



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 16, 2021
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.

This meeting will be held in-person at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141. Due to the COVID-19 pandemic, masks are required to be worn for all attendees. 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

Mr. Gene Rovak (Chair)
Ms. Muriel Hall
Mr. James Myers
Mr. Larry Potashnick
Mr. Todd Streiler
Ms. Julie LaBonte
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. August 2, 2021 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

(None)

NEW BUSINESS

1. Application #21-023: a Preliminary Plat for the Subdivision of a 0.74 Acre Lot at 629 Graeser Road into Two Lots

Doug Cohen RE, of Douglas Properties, has submitted a request for preliminary plat approval to subdivide the property at 629 Graeser Road into two lots for two new homes. The total area of Lot 1 is 15,162 square feet and Lot 2 is 17,160 square feet. The subject property is zoned C Single Family Residential, and no changes to the zoning district are being requested.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 2, 2021
6:30 PM

CALL TO ORDER

Mr. Gene Rovak, Chair, called the meeting to order at 6:30pm.

ROLL CALL

AJ Wang	Commissioner
Julie LaBonte	Commission Member
Gene Rovak	Chair/Commission Member
Muriel Hall	Commission Member
Larry Potashnick	Commission Member
James Myers	Commission Member
Todd Streiler	Commission Member

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Rovak made a motion to amend the agenda and move the work item training session ahead of new business. Mr. Streiler seconded. All in favor.

APPROVAL OF MINUTES

1. June 21, 2021 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the minutes. Mr. Streiler seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

Mr. Rovak said a Vice-Chair needed to be determined.

Mr. Myers said he would be willing to serve as Vice-Chair.

Mr. Streiler nominated Mr. Myers for Vice-Chair. Mr. Potashnick seconded. All in favor.

NEW BUSINESS**1. PUBLIC HEARING. Application #21-022 a Conditional Use Permit for Jersey Mike's Sub Shop at 12520 Olive Boulevard Unit a Within the Shoppes at Questover Shopping Center**

Those speaking to the request were sworn in.

Mr. James Needham, of JM Creve Coeur, said they were seeking a CUP for Jersey Mike's Sub Shop. He said they had adjusted the seating to the parking requirement. He said they were opening several locations in the St. Louis market.

Mr. Myers asked about the hours of operation.

Mr. Needham said it would be 10am-9pm.

Mr. Streiler asked what was there previously.

Mr. Needham said it was a boutique.

Mr. Streiler asked if they would do any deliveries.

Mr. Needham said they do not deliver, but there would be people from Doordash or Grubhub. The majority of the customers would be walk-in.

Mr. Wang asked about delivery trucks and if there is enough space.

Mr. Needham said there was ample space and were not any issues with deliveries currently. He said delivery boxes could be moved by dolly.

Mr. Jaggi went over the request. He said Shoppes at Questover has 3 buildings. He said there is a reciprocal parking agreement between the buildings. He said they went over parking requirements and there is sufficient parking though it is tight. He said that delivery trucks are staged between buildings and no issues have been reported. He said the seating at Jersey Mike's would be limited to 24. Mr. Jaggi said as part of a condition the property owner would be taking care of some landscaping issues.

Mr. Potashnick said there were some issues with a dead tree and some cracked concrete. He said there were potted plants at the other retail spaces but not at the proposed location.

Mr. Ryan Noles, the land owner, said he would replace the tree and put in potted plants to match the other spaces.

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

Mr. Myers made a motion to approve subject to the conditions in the staff report with the addition that missing landscape, damaged sidewalks, dead trees and potted plants be addressed. Mr. Potashnick seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Myers, Commission Member
SECONDER:	Larry Potashnick, Commission Member
AYES:	Wang, LaBonte, Rovak, Hall, Potashnick, Myers, Streiler

WORK AGENDA

1. Planning and Zoning Commission Training

Mr. Jaggi said with two new members joining the commission now was a good time to do orientation.

Mr. Lumley went over the statutory sources for the zoning and planning code. He said there were 7 members in this commission. He said this commission had the chair appointed by the City Council. He spoke about duties of the members and the purpose of the Comprehensive Plan. He said the ordinances and code are available online for the commissioners convenience.

He said the commission also gives approval to boundary adjustments and some fences. He went over the role of the Board of Adjustment and how it differs from the Planning & Zoning Commission.

He said asking questions is good, but debate should come after all the information has been provided. He said Roberts' Rule of Order should be followed.

Mr. Lumley said a separate ethics session would occur in the fall.

He talked about the Sunshine Law and asked commissioners to remember they are part of a public body and to be aware that their city email can be made public.

Mr. Lumley said he is available to answer any questions the commissioners may have.

Mr. Jaggi said he and Mr. Lumley are there to assist and be a resource for the commissioners. Mr. Jaggi went over entering public property. He said if they need to be on the site to let the property owner know their purpose. He said it is best not to engage with the property owner in a discussion about a project at the site.

He said UMSL offers a P&Z training in the fall and the city offers the course to new members. He encouraged new members to consider taking the course.

RESULT:	ITEM DISCUSSED
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DEPARTMENT REPORTS

1. East Olive Resident Meeting Summary

Mr. Jaggi said he had a provided a meeting summary for the commission regarding the East Olive Corridor neighborhood meeting. He said it is a challenging location. He said he would continue to provide updates.

There was some discussion about the East Olive Corridor.

Mr. Jaggi said the next item was the QT lawsuit.

Mr. Lumley said the trial was in June. The court issued a judgement in favor of the property owner. The court mandate was directed to grant the CUP by August 13th. The City has directed Mr. Lumley

to file a notice of appeal. City Council has not decided to take the appeal all the way to a conclusion as they want an additional attorney to review the case to determine if they should move forward.

Mr. Jaggi said Whitney Kelly had moved to Brentwood as the Planning Director. He said they are looking for a replacement in the next month or two. He said the former Chief Building Official retired in March and his replacement, Gregory Tate had just joined the Building Division.

He said there is currently one item on the agenda for the August 16th meeting and the plan is to continue in-person meetings.

Mr. Jaggi welcomed the new commission members.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. All in favor.
Meeting adjourned at 7:24 PM.



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
#21-023: PRELIMINARY PLAT FOR THE SUBDIVISION OF 0.74 ACRE
LOT AT 629 GRAESER ROAD INTO TWO LOTS WITHIN
THE C SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

FOR THE MEETING OF: Monday, August 16, 2021

LOCATION: 629 Graeser Road, at the corner of Graeser Road and Graeser Lane, zoned C Single Family Residential.

REQUEST: Doug Cohen RE, of Douglas Properties, has submitted a request for preliminary plat approval to subdivide the property at 629 Graeser Road into two lots for two new homes. The subject property is zoned C Single Family Residential, and no changes to the zoning is being requested.

ADDITIONAL INFORMATION: The property is located at the corner of Graeser Road and Graeser Lane. The minimum lot area for properties in the C District is 15,000 square feet. Lot 1 is showing an area of 15,161.8 square feet, with frontage along Graeser Lane, and Lot 2 is 17,027.7 square feet, with frontage along Graeser Lane and Graeser Road.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?
- Does the subdivision meet the zoning district requirement?

