drawing
Sheet Number

L702



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RENOVATION
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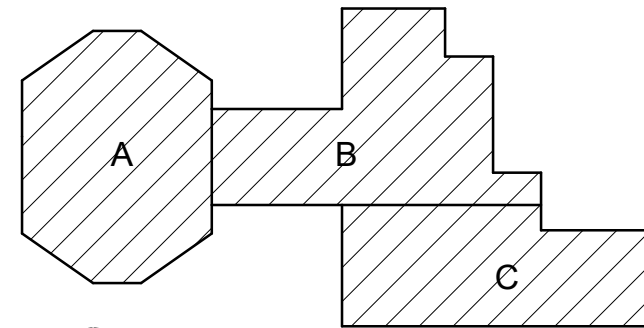
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Guarantee Electrical
Electrical Engineering

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Interface Security Systems
Security

Key Plan



Professional Seals



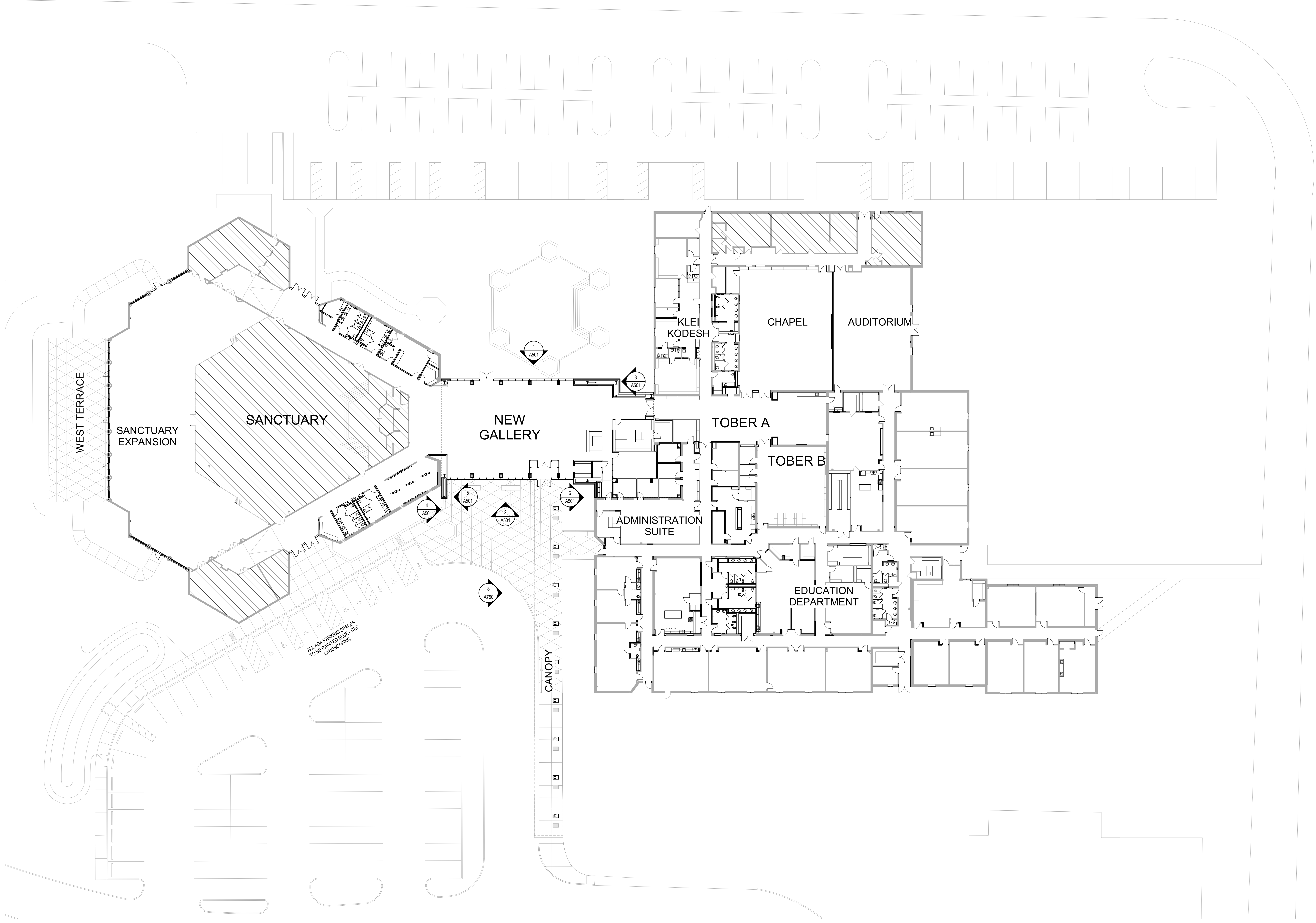
No.	Description	Date
1	SCHEMATIC DESIGN	2017-09-11
2	DESIGN DEVELOPMENT	2017-11-21
3	ISSUE FOR PERMIT AND BID	2018-03-02
4	ISSUE FOR PERMIT	2018-04-13
5	CJP SUBMITTAL	2018-04-18

Project No: 17.01026.00
Sheet Title

OVERALL PLAN

Original drawing is 42 x 30" Do not scale contents of this drawing
Sheet Number

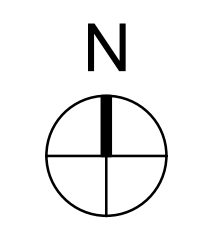
A101



ALL ADJ. PARKING SPACES
TO BE PAINTED BLUE-REF
LANDSCAPING

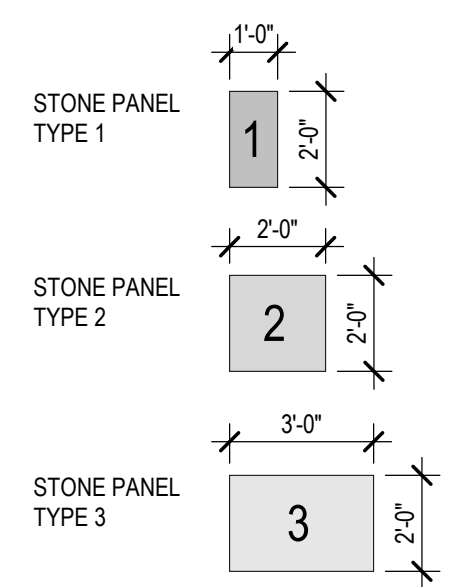
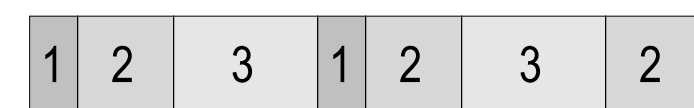
CANOPY

1 OVERALL PLAN
1" = 20'-0"



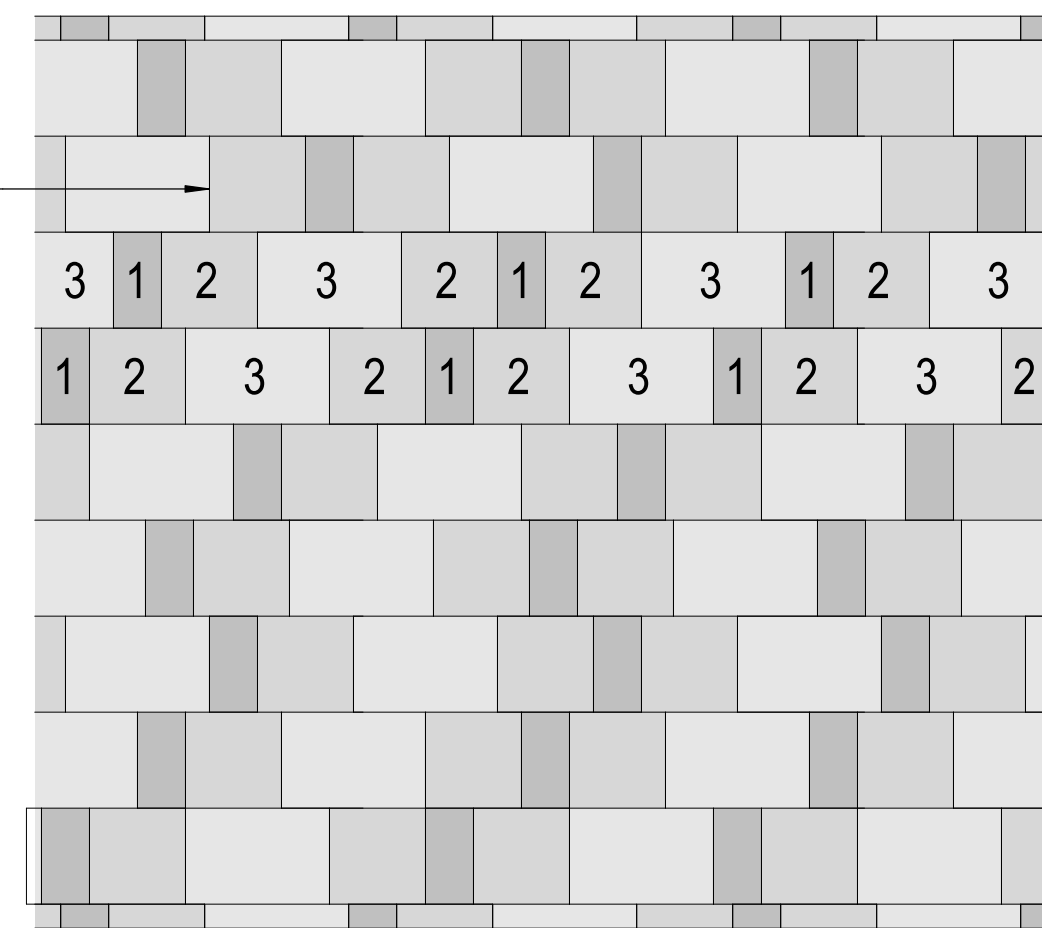


TYPICAL STONE SEQUENCE (REPEATED)



NOTE: NOMINAL DIMENSIONS ON ELEVATIONS TO CENTERLINE OF JOINT

TYPICAL STONE PATTERNING



9 TYP. STONE SEQUENCE AND PATTERNING

1/4" = 1'-0"

8 NORTH ELEVATION TYP. STONE ALIGNMENT

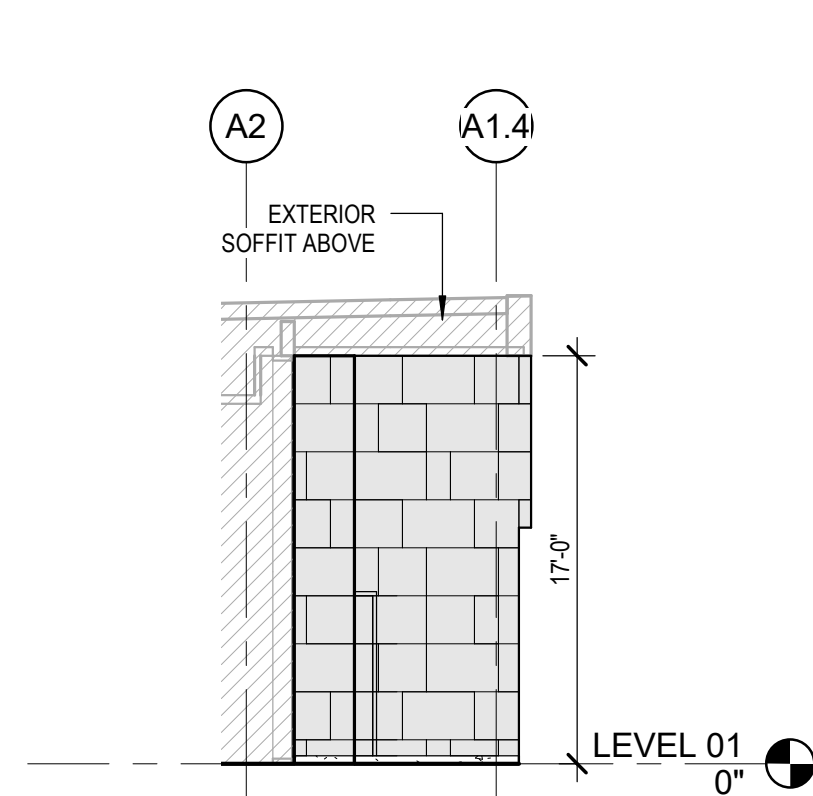
1/4" = 1'-0"

7 SOUTH ELEVATION - TYP. STONE ALIGNMENT

1/4" = 1'-0"

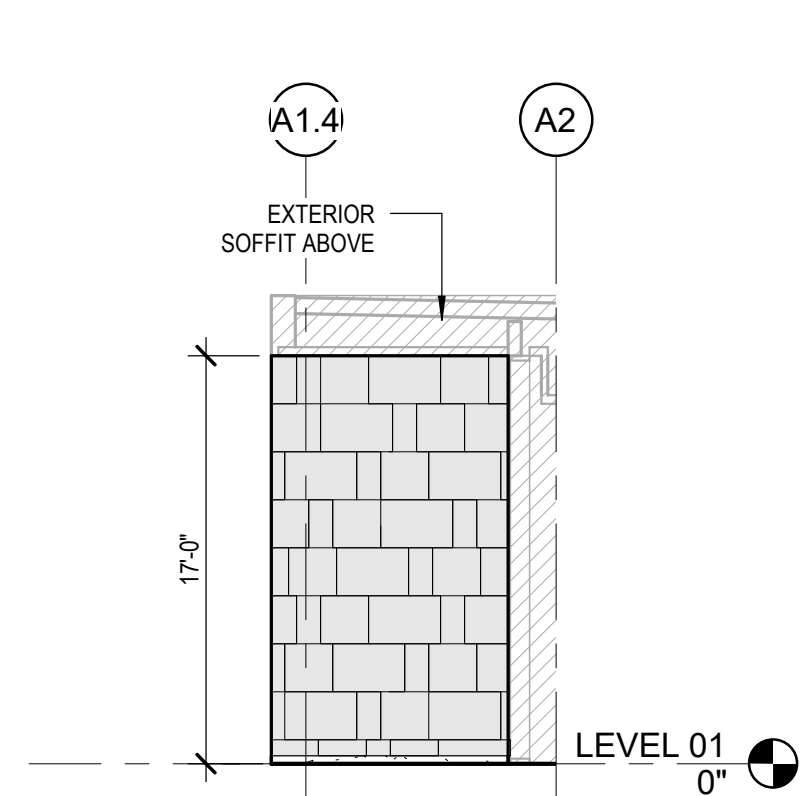
GENERAL EXTERIOR ELEVATION NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER IN WRITING FOR RESOLUTION. TYPICAL ALL SHEETS.
2. REFER TO SHEET A201B FOR VERTICAL MULLION PLACEMENT AND DIMENSIONING. REFER TO DETAILS 7 & 9 ON SHEET A501 FOR STONE PANEL ALIGNMENT AND PATTERNING.
3. REFER TO MATERIAL FINISH SCHEDULE IN PROJECT MANUAL AND MATERIAL LEGEND FOR MATERIAL DESIGNATIONS AS SHOWN ON THESE SHEETS.



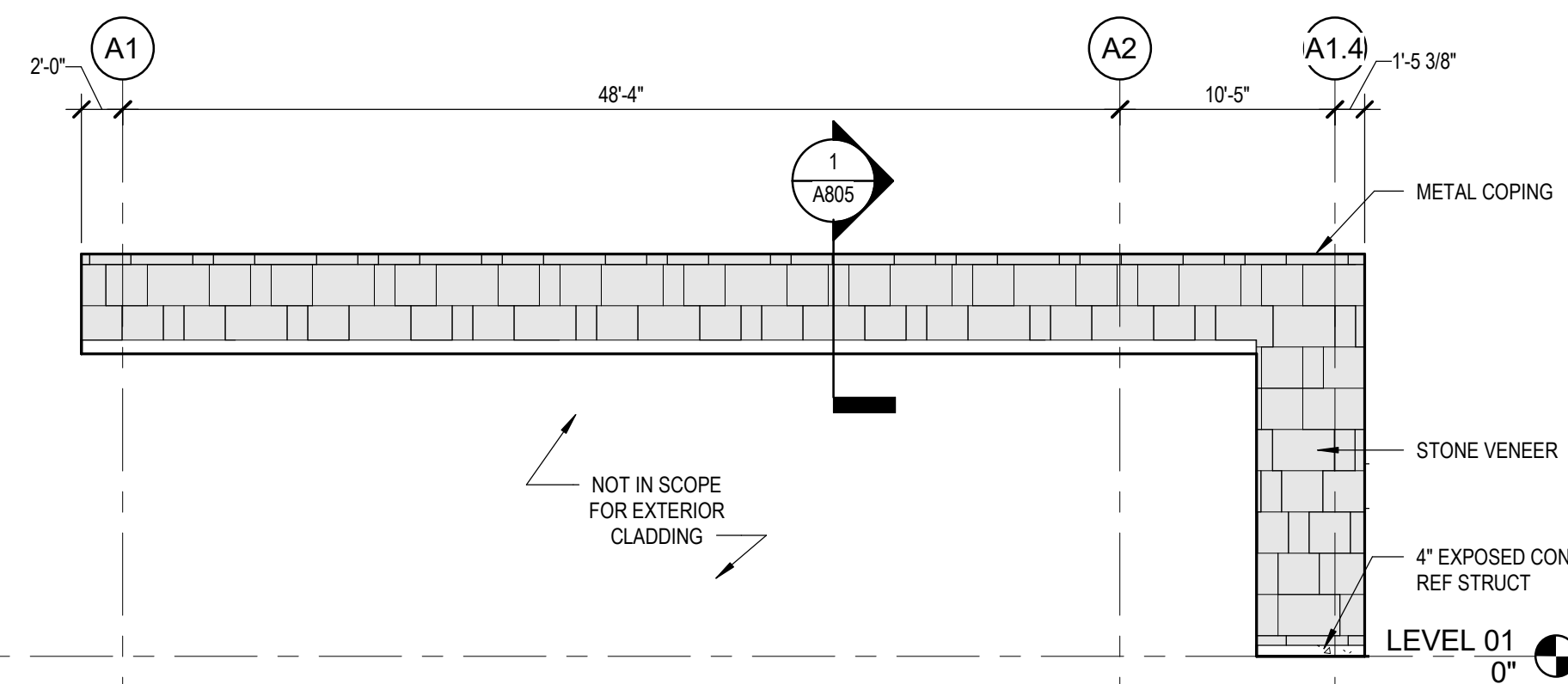
6 EAST ELEVATION - ENTRY

1/8" = 1'-0"



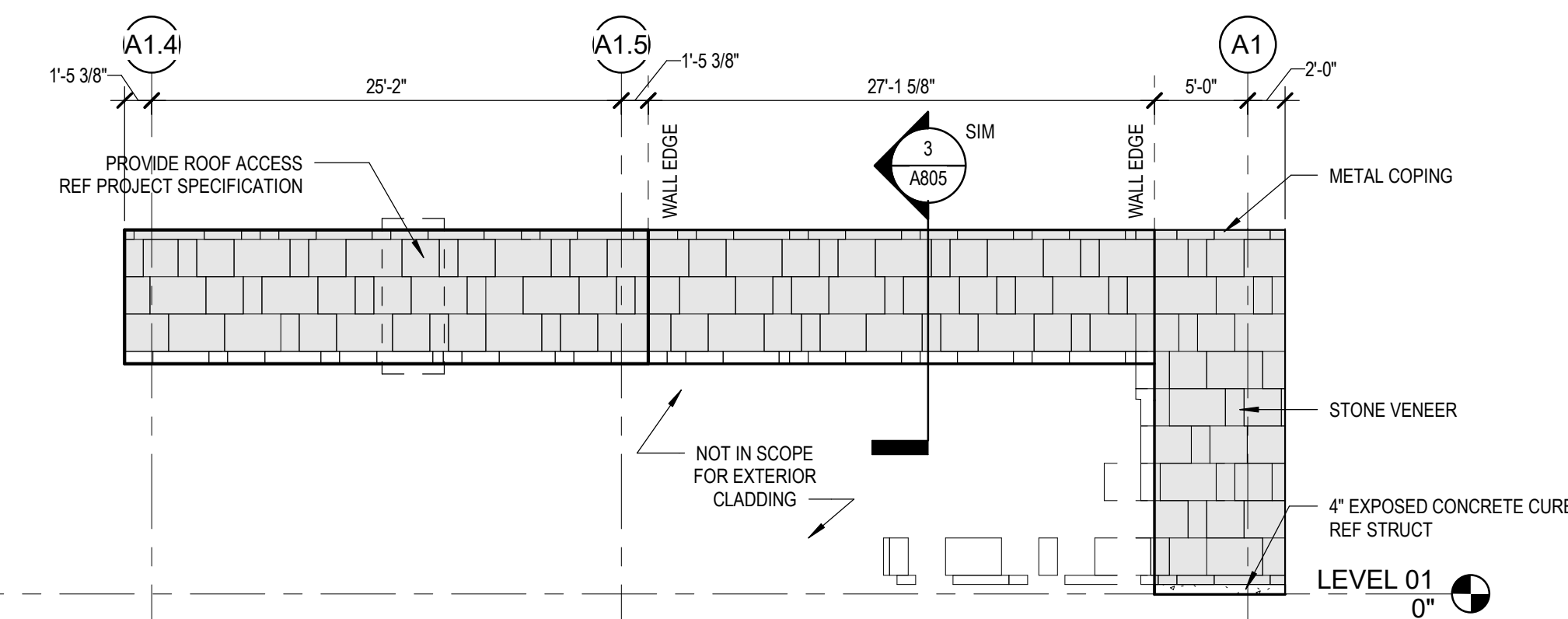
5 WEST ELEVATION - ENTRY

1/8" = 1'-0"



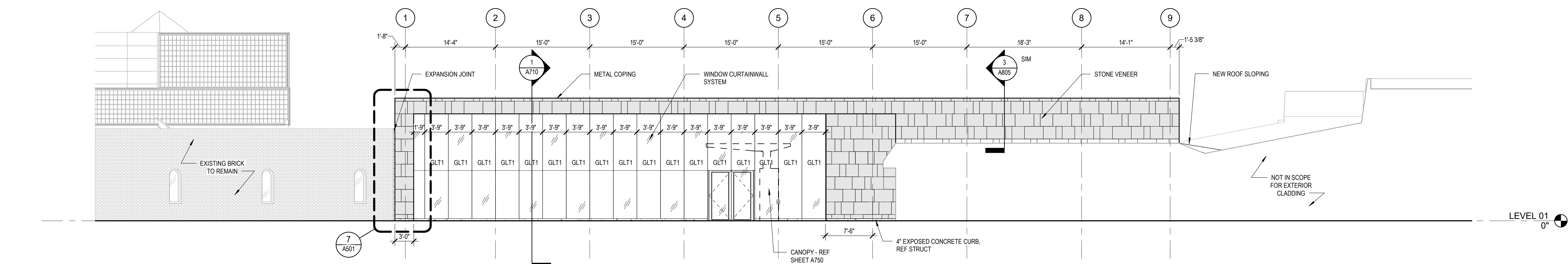
4 WEST ELEVATION - PARTIAL

1/8" = 1'-0"



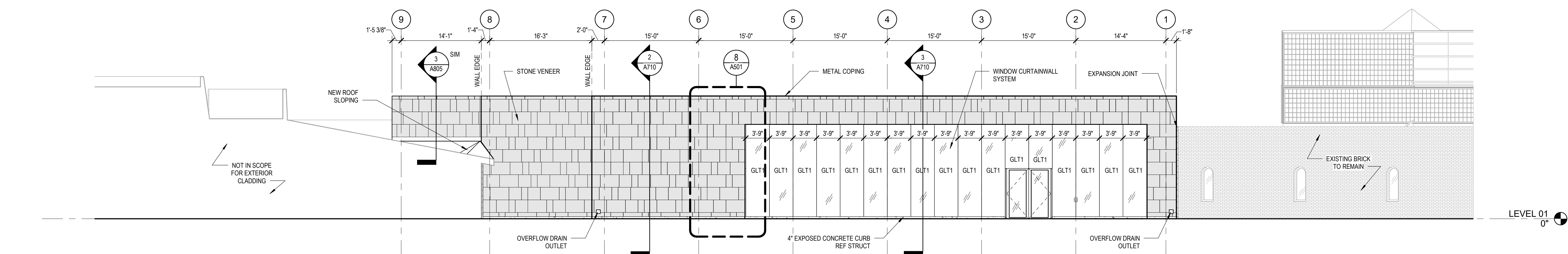
3 EAST ELEVATION - PARTIAL

1/8" = 1'-0"



2 SOUTH ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"



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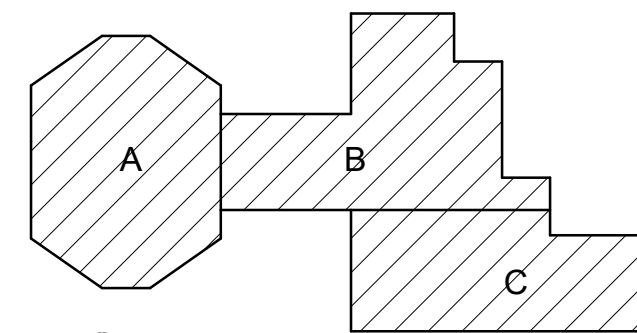
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No.	Description	Date
1	SCHEMATIC DESIGN	2017-09-11
2	DESIGN DEVELOPMENT	2017-11-21
3	ISSUE FOR PERMIT AND BID	2018-03-02
4	ISSUE FOR PERMIT	2018-04-13
5	CIP SUBMITTAL	2018-04-18

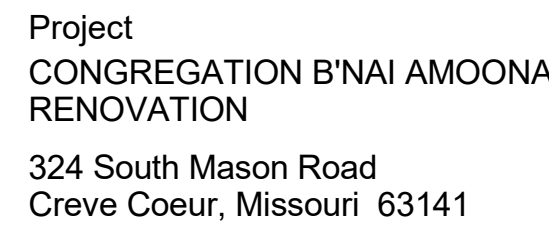
Project No: 17.01026.00

Sheet Title

EXTERIOR
ELEVATIONS

Original drawing is 42 x 30" Do not scale contents of this drawing
Sheet Number

A501



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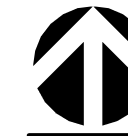
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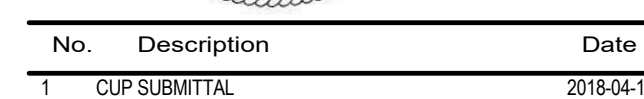
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Professional Seals



No.	Description	Date
1	CUP SUBMITTAL	2018-04-11

Project
No: 17.01026.00

Sheet Title

EXISTING PHOTOS

Original drawing is 42 x 30 Do not scale contents of this drawing

Sheet Number

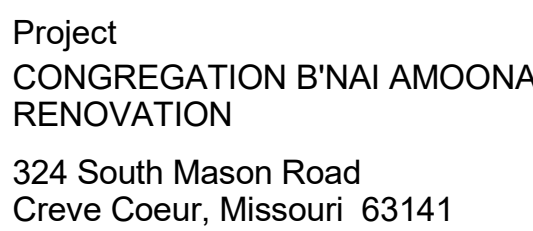
A004



DARK BRONZE METAL - ALL FRAMES AND CANOPY STRUCTURE



FRONT PLAZA PAVING (MATCH EXISTING)



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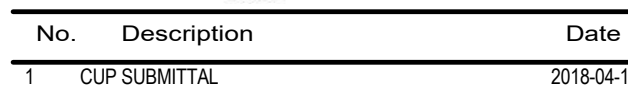
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Professional Seals

[illegible]

Project No: 17.01026.00

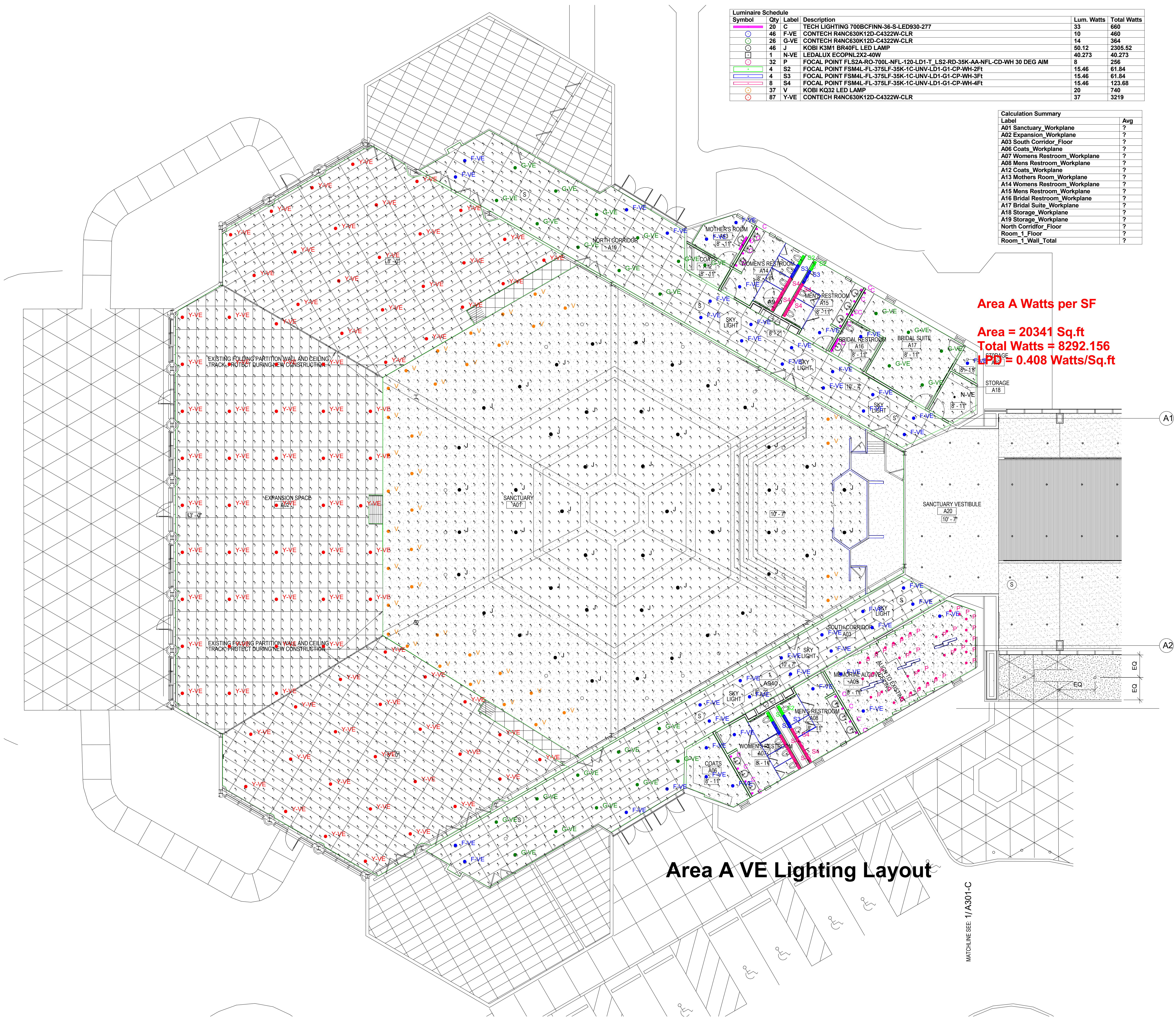
Sheet Title

MATERIAL SAMPLES

Original drawing is 42 x 30 Do not scale contents of this drawing

Sheet Number

A003

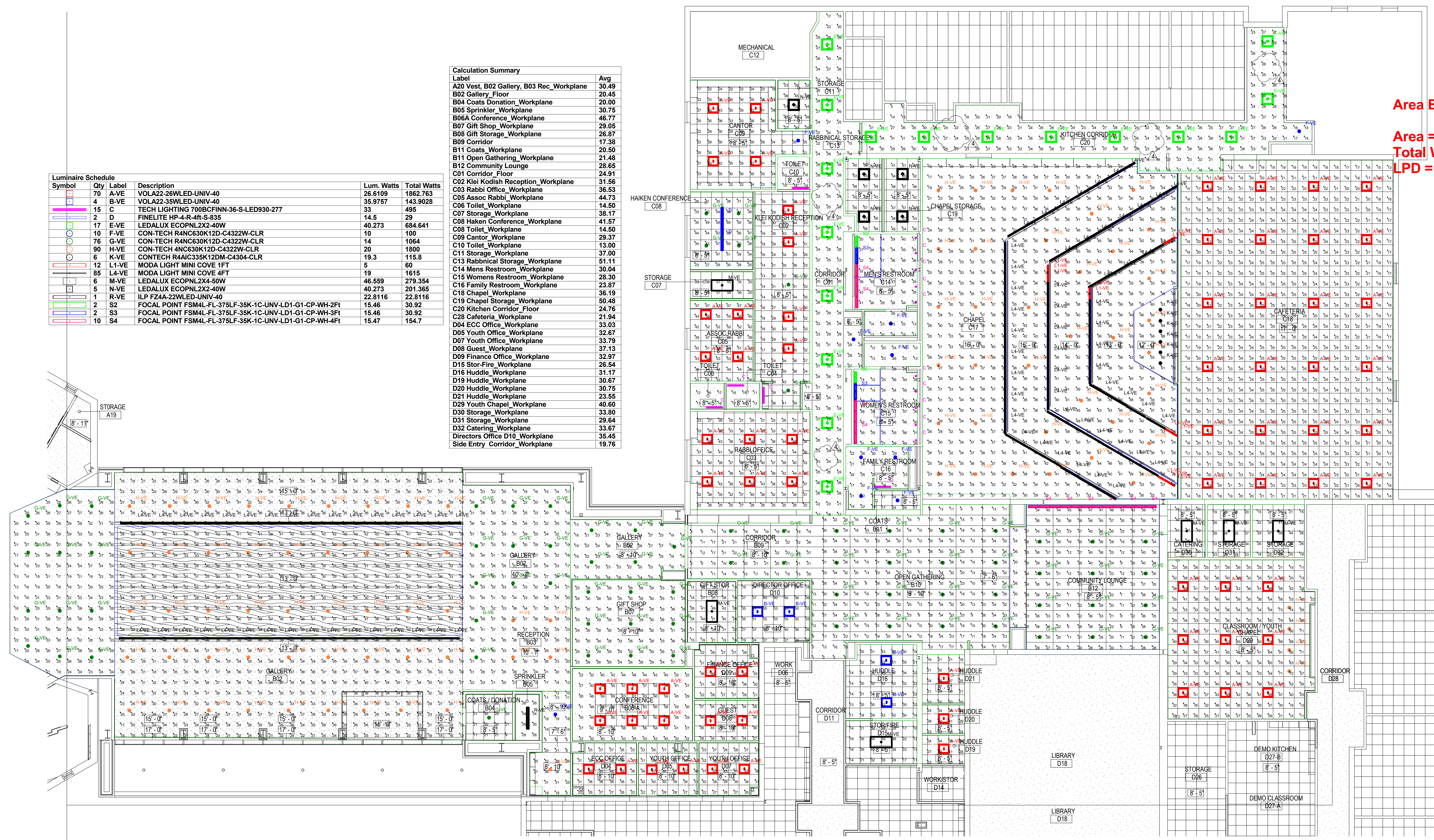


Luminaire Schedule					Lum. Watts	Total Watts
Symbol	Qty	Label	Description			
	20	C	TECH LIGHTING 700BCFINN-36-S-LED930-277		33	660
	46	F-VE	CONTECH R4NC630K12D-C4322W-CLR		10	460
	26	G-VE	CONTECH R4NC630K12D-C4322W-CLR		14	364
	46	J	KOBI K3M1 BR40FL LED LAMP		50.12	2305.52
	1	N-VE	LEDALUX ECOPLN2X2-40W		40.273	40.273
	32	P	FOCAL POINT FLS2A-RO-700L-NFL-120-LD1-T_LS2-RD-35K-AA-NFL-CD-WH 30 DEG AIM		8	256
	4	S2	FOCAL POINT FSM4L-FL-375LF-35K-1G-UNV-LD1-G1-CP-WH-2Ft		15.46	61.84
	4	S3	FOCAL POINT FSM4L-FL-375LF-35K-1G-UNV-LD1-G1-CP-WH-3Ft		15.46	61.84
	8	S4	FOCAL POINT FSM4L-FL-375LF-35K-1G-UNV-LD1-G1-CP-WH-4Ft		15.46	123.68
	37	V	KOBI KQ32 LED LAMP		20	740
	87	Y-VE	CONTECH R4NC630K12D-C4322W-CLR		37	3219

Calculation Summary	
Label	Avg
A01 Sanctuary_Workplane	?
A02 Expansion_Workplane	?
A03 South Corridor_Floor	?
A06 Coats_Workplane	?
A07 Womens Restroom_Workplane	?
A08 Mens Restroom_Workplane	?
A12 Coats_Workplane	?
A13 Mothers Room_Workplane	?
A14 Womens Restroom_Workplane	?
A15 Mens Restroom_Workplane	?
A16 Bridal Restroom_Workplane	?
A17 Bridal Suite_Workplane	?
A18 Storage_Workplane	?
A19 Storage_Workplane	?
North Corridor_Floor	?
Room_1_Floor	?
Room_1_Wall_Total	?

Area A Watts per SF

Area = 20341 Sq.ft
Total Watts = 8292.156
Wp = 0.408 Watts/Sq.ft



Area B Watts per SF
Area = 20706 Sq.ft
Total Watts = 8690.173
LPD = 0.420 Watts/Sq.ft

Luminaire Schedule				
Symbol	Qty	Label	Description	
[Symbol]	70	A-VE	VOLA22-26WLED-UNIV-40	Lum. Watts
[Symbol]	4	B-VE	VOLA22-35WLED-UNIV-40	Total Watts
[Symbol]	15	C	TECH LIGHTING 700BCFINN-36-S-LED930-277	
[Symbol]	2	D	FINELITE HP-4-R-4R-S-835	
[Symbol]	17	E-VE	LEDALUX ECOPNL2X2-40W	
[Symbol]	10	F-VE	CON-TECH R4NC630K12D-C4322W-CLR	
[Symbol]	76	G-VE	CON-TECH R4NC630K12D-C4322W-CLR	
[Symbol]	90	H-VE	CON-TECH 4NC630K12D-C4322W-CLR	
[Symbol]	6	K-VE	CONTECH R4NC335K12DM-C4304-CLR	
[Symbol]	12	L1-VE	MODA LIGHT MINI COVE 1FT	
[Symbol]	85	L4-VE	MODA LIGHT MINI COVE 4FT	
[Symbol]	6	M-VE	LEDALUX ECOPNL2X4-50W	
[Symbol]	5	N-VE	LEDALUX ECOPNL2X2-40W	
[Symbol]	1	R-VE	ILP FZAA-22WLED-UNIV-40	
[Symbol]	2	S2	FOCAL POINT FSM4L-FL-375LF-35K-1C-UNV-LD1-G1-CP-WH-2F1	
[Symbol]	2	S3	FOCAL POINT FSM4L-FL-375LF-35K-1C-UNV-LD1-G1-CP-WH-3F1	
[Symbol]	10	S4	FOCAL POINT FSM4L-FL-375LF-35K-1C-UNV-LD1-G1-CP-WH-4F1	

Calculation Summary		
Label	Avg	
A20 Vest, B02 Gallery, B03 Rec_Workplane	30.49	
B02 Gallery_Floor	20.45	
B04 Coats Donation_Workplane	20.00	
B05 Sprinkler_Workplane	30.75	
B06A Conference_Workplane	46.77	
B07 Gift Shop_Workplane	29.05	
B08 Gift Storage_Workplane	26.87	
B09 Corridor	17.38	
B11 Coats_Workplane	20.50	
B11 Open Gathering_Workplane	21.48	
B12 Community Lounge	28.65	
C01 Corridor_Floor	24.91	
C02 Klei Kodish Reception_Workplane	31.56	
C03 Rabbi Office_Workplane	36.53	
C05 Assoc Rabbi_Workplane	44.73	
C06 Toilet_Workplane	14.50	
C07 Storage_Workplane	38.17	
C08 Haken Conference_Workplane	41.57	
C08 Toilet_Workplane	14.50	
C09 Cantor_Workplane	29.37	
C10 Toilet_Workplane	13.00	
C11 Storage_Workplane	37.00	
C13 Rabbinical Storage_Workplane	51.11	
C14 Mens Restroom_Workplane	30.04	
C15 Womens Restroom_Workplane	28.30	
C16 Family Restroom_Workplane	23.87	
C18 Chapel_Workplane	36.19	
C19 Chapel Storage_Workplane	50.48	
C20 Kitchen Corridor_Floor	24.76	
C28 Cafeteria_Workplane	21.94	
D04 ECC Office_Workplane	33.03	
D05 Youth Office_Workplane	32.67	
D07 Youth Office_Workplane	33.79	
D08 Guest_Workplane	37.13	
D09 Finance Office_Workplane	32.97	
D15 Stor.Fire_Workplane	26.54	
D16 Huddle_Workplane	31.17	
D19 Huddle_Workplane	30.67	
D20 Huddle_Workplane	30.75	
D21 Huddle_Workplane	23.55	
D28 Youth Chapel_Workplane	40.60	
D30 Storage_Workplane	33.80	
D31 Storage_Workplane	29.64	
D32 Catering_Workplane	33.67	
Directors Office D10_Workplane	35.45	
Side Entry Corridor_Workplane	19.76	

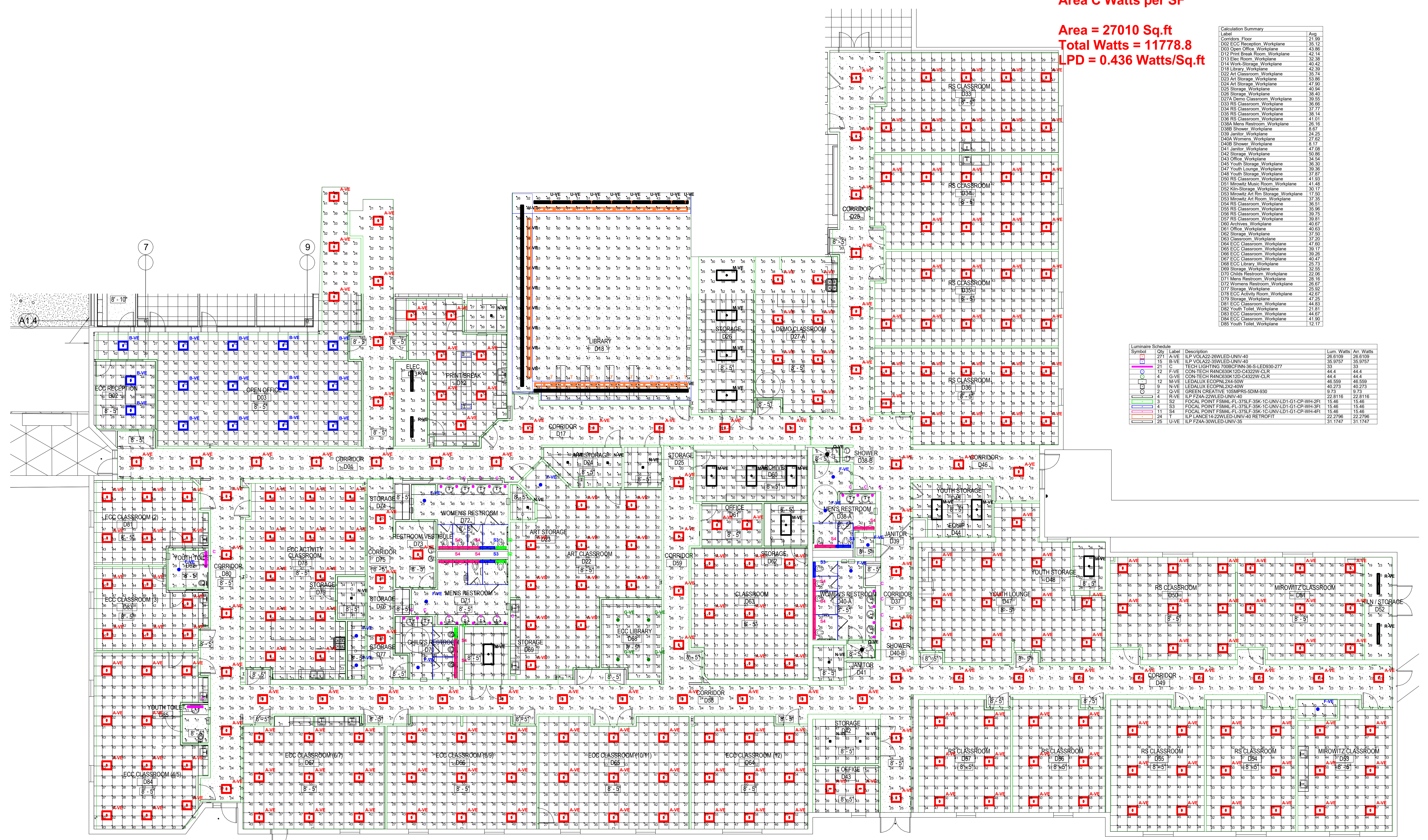
Area B VE Lighting Design

Area C Watts per SF

Area = 27010 Sq.ft
Total Watts = 11778.8
LPD = 0.436 Watts/Sq.ft

Calculation Summary		
Label	Avg	
Common Floor	21.99	
D02 ECC Reception, Workplane	35.17	
D03 Open Office, Workplane	43.86	
D12 Print Break Room, Workplane	42.14	
D13 Elec Room, Workplane	32.38	
D14 Work-Storage, Workplane	46.42	
D18 Library, Workplane	42.39	
D22 Art Classroom, Workplane	35.74	
D23 Art Storage, Workplane	53.90	
D24 Art Storage, Workplane	47.60	
D25 Storage, Workplane	40.94	
D26 Storage, Workplane	38.40	
D27A Demo Classroom, Workplane	39.55	
D33 RS Classroom, Workplane	36.66	
D34 RS Classroom, Workplane	37.77	
D35 RS Classroom, Workplane	38.14	
D36 RS Classroom, Workplane	41.01	
D38A Mens Restroom, Workplane	46.10	
D38B Shower, Workplane	6.87	
D39 Janitor, Workplane	24.25	
D40A Womens, Workplane	27.62	
D40B Shower, Workplane	8.17	
D41 Janitor, Workplane	47.68	
D42 Storage, Workplane	50.86	
D43 Office, Workplane	34.54	
D45 Youth Storage, Workplane	36.30	
D47 Youth Lounge, Workplane	36.36	
D48 Youth Storage, Workplane	37.87	
D50 RS Classroom, Workplane	41.83	
D51 Mirowitz Music Room, Workplane	41.46	
D52 Kin-Storage, Workplane	30.17	
D53 Mirowitz Art Rm, Storage, Workplane	17.50	
D53 Mirowitz Art Room, Workplane	37.35	
D54 RS Classroom, Workplane	36.81	
D55 RS Classroom, Workplane	36.96	
D56 RS Classroom, Workplane	38.75	
D57 RS Classroom, Workplane	39.81	
D60 Archives, Workplane	40.67	
D81 Office, Workplane	40.63	
D82 Storage, Workplane	37.50	
D83 Classroom, Workplane	37.20	
D84 ECC Classroom, Workplane	47.60	
D85 ECC Classroom, Workplane	38.17	
D86 ECC Classroom, Workplane	38.26	
D87 ECC Classroom, Workplane	38.26	
D88 ECC Library, Workplane	25.73	
D89 Storage, Workplane	15.55	
D90 Childs Restroom, Workplane	22.06	
D91 Mens Restroom, Workplane	28.10	
D92 Womens Restroom, Workplane	36.67	
D97 Storage, Workplane	25.67	
D98 ECC Activity Room, Workplane	44.63	
D99 Storage, Workplane	47.25	
D82 Youth Toilet, Workplane	21.81	
D83 ECC Classroom, Workplane	41.90	
D84 ECC Classroom, Workplane	41.90	
D85 Youth Toilet, Workplane	12.17	

Luminaire Schedule			
Symbol	Qty	Description	Lum. Watts
1	271	A-VE ILP VOLA22-26WLED-UNV-40	26.8108
2	15	B-VE ILP VOLA22-35WLED-UNV-40	35.9757
3	21	C TECH LIGHTING T800CFR-N-35-LED930-277	35.9757
4	12	F-VE CON-TECH RAN200K120-C4322W-CLR	44.4
5	4	G-VE CON-TECH RAN200K120-C4322W-CLR	44.4
6	12	M-VE LEDALUX ECOPL2X4-50W	46.599
7	9	N-VE LEDALUX ECOPL2X4-50W	46.599
8	2	Q-VE GREEN CREATIVE 105MPRS-SDIM-930	9.73
9	3	S2 FOCAL POINT FSMAIL-FL-375-F-35K-10-UNV-LD1-G1-CP-WH-2H	22.8116
10	4	S3 FOCAL POINT FSMAIL-FL-375-F-35K-10-UNV-LD1-G1-CP-WH-3H	15.46
11	11	S4 FOCAL POINT FSMAIL-FL-375-F-35K-10-UNV-LD1-G1-CP-WH-4H	15.46
12	24	T ILP LANCE14-22WLED-UNV-40 RETROFIT	22.2798
13	25	U-VE ILP FZAA-30WLED-UNV-35	31.1747



Area C VE Lighting Design

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #	Type
Project	
Comments	
Prepared by	
	Date

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



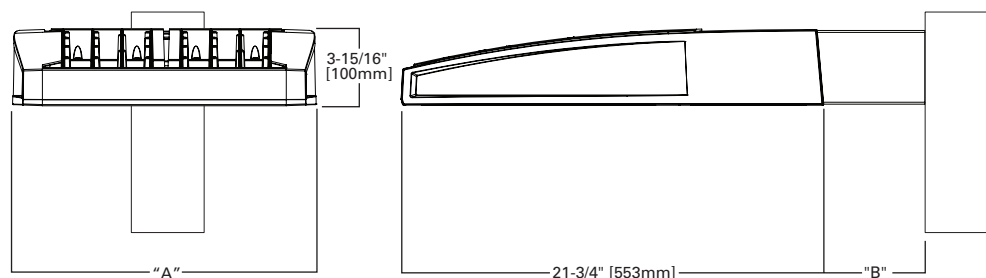
GLEO GALLEON LE

1-10 Light Squa

Solid State l

AREA/SITE LUMINA

DIMENSIONS

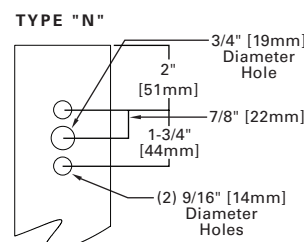


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

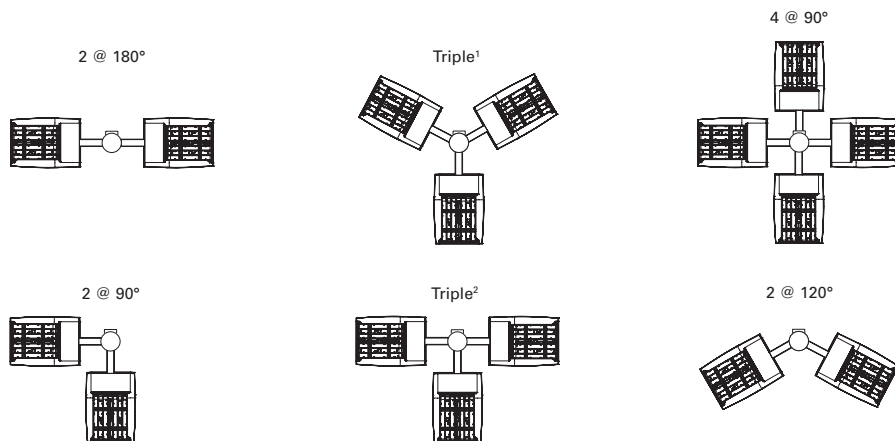
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

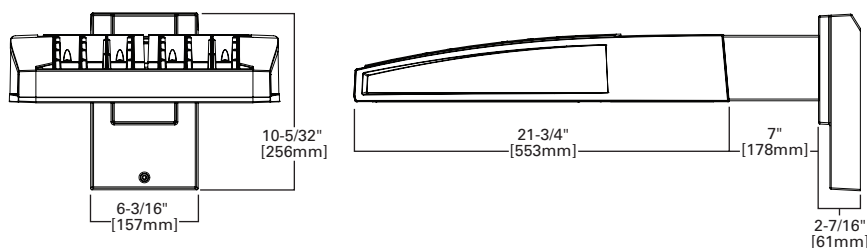
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

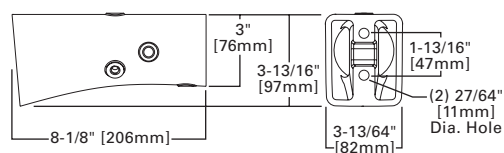


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

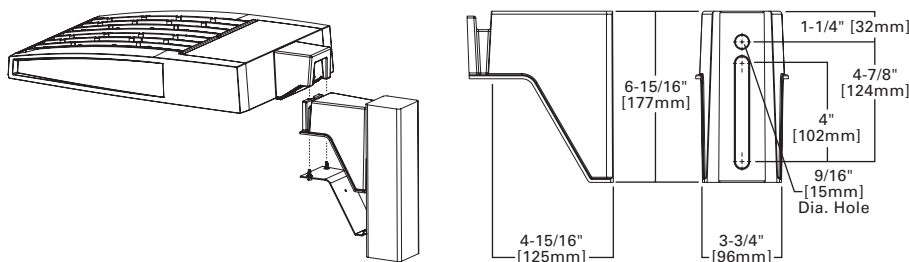
STANDARD WALL MOUNT



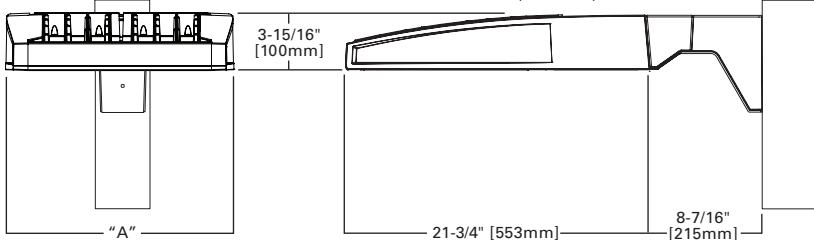
MAST ARM MOUNT



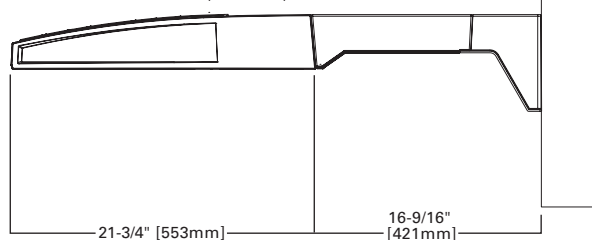
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

