



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 1, 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. Bethany L. Moore, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA**APPROVAL OF MINUTES****1. October 18, 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**1. PUBLIC HEARING. #21-025 Reenactment of and Text Amendment to Section 405.640 Fences and Walls of the City's Zoning Ordinance Regarding Physical Security Measures in Association with Recent Changes in State Law.**

Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, working with the City Attorney, has submitted a proposed reenactment and text amendment application for a review of Section 405.640 Fences and Walls regarding physical security measures around private property, including fences and walls, based on recent changes in state law. Text Amendments to the Zoning Ordinance require review at the Planning and Zoning Commission and approval by the City Council. This item was continued at the October 18, 2021 Planning and Zoning Commission meeting.

NEW BUSINESS**1. Application #21-026: Final Plat and Subdivision Improvement Plans 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 final plat and subdivision improvement plan 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. The Planning and Zoning Commission will review the improvement plans for approval and provide a recommendation on the final plat request to the City Council for final approval.

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, OCTOBER 18, 2021
6:30 PM

CALL TO ORDER

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

ROLL CALL

AJ Wang	Commission Member	(Absent)
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: Stephanie Karr, Acting City Attorney; Jason Jaggi, Director of Community Development; Bethany Moore, City Planner; and, Jessica Stutte, Planning Assistant/Recording Secretary.

ACCEPTANCE OF THE AGENDA

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

APPROVAL OF MINUTES

1. September 8, 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

None

NEW BUSINESS

1. PUBLIC HEARING. #21-025 Reenactment of and Text Amendment to Section 405.640 Fences and Walls of the City's Zoning Ordinance Regarding Physical Security Measures in Association with Recent Changes in State Law.

Those speaking to the request were sworn in.

Mr. Jaggi, Director of Community Development, introduced the Text Amendment and gave background regarding the proposed changes. He said that due to recent changes in state law a review and reenactment was necessary to bring the ordinance into full compliance. He said there were 4 areas the city can regulate: aesthetics, access, structural soundness and drainage.

Mr. Jaggi went through the fence code as it stands now. He showed the language for a new subsection meeting state requirements that physical security measures around private property shall have a means to enter the property so that law enforcement and first responders are able to access the property in an emergency.

Mr. Streiler asked what would be done to ensure residents do not lock the gate. He said some standards for fences taller than 6ft would be helpful.

Mr. Jaggi said he would bring up Mr. Streiler's concern about locks to the Police Department. He said that fences could have a need to go taller than 6ft in both residential and commercial but require P&Z approval.

Mr. Streiler suggested they address the height at the same time as these proposed changes.

Mr. Jaggi agreed now was a good time to create the framework for review for the taller fence requests.

Mr. Streiler said if the framework was in place perhaps it could just be done by administration.

Mr. Myers said this process (P & Z review) allows for neighbor input.

There was some discussion regarding fence criteria.

Ms. Karr said some general language regarding the impact of the fence on neighboring properties would be sufficient.

Mr. Jaggi said some general criteria would be helpful and he said staff could work on presenting some criteria.

Ms. LaBonte suggested Section A tie into Section E as an exception.

Mr. Potashnick said that gate security and state-of-the-art technology needs to be considered.

Mr. Jaggi said he would be in touch with the Police Department and the Fire Department in regards to technology.

Mr. Potashnick made a motion to continue the item to the next meeting. Ms. LaBonte seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]	Next: 11/1/2021 6:30 PM
MOVER:	Larry Potashnick, Commission Member	
SECONDER:	Julie LaBonte, Commission Member	
AYES:	LaBonte, Rovak, Hall, Potashnick, Myers, Streiler	
ABSENT:	Wang	

2. 2022 Planning and Zoning Commission Meeting Schedule

Mr. Jaggi asked the Commission to review the meeting schedule.

Mr. Potashnick made a motion to accept the meeting schedule as presented. Ms. LaBonte seconded. All in favor.

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

3. Millennium Park Master Plan

Mr. Jaggi introduced Jason Valvero the Director of Recreation for the City of Creve Coeur.

Mr. Valvero introduced the Master Plan Agenda prepared by PHP, the Parks Historic Preservation Committee.

He said he was seeking feedback for the plan and to create discussion and input.

He said Millennium Park is ready for some updates to the play equipment and resurfacing now.

He said the park currently has an agreement with BJC for parking but as the park continues to grow a new lot for the park should be considered.

He said the playground and splash pad are heavily used features.

Mr. Valvero said a water feature would be a great commodity, but it is a concern of Public Works.

He said they would like to add in nature trails but power lines are a concern.

He said the PHP is very big on safety and recommending some traffic calming solutions. He said they would like to add another pavilion with electricity for rentals and general enjoyment.

He went over some ideas for older kids like a ninja course. He said they want to improve signage at the park.

Mr. Valvero presented some ideas for future improvements.

Mr. Rovak asked when the ball fields would be removed.

Mr. Valvero said further down the line they would be open fields. He said a specific time for removal had not been determined.

Mr. Rovak said in his previous experience there is a benefit to having non-regulation fields available so there is not a fear of being taken over by a league.

Mr. Valvero agreed there is some benefit but there is currently a maintenance issue with the fields. He said they would like to have open non-dedicated space.

Mr. Valvero showed where the Tappmeyer House would like a pad installed for events.

He spoke about a Nature Trail and a connection trail.

Mr. Streiler said a connection trail was a favorable benefit. He said Bellerive Cemetery is also there and would be a nice connection point.

Mr. Valvero showed some images with the tall bushes removed. He talked about trees and the importance of having shade in the park. He said the splash pad would be bigger, better and would have a fence around it and seating within the fence.

Mr. Streiler asked where food trucks could park.

Mr. Valvero said they had not considered food trucks into the plan but would look make sure there would be adequate space for food trucks.

Mr. Potashnick said he was looking at it as a commercial venture. He said it should have adequate parking and it cannot handle the potential traffic.

Mr. Valvero said with the additional lot they thought they would have sufficient parking.

Mr. Potashnick said BJC has been generous with the parking but it is not something to rely on.

Mr. Jaggi said when BJC came before the Planning & Zoning Commission there were connection requirements and parking agreement with BJC.

Mr. Potashnick said the parking is greatly flawed.