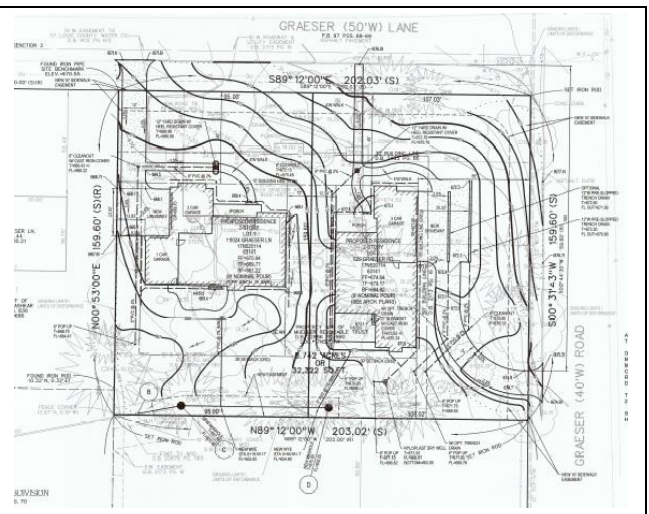
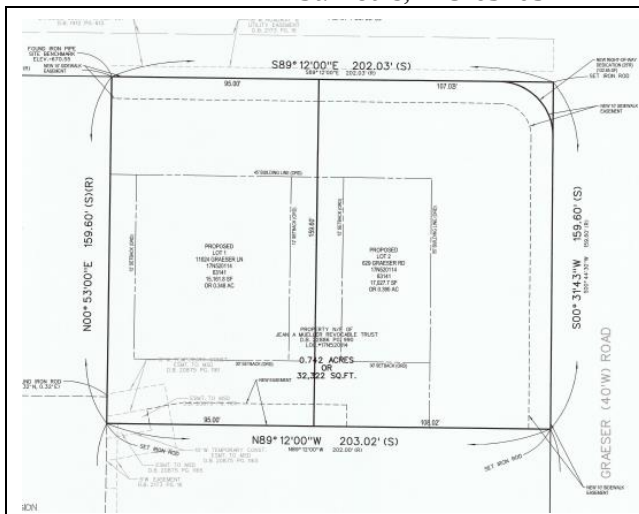
Comprehensive Plan References

- Estate Neighborhood 1 (ER-1)

Zoning Code References

- Section 405.270: C-Single Family Residential
- Chapter 410: Subdivision and Development of Land

APPLICANT: Doug Cohen RE
Douglas Properties
P.O. Box 16001
St. Louis, MO 63105



REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development
DATE: 8/11/2021
ATTACHMENTS: Applicant's Materials

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residence	C-Single Family Residential	Graeser Lane
South	Single Family Residence	C-Single Family Residential	NA
East	Single Family Residence	C-Single Family Residential / B-Single Family Residence	Graeser Road
West	Single Family Residence	C-Single Family Residential	NA

ANALYSIS

Subdivision Layout

The property owner is seeking approval of the preliminary plat for the subdivision of the 0.742 acre lot at 629 Graeser Road to include two single-family lots. Section 410.220 Lots, provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the C Single Family Residential District that requires a minimum lot area of 15,000 square feet, with a minimum lot width of 75 feet along the road, and a minimum lot depth of 100 feet.

Below is the specific for each Lot:

Lot 1

15,161.8 square feet

Lot Width along Graeser Lane – 95 feet

Lot Depth – 159.6 feet

Lot 2

15,161.8 square feet

Lot Width along Graeser Lane – 107.03 feet

Lot Depth – 159.6 feet along Graeser Road

The C Single Family District has a minimum front yard setback of 45 feet along any Street Frontage, in addition, for Collector Street, such as Graeser Road, Section 405.240(B)(1)(b) requires 30 feet setback from the centerline of said major collector street plus the permitted setback distance established in the zoning district. Therefore, the setback along Graeser Road is 55 feet. Under Section 405.630(B) corner lots shall have front yard equivalent setbacks along all street frontages. The property line opposite to the front yard line with the greater street frontage shall be considered the side yard line and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard line. Lot 2 will have the access along Graeser Road, but the drawings indicate that the home will be oriented towards Graeser Lane. As requested by the Public Works Department, the proposal includes a dedication for additional right-of-way at the corner of Graeser Lane and Graeser Road to be consistent with the right-of-way along the north side of the street.



The Applicant has provided an easement for future sidewalks along both street frontages. Section 410.250, Sidewalks, of the Subdivision Code requires that sidewalks be provided along the street frontages, and Section 405.240(B)(2) that requires the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals. However, the only sidewalks in the area are on the east side of Graeser Road. There are none along Graeser Lane nor along the west side of Graeser Road, and there are no plans by the City to build such sidewalks at this time. Therefore, Staff is only requesting the easement for a sidewalk at this time, should the City seek to have one in this area in the future, and this avoids a “sidewalk to nowhere” and still fulfills the purpose of Sections 410.250 and 405.240.B.2 which is to improve the pedestrian network over time.

The Applicant's tree survey prepared by a certified arborist from Frontenac Forestry indicates that there are 23 existing trees of eight inch diameter or larger, of which 17 of the viable (excluding the dead and poor condition trees), are to be removed, thus representing 74% to be removed, with six trees to remain. Section 410.320: Tree Conservation requires that no more than 75% of the area of tree masses, and no more than 75% of eight inch caliper trees shall be proposed for removal. It is anticipated that some of the trees to remain may get damaged, and will need to be removed during construction. If so, Section 410.320(A)(3) requires that they be placed at a 3:1 ratio.

Section 410.300, Street Trees, requires that street trees shall be provided at one per thirty lineal feet of street frontage. The Applicants are providing for six new trees to comply with this regulation, along with the six remaining trees on site.

CONCLUSION AND ACTION

Review of preliminary plats is a ministerial act that should be approved if the proposed plat substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the C Single Family Residential District, subject to the following suggested conditions of approval:

1. A final plat and Subdivision Improvement Plans shall be submitted for review by the Planning and Zoning Commission with approval of the final plat by the City Council.
2. Street trees shall be provided on the Subdivision Improvement Plans to meet with the requirements of Section 410.300, Street Trees, of the Subdivision Ordinance, and with Section 410.320: Tree Conservation. Any trees damaged and removed during construction that were shown to remain, shall be replaced at a 3 to 1 ratio, under Section 410.320(A)(3).
3. The Final Plat shall include the Tree Conservation plan as a separate sheet with the Landscape Plans.

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. City Council action is not required. Assuming agreement with the Staff Report, the following is an example motion for this application:

“I move to approve the Douglas-Graeser Lane preliminary plat with the conditions outlined in the staff report for the subdivision at 629 Graeser Road as shown in the Preliminary Plat, received July 19, 2021. (Other conditions may be added, eliminated, altered, and modified by prior motion).

Once the Commission has approved the preliminary plat, the Applicant may proceed with preparing the Subdivision Improvement Plan and Final Plat for Planning and Zoning Commission review and approval by the City Council. If conditions have been placed upon approval of the subdivision improvement plans, such conditions shall be resolved to the satisfaction of the Zoning Administrator prior to submittal of the final subdivision plat.

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 4: AERIAL PHOTO



Attachment: 21-023 Graeser Douglas Prelim Plat Staff Report (Douglas-Graeser Lane Preliminary Plat)