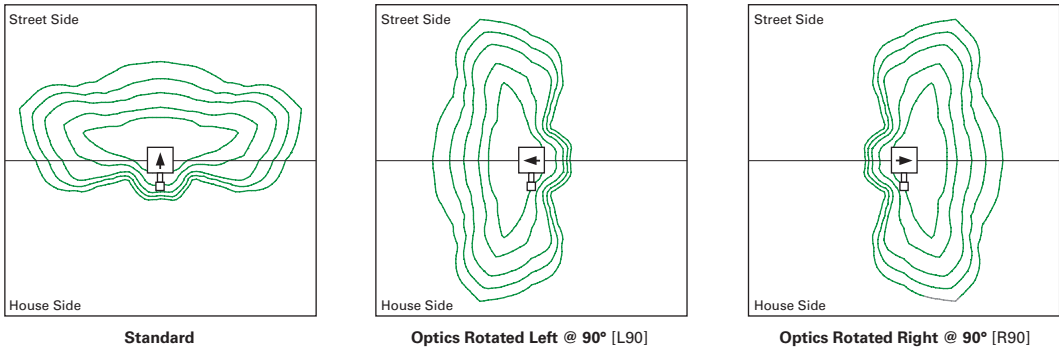


QUICK MOUNT ARM DATA

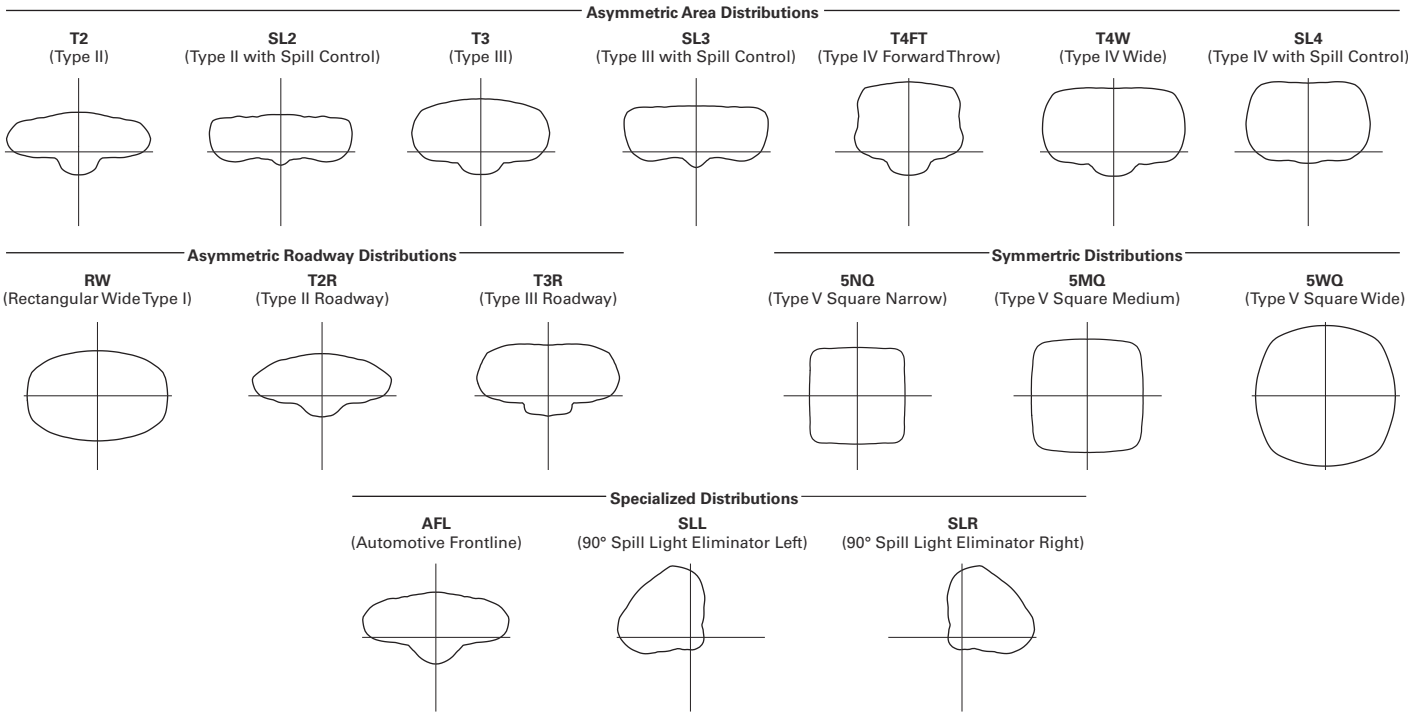
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION

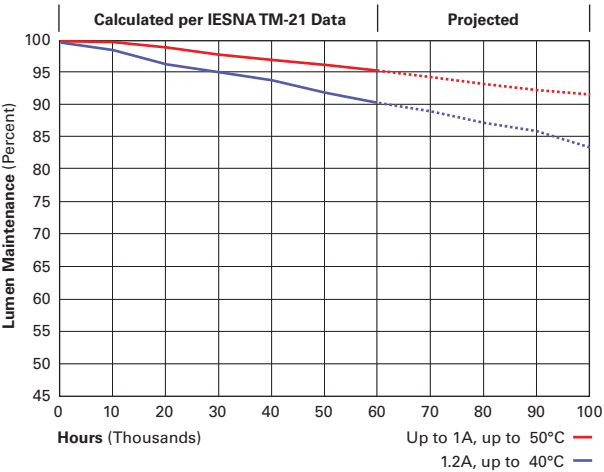


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

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



LUMEN MULTIPLIER

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

NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)

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

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

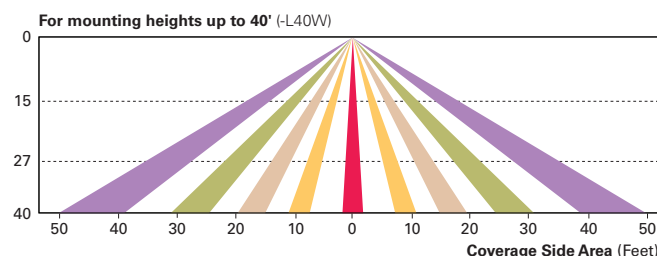
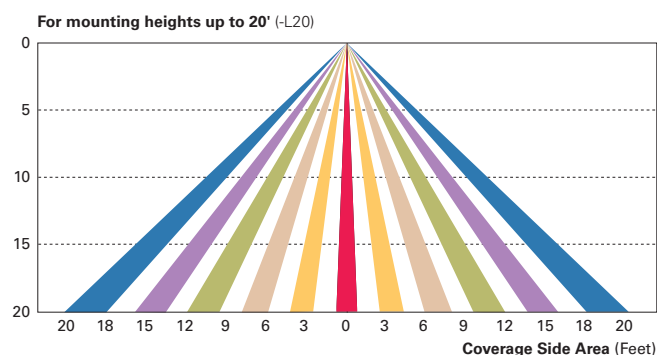
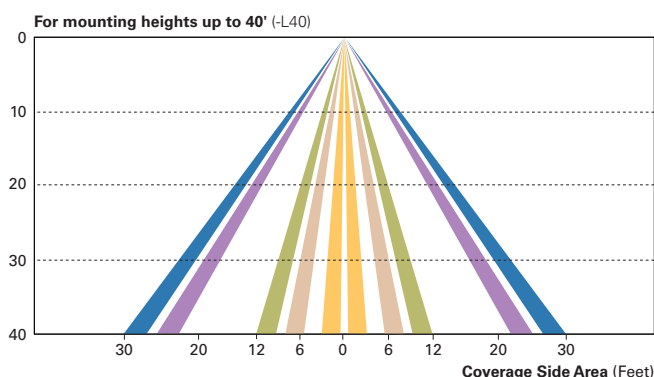
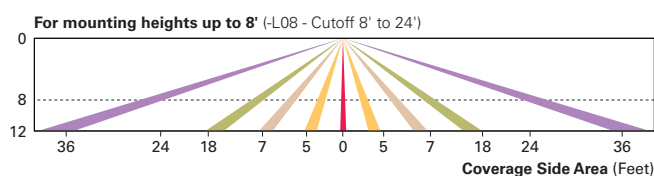
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile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

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

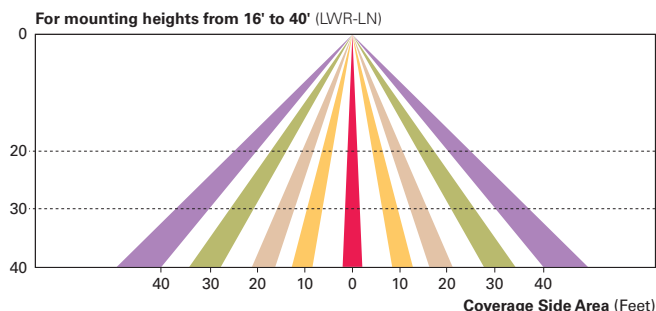
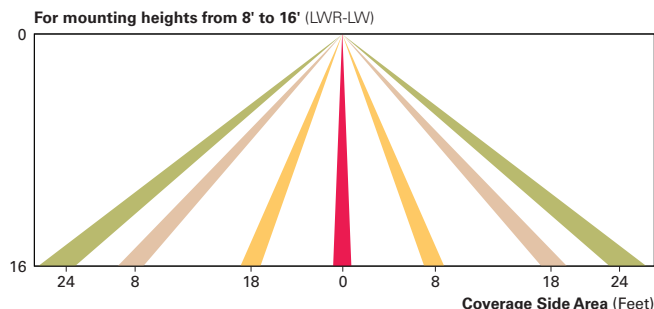
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

**LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.



ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mast Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹² 7060=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} DIM=External 0-10V Dimming Leads P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle AHD145=After Hours Dim, 5 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,21,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,23,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,30}		

NOTES:

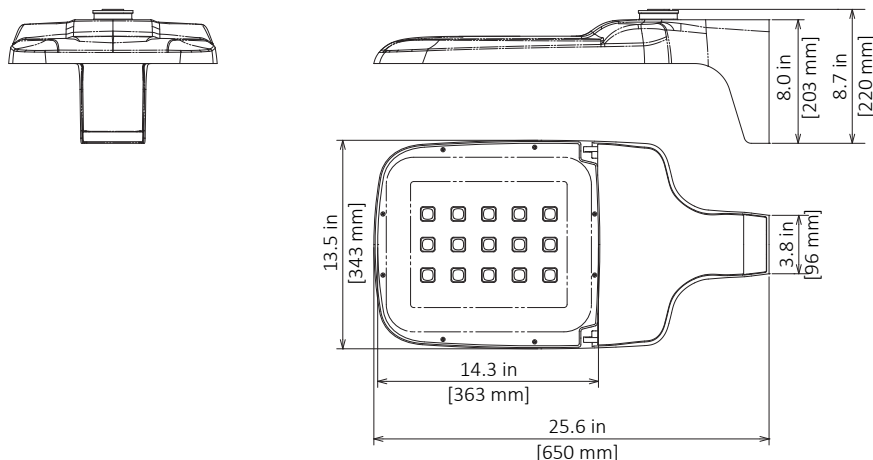
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Not available with HA option.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of Light Squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.

ARIETA™13 Architectural LED Area Luminaire

AR13 M2 Series Specification Data Sheet

Luminaire Data

Weight 15.4 lbs [7 kg]
EPA 0.47 ft²



Ordering Information

Sample Catalog No. AR13 6M2 MV NW 5 BK 700 MSL3

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Drive Current Code ²	Options
AR13	4M2 6M2 10M2 15M2 18M2 20M2	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5	BK Black DB Dark Bronze WH White GY Gray NA Natural Aluminum	350 530 700	HSS ³ House Side Shield (Factory Installed) FDC ⁴ Fixed Drive Current FFA ⁵ Full Field Adjustability PCR ⁶ NEMA Photocontrol Receptacle PCR7 ⁶ ANSI 7-wire Photocontrol Receptacle PCR7-CR ⁷ Control Ready 7-wire Photocontrol Receptacle MSL7 ⁸ Motion Sensor with L7 Le MSL3 ⁸ Motion Sensor with L3 Le PND1 ⁹ Part-Night Dimming PND2 ⁹ Part-Night Dimming PND3 ⁹ Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL Utility Wattage Label

Notes:

- 1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
- 2 Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
- 3 Flush mounted shield factory installed, also available for field installion. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
- 4 Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
- 5 The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
- 6 Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
- 7 Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
- 8 Motion Sensor available with MV. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- 9 For PND profile options see page 6. Only available with MV (120-277V).
- 10 Specify Color (GY, DB, BK, WH, NA)
- 11 Specify MV (120-277V) or HV (347V or 480V)

Accessories*

HSSAR13 ^{3,10}	House Side Shield
RPA ¹⁰	Round Pole Adapter
PTF1 ¹⁰	Square Pole Top Fitter Single
PTF2 ¹⁰	Square Pole Top Fitter Twin at 180°
PTF4 ¹⁰	Square Pole Top Fitter Quad
WM ¹⁰	Wall Mount
BSK	Bird Deterrent Spider Kit
LLPC ¹¹	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

Luminaire Specifications

Housing

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability

LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max) is desired. The FFA option is not DLC qualified.

Quality Control

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems

Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA and ANSI C136.2-2015, 20kV/10kA.

Controls

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified product. Consult DLC QPL for Standard and Premium Classification Listings. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Standards

Luminaire complies with:

ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77

Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

Performance Data 3000K (WW)

All data nominal. IES files are available at leotek.com.

LED Code	Current Code	System Wattage (W)	Type 2, 3, 4		Type 5	
			Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
4M2	350	20	2000	100	1930	96
	530	28	2720	97	2630	94
	700	36	3410	94	3300	91
6M2	350	29	2930	101	2750	95
	530	41	4110	99	3860	93
	700	54	5040	94	4950	92
10M2	350	41	4600	112	4500	109
	530	63	6700	106	6600	104
	700	87	8500	97	8400	96
15M2	350	63	7400	117	7300	116
	530	90	9600	107	9500	106
	700	124	12900	104	12700	102
18M2	350	81	9000	111	9100	112
	530	122	12800	105	13000	107
	700	160	16400	103	16700	104
20M2	350	84	10700	127	10800	129
	530	132	15300	116	15500	117
	700	172	18200	106	18500	108

Notes:

1 Normal tolerance $\pm 10\%$ due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

Performance Data 4000K (NW) & 5000K (CW)

All data nominal. IES files are available at leotek.com.

LED Code	Current Code	System Wattage (W)	Type 2, 3, 4		Type 5	
			Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
4M2	350	20	2330	116	2290	114
	530	28	3170	113	3110	111
	700	36	3990	111	3920	109
6M2	350	29	3490	120	3480	120
	530	41	4810	116	4850	117
	700	54	5980	111	5880	109
10M2	350	41	5400	132	5300	129
	530	63	7800	124	7700	122
	700	87	10000	115	9800	113
15M2	350	63	8400	133	8300	132
	530	90	11500	128	11300	126
	700	124	15000	121	14700	119
18M2	350	81	9600	119	9700	120
	530	122	13700	112	13900	114
	700	160	17500	109	17800	111
20M2	350	84	10600	126	10800	129
	530	132	15200	115	15500	117
	700	172	19500	114	19800	115

Notes:

1 Normal tolerance $\pm 10\%$ due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

BUG Ratings: 3000K (WW)

All data nominal. IES files for all CCTs are available at leotek.com.

LED Code	Current Code	Type 2	Type 3	Type 4	Type 5
4M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G0	B1 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
6M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
10M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B2 U0 G1	B3 U0 G1
	700	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
15M2	350	B1 U0 G1	B1 U0 G2	B2 U0 G2	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	700	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
18M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
20M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B3 U0 G3	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G2	B4 U0 G2

BUG Ratings: 4000K (NW) & 5000K (CW)

All data nominal. IES files for all CCTs are available at leotek.com.

LED Code	Current Code	Type 2	Type 3	Type 4	Type 5
4M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G0	B1 U0 G0
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G0
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
6M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
10M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	700	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
15M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	700	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
18M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
20M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2

* These BUG ratings are slightly different for 5000K (CW). Refer to IES files for actual CW rating.

Motion Sensor (Optional) Specifications

Description

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion detection. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool. PCR option is required for On/Off control using light detection. Available with MV input voltage only.

Operation

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE. The percent dimming and time durations may be field adjusted as required using FSIR-100 configuration tool. FSIR-100 user guide available at: www.wattstopper.com.

Optical System

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion within one mounting height, up to 20 ft. maximum (MSL3) or 40 ft. maximum (MSL7). Consult factory for higher mounting height requirements.

Finish

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings

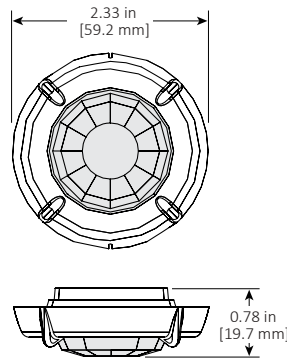
Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

Warranty

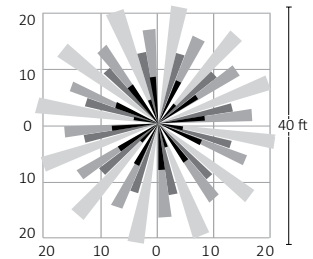
5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

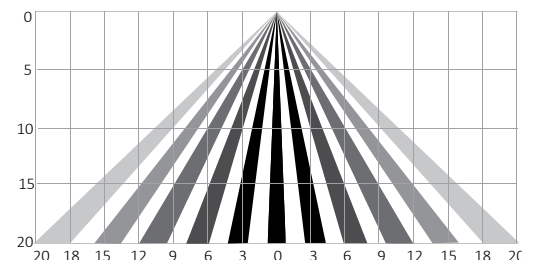
MSL3 Lens Dimensions



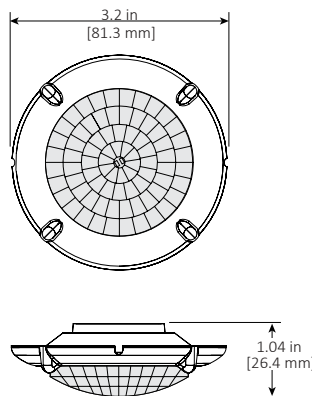
MSL3 Lens Coverage Top View



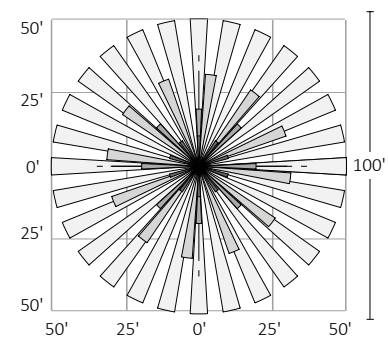
MSL3 Lens Coverage Side View



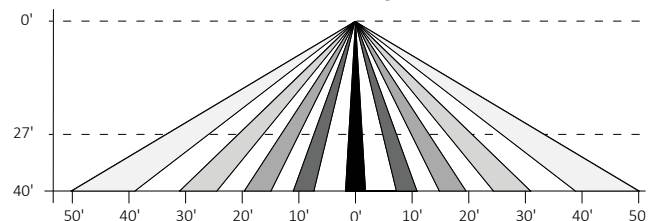
MSL7 Lens Dimensions



MSL7 Lens Coverage Top View



MSL7 Lens Coverage Side View



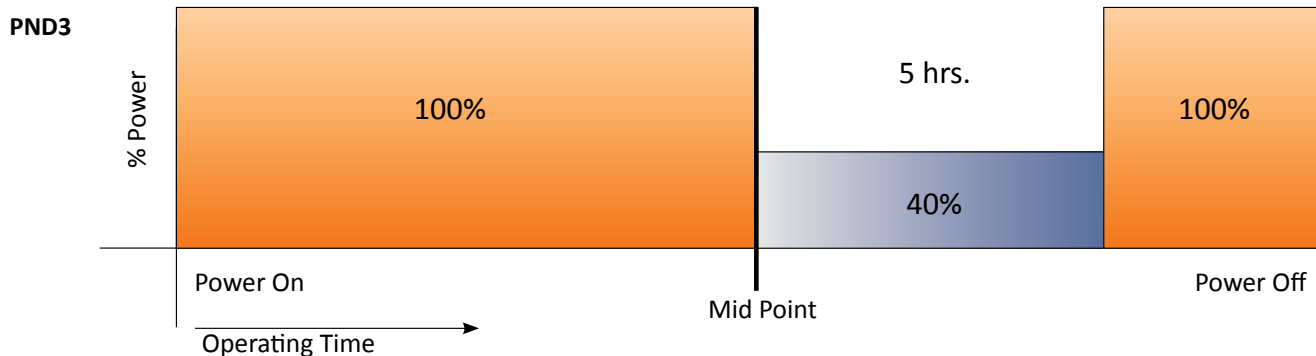
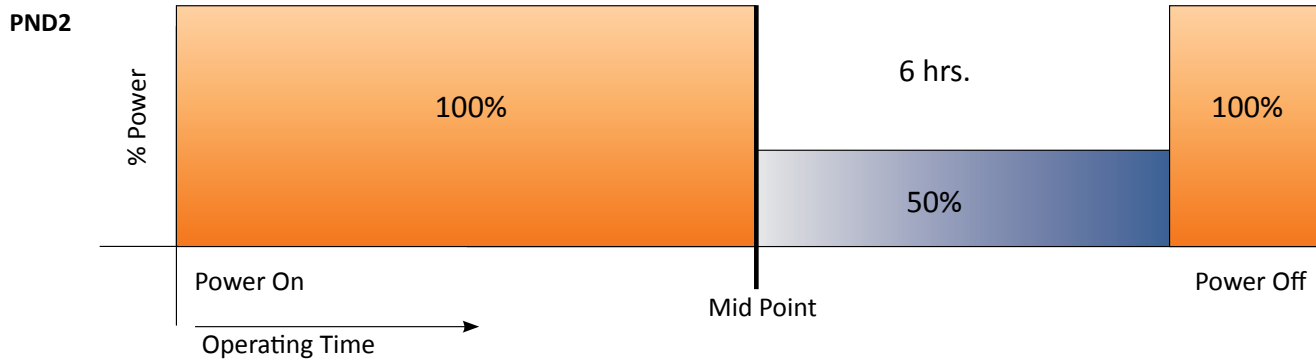
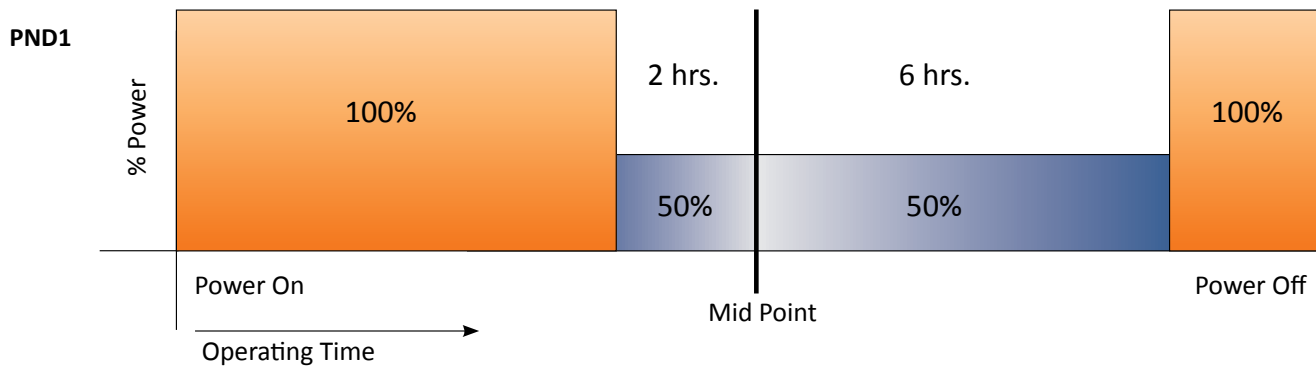
Part-Night Dimming Specifications

Description

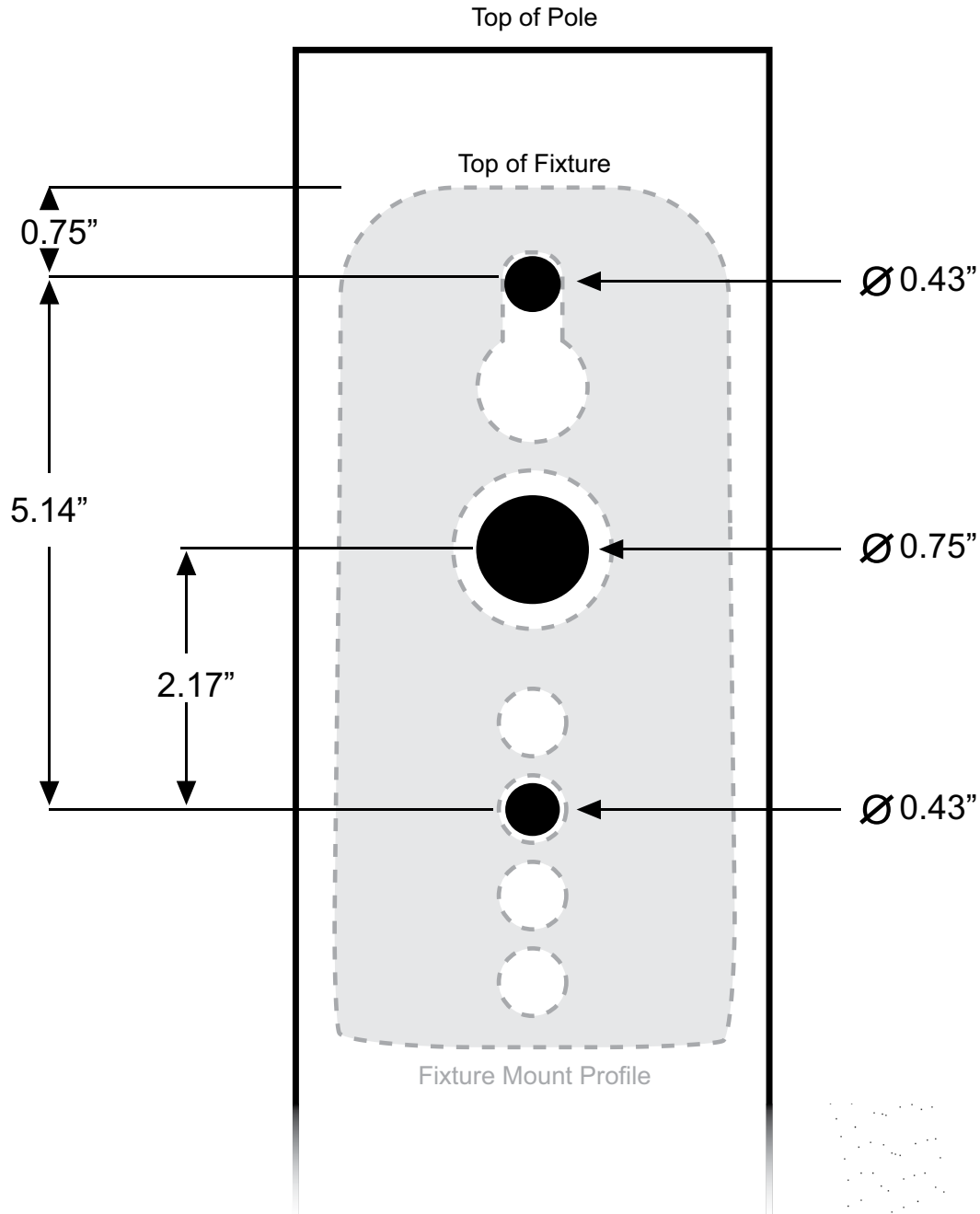
Arieta's Part-Night Dimming (PND) option enables significant energy savings by automatically dimming the luminaire during early morning hours when infrequent use is expected. Factory programmed dimming profiles automatically take into account seasonal changes based on geographical location by continuously monitoring the nighttime midpoint. This option is fully compatible with photocells and time clock devices, but is not field adjustable.

Operation

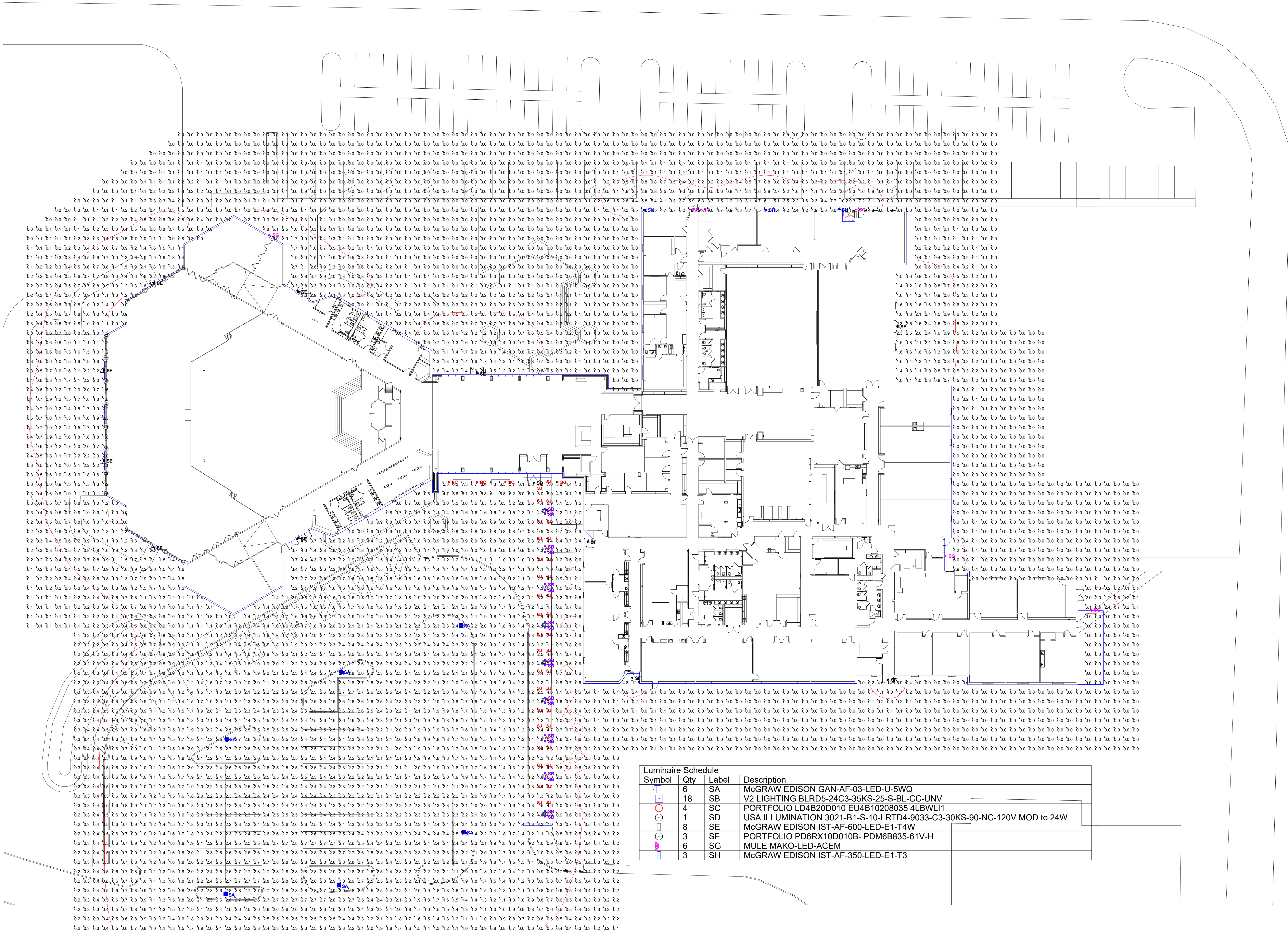
Based on the PND profile that is selected, the luminaire dims to the corresponding % power for the corresponding length of time (based on the nighttime mid-point) as shown below. Mid-point is continuously recalculated in the luminaire by monitoring the average length of time between when the light turns on (power on) and turns off (power off) over the previous two days. In effect, this functionality will take two days to initialize after installation before any dimming will occur. Power interruptions are ignored and do not affect the determination of mid-point. A motion sensor (MSL3 or MSL7) can be used with PND to temporarily override the dimming profile when motion is detected. Three factory programmed PND profiles are available for selection:



Pole Mount Drilling Specifications



Attachment: 2018-05-11 B'nai Amoona - Conditional Use Permit - Updates (#18-020: Congregation B'nai Amoona CUP)



CONGREGATION B'NAI AMOONA CUP SUBMITTAL 2018-04-18

SCALE: 1"=20'-0"

NOTE: This photometric study reflects the foot-candles provided by the new light fixtures attached to the building and for the new front parking lot only.

BILL NO. _____

ORDINANCE NO. _____

An Ordinance Repealing Ordinance No. 2029 And Authorizing The Issuance Of A New Conditional Use Permit For An 75,292 Square Foot Religious Organization And 61,644 Square Foot School On The Property Addressed As 324 S. Mason Road, And Includes 348 And 350 S. Mason Ladue Road, For Congregation B'nai Amoona And The Saul Mirowitz Jewish Community School

WHEREAS, under Section 405.210 Table A, all religious organizations (NAICS 813110) and elementary and secondary schools (NAICS 61110) require the issuance of a conditional use permit in all districts in the City as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit Ordinance No. 2029, was approved by the City Council on October 11, 1999, for the construction of the 62,232 square foot elementary and middle school on the property, where the existing synagogue of the B'nai Amoona Congregation was constructed in 1969 under the jurisdiction of St. Louis County, and annexed into the City in 1995; and

WHEREAS, an application was submitted by Margaret Goodin, of HOK, requesting to amend the Conditional Use Permit and Site Development Plan for a new new 6,421 sq. ft. gallery/building addition and parking lot expansion; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, May 21, 2018, beginning at 6:30 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 _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on Monday, May 21, 2018; and

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

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

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

BILL NO. _____

ORDINANCE NO. _____

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

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

Section 1: Ordinance #2029 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a religious organization and school at 324 S. Mason Road, in the A Single Family zoning district, whose legal description is as follows:

Tracts of land as conveyed to the Congregation B'NAI Amoona, by instruments recorded in Book 6503, Page 755 and Book 8026, Page 1894 of the St. Louis County Records, located in Section 8, Township 45 North, Range 5 East, of the Fifth Principal Meridian, Creve Coeur, St. Louis County, Missouri being more particularly described as follows:

Beginning at a found iron pipe located at the northeast corner of a tract of land as conveyed to St. Louis County by instrument recorded in Book 7255, Page 2416 of the above said records, said point also being located on the east right-of-way of Mason Road, variable width; thence along the north line of above said Congregation B'NAI Amoona tract, South 89 degrees 29 minutes 36 seconds East, 448.63 feet; thence South 00 degrees 25 minutes 36 seconds East, 50.01 feet; thence South 89 degrees 29 minutes 36 seconds East, 1110.74 feet to the west line of Ladue Conway Estates Plat Two, a subdivision according to the plat thereof as recorded in Plat Book 125, Page 88 of the above said records; thence along said west line, South 01 degrees 10 minutes 22 seconds East, 817.44 feet to the northeast corner of a tract of land as conveyed to Gregory J and Carolyn S Duchars by instrument recorded in Book 17531, Page 933 of above said records, thence along the north line of said Duchars tract, North 88 degrees 41 minutes 15 seconds West, 104.38 feet to the northwest corner thereof; thence along the west line of said Duchars tract, South 01 degrees 10 minutes 22 seconds East, 58.95 feet to the south line of above said Congregation B'NAI Amoona tract, North 89 degrees 05 minutes 00 seconds West, 720.90 feet and South 86 degrees 42 minutes 30 seconds West, 348.54 feet the east line of the tract of land as conveyed to Congregation B'NAI Amoona by instrument recorded in Book 8026, Page 1894; thence along the east and south lines of said tract South 03 degrees 17 minutes 30 seconds East, 135.00 feet and South 86 degrees 42 minutes 30 seconds West, 363.50 feet to the east right-of-way line of above said Mason Road; thence along said right-of-way line the following courses and distances: North 03 degrees 17 minutes 30 seconds West, 395.00 feet; North 86 degrees 42 minutes 30 seconds East, 15.00 feet, to a found iron pipe located at the southeast corner of above said St. Louis County tract and North 03 degrees 17 minutes 30 seconds West, 707.76 feet to the POINT OF BEGINNING. Containing 1,427,350 square feet or 32.767 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 18, 2018.

This description was prepared from record and available records and therefore subject to an actual boundary survey.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation 75,292 square foot Religious Organization and 61,644 square foot School on the property addressed as 324 S. Mason

BILL NO. _____

ORDINANCE NO. _____

- Road, and includes 348 and 350 S. Mason Ladue Road, for Congregation B’Nai Amoona and the Saul Mirowitz Jewish Community School.
2. The applicant is required to submit Site Improvement Plan, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the “Site Development Plans,” received May 11, 2018, and the revised Landscape Plan submitted on May 11, 2018 as bound together and submitted in conjunction with Application #18-020 by HOK, and as amended below.
 3. The Site Development Plan shall be provided to include the property of 350 S. Mason Road, and the calculations shall be revised with this new area.
 4. The Site Development Plan shall be amended to extend the sidewalk from the new parking area to the existing sidewalk along S. Mason Road and all new sidewalks shall comply with Section 405.730 Sidewalks of the Zoning Ordinance.
 5. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the “Architectural Elevations” submitted on May 11, 2018 as bound together and submitted in conjunction with Application #18-020 by HOK.
 6. A Final Landscape Plan shall be provided that includes the replacement of missing trees within the parking lot islands within the existing north and south parking lot and in substantial compliance with the Landscape plan submitted on May 11, 2018 as bound together and submitted in conjunction with Application #18-020 by HOK and with Section 405.540 Landscaping of the Zoning Ordinance.
 7. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and
 8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance.
 9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and Ordinance No. 5266 authorizing a Master Sign Plan for the Campus.
 10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
 11. 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.
 12. The Saul Mirowitz School shall not be allowed to construct any additional athletic fields on the site.
 13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
 14. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

BILL NO. _____

ORDINANCE NO. _____

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

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2018.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

BILL NUMBER 2094

ORDINANCE NUMBER 2029

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR A PRIVATE NOT-FOR-PROFIT
SCHOOL AS DEFINED IN SECTION 26-30.3 (F) OF ORDINANCE NO.
1903 FOR SOLOMON SCHECHTER DAY SCHOOL OF ST. LOUIS
LOCATED ON THE CONGREGATION B'NAI AMOONA PROPERTY
ADDRESSED AS 324 SOUTH MASON ROAD,
ZONED A, SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, Solomon Schechter Day School of St. Louis, on April 21, 1999, submitted a request for a Conditional Use Permit and Site Development Plan to construct a new 62,232 square foot elementary and middle school on the property of the Congregation B'nai Amoona located at 324 South Mason Road, and

WHEREAS, the school will be a non-for-profit school providing kindergarten to eighth grade classes, and

WHEREAS, Solomon Schechter Day School of St. Louis currently operates an elementary and middle school on the site in an area shared by both Congregation B'nai Amoona and Solomon Schechter Day School, and

WHEREAS, the Conditional Use permit will allow Solomon Schechter Day School of St. Louis to lease land adjacent to their existing shared facilities and construct a 62,232 square foot facility including 23 classrooms, six resource rooms and a gymnasium as indicated in the plans submitted by Trivers Associates, Inc., dated (Received) September 24, 1999, by the Department of Community Development, and

WHEREAS, the property is zoned A, Single Family Residential District and said use is classified as a Conditional Use under Article 3, Section 26-30.3 (f) *Public or Private not-for-profit schools* under Ordinance Number 1903, and requires a recommendation from the Planning and Zoning Commission, a Public Hearing before the City Council, and approval by City Council, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, on Monday, June 21, 1999, reviewed the plans dated (Received) June 17, 1999, by the Department of Community Development and unanimously recommended approval of said request, and

WHEREAS, pursuant to Article 9, 26-114 *Conditional Use Permits*, a Public Hearing was held by the City Council on Monday, September 27, 1999, at 7:30 PM, or immediately following the close of the previous Public Hearing, and

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countian on September 9, 1999, and in the West County Journal on September 13, 1999, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this bill having been read by title in open meeting three (3) times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of Creve Coeur and in the public interest and in conformance with good zoning practice.

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

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for Solomon Schechter Day School of St. Louis located on the Congregation B'nai Amoona property currently addressed as 324 North Mason Road in the 'A', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

Parcel Number 1:

A tract of land in Section B, T 45N, R 5 E, being part of a larger tract conveyed to P. William Hoffman by deed recorded in Book 782, Page 292, St. Louis County Records and described as:

Beginning at a point in the eastern line of tract described by the above mentioned deed, distant N 01° 09' 00" W, 348.30 ft from its intersection with the northern line of Conway Road, 60 ft wide; thence along the eastern line of tract so conveyed, N 01° 09' 00" W, 720.55 ft to a point, hence along the western line of tract conveyed to said F. William Hoffman by above mentioned deed S 01° 09' 00" E, 869.56 ft to a point and thence S 89° 04' 00" E, 720.69 ft to the place of beginning.

Parcel Number 2:

A tract of land in Section b, T 45 N R 5 E, and being part of the larger tract conveyed to Leo Hoffman by deed recorded in Book 782, Page 291, St. Louis County Records, and described as:

Beginning at an iron pipe in the eastern line of Mason Road, 40 ft wide, being in the northern line of tract conveyed to Clarence WJ Hoffman and wife, by deed recorded in Book 3540, Page 2 of the St. Louis County Records; thence along the northern line of tract so conveyed, N 86° 42' 30" E, 335.08 ft to an iron pipe at northwestern corner of tract conveyed in last mentioned deed; thence along the east line of tract conveyed in last mentioned deed S 03° 17' 30" E, 260.00 ft. to the southeast corner thereof; thence N 86° 42' 30" E, 378.25 ft to a point in the eastern line of tract conveyed to Leo Hoffmann by the first above mentioned deed, thence along the east line of tract so conveyed N 01° 09' 00" W, 869.56 ft. to a point; thence N 89° 29' 00" W, 286.20 ft to a concrete monument; thence N 00° 25' 00" W, 50.00 ft. to the southeast corner of tract conveyed to Ronald E. Hoffmann by deed recorded in Book 3544, Page 200 of the St. Louis County Records,

and thence along the south line of tract so conveyed N 89° 29' 00" W, 463.57 ft to a concrete monument in the east line of Mason Road, 40 ft wide, and thence along said eastern line S 03° 17' 30" E, 708.64 ft to the place of beginning EXCEPTING THEREFROM the west 15.00 feet conveyed to St. Louis County, MO for the widening of Mason Road by deed recorded in Book 7255, Page 2416.

Parcel Number 3:

An easement 50 ft wide for private road purposes and being a strip of land, 50 ft wide, in Section B, T 45 N, R 05 E, and described as:

Beginning in the north line of Conway Road, 60 ft wide, distant S 89° 04' 00" E, 26.0 ft from the southeast corner of tract conveyed to Irwin Kremer by deed recorded in Book 2681, Page 169, St. Louis County Records; thence parallel with the east line of said Kremer Tract, N 01° 09' 00" W, 348.30 ft; thence S 89° 04' 00" E, 50.07 feet, thence S 01° 09' 00" E, 348.30 ft to a point in the north line of Conway Road and thence along said north line N 89° 04' 00" W, 50.07 ft to the place of beginning.

Parcel Number 4:

A tract of land in Lot 2 of the Subdivision of Melvina Smith's Estate in the E 1/2 of the SE 1/4 of Section B, T 45 N, R 05 E, and described as follows:

Beginning at the northwest corner of said Lot 2; thence S 01° 09' 00" E, along the west line of said Lot 2, 815.97 ft to the northwest corner of a tract conveyed to Jacobs Bair by deed recorded in Deed Book 20, Page 436 of St. Louis County Records; thence S 88° 38' 00" E, along the north line of said Bair property, 104.38 ft to the northeast corner of said Bair property; thence N 01° 09' 00" W, along the northward north line of said Lot 2; thence N 89° 29' 00" W, along the north line of said Lot 2, 104.32 ft to the point of beginning.

Parcel Number 5:

A tract of land in Section B, T 45 N, R 05 E, St. Louis County, Missouri, and described as follows:

Beginning at a point in the eastern line of Mason Road, 40 ft wide, said point being the northwestern corner of property conveyed to Southern Missouri District Council of the Assemblies of God by deed recorded in Book 6711, Page 57 of the St. Louis County Records; thence along said road line N 03° 17' 00" W, 270.00 ft to its intersection with the northern line of property conveyed to Clarence WJ Hoffmann and wide by deed recorded in Book 4574, Page 232 of the St. Louis County Records; thence along said Hoffmann's northern line N 86° 43' 00" E, 335.08 ft to the northeast corner thereof; thence along said Hoffmann's eastern line S 03° 17' 00" E, 260.00 ft to the southeastern corner thereof, said point being an angle point in the northern line of property conveyed to Southern Missouri District Council of the Assemblies of God, as aforementioned; thence along said northern line N 86° 43' 00" E, 28.42 ft to a point, thence leaving said northern line and running S 03° 17' 00" E, 135.00 feet to a point; thence leaving said point and running S 86° 43' 00" W, 363.50 ft to a point in the eastern line of Mason Road, as aforementioned; thence along said road line N 03° 17' 00" W, 125.00 ft to the point of beginning.

SECTION 2: The Conditional Use Permit for an elementary school as defined under Article 3, Section 26-30.3 (f) *Public or Private not-for-profit schools* under Ordinance Number 1903 is to be granted and shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the construction of a new 61,644 square foot elementary and middle school on the Congregation B'nai Amoona property,

addressed as 324 South Mason Road, to be known as the Solomon Schechter Day School of St. Louis.

2. The site shall be developed and maintained in conformance to the Site Development Plan prepared by Trivers Associates, Inc., dated (Received) September 24, 1999, by the Department of Community Development, or as further revised as required and approved by the City of Creve Coeur.
3. All refuse, waste receptacles or trash containers shall be located behind the school as shown on the aforementioned plans and stored within a screened sight-proof storage area with the installation of a hose bibb to service the trash enclosure area. Trash pick-up for the facilities shall only occur between the hours of 8:00 a.m. and 8:00 p.m.
4. Any mechanical equipment installed for the school shall be properly screened with approved materials.
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 or alteration may be issued.
6. The school must have sufficient proper signs to comply with the "No Smoking" Ordinance No. 1392 and amending Ordinance No. 1548.
7. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
8. All conditions contained within this permit shall be openly posted upon the property in such a manner that it is visible to the public and the operator of said facilities.
9. 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.
10. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date the Conditional Use Permit is granted, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions not exceeding one hundred and eighty (180) days each, upon written application filed and granted prior to the expiration of the Conditional Use Permit period.
11. Solomon Schechter shall not be allowed to construct any additional athletic fields on the site.
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 Site Development Plan for the property and the conditions herein set forth.
13. A maximum of 20 "phantom parking" stalls is permitted on the site.

14. A drop-off lane along the main drive aisle in front of the day school plaza shall be provided as shown on the plans dated (Received) September 24, 1999.
15. An underground irrigation system as identified under Section 26-62.5 (j) shall be installed.
16. The applicant shall work with staff to determine necessary drainage and stormwater changes to bring the site up to Creve Coeur standards.
17. Prior to the application for any permits, an additional three sets of revised plans and formal landscape plan indicating any changes requested by the Commission be submitted to the Department of Community Development for review.
18. Prior to the application for any permits, the applicant submit three (3) sets of Site Improvement Plans to the Public Works Department.
19. Additional landscaping be installed on the south buffer yard.
20. A path connecting the "phantom parking" to existing parking lot shall be provided.
21. Staff to review plans and elevations to insure completeness of design with each phase.

SECTION 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this Ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this Ordinance.

SECTION 4: This ordinance shall become effective at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

ADOPTED THIS 11 DAY OF October, 1999


 RICHARD WOLKOWITZ
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 11 DAY OF October, 1999


 ANNETTE KOLIS MANDEL
 MAYOR

ATTEST:


 LAVERNE COLLINS, CMC
 CITY CLERK

Attachment: Ordinance No. 2029 (#18-020: Congregation B'nai Amoona CUP)



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-021 FOR APPROVAL OF THE FINAL PLAT, SUBDIVISION
IMPROVEMENT PLANS AND THE SUBDIVISION DEVELOPMENT SIGN FOR
THE SANTINO COURT SUBDIVISION**

FOR THE MEETING OF: Monday, May 21, 2018, 6:30 PM.

LOCATION: 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road.

REQUEST: Brent Crittenden, of Urban Improvement Company, LLC, has submitted a request for the final plat approval, subdivision improvement plans, and approval of the residential development sign for the Santino Court Subdivision. City Council authorized the rezoning of the properties to B Single Family Residential with Residential Designed Development with Ordinance 5570 on February 23, 2018. Subdivision Signs are reviewed and approved by site development plan by the Planning and Zoning Commission.

ADDITIONAL INFORMATION: Approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it should be approved by the Planning Commission and City Council. Section 405.940(B) Residential Development Signs limits such signs to be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces. The Proposed Santino Court subdivision sign is 8.32 square feet, with a total height of 2.75 feet.

APPLICANT/ PROPERTY OWNER: Brent Crittenden
Urban Improvement Company, LLC
1607 Tower Grove, Ave.
St. Louis, MO 63110

Key Issues:

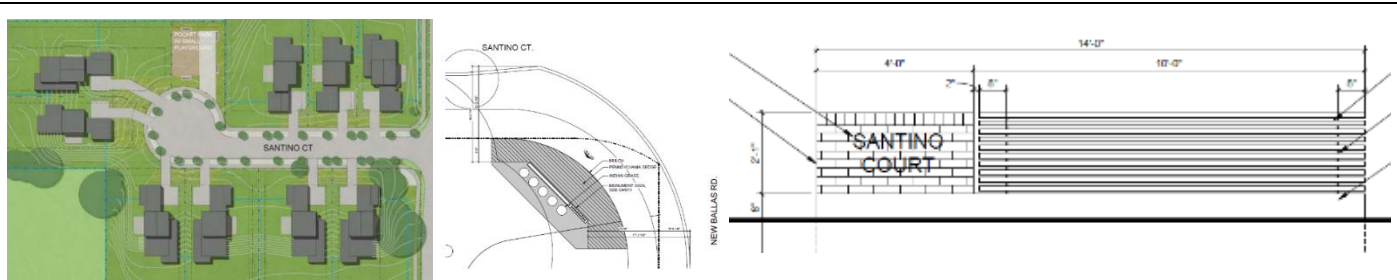
- Do the lots substantially conform with the previously approved preliminary plat?
- Do the final plat drawings meet the technical requirements for such drawings?

Subdivision Code References

- Chapter 410: Subdivision and Development of Land

Zoning Code References

- Section 405.260: B Single Family Residential
- Section 405.450.C: Residential Designed Development Procedure
- Section 405.1060: Zoning changes and Text Amendments



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: May 18, 2018

ATTACHMENTS: Applicant's Materials received April 20, 2018 and Final Plat received May 17, 2018
Draft Subdivision Indentures
Draft Ordinance
Ordinance 5570

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residences	A and B Single-Family Residential	N/A
South	Woodbridge Subdivision Multi Family Residences	A-RDD, A Single Family Residential with Residential Designed Development	Ladue Road
East	Religious/Institutional Use- Congregation Shaare Emeth	A Single Family Residential	N. New Ballas Road
West	Single Family Residences	A and B Single-Family Residential	NA

DISCUSSION

Final Plat

On January 16, 2018 the Planning and Zoning Commission recommended denial of the rezoning and residential designed development request by a -5 vote. The City Council subsequently approved the rezoning and preliminary plat for the 9 lot development with the RDD designation on February 26, 2018 by Ordinance 5570.

The preliminary plat approved by Council indicated that the minimum lot size was 10,481 square feet, with an average lot size of 19,817.7 square feet for 9 lots, with the common ground at 5,410 square feet. The final plat shows that the minimum lot (Lot 2) is 10,706 square feet, with an average of 19,876.1 square feet for the 9 lots, with the common ground at 5,415 square feet. Therefore, Staff finds that the lots are substantially the same as the preliminary plat. The City Attorney has provided initial comments on the indentures and a condition of the ordinance includes that the subdivision indentures shall be reviewed and approved by the City Attorney prior to signing of the Mylar.