Mr. Jaggi suggested that they could make this a comment for the plan to require long- term and future parking agreements with BJC going forward.

There was some discussion regarding the parking.

Mr. Potashnick asked how this project would be funded.

Mr. Valvero said it would be funded by a 1/2 cent tax. He said they would continue to have work sessions to work out the details of how it would be divided up. He said he would be taking the comments and the recommendations to PHP and City Council.

Mr. Myers said he found this plan responsive to the weakness of the current plan.

Mr. Potashnick asked if this plan would rob funds from the other parks.

Mr. Valvero said they were looking at all the parks and creating priorities for each.

Mr. Potashnick said he thinks the city should be under the same standards as other developments.

Mr. Jaggi said this is a plan not a development proposal. He said they do not have a specific parking requirement for open parks, only recreational buildings.

Mr. Rovak said there was a range of possibilities and it would be difficult to regulate. He said that many years ago they did make it a requirement that city facilities meet the same requirements but this falls outside of that due to the range of possibilities.

There was further discussion regarding parking.

Mr. Jaggi reminded the commission this is just a plan. He suggested the commission recommend the council look at the parking based on existing agreements and ensure it is sufficient.

RESULT:	ITEM DISCUSSED
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WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi welcomed Bethany Moore. He gave a brief introduction on her background. The commission welcomed her.

He gave a brief update on the items that would come before the commission at the November 1st meeting.

He said they had some items to review at the second meeting in November for BJC's proposed Public Art Plaza and a coffeehouse.

Mr. Jaggi said they would like to have a work session with City Council December 6th to discuss priorities for the upcoming year.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. All in favor. Meeting adjourned at 8:03PM.



city of CREVE COEUR

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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #21-025: TEXT AMENDMENTS TO SECTION 405.640 FENCES AND WALLS OF THE CITY'S ZONING ORDINANCE REGARDING PHYSICAL SECURITY MEASURES IN ASSOCIATION WITH RECENT CHANGES TO STATE LAW

FOR THE MEETING OF: Monday, November 1, 2021, 6:30 P.M.

LOCATION: All Districts within the City

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application for a review of Section 405.640 Fences and Walls regarding physical security measures around private property, including fences and walls, based on recent changes in state law. The public hearing on this item was continued from the October 18, 2021 meeting to allow staff to provide additional revisions.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require review and a Public Hearing at the Planning and Zoning Commission with final approval by the City Council.

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

REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development;
DATE: 10/27/2021
ATTACHMENTS: Revised Draft Ordinance 11-1-21

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

- Residential Development & Preservation

Zoning Code References

- Section 405.630 Yard Regulations
- Section 405.640 Fences and Walls

BACKGROUND

This application was first reviewed by the Planning and Zoning Commission at the October 18, 2021, meeting. After discussion, the Planning and Zoning Commission continued the public hearing to November 1st to allow for further revisions.

Specifically, the Commission requested the following:

- Subsection A: Provide P&Z review criteria for fence requests that exceed 6-feet in height. Cross-reference Subsection E which allows game court fences up to 10-feet in height with conditions.
- Confer with the Police Department about gates and entry requirements.

SUMMARY OF REVISIONS

Subsection A: Staff has added general criteria for P&Z review of fences that exceed the allowable height of 6-feet. The new language is as follows:

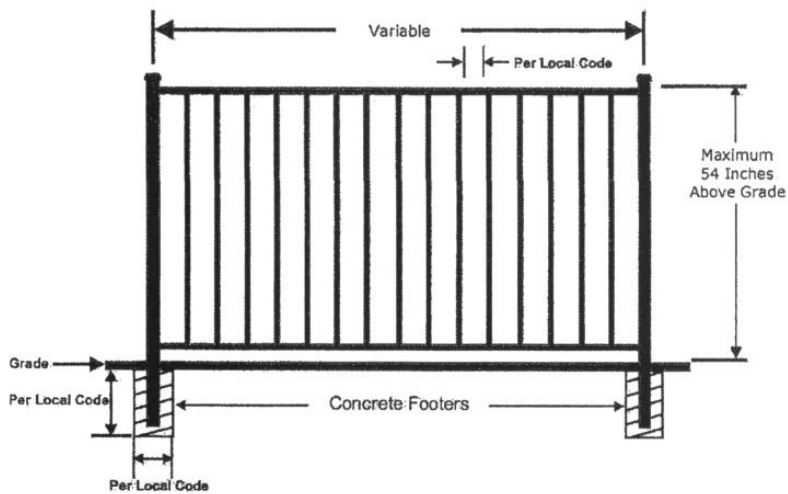
A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height, except for game court fences as provided in Subsection E, unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. In its review of requests for approval of fences or walls exceeding the foregoing height limit, the Commission shall consider all relevant factors concerning aesthetics including whether the site and adjoining properties are used for non-residential purposes, the visibility of the fence or wall from the right-of-way and adjoining properties, the adequacy of screening provided by a fence or wall that does not exceed the foregoing height limits, and the compatibility of the proposed fence or wall design with the character of the surrounding area. Further, in its review, the Commission shall consider any relevant issues concerning access to public right-of-way, sidewalks and/or utility easements, the structural soundness of the proposed fence or wall, and changes in the drainage of the site.

A cross-reference to Subsection E for additional height allowances for game court fences has also been included.

Subsection D: While not included in the first review, staff is proposing clarifying language to this subsection that regulates pool enclosures. The clarification involves specifying that this allowance for 54-inch height pool fences is specific to the ability for these types of fences to encroach within a front yard setback or along any street right-of-way. Staff also removed the requirement for black fences to be consistent with other allowable front yard fence designs. This change would allow for any color metal fence such as bronze, dark green, white, etc. Staff would note that while this allowance has been in place since 2010, it does provide for a 6-inch increase in height for pool fences that encroach into the front yard compared to a non-pool fence which is allowed at a 48-inch maximum height unless approved by P&Z.