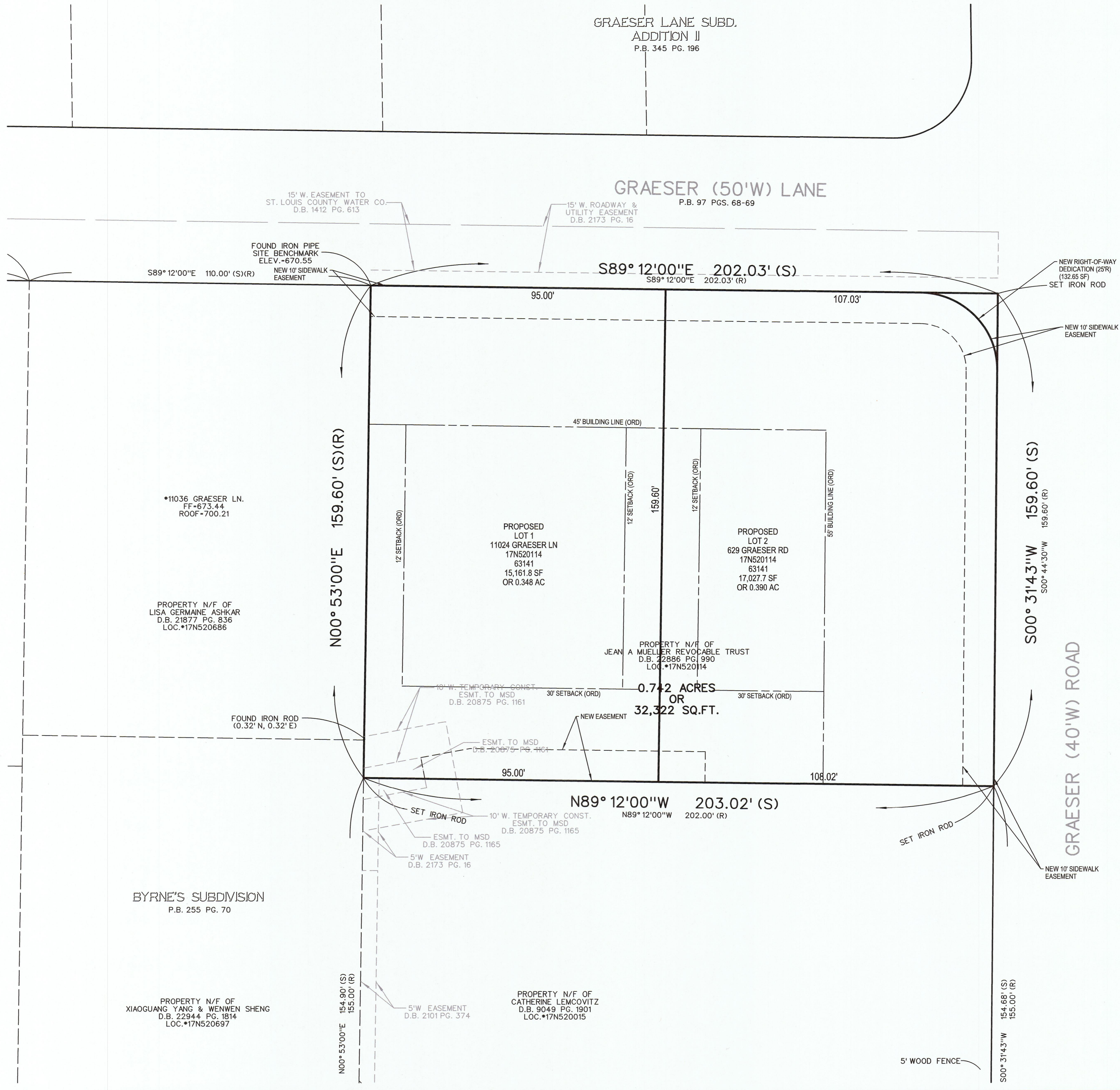
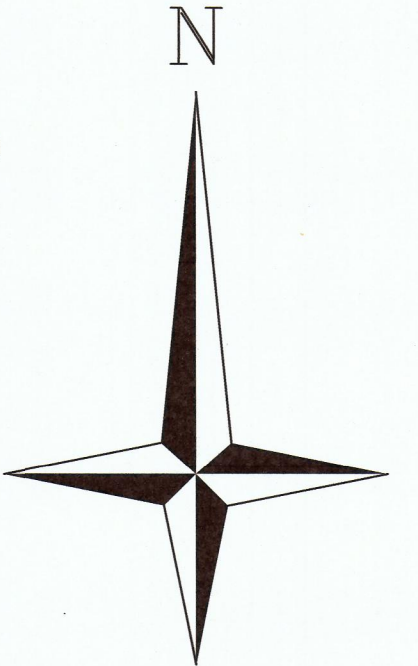
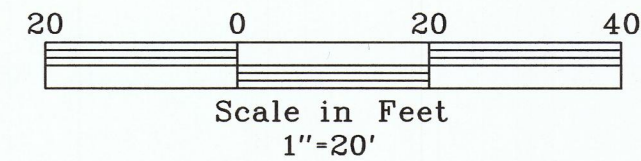
APPENDIX 5: SITE PHOTOGRAPHS		Photo Date: 07/00/2021
		Description: View of the site looking East.
		Description: View of the site looking south at the corner of Graeser Lane and Graeser Road.



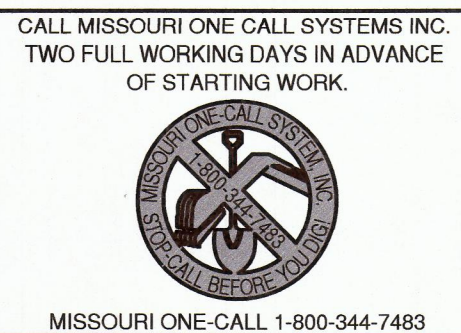
WUNNENBERG'S PAGE 23 GRID U17

- LEGEND**
- A.I. AREA INLET
 - BF. ELEVATION OF BASEMENT FLOOR
 - BW. FINISHED GRADE AT BOTTOM OF WALL
 - E.M. ELECTRIC METER
 - FF. ELEVATION OF FIRST FLOOR
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 - OU. OVERHEAD UTILITIES
 - UE. UNDERGROUND ELECTRIC
 - W. WATER SERVICE
 - G. GAS SERVICE
 - X. FENCE

A TRACT OF LAND BEING
PART OF LOT 1 OF THE LOUIS GRAESER ESTATE
BEING PART OF LOT 1 OF THE PARTITION OF THE JOHN RINKLE ESTATE
IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2
TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



PROJECT NOTES:	
AREA OF SITE:	0.742 ACRES
LOCATOR NO:	17N520114
OWNER OF RECORD:	JEAN A MUELLER REVOCABLE TRUST
SITE ADDRESS:	629 GRAESER LANE SAINT LOUIS, MO 63141
PREPARED FOR:	DOUGLAS PROPERTIES DOUG COHEN P.O. BOX 16001 ST. LOUIS, MO
PREPARED BY:	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"C" SINGLE FAMILY RESIDENTIAL DISTRICT
MINIMAL LOT SIZE REQUIREMENTS:	LOT WIDTH: ONE HUNDRED (75) FEET LOT DEPTH: ONE HUNDRED FIFTY (100) FEET LOT AREA: FIFTEEN THOUSAND (15,000) SQUARE FEET
PROPOSED SETBACKS:	LOT 1 12' SIDE YARD 30' REAR YARD LOT 2 12' SIDE YARD 30' REAR YARD
GRAESER LN:	45' BUILDING LINE
GRAESER RD:	55' BUILDING LINE
PROPOSED LOTS:	2 LOTS
OFF-STREET PARKING REQUIREMENTS:	2 LOTS x 2 PARKING SPACES PER LOT = 4 SPACES
UTILITIES SERVING SUBDIVISION:	AMEREN SPRINKLER AT&T CHARTER MISSOURI AMERICAN WATER CREVE COEUR FIRE DISTRICT
LEGAL DESCRIPTION	A TRACT OF LAND BEING PART OF LOT 1 OF THE LOUIS GRAESER ESTATES BEING PART OF LOT 1 OF THE PARTITION OF THE JOHN RINKLE ESTATE IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 45 NORTH-RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



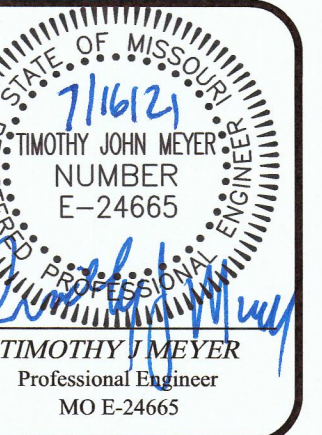
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. 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.

DOUGLAS PROPERTIES

ENGINEERS
LAND PLANNING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

VOLZ
Incorporated

10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MISSOURI 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #203