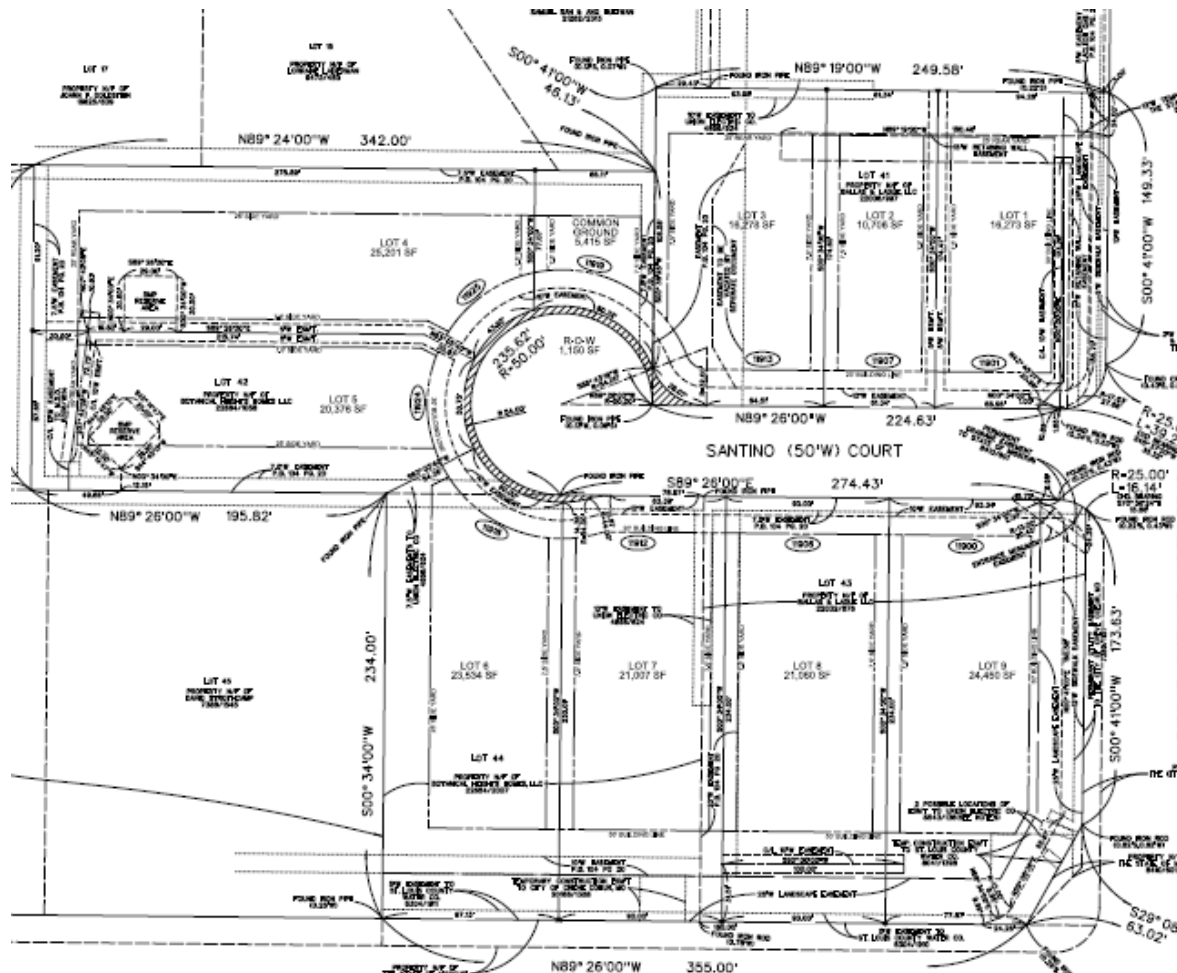


Figure 1: Close up of the Subdivision Final Plat

Included with the Subdivision plans are the final drawings for the common ground playground, and the appropriate easements have been provided to the city for the sidewalk improvements along N. New Ballas Road.

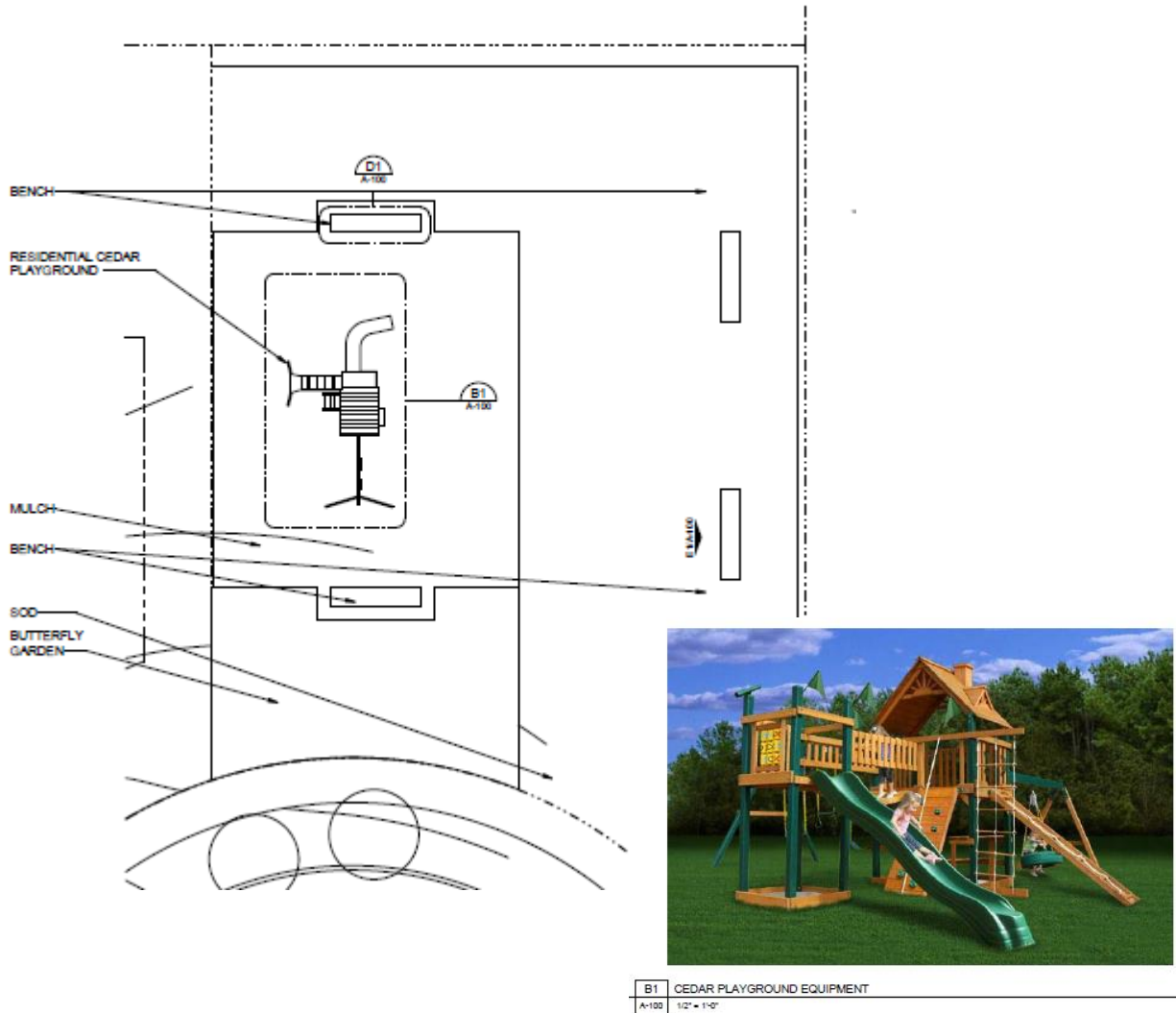


Figure 2: Close-up of the Playground area and equipment

Subdivision Sign

All residential development signs are reviewed and approved by the Planning and Zoning Commission, per the following:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

The Applicant is seeking approval for the Santino Court subdivision sign measuring 8.32 square feet, with a total height of 2.75 feet, with the horizontal cedar slats extending 10 feet, on the south side of Santino

Court. The structure will be a brick that is consistent with the facades of the houses with the cedar horizontal slats extending 10 feet beyond the brick sign structure. The design of the sign matches the decorative walls that are in front of each of the homes to maintain a consistent design throughout the development.

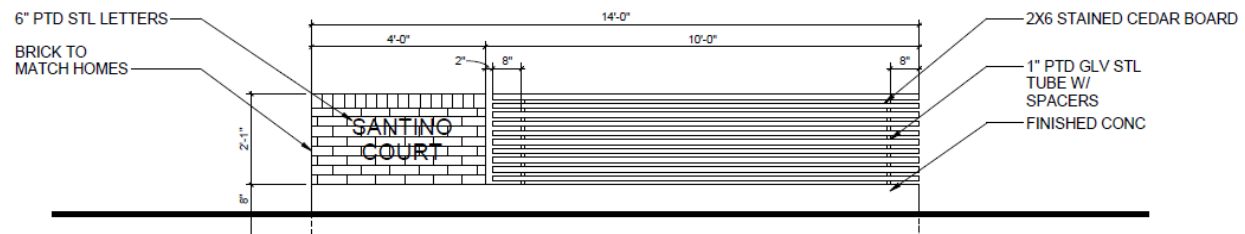


Figure 3: Close-up of the proposed monument sign

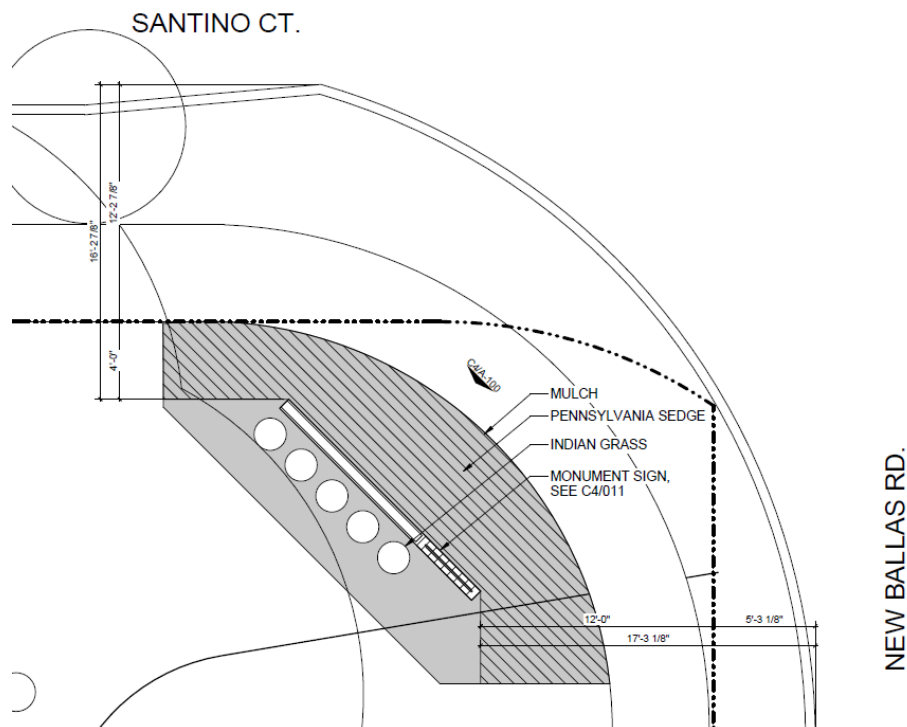


Figure 4: Close up of the Site plan for the Subdivision sign

The location of the sign structure is approximately 16 feet from the curb of Santino Court and 17 feet from the curb of N. New Ballas Road, and appears to be outside of the sight distance triangle based upon the distance, where the sight distance triangle of 40 feet as measured from the curb:

Section 405.120 Definition of Terms

SIGHT TRIANGLE: On a corner lot, the triangle formed by the curb lines adjacent to such lot and a line drawn between points on such curb lines which are forty (40) feet from the intersection of the projection of such curb lines.

The City's Design Guidelines recommends that all signs are to complement their surroundings in terms of size, shape, color, texture and lighting. Also, signs are to complement the overall design of the buildings and are not to be designed to be in visual competition with other signs in the area. The design of the subdivision sign is to directly relate to the low courtyard walls that designate each of the homes with the street numbers that was shown and reviewed as part of the preliminary plat and residential designed development designation. The sign is just under 3 feet in total height and located outside of the sight

distance triangle. Therefore, Staff finds that it meets with the recommendations of the Design Guidelines and with the intent of the Sign Regulations.



Figure 5: Close-up of the Perspective Looking North at the front elevations of the proposed homes with the decorative walls courtyard walls that were reviewed with the preliminary plat.

CONDITIONS OF APPROVAL FOR THE FINAL PLAT

Should the Planning and Zoning Commission recommend approval of the proposed final plat, staff recommend the following conditions be added:

1. The Applicant shall provide two (2) disks containing digitized versions of the plat along with two (2) printed copies of the recorded plat. Acceptable data formats include AutoCAD (.dwg or .dxf), MicroStation Design File (.dgn), ArcInfo Coverage, ArcView Shape File (.shp), or MapInfo.
2. The subdivision indentures shall be reviewed and approved by the City Attorney prior to the signing of the Mylar

ACTION

Action on this item will be in the form of a motion to recommend approval as presented, or approval with additional conditions to meet all technical requirements. The following is an example motion for this application:

- 1) "I move to recommend approval of the final subdivision plat for the Santino Court Subdivision with the conditions listed in the staff memo for the meeting of May 21, 2018." (Other conditions may be added, eliminated, altered, and modified by prior motion).

CONDITIONS AND MOTION FOR THE SUBDIVISION SIGN

If Commission members generally support the request, staff recommends the following conditions for approval:

1. The Applicant shall apply for a sign permit for the proposed sign, in substantial conformance with the drawings received April 20, 2018, and the revised site plan from the City indicating that the sign is outside of the sight distance triangle, as bound together and submitted in conjunction with Application #18-021.

If the Planning and Zoning Commission finds that the proposed residential subdivision sign is in conformance with the goals and objectives of the City's Design Guidelines, and in compliance with the sign regulations, then the Commission should vote on a motion for approval, approval with conditions, or deferral. The following is an example motion for this application:

- 2) “I move to approve the residential development sign for the Santino Court Subdivision as presented to the Planning and Zoning Commission per the condition listed in the Staff Report on Application 18-021” (Required changes to the sign and additional conditions should be approved 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)

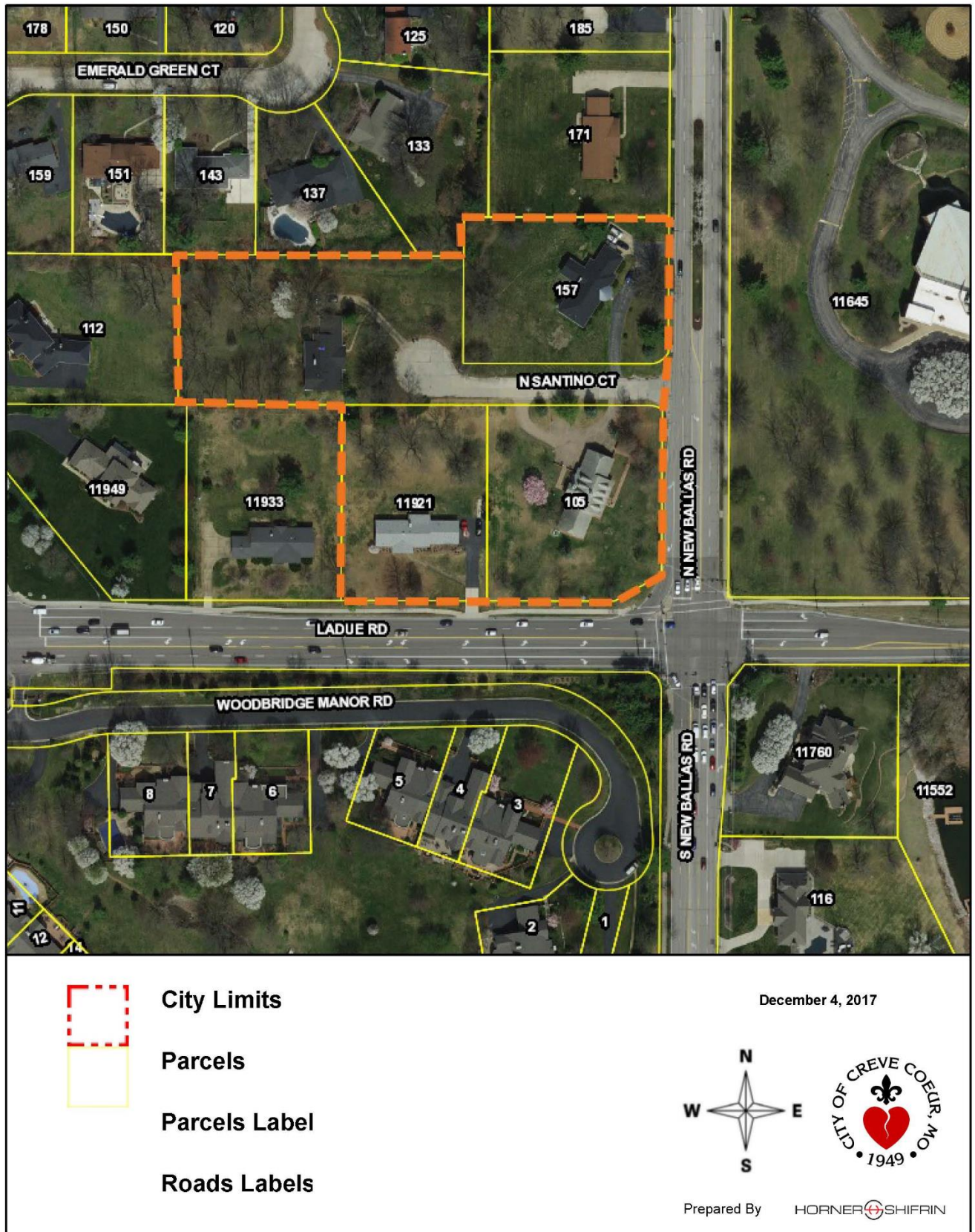
Included and attached by reference. See body of report for specific excerpts.

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 5: AERIAL MAP

Santino Court Subdivision



CONSTRUCTION NOTES

- ALL UTILITY RELOCATIONS WILL BE DETERMINED BY THE INDIVIDUAL UTILITY COMPANY.
- THE OWNER IS ADVISED THAT ALL UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE OWNER SHOULD BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NOEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.
- VOLZ 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. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.
- 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 DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM)
- NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
- CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION.
- ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS OF THOSE SHOWN ON THE GRADING PLAN.
- ALL SLOPES SHALL BE 3 HORIZONTAL TO ONE VERTICAL OR FLATTER UNLESS SUPPORTED BY A GEOTECHNICAL REPORT.
- GRADING AND SOIL COMPACTION SHALL COMPLY WITH RECOMMENDATIONS IN THE SOILS REPORT BY GEOTECHNOLOGY, INC. DATED, XX XXXX
- ALL SWALES SHALL BE SODDED, UNLESS OTHERWISE NOTED ON THE PLANS.
- EROSION AND SILTATION CONTROL SHALL BE INSTALLED, AS NEEDED, PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF SOIL.
- PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL SILTATION CONTROL DEVICES SHOWN, AND TO PROVIDE ADDITIONAL SILTATION CONTROL DEVICES AS DEEMED NECESSARY DUE TO FIELD CONDITIONS.
- STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIER AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
- 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 OR PROPERTY FROM SETTLING, CRACKING, OR OTHER DAMAGE.
- IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION.
- ALL OFF-SITE AFFECTED PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
- ANY DISTURBED OFF SITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.
- PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- INTERIM STORM DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

SANTINO COURT

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

SEWER CONSTRUCTION NOTES

STANDARD CONSTRUCTION NOTE:

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.

SOME RECENT CHANGES CONCERN PIPE FIELD TESTING AND PERFORMANCE, AND INCLUDE THE FOLLOWING:

PART 4 - PIPE SEWER CONSTRUCTION

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING - DELETE THE FIRST SENTENCE AND THE FOLLOWING REPLACEMENT APPLIES:

ALL SANITARY AND COMBINED SEWERS SHALL SUSTAIN A MAXIMUM LEAKAGE LIMIT OF 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, SUBPARAGRAPH C, INFILTRATION/EXFILTRATION TESTING - DELETE THE SIXTH SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING REPLACEMENT APPLIES:

THE MEASUREMENT OF LEAKAGE SHALL NOT EXCEED 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH A, VACUUM TESTING - AFTER THE FIRST SENTENCE, THE FOLLOWING ADDITION APPLIES:

THE VACUUM TEST MUST BE PERFORMED PRIOR TO BACKFILLING AROUND THE MANHOLE UNLESS THE CONTRACTOR PROVIDES DOCUMENTATION FROM THE PRECAST MANHOLE MANUFACTURER STATING THAT THE MANHOLE MAY BE VACUUM TESTED AFTER BACKFILLING HAS TAKEN PLACE. THE CONTRACTOR MUST SUBMIT THIS DOCUMENTATION PRIOR TO BACKFILLING AROUND ANY MANHOLE.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH B, EXFILTRATION TESTING - DELETE THE SECOND SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING ADDITION APPLIES:

FOR EXFILTRATION TESTING, THE ALLOWABLE LEAKAGE LIMIT IS 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY WHEN THE AVERAGE HEAD ON THE TEST SECTION IS THREE FEET (3') OR LESS.

SILTATION BMP NOTE:

- AT THE COMPLETION OF SWPPP ACTIVITIES AND PRIOR TO BMP CONSTRUCTION: REMOVE ALL CONSTRUCTION SEDIMENT, 1 FOOT OF ADDITIONAL NATIVE SOIL BELOW SEDIMENT AND THEN TILL/RIP SUBGRADE 6-12 INCHES DEEP.
- NO CONSTRUCTION SEDIMENT MAY ENTER BMP'S ONCE BIORETENTION SOIL AND PLANTS ARE PLACED.
- ALL EXCAVATION SHALL OCCUR IN DRY WEATHER AND NO LESS THAN 48 HOURS AFTER ANY PRECIPITATION.

SHOP DRAWING REVIEW NOTE:

THE PROJECT ENGINEER SHALL PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION OF THIS STRUCTURE. THE MSD CONTACT PHONE NUMBER IS 314-768-6387.

LIMITS OF DISTURBANCE:

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.

INFILTRATION BED:

TO PREVENT CONSTRUCTION SEDIMENT FROM CLOGGING INFILTRATION BED, AT NO 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.

THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURES WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE THEN THE TOP SHALL BE ADJUSTED TO GRADE IF NEEDED.

STORMWATER MANAGEMENT NOTE:

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT AND/OR DETENTION IMPROVEMENTS PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN).

PROJECT LAND AREA DISTURBED = 4.07 ACRES

ATTENTION SEWER CONTRACTOR

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 MSD INSPECTOR UPON REQUEST.

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 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 GRADE.

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.

THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

ABBREVIATIONS

ATG	ADJUST TO GRADE	INT	INTERMEDIATE
ABT	ABOUT	MH	MANHOLE
AI	AREA INLET	MAX	MAXIMUM
AVE	AVERAGE	MIN	MINIMUM
BF	BASEMENT FLOOR	NF	NOW OR FORMERLY
BOT	BOTTOM	NTS	NOT TO SCALE
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE (PLASTIC PIPE)
CC	CONCRETE COLLAR	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	RW	RIGHT OF WAY
CI	CURB INLET	STA	STATION
CMP	CORRUGATED METAL PIPE	SYM	SYMMETRICAL
CTS	CENTERS	TBR	TO BE REMOVED
DCI	DOUBLE CURB INLET	TBRBO	TO BE REMOVED BY OTHERS
ESMT	EASEMENT	TBRARBO	TO BE REMOVED AND RELOCATED BY OTHERS
EP	END OF PIPE	TBRAR	TO BE REMOVED AND REPLACED
ED	ENERGY DISSIPATOR	TBV	TO BE VACATED
EL	ELEVATION	TF	TOP OF FOUNDATION
EX	EXISTING	TF	TYPICAL
FF	FINISHED FLOOR	U.D.	UNDERDRAIN
FH	FIRE HYDRANT	UP	USE IN PLACE
FE	FLARED END	UP	UTILITY POLE
FL	FLOWLINE	VCP	VITRIFIED CLAY PIPE
ZGSI	2 GRATE INLET W/ SIDE INTAKE	W	WIDE

LEGEND

UC	EXISTING UNDERGROUND CABLE TV	PROPOSED TREE LINE
UT	EXISTING UNDERGROUND TELEPHONE	SILTATION CONTROL
UE	EXISTING UNDERGROUND ELECTRIC	EX HIGH WATER OR DITCH
OU	EXISTING OVERHEAD UTILITY WIRES	GRADE BREAK
G	EXISTING GAS MAIN	STREET SIGN
W	EXISTING WATER MAIN	SWALE
F	PROPOSED FORCE MAIN	DIRECTION OF SHEET FLOW
F	EXISTING FORCE MAIN	CLEARING AND GRADING LIMITS
---	BUILDING LINE	FIRE HYDRANT
○	EXISTING SANITARY SEWER	LIGHT STANDARD
●	PROPOSED SANITARY SEWER	VALVE
⊖	EXISTING STORM SEWER	LATERAL
⊖	PROPOSED STORM SEWER	ADDRESS
---	EXISTING CONTOUR	TREE
---	PROPOSED CONTOUR	SANITARY SEWER DESIGNATOR
---	EXISTING TREE LINE	STORM SEWER DESIGNATOR
		UNDERDRAIN

PLAN SUBMITTAL & REVISIONS

SHT. NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	REMARKS
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

BENCH MARKS

ST. LOUIS COUNTY BENCHMARK 13211 NAVD88(SLC2011A) ELEV = 698.91 FTUS STANDARD DNR ALUMINUM DISK STAMPED SL-22 SITUATED IN AN AREA OF GRAVEL AND SPARSE GRASS SOUTH OF OLIVE BOULEVARD BETWEEN THE ON AND OFF RAMP'S CONNECTING NORTHBOUND LINDBERGH BOULEVARD WITH EASTBOUND OLIVE BOULEVARD; 66.8 FEET EAST OF A CHISELED "X" 3 FEET ABOVE GROUND LEVEL ON THE EAST FACE OF THE NORTHERNMOST OF THREE STEEL I-BEAM SUPPORT POSTS FOR A MODOT EXIT SIGN READING "87 NORTH" WITH A DIRECTIONAL ARROW ABOVE "LINDBERGH BOULEVARD", ROUGHLY 20 FEET SOUTH OF THE SOLID WHITE STRIPE ALONG THE SOUTH SIDE OF THE SOUTHERNMOST EASTBOUND DRIVING LANE OF OLIVE BOULEVARD, AND 76 FEET NORTHEAST OF THE SOLID YELLOW STRIPE ALONG THE NORTHEAST SIDE OF THE EXIT LANE FROM EASTBOUND OLIVE BOULEVARD TO NORTHBOUND LINDBERGH BOULEVARD. (IN SEPTEMBER 2012, TWO SURVEY NAIL MARKERS IN THE SOUTH ASPHALT SHOULDER OF OLIVE BOULEVARD WERE 20.4 FEET NORTHWEST OF SL-22 AND 18 FEET NORTHEAST OF SL-22.)

SITE BENCHMARK NO. 1 - ELEVATION 633.25 TOP OF IRON PIPE FOUND ON AN APPROXIMATE 3' OFFSET WEST FROM THE NORTHEAST CORNER OF LOT 41.

SITE BENCHMARK NO. 2 - ELEVATION 622.73 TOP OF IRON PIPE FOUND NEAR THE SOUTHWEST CORNER OF LOT 41

PROJECT INFORMATION

PREPARED FOR:



1607 Tower Grove Avenue
St. Louis, Missouri 63110

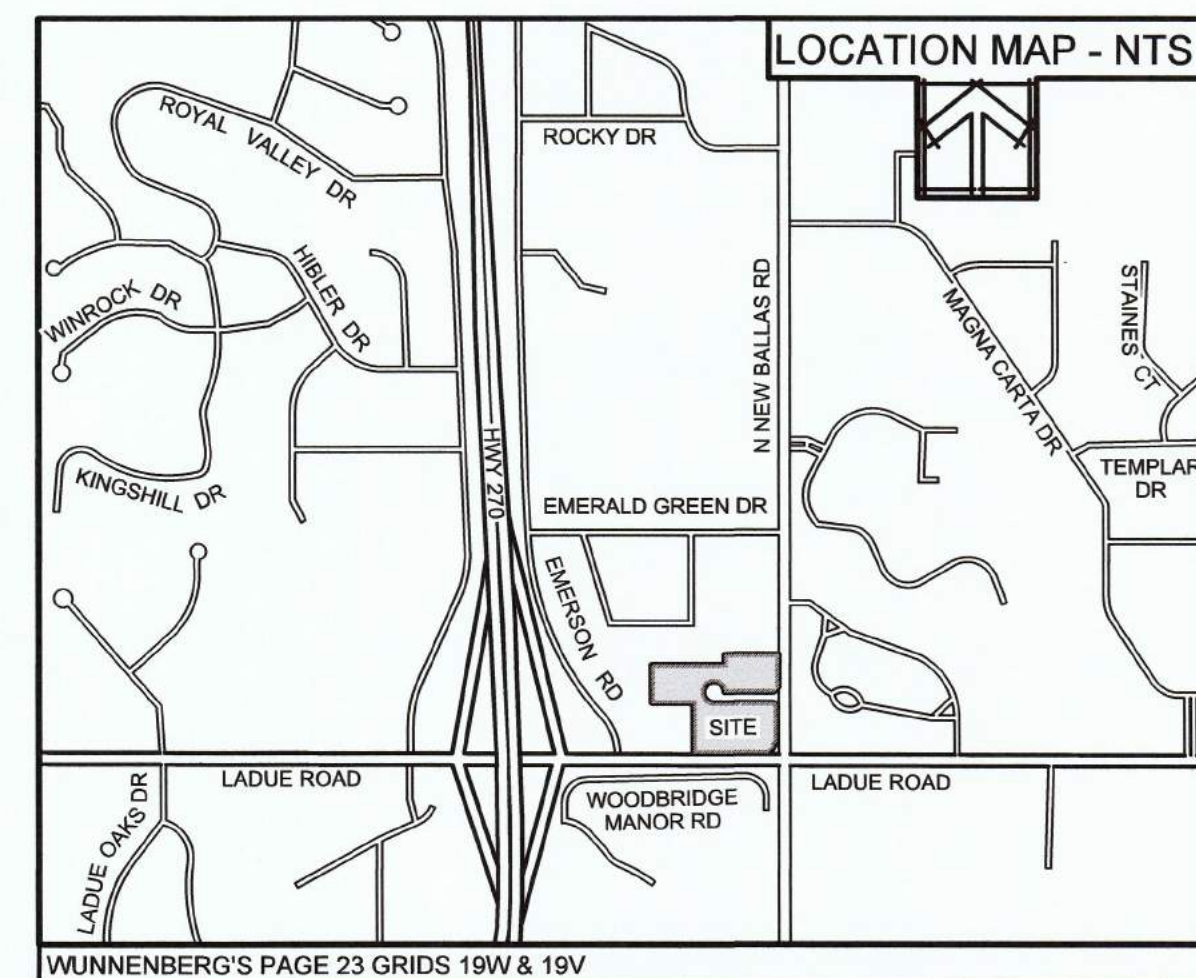
PREPARED BY:



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314.880.1250 FAX
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WUNNENBERG'S MAP: PAGE 23, GRIDS 19W & 19V
ZIP CODE: 63141
MUNICIPALITY: CREVE COEUR, MISSOURI

LOCATION MAP



INDEX

GENERAL INFORMATION	C01
EXISTING CONDITIONS	C02
DEMOLITION PLAN	C03
SITE PLAN	C04
GRADING PLAN	C05
SANITARY SEWER & STORM SEWER PROFILES	C06
SWM BIO RETENTION	C07
SWM AMENDED SOILS & BMP MAP	C08
EXISTING DRAINAGE AREA MAP	C09
DRAINAGE AREA MAP	C10
CONSTRUCTION DETAILS	C11
SWPPP	C12
SWPPP DETAILS	C13
LANDSCAPE PLAN	L01



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E-24665

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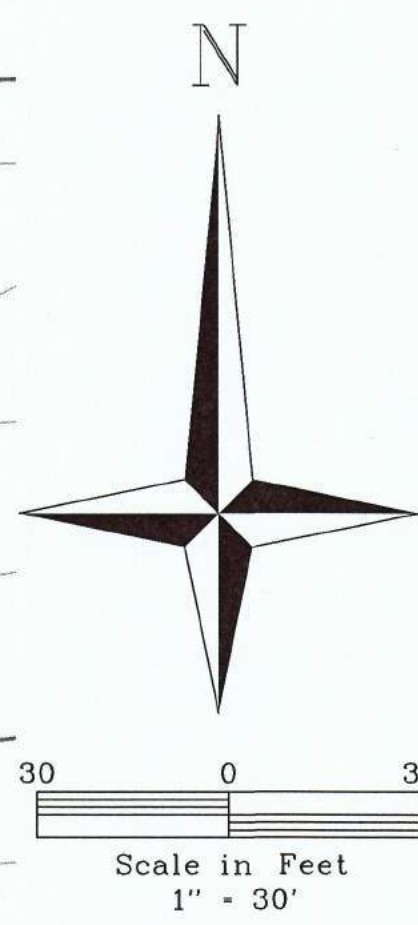
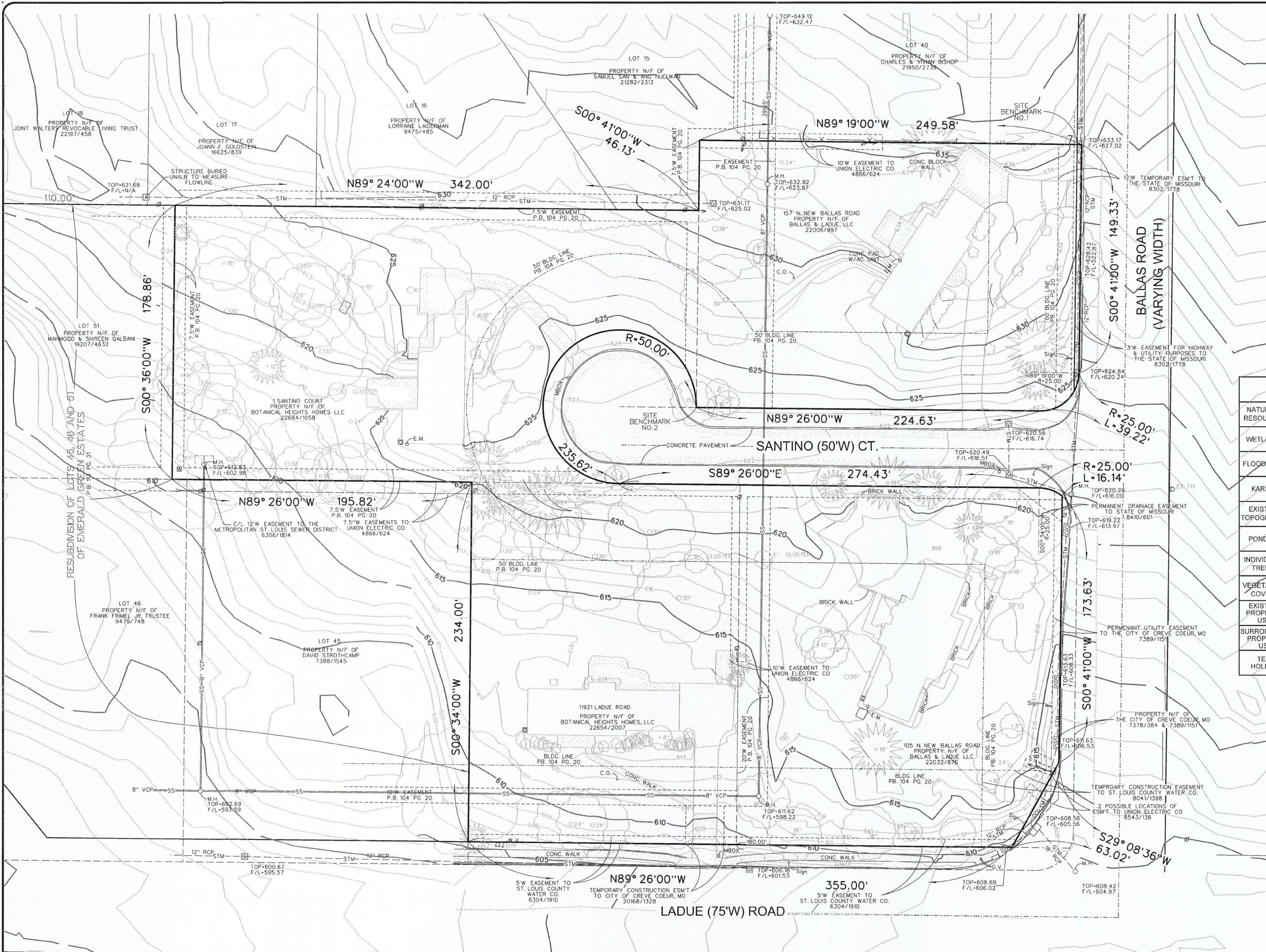
A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

GENERAL INFORMATION
COVER

4.732 ACRES
21495-0

LOCATOR NUMBER: 1806 0031
1806 0032
1806 0033
1806 0034
1806 0035

04/16/2018
C01



FIRM MAP # 29189C0187K FEB. 4, 2015 FIRM MAP # 29189C0189K FEB. 4, 2015 ON LOT B FUTURE DEVELOPMENT		
NATURAL RESOURCE	LEGEND	DESCRIPTION
WETLAND		NONE
FLOODPLAIN		NONE
KARST		NONE
EXISTING TOPOGRAPHY		2' CONTOURS USGS DATUM
PONDS		NONE
INDIVIDUAL TREES		EXISTING TREES SHOWN
VEGETATED COVER		EXISTING VEGETATED COVER SHOWN
EXISTING PROPERTY USE	FOUR EXISTING SINGLE FAMILY HOMES	
SURROUNDING PROPERTY USE	WEST-RESIDENTIAL EAST-TEMPLE NORTH-RESIDENTIAL SOUTH-RESIDENTIAL	
TEST HOLE B-1		VARYING SIZES

- LEGEND
- AREA INLET
 - BOTTOM OF CURB
 - CLEAN OUT
 - CURB INLET
 - DOUBLE CURB INLET
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FINISHED FLOOR
 - FIRE HYDRANT
 - GRATE INLET
 - GAS METER
 - GAS VALVE
 - GUY WIRE
 - LIGHT STANDARD
 - MANHOLE
 - POLY VINYL CHLORIDE
 - REINFORCED CONCRETE PIPE
 - TO BE REMOVED
 - TO BE REMOVED AND REPLACED
 - TOP OF CURB
 - TRAFFIC SIGNAL CONTROL BOX
 - USE IN PLACE
 - UTILITY MANHOLE
 - UTILITY POLE
 - VITRIFIED CLAY PIPE
 - WATER METER
 - WATER VALVE
 - YARD LIGHT
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE LINE
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - FENCE

NOTE:
THIS SHEET TO BE USED FOR DRAINAGE AREA PURPOSE
ONLY. NOT TO BE USED AS CONSTRUCTION PLANS.

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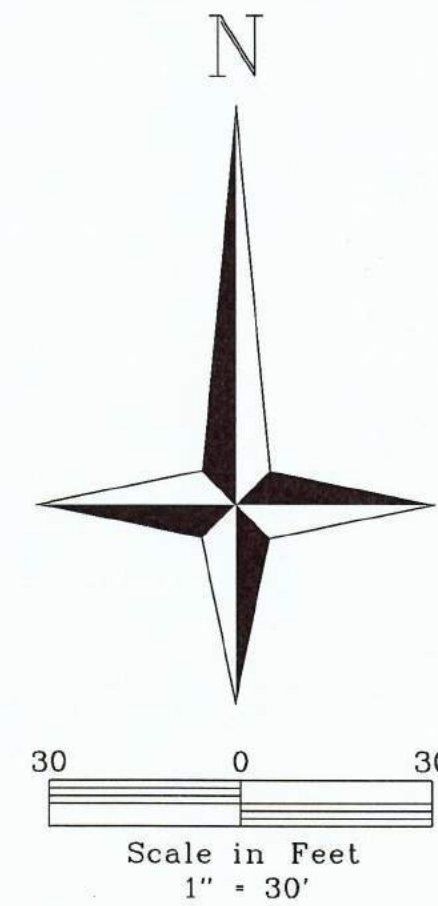
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CITY OF CREVE COEUR, MISSOURI

EXISTING CONDITIONS
& NATURAL RESOURCES

4.732 ACRES

21495-0

04-16-2018
C02



A	AREA INLET
B	BOTTOM OF CURB
C	CLEAN OUT
CO	CURB INLET
CO	DOUBLE CURB INLET
E.M.	ELECTRIC METER
E.T.	ELECTRIC TRANSFORMER
FT.	FINISHED FLOOR
H	FIRE HYDRANT
I	GRATE INLET
IG	GAS METER
GV	GAS VALVE
G.W.	GUT WIRE
L	LIGHT STANDARD
M.H.	MANHOLE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED AND REPLACED
TC	TOP OF CURB
UCB	UTILITY SIGNAL CONTROL BOX
U.P.	USE IN PLACE
U.M.H.	UTILITY MANHOLE
Ø	UTILITY POLE
WCP	WITRIFIED CLAY PIPE
W	WATER METER
W.V.	WATER VALVE
Y	YARD LIGHT
G-	GAS LINE
OU-	OVERHEAD UTILITIES
SS-	SANITARY SEWER
STM-	STORM SEWER
T-	TELEPHONE LINE
UE-	UNDERGROUND ELECTRIC
W-	WATER LINE
X-	FENCE

1. DEMOLITION PERMITS REQUIRED.
2. ALL UTILITY DISCONNECTS MUST BE MADE AND APPROVED BY APPROPRIATE UTILITY COMPANY.
3. INSPECTION OF HOMES TO BE DEMOLISHED FOR ASBESTOS MATERIAL AND LEAD BASED PAINTS TO BE COMPLETED BY APPROPRIATE CERTIFIED PROFESSIONAL AND REMOVED AS NEEDED.
4. MUD AND DEBRIS TO BE KEPT OFF EXISTING PUBLIC STREETS AND NEIGHBORING PROPERTIES.
5. ALL TREES AND STUMPS WITHIN THE INTERIOR OF SITE TO BE REMOVED
6. ALL DEBRIS TO BE HAULED TO AN APPROPRIATE DUMP SITE.
7. DUST CONTROL TO BE MANAGED ON SITE AS NEEDED
CONTRACTOR SHOULD USE WATER TRUCK WITH LOCALIZED FINE WATER SPRAY TO REDUCE AIRBORNE DUST PARTICLES.
8. HOURS OF OPERATION SHALL BE FROM 7:00 AM TO 6:00 PM
MONDAY – SATURDAY.
9. TREE PROTECTION FENCING AND SEDIMENT AND EROSION CONTROL ITEMS MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO BEGINNING ANY TREE CLEARING, GRADING, AND/OR DEMOLITION ACTIVITIES.
10. EXISTING LATERAL TO BE REMOVED OR ABANDONED PER MSD STANDARDS AND REQUIREMENTS
11. EXISTING SANITARY SEWER TO BE RELOCATED WITH THIS PROJECT WILL BE RELOCATED PER MSD STANDARDS AND REQUIREMENTS.

ALL DEMOLITION AND/OR ABANDONMENTS
TO BE PER THE CITY OF CREVE COEUR,
ST. LOUIS COUNTY, AND THE METROPOLITAN
ST LOUIS SEWER DISTRICT STANDARD
SPECIFICATIONS

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04-16-2018

Packet Pg. 77

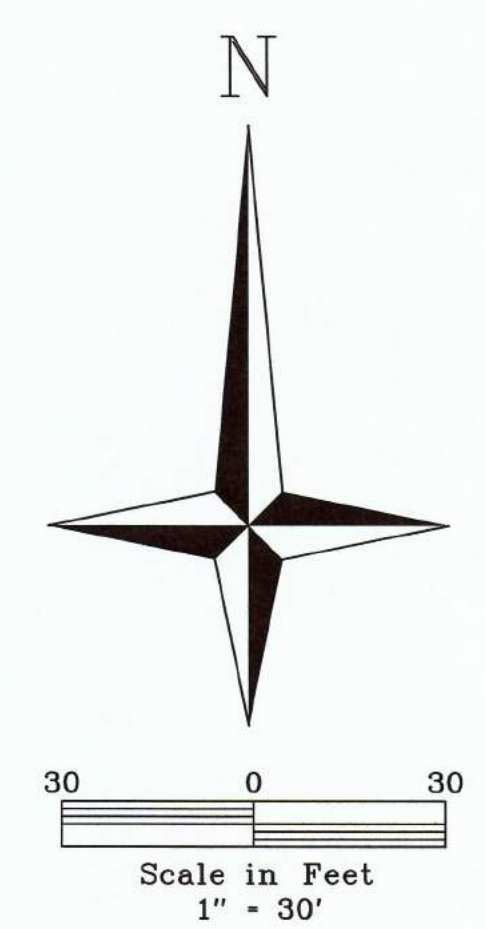
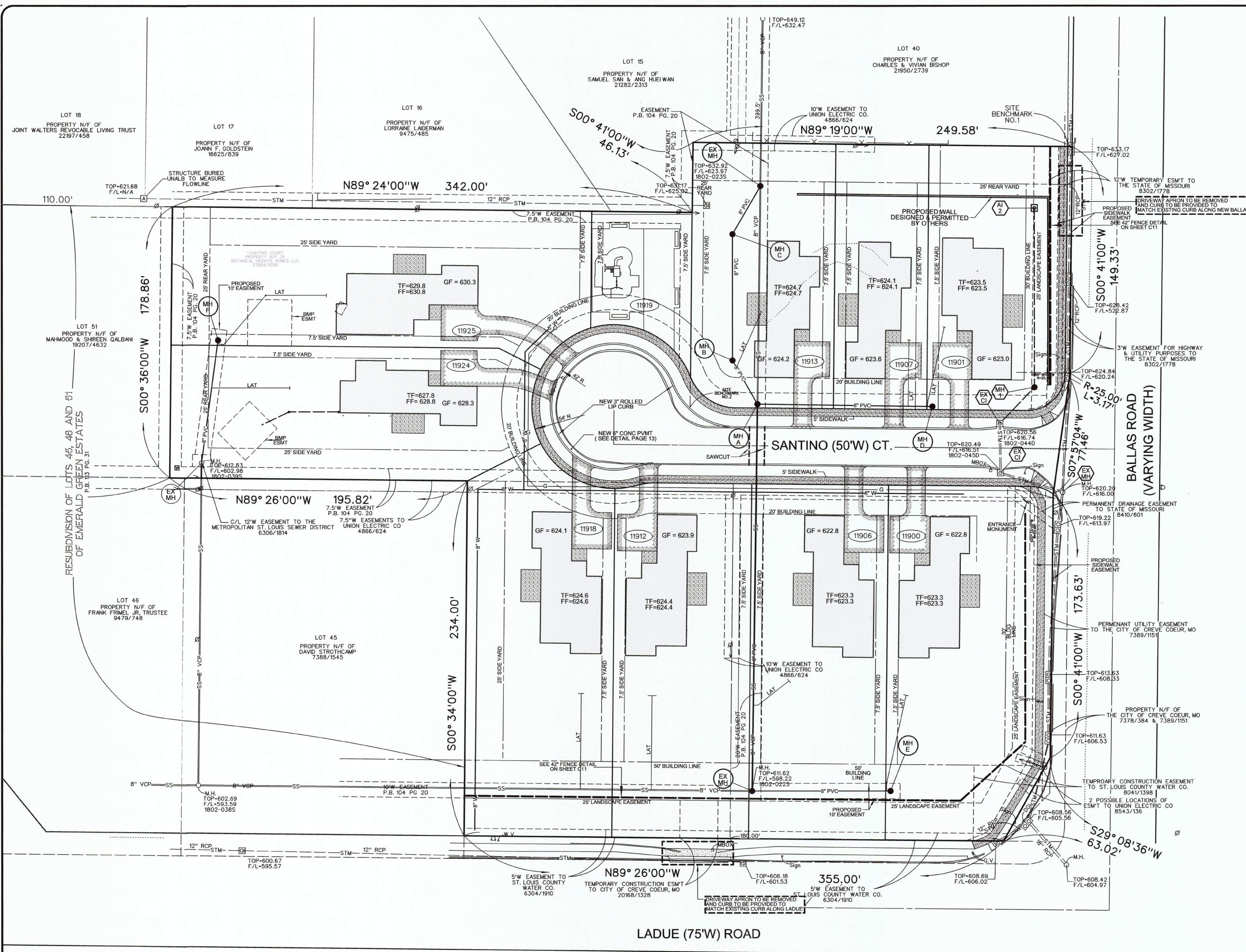
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CITY OF CREVE COEUR, MISSOURI

Timothy J. Meyer, P.E.
PROFESSIONAL ENGINEER
E-24665

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STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24665
PROFESSIONAL ENGINEER
Timothy J. Meyer, P.E.
PROFESSIONAL ENGINEER
E-24665

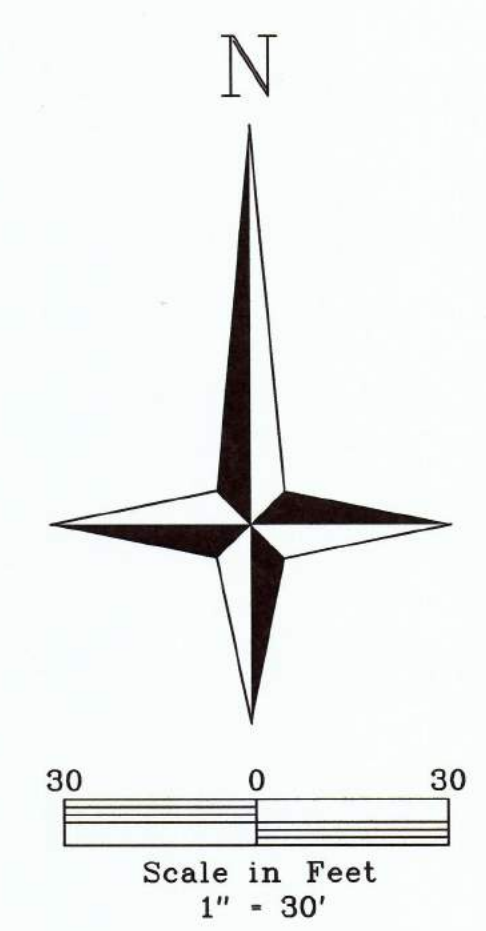
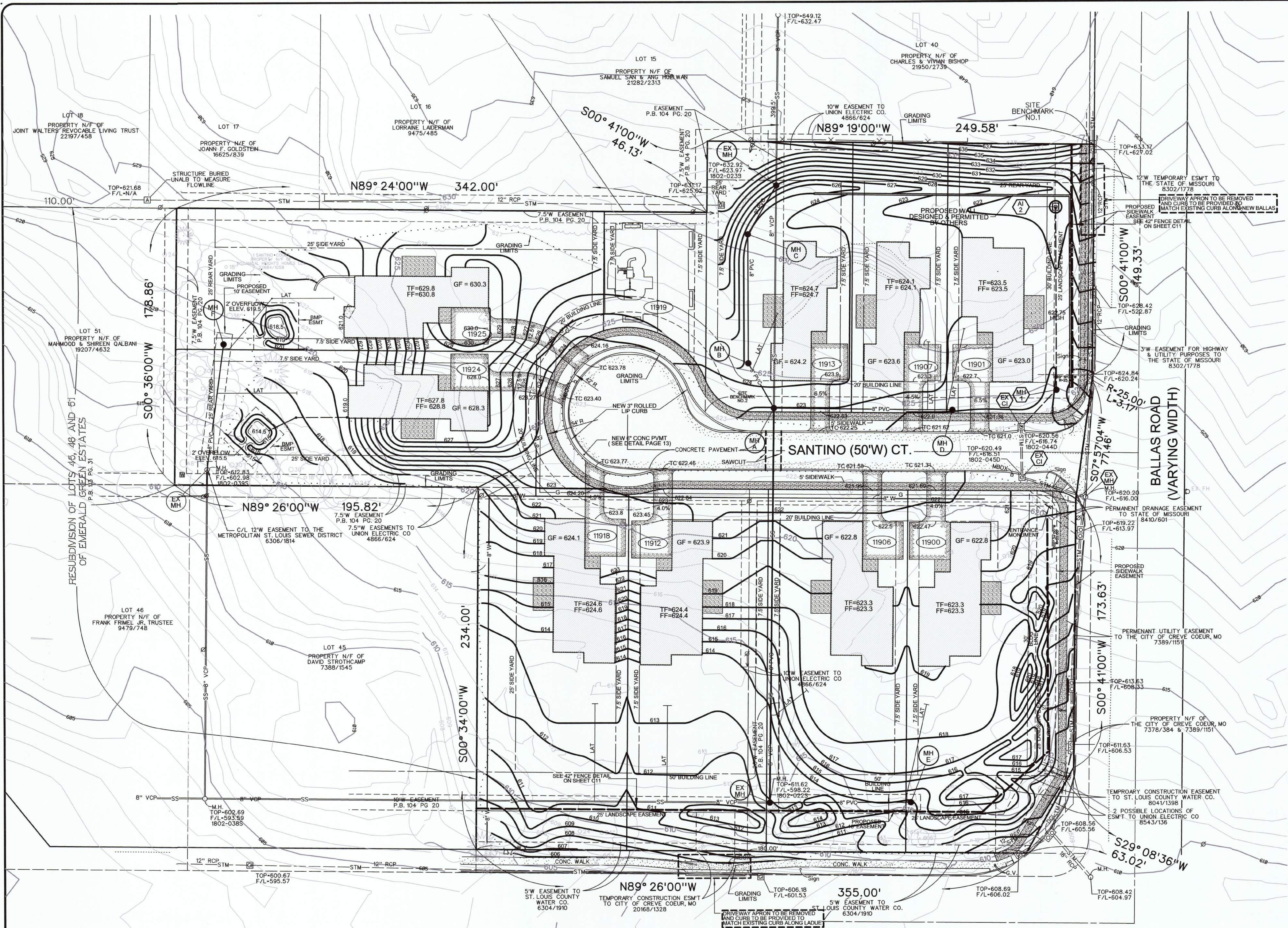
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CITY OF CREVE COEUR, MISSOURI

SITE PLAN
4.732 ACRES
21495-0
04/16/2018
C04

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E-24665

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CITY OF CREVE COEUR, MISSOURI

GRADING PLAN C05

4.732 ACRES

21485-0

LOGICATOR NUMBER: 180410092
180410093
180410094
180410095

04-16-2018

C05

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LIMITS OF DISTURBANCE

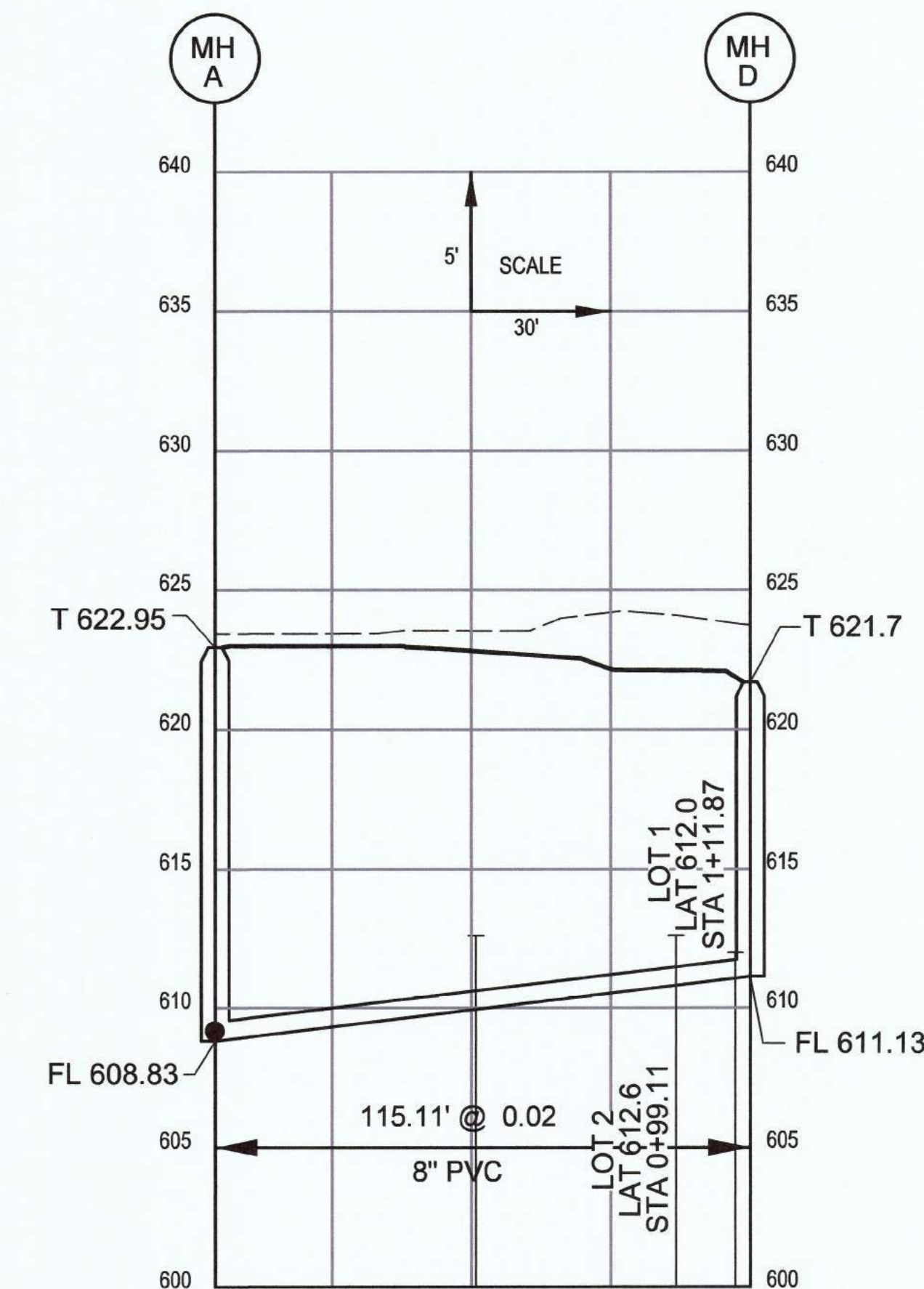
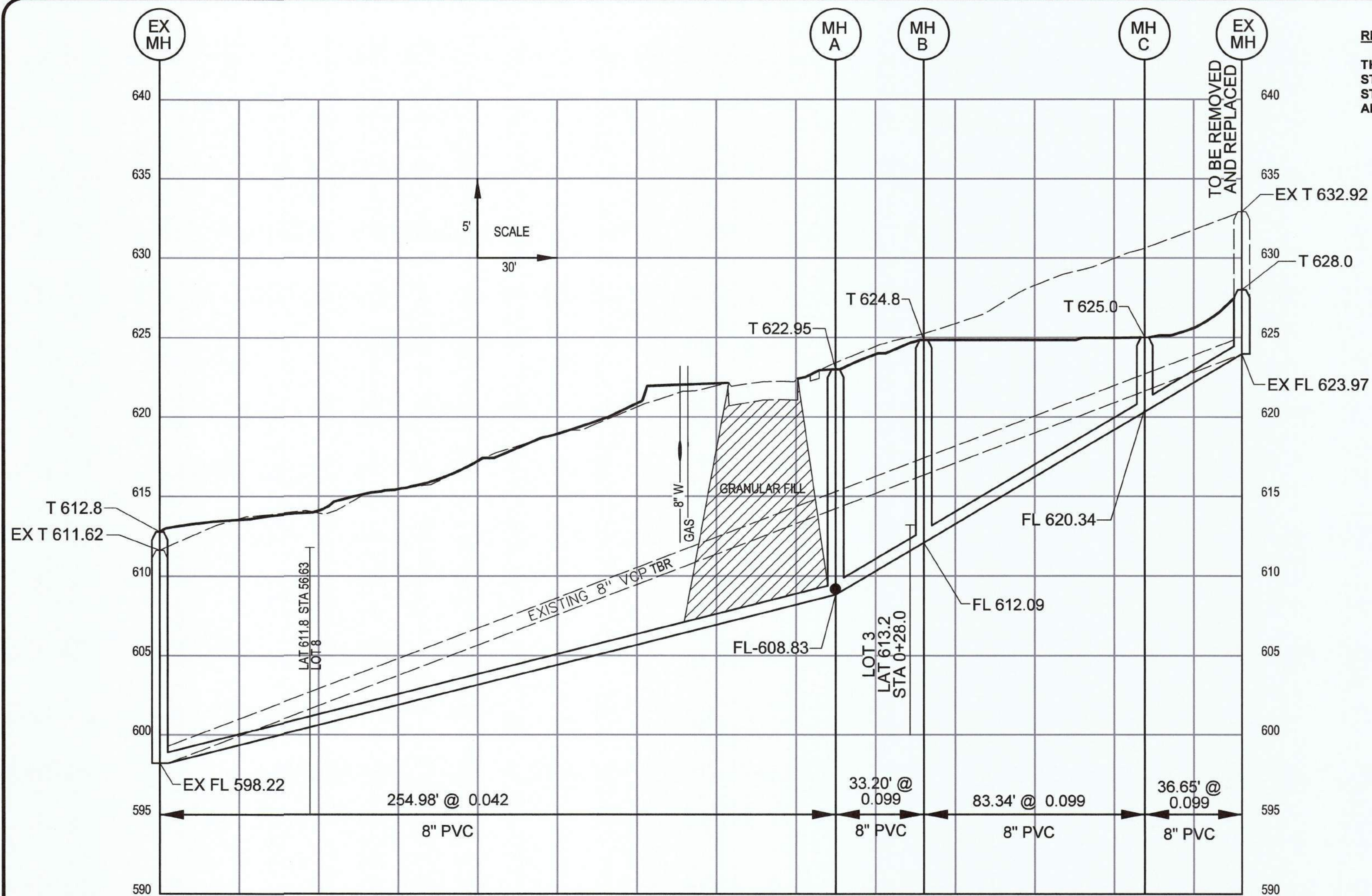
THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON
THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER
POSSIBLE.