D. Fences Surrounding Swimming Pools.

1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a front yard setback or along any street right-of-way as described under the following conditions:
 - a. The fence is at least fifteen (15) feet from any lot line.
 - b. The fence is a maximum of fifty-four (54) inches in height.
 - c. The fence meets Building Code standards regarding design and placement of fence to the pool.
 - d. The fence is of an open slat ~~black~~ metal style, similar to the following:



e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

Subsection G: After further discussion with the Police Department and City Attorney, staff has removed this provision to require a means of access as part of the fence code. The Police Department believes that access to the property by any means, such as through the building, is sufficient and that requiring gates for all fence enclosures is not necessary. Further, since Creve Coeur does not allow fences to completely enclose a property, there does not appear to be a need for this provision. The statutory mandate remains in effect, should an issue arise.

CONCLUSION

The proposed revisions address the Commission's prior direction for revisions. Staff requests a final review of the fence code changes and determination that the code, as amended, remains compatible with the state statute.

MOTION

Following discussion and the public hearing any recommended changes to the fence regulations that may require revisions to the proposed language will need to be incorporated into the motion below.

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

"I move to recommend approval to the City Council of the proposed text amendments to Section 405.640 Fences and Walls, of the Zoning Ordinance set forth in the draft Ordinance as discussed with Application #21-025 on November 1, 2021." (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REGARDING FENCE AND WALL REGULATIONS OF THE CITY OF CREVE COEUR

WHEREAS, the Missouri Legislature has enacted legislation (Section 67.494 RSMo SB 26 2021) declaring that “the general assembly hereby occupies and preempts the entire field of legislation regarding in any way the regulation of physical security measures around private property to the complete exclusion of any order, ordinance, policy, or regulation by any ... city ... in this state; and

WHEREAS, such legislation declares null and void any existing and future order, ordinance, policy, or regulation in the aforesaid field; and

WHEREAS, such legislation nonetheless makes exception for and allows for certain regulation in such field; and

WHEREAS, the Director of Community Development applied to the Planning and Zoning Commission for a review of the regulations set forth in the City’s Code of Ordinances regarding physical security measures around private property including fences and walls in light of such legislation; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on _____, 2021, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

WHEREAS, on _____, 2021 the Planning and Zoning Commission of the City of Creve Coeur, Missouri, completed the requested review and by a vote of _____ recommended that the City Council ratify, confirm, and reenact such regulations with certain amendments, determining that all such regulations fall within the allowed exceptions of the legislation; 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 has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that all such regulations in the City Code of Ordinances as hereby amended address: (1) the aesthetics of such physical security measures, (2) access to the public right-of-way, sidewalks, and/or utility easements, (3) the structural soundness of such physical security measures, and/or (4) changes in the drainage of a property;

WHEREAS, the City Council further finds that all such regulations, as hereby amended, remain in the public interest, ~~and~~

11-01-21 DRAFT

~~WHEREAS, the City Council further finds that it is in the public interest and consistent with such legislation to require that such physical security measures shall in all instances have a means to enter the subject property so that law enforcement and first responders are able to access the property in an emergency;~~

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

Section 1. All regulations set forth in the City Code of Ordinances and in effect on August 27, 2021 regarding physical security measures around private property are hereby ratified, confirmed and reenacted as of the effective date of this Ordinance, except as modified herein, based upon the legislative findings set forth in this Ordinance. Such ratification, confirmation and reenactment are hereby made on a severable basis, such that in the event any court were to hold that a specific regulation is not enforceable under Section 67.494 RSMo or other applicable law, such ruling shall not affect the enforceability of any other regulation not specifically invalidated by such ruling.

The foregoing paragraph shall be set forth in a footnote to Section 405.640 of the Code of Ordinances.

Section 2. Subsection A of Section 405.640 of the Code of Ordinances is hereby amended to read as follows:

A. *Height Of Fences And Walls.* No fence or wall shall exceed six (6) feet in height, except for game court fences as provided in Subsection E, unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. In its review of such requests for approval of fences or walls exceeding the foregoing height limit, the Commission shall consider all relevant factors concerning aesthetics including whether the use of the site and adjoining properties are used for non-residential purposes, the visibility of the fence or wall from the right-of-way and adjoining properties, the adequacy of screening provided by a fence or wall that does not exceed the foregoing height limits, and the compatibility of the proposed fence or wall design with the character of the surrounding area. Further, in its review, the Commission shall consider any relevant issues concerning access to public right-of-way, sidewalks and/or utility easements, the structural soundness of the proposed fence or wall, and changes in the drainage of the site.

Section 3. Subsection D of Section 405.640 of the Code of Ordinances is hereby amended to read as follows:

D. *Fences Surrounding Swimming Pools.*

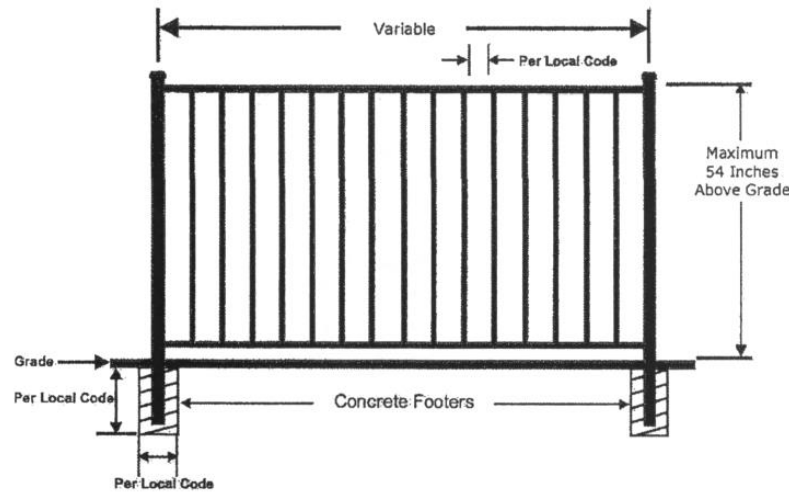
1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a front yard setback or along any street right-of-way as described under the following conditions:

- a. The fence is at least fifteen (15) feet from any lot line.
- b. The fence is a maximum of fifty-four (54) inches in height.