DOUGLAS - GRAESER LANE

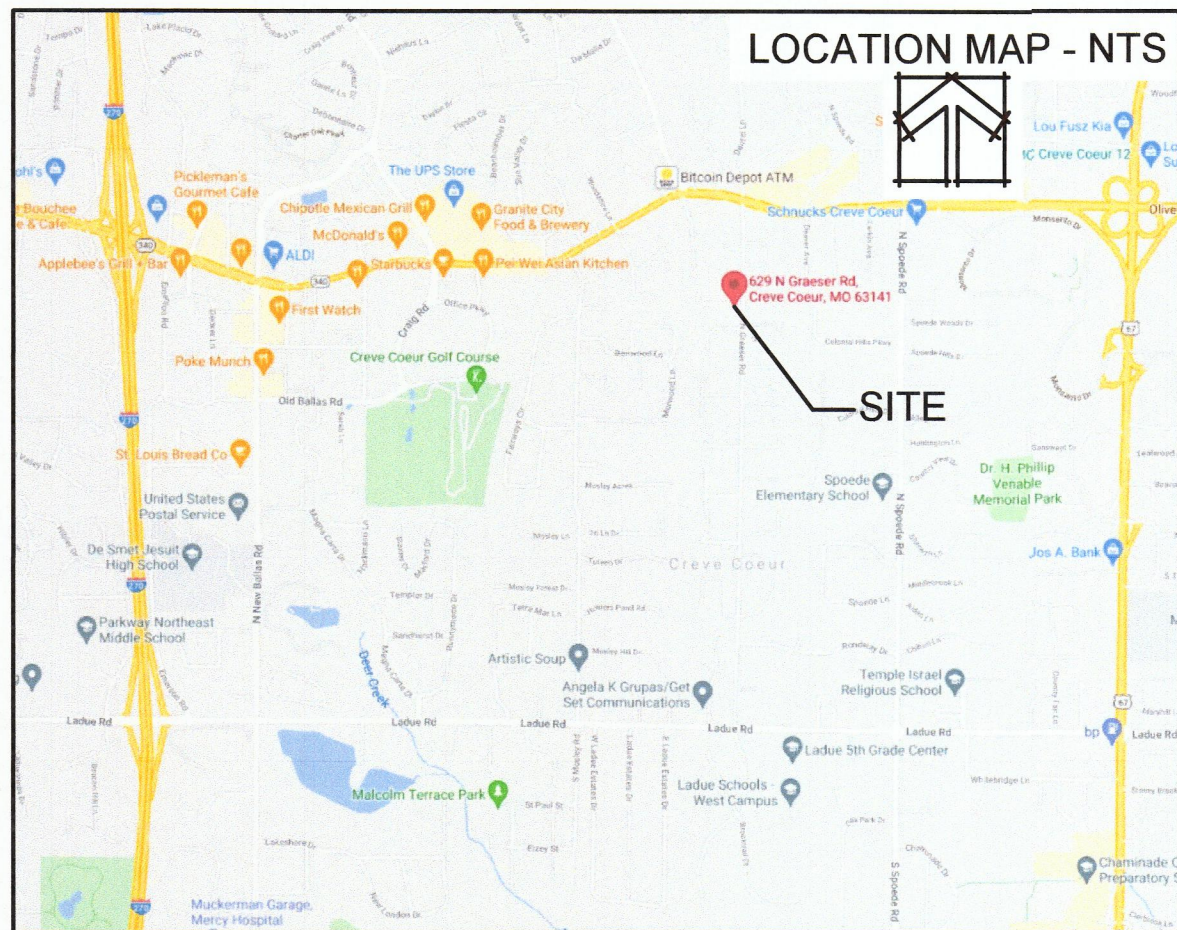
PRELIMINARY SUBDIVISION PLAT

Base Map No. 17N2	Design By: EWV
MSD Record # 21MSD-00XXX	Drawn By: BWV
Project # 22468-0	Checked By: TJM

7/14/21
P1

St. Louis County Benchmark 13-217 - Elevation = 528.08 (NAVD83)
Standard DNR aluminum disk stamped SL-47. Station is on the surface in a grassy median area west of southbound Lindbergh and within a turnaround loop accessed by turning left off of northbound Lindbergh at approximately 0.9 miles north of Manchester Road. SL-47 is roughly 47 feet west of the centerline of southbound Lindbergh Boulevard, 25 feet northwest of a power pole in the southern part of the grassy median, and 122 feet south of a street light post near the northeast corner of the grassy median.

Site Benchmark - Elevation = 670.55
Top of iron pipe found near the Northwest corner of 629 Graeser Road.
MSD BASEMAP 17N2 MSD RECORD # 21MSD-00XXX



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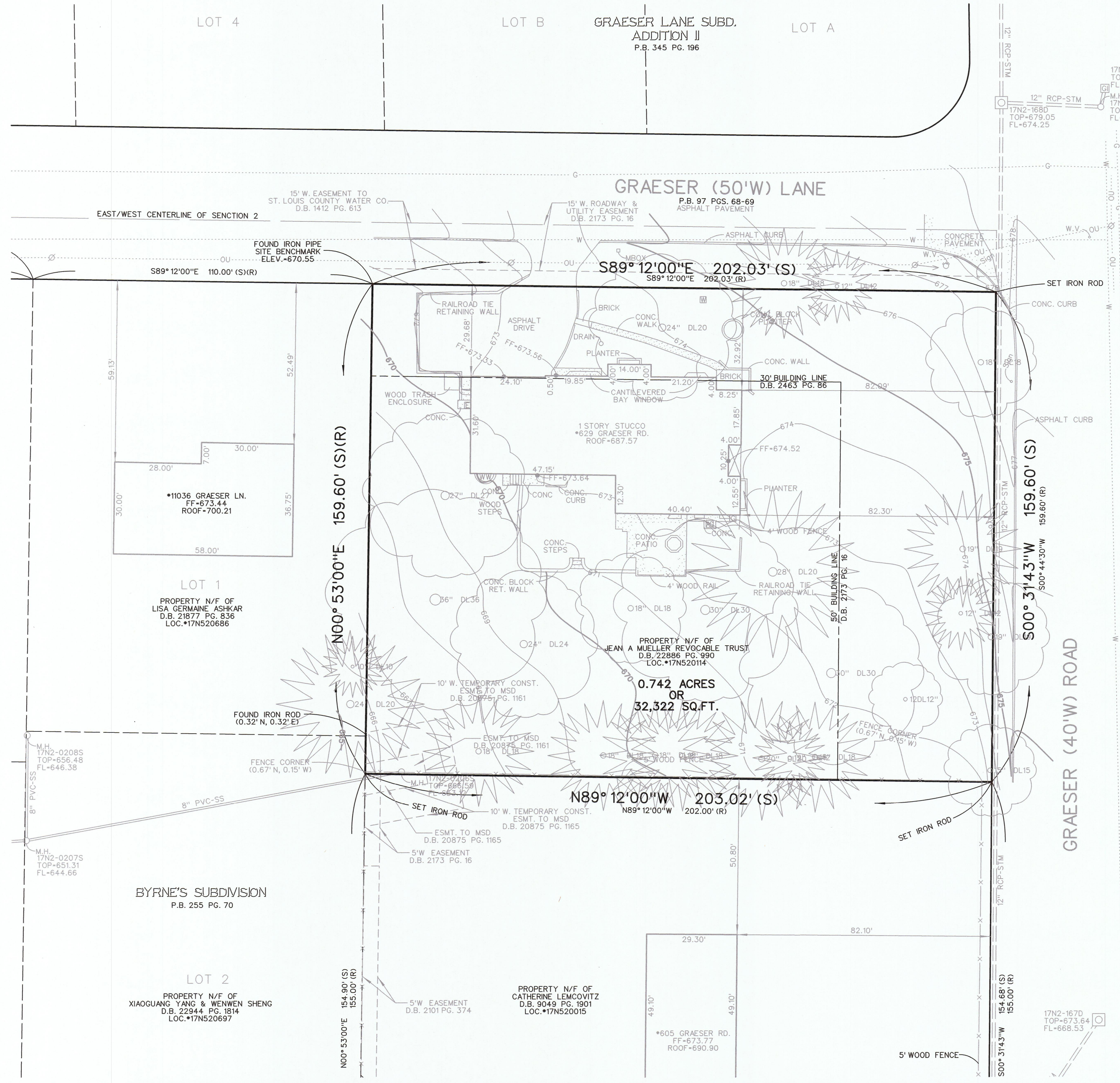
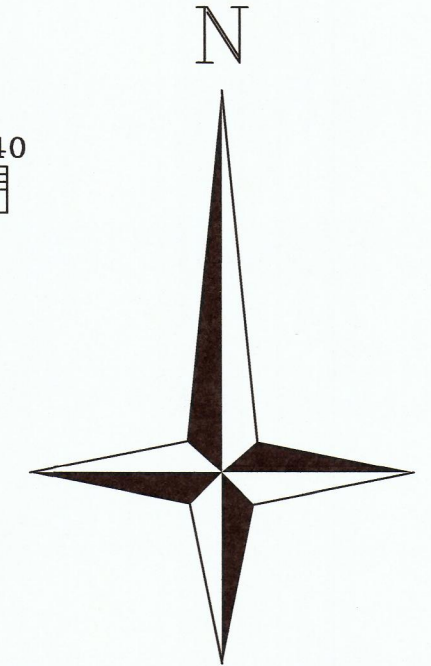
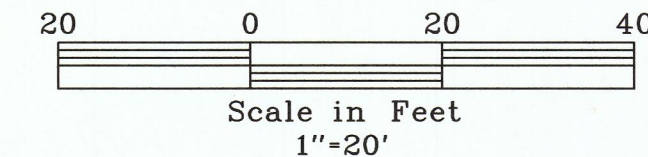
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 - W- WATER SERVICE
 - G- GAS SERVICE
 - X- FENCE