GRADING QUANTITY TOTALS

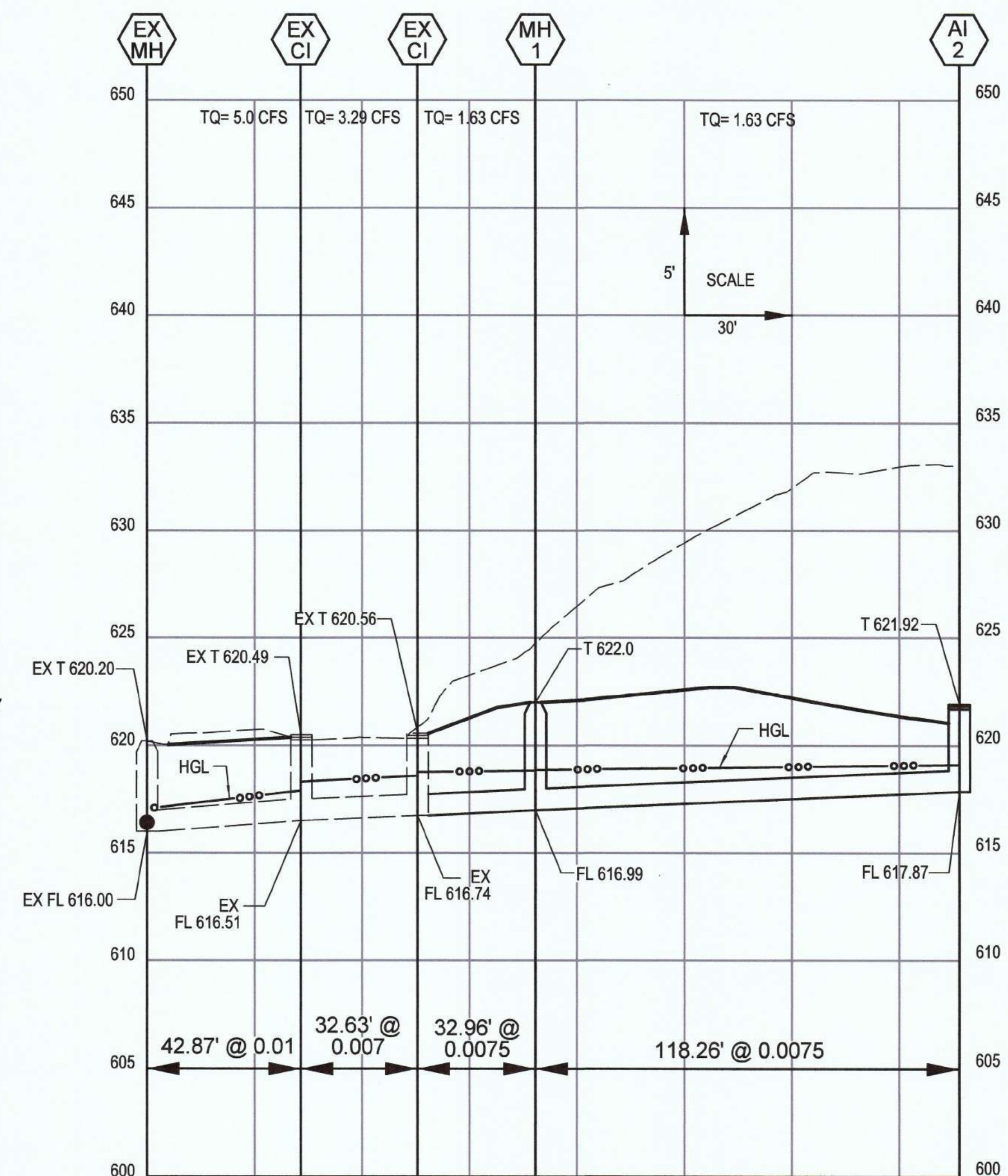
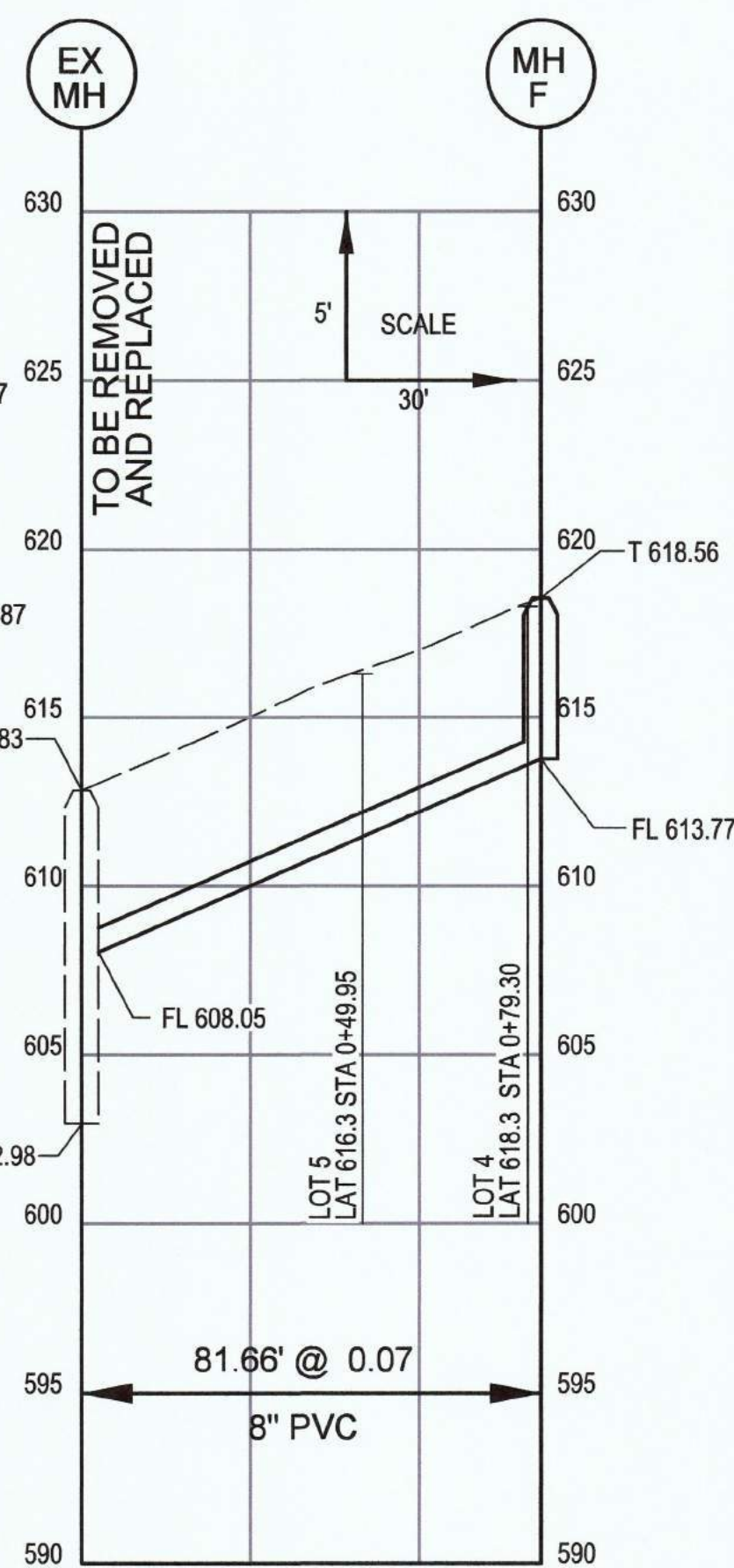
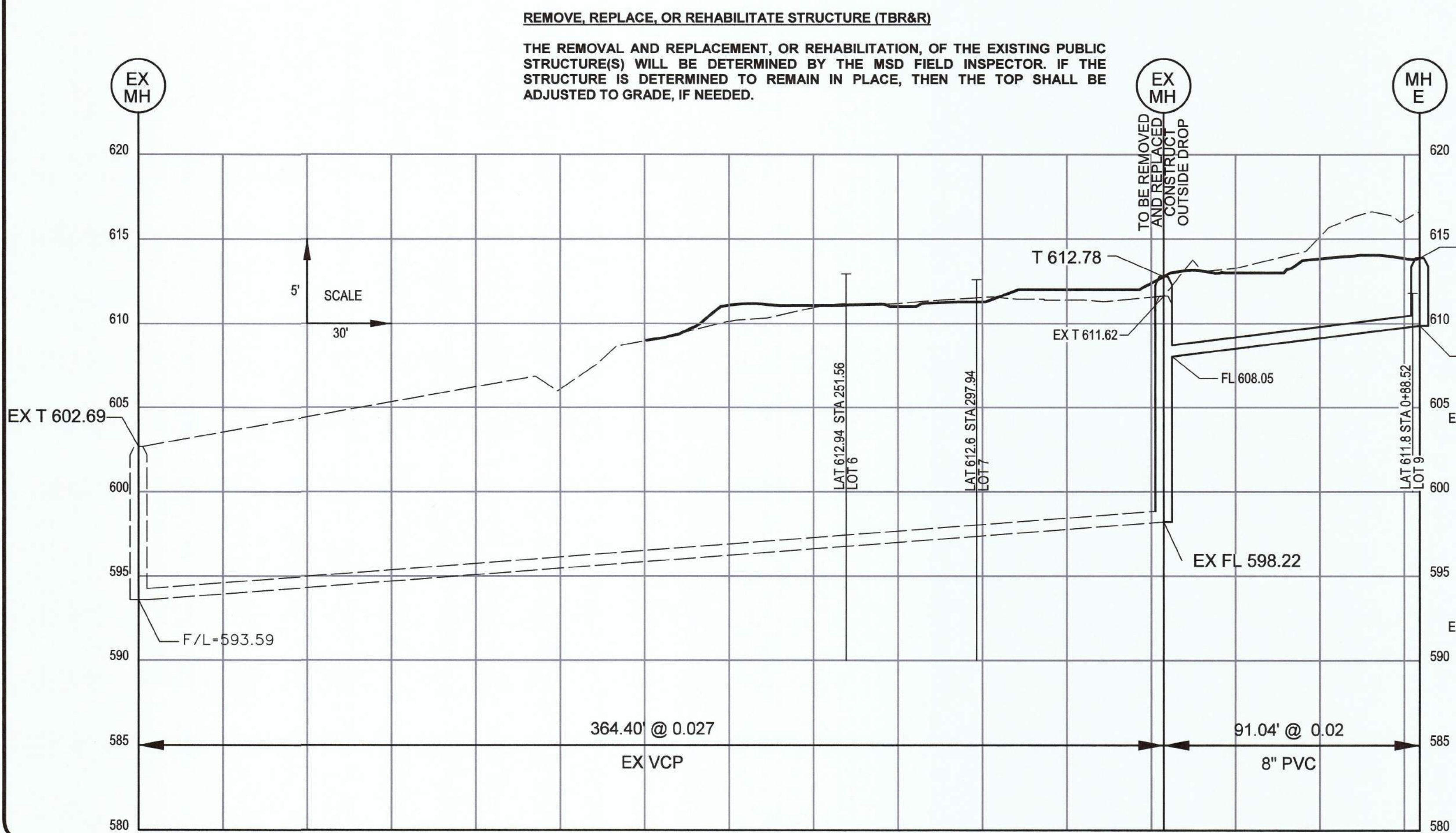
CAD / GEOPACK BALANCE FROM EXISTING TO FINAL

CUT: 11,750 CU. YD.
FILL: 4,625 CU. YD. (15% SHRINKAGE)
BALANCE: 7,225 CU. YD. (EXCESS)

*THE ENGINEER HAS CALCULATED THE ESTIMATED EARTHWORK QUALITIES, AS NOTED
ABOVE. AS AN ESTIMATE THESE QUALITIES ARE SUBJECT TO CHANGE BASED ON SITE
SPECIFIC CONDITIONS AND SOIL TYPE. THESE QUANTITIES SHOULD BE CONSIDERED AN
ESTIMATE ONLY AND THE GRADING CONTRACTOR IS RESPONSIBLE FOR PREPARING A
TAKEOFF AND NOTIFYING THE ENGINEER IN WRITING OF ANY DISCREPANCIES.



HYDRAULIC CALCULATIONS
SEE SHEET C11



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STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J. MEYER, P.E.
NUMBER E-24665
Authority #203

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SANITARY & STORM SEWER PROFILES
LOCATOR NUMBER: 180610002
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180610002
4.732 ACRES
21495-0
04-16-2018
C06

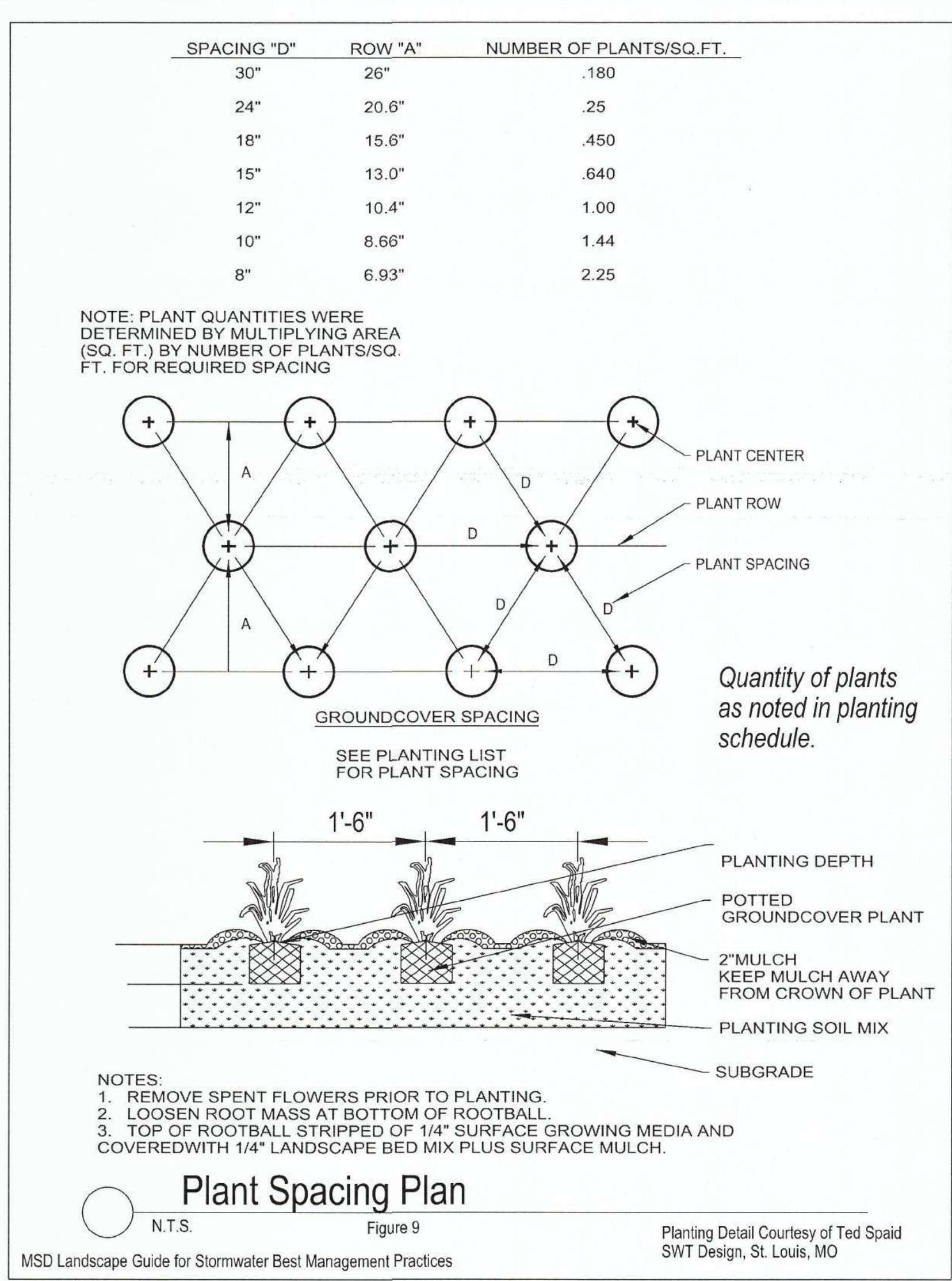


Table 3: Planting, Water and Mulch Requirements

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 Feb. - April only	2.25"x 3.75" or larger (plug)	Water each plug immediately after planting**		1.5" for plugs
Manual watering with standard sprinkler	Late Feb. - Early June Sept. - October	4.5"x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days until plants established***	1" (60 min) every 7 days until plants established***	2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late Feb. - Early Oct.	2.25"x 3.75" (plug) or larger in spring & fall 4.5"x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days in spring & 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 % inch of natural rain then you will need to add a % 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 anting 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 m-rennials and grasses and up to 6-7 months for trees and shrubs.

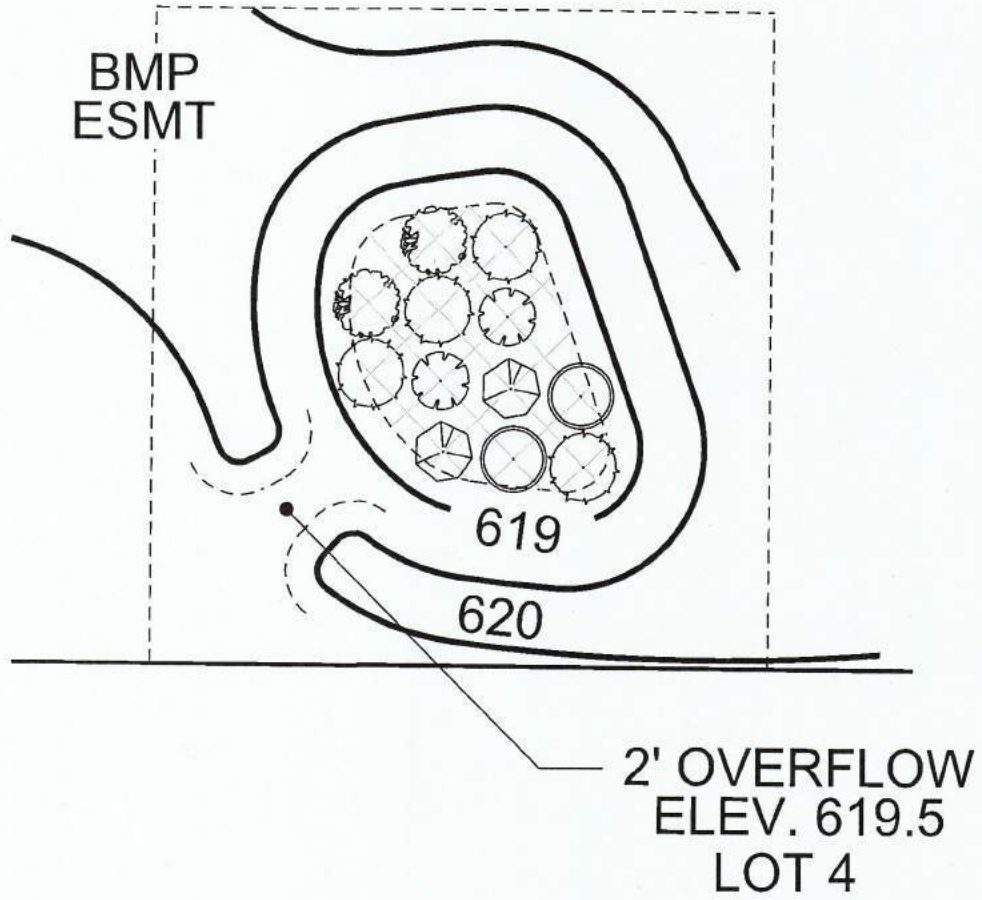
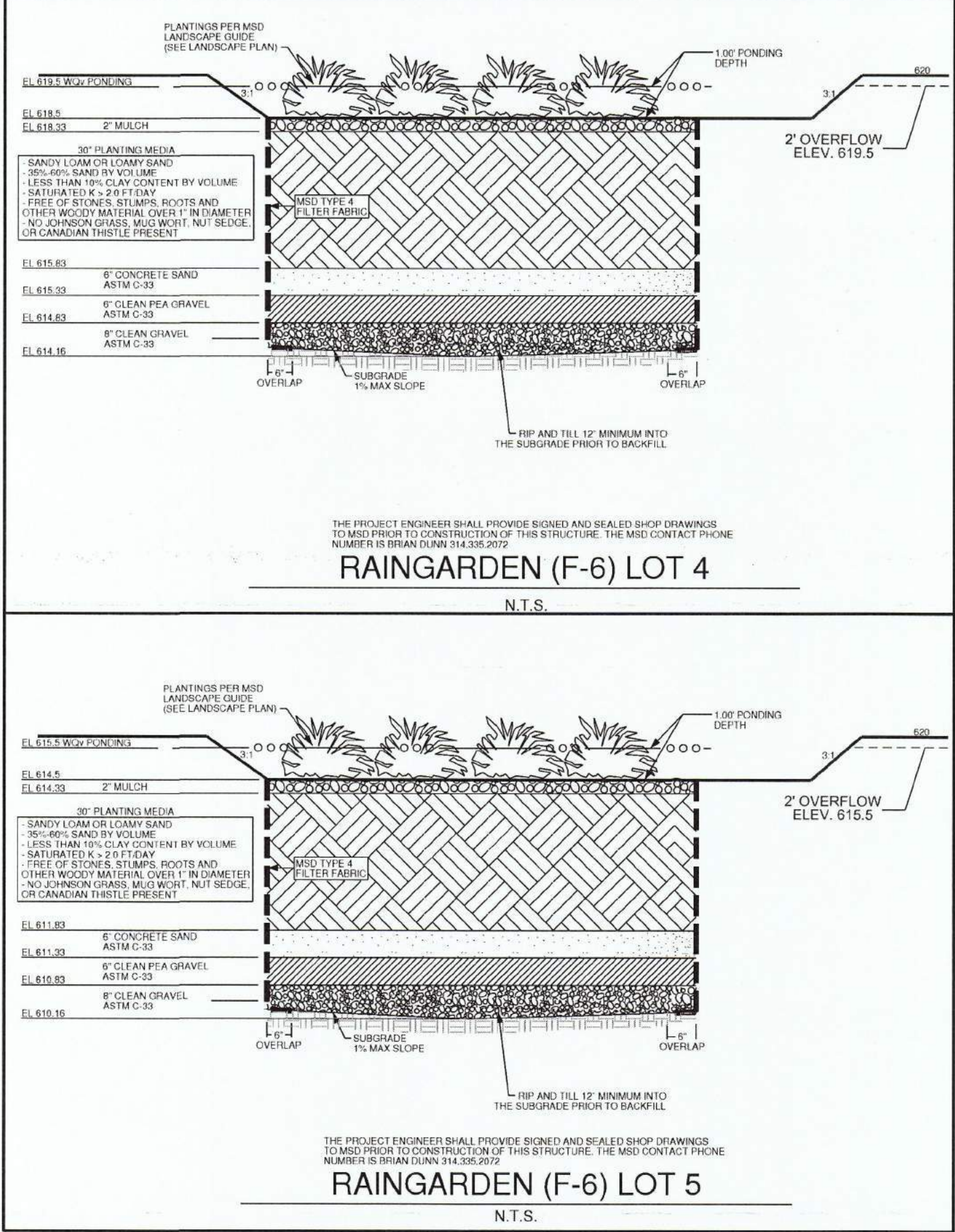
***Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings a depth of 3 inches.

BMP SHOP DRAWING NOTE: MSD SHOP DRAWING SUBMITTAL REQUIRED FOR THE BIORETENTION BASINS (RAIN GARDENS) AND AMENDED SOILS AND THEIR COMPONENTS PRIOR TO CONSTRUCTION. MSD CONTACT: BRIAN DUNN - 314-335-2072

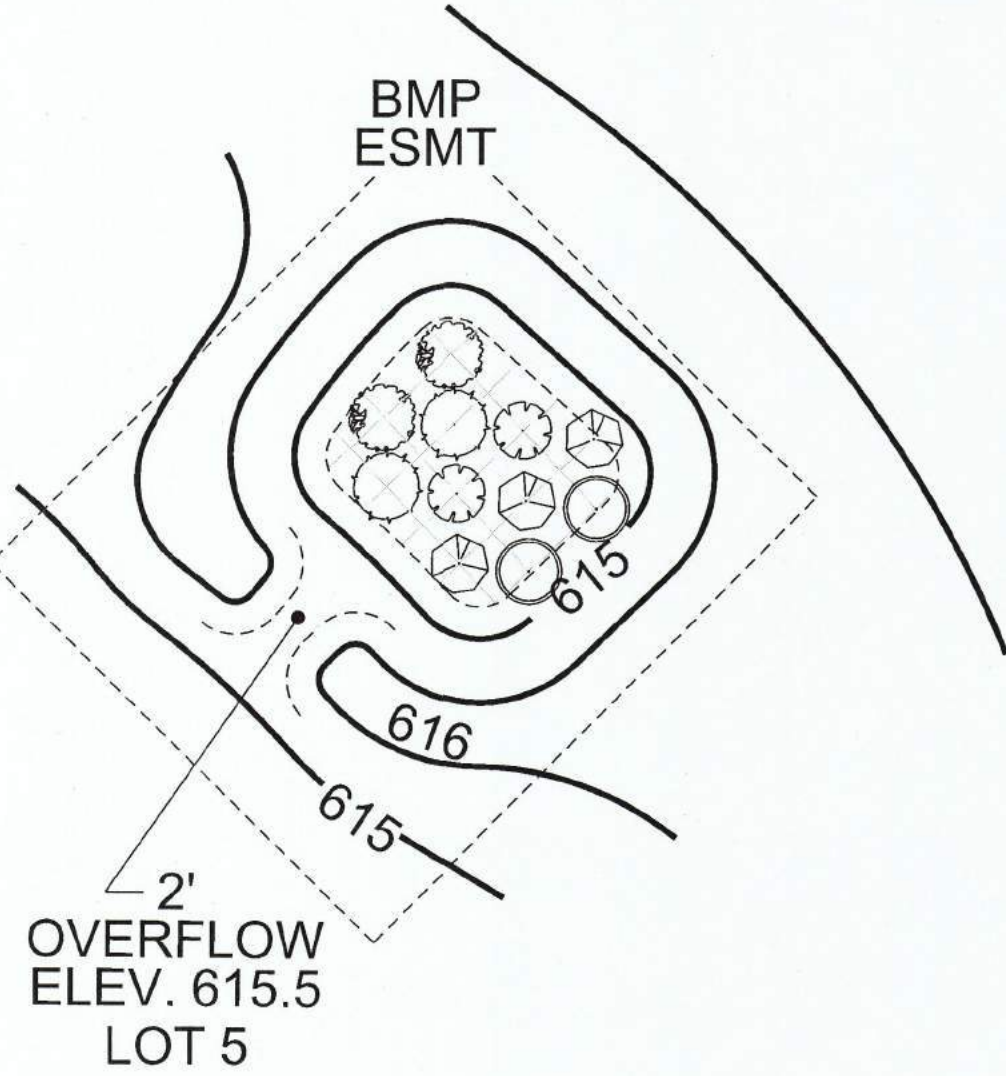
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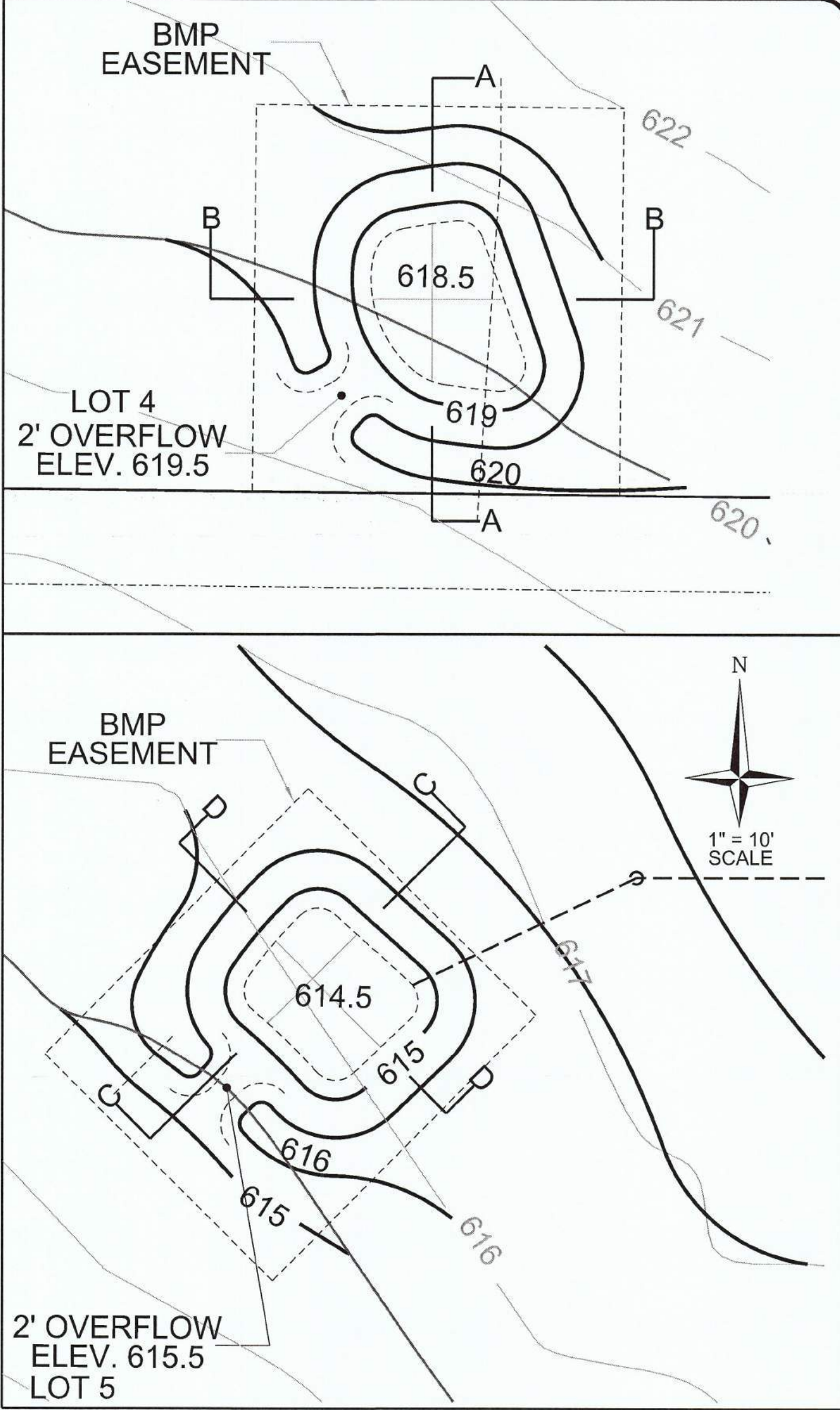
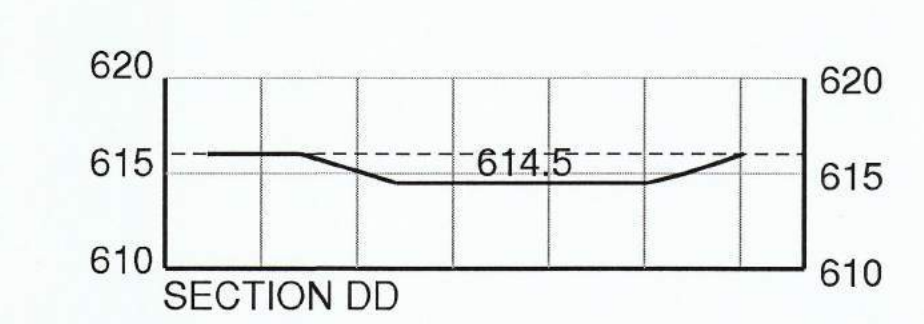
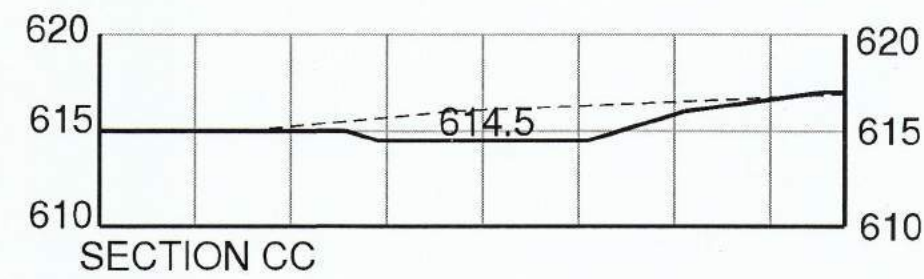
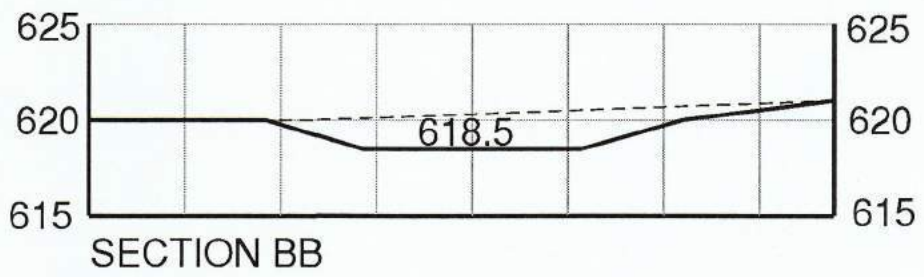
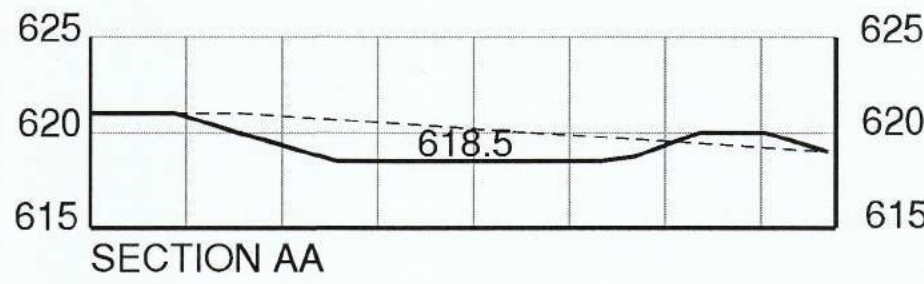
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LANDSCAPING DETAILS AND PLANT SCHEDULE (LOT 4)			
LATIN NAME / COMMON NAME	LEGEND	QUANTITY	SPACING
Carex albican / Oak Sedge	OS /	4	Plug @ 1.5' o.c.
Chelone obliqua / Rose Turtlehead	TH /	2	Plug @ 2.0' o.c.
Echinacea purpurea / Purple Coneflower	PC /	2	Plug @ 1.5' o.c.
Rudbekia fulgida / Orange Coneflower	OC /	2	Plug @ 2.0' o.c.
Cercis Canadensis / Redbud	RB /	2	Plug @ 1.5' o.c.



LANDSCAPING DETAILS AND PLANT SCHEDULE (LOT 5)			
LATIN NAME / COMMON NAME	LEGEND	QUANTITY	SPACING
Carex albican / Oak Sedge	OS /	2	Plug @ 1.5' o.c.
Chelone obliqua / Rose Turtlehead	TH /	2	Plug @ 2.0' o.c.
Echinacea purpurea / Purple Coneflower	PC /	2	Plug @ 1.5' o.c.
Rudbekia fulgida / Orange Coneflower	OC /	3	Plug @ 2.0' o.c.
Cercis Canadensis / Redbud	RB /	2	Plug @ 1.5' o.c.



- NOTES:
1. CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO RAINGARDEN AREAS. ALL STORMWATER FLOW TO RAINGRADEN AREAS SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD DEDICATION INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP(S) ONLINE.
 2. ALL PLANTS SELECTED PER MSD LANDSCAPING GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICES DESIGN.
 3. SEE TABLE B.3.2 FOR BIORETENTION MATERIALS SPECIFICATIONS.
 4. SEE TABLE 3 FOR PLANTING, WATER, AND MULCH SPECIFICATIONS.
 5. SEE FIGURE 9 FOR PLANT SPACING DETAILS.
 6. COORDINATE WITH MSD INSPECTOR FOR PLANT SPECIES SUBSTITUTIONS. SEE SECTION 7 FOR BIORETENTION PLANT LIST.
 7. TO PREVENT CONSTRUCTION SEDIMENT FROM CLOGGING INFILTRATION BED, AT NO TIME MAY CONSTRUCTION SEDIMENT ENTER THESE FACILITIES. ADDITIONALLY, THESE FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL SURROUNDING AREAS THAT DRAIN TO THEM ARE FULLY STABLE/ESTABLISHED.

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Authority #203

VOLZ

INCORPORATED

STATE OF MISSOURI

411618

TIMOTHY JOHN MEYER

NUMBER E-24665

PROFESSIONAL ENGINEER

Timothy J. Meyer

Timothy J. Meyer, P.E.
PROFESSIONAL ENGINEER
E-24665

SANTINO COURT

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

SANTINO COURT

SWM BIO RETENTION

LOCATOR NUMBER: 180810026
180810026
180810026

04-16-2018

C07

4.732 ACRES

21495-0

Amended Soils Specifications

Description. This work shall consist of incorporating compost within the root zone of the planned vegetation cover to improve soil quality and evapotranspiration.

Compost Application Procedure. Amended soils disconnection detail.

1. Clear surface of obstructions and properly dispose. The soil surface shall be reasonably free of all objects, including stone and rubble, greater than 2 inches, and other material which will interfere with planting and subsequent site maintenance.
2. Rototill to a depth of 6"-8" (for turf cover and a minimum of 12" for deep rooted vegetation. If the soil is too dense for a rototiller, the soil should first be broken up into large aggregates using a soil ripper.
3. If obstructions are unearthed during tilling, clear obstructions and properly dispose of. The soil surface shall be reasonably free of all objects, including stone and rubble, greater than 2 inches, and other material which will interfere with planting and subsequent site maintenance.
4. Distribute compost evenly to a minimum depth of 2 inches over the soil surface.
5. Rototill several times in perpendicular directions to incorporate compost and other soil amendments.
6. Complete with fine grading and sodding.
7. Water thoroughly. Allow soil to settle for one week.

Compost. Compost shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock may include, but is not limited to: agricultural, food or industrial residuals; class A biosolids as defined in the EPA CFR Title 40, Part 503; yard trimmings, or source-separated municipal solid waste. The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight. The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids. The moisture level shall be such that no visible water or dust is produced when handling the material.

Testing. Prior to delivery of any compost to the site and as part of shop drawing review, the following documentation shall be provided by the contractor to the District Inspector:

- feedstock percentage in the final compost product
- a statement that the compost meets federal and state health and safety regulations
- a statement that the composting process has met time and temperature requirements
- a copy of the lab analysis, less than four months old, performed by a Seal of Testing Assurance Certified Laboratory verifying that the compost meets the physical requirements as described in Table 1.

Sod. Fertilizing, Sodding and Watering to be in accordance with MSD Standard Construction Specifications Part 8 Section F.

Table 1. Physical Requirements for Compost

Parameter	Range	Testing Method
pH	5.0-8.5	TMECC 4.11A
Soluble Salt Concentration	< 10dS/m	TMECC 4.10-A
Moisture	30-60% wet weight basis	SMEWW 2540B
Organic Matter	30-65% dry weight basis	TMECC 5.07-A
Total Nitrogen (N)	>1.00% dry weight basis	TMECC 04.02-D
Phosphate (P2O5)	>0.50% dry weight basis	TMECC 04.03-A
Potash (K2O)	>0.10% dry weight basis	TMECC 04.04-A
Particle Size	95% pass through 5/8" screen or smaller	TMECC 2.02-B
Stability (Carbon Dioxide evolution rate)	>80% relative to positive control	TMECC 5.08-B
Maturity (Seed emergence and seedling vigor)	>80% relative to positive control	TMECC 5.05-A
Physical contaminants (man made inerts)	<1% dry weight basis	TMECC 3.08-A
Chemical contaminants	Meet or exceed US EPA Class A standard, 40 CFR § 503.13, Tables 1 and 3 levels:	
Arsenic	<41 ppm	TMECC 4.06-AS
Cadmium	<39 ppm	TMECC 4.06-CD
Copper	<1,500 ppm	TMECC 4.05-CU
Lead	<300 ppm	TMECC 4.06-PB
Mercury	<17 ppm	TMECC 4.06-HG
Molybdenum	<75 ppm	TMECC 4.05-MO
Nickel	<420 ppm	TMECC 4.06-NI
Selenium	<100 ppm	TMECC 4.06-SE
Zinc	<2,800 ppm	TMECC 4.06-ZN
Biological contaminants (pathogens)	Meet or exceed US EPA Class A standard, 40 CFR § 503.32(a) levels:	
Fecal coliform	<1,000 MPN per gram, dry weight basis	TMECC 7.01

Recommended compost testing methodologies and sampling procedures are provided in Test methods for the Examination of Composting and Compost (TMECC), and Standard Methods for the Examination of Water and Wastewater.

TABLE 1. PHYSICAL REQUIREMENTS FOR COMPOST

PARAMETER	RANGE	TESTING METHOD
PH	5.0-8.5	TMECC 4.11A
SOLUBLE SALT CONCENTRATION	< 10DS/M	TMECC 4.10-A
MOISTURE	30-60% WET WEIGHT BASIS	SMEWW 2540B
ORGANIC MATTER	30-65% DRY WEIGHT BASIS	TMECC 5.07-A
TOTAL NITROGEN (N)	>1.00% DRY WEIGHT BASIS	TMECC 04.02-D
PHOSPHATE (P2O5)	>0.50% DRY WEIGHT BASIS	TMECC 04.03-A
POTASH (K2O)	>0.10% DRY WEIGHT BASIS	TMECC 04.04-A
PARTICLE SIZE	95% PASS THROUGH 5/8" SCREEN OR SMALLER	TMECC 2.02-B
STABILITY (CARBON DIOXIDE EVOLUTION RATE)	>80% RELATIVE TO POSITIVE CONTROL	TMECC 5.08-B
MATURITY (SEED EMERGENCE AND SEEDLING VIGOR)	>80% RELATIVE TO POSITIVE CONTROL	TMECC 5.05-A
PHYSICAL CONTAMINANTS (MAN MADE INERTS)	<1% DRY WEIGHT BASIS	TMECC 3.08-A
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.13, TABLES 1 AND 3 LEVELS:	
ARSENIC	< 41PPM	TMECC 4.06-AS
CADMIUM	< 39 PPM	TMECC 4.06-CD
COPPER	< 1,500 PPM	TMECC 4.05-CU
LEAD	< 300 PPM	TMECC 4.06-PB
MERCURY	< 17 PPM	TMECC 4.06-HG
MOLYBDENUM	< 75 PPM	TMECC 4.05-MO
NICKEL	< 420 PPM	TMECC 4.06-NI
SELENIUM	< 100 PPM	TMECC 4.06-SE
ZINC	< 2,800 PPM	TMECC 4.06-ZN
BIOLOGICAL CONTAMINANTS (PATHOGENS)	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.32(A) LEVELS:	
FECAL COLIFORM	< 1,000 MPN PER GRAM, DRY WEIGHT BASIS	TMECC 7.01

RECOMMENDED COMPOST TESTING METHODOLOGIES AND SAMPLING PROCEDURES ARE PROVIDED IN TEST METHODS FOR THE EXAMINATION OF COMPOSTING AND COMPOST (TMECC), AND STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER.

AMENDED SOILS DESIGN NOTES

AMENDED SOILS SHALL BE PLACED ON LOTS 1, 2, 3, 6, 7, 8, AND 9 AS SHOWN ON THIS PLAN. AT A RATE OF 1 SQUARE FOOT OF ROOF TO 1 SQUARE FOOT OF AMENDED SOILS. DOWNSPOUTS LOCATED AT THE FRONT OF NEW HOMES SHALL DISCHARGE AT GRADE ONTO AMENDED SOILS. AMENDED SOILS SHALL BE PLACED ALONG TREE LAWN BETWEEN PROPOSED SIDE WALK AND EXISTING DRIVE.