11-01-21 DRAFT

c. The fence meets Building Code standards regarding design and placement of fence to the pool.

d. The fence is of an open slat ~~black~~ metal style, similar to the following:



e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

~~**Section 24.** A new subsection G to Section 405.640 Fences and Walls of the Creve Coeur Code of Ordinances is hereby added to read as follows:~~

~~G. Physical security measures around private property, including fences and walls, shall have a means to enter the property so that law enforcement and first responders are able to access the property in an emergency.~~

Section 345. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

11-01-21 DRAFT

| DEBORAH RYAN, MPPG
CITY CLERK

Attachment: Fence Aesthetics Draft Ordinance REVISED 11-1-21 (Fences and Walls Text Amendment)



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #21-025: REENACTMENT OF AND TEXT AMENDMENTS TO SECTION 405.640 FENCES AND WALLS OF THE CITY'S ZONING ORDINANCE REGARDING PHYSICAL SECURITY MEASURES IN ASSOCIATION WITH RECENT CHANGES TO STATE LAW

FOR THE MEETING OF: Monday, October 18, 2021, 6:30 P.M.

LOCATION: All Districts within the City

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a proposed reenactment and text amendment application for a review of Section 405.640 Fences and Walls regarding physical security measures around private property, including fences and walls, based on recent changes in state law. In association with this review, an amendment to add a new Subsection G. to Section 405.640 Fences and Walls to require physical barriers to provide a means of entry for law enforcement and first responders is proposed.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require review and a Public Hearing at the Planning and Zoning Commission with final approval by the City Council.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?

Creve Coeur 2030 References

- Residential Development & Preservation

Zoning Code References

- Section 405.630 Yard Regulations
- Section 405.640 Fences and Walls

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

REPORT PREPARED BY: Jason Jaggi, AICP, Director of Community Development;
DATE: 10/13/2021
ATTACHMENTS: Draft Ordinance; Section 405.640 Fences and Walls, RSMO
Section 67.494

BACKGROUND

Recent changes were made to state law concerning physical security measures on private property. The law, as found in Section 67.494 of the Revised Statutes, was made effective on August 28, 2021, and reads as follows:

67.494. Physical security measure on private property, state preemption — exclusions — access to property for law enforcement and first responders. —

1. The general assembly hereby occupies and preempts the entire field of legislation regarding in any way the regulation of physical security measures around private property to the complete exclusion of any order, ordinance, policy, or regulation by any village, town, city, including any home rule city, or county in this state. **Any existing or future order, ordinance, policy, or regulation in this field is or shall be null and void.**
2. Nothing in this section shall prohibit a village, town, city, or county from regulating:
 - (1) The aesthetics of physical security measures;
 - (2) Access to the public right-of-way, a sidewalk, or utility easement;
 - (3) The structural soundness of physical security measures; or
 - (4) Changes to the drainage of a property.
3. Physical security measures shall have a means to enter the property so that law enforcement and first responders are able to access the property in an emergency.

In response to this new state law, the City needs to perform a review of the Zoning Ordinance as it pertains to the regulation of fences and walls in order to determine if there are elements of the ordinance that should be reenacted or might be in conflict or need to be amended to conform to the new state law. Because these regulations are a component of the Zoning Ordinance, the Planning and Zoning Commission is the appropriate entity to begin this review. After the public hearing is conducted and the Commission has provided its recommendations, the request will be forwarded to the City Council for final review and approval of any changes to the Zoning Ordinance or other portions of city code.

ANALYSIS

If not regulated, fences can have significant impacts on the overall appearance of the city's neighborhoods and business districts. As such, the City's fence regulations have been developed to primarily address aesthetic aspects for these common structures. The regulations address height, materials, and, for front yard fences or those adjacent to the street, placement on the property. The building code regulates fences from a safety standpoint but also in the context of aesthetics. For example, safety barriers around swimming pools are required by the building code and the Zoning Ordinance addresses the materials, design, placement, and height of these particular types of fences.

Recent revisions have further clarified the desirable forms of fences, particularly those that are adjacent to the street and to address aesthetic impacts of white, solid vinyl fences which are no longer allowed. The most recent amendment involved the prohibition of spikes on top of fences due to recent instances of deer becoming entangled on fences with this design and the desire to avoid such sights.

Based on an initial review, staff believes the City's ordinance does not have any pronounced conflicts with this new state law. The draft ordinance does, however, add a new Subsection (G) to Section 405.640 that mirrors state law to require a means of entry for law enforcement and first responders as follows:

- G. Physical security measures around private property, including fences and walls, shall have a means to enter the property so that law enforcement and first responders are able to access the property in an emergency.

This provision would potentially require gates or other means of access to be provided in association with fence permit reviews.

CONCLUSION

Staff and the City Attorney request the Commission's review of the existing fence ordinance in light of the new state law. At the meeting, staff will present the components of the existing ordinance to assist the Commission in its review. This request also requires a public hearing; therefore, the Commission will want to accept any public comments on this matter.

MOTION

Following discussion and the public hearing any recommended changes to the fence regulations that may require revisions to the proposed language will need to be incorporated into the motion below.

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

"I move to recommend approval to the City Council of the proposed reenactment of and text amendments to Section 405.640 Fences and Walls, of the Zoning Ordinance set forth in the draft Ordinance as discussed with Application #21-025 on October 18, 2021." (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, OCTOBER 18, 2021

5 6:30 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 21-025

9
10
11 THOSE IN ATTENDANCE:

12 Mr. Gene Rovak, Chairman

13 Ms. Muriel Hall

14 Mr. James Myers

15 Mr. Larry Potashnick

16 Mr. Todd Streiler

17 Ms. Julie LaBonte

18 Ms. Stephanie Karr, City Attorney

19 Mr. Jason Jaggi, Director of Community Development

20 Ms. Bethany L. Moore, City Planner

21 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

22 McLaughlin Court Reporting Services, Inc.

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1 CHAIRMAN ROVAK: Okay. Call to order the
2 Planning Zoning Commission Meeting for City of Creve Coeur
3 for October 18th, it now being 6:30.

4 So, go ahead and call everybody to order.

5 I'll start with the roll call.

6 Ms. Hall?

7 MS. HALL: Present.

8 CHAIRMAN ROVAK: Mr. Myers?

9 MR. MYERS: Present.

10 CHAIRMAN ROVAK: Mr. Potashnick?

11 MR. POTASHNICK: Present.

12 CHAIRMAN ROVAK: Mr. Streiler?

13 MR. STREILER: Present.

14 CHAIRMAN ROVAK: Ms. LaBonte?

15 MS. LABONTE: Present.

16 CHAIRMAN ROVAK: And Mr. Wang is not here.

17 Okay.

18 Is -- do you know if he was expected to come

19 or --

20 MR. JAGGI: Mr. Wang?

21 CHAIRMAN ROVAK: Do you know if AJ was expected?

22 MR. JAGGI: We have not heard that he is not
23 going to be here, so --

24 CHAIRMAN ROVAK: Okay.

25 MR. JAGGI: -- he might show up a little bit

1 later, but I'm not totally sure.