STORMWATER MANAGEMENT FUTURE NOTE:

AREA OF LAND DISTURBANCE = 32,671 SF = 0.75 AC
PROJECT RUNOFF DIFFERENTIAL = 0.13 CFS

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

A TRACT OF LAND BEING
PART OF LOT 1 OF THE LOUIS GRAESER ESTATE
BEING PART OF LOT 1 OF THE PARTITION OF THE JOHN RINKLE ESTATE
IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2
TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



EXISTING IMPERVIOUS COVERAGE - WEST LOT		EXISTING IMPERVIOUS COVERAGE - EAST LOT	
TOTAL LOT AREA	15,162 SF	TOTAL LOT AREA	17,160 SF
HOUSE / GARAGE	2,203 SF	HOUSE / GARAGE	1,089 SF
DRIVE / WALK / PATIO	2,921 SF	DRIVE / WALK / PATIO	324 SF
TOTAL IMPERVIOUS AREA	5,124 SF	TOTAL IMPERVIOUS AREA	1,413 SF
IMPERVIOUS COVERAGE	33.8 %	IMPERVIOUS COVERAGE	8.2 %

ALL EXISTING STRUCTURES, DRIVEWAYS, PAVING, FENCES AND WALLS TO BE REMOVED

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT. STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO CITY OF CREVE COEUR AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THIS DEVELOPMENT IS NOT A FLOODPLAIN PER FEMA FIRM MAP 29189C0191K

STORM WATER IMPROVEMENTS WILL BE PROVIDED ON LOT 2. LOT 1 HAS A CALCULATED DECREASE IN RUNOFF

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



MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. 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.

LOT 2
PROPERTY N/F OF
XIAO GUANG YANG & WENWEN SHENG
D.B. 22944 PG. 1814
LOC. 17N520697

PROPERTY N/F OF
CATHERINE LEMOVITZ
D.B. 9049 PG. 1901
LOC. 17N520015

PROPERTY N/F OF
JEAN A. MUELLER REVOCABLE TRUST
D.B. 22886 PG. 990
LOC. 17N520114

PROPERTY N/F OF
LISA GERMAINE ASHKAR
D.B. 21877 PG. 836
LOC. 17N520686

0.742 ACRES
OR
32,322 SQ. FT.

St. Louis County Benchmark 13-217 - Elevation = 528.08 (NAVD88)
Standard DNR aluminum disk stamped SL-47. Station is on the surface in a grassy median area west of southbound Lindbergh and within a turnaround loop accessed by turning left off of northbound Lindbergh at approximately 0.9 miles north of Manchester Road. SL-47 is roughly 47 feet west of the centerline of southbound Lindbergh Boulevard, 25 feet northwest of a power pole in the southern part of the grassy median, and 122 feet south of a street light post near the northeast corner of the grassy median.

Site Benchmark - Elevation = 670.55
Top of iron pipe found near the Northwest corner of 629 Graeser Road.

MSD BASEMAP 17N2 MSD RECORD # 21MSD-00XXX

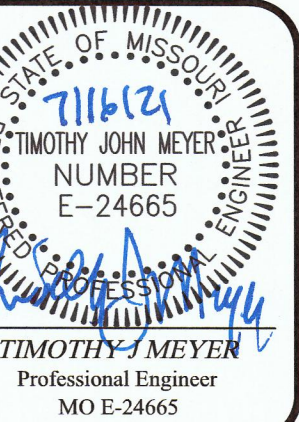
EXISTING CONDITIONS

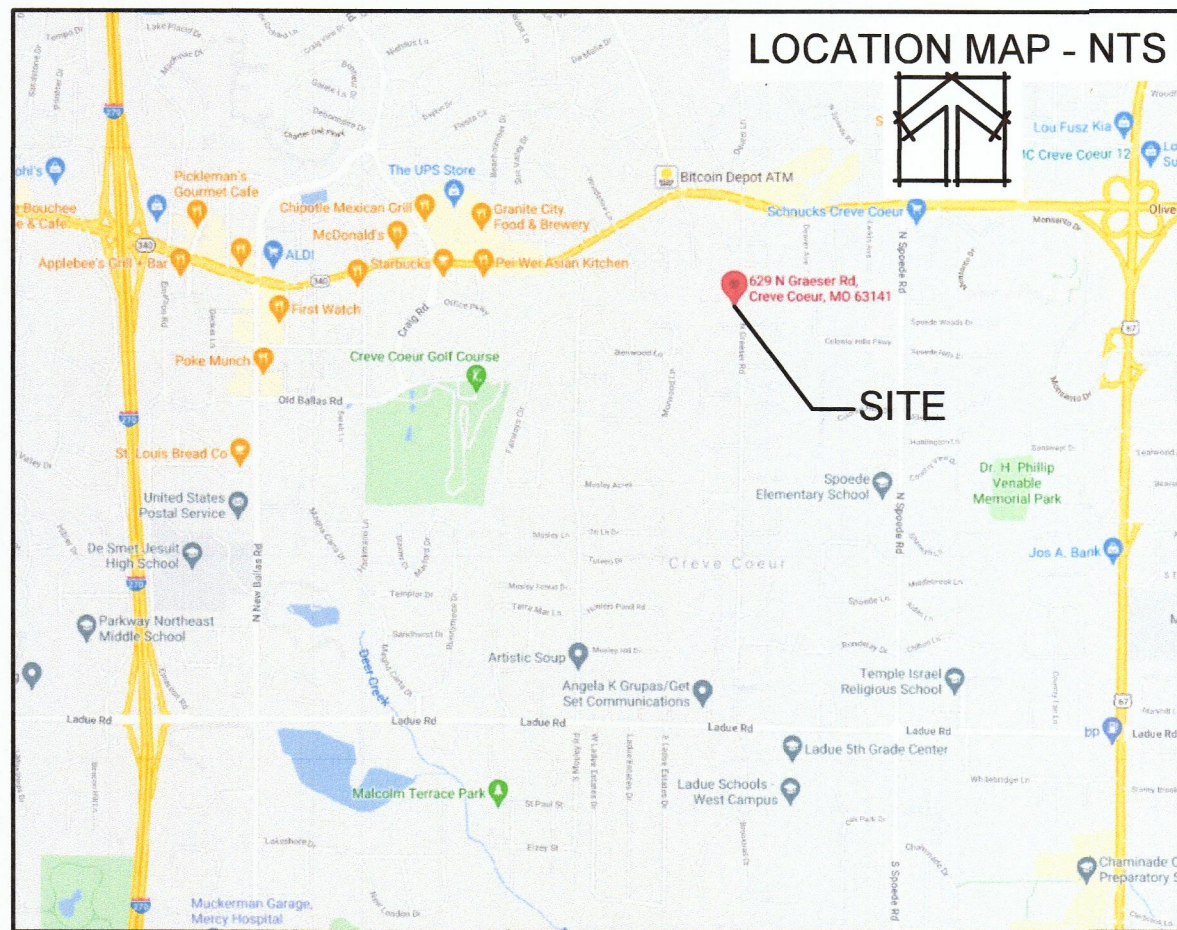
Base Map No. 17N2	Design By: BWV
MSD Record # 21MSD-00XXX	Drawn By: BWV
Project # 22488-0	Checked By: TJM

7-14-21
P2

DOUGLAS - GRAESER LANE

VOLZ
INCORPORATED
ENGINEERS
LAND SURVEYING
LAND PLANNING
CONSTRUCTION
MANAGEMENT
10849 Indian Head Trail, Blvd.
St. Louis, Missouri 63132
314.890.1250
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Authority #203