BMP CREDIT SUMMARY TABLE

DRAINAGE AREA	TRIBUTARY AREA	IMPERVIOUS AREA	PERVIOUS AREA	WQv REQUIRED	WQv PROVIDED	BMP TYPE
LOT 4	0.13 Ac	0.05 Ac	0.08 Ac	158 CF	188 CF	F-6 BIORETENTION
LOT 5	0.14 Ac	0.04 Ac	0.10 Ac	135 CF	188 CF	F-6 BIORETENTION
TOTAL	0.27 Ac	0.10 Ac	0.17 Ac	293 CF	376 CF	

AMENDED SOILS

SIDEWALK	0.20 Ac	0.08 Ac	0.12 Ac	AMENDED SOILS 1:1 RATIO TO TREAT DRIVE
BUILDING 7 LOTS	1.38 Ac	0.65 Ac	0.73 Ac	AMENDED SOILS 1:1 RATIO TO BUILDING FRONT

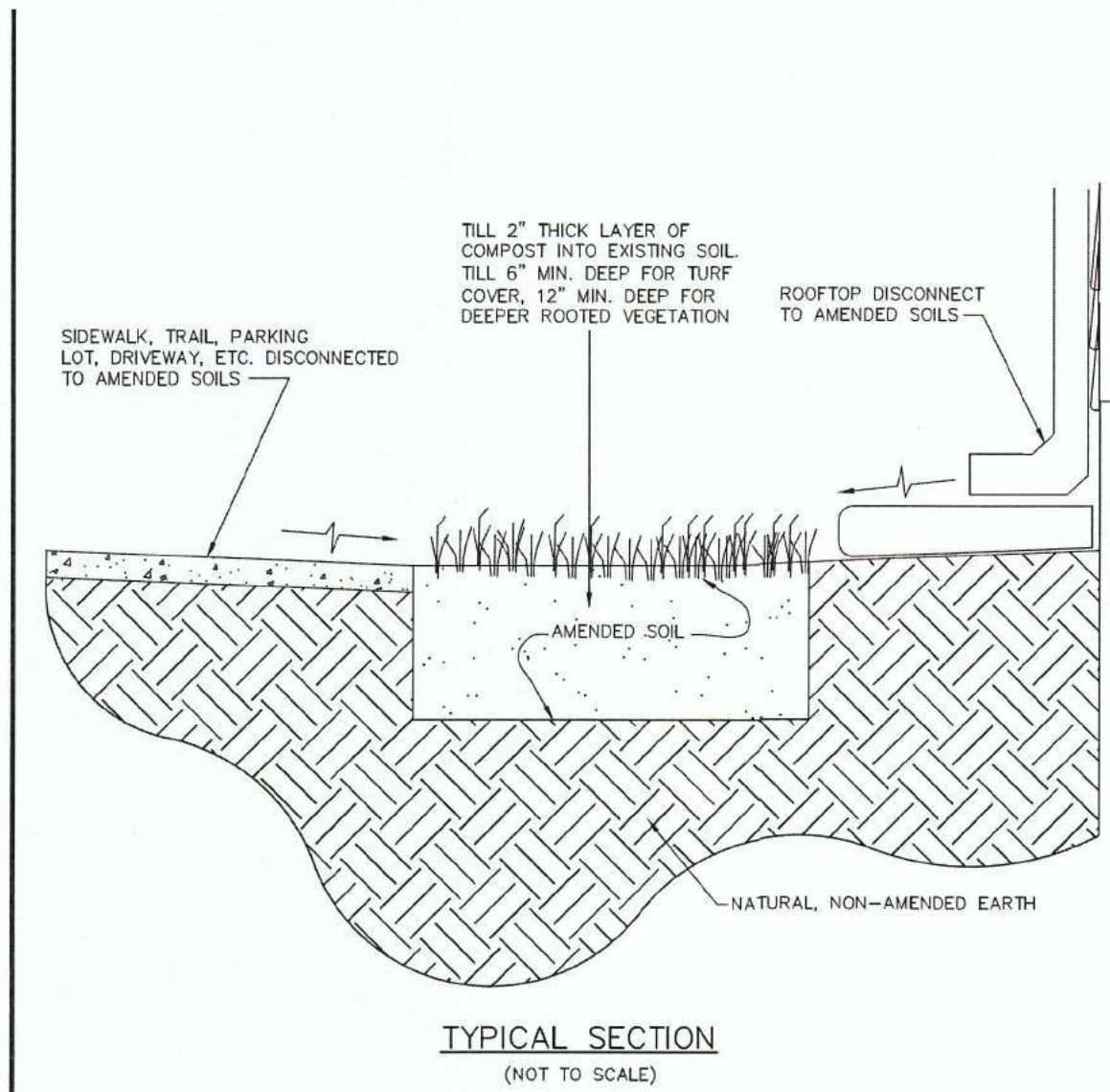
Without Forebay

Bioretention Basin Design and As-built Verification Information Table							
Basin ID	Design Filter Surface Area (ft ²)	As-built Filter Surface Area (ft ²)	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)**
LOT 4	120		518.5	519.5	519.5		188
LOT 5	110		514.5	515.5	515.5		188

* 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



NOTES:

- (1) SEE TABLE 1. AMENDED SOILS DISCONNECTION CRITERIA FOR DESIGN REQUIREMENTS
- (2) TILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION, AND TILL AFTER COMPOST ADDITION
- (3) CLEAN ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA
- (4) FOR TURF COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD SPECIFICATIONS
- (5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS

METROPOLITAN ST. LOUIS SEWER DISTRICT
DETAIL LIBRARY

CATEGORY: BMP

TITLE: AMENDED SOILS
DISCONNECTION DETAIL

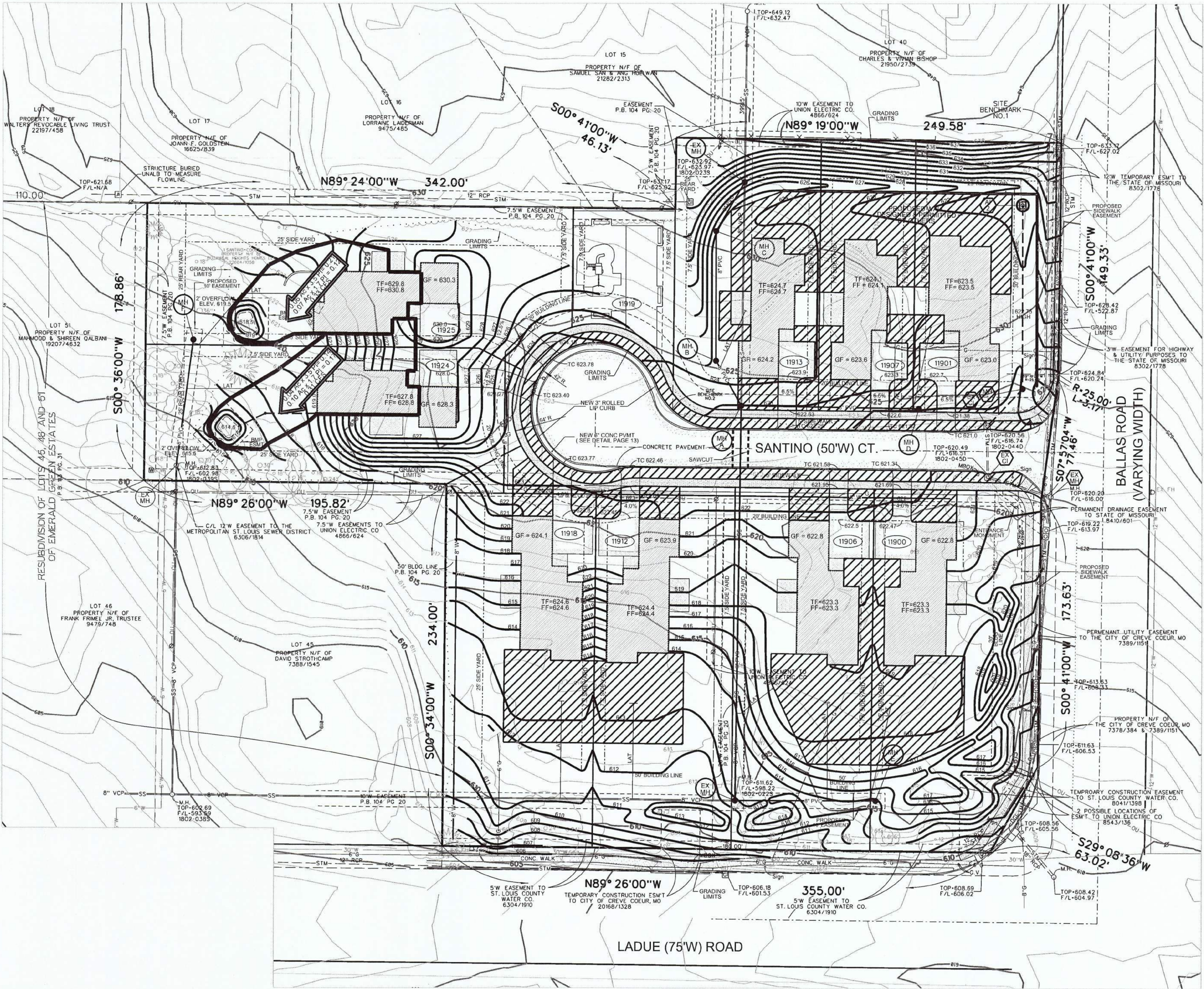
DESCRIPTION
ROOFTOP AND NON-ROOFTOP
DISCONNECTION EXAMPLE

DRAWN BY: JTP

CALL MISSOURI ONE
CALL SYSTEMS INC. TWO
FULL WORKING DAYS IN
ADVANCE OF STARTING

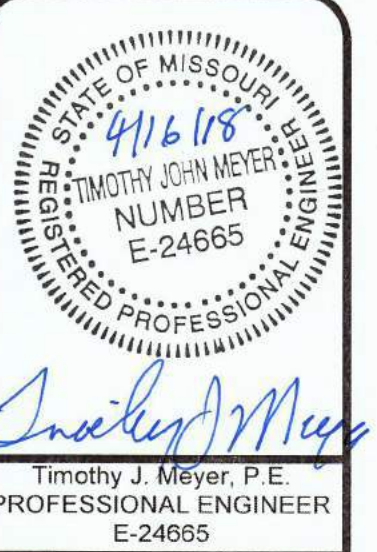


THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.



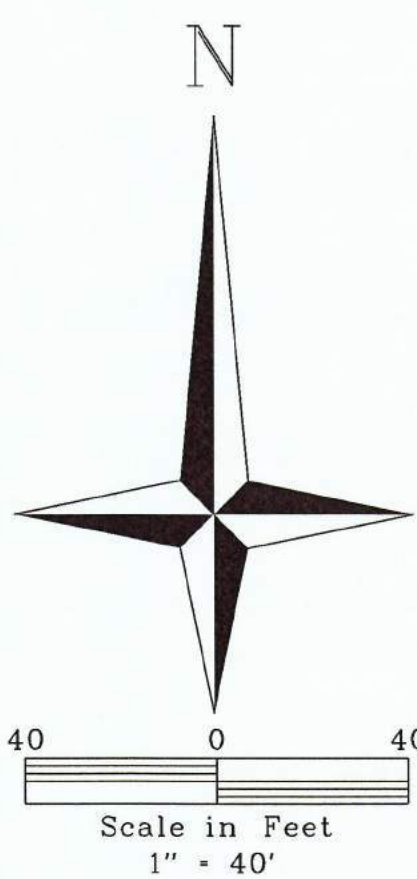
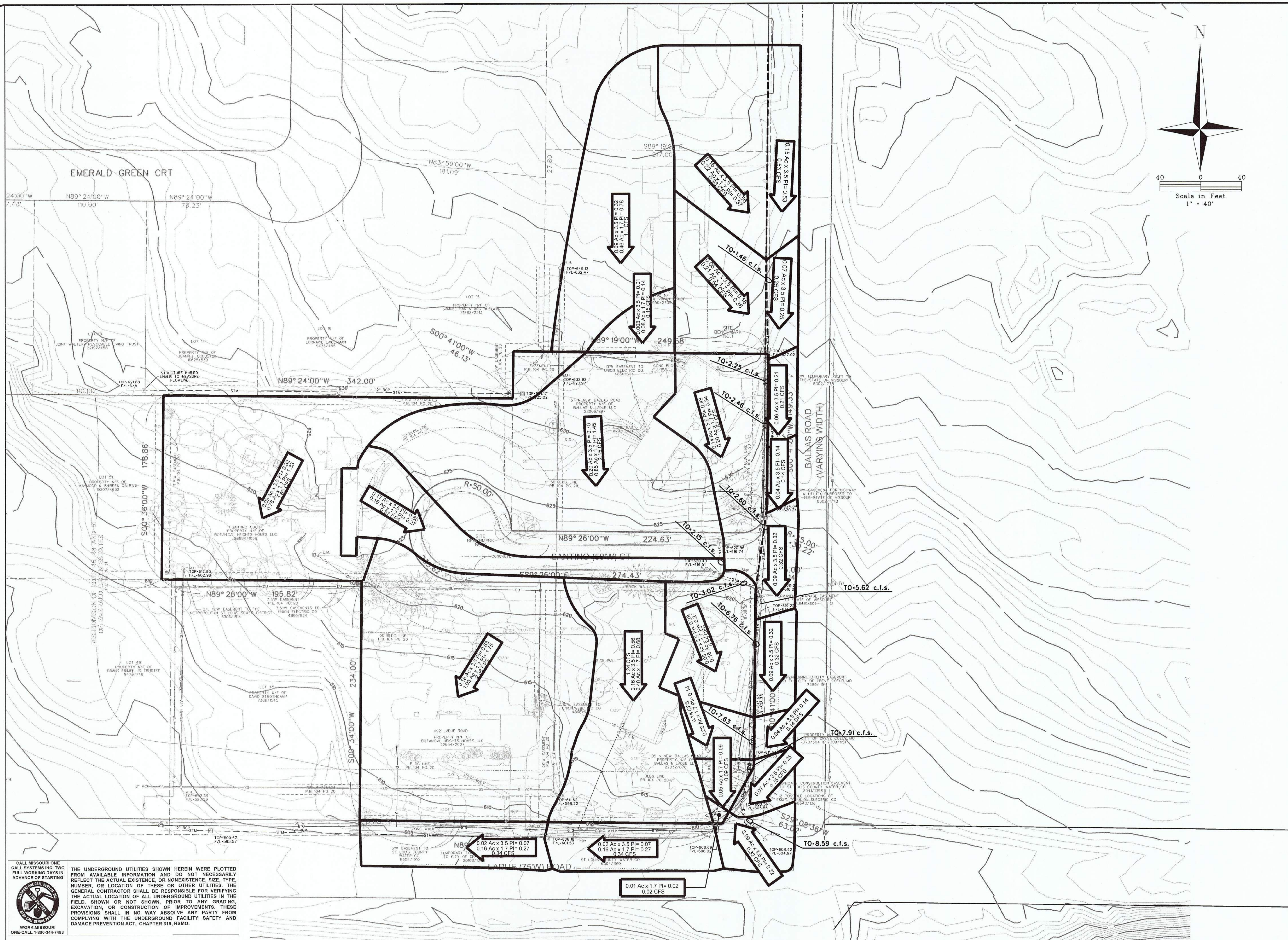
ENGINEERING & SURVEYING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

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SANTINO COURT
A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

AMENDED SOILS & BMP
DRAINAGE AREA MAP
LOCATOR NUMBER: 180610822
180610823
180610824
180610825
4.732 ACRES
04/16/2018
C08



CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

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TIMOTHY JOHN MEYER
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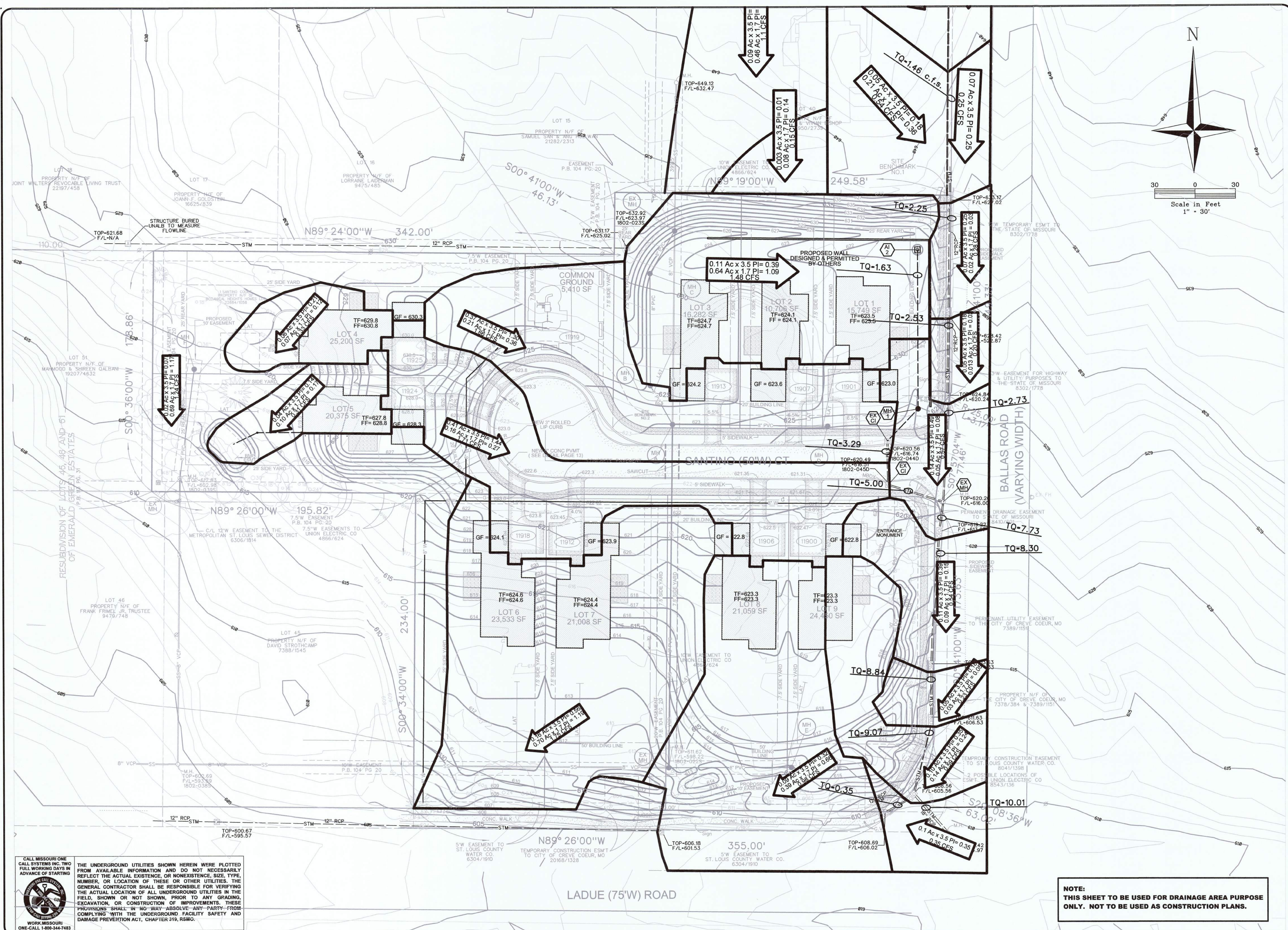
EXISTING DRAINAGE AREA MAP

4.732 ACRES

21495-0

04-16-2018
C09

H:\CADD\21400-21495\21495\mxd\Plan\CD9 - 21495 Existing Drainage Area Map.dgn Default 4/16/2018 10:23 AM



CALL MISSOURI ONE
CALL SYSTEMS INC. TWO
FULL WORKING DAYS IN
ADVANCE OF STARTING
DATE OF THE PROJECT
WORK MISSOURI
ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

NOTE:
THIS SHEET TO BE USED FOR DRAINAGE AREA PURPOSE ONLY. NOT TO BE USED AS CONSTRUCTION PLANS.

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4/16/18
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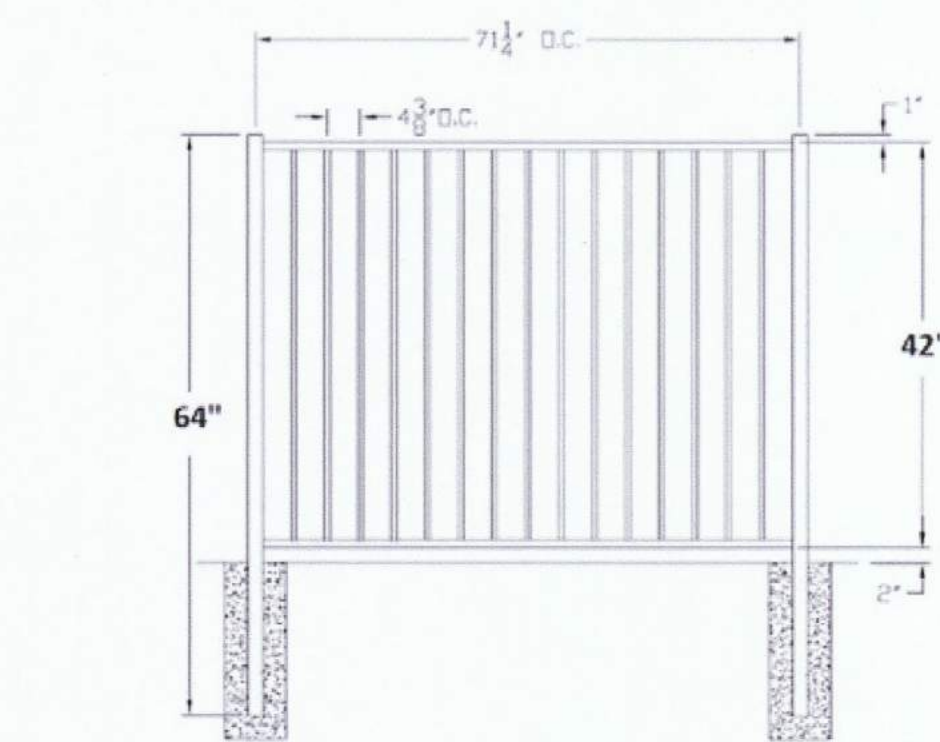
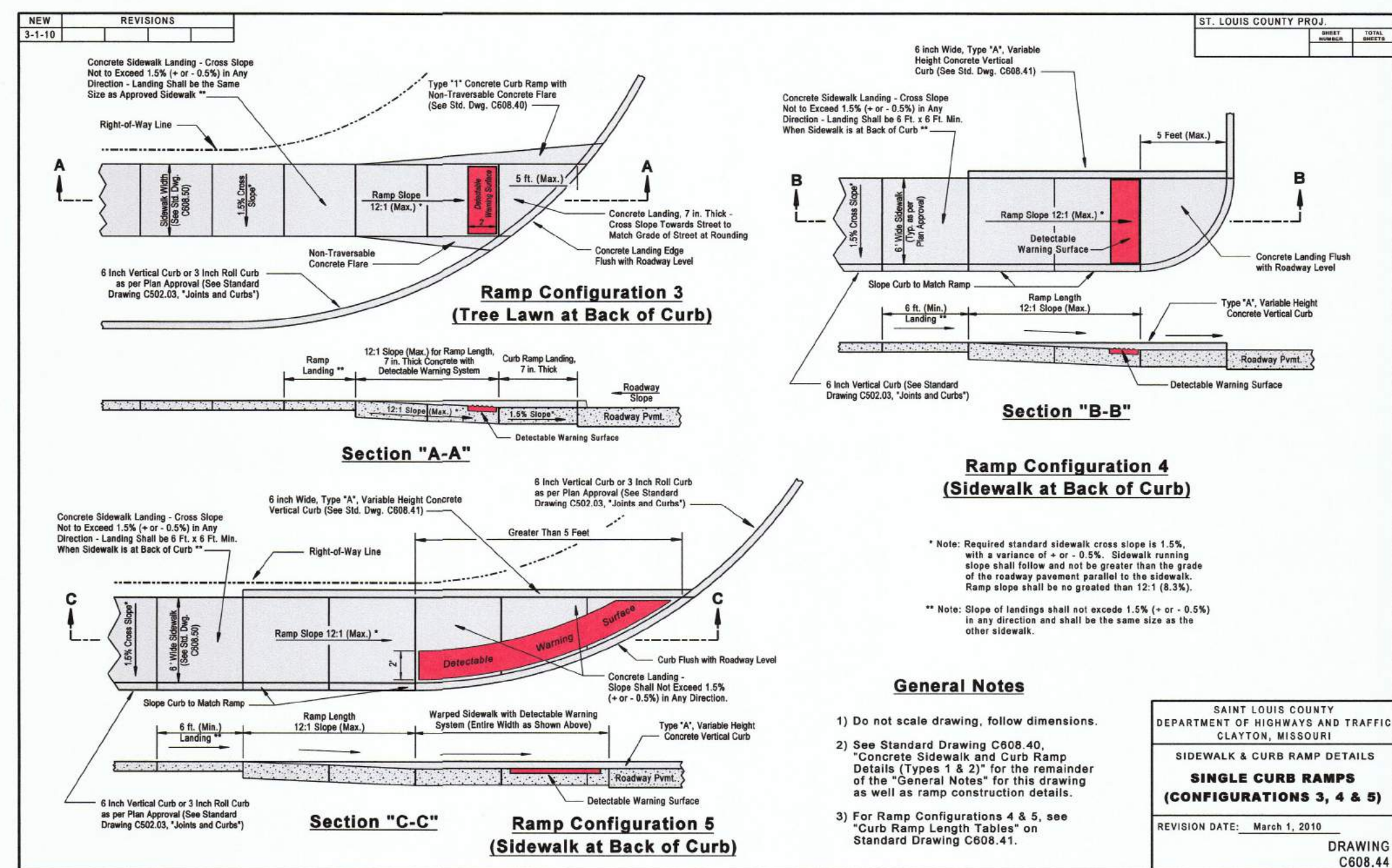
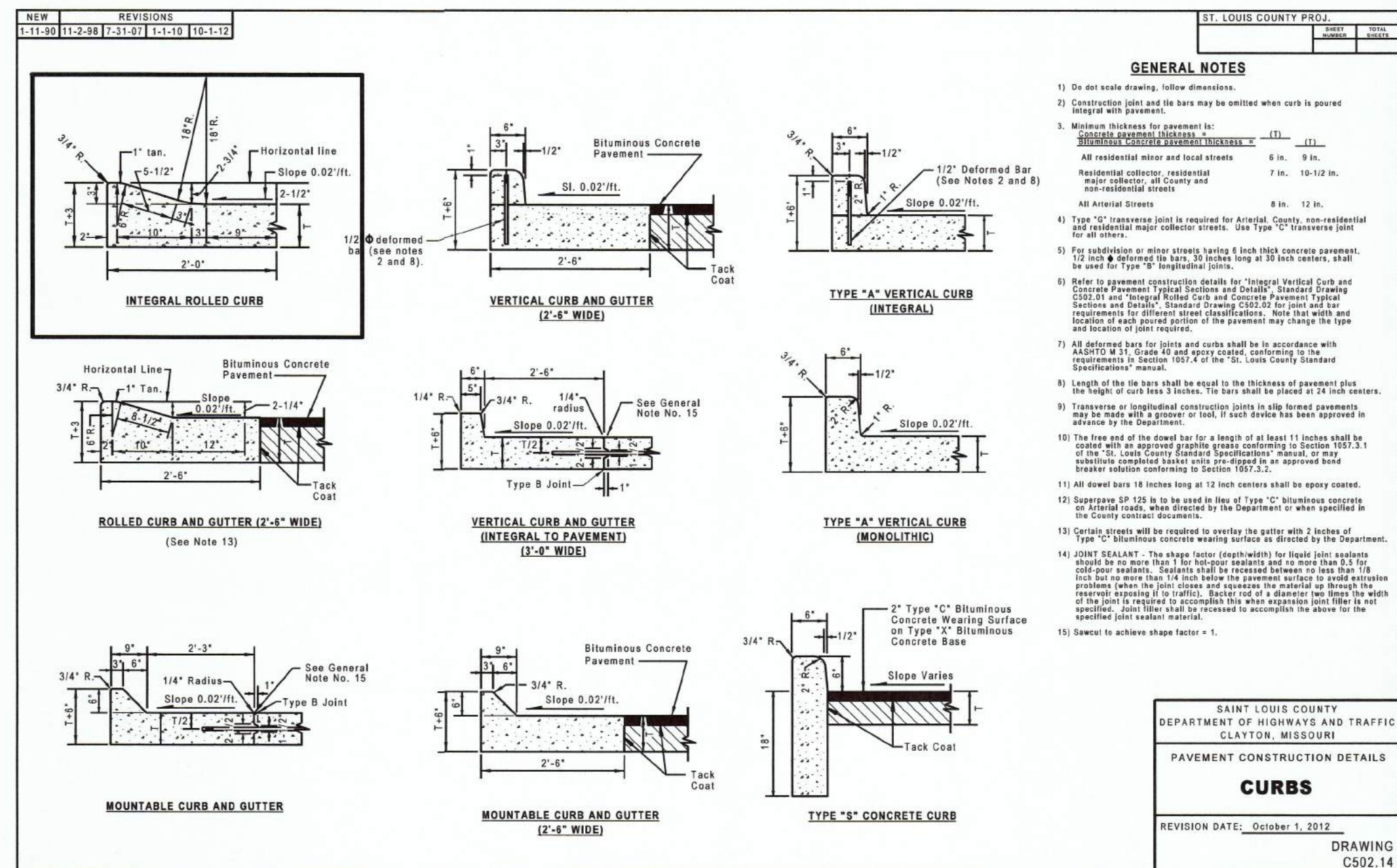
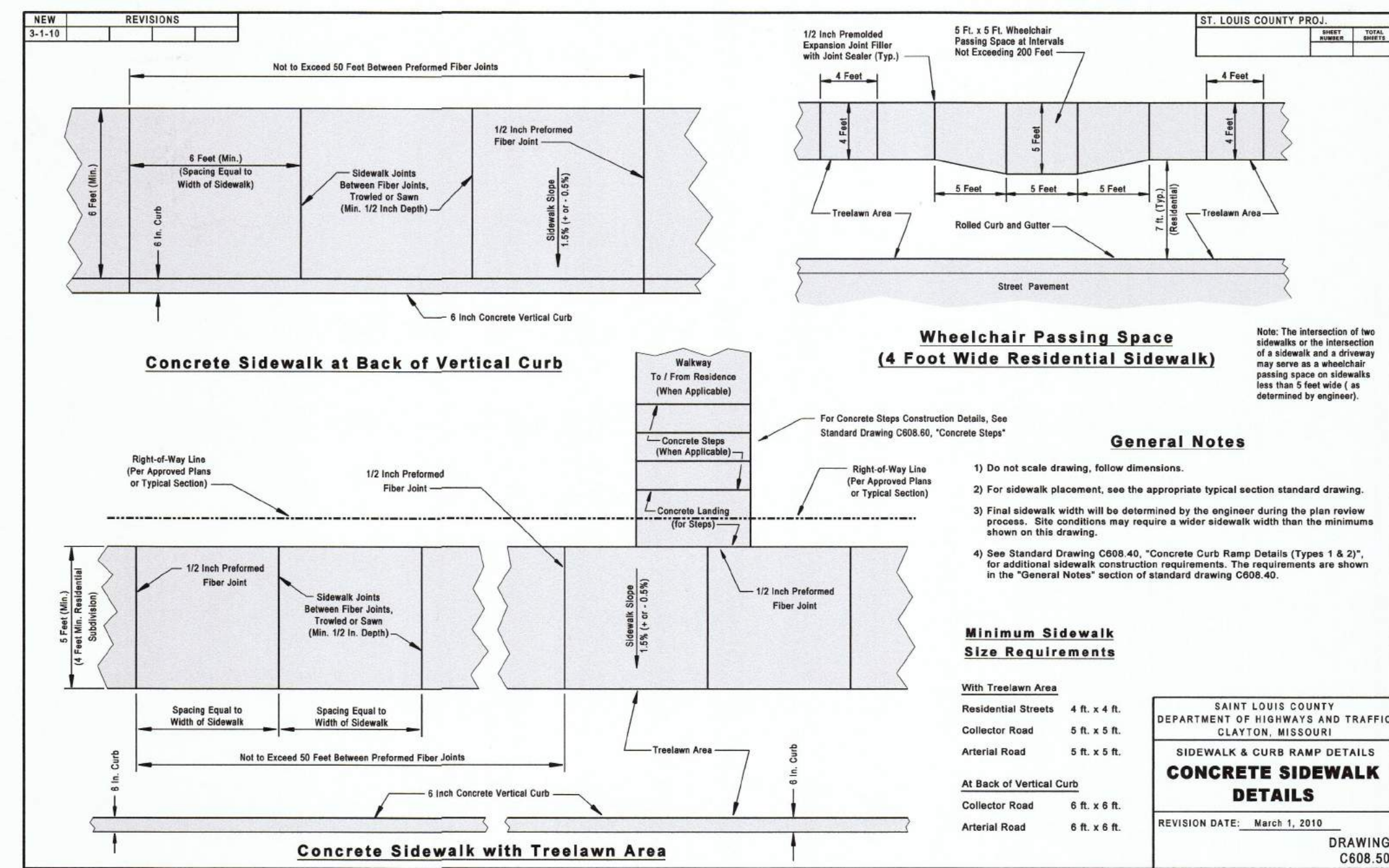
DRAINAGE AREA MAP

LOCATOR NUMBER: 1806 10082
1806 10082
1806 10082
1806 10082

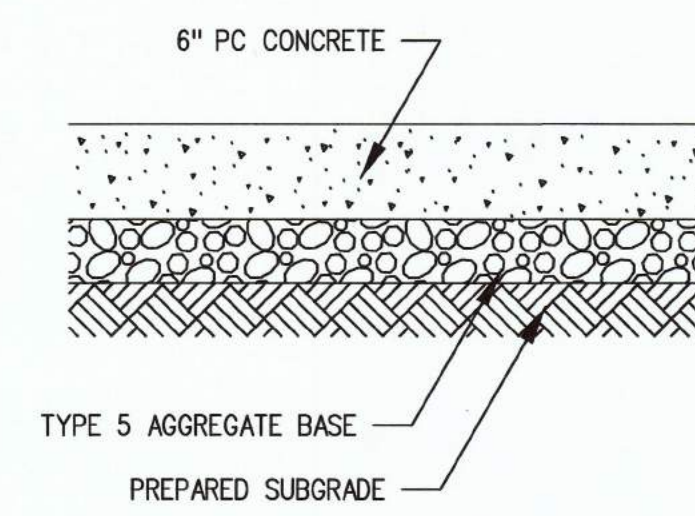
4.732 ACRES

21495-0

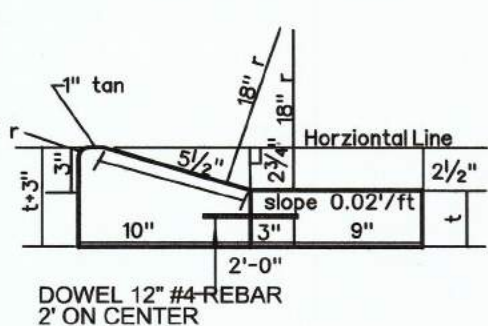
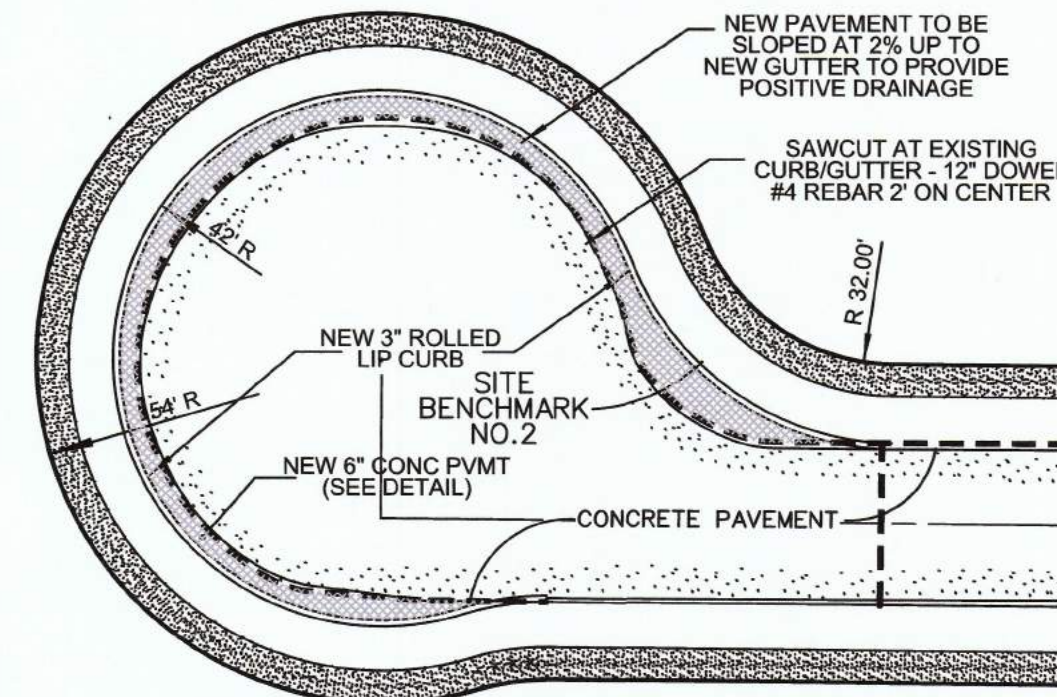
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C10



Aluminum Fence Detail



NEW 6" CONCRETE PAVEMENT
(TO BRING COL-DA-SAC TO CORRECT RADIUS)



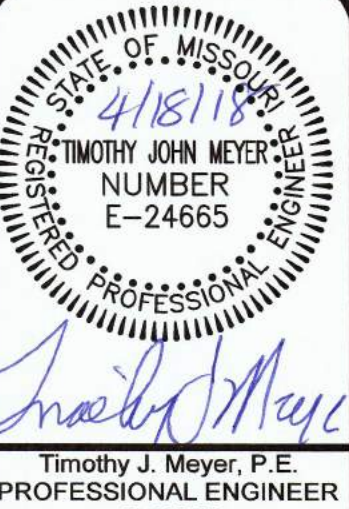
INTEGRAL ROLLED CURB

15 Year-20 Minute Storm Calculations																			
LineNo.	LineID	Pipe Length (ft)	Pipe Size (in)	Invert Down (ft)	Invert Up (ft)	Slope (%)	n Value	Top El Down (ft)	Top El Up (ft)	HGL (Down) (ft)	HGL (Up) (ft)	Juntion Loss	Velocity Average (ft/s)	Deflec. Angle (Deg)	Energy Loss (ft)	Known Q (cfs)	Flow Rate (cfs)	Minor Loss (ft)	Capacity (Full) (cfs)
1	EX DCI to EX MH	30	18	613.97	616.00	6.74	0.013	619.22	620.20	615.47	617.06	0.00	5.08	-16.90	0.20	2.73	7.73	0.00	27.27
2	EX MH to EX CI	43	12	616.00	616.51	1.19	0.013	620.20	620.49	617.06	617.91	0.65	6.37	-81.00	0.85	1.71	5.00	0.41	3.88
3	EX CI to EX CI	33	12	616.51	616.74	0.70	0.013	620.49	620.56	618.32	618.60	0.61	4.19	72.00	0.28	1.66	3.29	0.17	2.97
4	EX CI to MH 1	33.00	12	616.74	616.99	0.76	0.013	620.56	622.00	618.77	618.84	0.47	2.08	44.50	0.07	0.00	1.63	0.03	3.10
5	MH 1 to A1 2	118	12	616.99	617.87	0.75	0.013	622.00	621.92	618.87	619.12	0.46	2.08	-43.80	0.25	1.63	1.63	0.03	3.08

100 Year-20 Minute Storm Calculations																			
LineNo.	LineID	Pipe Length (ft)	Pipe Size (in)	Invert Down (ft)	Invert Up (ft)	Slope (%)	n Value	Top El Down (ft)	Top El Up (ft)	HGL (Down) (ft)	HGL (Up) (ft)	Juntion Loss	Velocity Average (ft/s)	Deflec. Angle (Deg)	Energy Loss (ft)	Known Q (cfs)	Flow Rate (cfs)	Minor Loss (ft)	Capacity (Full) (cfs)
1	EX DCI to EX MH	30	18	613.97	616.00	6.74	0.013	619.22	620.20	615.47	617.23	0.00	6.31	-16.90	0.30	3.69	10.44	0.00	27.27
2	EX MH to EX CI	43	12	616.00	616.51	1.19	0.013	620.20	620.49	617.23	618.78	0.65	8.60	-81.00	1.55	2.31	6.75	0.75	3.88
3	EX CI to EX CI	33	12	616.51	616.74	0.70	0.013	620.49	620.56	619.53	620.04	0.61	5.65	72.00	0.51	2.24	4.44	0.30	2.97
4	EX CI to MH 1	33.00	12	616.74	616.99	0.76	0.013	620.56	622.00	620.34	620.47	0.47	2.80	44.50	0.13	0.00	2.20	0.06	3.10
5	MH 1 to A1 2	118	12	616.99	617.87	0.75	0.013	622.00	621.92	620.53	620.98	0.46	2.80	-43.80	0.45	2.20	2.20	0.06	3.08



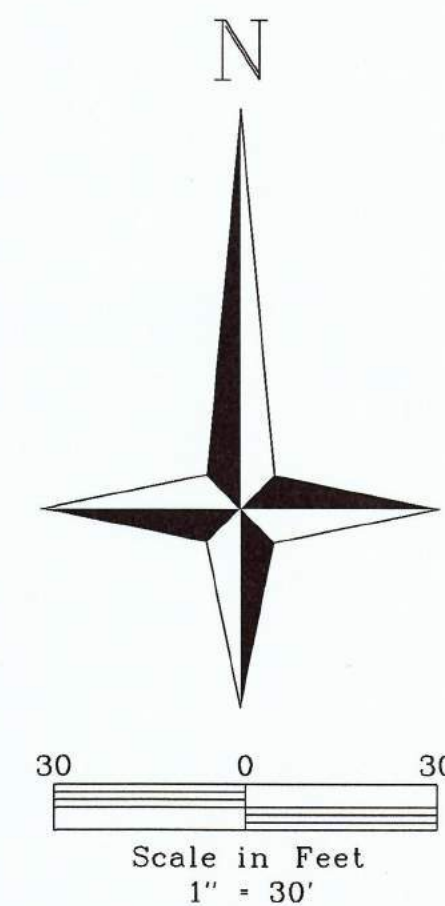
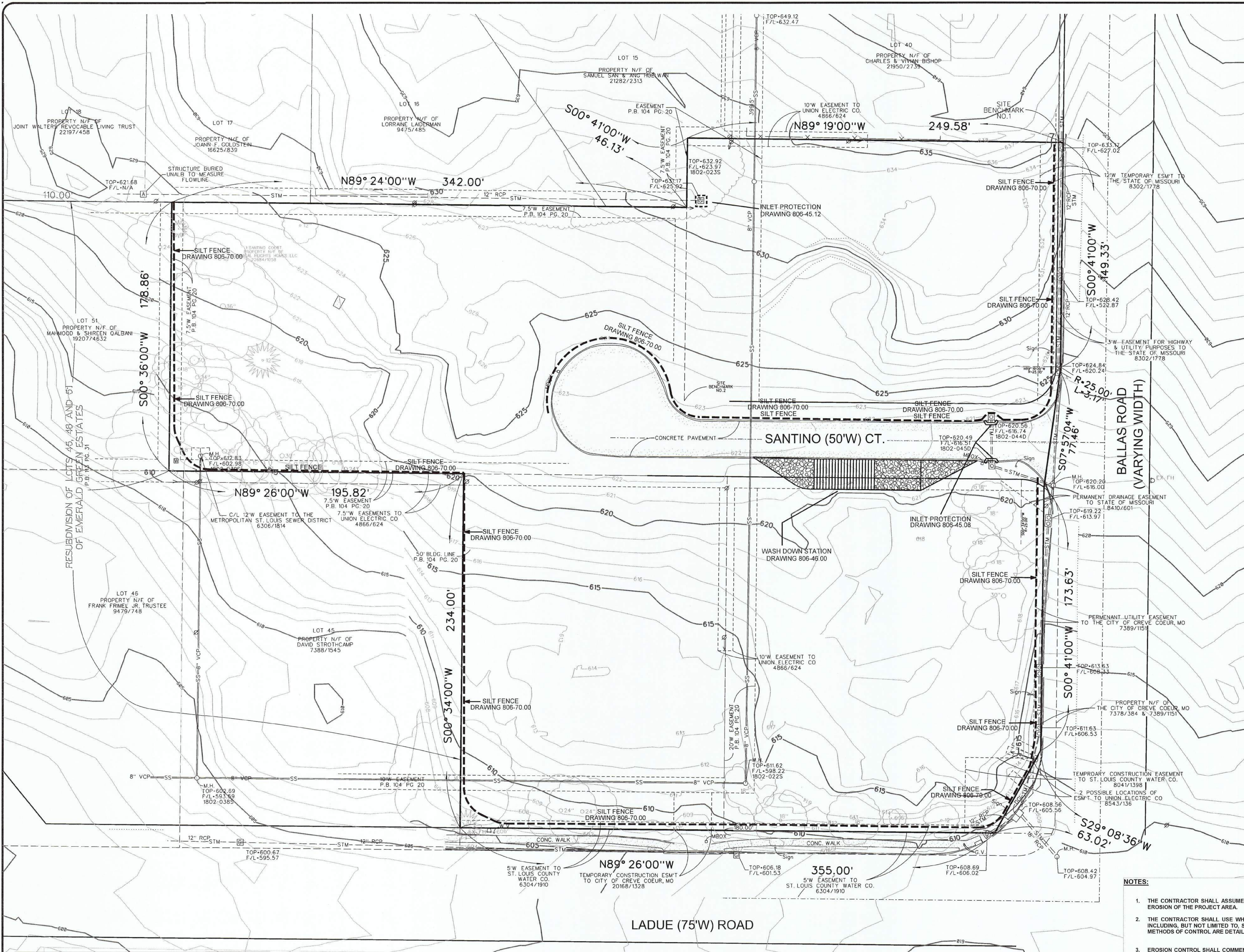
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CONSTRUCTION DETAILS
4.732 ACRES
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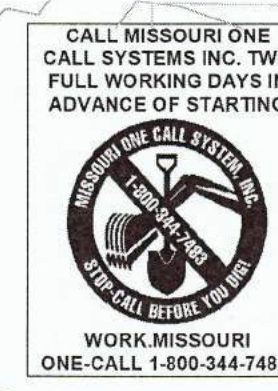
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OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

SEE NOTES ON
SHEET C13

NOTES:

1. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN).
3. EROSION CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF CREVE COEUR.
4. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT.
5. THE OWNER AND/OR THE CITY OF CREVE COEUR MAY, AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
6. ANY DEPOSITING OF SILTS OR MUD ONTO NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF CREVE COEUR.



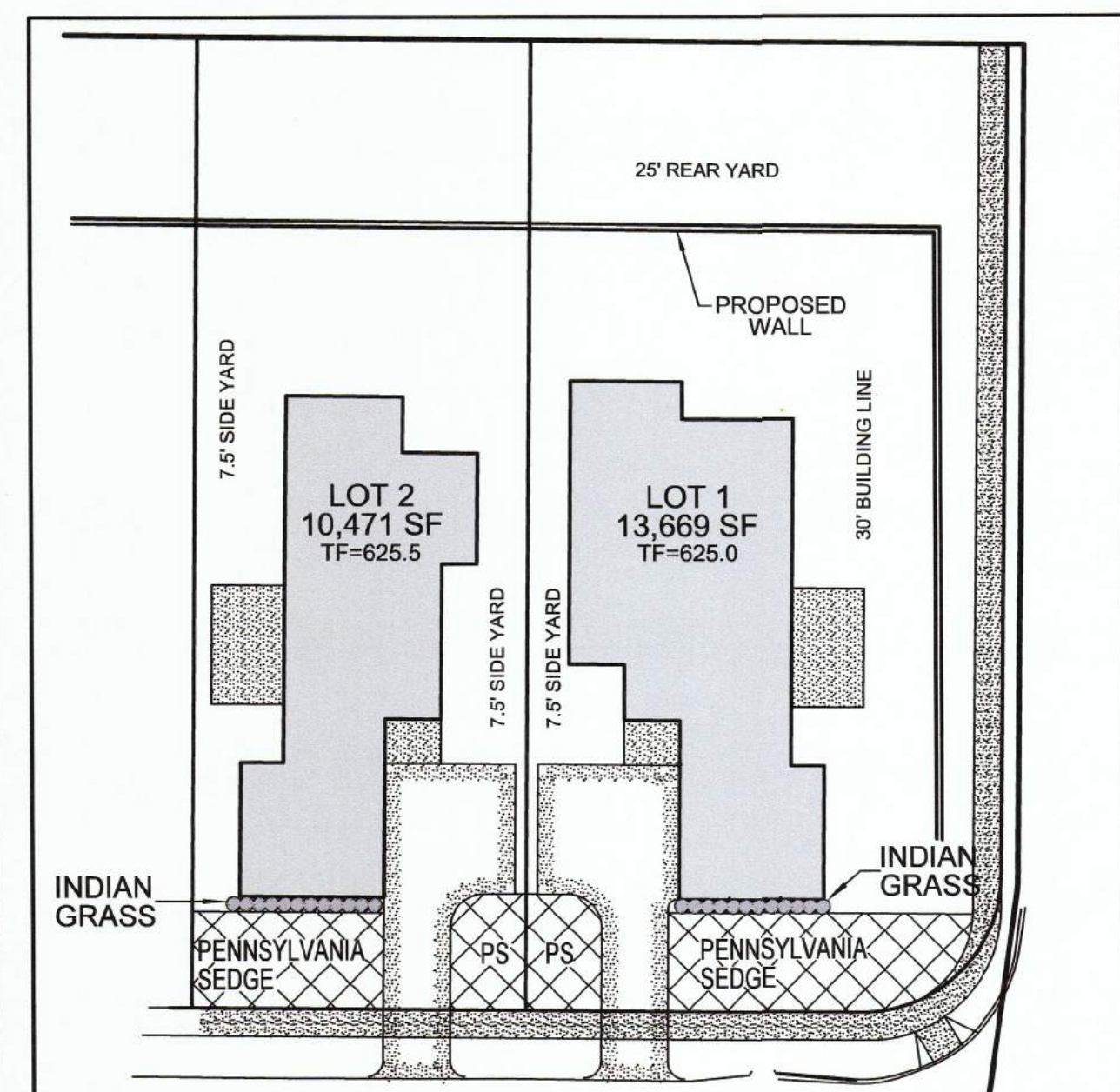
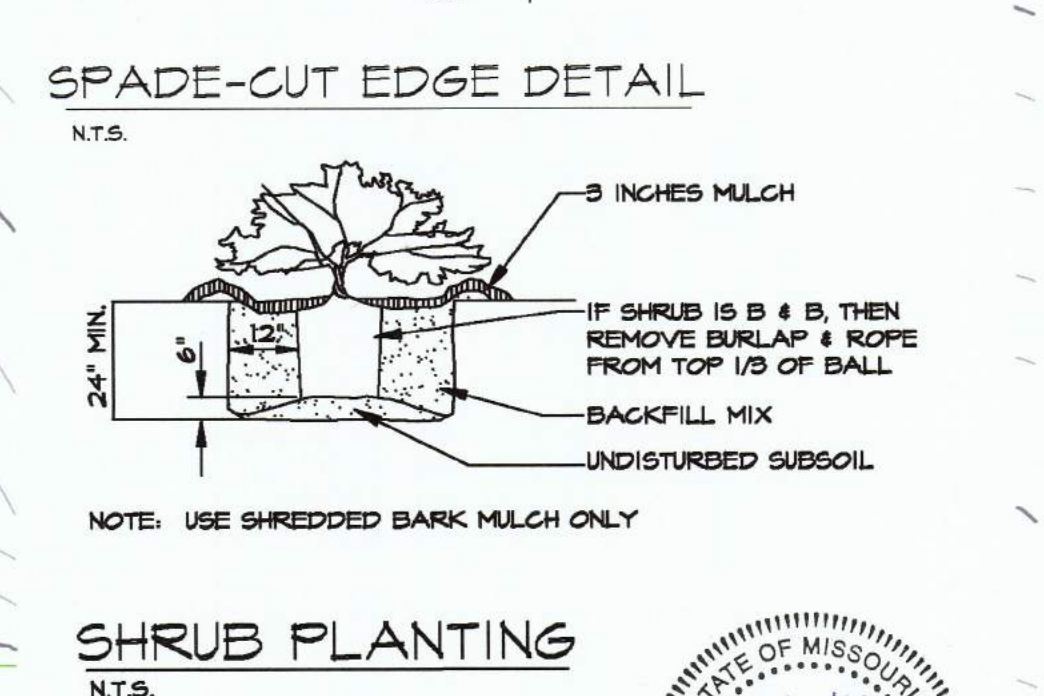
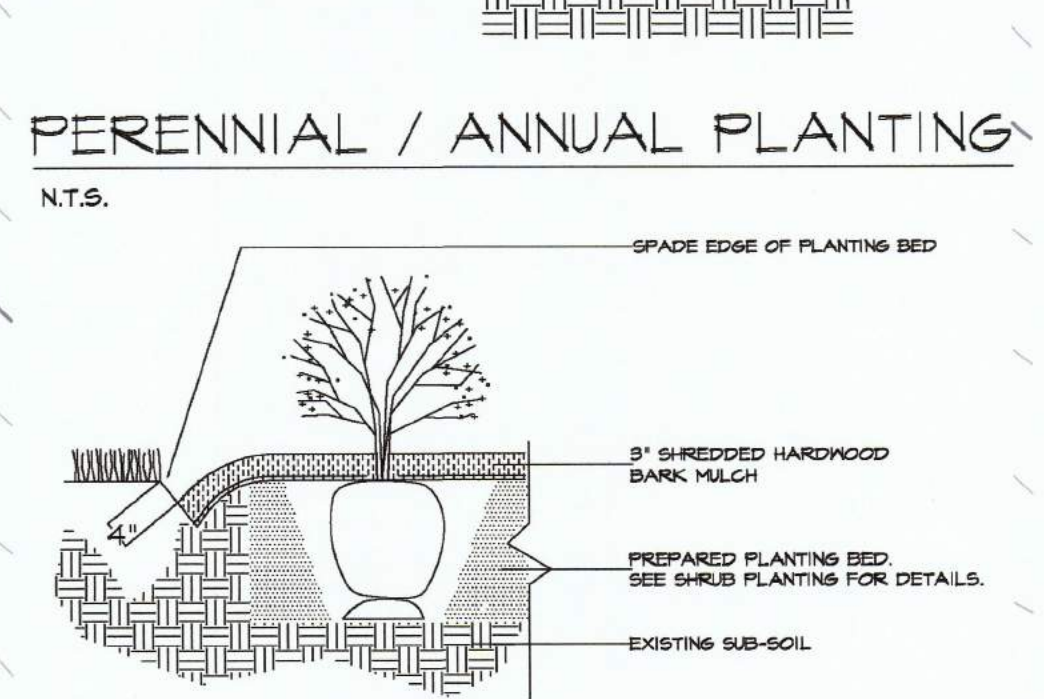
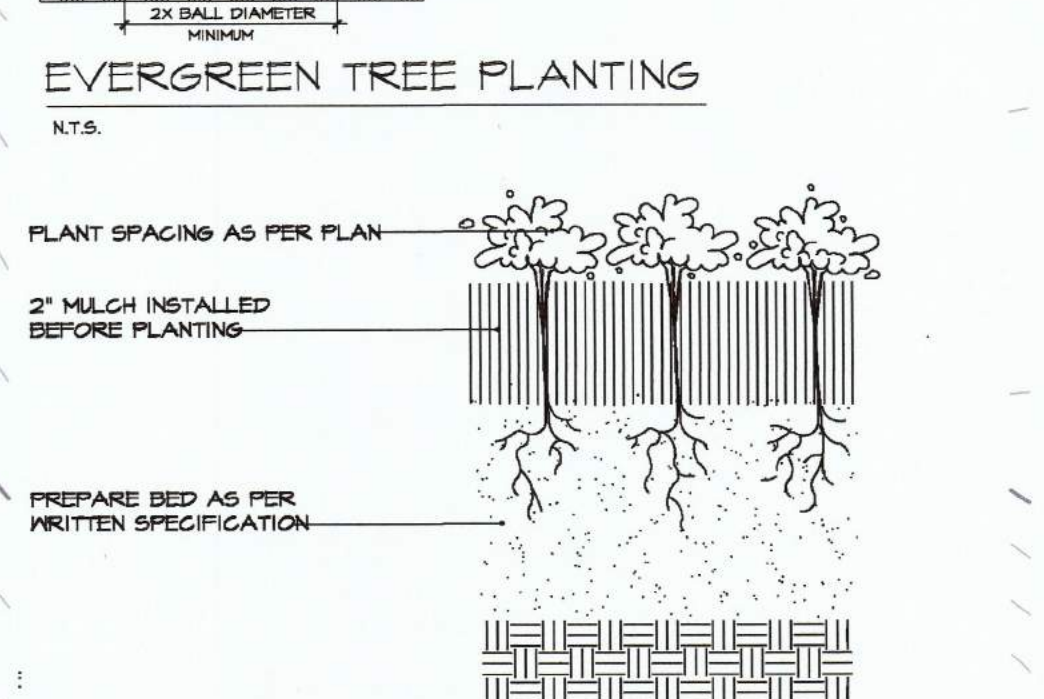
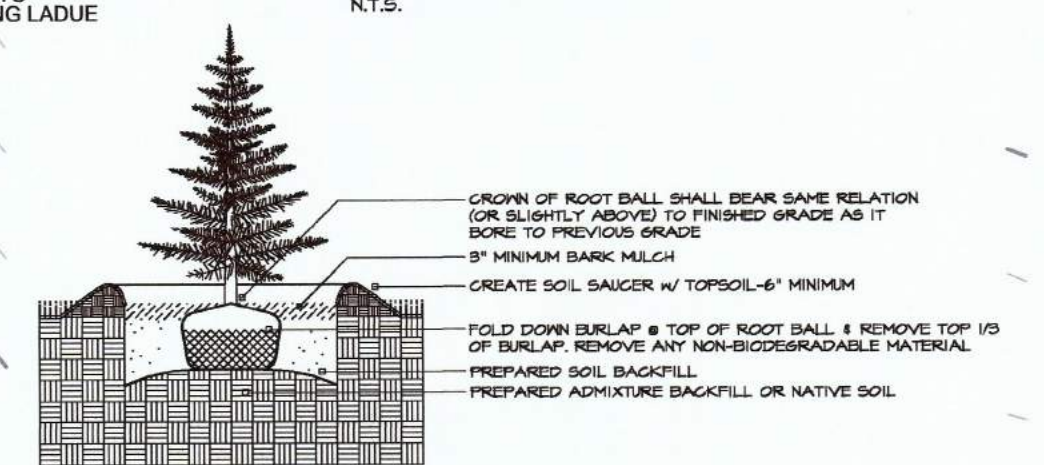
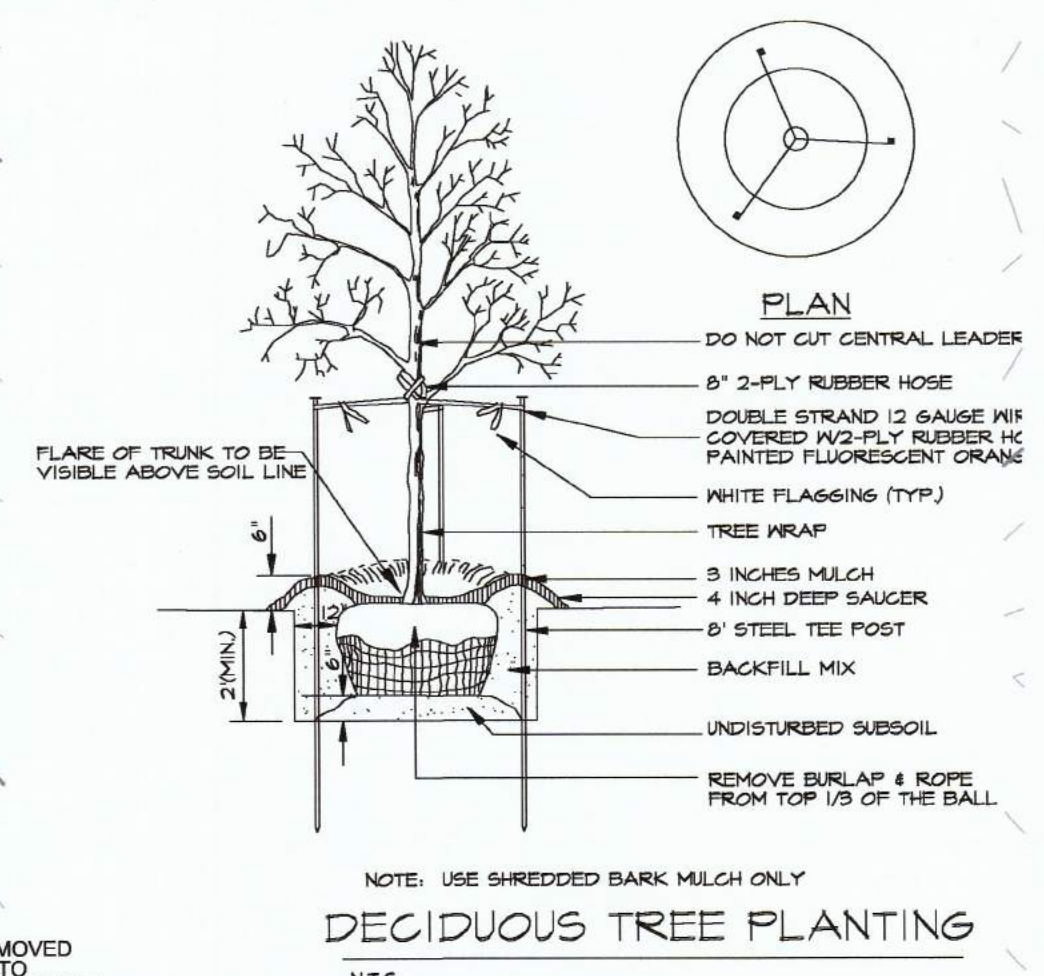
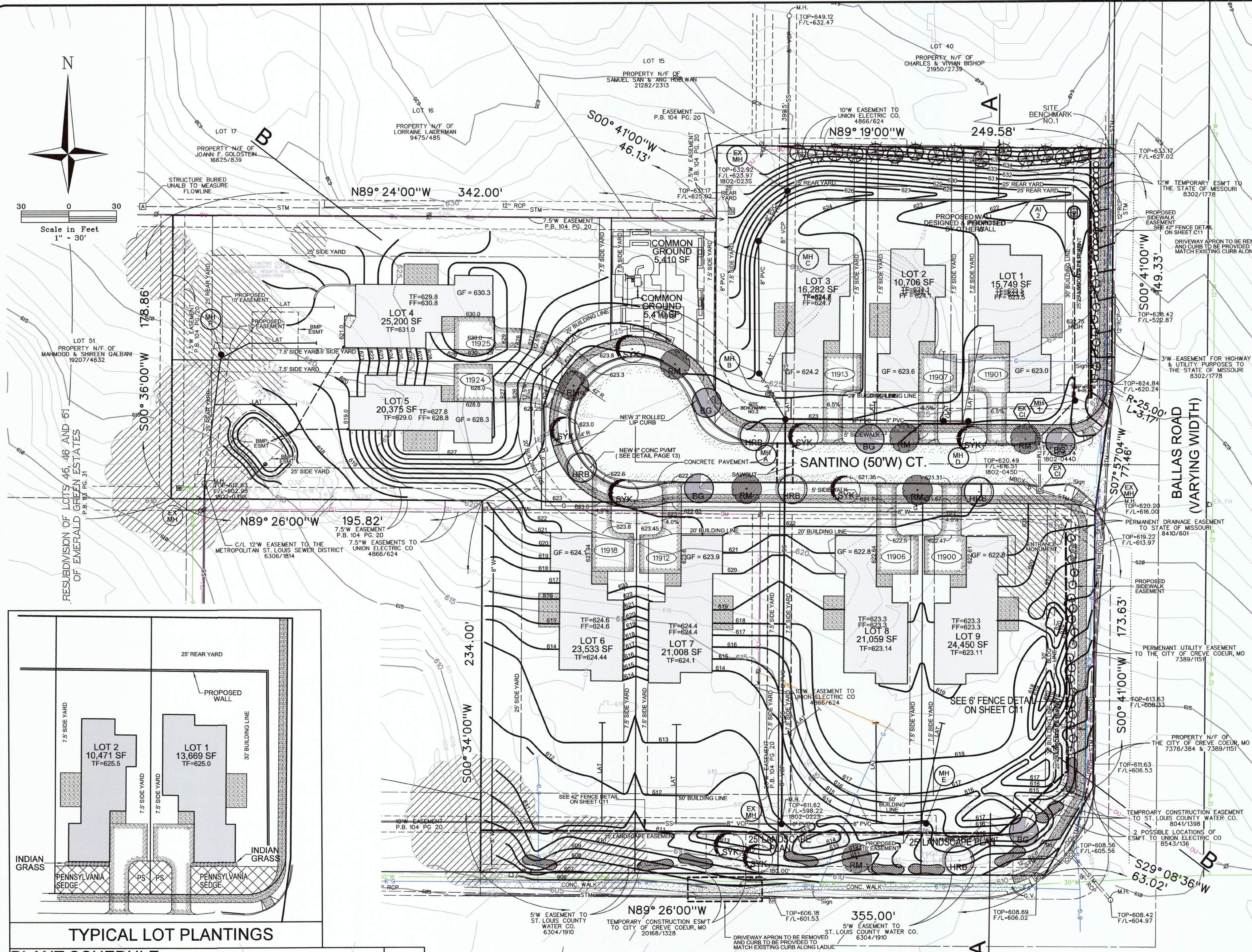
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