2 CHAIRMAN ROVAK: Okay.

3 And substituting for Mr. Lumley?

4 MS. KARR: Stephanie Karr here.

5 CHAIRMAN ROVAK: Okay.

6 Mr. Jaggi, Director of Community Development?

7 MR. JAGGI: Present.

8 CHAIRMAN ROVAK: Ms. Moore, our new City

9 Planner?

10 MS. MOORE: Hello.

11 CHAIRMAN ROVAK: And, Jessica Stutte, our

12 Planning Assistant/Recording Secretary?

13 MS. STUTTE: Present.

14 CHAIRMAN ROVAK: Okay.

15 So go on to New Business.

16 It's public hearing for the re-enactment and --

17 of and a text amendment to Section 405.640 fences and

18 walls in the city's zoning ordinance regarding physical

19 security measures in association with recent changes in

20 state law.

21 Mr. Jaggi, are you going to --

22 MR. JAGGI: I think before that we need to get

23 sworn in --

24 CHAIRMAN ROVAK: Yes.

25 MR. JAGGI: -- the court reporter.

1 And what we do here is if you're going to speak
2 on behalf of staff, we just raise our right hand and be
3 sworn in by the court reporter under oath.

4 So, you may be speaking, so we'll go ahead and
5 cover it, you just want to stand up and raise your right
6 hand.

7 (The speakers were sworn in by the court
8 reporter.)

9 MR. JAGGI: Thank you.

10 Thank you, Mr. Rovak, Members of the Commission,
11 Jason Jaggi, Director of Community Development.

12 This is a text amendment that was brought forth
13 due to recent changes in state law concerning physical
14 barriers on private property.

15 If you want to follow along here, I have
16 included in the -- in the agenda item the actual state
17 statute that's the subject of tonight's discussion, and
18 that begins on Packet Page 11, if you want to look at it.

19 But, essentially, what's -- what's happening is
20 the -- the state legislature and the Governor signed a new
21 law. It, again, deals with barriers on private property,
22 and it -- any existing ordinance that any city may have
23 is, essentially, deemed to be null and void by that
24 action.

25 And so we've looked at this, and the City

1 Attorney brought to our attention that this would impact
2 our fence and wall ordinance that, technically, today it
3 is not valid based on this ordinance, so our charge during
4 your review is to, basically, examine our fence ordinance
5 as it stands today, and then we need to determine whether
6 any changes are necessary based on our current code
7 language in light of the new state -- state law that's in
8 effect.

9 And staff and the City Attorney, we have done
10 that ourselves, and we've -- we do believe it's -- our
11 ordinance is, in fact, in compliance with this, with one
12 additional change, and I can certainly talk about that as
13 we go along.

14 But, essentially, that is our charge tonight, is
15 just to review the ordinance based on this -- this state
16 law.

17 And you can see here, there are four
18 different -- four different areas that the cities can
19 review or -- or can regulate with respect to physical
20 barriers; the esthetics of the physical security measures,
21 access to public rights-of-way, a sidewalk or a utility
22 easement, structural soundness of the physical security
23 measure or changes to the drainage of the property.

24 So those areas that we can still offer
25 regulations to speak to those.

1 And so, really, a lot -- a lot of our fence
2 regulation deals with esthetics, number one, which is what
3 we can continue to regulate. And that's really the basis
4 of most of our regulation, so in that sense, we think
5 it's -- it's sufficient and still in compliance with the
6 state law.

7 But what we can do tonight, if -- if -- if
8 you're wanting to do that, I do think it's worth just a
9 review, is we can go through the -- the fence ordinance.
10 We can just kind of run through it. I have it on the
11 screen here, and we can just kind of make that
12 determination that based on the four areas that we can
13 regulate that our ordinance, we feel, is generally in
14 compliance with that.

15 And at the end of this discussion, if that is
16 what we agree to, that would be your recommendation to the
17 City Council, who will take this up at their next meeting
18 after it goes through you to, basically, reinstitute our
19 fence ordinance after we perform this review.

20 Any questions on the process, why we're even
21 looking at this, anything of that nature?

22 Okay.

23 MR. POTASHNICK: What was the one --

24 MR. JAGGI: Yes, sir.

25 MR. POTASHNICK: What was the one issue that you

1 tweaked?

2 MR. JAGGI: Yeah. And I have that on a slide.

3 We'll go ahead and just go through this,
4 Mr. Potashnick, I'll show you that.

5 So, this is our fence ordinance. It's Section
6 405.640, it's in our zoning code. These are all the
7 requirements for fences.

8 You all -- most of you are pretty familiar with
9 our fence code, cause it seems like we review these all
10 the time.

11 And it -- it should be Planning and Zoning
12 Commission slash fence board, it feels like, cause you're
13 looking at these all the time, but just to go through it.

14 You know, we regulate the height of fences and
15 walls, and that's mainly for esthetic purposes. So we
16 don't want fences that are too tall. It would be -- it
17 would disrupt the landscape; it would create a visual
18 impact, so we limit them to 6 feet in height, and you can
19 see Section A does that.

20 You do have the ability to approve a fence
21 that's taller than 6 feet, but it's based on your
22 discretion; it's based on the character of the area, and
23 if there's a unique screening problem that would cause a
24 need to have a fence taller than 6 feet.

25 And I think you had an application in the summer

1 that -- that was the request, and you actually recommended
2 to lower that back down to 6 feet because you didn't feel
3 like there was a -- a real need to have an 8 foot fence in
4 that case. So there's that requirement.