WUNNENBERG'S PAGE 23 GRID U17

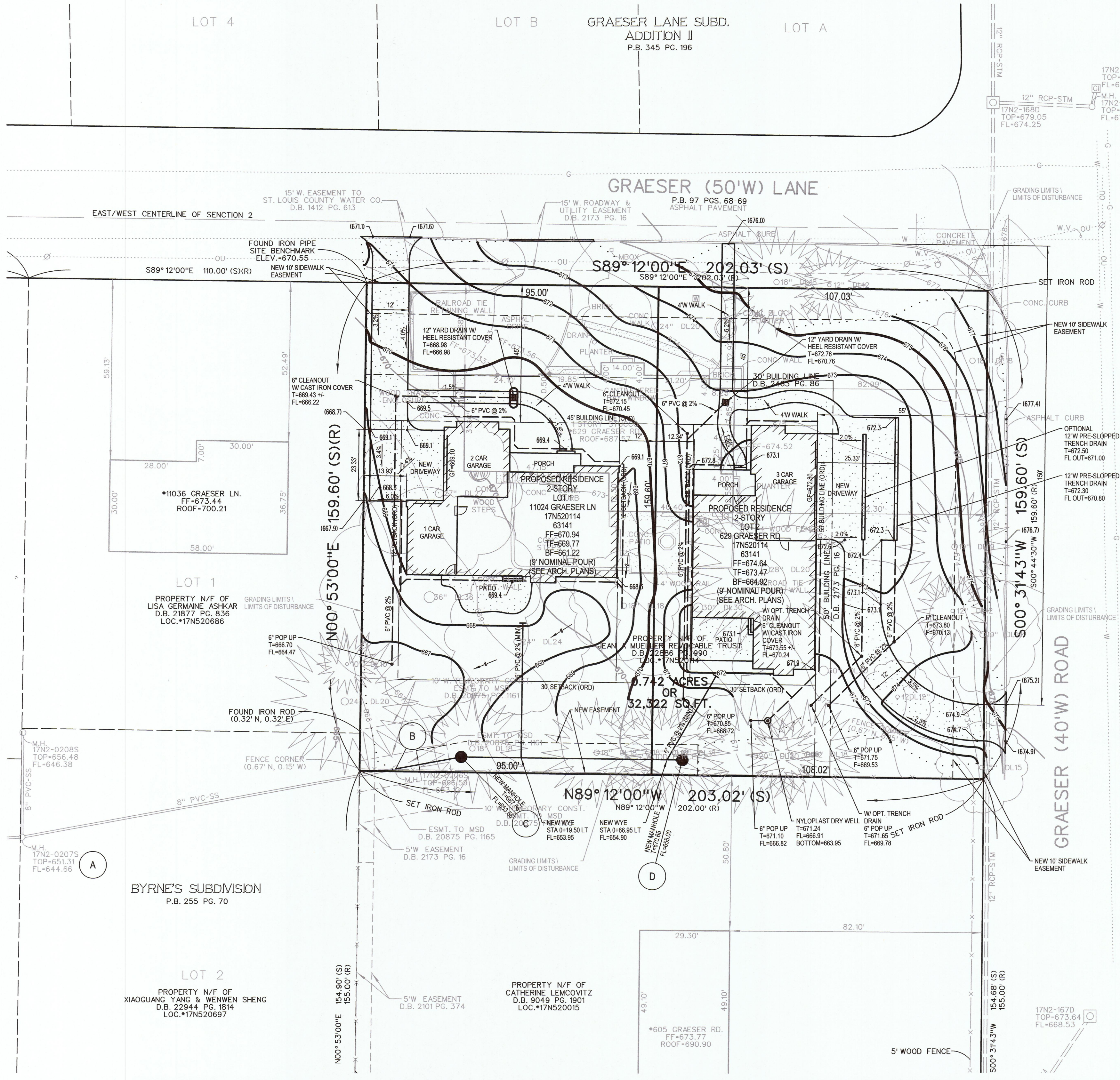
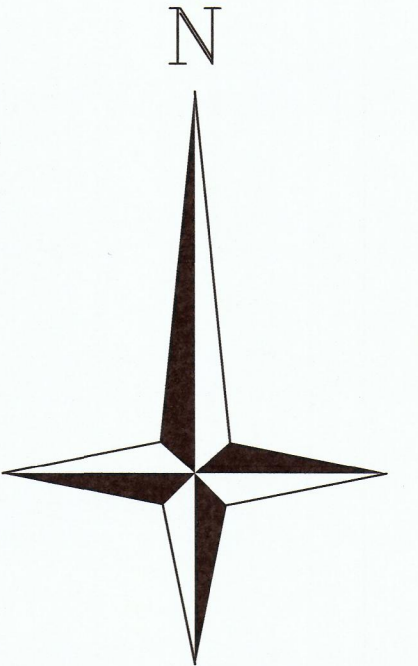
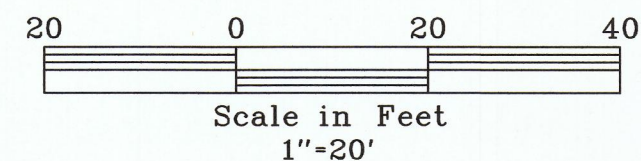
- LEGEND**
- A.I. AREA INLET
 - B.F. ELEVATION OF BASEMENT FLOOR
 - B.W. FINISHED GRADE AT BOTTOM OF WALL
 - E.M. ELECTRIC METER
 - FF. ELEVATION OF FIRST FLOOR
 - F.H. FIRE HYDRANT
 - G.I. GRATE INLET
 - M.H. MANHOLE
 - N.F. NOW OR FORMALLY
 - RCP. REINFORCED CONCRETE PIPE
 - U.P. UTILITY POLE
 - + (000.0) SPOT GRADE ELEVATION - EXISTING
 - + 000.0 SPOT GRADE ELEVATION - PROPOSED
 - TBR TO BE REMOVED
 - TBR&R TO BE REMOVED AND REPLACED
 - VCP VITRIFIED CLAY PIPE
 - W.V. WATER VALVE
 - TF. ELEVATION AT TOP OF FOUNDATION
 - TW. FINISHED GRADE AT TOP OF WALL
 - UIP. USE IN PLACE
 - OU- OVERHEAD UTILITIES
 - JE- UNDERGROUND ELECTRIC
 - W- WATER SERVICE
 - G- GAS SERVICE
 - X- FENCE

STORMWATER MANAGEMENT FUTURE NOTE:

AREA OF LAND DISTURBANCE = 32,671 SF = 0.75 AC
PROJECT RUNOFF DIFFERENTIAL = 0.13 CFS

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

A TRACT OF LAND BEING
BEING PART OF LOT 1 OF THE LOUIS GRAESER ESTATE
BEING PART OF LOT 1 OF THE PARTITION OF THE JOHN RINKLE ESTATE
IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2
TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



EXISTING IMPERVIOUS COVERAGE - WEST LOT	
TOTAL LOT AREA	15,162 SF
HOUSE / GARAGE	2,203 SF
DRIVE / WALK / PATIO	324 SF
TOTAL IMPERVIOUS AREA	5,124 SF
IMPERVIOUS COVERAGE	33.8 %

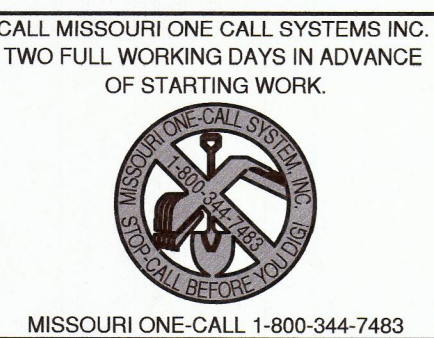
EXISTING IMPERVIOUS COVERAGE - EAST LOT	
TOTAL LOT AREA	17,160 SF
HOUSE / GARAGE	1,089 SF
DRIVE / WALK / PATIO	324 SF
TOTAL IMPERVIOUS AREA	1,413 SF
IMPERVIOUS COVERAGE	8.2 %

PROPOSED IMPERVIOUS COVERAGE - WEST LOT	
TOTAL LOT AREA	15,162 SF
HOUSES / COVERED PORCHES	2,739 SF
DRIVES / WALKS / PATIOS	1,883 SF
TOTAL IMPERVIOUS AREA	4,422 SF
IMPERVIOUS COVERAGE	29.2 %