SWPPP

4.732 ACRES

21495-0

04-16-2018
C12



TYPICAL LOT PLANTINGS			
PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
SYK	8	LONDON PLANE / PLATANUS x ACERIFOLIA	2.5" CAL
BG	5	BLACK GUM / NYSSA SYLVATICA	2.5" CAL
HRB	5	HERTAGE RIVER BIRCH / BETULA NIGRA 'CULLY' HERITAGE	2.5" CAL
RM	7	RED MAPLE / ACER RUBRUM	2.5" CAL
WP	15	WHITE PINE/PINUS STROBUS	6'-8" H
	16	ASSORTED GRASSES	18" O.C.
	18	MAIDEN GRASS	18" O.C.
	24	ARBORVITAE / THUJA	24" O.C.
		PENNSYLVANIA SEDGE / CAREX PENNSYLVANICA	
		INDIAN GRASS / SORGHASTRUM NUTANS	

VOLZ Incorporated
ENGINEERS
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

1807 Tower Grove Avenue
St. Louis, Missouri 63110
314.428.6212
www.volzinc.com
Authority #203

SANTINO COURT

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44
OF EMERALD GREEN ESTATE SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, MISSOURI

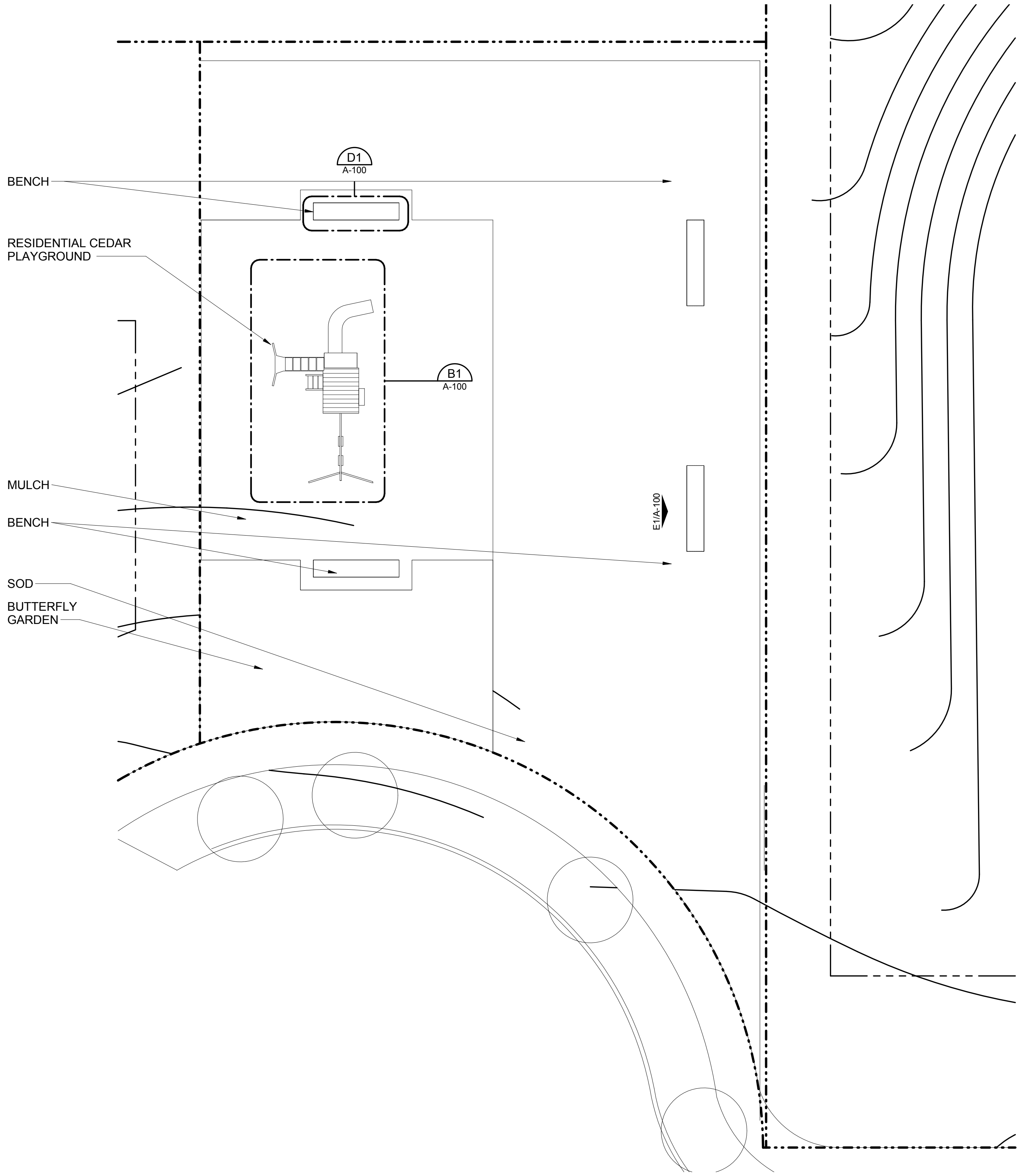
LANDSCAPE PLAN

4.257 ACRES

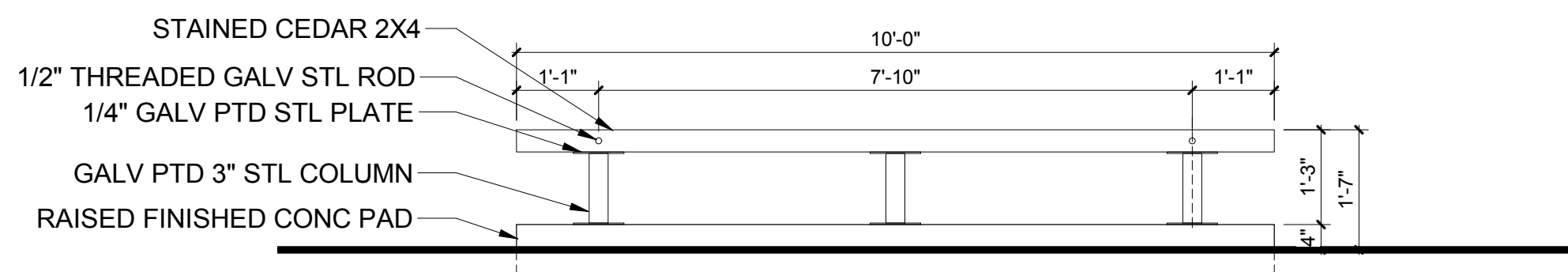
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04-18-2018

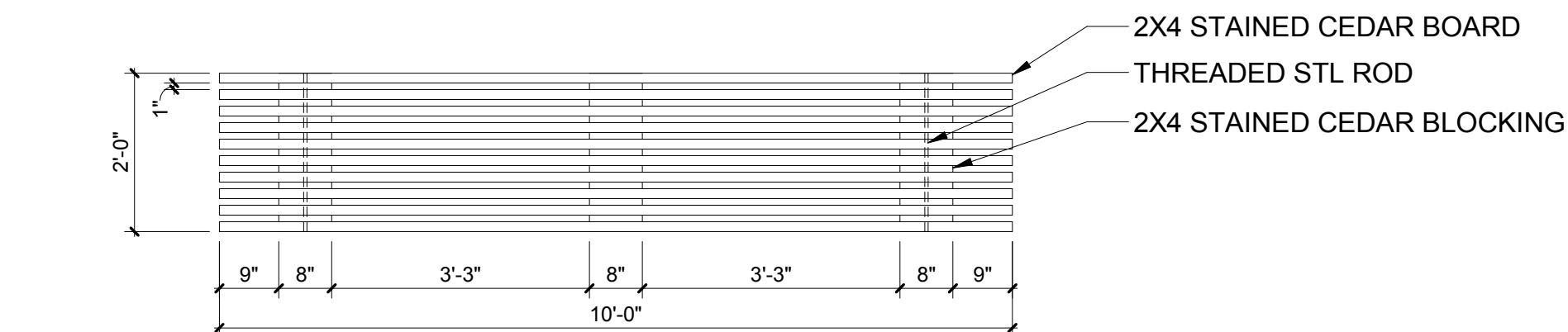
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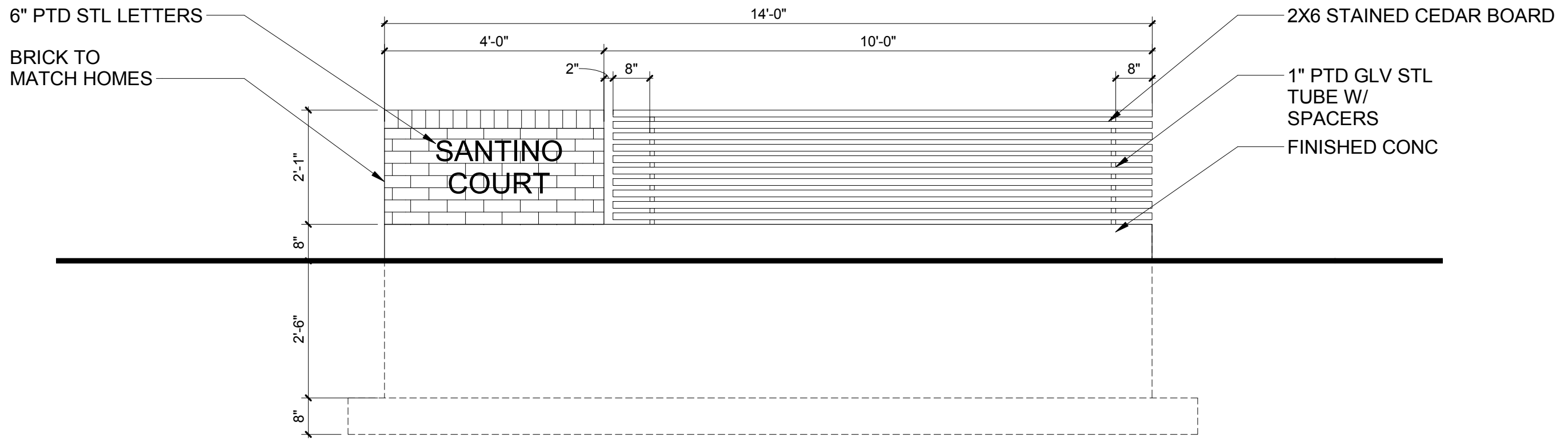
E2 ENLARGED PARK PLAN
1/8" = 1'-0"



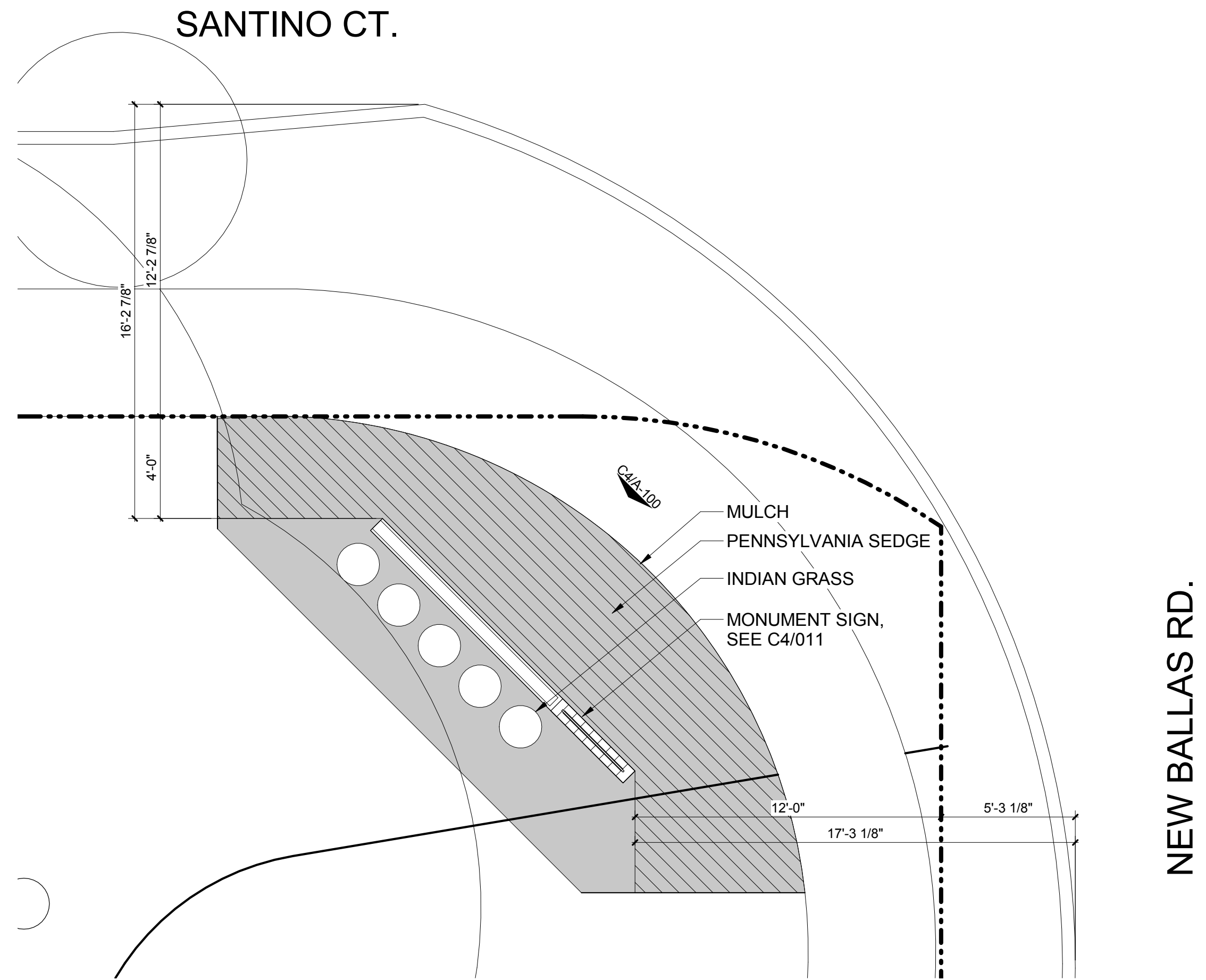
E1 BENCH ELEVATION
A-100 1/2" = 1'-0"



D1 BENCH PLAN
A-100 1/2" = 1'-0"



C4 MONUMENT SIGN ELEVATION
A-100 1/2" = 1'-0"



C1 MONUMENT SIGN PLAN
1/4" = 1'-0"



B1 CEDAR PLAYGROUND EQUIPMENT
A-100 1/2" = 1'-0"

OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01 00 - SINGLE FAMILY NEW CONSTRUCTION

SANTINO COURT
CREVE CEOUR, SANTINO COURT

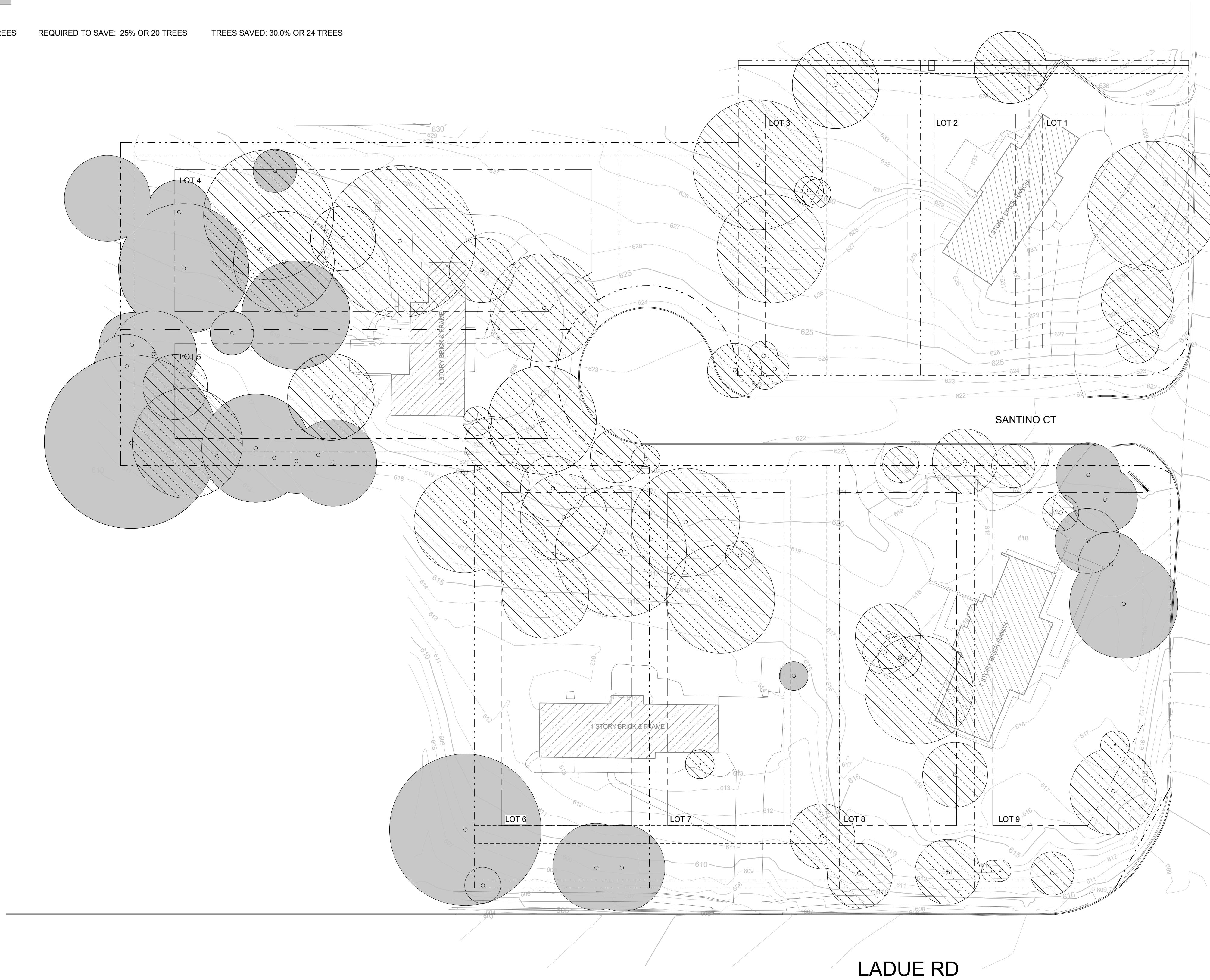
ISSUE NAME: IMPROVEMENT PLANS
ISSUE DATE: APRIL 20, 2018
DRAWN BY: TNW
SHEET NAME: ENLARGED PARK PLAN
AND MONUMENT SIGN

SHEET
A-100

4/20/2018 9:32:39 AM

EXISTING TREES 8" DIA. OR MORE
TREES TO SAVE

INDIVIDUAL TREES: 80 TREES
8" DIA OR MORE
REQUIRED TO SAVE: 25% OR 20 TREES
TREES SAVED: 30.0% OR 24 TREES



1 TREE CENSUS
1/32" = 1'-0"

OWNER:
UIC HOMES
1607 Tower Grove Avenue
Saint Louis, Missouri 63110



ARCHITECT:
Central Design Office, LLC



1607 Tower Grove Avenue
Saint Louis, Missouri 63110
centraldesignoffice.com
314.771.7300

Brent A. Crittenden
MO# 2006003774

REV	DATE	DESCRIPTION

1" ACTUAL

140.01 00 - SINGLE FAMILY NEW CONSTRUCTION

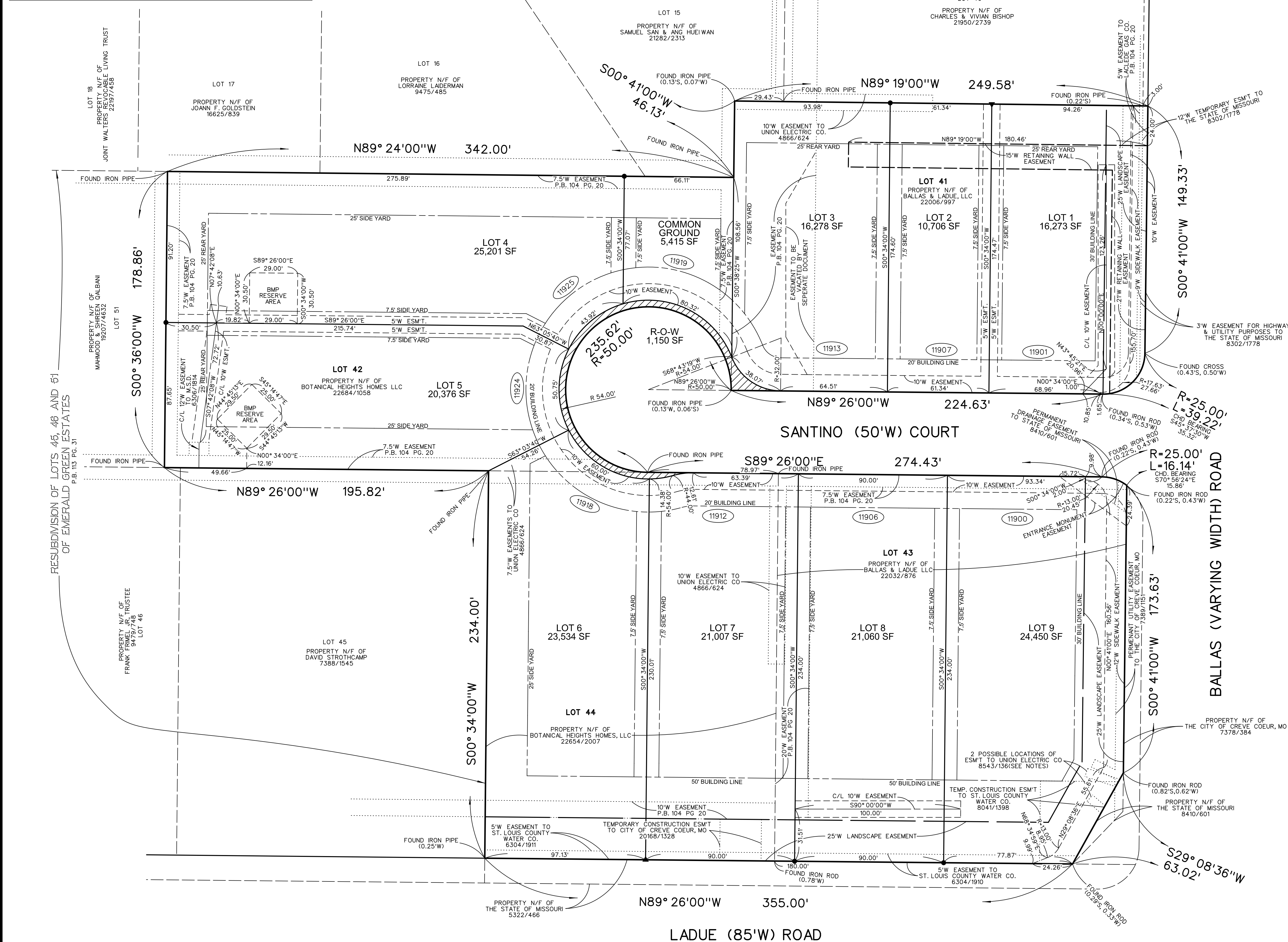
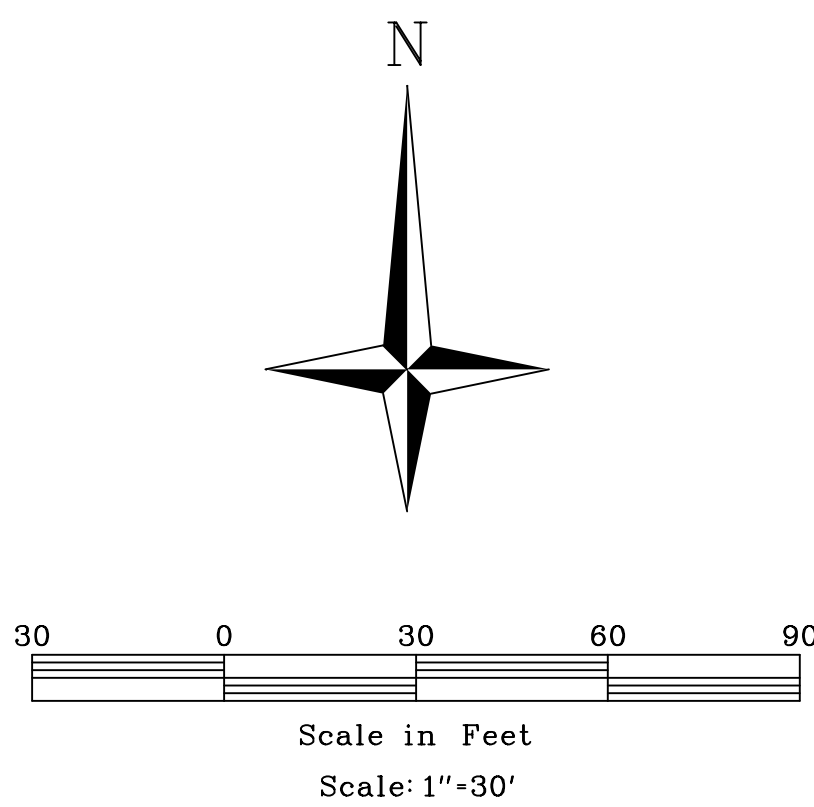
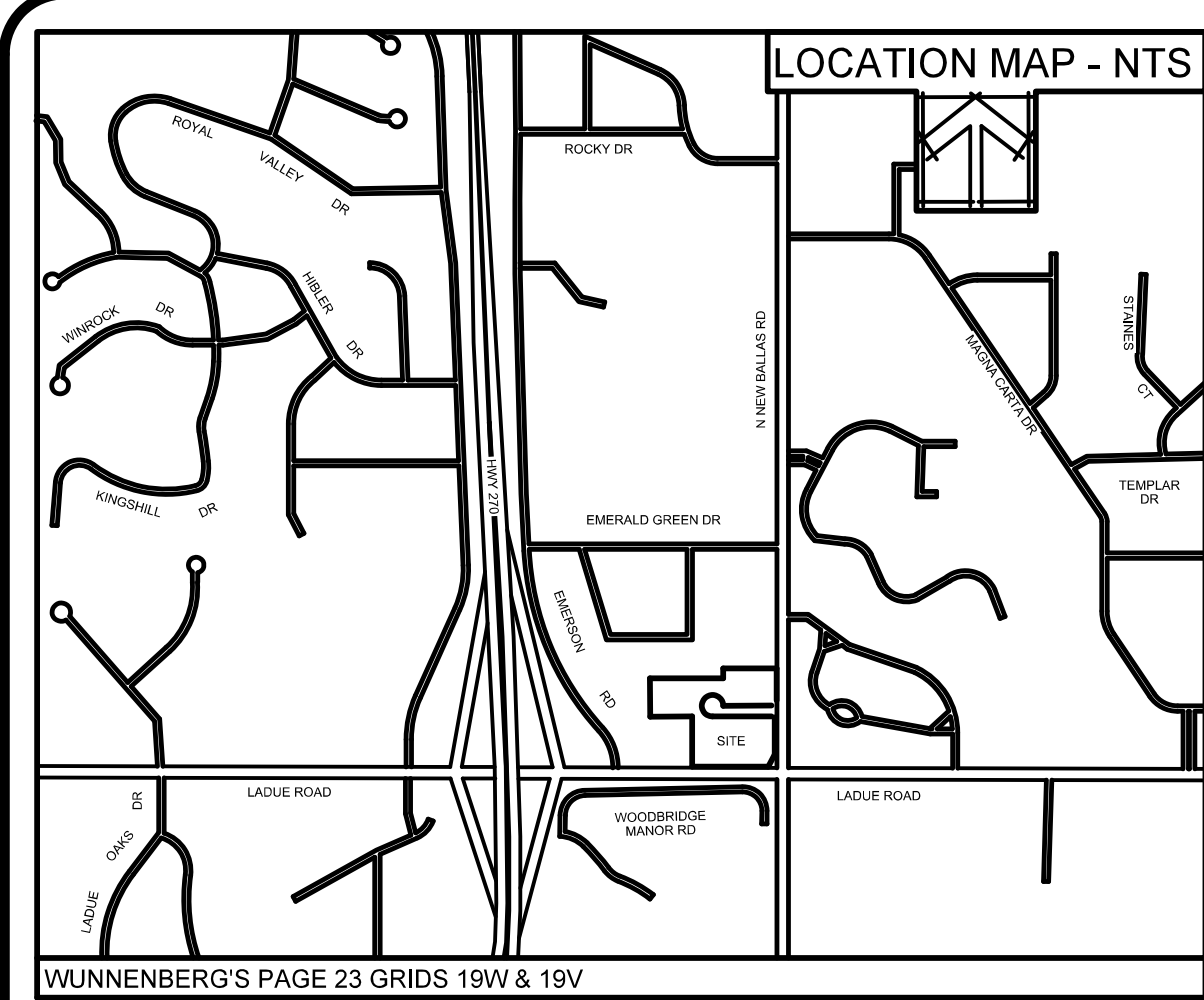
SANTINO COURT
CREVE CEUR, SANTINO COURT

A-101
SHEET

ISSUE NAME: IMPROVEMENT PLANS
ISSUE DATE: APRIL 20, 2018
DRAWN BY: TNW
SHEET NAME: TREE CENSUS

SANTINO COURT

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44 OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH - RANGE 5 EAST CITY OF CREVE COEUR, MISSOURI



PROJECT NOTES:		
AREA OF SITE:	4.257 ACRES	
LOCATOR NO:	180610392, 180610062, 180610402, 180610028	
OWNER OF RECORD:	180610392 BALLAS & LADUE LLC 157 N NEW BALLAS RD SAINT LOUIS, MO 63141	
SITE ADDRESS:	180610062 BOTANICAL HEIGHTS HOMES LLC 1 SANTINO CT SAINT LOUIS, MO 63141	
ZONING:	"B" SINGLE FAMILY RESIDENTIAL SECTION 405.260 RDD - RESIDENTIAL DEVELOPMENT DISTRICT	
Subdivider:	UIC 1607 Tower Grove Avenue St. Louis, MO 63110 Ph: 314-771-7300	

We, Volz Incorporated, have by order of Ballas & Ladue LLC, prepared a subdivision plat of "A tract of land being Lots 41 & 42 and part of Lots 43 & 44 of 'Emerald Green Estates', recorded in Plat Book 104 page 20 of the St. Louis County records, in Section 10, Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri" based on a survey by Volz Incorporated dated October 26, 2017 and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and The Missouri Department of Natural Agriculture, and meets the accuracy requirements set forth for Urban Class property. Monumentation shown on this plat will be set upon completion of construction.

VOLZ INCORPORATED

Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #200500074

Notes:

- Bearing system adopted from "Emerald Green Estates" as recorded in Plat Book 104 page 20
- Property referenced from U.S. Title Guaranty Company Commitment No.: 2070018-04790, with a commitment of April 3rd, 2018. The above reference title commitment were relied upon to disclose all easements of record.
- St. Louis County Benchmark 13211 NAVD88(SLC2011a) Elev = 698.91 FJUS Standard DNR aluminum disk stamped SL-22 situated in an area of gravel and sparse grass south of Olive Boulevard between the on and off ramps connecting northbound Lindbergh Boulevard with eastbound Olive Boulevard; 66.8 feet east of a chiseled "X" 3 feet above ground level on the east face of the northernmost of three steel I-beam support posts for a MoDOT exit sign reading "87 North" with a directional arrow above "Lindbergh Boulevard", roughly 20 feet south of the solid white stripe along the south side of the southernmost eastbound driving lane of Olive Boulevard, and 75 feet northeast of the solid yellow stripe along the northeast side of the exit lane from eastbound Olive Boulevard to northbound Lindbergh Boulevard. (In September 2012, two survey nail markers in the south asphalt shoulder of Olive Boulevard were 20.4 feet northwest of SL-22 and 18 feet northeast of SL-22.)

Parcel No. 1
Lot 41 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page(s) 20 of the St. Louis County Records.

Parcel No. 2
Lot 42 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page(s) 20 of the St. Louis County Records.

Parcel No. 3
Lot 43 of Emerald Green Estates, according to the plat thereof, recorded in Plat Book 104 page 20

EXCEPTING THEREFROM the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Book 5322 page 466 of the St. Louis County Records, FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission by deed recorded in Book 8410 page 601 of the St. Louis County Records, FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Creve Coeur, Missouri by deed recorded in Book 7378 page 384 of the St. Louis County Records.

Parcel No. 4
Lot 44 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page 20 of the St. Louis County Records.

EXCEPTING THEREFROM the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Bok 5322 page 466

U.S. Title Guaranty Company
Commitment No.: 2070018-04790,
Commitment Date: April 3rd, 2018
Schedule B Section II
[Note: Surveyor's Comments in Parenthesis]

- Building lines and easements established by plat recorded in Plat Book 104 page 20, and covenants and restrictions, including a provision for Subdivision Assessments recorded in Book 4961 page 466. [Shown, Easement plots on Parcels 1, 2, 3 & 4.]
- Easement granted to St. Louis County Water Company as recorded in Book 4815 Page 499 of the Saint Louis County Records. [Easement does not plot on surveyed property]
- Permanent easement for highway and utility purposes by instrument recorded in Book 8302 page 1778. [Shown, Easement plots on Parcel 1]
- Temporary slope and construction license granted to State of Missouri by instrument recorded in Book 8302 page 1778. [Shown, Easement plots on Parcel 1]
- Easement to Laclede Gas Company by the instrument recorded in Book 4728 page 375. [Easement lies within the right-of-way of Ladue Rd, as widened.]
- Easement granted to St. Louis County Water Company by the instrument recorded in Book 4815 page 499. [Easement lies within the right-of-way of Ladue Rd, as widened.]
- Easement granted to the Metropolitan St. Louis Sewer District by the instrument recorded in Book 6306 page 1814. [Shown, Easement plots on Parcel 1]
- Easement to Union Electric Company recorded in Book 4866 page 624. [Shown, Easement plots on Parcels 1, 2, 3 & 4.]
- Easement to St. Louis County Water Company recorded in Book 6304 page 1910 and Book 6304 page 1911. [Shown, Easement plots on Parcels 3 and 4.]
- Easement for right-of-way, and a perpetual drainage easement for construction, repair, and maintenance of drainage structures granted to the City of Creve Coeur, Missouri by the instrument recorded in Book 7378 page 384. [Shown, Right-of-Way taking and easement plot on Parcel 3.]
- Perpetual utility easement for construction, repair and maintenance of utility structures granted to the City of Creve Coeur, Missouri by the instrument recorded in Book 7389 page 1151 [Shown, Easement plots on Parcel 3]
- Easement granted to St. Louis County Water Company recorded in Book 8041 page 1398. [Shown]
- Terms and provisions of Maintenance Agreement recorded in Book 8253 page 810. [Based upon the property description contained therein, instrument does not affect the surveyed property.]
- Permanent easement for construction or improvement of drainage Structure granted to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission by deed recorded in Book 8410 page 601. [Shown, Easement plots on Parcel 3]
- Easement granted to Union Electric Company recorded in Book 8543 page 136. [Description of easement in document is vague. Two possible location are shown on the survey drawing. Easement plots on Parcel 3]
- Restrictions, Conditions and Reservations together with abutter rights of direct access between highway (now known as Interstate Route 244) and Parcel No. 4 recorded in Book 5322 page 466.
- Easement granted to State of Missouri Highway Commission recorded in Book 5369 page 403. [Easement described lies with the right-of-way of Ladue Road]
- Temporary construction easement granted to City of Creve Coeur by instrument recorded in Book 20168 page 1328. [Shown]

We, the undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "Santino Court". The right-of-way dedication shown hashed along Santino Court, is hereby dedicated to the City of Creve Coeur, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to The City of Creve Coeur, Missouri, Missouri American Water, Spire Energy, Ameren Missouri, AT&T, The Metropolitan St. Louis Sewer District and Charter Communications, their successors and assigns as their interests may appear for the purpose of improving, constructing, replacing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, 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.

The Entrance Monument Easement as shown on this plat is hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining, and repairing a subdivision entrance monument.

The Retaining Wall Easements shown hereon, are hereby dedicated to the Trustees of this subdivision, their successors and assigns, for the purpose of constructing, maintaining and repairing the retaining walls and to use such additional space adjacent to the easements so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned retaining walls.

The sidewalk easements shown hereon, are hereby dedicated to the City of Creve Coeur, Missouri, and to its assigns and successors, for the purpose of making cuts, fills, and sloping embankment, using, maintaining, repairing, expanding, reconstructing, or removing sidewalks and other associated facilities; and providing working room and implementing any necessary construction methods within the area of the easement.

The 25 feet wide Landscape Easements shown hereon, are hereby dedicated to the Trustees of this subdivision, with the right to plant, maintain, replace, or remove landscaping in, upon, over and across that certain real property, together with the right to enter upon and to pass and repass over and along said easement and right-of-way and to deposit tools, implements and other materials thereon by said Trustees, their officers, agents, and employees.

The BMP Reserve Areas shown on this plat is hereby established for the stormwater management features, as known as BMP(s) (Best Management Practice). The reserved area hereby established is irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated _____ as recorded in the Recorder of Deed's Book _____, Page _____, or as amended thereafter.

Building lines as shown on this plat are hereby established.

This subdivision is subject to conditions and restrictions recorded the _____ day of _____, _____ as Daily Number _____ in the St. Louis County Records.

The common ground shown on this plat has been conveyed forever to the Trustees of Santino Court by General Warranty Deed recorded the _____ day of _____, 2018 as Daily Number _____ in the St. Louis County Records.

Two permanent monuments for each block created (indicated as ▲) and semi permanent monuments at all lot corners (indicated as ●) will be set, with the exception that the front lot corners may be monumented by notches or crosses cut in concrete paving on the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 2 CSR 90-60.30 of the Missouri Department of Agriculture and 20 CSR 2030-16.00 of the Missouri Department of Insurance, Financial Institutions and Professional Registration.

IN WITNESS WHEREOF, I have signed and sealed the foregoing this _____ day of _____, 2018.

BALLAS & LADUE LLC

Signature

Print Name & Title

STATE OF MISSOURI } SS
COUNTY OF ST. LOUIS }

On this _____ day of _____, 201_____, before me personally appeared _____, who being by me duly sworn did say that he/she is the _____ of Ballas & Ladue LLC, a Missouri limited liability company and that said instrument was signed on behalf of said limited liability companies by authority of its members and the said Manager acknowledged said instrument to be the free act and deed of said limited liability companies.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Print Name

WHEREAS, _____ by a deed of trust, dated _____, 20_____, and recorded in the Recorder's office, in and for the County of St. Louis and State of Missouri, in Book _____ at _____, conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been PARTLY paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby by REMISE, RELEASE AND QUIT-CLAIM unto the present owners, PART of the estate in said deed of trust described, situated in the County of St. Louis, and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day of _____, 2018.

STATE OF MISSOURI } SS
COUNTY OF ST. LOUIS }

On this _____ day of _____, 201_____, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of _____, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Print Name

Approved by the City Of Creve Coeur Planning and Zoning Commission on this _____ day of _____, 2018.

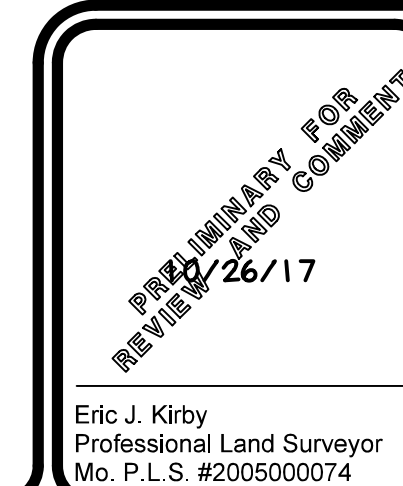
Planning and Zoning Commission
City of Creve Coeur, Missouri

Beth Kistner, Chair

Deborah Ryan, MRCC, City Clerk

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this plat of "Santino Court" was approved by the City Council of the City of Creve Coeur by Ordinance Number _____ on _____, 2018.

THIS PLAT CONTAINS 4.257 ACRES



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SANTINO COURT IN ST. LOUIS COUNTY, MISSOURI**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the “Declaration”) is made on this ____ day of April, 2018 by Ballas and Ladue, LLC, a Missouri limited liability company, its successors, grantees and/or assigns (the “Declarant”).

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property in the City of Creve Coeur, County of St. Louis, State of Missouri, which is more particularly described in **Exhibit A**, attached hereto and fully incorporated herein by this reference, and desires to create and develop thereon a planned community to be known as “**SANTINO COURT**”; and

WHEREAS, Declarant desires and intends, by this Declaration, to provide a plan for maintaining the Lots (hereinafter defined) within the SANTINO COURT development; and to provide certain architectural and design controls; and certain use restrictions, all for the benefit of the Owners of Lots (hereinafter defined), their successors, and the subsequent Owners, so that the SANTINO COURT development and community will have desirable features; and

WHEREAS, Declarant desires and intends, by this Declaration, to provide a flexible and reasonable procedure for the overall development of the Properties (hereinafter defined), and to establish a method for governance, administration, maintenance, preservation, use and enjoyment of the Properties whether now or hereafter subject to this Declaration; and

WHEREAS, Declarant desires and intends, by this Declaration, to create and impose upon the Properties (as hereinafter defined) mutually beneficial restrictions under a general plan of improvement for the benefit of all Owners of Lots (hereinafter defined) within the SANTINO COURT development.

NOW, THEREFORE, Declarant hereby declares that all of the Properties (hereinafter defined) shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting and enhancing the value and desirability of, and which shall run with and encumber the Property as described herein and any additions thereto, and be binding on all parties having any right, title or interest in the herein described Properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

DEFINITIONS

1. “Association” shall mean and refer to SANTINO COURT HOMEOWNERS’ ASSOCIATION, a Missouri not-for-profit corporation formed or to be formed by Declarant, and its successors and assigns. However, in the event there is not any such corporation, “Association” shall mean and refer to an unincorporated association of all the Owners.

2. “Board” or “Board of Directors” or “Members of the Board” shall mean and refer to the Board of Directors of the Association.

3. “Bylaws” shall mean and refer to the bylaws of the Association (if any).

4. “City” shall mean and refer to the City of Creve Coeur, Missouri.

5. “Common Ground(s)” shall mean and refer to those areas outside of the Lots, including, without limitation, land, trails, streets and roads (not owned and maintained by the City or other public entity), parking areas, sidewalks (not owned or maintained by the City or other public entity), detention basins and ponds (if any), stormwater drainage areas or facilities (not owned or maintained by the City or other public entity), sanitary sewer areas or facilities (not owned or maintained by the City or other public entity), entrance monuments, landscaped or greenspace areas, and all related facilities, owned by the Association and intended to be devoted to the common use and enjoyment of the Members of the Association, as more particularly shown in the Subdivision Plats, as may be amended and supplemented from time to time by Declarant.

6. “Covenants and Restrictions” shall mean and refer to the covenants, conditions and restrictions contained in this Declaration.

7. “Declarant” shall mean and refer to Ballas and Ladue, LLC, a Missouri limited liability company, and its successors and assigns, including any successors and assigns who should acquire one or more Lots from the Declarant.

8. “Directors” shall mean the from time to time duly elected or appointed members of the Board of Directors of the Association.

9. “Living Unit” or “Unit” shall mean and refer to any building or portion of a building on the Property designed and intended for independent, single-family residential use.

10. “Lot” shall mean and refer to any parcel of land including improvements thereon, shown on any recorded subdivision plat of the Property created for improvement with a residential Living Unit, and not including Common Ground(s) as herein defined.

11. “Member” or “Members” shall mean and refer to all Owners, who shall be members of the Association pursuant to the terms of this Declaration.

12. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Living Unit situated on the Property, but excluding those having such an interest merely as security for the performance of an obligation.

13. “Property” or “Properties” shall mean and refer to the real property described in Exhibit A attached hereto and incorporated herein by reference, and such additions to the real property of the Subdivision as may later be annexed thereto.

14. “Santino Court” shall mean and refer to the Subdivision.

15. “Subdivision” shall mean and refer to the subdivision known as SANTINO COURT as shown on the Subdivision Plats of the Property

16. “Subdivision Plats” shall mean and refer to all subdivision plats of portions of SANTINO COURT recorded in the office of the St. Louis County Recorder of Deeds, as such may be recorded in the future from time to time.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION: EXISTING AND ADDITIONS

Section 2.1. Existing Property. The real property which is, and shall be, held, transferred, sold, conveyed and occupied subject to this Declaration is located in the City of Creve Coeur, St. Louis County, Missouri, and is more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

Section 2.2. Additions to Existing Property. The Declarant, in its sole discretion, may from time to time add to the land subject to these covenants and conditions and restrictions such land as is now owned or hereafter owned or approved for addition by the Declarant. Declarant, however, shall be under no obligation to add to the Property if it determines in its sole judgment that said addition is not in the best interests of the Property.

Section 2.2.1. The additions authorized under Section 2.2 shall be made by executing and filing of record in St. Louis County, Missouri, an instrument or plat executed by Declarant which shall extend this Declaration to such additional properties. Said instrument may contain such complementary additions and modifications of the covenants and conditions and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties that are not inconsistent with the scheme of this Declaration, and may limit the availability of the Common Ground(s), or portions thereof, including the prohibition of use thereof, to such added properties, subject to the limitation of applicable zoning and subdivision ordinances.