5 The fences at street intersections, we have a --
6 a area there that is more safety related, but also visual.

7 You could make the case for that that it can't
8 be within the sight distance on a corner, so we have that.

9 And then C is what a lot of the items that come
10 before you when they're adjacent to the right-of-way.

11 Again, that is more of a visual impact. If you
12 have fences that are on corner lot or adjacent to the
13 street.

14 This Commission and the City are concerned about
15 how those fences appear to the users of the rights-of-way
16 or the streets that they have a pleasing esthetic, and
17 they're not, you know, a blighting condition or have
18 any visual problem.

19 So, again, I think C also does relate to the
20 state statute that allows us to regulate them mainly based
21 on material, visual quality, things of that nature.

22 And then when we move on to D, we have a
23 specific section here that talks to -- that speaks to
24 swimming pools. Staff can approve a fence for a swimming
25 pool enclosure, and that is a different type of fence

1 typically than maybe a perimeter fence.

2 Building code also requires certain types of
3 fences around swimming pools, so we have that language in
4 here under D, which allows staff to approve that
5 administratively without your review.

6 However, it -- under any of the cases here, if
7 we have a fence permit request that comes in that doesn't
8 meet that requirement, it can be deferred to this
9 Commission for action and review as well.

10 We also, over the recent years, have kind of
11 clarified our game court fences, again, to address these
12 type of specific fences. For esthetic purposes, we don't
13 allow exposed chain link fences, but we do allow them to
14 go a little bit taller in height than the normal fence
15 would because those are customary to game courts and
16 tennis courts and so forth on residential property where
17 they would need a little larger of a fence, so we have
18 those standards here in the ordinance under E, game court
19 fences.

20 And then, finally, this is really the bulk of
21 our design criteria for all types of fences. And you can
22 see it clearly speaks to esthetic requirements; design,
23 color, material.

24 We do not allow, as you all know, white solid
25 vinyl fences. We looked at the code a few years ago on

1 that and determined that that was not a desirable esthetic
2 for fences to have the solid white vinyl, and so that
3 prohibition is in there. But we do allow darker colors to
4 more blend in with the environment, and not be so -- not
5 have that -- that glare that a solid white vinyl fence
6 produces.

7 And then we also have here on No. 3, horizontal
8 and vertical support posts. They have to be interior to
9 the property, again, to have the nice side face outward
10 where the public and other property owners view.

11 And then metal fencing, that was to address a
12 concern with some deer entanglements to kind of allow
13 spikes on top of fences.

14 You know, you can look at that as more, you
15 know, maybe a little less esthetic, however, I do think
16 there is a esthetic qualifer to that that, you know, it
17 still speaks to, you know, we allow metal for -- that is
18 an acceptable esthetic fence, but the spikes creates a
19 safety problem for that type of fence, so there might be a
20 connection there, but if you all feel differently, we can
21 certainly talk about that.

22 And then we have the prohibition of metal or
23 exposed chain link fences, which we don't allow, but --
24 but coded fences are permitted for chain link.

25 Mr. Potashnick, your question of what have we

1 added, it's this section here, G, that would be added to
2 the end of this list in our fence ordinance, and this
3 comes right out of the state statute. It's No. 3 on the
4 State's law on that page 10 where it says, physical
5 security measures shall have means to enter the property
6 so that law enforcement and first responders are able to
7 access the property in an emergency.

8 We really just cut and pasted from the state law
9 into our local ordinance, so we had that covered.

10 The practical impacts of that that we were
11 discussing, Bethany and I were, in terms of, you know, how
12 would this would have a practical effect on us adding
13 this, you know, it probably means that we need to look
14 at -- to make sure that fences that are installed have
15 gates on them so you can access the property.

16 And that's not something we have -- we would
17 normally pay much attention to, but I think that's
18 something that we probably would, based on the state law,
19 and then now our compliance with that, you know, that's
20 the way to get in and out of the property.

21 So, I suppose, if a property owner came to us
22 with a fence permit and they didn't have a gate installed
23 on it and it enclosed their property, we would have to
24 comment on it that they need to put one in, based upon
25 this state statute, would be my read of it. I don't know

1 how else you would get into a property if it has a fence
2 on it --

3 MR. STREILER: Mr. Chairman, have a question.

4 MR. JAGGI: -- so.

5 Yes, go ahead.

6 MR. STREILER: You know, one of the things I was
7 thinking of, is -- is, sure, we have a means, you have a
8 gate, but supposing that's locked, are you going to impose
9 or mandate that if folks have a gate that it's not locked?

10 I just don't know how we're going to deal with
11 that.

12 MR. JAGGI: That's a good -- I didn't even think
13 about that.

14 MR. STREILER: You know what I mean?

15 MR. JAGGI: Yeah.

16 MR. STREILER: Cause I get they want access --

17 MR. JAGGI: Uh-huh.

18 MR. STREILER: -- and believe me, they'll --
19 they'll -- they'll create access, but if it's -- if it's
20 locked, I mean, you know, folks are going to kind of --
21 you know, there's going to be certain amount of damage,
22 cause I have feeling crews are just going to end up going
23 through that fence, you know.

24 MS. KARR: Or cut the lock.

25 MR. STREILER: Yeah. Yeah, or shoot it, you

1 know, Who knows.

2 MR. JAGGI: That's a good point. I would -- I
3 would think that during our inspection we would make sure
4 there's not a lock on it, and then once it's finalized
5 out --

6 MR. STREILER: Yeah.

7 MR. JAGGI: -- you know, homeowners do what
8 homeowners want -- you know, they can modify, we wouldn't
9 know.

10 MR. STREILER: Or just add, hey, if there's any
11 damage done to gain entry because it's locked, it's on
12 the -- it's on the property --

13 MR. JAGGI: Right.

14 MR. STREILER: -- property owner.

15 MR. JAGGI: I think ultimately that's probably
16 about all we can do --

17 MR. STREILER: Yeah.

18 MR. JAGGI: -- is just make sure during the
19 inspection a lock isn't present, but, again, that won't
20 prohibit a homeowner, you know, months down the line to
21 put a little padlock on it. You're right.

22 MR. STREILER: Cause, you know, that's -- a lot
23 of people do put fences up, like that one this summer, in
24 part, for security reasons and they're going to button
25 those up, you know.