PROPOSED IMPERVIOUS COVERAGE - EAST LOT	
TOTAL LOT AREA	17,160 SF
HOUSES / COVERED PORCHES	2,565 SF
DRIVES / WALKS / PATIOS	2,659 SF
TOTAL IMPERVIOUS AREA	5,224 SF
IMPERVIOUS COVERAGE	30.4 %

WEST LOT STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS	
TOTAL SITE AREA = 15,162 sf	
EXISTING	
PERVIOUS AREA =	10,038 sf
PERVIOUS PERCENTAGE =	66.2%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.39 cfs
IMPERVIOUS AREA = 5,124 sf	
IMPERVIOUS PERCENTAGE =	33.8%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.42 cfs
FLOWRATE (Q) =	0.81 cfs
PROPOSED	
PERVIOUS AREA =	10,740 sf
PERVIOUS PERCENTAGE =	70.8%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.42 cfs
IMPERVIOUS AREA = 4,422 sf	
IMPERVIOUS PERCENTAGE =	29.2%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.36 cfs
FLOWRATE (Q) =	0.78 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q =	-0.03 cfs

EAST LOT STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS	
TOTAL SITE AREA = 17,160 sf	
EXISTING	
PERVIOUS AREA =	15,747 sf
PERVIOUS PERCENTAGE =	91.8%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.61 cfs
IMPERVIOUS AREA = 1,413 sf	
IMPERVIOUS PERCENTAGE =	8.2%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.11 cfs
FLOWRATE (Q) =	0.73 cfs
PROPOSED	
PERVIOUS AREA =	11,936 sf
PERVIOUS PERCENTAGE =	69.6%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.47 cfs
IMPERVIOUS AREA = 5,224 sf	
IMPERVIOUS PERCENTAGE =	30.4%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.42 cfs
FLOWRATE (Q) =	0.89 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q =	0.16 cfs



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ALL EXISTING STRUCTURES, DRIVEWAYS, PAVING, FENCES AND WALLS TO BE REMOVED

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT. STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO CITY OF CREVE COEUR AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THIS DEVELOPMENT IS NOT A FLOODPLAIN PER FEMA FIRM MAP 29189C0191K

STORM WATER IMPROVEMENTS WILL BE PROVIDED ON LOT 2. LOT 1 HAS A CALCULATED DECREASE IN RUNOFF

EAST LOT DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS	
15 YR-20 MIN DIFFERENTIAL RUNOFF =	0.16 CFS
20 MIN DIFFERENTIAL VOLUME =	0.16 x 20 x 60 = 192 CF
DRY WELL TRIBUTARY RUNOFF =	0.21 CFS
20 MIN TRIBUTARY VOLUME =	0.21 x 20 x 60 = 252 CF
0.16 CFS REQUIRED < 0.21 CFS TRIBUTARY	
192 CF REQUIRED < 195.94 CF TOTAL DESIGN VOLUME	
EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C5 FOR DRY WELL DETAIL	

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www.volzinco.com
Authority #203

TIMOTHY J. MEYER
Professional Engineer
MO E-24665

DOUGLAS - GRAESER LANE

PRELIMINARY PLAN

Base Map No. 17N2	Design By: EWV
MSD Record # 21MSD-00XXX	Drawn By: EWV
Project # 22489-0	Checked By: TJM

7/14/21
P3



**Install and maintain tree protection fence as indicated on preservation plan for all trees marked save.
Silt protection shall be installed in a trenchless manner within the critical root zone of any tree to be SAVED. (I.E woodchips, wattles, and hay bales)**

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended application of tree protection fencing prepared by me or under my supervision. All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Craig R. Murphy
I.S.A Certified Arborist
IL-9645A



TREE STUDY
SITE PLAN REVIEW
7-19-2021

PROPERTY LOCATION: 629 Graeser

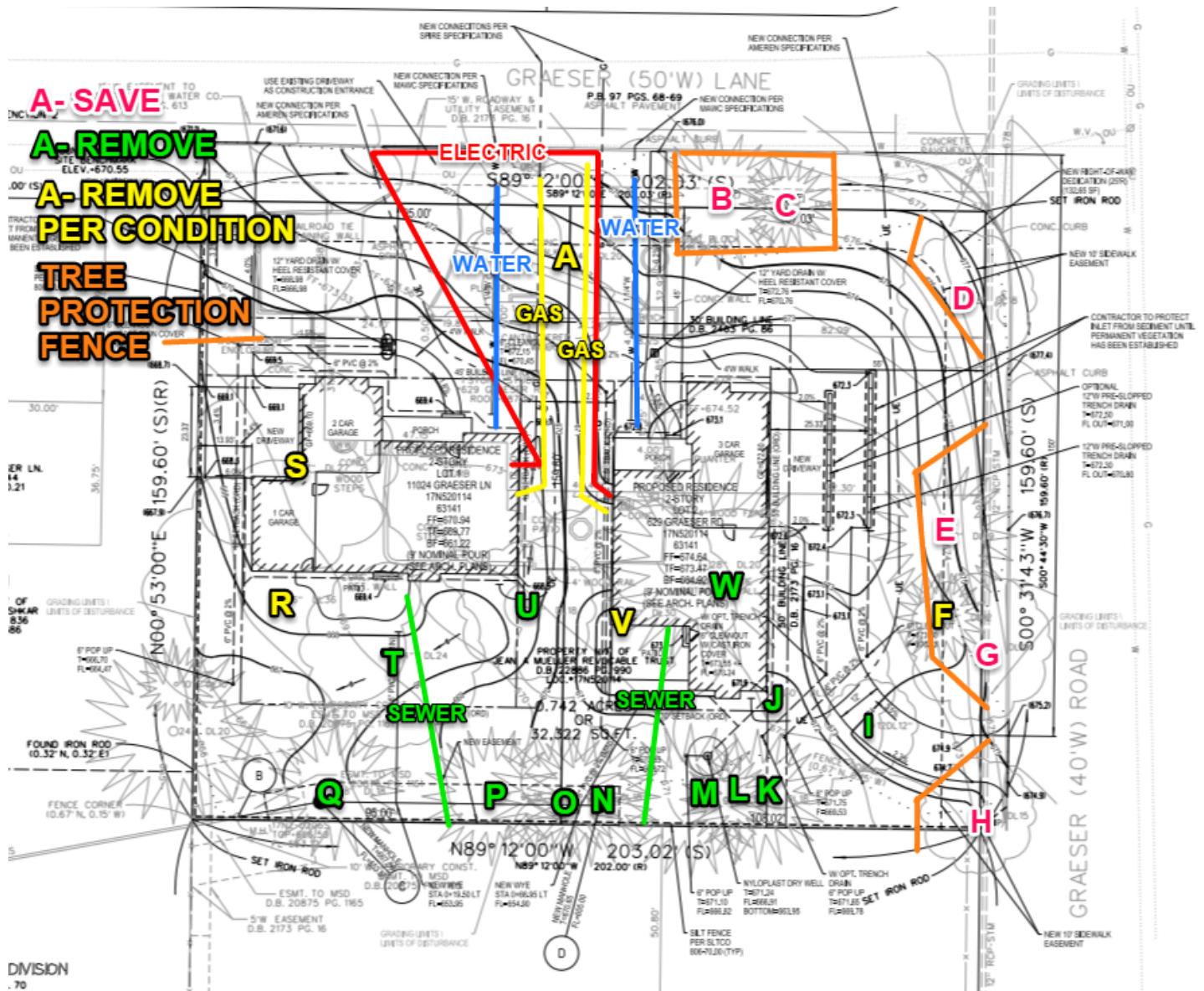
NUMBER	TREE SPECIES	D B H	SAVE/ REMOVE	ADJOINING LOT	COMMENTS	CONDITION
A	green ash	21"	REMOVE		major excavation in critical root zone, emerald ash borer infestation, 60% foliage remaining, deadwood, exposed decay at base CONDITION, UTILITIES	POOR
B	Norway spruce	18"	SAVE	CITY	deadwood, canopy involved in power lines, utility pruned	FAIR
C	Norway spruce	16"	SAVE	CITY	deadwood, canopy involved in power lines, utility pruned, exposed girdling roots, co-dominant at 10'	FAIR
D	Bradford pear	16"	SAVE		exposed decay at base, co-dominant at 5'	FAIR
E	Norway spruce	20"	SAVE		exposed root flare, minor deadwood	GOOD
F	dead	14"	REMOVE		HAZARD, 25' standing dead tree CONDITION	DEAD
G	Bradford pear	19"	SAVE	CITY SHARED	exposed roots, abnormal trunk flare, co-dominant at 8'	FAIR
H	Bradford pear	18"	SAVE	CITY SHARED	exposed decay at base, co-dominant with included bark at 5'	FAIR
I	American holly	14"	REMOVE		warty protrusions on trunk, slight lean, minor deadwood DRIVEWAY	FAIR
J	silver maple	33"	REMOVE		exposed root flare, burl at 6', co-dominant at 8', sucker growth, minor deadwood FOUNDATION	FAIR
K	white pine	19"	REMOVE		crooked top, minor deadwood DRY WELL	FAIR
L	white pine	15"	REMOVE		crooked top, minor deadwood DRY WELL	FAIR
M	white pine	24"	REMOVE		bifurcation at 8', minor deadwood DRY WELL	FAIR
N	white pine	21"	REMOVE		lean, large girdling root UTILITIES, NEW SEWER MAIN	FAIR
O	white pine	20"	REMOVE		slightly crooked trunk, lean UTILITIES, NEW SEWER MAIN	FAIR
P	white pine	21"	REMOVE		exposed root flare, lean UTILITIES, NEW SEWER MAIN	FAIR
Q	white pine	20"	REMOVE		co-dominant at 4', crooked, ivy UTILITIES, NEW SEWER MAIN	FAIR
R	silver maple	35"	REMOVE		exposed root flare, ivy, co-dominant at 6', deadwood, storm damage CONDITION, DRIVEWAY	POOR
S	green ash	28"	REMOVE		exposed decay at base, major deadwood CONDITION, GARAGE	POOR