ARTICLE III

PERSONS SUBJECT TO DECLARATION AND TO RULES AND REGULATIONS

Section 3.1. Declaration. All Living Unit Owners, tenants, trustees, trust beneficiaries, deed of trust beneficiaries, mortgagees, guests and occupants of Lots or Living Units shall comply with this Declaration. The acceptance of a deed, the exercise of any indicia of ownership, the entering into a lease, the acceptance of a mortgage or deed of trust, or the entering into occupancy of a Lot or Living Unit constitutes agreement that the provisions of this Declaration are accepted and ratified by such Owner, tenant, mortgagee, trustee, trust beneficiary, deed of trust beneficiary, guest or occupant. All the provisions of this Declaration are covenants running with the land and shall bind any person or entity having at any time an interest or estate in each such Lot or Living Unit.

Section 3.2. Adoption of Rules and Regulations. The Association, through its Board of Directors, may from time to time adopt Rules and Regulations regarding the use and occupancy of the Living Units and the activities of occupants of the Living Units. All Owners, tenants, mortgagees, trustees, trust beneficiaries, deed of trust beneficiaries, guests and occupants shall comply with the Rules and Regulations as promulgated by the Association, whether or not said Rules and Regulations have been recorded in the records of the St. Louis County, Missouri Recorder of Deeds.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 4.1. Membership. The Declarant and every person or entity who is a record owner of a fee simple interest or undivided fee simple interest in any Living Unit which is subject to this Declaration shall automatically be a Member of the Association. The rights of a Member shall be exercisable

appurtenant to and in conjunction with a Member's ownership of a Living Unit. For each Living Unit owned, either vacant or improved, the Owner thereof shall be entitled to one membership. Membership shall confer certain rights and privileges as described herein, provided that any person or entity who holds an interest merely as security for the performance of an obligation shall not be a Member. Each purchaser of any Living Unit shall be a Member of the Association whether or not it shall be so expressed in any deed or other conveyance. Ownership of such Living Unit shall be the sole qualification for membership. For the purpose of this Declaration, the word "Member" shall include any beneficiary of a trust holding legal title to one or more Living Units.

Section 4.2. Transfer. The membership held by any Owner of a Living Unit shall not be transferred or pledged in any way, except upon the sale of such Living Unit, and then only to the purchaser of such Living Unit. Any attempt to make a prohibited transfer is void, and will not be reflected upon the books and records of the Association. Any conveyance or change of ownership of any Living Unit shall convey with it membership in the Association, and no membership in the Association shall be conveyed by a Living Unit Owner except in conjunction with the sale of a Living Unit. The sale of any Living Unit shall carry with it all the incidents of membership in the Association whether or not such is expressly mentioned in the deed or other conveyance document; provided, however, that no right or power conferred upon the Association shall be abrogated.

Section 4.3. Voting Rights. The Association shall have one class of voting membership. Each Member of the Association shall be entitled to one (1) vote for each Living Unit owned. When more than one person holds a fee or undivided fee interest in any Living Unit, the vote for such Living Unit shall be exercised as they among them shall determine, but in no event shall more than one vote be cast with respect to any such Living Unit.

ARTICLE V

DECLARANT RIGHTS

Section 5.1. Reservations by Declarant. Notwithstanding any provision of this Declaration to the contrary, the Declarant reserves the following rights, powers and exceptions regarding each and every Living Unit subject to the terms and provisions of this Declaration, and all rights, powers and exceptions of Declarant contained in this Declaration may be assigned by Declarant by making such assignment in a written document containing the legal description of the Subdivision and recorded with the St. Louis County, Missouri Recorder of Deeds:

Section 5.1.1. Additional Property. Declarant reserves the right to add additional real property which may become subject to this Declaration by reference in a recorded plat, which shall require only the execution and recording by Declarant, and which shall specifically subject the parcel or parcels to this Declaration, provided that the additional property shall be contiguous to the property which is already subject to this Declaration.

Section 5.1.2. Signs. Nothing herein shall be construed to prohibit the Declarant from establishing or erecting such promotional and/or informational signs as it shall determine necessary, in its sole discretion, on any Lot, or Lots, of the Property. Any such sign may be of a type, size and character as Declarant solely shall determine suitable to serve said purposes.

Section 5.1.3. Temporary Structures. Nothing herein shall be construed to prohibit the establishment or maintenance by Declarant of a temporary trailer or outbuilding for the purpose of a sales office, construction headquarters or other purpose it deems necessary, on any part or parts of the Property for so long, and until, the last Living Unit has been conveyed to a third-party purchaser. Further, nothing

herein shall be construed to prohibit the establishment, construction, erection or maintenance by Declarant of a temporary parking lot or fencing on any part or parts of the Property for so long, and until, the last Living Unit has been closed upon by a third-party purchaser.

Section 5.1.4. Liability for Assessments. So long as any Living Unit shall be owned by the Declarant, such Living Unit shall not be subject to the provisions of Article XI, and the Declarant shall not be subject to the requirements thereof and shall in no manner whatsoever be held responsible for the payment of any annual, special or specific assessment hereunder. Notwithstanding the foregoing, Declarant may but shall not be obligated to, in its sole and absolute discretion, loan or make contributions to the Association to fund an Association budget deficit.

Section 5.1.5. Amendment. Declarant reserves the right to amend this Declaration by modification, addition or deletion of any provision hereof for a period of ten (10) years from the date of recording or until sixty (60) days after Declarant has closed upon and conveyed all Living Units in the Property to third-party purchasers, whichever shall first occur. Any such amendment must be approved by the City Attorney of the City in order to be effective.

Section 5.1.6. Refunds. Declarant expressly reserves all right, title and interest in and to any utility or development deposits or escrows arising from or out of the development of the Property, the Lots and/or any improvements thereon.

Section 5.2. Declarant may enter into a binding contractual arrangement with an electric company to provide street lights to the Subdivision, and the Association shall take by assignment the Declarant's contractual obligations.

ARTICLE VI

CREATION OF THE ASSOCIATION

Section 6.1. Declarant has formed or will form a not-for-profit corporation under the laws of the State of Missouri known as "SANTINO COURT HOMEOWNERS' ASSOCIATION," which corporation shall exercise all the rights, duties, powers and privileges granted the Association under the terms of this Declaration, its Articles of Incorporation, its Bylaws (if any), and the laws of the State of Missouri pertaining to not-for-profit corporations. The Association is vested with the right in its own behalf and on behalf of each Living Unit Owner to enforce all the restrictions, conditions, easements, liens and covenants contained in this Declaration.

Section 6.2. Every right, duty, power and privilege that this Declaration gives the Association, or which is given to the Association by its Bylaws, shall be vested in the Board, unless otherwise specified.

ARTICLE VII

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 7.1. Common Ground(s). The Association, through the Board of Directors, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Ground(s), the easement areas not otherwise maintained by the City or other public entity, and all improvements to them (including furnishings and equipment related to them, if any), and shall keep them in good, clean, attractive and sanitary condition, order and repair. Such obligations and maintenance shall include, without limitation, mowing, landscaping, sprinkler systems (if any), street

lights, street signs, concrete and asphalt areas, and striping of parking areas as well as ingress/egress areas not otherwise maintained and/or owned by the City or other public entity.

Section 7.2. Lots and Exterior Maintenance of Living Units. The Association, through the Board of Directors, subject to the rights, duties and obligations of the Owners set forth in this Declaration, shall be responsible for certain repairs and maintenance of the Lots and exterior of the Living Units, but only to the extent specifically set forth in this Declaration.

Section 7.3. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it by this Declaration or reasonably necessary to effectuate any such right or privilege.

ARTICLE VIII

BOARD OF DIRECTORS POWERS AND DUTIES

Section 8.1. Powers and Duties. The Board of Directors may act in all instances on behalf of the Association, unless a vote of the Members is required by this Declaration or the Articles of incorporation or by the Bylaws of the Association. The Board of Directors shall have the powers necessary for, and the duties which flow from, the administration of the affairs of the Association and of the Subdivision which shall include, but not be limited to, the following:

Section 8.1.1. Adopt and amend Bylaws and Rules and Regulations;

Section 8.1.2. Adopt and amend budgets for revenues, expenditures and reserves;

Section 8.1.3. Collect assessments from Owners;

Section 8.1.4. Hire and discharge managing agents;

Section 8.1.5. Hire and discharge employees and agents and independent contractors;

Section 8.1.6. Institute, defend or intervene in litigation or administrative proceedings in the Association's name on behalf of the Association or two or more Owners on matters affecting the Subdivision;

Section 8.1.7. Make contracts and incur liabilities;

Section 8.1.8. Regulate the use, maintenance, repair, replacement and modification of the Subdivision easements and Common Ground(s);

Section 8.1.9. Cause additional improvements to be made as a part of the Subdivision;

Section 8.1.10. Acquire, hold or encumber, in the Association's name, any right, title or interest to real property or personal property and convey, dedicate or transfer all or any part of the Common Ground(s) to any public agency or authority for such purposes and subject to such conditions as the Board may determine;

Section 8.1.11. Grant easements for any period of time including permanent easements;

Section 8.1.12. Impose charges or interest or both for late payment of assessments and, after notice and hearing, levy reasonable fines for violations of this Declaration and the Rules and Regulations of the Association;

Section 8.1.13. Impose reasonable charges for statements of unpaid assessments and/or statements of account;

Section 8.1.14. Provide for the indemnification of the Association's Directors and maintain Directors' insurance;

Section 8.1.15. Assign the Association's right to future income, including the right to receive assessments;

Section 8.1.16. Exercise any other powers conferred by this Declaration;

Section 8.1.17. Exercise all other powers that may be exercised in this State by legal entities of the same type as the Association;

Section 8.1.18. Exercise any other powers necessary and proper for the governance and operation of the Association; and

Section 8.1.19. Establish such reserves as the Board may deem necessary or appropriate, including but not limited to capital improvements and/or replacement reserves related to the maintenance and/or replacement of Living Unit roofs and/or gutters, siding maintenance, tuckpointing of Living Units, fencing around the Property, landscaping maintenance including grass mowing, park amenity maintenance, entry monuments and signage, and maintenance, repair and/or replacement of street lights, street signs and private streets, if any.

Section 8.2. Eminent Domain. In the event it shall become necessary for any public agency to acquire all or any part of the Property of the Association, the Association is authorized to negotiate with such public agency for such acquisition and to execute instruments necessary for that purpose. Should acquisition by eminent domain become necessary, only the Board of Directors of the Association need be made parties, and in any event the proceeds received shall be applied by the Association to the subsequent year's expenses of the Association.

Section 8.3. Indemnification. The Association shall indemnify every Director against any and all expenses, including legal fees incurred by or imposed upon any Director in connection with any action, suit or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an Director. The Directors shall not be liable for any mistake of judgment, negligent or otherwise, malfeasance, misconduct or bad faith. The Directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such Directors may also be Members of the Association), and the Association shall indemnify, defend and forever hold each Director free and harmless against any and all liability to others on account of any such contract or commitment. This right to indemnification shall not exclude other rights to which any Director, or former Director, may be entitled. The Association may, as a common expense, maintain adequate general liability and Directors' liability insurance to fund this obligation, if such insurance is available.

Section 8.4. Lot Owner's Right to Override. Following the period during which all Directors of the Association are Original Directors (as such term is hereinafter defined), any Living Unit Owner who is aggrieved by or disagrees with any decision of the Board may override that particular decision of

the Board upon obtaining the written approval and consent of seventy-five percent (75%) of the Living Unit Owners.

ARTICLE IX

SELECTION OF BOARD OF DIRECTORS OF THE ASSOCIATION

Section 9.1. General Powers. The business and affairs of the Association shall be managed by its Board of Directors.

Section 9.2. Number, Election and Term. The number of Directors of the Association shall be three (3), each of whom shall initially be appointed by the Declarant and known as the Original Directors. One Original Director shall be appointed for a three (3) year term, one Original Director shall be appointed for a four (4) year term, and one Original Director shall be appointed for a five (5) year term. Upon the expiration of each Original Director's term, a successor Director shall be appointed by the Declarant or elected by the Members. In case of disability, refusal to act, death or resignation of a Director appointed by the Declarant, the Declarant may, in addition, appoint a successor Director for the unexpired term of such Director. At such time as seventy-five percent (75%) of the Living Units have been sold and transferred of record, the first of the Original Directors initially appointed by Declarant, or his/her successor, shall be replaced by a Member by election of the Members; at such time as eight-five percent (85%) of the Living Units have been sold and transferred of record, the second of the Original Directors initially appointed by Declarant, or his/her successor, shall be replaced by a Member by election of the Members; and at such time as all of the Living Units have been sold and transferred of record, the third and last remaining Original Director initially appointed by Declarant, or his/her successor, shall be replaced by a Member by election of the Members. Whenever replacement by an election is required hereunder, an election shall be held at a meeting of the Members called for that purpose, after reasonable notice thereof or as such notice is provided for in the Bylaws (if any). Elections of Directors other than Directors appointed by the Declarant shall be held at each annual meeting of the Association to elect a Director for a term of three (3) years upon the expiration of the term of each such Director, so that the term of one such Director shall expire annually. In the case of the death, resignation or disqualification of any one or more of the Directors, other than Directors appointed by the Declarant, a successor, or successors, shall be elected by the Members at a meeting called for that purpose after reasonable notice thereof or as provided in the Bylaws (if any). Where the provisions of the Declaration cannot be fulfilled by reason of unfilled vacancies among the Directors, the City Council of the City may, upon the petition of any Living Unit Owner or resident of the Subdivision, appoint one or more Directors to fill vacancies until such time as Directors are elected in accordance herewith.

ARTICLE X

PROPERTY RIGHTS IN THE COMMON GROUND(S)

Section 10.1. Members' Easements of Enjoyment. Subject to the right reserved herein to limit or prohibit the use of Common Ground(s), and subject to the provisions of Section 10.2 hereof, every Member of the Association shall have a right and easement of enjoyment in and to the Common Ground(s), and such easement shall be appurtenant to and shall pass with the title to every Living Unit.

Section 10.2. Extent of Members' Easements. The rights and easements of enjoyment in the Common Ground(s) created hereby shall be subject to the following:

Section 10.2.1. The right of the Association to take such steps as are reasonably necessary to protect the Common Ground(s) against foreclosure;

Section 10.2.2. The right of the Association to promulgate Rules and Regulations governing the use of the Common Ground(s), including, without limitation, the right to restrict or limit their usage or to permit, on such terms as deemed appropriate by the Board, their use by non-Members;

Section 10.2.3. The right of the Association, as provided in its Bylaws and/or herein, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for such period as it considers appropriate for any infraction of its Rules and Regulations;

Section 10.2.4. The right of the Association to dedicate or transfer all or part of the Common Ground(s) to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association and public agency or authority;

Section 10.2.5. The right of the Declarant or other builder-developers authorized in writing by the Declarant to utilize Common Ground(s) for promotional purposes during periods of development;

Section 10.2.6. The right of the Association to grant such easements and rights of way to such utility companies or public agencies or authorities or other persons or entities as it shall deem necessary or appropriate;

Section 10.2.7. The right of Owners to perpetual easements over any part of the Common Ground(s) for such portion of their Living Unit that may encroach upon and/or overhang said Common Ground(s) due to original construction by the Declarant, and for pedestrian and vehicular ingress and egress to and from any Living Unit over said Common Ground(s); notwithstanding the foregoing to the contrary, no Owner shall have the right to construct or install improvements which encroach upon or overhang the Common Ground(s); and

Section 10.2.8. The right of the Association to enter into licensing agreements with commercial enterprises for the operation of recreational facilities and related concessions for the benefit of Owners and residents of the Subdivision.

ARTICLE XI

ASSESSMENTS AND COLLECTION

Section 11.1. Purpose of Assessment. The assessments described in this Declaration shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit and enjoyment of the Owners and occupants of the Lots and Living Units in the Subdivision, including the maintenance of real and personal property constituting the Common Ground(s), the Lots and the exterior surfaces of all buildings, including Living Units, subject to the provisions of this Declaration and all as may be more specifically authorized from time to time by the Board of Directors of the Association. This Article XI is subject to the provisions of Article V encompassing rights of the Declarant.

Section 11.2. Common expenses shall include but shall not be limited to the following:

Section 11.2.1. Expenses of administration, maintenance, insurance and repair or replacement of the Subdivision easements, Common Ground(s), Lots and exterior surfaces of Living Units as more specifically set forth in this Declaration, or such other projects as deemed necessary and appropriate by the Board of Directors;

Section 11.2.2. Expenses declared to be common expenses by the Declaration;

Section 11.2.3. Repayment of debt incurred by the Association;

Section 11.2.4. Expenses agreed upon as common expenses by the Board of Directors;

Section 11.2.5. Individual Unit ongoing maintenance expenses; and

Section 11.2.6. Such reserves as may be established by the Board of Directors for a repair, replacement or additions to (i) the Subdivision easements, (ii) Common Ground(s), (iii) other projects, (iv) Lots and exterior surfaces of Living Units as more specifically set forth in this Declaration (provided, in no event shall any addition to a Lot or Living Unit constitute a common expense), or (v) any other real or personal property acquired or held by the Association.

Section 11.3. Creation of Assessments, Liens and Personal Obligation of Assessments.

Section 11.3.1. The Owner of each Living Unit within the Subdivision covenants and each Owner by acceptance of a deed or other conveyance, shall be deemed to covenant and agree to pay to the Association:

Section 11.3.1.1. Annual assessments;

Section 11.3.1.2. Additional assessments;

Section 11.3.1.3. Monthly Unit maintenance assessments;

Section 11.3.1.4. Specific assessments against any particular Living Unit which is established by this Declaration including, but not limited to, reasonable fines as may be imposed in accordance with the terms of this Declaration;

Section 11.3.1.5. Special assessments, which shall relate to a particular, one-time project, maintenance project, or the like; and

Section 11.3.1.6. All such assessments, together with late charges, interest not to exceed the maximum legal rate, out-of-pocket costs and attorneys' fees actually incurred, shall be a charge on the land and shall be a continuing lien upon the Living Unit against which each assessment is made.

Section 11.3.2. Each such assessment together with late charges, interest, out-of-pocket costs and attorneys' fees actually incurred, shall also be the personal obligation of the person who was the Owner of such Living Unit at the time the assessment arose, and his or her grantee shall be jointly and severally liable for whatever portion may be due at the time of conveyance, except no first mortgagee who obtains title to a Living Unit pursuant to the remedies provided in the mortgage shall be liable for unpaid assessments which accrued prior to transfer of title.

Section 11.3.3. Assessments shall be paid in the manner and on dates fixed by the Board of Directors. If the board of Directors does not otherwise provide, the assessments shall be paid in annual installments.

Section 11.4. Annual Assessment. Beginning on January 1, 2019 ("Commencement Date"), the Board of Directors shall have the authority to levy annual assessments against each Living Unit in an amount determined by the Board, whether vacant or improved. The annual assessments may be increased

by a maximum of fifteen percent (15%) per year by the Board of Directors, and in excess of such percentage amount for any given year upon majority vote approval of the Members. In addition to the annual assessment, upon conveyance of the Lot to the original third-party purchaser, a one-time original capital assessment in an amount determined by the Board, to be collected at closing, will be funded to the Association.

Section 11.5. Additional Assessments. In the event the annual assessment is insufficient to pay for the Association's expenses, the Board of Directors shall have the authority to levy a uniform additional assessment in any given year to meet such obligations, not to exceed \$1,000.00 for that year, per Living Unit, whether vacant or improved.

Section 11.6. Specific Assessments. The Board of Directors may also levy a specific assessment against any Member to reimburse the Association for costs incurred in bringing the Member and/or his or her Living Unit into compliance with the provisions of this Declaration, the amendments thereto, the Articles of Incorporation, the Bylaws (if any) and the Rules and Regulations of the Association. Specific assessments may be levied upon the vote of the Board after notice to the Living Unit Owner and the opportunity for a hearing before the Board.

Section 11.6.1. Monthly Unit Maintenance Assessments. The Board of Directors shall also levy a specific assessment (per Section 11.3.1.3) against any Member to reimburse the Association for costs incurred in the ongoing maintenance of the Lot, including lawn mowing, winter salting, fertilizing and seasonal gutter cleaning on the Lot. The Monthly Unit Maintenance Assessment will be determined at the time of the Directors entering into a contract for said works, on an annual basis. The Monthly Unit Maintenance Assessment, starting January 1, 2019, will be paid monthly in an amount determined by the Board, subject to modification per the annual agreements entered into for said works.

Section 11.7. Special Assessments.

Section 11.7.1. In the event that the Board considers it necessary to make any expenditure requiring a special assessment as contemplated in Section 11.3.1.5, it shall submit in writing to the Members for approval an outline of the plan for the project contemplated and the estimated amount required for completion. The special assessment must be approved by the assent of the majority of the Members who are voting in person or by proxy at a meeting duly called for the purpose. Written notice shall be mailed to all Members at least thirty (30) days prior to such meeting. Notwithstanding the foregoing, the Board shall authorize a special assessment if needed to meet financial obligations of the Subdivision to the City or any other public entity and no vote of the Members shall be necessary.

Section 11.7.2. Quorum. Members or proxies entitled to cast not less than twenty-five percent (25%) of all votes shall constitute a quorum for a meeting under Section 11.7.1. If the required quorum is not present (either in person or by proxy), a second meeting may be called. The required quorum at such meeting shall be fifteen percent (15%) of all votes. No subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 11.8. Calendar Year; Proration. Annual assessments and additional assessments are to be calculated on a calendar year basis and paid to the Association in one lump sum annually within thirty (30) days of each recurring annual due date; provided, however, the Association may assess that portion of the annual assessment attributable to insurance maintained by the Association pursuant to Article XII in the same frequency as such insurance premiums are payable by the Association. Proration shall occur for any year in which the ownership of a Living Unit changes from Declarant to a third-party purchaser of a Living Unit.

Section 11.9. Lien for Assessments.

Section 11.9.1. All sums assessed against any Living Unit or otherwise payable to the Association by an Owner pursuant to this Declaration, together with any late charges, interest, out-of-pocket costs and reasonable attorneys' fees and expenses actually incurred, shall be secured by a lien on such Living Unit in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such Living Unit except for liens of ad valorem taxes.

Section 11.9.2. All other entities acquiring liens or encumbrances on any Living Unit after this Declaration shall have been recorded shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for the assessments described in this Declaration, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances.

Section 11.9.3. The sale or transfer of any Living Unit shall not affect such lien. No sale or transfer shall relieve such Living Unit from lien rights or any assessments later becoming due.

Section 11.9.4. The Owner of a Living Unit shall be liable for the unpaid assessments chargeable to such Living Unit or sums otherwise payable to the Association by such Owner prior to conveyance of such Living Unit to a third-party purchaser.

Section 11.10. Effect of non-payment of Assessments; Remedies of the Association. Any assessment which is not paid when due shall be delinquent.

Section 11.10.1. Any assessment delinquent for a period of more than thirty (30) days shall incur a late charge in such amount as may be determined and uniformly applied by the Board of Directors.

Section 11.10.2. If the assessment is not paid within ninety (90) days of the due date, a lien shall attach and the lien shall include: (i) the late charges from the date first due and payable, (ii) interest, not to exceed the maximum legal rate, on the principal amount due, (iii) all out-of-pocket expenses and costs, (iv) all costs of collection, including attorneys' fees and expenses actually incurred, and (v) any other amounts provided or permitted by law, all as may be more particularly set forth in the Rules and Regulations. A notice of claim of lien may be filed by the Association, though it is not mandatory.

Section 11.10.3. In the event the assessment remains unpaid after one hundred twenty (120) days from the due date, the Association may, as the Board shall determine, institute suit to collect such amounts and/or foreclose its lien.

Section 11.10.4. Each Owner, by acceptance of a deed, vests in the Association the right and power to bring all actions against the Owner personally for the collection of such charges as a debt and/or to foreclose the lien in the manner established pursuant to the laws of the State of Missouri as they may exist from time to time. The lien provided for in the Article XI shall be in favor of the Association and shall be for the benefit of all Owners.

Section 11.10.5. The Association, acting on behalf of the Owners, shall have the power to bid on any Living Unit at any foreclosure sale or to acquire, hold, lease, mortgage or convey any Living Unit.

Section 11.10.6. No Owner may waive or otherwise escape liability for the assessments by abandonment of the Living Unit.

Section 11.10.7. All payments shall be applied first to collection costs and attorneys' fees, then to late charges, then to interest, then to newly-delinquent assessments, then to any unpaid installment of the assessments which are coming due within thirty (30) days of payment, and then to any unpaid installment of the assessments which are the subject matter of suit.

Section 11.10.8. Upon the timely cure of any default for which a notice of claim of lien was filed by the Association and prior to the commencement of any legal proceedings to enforce the collection of such claims for lien, the Board of Directors is hereby authorized to file or record an appropriate release of such notice, upon payment by the defaulting Owner of a fee, to be determined by the Board of Directors, to cover the costs of preparing and filing or recording such notice and such release.

Section 11.10.9. The assessment lien shall be in addition to all remedies provided in this Declaration or the Articles of Incorporation or the Bylaws of the Association or remedies provided or permitted by law. The remedies specified are cumulative and not in substitution of other remedies available at law or in equity, including a suit to recover a money judgment for unpaid assessments, as above provided.

ARTICLE XII

INSURANCE

Section 12.1. Common Ground(s). The Board of Directors, or its duly authorized agent, shall have the authority and shall obtain insurance on the Common Ground(s) for the appropriate needs of the Subdivision. This insurance shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from insurable hazards, if such insurance is reasonably available.

Section 12.1.1. All insurance coverage obtained by the Board of Directors shall be written in the name of the Association as owner and beneficiary.

Section 12.1.2. In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors be brought into contribution with insurance purchased by the individual Owners, occupants or their mortgagees.

ARTICLE XIII

ARCHITECTURAL AND ENVIRONMENTAL RESTRICTIONS

The Property shall be subject to the following architectural and environmental restrictions:

Section 13.1. Review by Committee. From and after the conveyance of an improved Lot or Living Unit by Declarant, no building, wall or other structure shall be altered, changed and/or modified, commenced, erected, reconstructed or maintained thereon, nor shall any exterior addition to, removal of all or any part thereof, or exterior change or alteration in any improvement thereon be made until the plans and specifications showing the nature, kind, shape, height, materials, colors and location of the same shall have been submitted to and approved in writing as to harmony of external design, types of materials, colors and location in relation to surrounding structures and topography by the Board of

Directors, or by an architectural committee composed of three (3) or more Members of the Association appointed by the Board of Directors. Reference in this Declaration to “Architectural Control Committee” shall apply either to the aforesaid Committee or the Board of Directors, whichever happens to be acting at the time. In the event the Architectural Control Committee shall fail to approve or disapprove such design, materials, colors and location within forty-five (45) days after all required plans and specifications have been submitted to it (and fees, if required, have been paid), approval will not be required, and this Section will be deemed to have been fully complied with. The Architectural Control Committee is authorized where it deems appropriate to charge a review fee for any submission to defray the costs of reviews it conducts or authorized. Notwithstanding the foregoing, for so long and until the last Living Unit has been closed upon by a third-party purchaser, the Declarant may enter and undertake upon any Lot the construction of retaining walls and grading of such property as Declarant deems necessary; provided, however, Declarant shall restore the landscaping on such Lot to a state reasonably similar to that which existed immediately prior to said undertaking.

Section 13.2. Building and Materials and Construction. It is the intent of this Declaration that all buildings and structures within the Property shall be constructed of attractive exterior materials of high quality. In its review of submissions, the Architectural Control Committee shall evaluate the constructions standards and building materials for all proposed construction to ensure that such standards and materials are in conformance with the general objectives of the Subdivision as enumerated herein. Appurtenant structures to, or extrusions from, any building or structure shall be of similar or compatible materials, design and construction. Exterior finishes once approved shall not be altered without the express written consent of the Architectural Control Committee.

Section 13.3. Detention Basins, Rain Gardens and Drainage System. Detention basins and rain gardens, if any, may contribute measurably to the overall cohesiveness and aesthetic appeal of the Subdivision; but, more importantly, they may serve an essential engineering purpose as an integral part of the drainage system. It is incumbent upon the Association and each and every Owner to respect the design and area of the detention basins and rain gardens, if any, and drainage channels and it shall be the Association’s responsibility to ensure that sufficient protective measures are taken at all times to prevent any and all debris from entering storm sewers, drainage channels, swales, detention basins and rain gardens. Particular attention shall be given to erosion control and the prevention of the introduction of dirt, sand, mud or silt into the drainage facilities. Each Owner, with respect to such Owner’s Lot, and the Association, with respect to the Property in general, shall insure that these sewers, drainage channels, swales, detention basins and rain gardens are kept free of trash and refuse. Any discharge of liquid or solid waste or sanitary waste into the interior drainage facilities from any Lot or Living Unit is expressly prohibited. Specific precautions shall be taken to exclude or prevent petroleum products, polluting-type fertilizers, insecticides, herbicides, and to minimize rock salt and other snow and ice melting chemicals from entering the storm sewer and interior drainage system. No structure, planting or activity shall be undertaken which ay damage or interfere with established slope ratios, create erosion or sliding problems, or change the direction of flow of drainage channels or obstruct or retard the flow of water through said drainage channels. If any Owner fails to comply with these provisions, the Association is empowered to correct all violations at the expense of the Owner concerned, which expenses shall be a lien upon the property of such Owner, equal in priority to the lien provided for in Article XI hereof and enforceable in the same manner as therein provided.

Section 13.4. Circulation Systems. Pedestrian and bicycle circulation systems, if any, and all trail systems throughout the Property are an integral part of the overall planning and design concept. All buildings or structures on Lots immediately adjacent to designated circulation systems shall allow for unrestricted public pedestrian and bicycle passage as provided on the recorded plats of the Property.

Section 13.5. Land Use.

Section 13.5.1. No structure shall be used for a purpose other than that for which the structure was originally designed without the approval of the Association.

Section 13.5.2. No Living Unit shall be improved, used or occupied other than for residential occupancy by a single family without the express written approval of the Association.

Section 13.6. Building Setback Lines. No building or structure shall be located on any Lot nearer to the front, side or rear Lot lines than the minimum setback lines shown on the Subdivision Plats. In no event shall the foregoing setback requirements apply to (a) any overhang or projection from a building, or (b) party walls (as such term is defined and further discussed in Section 18.1 herein).

Section 13.7. Uncompleted Structures. No building, addition or alteration shall be permitted to stand with its exterior in an unfinished condition for longer than six (6) months after the commencement of construction; provided, however, that this Section 13.7 shall not apply to Declarant or and/or its assigns.

Section 13.8. Frontage. All residences shall present a good, well-maintained frontage harmonious in design to the neighborhood, on the street on which it is located as shown on the Subdivision Plats. Residences located on corner Lots shall present a good, well-maintained frontage harmonious in design to the neighborhood on both streets.

Section 13.9. Driveways. Driveways must be constructed of concrete. Any repair or replacement of a driveway shall be undertaken using reasonably similar material, color and craftsmanship as the original driveway.

ARTICLE XIV

MAINTENANCE AND REPAIRS BY OWNER

Section 14.1. Each Owner, his/her successors and assigns, hereby covenants and agrees to maintain their Lot and Living Unit in a neat and proper condition and to perform all necessary repairs except where the Association is required to perform such maintenance and repairs.

ARTICLE XV

USE RESTRICTIONS

The Property shall be subject to the following use restrictions for and on behalf of each and every Owner of any Living Unit in the Subdivision, their grantees, lessees, successors and assigns:

Section 15.1. Resubdivision. No Lot or Living Unit shall be resubdivided nor shall a fractional part of any Lot or Living Unit be sold or conveyed without the written consent of the Association. This provision shall not, however, require the consent of the Association for the sale or conveyance of an entire Living Unit as shown on the Subdivision Plats.

Section 15.2. No Commercial Activities. No commercial activities of any kind shall be conducted on any Living Unit other than home professional pursuits without employees which produce minimal public visits or non-residential storage, mail or trash.

Section 15.3. Nuisances. No noxious or offensive activity shall be carried on upon any portion of the Property, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood in the judgment of the Association. No exterior lighting emanating from any Lot shall be directed outside the boundaries of such Lot.

Section 15.4. Maintenance of Lots and Living Units by Owner. Each Owner shall maintain and keep his/her Lot and Living Unit (including all areas or facilities exclusively reserved for such Living Unit) in good order and repair (except for such repairs and maintenance as may be assigned to the Association hereunder), and shall do nothing which will prejudice the structural integrity or increase the rate of insurance on the improvements or which would be in violation of law. Each Owner shall maintain, repair and replace, at his/her own cost and expense, the Portion of his/her Living Unit requiring maintenance, repair or replacement, not maintained by the Association. The maintenance, repair and replacement obligation of each Owner includes but is not limited to: (i) air conditioning and heating equipment (including any facility and connection required to provide utility service to serve the Living Unit and no other); (ii) painting, decorating, finishing, repairing, replacing and otherwise maintaining interior surfaces of perimeter walls, interior walls, ceilings and floors of the Living Unit; (iii) replacing all doors (including garage doors), screens, windows and plate glass installations (including glass doors) forming a portion of the perimeter of the Living Unit. Notwithstanding the foregoing, in no event shall an Owner make any alteration, decoration, repair, replacement, change or paint, nor place any screen or other enclosure on any deck, balcony or patio or any other parts of the Lot or Living Unit or Common Ground(s) without the prior written approval of the Association.

Section 15.4.1. Subject to the provisions of this Declaration, in the event of damage to any Living Unit resulting from the failure or breach of a portion of a Living Unit which is maintained by the Association as provided herein, including but not limited to the roof, foundation or certain portions of the exterior, the Association shall be responsible only for the repair or replacement of such failed element so maintained by the Association, and the Owner of any such damaged Living Unit shall be responsible for any and all damage to any other element of the Living Unit, including but not limited to wall studs, roof trusses and the interior of his/her Living Unit and any personal property therein. For example, if the roof of a Living Unit leaks causing damage to the roof trusses, ceiling, drywall, decorations and furnishing within such Unit, the Association shall be liable only for the repair or replacement, as the case may be, of said roof and the Owner of such Unit shall be liable for all other damage to his/her Unit, including but not limited to damage to said roof trusses, ceiling, drywall, decorations and furnishings.

Section 15.5. Obstructions. There shall be no obstruction of any portion of the Common Ground(s) or any storage or construction or planting thereon by any Owner. No clothes, laundry or other articles or equipment shall be placed, hung, exposed or stored on the Common Ground(s) or any Lot and no structure or facility for housing of pets or animals shall be placed or maintained in any portion of the Common Ground(s) or in any portion of the exterior or yard area of any Lot or on or about the exterior of any building.

Section 15.6. Animals. No animals, including but not limited to reptiles, birds, horses, rabbits, poultry, cattle or livestock of any kind, shall be brought onto or kept on the Property, except that no more than a total of two household pets, which may be dogs, cats or other household pets (except house pets with vicious propensities or which effect the Association's and/or Owner's ability to obtain liability insurance at customary and ordinary rates), or a combination thereof totaling four, may be kept or maintained on any Lot or in any Living Unit. The keeping of any pet which by reason of its noisiness or other factor is a nuisance (as determined by the Association in its sole judgment) or annoyance to the neighborhood is prohibited. Pet owners shall comply with all applicable Rules and Regulations of the Association and with all laws, including without limitation leash laws. No pet shall be staked out or tied in any common area or on the Common Ground(s). Notwithstanding anything to the contrary in this

Section 15.6, the total number of pets permissible may be changed and the size of pets may be further restricted by the Rules and Regulations of the Association. No animals of any kind, including household pets as permitted hereunder, shall be kept or utilized for purposes of breeding, kenneling, boarding or any commercial or business purpose.

Section 15.7. Parking of Motor Vehicles, Boats, Motorcycles, Campers and Trailers. No heavy duty trucks (as such term is commonly defined or as otherwise defined in the Rules and Regulations of the Association) or commercial vehicles, boats, motorcycles, campers, house trailers, boat trailers and trailers of any other description shall be permitted to be parked or stored on the Property, including on the Common Ground(s) or any Lot, unless they are parked or stored in an enclosed garage, except only during periods of approved construction on a Lot. Passenger automobiles of permanent residents shall only be parked in the driveway or garage of such Owner's Lot.

Section 15.8. Overhead Wiring. No power, telephone, cable television or other similar utility distribution or service connection lines may be erected or maintained above the surface of the ground on any Lot without the written consent of the Association.

Section 15.9. Obstruction of Traffic. No wall, tree, hedge or shrub planting shall be maintained in such manner as to obstruct sight lines for vehicular traffic. Except as may be required to comply with the prior sentence, no live tree shall be removed without the written approval of the Association, which approval in no event shall be in violation of Section 15.27 hereof.

Section 15.10. Antennas. No antennas, communications equipment, satellite dishes, weather vanes, electrical, telephone or television cables or other wires or lines, and no solar collectors or recreational or exercise equipment which extends beyond the exterior shell of any building shall be placed, connected, erected or maintained upon any Lot, Living Unit or Common Ground(s), without the prior written consent of the Board except to the extent the Association or this Declaration cannot restrict an antennae or satellite dish pursuant to the express terms of the Telecommunications Act (the "Act"). The Association shall have the authority to promulgate such rules and regulations as it deems necessary and as are in compliance with the Act, regulating the placement and/or location of all items described in this Section 15.10.

Section 15.11. Temporary Structures. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuildings shall be used on any Lot at any time as a residence, either temporarily or permanently; provided, however, that with prior written approval by the Board, which shall be in the Board's sole discretion, and subject to any applicable Rules and Regulations of the Association, some types of temporary sun shades or tents may be permissible on outside patios or terraces.

Section 15.12. Garages. All garages must be equipped with doors which shall be kept closed so much as practicable to preserve the appearance of the elevation of the house fronting on the street.

Section 15.13. Shoreline Contours. Shoreline contours of basins or lakes, if any, may not be changed without the written approval of the Association. No Lot shall be increased in size by filling in the waters, if any, upon which it abuts.

Section 15.14. Refuse. No refuse of any kind shall be disposed of or placed in the lakes, detention basins, drainage channels, storm sewers or on the Common Ground(s).

Section 15.15. Use of Lots. Except as may be otherwise expressly provided in this Declaration, each Living Unit shall be used for residential purposes only as a residence for a single family. A single-

family residence means a single housekeeping unit operating on a non-profit, non-commercial basis between and amongst its occupants.

Section 15.16. Signs. Except as otherwise herein provided, no signs, window displays, or advertising signs shall be placed on any Lot or Living Unit or structure without the prior written approval of the Association. One exception is customary name and address signs not to exceed twenty-four (24) square inches in size. Another exception is one "For Sale" sign, not to exceed five (5) square feet in size, which may be placed on each Lot for the sole and exclusive purpose of advertising for sale the Lot upon which it is placed. This use restriction is subject to the provisions of Article V herein encompassing reservations of the Declarant.

Section 15.17. Grades. Within any slope area established on the plats and plans, no structure, planting or other materials shall be placed or permitted to remain, nor shall any activity be undertaken, which may damage or interfere with established slope ratios, create erosion or sliding problems, or change the direction or flow of drainage channels, or obstruct or retard the flow of water through drainage channels. The slope areas of each Lot shall be maintained continuously by the Owner, except for those improvements for which a public authority or utility is responsible.

Section 15.18. Drilling or Quarrying. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon any Lot.

Section 15.19. Dumping of Trash and Rubbish. No Lot shall be used or maintained as a dumping ground for trash or rubbish. Trash, rubbish, garbage or other waste shall not be kept except in sanitary containers or other equipment for the storage or disposal of such material, which equipment shall be kept in a clean and sanitary condition. No trash, garbage, rubbish, refuse, debris, trash cans or trash receptacles of any type shall be stored outside a building on any Lot, except that beginning two (2) hours after sunset on any day prior to the day designated for trash pickup, said trash, garbage, rubbish, refuse and debris secured within appropriate trash cans or receptacles may be placed at the street curbing for pickup. Trash cans or receptacles shall be removed and secured within the improvements for each Living Unit not later than four (4) hours following sundown of the same day designated for pickup.

Section 15.20. Fuel Tanks. No fuel tanks or containers of any nature shall be placed, erected, installed or constructed on any Lot. No underground, enclosed propane tank shall be allowed without prior written approval of the Association.

Section 15.21. Swimming Pools, and Rear Yard Patios, and Decks. Subject to applicable Rules and Regulations of the Association, and with prior written approval of the Association, which shall be in the Association's sole discretion, swimming pools, and rear yard patios, and decks may be permitted on a Lot. Subject to applicable Rules and Regulations of the Association, and with prior written approval of the Association, which shall be in the Association's sole discretion, hot tubs and small fish ponds may be permitted on a Lot. In each case, it is the homeowners sole requirement and responsibility to obtain and comply with all municipal, and MSD approvals, restrictions, and codes in conjunction with the addition of a pool, pond or hot tub, and rear yard patio, or deck.

Section 15.22. Fences; Storage Areas; Awnings/Screens. No fencing, fencing of patios or storage areas of any type shall be erected or maintained on any Lot or Living Unit without the prior written approval of the Association. The Association shall have the power to promulgate such Rules and Regulations as it deems necessary permitting the erection, installation, construction and maintenance of

so called “invisible fences” upon any Lot and regulating the placement and/or location thereof. Each Owner that installs an “invisible fence” shall be solely responsible for its care and maintenance. Each Owner that installs or otherwise maintains or permits the use and/or operation of an “invisible fence” on its Lot hereby expressly releases the Association, its Board of Directors, agents, employees and contractors from any and all damages, losses, claims and/or expenses of any nature whatsoever arising from or out of the care and maintenance provided by the Association on or in any Lot, Living Unit or Common Ground. In the event that an approved fence (other than “invisible fence”) is installed, then the Board shall have the option, in the Board’s sole discretion, to elect not to provide mowing or any other maintenance of the lawn or landscaped areas within the fence, or, if mowing or other lawn or landscape maintenance within the fence is provided, then the Board may elect to charge an additional amount to the assessment for the related Living Unit. Upon prior written approval of the Association, awnings and screening of rear decks or patios may be permitted.

Section 15.23. Laundry Lines; Flag Poles; Landscape Ornaments. No permanent or temporary poles for attaching wires or lines or any other device for the purpose of hanging laundry shall be constructed or placed on any Lot or Living Unit. No flag poles or landscape ornamentation of any kind, including without limitation fountains, sculpture, colored balls, or similar outdoor ornaments, may be placed on any Lot or Living Unit without the prior written approval of the Association.

Section 15.24. Leases, Rentals and Boarders. Owners shall not have the right to lease or rent a Lot or Living Unit, or any portion or room thereof. No “boarders” shall be permitted to reside in the Subdivision. A “boarder” shall include a person who is not a member of the immediate family of the Living Unit Owner or principal occupant of a dwelling (with the exception of parents or foreign exchange students) but who resides therein and pays rent or remuneration in kind to the Living Unit Owner or principal occupant.

Section 15.25. Solar Collectors. No Living Unit shall have an exterior solar collection system, wind generator system or any other similar type system or appliance without prior written approval of the Association.

Section 15.26. Storage of Personal Property and Vehicles. Personal property, including without limitation, boats, trailers, campers, commercial vehicles, camper shells and all-terrain vehicles (ATV’s), shall not be parked, placed or stored permanently or temporarily in the open on the Property, including the Common Ground(s) or any Lot. The Board of Directors may cause any such item so parked, placed or stored to be in violation of this Declaration to be towed or removed at the owner’s expense.

Section 15.26.1. Recreational vehicles such as motor homes must be stored inside a garage.

Section 15.26.2. No tractor trailers shall be placed or parked on any Lot.

Section 15.26.3. No commercial vehicles will be allowed unless they are stored in a garage. This prohibition shall not apply to temporary parking of trucks or commercial vehicles of pickup or delivery, construction (provided such construction has been previously approved by the Association, if required hereunder), or other commercial services.

Section 15.26.4. No disabled, vagrant, unlicensed or inoperable motor vehicle shall be placed or parked on any Lot.

Section 15.26.5. No repairing, body work or painting of any motor vehicle, including passenger cars, except while in an enclosed garage, shall be permitted and only when the repairing, body work or painting is occurring to a motor vehicle owned by a resident dwelling on the Lot on which such activity takes place.

Section 15.26.6. Parking on the Common Ground(s), including parking spaces and upon private streets, if any, of the Subdivision, is limited to passenger automobiles of temporary guests only. In no event may any permanent resident park his/her motor vehicle on the Common Ground(s).

Section 15.26.7. The Association shall have the power to promulgate such Rules and Regulations not inconsistent with the provisions of this Declaration as it deems necessary to further regulate parking on the Property.

Section 15.27. Landscape Restrictions. In no event shall any Owner remove any live tree from a Lot without the prior written approval of the Association, which approval shall in no event be in violation of any plans or specifications relating to the Subdivision. Further, the Association and each Owner shall abide by such City ordinances then in effect regulating landscape management.

Section 15.28. Indemnification for Actions of Others. Each Owner does hereby indemnify the Association, its Directors, and other Owners and occupants for the actions of Owner and Owner's children, guests, pets, servants, employees, agents, invitees or licensees.

ARTICLE XVI

EASEMENTS

Section 16.1. Utility Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Subdivision Plats. Such easements shall include the rights of egress and ingress for construction and maintenance purposes. No structure, planting, or other material shall be permitted to be placed or remain within easements which may damage or interfere with the installation or maintenance of utilities or which change the direction or flow of drainage channels, or which in any other manner obstruct the use for which these easements are reserved.

Section 16.2. Maintenance Easement. The Declarant does hereby give, grant, extend and confer to the Association, its successors and assigns, an easement to landscape, maintain, repair and reconstruct the Common Ground(s), with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the purposes described herein, subject to the following conditions and limitations:

Section 16.2.1. The Association may use such additional space on the Property adjacent to the Common Ground(s) as may be required for temporary working room during the reconstruction, maintenance or repair of the items discussed in Section 16.2.

Section 16.2.2. All provisions of this Section 16.2, including the benefits and burdens, run with the Common Ground(s) and are binding upon and inure to the successors and assigns of the Association and Declarant.

Section 16.3. Encroachment. Through construction, settlement or shifting, should any part of a Living Unit, as originally constructed by Declarant, encroach upon and/or overhang the Common Ground(s) or upon any other Living Unit, perpetual easements for the maintenance of any such encroachment and for the use of the space required thereby are hereby established and shall exist for the

benefit of the Owner of the encroaching property; provided, however, that no easement shall be created in the event the encroachment is due to the willful conduct of the Owner.

Section 16.4. Easements Appurtenant. Subject to the provisions of this Declaration, perpetual easements are hereby established, running with the land, appurtenant to all Living Units, for use by the Owners thereof, their families and guests, invitees and servants, of the Common Ground(s). Subject to the provisions of this Declaration, each Living Unit is further granted a perpetual easement, running with the ownership of the Unit, to use and occupy the balcony, deck, terrace, patio, sidewalks, driveways and garage, if any, which are part of the Living Unit, should there be any encroachment on the Common Ground(s) or any other Lot; provided, however, that no Owner shall enclose, decorate or landscape any such balcony, deck, terrace, patio, sidewalk, driveway or garage contrary to this Declaration or any Rules or Regulations established by the Association.

Section 16.5. Easements in Gross. The Property and each Living Unit shall be subject to a perpetual easement in gross to the Association, its employees, contractors and agents, for ingress and egress, to perform the Association's obligations and duties as required by this Declaration. Should it be necessary to enter a Lot or Living Unit, or the exterior of any building or Living Unit, to effect a necessary repair, Association employees, contractors and/or agents shall be entitled to entrance by exhibiting to the Owner an order or permission from the Association to do so.

Section 16.6. Parking Easement. The Declarant does hereby give, grant, extend and confer to the Association, its successors and assigns, a perpetual easement to use, maintain, repair and reconstruct the parking areas as more particularly set forth in the Subdivision Plats, whether or not such areas lie upon some of the Lots, with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the purposes described herein. The use and enjoyment of such parking spaces shall be subject to the provisions hereof and such Rules and Regulations as the Association may establish.

Section 16.7. Easements on Lots. In the event that any trail, sidewalk, entry monument, utility equipment or facilities, or similar improvement shown on any of the Subdivision Plats shall be situated or installed upon any Lot, the Declarant does hereby give, grant, extend and confer to the Association, its successors and assigns, and to the public at large, and to all public entities holding any responsibility for maintenance or ownership of such items, perpetual easements on such Lot to the extent needed to use, maintain, repair and reconstruct the items contained thereon for their designated purposes.

Section 16.8. Effect of Easements. All easements and rights herein established shall run with the land and inure to the benefit of and be binding on each Living Unit Owner, his/her successors and assigns, and any Owner, purchaser, mortgagee or other person or entity having an interest in any portion of the Property, whether or not such easements are mentioned or described in any deed of conveyance.

ARTICLE XVII

MAINTENANCE

Section 17.1. Association's Responsibility. The Association shall maintain, keep in good repair and replace the Subdivision entrance monument (if any), the Subdivision Common Ground(s), and other projects and improvements of the Association including all landscaping and improvements required by the City for the Subdivision as indicated on the record plat or applicable ordinance. Maintenance, repair and replacement of the Association's responsibilities pursuant to this Article XVII shall be funded by the Association assessments; provided, however, that in the event that any such repair or replacement is

caused by the negligence or destruction of an Owner, then such costs shall be charged to such Owner as an addition to the assessments of such Owner.

Section 17.2. Maintenance of Lots, Mailboxes and Exterior Living Units. The Association shall maintain, repair, replace and improve certain exterior surfaces of the Living Units and certain structures and portions of Lots on the Property. Such maintenance shall include mailboxes, roofs, exterior walls and exterior surfaces of the Living Units except doors and windows. In the event that any exterior walls or surfaces of a Living Unit are enclosed by a porch or screening, then the Associations shall have the right to provide the Owner with notice of the date that the maintenance to such areas shall be provided, and if such areas are not made accessible by the Owner on the appointed date, then the Association shall have the option to either (i) require the Owner to maintain such areas in accordance with the same level and type of maintenance provided by the Association, or (ii) provide the maintenance at another appointed time, after notice to the Owner, and charge an additional amount to the assessments of such Owner for the subsequent service. The Association shall also maintain the surface of each Lot, including any retaining wall, driveway or sidewalk located on a Lot, and, subject to the provisions of this Article XVII, any lawn irrigation systems not privately owned (as described in the following sentence) on a Lot. Upon prior written approval of the Association, private irrigation systems may be permitted on a Lot, but in the event of installation of such approved system the Owner shall be obligated for its maintenance and operation. The Association shall be responsible for snow removal from all roads and sidewalks over the Common Grounds and driveways and sidewalks on the Lots. Grass mowing and grounds maintenance will be provided by the Association. Maintenance of all exterior lighting shall be the obligation of the Owner.

The maintenance, repair, replacement and improvements by the Association referred to in this Section includes the maintenance and preservation of all driveways and sidewalks, all privacy and retaining walls, all landscaping (except landscaping or gardening installed by any Owner upon his/her Lot, or inside an enclosure as hereinafter provided), painting, repairing and replacement of the above-described exterior surfaces and portions of the Lots, but shall not relieve such Owner from his/her personal responsibility to maintain and preserve the other exterior surfaces or portions of a Lot or the interior surfaces of his/her Living Unit and to paint, clean, decorate, maintain and repair said Living Unit. Each Owner shall be responsible for items of day-to-day maintenance to such Owner's Living Unit, including but not limited to replacement of bulbs in exterior light fixtures and lubrication of door hinges. Further, each Owner shall be responsible for the maintenance, repair and replacement of all windows and doors (including garage doors) on his/her Lot or Living Unit; provide, however, the Association shall be responsible for painting or staining, as the case may be, the outer surface(s) of exterior doors. No Owner shall make any alteration in the portions of the Living Units and Lots which are to be maintained by the Association, remove any portion thereof, make any addition thereto or do any work which would affect the safety, soundness or aesthetic quality thereof without the prior written consent of the Association.

Section 17.2.1. Standard landscaping to be provided by the Declarant and maintained by the Association for a Lot shall be as described in the Rules and Regulations of the Association. Notwithstanding anything in this Article XVII to the contrary, an Owner may undertake additional landscaping, over and above the standard landscaping provided by the Declarant, on his/her Lot upon prior written approval of the Association. Installation of such additional landscaping shall be at the sole cost and expense of said Owner. After installation of such approved additional landscaping and subject to the maintenance conditions of Section 15.22 hereinabove, the Association may maintain it but may, at its option, charge an additional amount for such maintenance to such Owner's assessments.

Section 17.2.2. For the purpose of performing the maintenance, repair, replacement and improvement authorized in this Article XVII, or for purposes of inspecting a Lot or Living Unit with regard to same (collectively, the "Repair Visit"), including but not limited to a Repair Visit for purposes

of inspecting systems maintained by the Association or exterior Living Unit surface maintenance, the Association and its duly authorized agents, contractors or employees shall have the right, after reasonable notice to Owner, to enter upon and/or into any Lot or Living Unit a reasonable hours on any day. If any Owner is unwilling or unable, for any reason whatsoever, to grant such entry at the time scheduled for such Repair Visit, such Owner shall, as soon as practicable thereafter and upon reasonable notice to the Association, allow such access for purposes of such Repair Visit. Such Owner shall indemnify and hold harmless the Association for any additional fees or charges resulting from such rescheduling of the Repair Visit. Further, said Owner shall indemnify and hold harmless the Association and any other Owner from and against any damage which could reasonably have been discovered and/or remedied (as the case may be) during the initially scheduled Repair Visit.

Section 17.3. Owner's Responsibility. All maintenance of the Lots, and all structures and other improvements within or upon the Lots, not to be performed by the Association under this Declaration, shall be the sole responsibility of the Owner who shall perform such maintenance in a manner consistent with the standards of this Declaration and the Subdivision.