1 MR. JAGGI: Right.

2 MR. STREILER: I think you've covered the state,
3 you know, whatever, the new legislation.

4 Again, I think, and I've expressed this before,
5 Jason --

6 MR. JAGGI: Uh-huh.

7 MR. STREILER: -- about the, I guess the,
8 really, the fence height, you know, and I don't like the
9 provision that allows the Planning Commission to authorize
10 a waiver or variance to the 6 foot height without having
11 standards.

12 I feel like that's a delegation of your
13 administrative power --

14 MR. JAGGI: Uh-huh.

15 MR. STREILER: -- to us, and without us having
16 discreet findings, I feel it could be arbitrary and
17 capricious and lead into some trouble, perhaps, what
18 happened this summer, you know, where we're just going to
19 make them do 600 -- or 6 foot because of this.

20 MR. JAGGI: Uh-huh.

21 MR. STREILER: I think some standards would be
22 helpful if we're going to delegate that administrative
23 responsibility to us suggesting, oh, if you're up against
24 an interstate or 270, or if you're on a -- you know, if we
25 can come up with some rational findings.

1 MR. JAGGI: And I -- and I see what you're
2 saying. All we have now to work with is unique screening
3 problems.

4 MR. STREILER: Yeah, I don't get that.

5 MR. JAGGI: And that's a very fair point, cause
6 what exactly does that mean.

7 Sure, if the Commission want -- we could come
8 back and propose, you know, some examples --

9 MR. STREILER: I just -- I do --

10 MR. JAGGI: -- but --

11 MR. STREILER: -- I had that concern. I wrote
12 it down. I think I brought it up at the last meeting or
13 the meeting before last time --

14 MR. JAGGI: Uh-huh.

15 MR. STREILER: -- I looked at a fence.

16 But this is the time to do it --

17 MR. JAGGI: Uh-huh.

18 MR. STREILER: -- you know, and -- can anyone
19 else think of any other standards or findings that
20 would -- would -- would justify going above 6 foot? I
21 mean the 270 seemed to be a pretty applicable --

22 MR. JAGGI: Well --

23 MR. STREILER: -- one, but, again, we denied it.

24 MR. JAGGI: Keep in mind, though, this doesn't
25 just apply just to residential, so I think in some --

1 MR. STREILER: It's commercial too.

2 MR. JAGGI: -- our Light Industrial area or, for
3 example, the substation off of Olive, that fence, I think,
4 was taller than 6 feet because it had to screen the sub --
5 the --

6 MR. STREILER: The substation.

7 MR. JAGGI: -- the Ameren electrical equipment.

8 MR. STREILER: Yeah. You see what I mean,
9 there's some rational findings --

10 MR. JAGGI: Sure.

11 MR. STREILER: -- that we could come up with, or
12 at least they could be listed --

13 MR. JAGGI: Uh-huh.

14 MR. STREILER: -- you know, does this -- is this
15 near 270? Is this -- I don't know, maybe we need to think
16 about it. But I'd hate to -- well, I guess there's no
17 rush, I mean it's not like --

18 MR. JAGGI: Well, I agree with you that now
19 would be the time.

20 MR. STREILER: Yeah.

21 MR. JAGGI: And there's no rush for you to move
22 this on tonight. If you want to try to incorporate that.
23 We are -- the exercise is we are throwing out the old
24 ordinance because this, technically, kind of says it's
25 null and void anyway.

1 MR. STREILER: Right. Well, we're keeping
2 99 percent of it.

3 MR. JAGGI: Right.

4 So I mean we could come back to the next meeting
5 and try to include things, you know, including, but not
6 limited to the following conditions.

7 MR. STREILER: Yeah.

8 MR. JAGGI: Cause I don't think you want to just
9 limit it, cause you might have something we're not
10 thinking about --

11 MR. STREILER: You're right, as we start looking
12 into it.

13 MR. JAGGI: -- but it does give you a little bit
14 of framework, which I think is what you're after. It
15 would give you some framework in which to make your
16 decisions.

17 MR. STREILER: Or perhaps gives you -- what if
18 you, staff, is able to authorize those expansions,
19 extensions or -- of height provided it meets these things?

20 You know, it gets dirty when we try to, you
21 know, delegate it to us when we may have new member, we
22 may not know the code as well as you, but if we -- if it
23 is going to be delegated, I think findings would be
24 appropriate if we can't keep it, you know, in-house, you
25 know, keep it at administrative level. That would be

1 ideal is -- is that you could make certain waivers based
2 on certain circumstances, and then that way it doesn't
3 even go to Planning Commission.

4 MR. MYERS: But to give it to the
5 administration, in a way, denies citizens the right to,
6 neighbors, the right to come before this Board and comment
7 about it. Perhaps they're opposed to a neighbor with an 8
8 foot fence.

9 MR. STREILER: Yeah, you're right, it opens the
10 discussion.

11 MR. MYERS: Otherwise, they would have to know,
12 oh, I have to go to the administration. But they would
13 not necessarily know that, and, you know --

14 MR. STREILER: It's not --

15 MR. MYERS: -- the fence would be up -- up
16 already and someone may find out --

17 MR. STREILER: Yeah.

18 MR. MYERS: -- I'm not even aware of this.

19 MR. STREILER: It's not a legislative change, so
20 it's not like it's going to be posted or there'll be a --

21 MR. MYERS: Right.

22 MR. STREILER: -- public hearing on the matter.

23 But I suppose -- did you put out notices to
24 adjacent neighbors? Okay.

25 MR. JAGGI: We do.

1 MR. STREILER: That's a good point then.

2 MR. JAGGI: Yeah.

3 MR. STREILER: Because this -- this process
4 allows due process.

5 MR. JAGGI: It is.

6 MR. STREILER: Allows --

7 MR. JAGGI: And, technically, it's a minor site
8 plan is how we categorize it --

9 MR. STREILER: Okay.

10 MR. JAGGI: -- which does require, you know, the
11 sign on the property, mailing within 300 feet, it's on our
12 website.

13 MR. STREILER: Yeah.

14 MR. JAGGI: We go through -- our -- our
15 standards for public hearing versus nonpublic hearing when
16 it's an agenda item with this Commission, they're almost
17 the same. The only difference is --

18 MR. STREILER: Yeah.

19 MR. JAGGI: -- we don't have a court reporter
20 because it's not a public hearing, and it's not sent to
21 the Countian as a legal notice, otherwise it's about the
22 same.