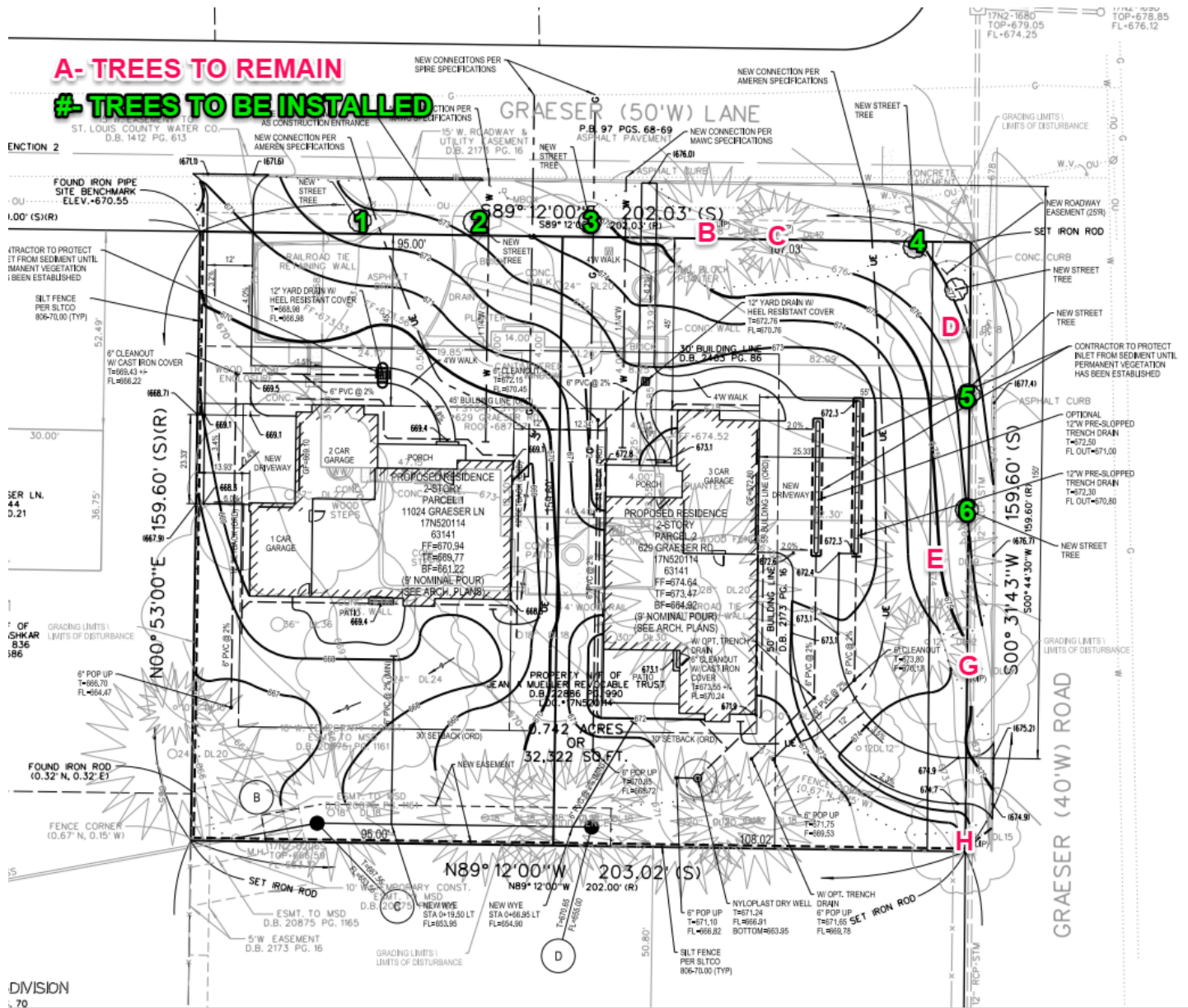
Attachment: Tree Study (Douglas-Graeser Lane Preliminary Plat)

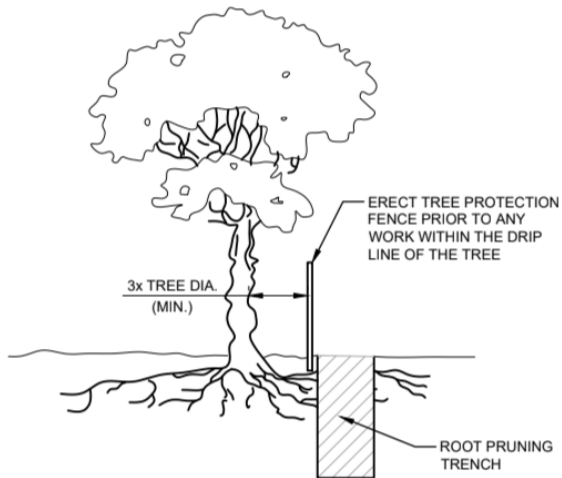
T	silver maple	22"	REMOVE		machine and tracks in critical root zone, bifurcation at 20', deadwood UTILITIES	FAIR
U	Bradford pear	20"	REMOVE		girdling root, co-dominant at 6', sapsucker damage FOUNDATION	FAIR
V	silver maple	31"	REMOVE		multiple large wounds with exposed decay at base, co-dominant at 8', sucker growth, storm damage CONDITION, FOUNDATION	POOR
W	Norway spruce	27"	REMOVE		exposed root flare, bifurcation at 15' FOUNDATION	GOOD
1	kousa dogwood	2.5"	INSTALL		species chosen per location of power lines	
2	eastern red bud	2.5"	INSTALL		species chosen per location of power lines	
3	kousa dogwood	2.5"	INSTALL		species chosen per location of power lines	
4	eastern red bud	2.5"	INSTALL		species chosen per location of power lines	
5	littleleaf linden	2.5"	INSTALL			
6	dawn redwood	2.5"	INSTALL			

# OF TREES 8" DBH OR MORE	# TREES PROPOSED FOR REMOVAL	% VIABLE TREES PROPOSED FOR REMOVAL
23	17	17/23 = 74%

- **A total of 6 trees are to be installed to accommodate street frontage requirements**







NOTES:

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - 1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
 - 2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
 - 2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
 - 2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
 - 3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - 3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.