Section 17.4. Owner's Failure to Comply. In the event the Association determines that any Owner has failed to maintain the structures and or other improvements on the Owner's Lo in a neat and attractive manner consistent with the provisions of this Declaration, the Association shall give the Owner written notice of the Association's intent to provide the necessary maintenance, repair or replacement, at the Owner's sole cost and expense. The notice shall set for the with reasonable detail the maintenance, repairs or replacements deemed necessary. The Owner shall have thirty (30) days from the date of said notice within which to complete the maintenance, repair or replacement, or in the event that such maintenance, repair or replacement is not capable of completion within the thirty (30) day period, to commence and diligently pursue such work which shall be completed within a reasonable time as established by the Association. One notice per violation will be given and will cover any continuation of that violation.

Section 17.4.1. In an emergency, as reasonably determined by the Association, the Association may take remedial action immediately without giving the thirty (30) day notice set forth above.

Section 17.4.2. Each Owner covenants and agrees that if such Owner fails to comply with the provisions of this Declaration, the Association shall have the right, without being deemed guilty of trespass, to enter upon the Lot or Living Unit to provide any maintenance, repair or replacement at the Owner's sole cost and expense.

Section 17.5. Casualty. Notwithstanding anything herein to the contrary, in the event any part of a Living Unit requires maintenance, repair or replacement which, pursuant to the terms of this Declaration, is to be undertaken by the Association and, prior to the Association's completion of such maintenance, repair or replacement, said Living Unit is damaged or destroyed by casualty, the Owner of said Living Unit shall look solely to the insurance on such Living Unit for the repair or reconstruction of his/her Living Unit.

ARTICLE XX

UTILITIES/JOINT CONNECTIONS

The rights and duties of the Owners of Lots and Living Units within the Property with respect to sewer, water, electricity, gas and telephone connections thereto shall be subject to the following conditions:

Section 20.1. Easements. Whenever connections of sanitary sewers, storm sewers, water, electricity, gas, telephone lines, television aerial lines, cable television lines or any other utilities are installed within the Property, and the connections, or any portion thereof, lie in or upon Lots or Living Units thereon owned by others than the Owner served by said connections, the Association and its employees, agents and contractors, as well as the utility companies and the Owners of any Lots or Living Units served by said connections shall have the right, and are hereby granted easements to the full extent necessary to construct, reconstruct, repair, replace and maintain said connections, and to enter upon Lots or to have the utility companies or repairmen enter upon the Lots within the Property in or upon which said connections, or any portion thereof, lie to repair, replace and generally maintain said connections as and when the same may be necessary, and further, if the Association deems the repair, replacement or maintenance of any such connection to be necessary or are requested by the Owner of a Lot or Living Unit served by any such connection to repair, replace or maintain the same, the Association shall have the right to repair, replace or maintain such connection and pay for such repair, replacement or maintenance out of the assessments collected by the Association under Article XI hereof; provided, however, that in the event that the repair, replacement or maintenance of the connection is necessitated by the act or omission of an Owner of a Lot or Living Unit served thereby, said Owner shall bear all of the cost of repair, replacement or maintenance in accordance with Section 20.2 hereof.

Section 20.2. Damage or Destruction; Fault. In the event any portion of any connection or line is obstructed, damaged or destroyed through the act or omission of any Owner of a Lot or Living Unit, or any of his/her agents, guests or family members, whether or not such act is negligent or the Owner is otherwise culpable, so as to deprive that Owner or any other Owners being served by said connection of the full use and enjoyment of said connection, then the Owner who is responsible for such obstruction, damage or destruction shall forthwith proceed to replace or repair the same to as good a condition as existed prior to such destruction, damage or obstruction, at said Owner's sole cost and expense and without cost to the other Owners served by said connection, if any. If said Owner fails to promptly take such action, then the Association shall have the right to do so and assess the costs thereof against said Owner's Lot and Living Unit, and said Owner, for him/herself, his/her heirs, successors and assigns, covenants that he/she will pay the Association said assessment upon demand or in such periodic payments as may be determined by the Association, and that said assessment, if not so paid on the date when due, shall become a continuing lien on the Lot and Living Unit and the personal obligation of said Owner, and shall be subject to collection, enforceability, foreclosure and any other remedies at law or in equity available to the Association in the manner set forth in Article XI hereof for other assessments by the Association.

Section 20.3. Damage or Destruction – No Fault. In the event any portion of any connection or line serving multiple Living Units or Lots is obstructed, damaged or destroyed by some cause other than the act or omission of any of the Owners being served by said connection or line, their agents, guests or family members (including ordinary wear and tear and deterioration from lapse of time), then in such event, if said obstruction, damage or destruction shall prevent the full use and enjoyment of said connection by the Owner of any Lot or Living Unit served by said connection, said Owner shall notify the Association and the Association shall proceed forthwith to replace or repair said connection to as good condition as formerly in accordance with the terms hereof.

Section 20.4. Restoration. In conjunction with any repair, replacement or maintenance of any connection, the premises thereby affected shall be restored to their condition prior to such repair, replacement or maintenance and the cost thereof borne as provided for the cost of repairs.

ARTICLE XXI

REMEDIES AND ENFORCEMENT

Section 21.1. Enforcement. The Association and each person whose benefit this Declaration inures, may proceed through the judicial system to prevent the occurrence or continuation of any violation of any provision of this Declaration.

Section 21.2. Suspension of Rights. The Association may suspend all of an Owner's voting rights for any period during which any assessment against such Owner or other sum payable by such Owner to the Association remains unpaid and past due, or during the period of any continuing violation of the provisions of this Declaration or any Rules and Regulations promulgated hereunder. Suspension shall commence when an Owner is declared to be in such violation by the Association and such suspension shall continue for an additional period not to exceed thirty (30) days after the violation has been cured to the reasonable satisfaction of the Association.

Section 21.3. Cumulative Remedies. Remedies listed herein are cumulative and any specification of them shall not be taken to preclude an aggrieved party's resort to any other remedy permitted by law or in equity. No delay or failure on the part of an aggrieved party to invoke an available remedy shall be a waiver by that party of any right available to him/her upon the recurrence or continuance of said violation or the occurrence of a different violation.

Section 21.4. Self-Help. In addition to any other remedies, the Association or its duly authorized agent shall have the power to enter upon a Lot or Living Unit to abate or remove, using such force as may be reasonably necessary, any structure, thing or condition which violates this Declaration or any Rules and Regulations promulgated hereunder. Unless an emergency situation exists (as reasonably determined by the Association), the Association shall give the violating Owner five (5) days written notice of its intent to exercise self-help. All costs of self-help, including attorneys' fees actually incurred, shall be assessed against the violating Owner and shall be collected as a specific assessment. Neither the Association nor its agents shall be deemed guilty in any manner of trespass.

Section 21.5. Attorneys' Fees. The court, in any action relating to the terms and provisions of this Declaration between the Association and any other party, may award the Association expenses in prosecuting or defending such action, including reasonable attorneys' fees actually incurred. In the event the Declarant or Association shall bring suit against any Owner for a violation of any of the provisions of this Declaration, the cost of suit and attorneys' fees actually incurred will be assessed as costs against the Owner. The Association may include as a specific assessment to any violating Owner the cost of any effort before legal action to enforce provisions of this Declaration. In the event that any attorneys' fees and costs are not paid by Owner of said Living Unit or Lot within thirty (30) days after the Association has assessed them specifically to the Owner or within thirty (30) days after judgment for them has been rendered, then those fees and costs shall bear interest at the maximum legal rate. The Association may execute and acknowledge an instrument reciting this specific assessment and record it in the Office of the Recorder of Deeds for St. Louis County, Missouri. Thereupon, the specific assessment shall become a continuing lien on the Lot and/or Living Unit of that Owner and shall bind the Owner, his/her heirs, successors and assigns.

Section 21.3. Fines. The Association may by resolution levy a fine of up to \$100.00 per day upon any Living Unit for the continuing violation of this Declaration or any Rules and Regulations promulgated hereunder by the Living Unit Owner or any of the Living Unit's occupants. Such fine shall only be imposed after the Board has given the Owner at least five (5) days written notice that a hearing will be held to determine the existence of any violation and only after the Board determines at such hearing that a violation exists. Any unpaid fines shall constitute a lien against the Lot and/or Living Unit.

ARTICLE XXII

GENERAL PROVISIONS

Section 22.1. Duration. The covenants and conditions and restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any Lot or Living Unit, his/her respective legal representatives, heirs, successors and assigns, for the duration of the Subdivision. In the event the Subdivision is vacated, fee simple title to the Common Ground shall vest in the then record Owners of all Lots and Living Units constituting a part of the Property, as tenants in common. The rights of said tenants in common shall only be appurtenant to and in conjunction with their ownership of Lots or Living Units in the Subdivision and any conveyance or change of ownership of any Lot or Living Unit shall carry with it ownership in the Common Ground so that none of the Owners of Lots and Living Units and none of the owners of the Common Ground shall have such rights of ownership as to permit them to convey their interest in the Common Ground except as is incident to the ownership of a Lot or Living Unit, and any sale of any Lot or Living Unit shall carry with it without specifically mentioning it, all the incidents of ownership of the Common Ground; provided, however, that all of the rights, powers and authority conferred upon the Association shall continue and be possessed by the Association.

Section 22.2. Amendment. Subject to the provisions of Section 5.1.5 hereof, this Declaration may be amended or modified upon the written consent of at least two-thirds (2/3) of the Members. Amendments or modifications to this Declaration which are also approved by the City Attorney of the City shall become effective upon the recordation in the St. Louis County Office of the Recorder of Deeds, unless a later effective date is specified in the recorded Amendment. This provision is subject to the provisions of Article V hereof encompassing rights of the Declarant.

Section 22.3. Severability. Every provision of this Declaration is declared to be independent of and severable from every other provision. If any provision shall be held by a court of competent jurisdiction to be invalid or unenforceable, all remaining provisions shall remain unimpaired and in full force and effect.

Section 22.4. Captions/Headings. Captions and/or headings in this Declaration are for convenience only and do not in any way limit or amplify the terms or provisions hereof.

[Remainder of page intentionally left blank; signature page follows.]

Attachment: Santino Indentures UIC 05182018 (#18-021 Santino Court Subdivision Sign and Final Plat)

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and executed this Declaration on this ____ day of April, 2018.

THIS DECLARATION CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

DECLARANT:

Ballas and Ladue, LLC

By: _____
Brent Crittenden, its Manager

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

On this ____ day of April, 2018, before me personally appeared Brent Crittenden, to me personally known, who, being duly sworn, did state that he is the Manager of Ballas and Ladue, LLC, a Missouri limited liability company, and that the foregoing instrument was signed on behalf of said company by authority of its members, and said Manager signatory acknowledged said instrument to be the free act and deed of said 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:

Attachment: Santino Indentures UIC 05182018 (#18-021 Santino Court Subdivision Sign and Final Plat)

EXHIBIT A**PROPERTY DESCRIPTION**

A TRACT OF LAND BEING LOTS 41 & 42 & PART OF LOTS 43 & 44 OF EMERALD GREEN ESTATES SECTION 10, TOWNSHIP 45 NORTH – RANGE 5 EAST CITY OF CREVE COEUR, MISSOURI.

Attachment: Santino Indentures UIC 05182018 (#18-021 Santino Court Subdivision Sign and Final Plat)

BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS SANTINO COURT AT 105 AND 157 N. NEW
BALLAS ROAD, 1 SANTINO COURT, AND 11921 LADUE ROAD, CITY OF
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, An application by Brent Crittenden, of Urban Improvement Company, LLC, has been submitted for the final plat and site improvement approval of the 4.257 acres located at 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, for 9 single family homes, zoned “B” Single Family Residential with “RDD” Residential Design Development; and

WHEREAS, Ordinance No. 5570 authorized the rezoning for Santino Court Subdivision with the Residential Designed Development designation and preliminary plat approved by the City Council on February 23, 2018; and,

WHEREAS, the final plat of the Santino Court subdivision substantially conforms to the preliminary plat reviewed by the Planning and Zoning Commission on January 16, 2018; 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 recommended, by a vote of ____ approval of the Santino Court final plat on May 21, 2018; 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, and

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

SECTION 1: The final plat of the subdivision known as Santino Court, described as a tract of land being Lots 41 & 42 & Parts of Lots 43 & 44 of Emerald Green Estates Section 10, Township 45 North – Range 5 East City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on April 20, 2018 is hereby approved subject to the following conditions:

1. The Applicant shall provide two (2) disks containing digitized versions of the plat along with two (2) printed copies of the recorded plat. Acceptable data formats include AutoCAD (.dwg or .dxf), MicroStation Design File (.dgn), ArcInfo Coverage, ArcView Shape File (.shp), or MapInfo.
2. The subdivision indentures shall be reviewed and approved by the City Attorney prior to the signing of the Mylar and proof of recording shall be provided prior to the issuance of a building permit.

SECTION 2: 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 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2018.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2018.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

SUBSTITUTE BILL NO. 5690ORDINANCE NO. 5570

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR TO REZONE 4.257 ACRES OF LAND FROM "A" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "B" SINGLE-FAMILY RESIDENTIAL DISTRICT AND AUTHORIZING A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED SANTINO COURT SUBDIVISION, FOR THE PROPERTY CURRENTLY ADDRESSED AS 105 AND 157 N. NEW BALLAS ROAD, 1 SANTINO COURT, AND 11921 LADUE ROAD

WHEREAS, Brent Crittenden, of Urban Improvement Company, LLC, has submitted a request for the rezoning and preliminary plat approval of 4.257 acres at 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, Creve Coeur, MO from A Single Family Residential to B Single Family Residential with RDD-Residential Design Development designation to allow for the development of a subdivision of 9 single family homes with an average lot size of 19,817.7 square feet; and

WHEREAS, in accordance with Sections 405.280, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan (hereafter referred to as the "subdivision improvement plan") and Preliminary Plat to the Department of Planning for the Santino Court subdivision, including 9 lots on the 4.257 acres, with residential designed development (RDD); and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 18, 2017, beginning at 6:30 p.m., and continued to Tuesday, January 16, 2018, at 6:30 p.m. or immediately following the close of the previous public hearing, on the rezoning and RDD request and accompanying Preliminary Plat; and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 1-5 vote recommended denial of the rezoning, RDD, plat, and site development plan, at its meeting on January 16, 2018; and,

WHEREAS, all persons who presented themselves 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 further consideration by the City Council; and this Bill having been read by title in open meeting two times by the City Council; and

WHEREAS, the City Council being fully informed finds that rezoning the property 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; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on December 12, 2018 and when subject to certain conditions set forth herein, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the

SUBSTITUTE BILL NO. 5690ORDINANCE NO. 5570

criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, Creve Coeur, MO from A Single Family Residential to B Single Family Residential with RDD-Residential Design Development designation, subject to the conditions stated herein, which property is more specifically described as follows:

Legal Descriptions

1 Santino Court – Lot 42 of Emerald Green Estates, according to the plat thereof recorded in Plat Book 104 page 20 of the St. Louis County Records

105 N New Ballas - Lot 43 of Emerald Green Estates, according to the plat thereof, recorded in Plat Book 104 page 20, EXCEPTING THEREFROM the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Book 5322 page 466 of the St. Louis County Records and FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission by deed recorded in Book 8410 page 601 of the St. Louis County Records.

157 N New Ballas – Lot 41 of Emerald Green Estates, according to the plat thereof recorded in plat book 104 page 20 of the St. Louis County Records.

11921 Ladue - Lot 44 of Emerald Green Estates, as per plat thereof recorded in Plat Book 104 page 20 of the St. Louis County Records, excepting therefrom the South 15 feet thereof conveyed to the State of Missouri by deed recorded in Book 5322 page 466.

SECTION 2: A residential designed development (RDD) permit is hereby granted for the Santino Court subdivision, to be located on the land described in Section 1 of this ordinance, subject to the conditions contained herein.

SECTION 3: The Santino Court RDD shall conform to the Site Improvement Plan, the Preliminary Plat and the Landscape Plan, last revised January 10, 2018, or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

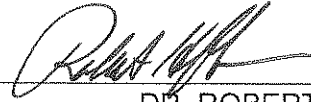
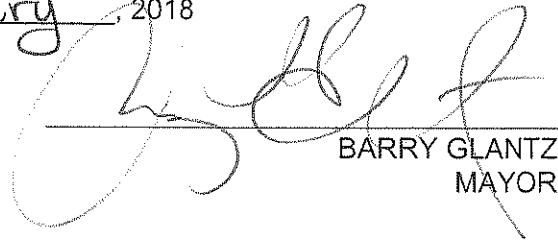
1. The final plat shall include a 25 foot landscaped easement provided along Ladue Road and N. New Ballas Road, south of Santino Court, and to the top of the retaining wall for Lot 1 to ensure long-term preservation of the green space and landscaping in these areas.
2. The Applicant shall submit a final subdivision plat with trust indentures and final subdivision improvement plans for review and approval by the Planning and Zoning Commission and City Council. The Grading and Subdivision Improvement Plans shall be in substantial conformance with the Site Development Plans and the Landscape Plan submitted on January 10, 2018 as bound together and submitted in conjunction with Application #17-044 by UIC, and as amended below.

SUBSTITUTE BILL NO. 5690ORDINANCE NO. 5570

3. All building elevations shall be in substantial conformance with the "Exterior Elevations" submitted on January 10, 2018 as bound together and submitted in conjunction with Application #17-044 by UIC, showing equal design treatment of all sides. Exterior wall materials shall be limited to brick, fiber cement, and wood siding, except as modified below. No vinyl siding is permitted.
4. The ground floor of the east elevations of the homes facing North New Ballas Road on Lots 1 and 9 shall be faced with brick in a consistent manner as the front elevations.
5. Final design of the private park amenity shall be specified in the subdivision improvement plans.
6. The Landscape Plan shall be revised to include adding a minimum of one street tree for every 30 lineal feet or part thereof of street frontage, as required in Sections 410.300 and 410.320 of the Subdivision and Land Development Standards along Santino Court, Ladue Road, and North New Ballas Roads, for the Zoning Administrator's approval.
7. Additional evergreen plants shall be provided along the north of Lots 1 and 2 to provide additional screening for the residents to the north.
8. A tree preservation plan shall be submitted showing a minimum of 25% of the existing tree mass or 25% of the trees over 8" caliper shall be preserved as required by Section 405.320 Tree Conservation of the Subdivision Ordinance, and a copy of the Arborist Report regarding the health of the trees to be removed and replaced, subject to Zoning Administrator approval.
9. The proposed four-foot fence along Ladue Road shall not be any closer than 25 feet from the property line.
10. The Subdivision Improvement Plans and final plat shall provide the appropriate easement for the sidewalks along N. New Ballas Road in coordination with the City's Public Works Department
11. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater BMPs as required by MSD, maintenance of landscaping along Ladue and N. New Ballas roads, and common ground area, to be approved by the City Attorney.
12. All signs shall comply with Section 405.940 of the Zoning Ordinance.
13. All street lighting shall meet with 405.680: Lighting of the Zoning Ordinance.
14. All other standards not specifically approved by the City Council should be in conformance with the Section 405.260, B Single-Family Residential District of the Zoning Code.

SECTION 4: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, A Site Development Plan approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

SUBSTITUTE BILL NO. 5690ORDINANCE NO. 5570ADOPTED THIS 26 DAY OF February, 2018DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCILAPPROVED THIS 26 DAY OF February, 2018BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Ordinance 5570 (#18-021 Santino Court Subdivision Sign and Final Plat)

March 01, 2018

Members of the Creve Coeur City Council,

This past Monday, February 26, 2018 - Substitute Bill No. 5690 (an Ordinance Amending the Official Zoning Map of the City of Creve Coeur to Rezone 4.257 Acres of Land from "A" Single Family Residential District to "B" Single-Family Residential District and Authorizing a Residential Designed Development (RDD) with Accompanying Preliminary Subdivision Plat and Site Development Plan for the Proposed Santino Court Subdivision, for the Property Currently Addressed as 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road) received Final Reading / Passage – with a 7-1 City Council vote.

I respectfully request that this item be brought back for further discussion and reconsideration before the City Council - at our meeting on Monday evening, March 12, 2018. A motion (and second) for reconsideration needs to be made by a member of the Council who voted in favor of the project.

I make this request for the following reasons :

- *Statements made by various Council members during the actual vote were quite compelling, and worthy of further public discussion.*
- *Numerous subdivision issues with Emerald Green indentures remain unresolved, and City Council approval of this project may be premature to subdivision approval.*
- *Unanimous opposition from our Planning and Zoning Commission - along with overwhelming neighborhood opposition.*
- *With approval of this project, the remaining "A" zoned properties just to the North (on Ballas Road) and just to the West (on Ladue Road) of the subject property appear to now be "isolated", perhaps inviting additional / similar re-zoning requests.*
- *Precedent setting "down-zoning" of residential property along Ladue Road. This was the primary issue of concern during my initial campaign for Mayor in 2012 – and still remains the foremost concern of Creve Coeur citizens living along this residential corridor.*
- *Unconventional architectural design. This project is a significant departure from the architecture of the surrounding area, and is a source of concern for neighbors and our Planning and Zoning Commission. The applicant declined to make any substantive design modifications despite strong encouragement from City staff and the Planning and Zoning Commission. Compatibility of design is a risk that must be discussed / addressed in our community. In addition, problems may occur if a project is not embraced by the public (for whatever reason) and remains vacant for too long. This was an issue during the initial development of Enclave Bellerive, and also Ladue Court.*

I have not yet signed the above mentioned ordinance, and would rather not veto the bill – as that would prove to be a rather pointless exercise. But I remain deeply troubled and unsettled about this project as proposed, and believe that further due diligence on our part could be beneficial to all involved.

Therefore, I respectfully request that reconsideration of this issue be added to the agenda for our meeting on Monday, March 12 – under business from the Mayor / City Council. A motion (and second) from a Council member on the prevailing side of this issue would open discussion of reconsideration only.

Discussion of the project itself (only if the motion for reconsideration is approved) would be held at a future, public meeting.

Barry L. Glantz
Mayor

Attachment: Ordinance 5570 (#18-021 Santino Court Subdivision Sign and Final Plat)



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

APPLICATION TO PLANNING AND ZONING COMMISSION

#18-022: BOUNDARY ADJUSTMENT PLAT WITHIN THE VARIOUS LOTS OF THE CREVE COEUR PAVILION ADDRESSED AS 10401, 10453, 10497 OLIVE BOULEVARD, AND 10598 OLD OLIVE STREET ROAD

FOR THE MEETING OF: Monday, May 21, 2018

SUBJECT PROPERTY LOCATION: Creve Coeur Pavilion Shopping Center at the northeast corner of Olive Boulevard and Old Olive Street Road.

REQUEST: Brandon Harp, of CEDC Civil Engineering Design Consultants, on behalf of Altus Properties has submitted a request for a boundary adjustment between 10401, 10453, 10497 Olive Boulevard and 10598 Old Olive Street Road, to clean up some of the existing lot lines within Lot 1, and adjust Lot 2 and 3, to comply with the ordinance that the lot for the drive-thru restaurant be on two acres.

ADDITIONAL INFORMATION: Ordinance 5528 authorizing the conditional use permit for the drive-thru restaurant, Panda Express included condition 4 that the site shall remain under common ownership with a contiguous site or sites that total no less than 2.0 acres in aggregate, or alternatively be increased in size to at least 2.0 acres, to comply with Section 405.470(14) Food services and drinking places. The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act not subject to the typical subdivision requirements. The Creve Coeur Pavilion Shopping Center includes both the GC-General Commercial and the CB-Core Business Districts.

Key Issues:

- Does the adjustment create non-conformities on either lot?

Subdivision Code References

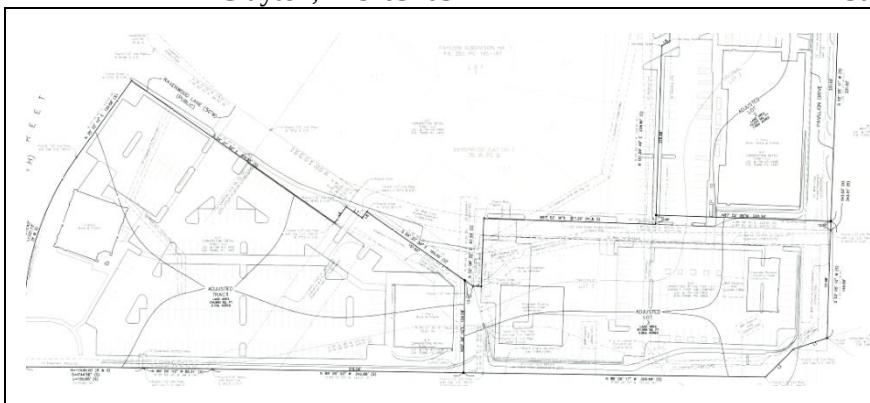
- Section 410.030(D)

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: GC General Commercial
- Section 405.370: CB- Core Business District

APPLICANT: Kelly Diehl
Altus Properties
231 S. Bemiston, Suite 650
Clayton, MO 63105

APPLICANT'S REPRESENTATIVE: Brandon A. Harp, P.E.
Civil Engineering Design Consultants, Inc.
10820 Sunset Office Drive, Suite 200
St. Louis, MO 63127



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 05/18/2018
ATTACHMENTS: Applicant's Materials received May 3, 2018

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses for the two properties are as follows:

Direction	Use	Zoning District	Separated by
North	Creve Coeur Pavilion Shopping Center	CB -Core Business District and GC-General Commercial District	NA
South	Monsanto	RO Research Office	Olive Boulevard
East	Office and Vanguard Apartments	CB-Core Business District	NA
West		GC-General Commercial District	Old Olive Street Rd

DISCUSSION

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. Adjusted Lot 1 addressed as 10598 Old Olive Street Rd will be increased to 3.10 acres and eliminate the irregular parcel shown as 10497 Olive Boulevard. This property is zoned GC General Commercial District.



Figure 1: GIS Image of 10598 Old Olive Street Road and 10497 Olive Boulevard

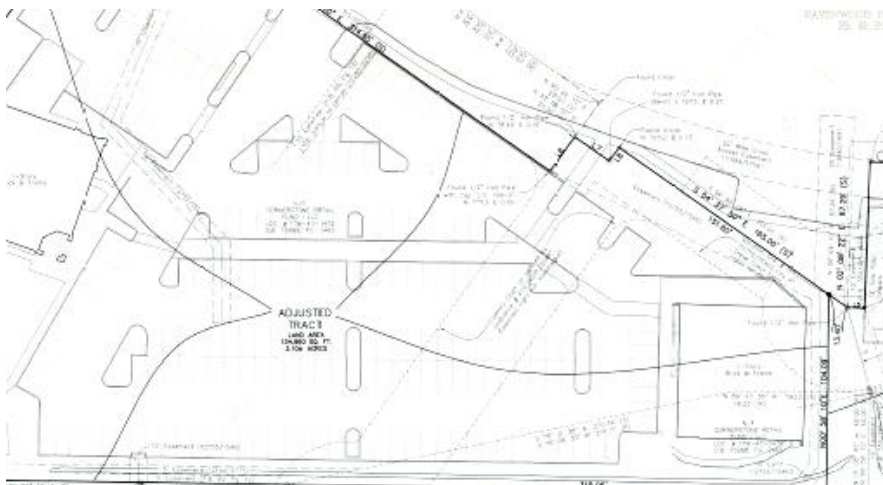


Figure 2: Close-up of the boundary adjustment of the lot at the northeast corner of Olive Boulevard and Old Olive Street Road.

Lot 2 addressed as 10401 Olive Boulevard will be decreased to 1.65 acres, and Lot 3 addressed as 10453 Olive Boulevard will be increased to 2.00 acres, to comply with Ordinance 5528.

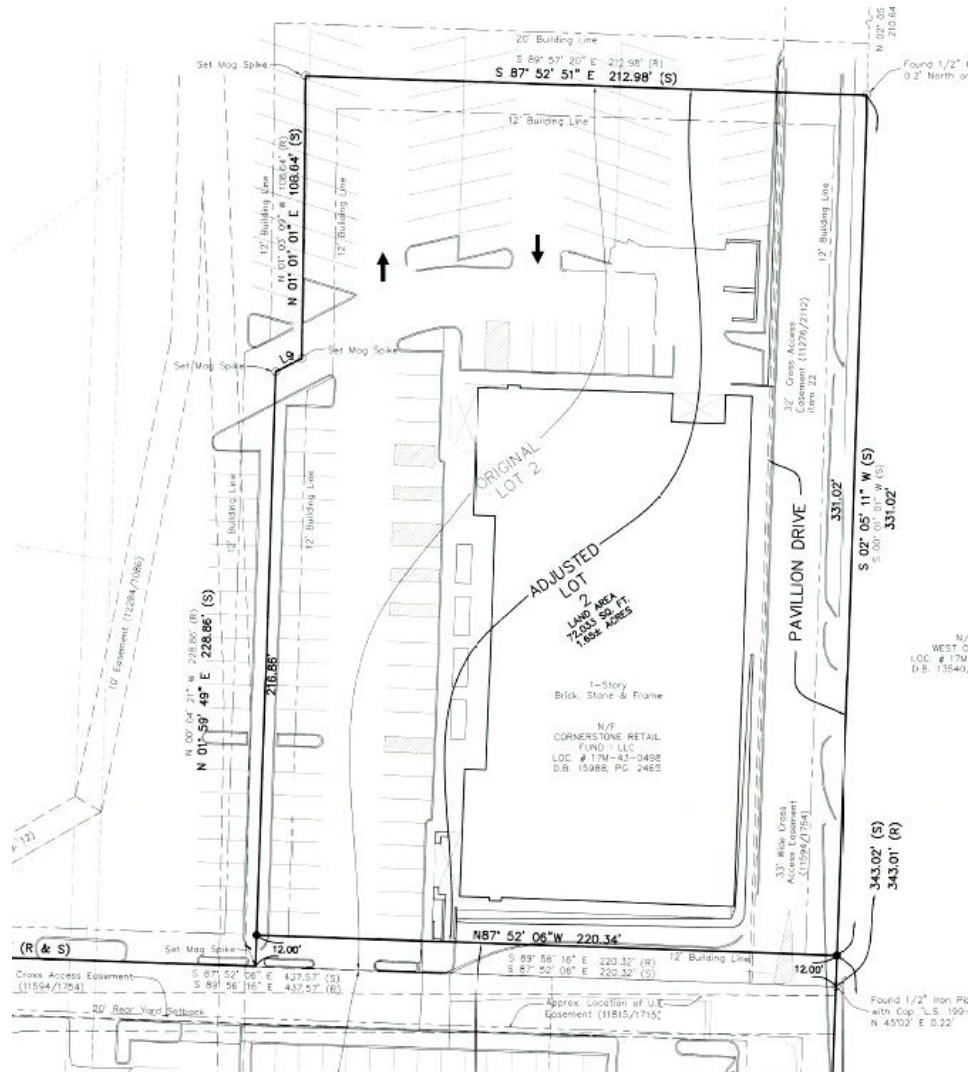


Figure 3: Close-up of the plat showing the adjusted Lot 2 addressed as 10401 Olive Boulevard

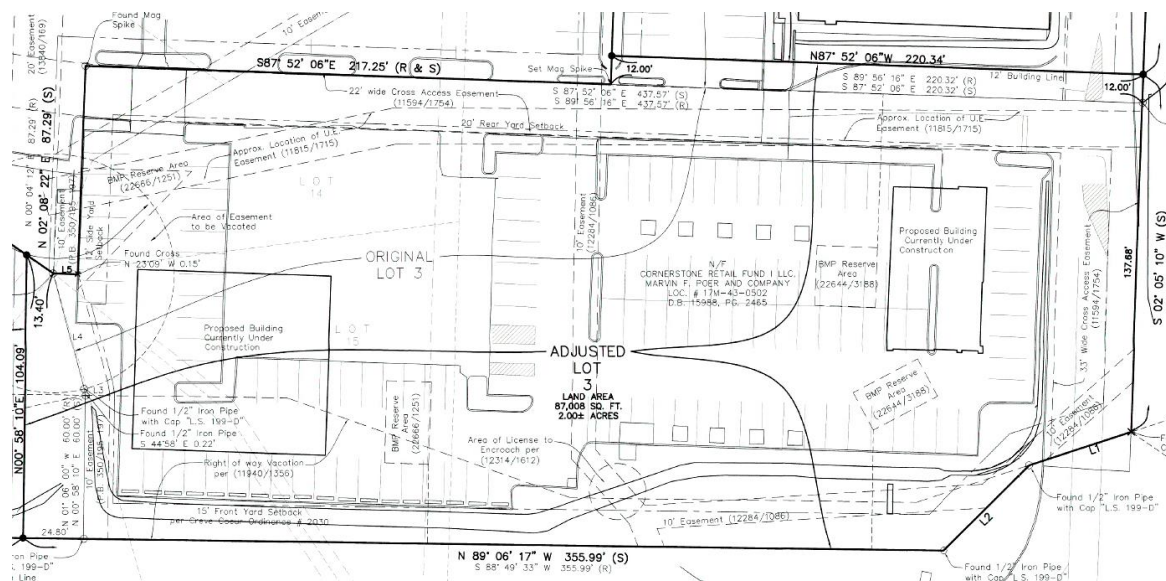


Figure 4: Close-up of the plat showing the adjusted Lot 3 of 10453 Olive Boulevard

The properties addressed as 10401 and 10453 Olive Boulevard are zoned CB-Core Business District

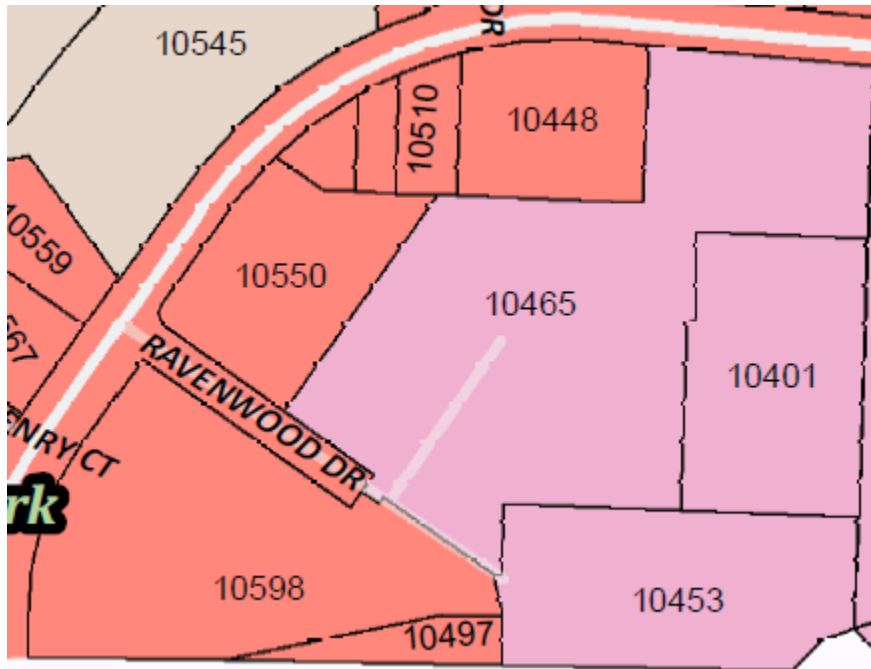


Figure 5: Close-up of the Zoning Map indicating GC District in red, and the CB District in Pink

The Zoning Ordinance allow for the development of the properties to be considered for the entire Creve Coeur Pavilion, and therefore an analysis of the individual lot standards within the site has not been reviewed. Staff views this request as a clean-up of the existing platted lot lines within the center and to comply with the requirements for the drive-thru restaurant. Cleaning up the property lines for the remaining properties within the Center should be completed at a later date. The survey submitted indicates that the property changes will not create any non-conformities on the sites and will eliminate the existing non-conformities. All properties are within the Creve Coeur Pavilion Shopping Center. As such, and given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following are examples of a motion for this application:

“I move to approve the Boundary Adjustment Plat Pavilion Subdivision No. 2 as presented to the Planning and Zoning Commission on May 21, 2018, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

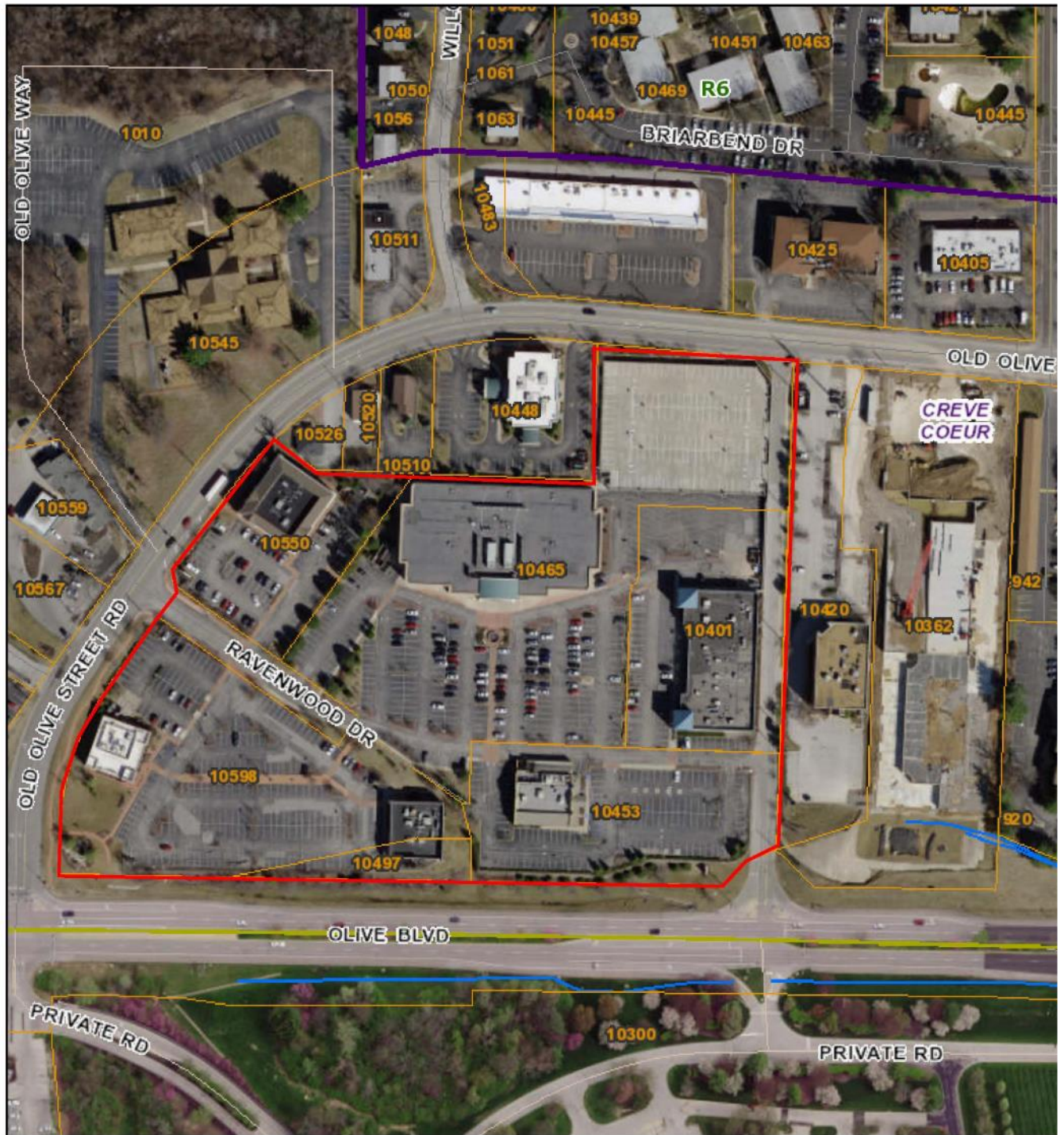
APPENDIX 1: ZONING CODE

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

APPENDIX 2: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

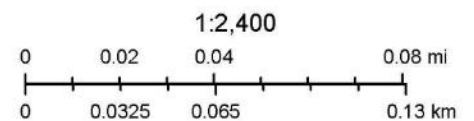
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



November 1, 2016

— User drawn lines





city of CREVE COEUR

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

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: May 21, 2018

Subject: #18-023—St. Louis County Boundary Commission Five-Year Map Plan Update

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: *Creve Coeur 2030 Comprehensive Plan Excerpt*
Draft Annexation Map

BACKGROUND

Annexations in St. Louis County are all governed by a set of regulations promulgated by the St. Louis County Boundary Commission. Except in very limited circumstances where 100% of the affected parties are in full agreement with a proposed annexation, annexations must first be vetted through a submittal to the Boundary Commission; a process that only occurs every five years. As part of this five-year review, the Boundary Commission requires a “Map Plan” to be submitted after approval at the municipal level. The Map Plan is a large area map outlining the maximum boundaries that a community might consider annexing within the next five years. As described in the Boundary Commission Rules, Map Plans can be later reduced in area, but cannot be expanded. Also, submitting a Map Plan does not obligate the city to actually annex any of the identified areas. It only identifies areas that could be considered for annexation by the municipality within the five-year timeframe. However, without a Map Plan submission, no municipality can annex any property for the next five years except in those limited circumstances identified above.

This year, the Map Plan submission is due to the Boundary Commission by July 1, 2018.

DISCUSSION

The comprehensive plan, *Creve Coeur 2030*, delineates an area for annexation that is north of the city limits extending to the Ameren utility right-of-way as an identifiable physical boundary. The attached draft Map Plan that is submitted for review is identical to what was submitted by the City for the current map which is about to expire and largely follows the recommendations of the comprehensive plan, except in a few areas. Instead of following the Ameren Utility corridor, the map plan follows the City of St. Louis and Missouri American Water trunk lines. The reason for following the water utility versus the Ameren utility is to avoid splitting up subdivisions. Notably, the Brookdale and Arrow Head Acres are two large subdivisions north of Olive and adjacent to Schulte Road that would be split up if these areas were ever to be annexed. The submitted plan also contains additional areas north of the light industrial district on the northeast part of the city that could provide additional expansion of the light industrial and/or plant science and technology sectors of the economy within the City Limits of Creve Coeur. Finally, the plan does not include some land on the west end of the city within the Old Farm Subdivision which, in 2007, the trustees of that subdivision expressed opposition to annexation and, as a result, that area was removed when the current plan was adopted back in 2012.

In general, the submitted map plan identifies areas north of the city limits between Creve Coeur Mill Road to the west and Warson Road to the east that are currently unincorporated St. Louis County and could be appropriate for annexation. The proposal seeks to delineate a logical boundary principally along the easement containing the St. Louis City and Missouri American water trunk lines as a guideline while also not splitting up subdivisions. The primary exception to this is in the eastern portion of the city along and east of Dautel Lane forming a connection to the Jewish Community Center (JCC) and then crossing Lindbergh Boulevard to surround the current light industrial area. The JCC is a significant cultural and recreational resource in the community and expanding the light industrial area represents a significant economic development addition to the city. In addition to the reasons provided in the comprehensive plan (see page 126), these areas would be appropriate for annexation for one or more of the following reasons:

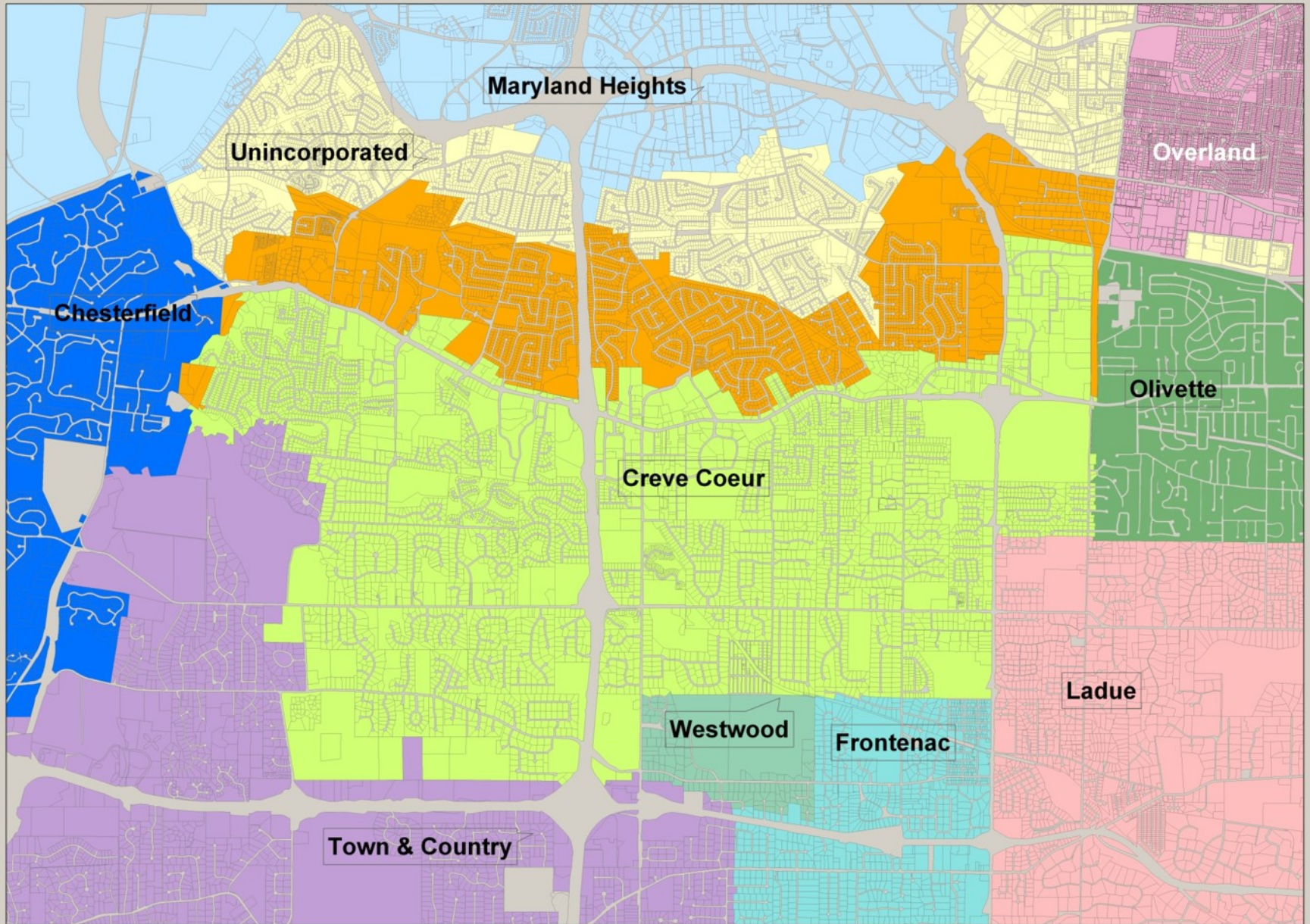
- They are approximate the current city boundaries
- They represent an economic development opportunity
- Residents in many of these residential areas associate themselves with Creve Coeur but do not receive the services
- Provides the City with land use authority, including many areas on the north side of Olive Boulevard which would provide consistent planning and zoning within one jurisdiction for both sides of the Olive Boulevard corridor.

The total land area shown in the map plan is approximately 2,200 acres or 3.44 square miles. The land area within the current city limits is approximately 10.27 square miles. Should any specific annexation proposal be pursued by the City within the five-year period, a more detailed analysis involving government service delivery including sanitation, roads, police, and planning and building code enforcement would be provided for review.

At this time, the members of the Planning and Zoning Commission are asked to consider the map and suggest any changes they feel may be appropriate. If the Commission is satisfied with the map, a recommendation to the City Council needs to be voted on. The City Council is tentatively scheduled to review the map at their meeting on May 29, 2018, pending the Commission's recommendation. Upon the final determination by the City Council, the map plan will be forwarded to the St. Louis County Boundary Commission.

If the Commission recommends approval of the map plan as submitted, the following would be an appropriate motion:

“I move to recommend approval to the City Council for the Five-Year Map Plan be submitted to the St. Louis County Boundary Commission as prepared by planning staff attached to the staff report for application #18-023.”



0 1,320 2,640 5,280 7,920 Feet

Proposed Annexation

10.

Annexation Potential

North of the Creve Coeur corporate boundary is an isolated pocket of unincorporated St. Louis County, located between Creve Coeur and Maryland Heights to the north. Should the City wish, this is one of the few remaining opportunities for annexation and expansion for Creve Coeur.

Annexation provides both key benefits as well as challenges to Creve Coeur. Benefits include:

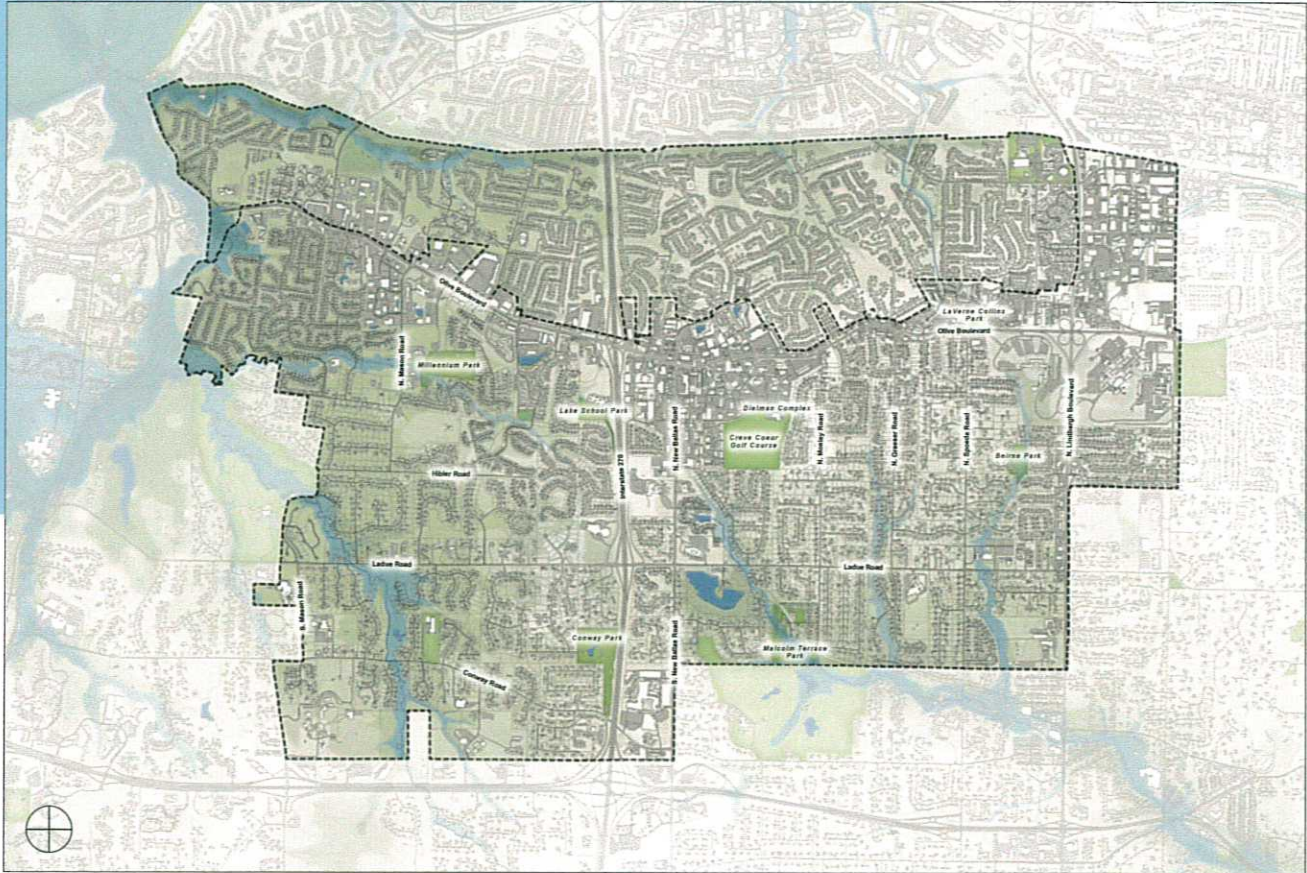
- » An increase in St. Louis County sales tax pool allocation, due to an increase in households;
- » Increased property tax revenue;
- » Diversification of housing stock (particularly smaller homes suited for younger population demographics—the segment that Creve Coeur currently lacks) through the annexation of existing neighborhoods;
- » Direct connection to the regional Centennial Greenway;
- » Increased control over the development of the Olive Boulevard corridor, due to both the north and south sides of Olive being located under the same jurisdiction; and

- » A more logical urban development pattern with Olive Boulevard—Creve Coeur's major commercial corridor—located in the middle, rather than on the edge of, Creve Coeur.

These benefits are not without particular challenges, however, including:

- » An increase in City administrative costs, including building inspection and code enforcement activities;
- » An increase in the cost of police services;
- » An increase in resident service costs, particularly trash pickup;
- » Increased capital improvement costs over time, dictated by the current conditions of existing infrastructure in the annexation area; and
- » Local opposition to annexation, both within the current boundaries of Creve Coeur and within the proposed annexation area.

In order for any annexation activities to proceed, a municipality must submit an annexation plan to the St. Louis County Boundary Commission. If a proposed annexation is not on file with the Boundary Commission, annexation of that area (or a portion of that area) cannot occur. Boundary Commission proposal are updated on a five (5) year basis. Therefore, to preserve options, it is beneficial to continue to submit such a proposal to St. Louis County.



4.14. POTENTIAL ANNEXATION AREA

As illustrated in **Figure 4.14**, a logical annexation area would extend north of the current corporate boundary to the Ameren utility right-of-way (ROW) immediately north of the Jewish Federation of St. Louis Millstone Campus. This ROW is the alignment for the Great Rivers Greenway Centennial Greenway, which when complete will link Creve Coeur Park and Forest Park, and the ROW provides an identifiable physical boundary.

This annexation area comprises 2,348 acres (approximately 3.67 square miles) and approximately 4,300 housing units. Additionally, this area includes the Jewish Federation of St. Louis Millstone Campus as well as Craig Elementary School, Ross Elementary School, and Fern Ridge High School. It is the recommendation of this Plan that, regardless of whether annexation is pursued, this annexation area be filed with the St. Louis County Boundary Commission in order to allow for potential annexation in the future.

This annexation area comprises approximately half of the area of unincorporated St. Louis County that is located between Creve Coeur and Maryland Heights, to the north. Extending this annexation area farther north is another potential option. While this Plan proposed a smaller area, this Plan would not oppose a larger annexation area if there were reasons to do so in the future.