23 MR. STREILER: I'd like to include that maybe as
24 a standard as one of the findings. Are the -- the
25 neighbors in favor of this, you know, extension in height,

1 you know, maybe that -- that could be one of the proposed
2 findings of fact that we look at.

3 MR. JAGGI: Well, I don't know that we want the
4 neighbor -- I don't know that we want neighbor approval as
5 being a standard.

6 CHAIRMAN ROVAK: It may be comments, it doesn't
7 necessarily mean they have veto power.

8 MR. STREILER: Yeah, you know, it just --

9 MR. MYERS: Or silence equals acceptance.

10 CHAIRMAN ROVAK: Right.

11 MR. MYERS: And then they -- there's real estate
12 transactions or other situations where why was this
13 approved, oh, the neighbor said it was fine. Well, that
14 neighbor hasn't lived here for ten years, or -- or they
15 just said nothing and it was approved.

16 MR. STREILER: Okay. Let's look at the legal
17 side.

18 What if we -- we defer to the -- the indentures.
19 You know, hey, is this -- is this consistent with their
20 subdivision indentures, cause my neighborhood, they
21 don't -- they don't allow fences.

22 CHAIRMAN ROVAK: Understood that indentures are
23 not something which are enforceable by the city --

24 MR. STREILER: Right.

25 CHAIRMAN ROVAK: -- in any case.

1 MR. JAGGI: As a matter of courtesy, any fence
2 permit we do ask for trustee approval. It's on our
3 application form, and we actually have a form that they
4 can use --

5 CHAIRMAN ROVAK: Yeah.

6 MR. JAGGI: -- to obtain it. So we already
7 covered that.

8 But there's so many variations with subdivision
9 indentures on what they do and don't allow, we'll never be
10 exactly alike, so, yeah, I would probably steer away from
11 that, and it's already part of our process.

12 So they have to comply with the most restrictive
13 is really what it results -- results -- that's the result
14 of it.

15 MS. KARR: I think that's some very general
16 language as far as their impact on adjacent properties
17 would cover both of the things that you've mentioned.

18 MR. STREILER: As long as they're -- yeah, as
19 long as they're broad, you know, they can apply to both
20 the commercial situations and residential.

21 And it's not like we have to check boxes. It
22 just kind of gives us an idea of rationale, hey, does
23 this -- you know, and, again, I understand the legislation
24 that's been passed recently, you know, is it in keeping
25 with the character, maybe we can go back to those four

1 items too.

2 And, again, we can't really regulate on the
3 chair room floor or whatever, but I think just some
4 findings would certainly satisfy my -- my interest with
5 this.

6 MR. JAGGI: I think we can probably put
7 something together like -- like Stephanie's mentioning,
8 that's generalized criteria, maybe a little more general
9 that you -- you would review or request based on, hey,
10 does it kind of meet with these parameters.

11 MR. STREILER: You see, I'm handling like a
12 conditional use permit --

13 MR. JAGGI: Uh-huh.

14 MR. STREILER: -- where's it's like you've got,
15 you know, like just so we've got some rationale, some
16 findings of fact, opinions of law to include in the
17 minutes, so that we're --

18 MR. JAGGI: Well, it's not that type of
19 application. We don't need to get that in deep with it,
20 but I do think some general criteria is helpful for the
21 Commission to justify the request that -- I agree with
22 you, I think we can come up with that, but --

23 MR. MYERS: Well, I think it's analogous to,
24 too, if this Commission considers a rezoning request,
25 there are three, four criteria that are generally

1 applicable and they're fairly general to whether a -- a
2 rezoning is justified, mistake in the plat map or change
3 in character of the neighborhood. There's -- I think
4 there's four so, I forget what they are.

5 But this is kind of analogous to that. Probably
6 three or four general criteria that --

7 MR. JAGGI: Uh-huh.

8 MR. MYERS: -- just like with rezoning can be
9 listed as a -- as a criteria for consideration. And then,
10 as a Commission, we can have as a finding of criteria,
11 this request does not meet Criteria No. 2, whatever it
12 might be, and that would be our finding.

13 MR. STREILER: Yeah.

14 MR. JAGGI: Yeah.

15 MR. STREILER: And I think the findings that the
16 legislature just passed down on us are relevant, you know,
17 the esthetics of the physical security measures, the
18 access of the public right-of-way, the structural
19 soundness, those are all things that we can use to
20 justify, hey, do we want to let them go ten, you know, and
21 maybe add some others that we all -- we can think of or
22 you all can think of.

23 MR. MYERS: Or the issue where we considered
24 some where we allowed people to go against the criteria of
25 being 15 feet from the right-of-way. We changed that in a

1 few cases due to some unique issues.

2 MR. STREILER: Maybe now that we have staff,
3 maybe you can look into the history of these and see if
4 there's any patterns of --

5 MR. JAGGI: They're looking at you, Bethany.

6 MR. STREILER: If there is any -- if they truly
7 are arbitrary, capricious or if we actually did have some
8 rationale --

9 MR. JAGGI: Yeah.

10 MR. STREILER: -- in making those decisions.

11 MR. JAGGI: No, I think it's a fair point. And
12 I -- I completely agree.

13 This is a -- it's an oddly worded requirement,
14 unique screen problem. That's very open. What does that
15 even mean. You need -- you probably need a little more
16 definition of what that really is. And then tying it back
17 to the statute on the esthetics, cause that is -- that is
18 the real bulk of it is --

19 MR. STREILER: Yeah.

20 MR. JAGGI: -- you know, there's no need to --
21 the impact esthetically to a large fence like that, is
22 just not -- not acceptable, so.

23 MS. LABONTE: Does -- does Planning & Zoning
24 have to approve the sport court fences?

25 MR. JAGGI: Not if they meet that criteria. So

1 we have criteria here --

2 MS. LABONTE: I think we should look at the
3 wording then of --

4 MR. JAGGI: Uh-huh.

5 MS. LABONTE: -- A because it -- if you go back,
6 it says, no fence or wall should exceed 6 feet in height
7 unless approved by Planning and Zoning, just a
8 consideration, and we already have something other than
9 that that is approved.

10 MR. JAGGI: Yes, one -- one type of fence --

11 MS. LABONTE: Yeah, so I feel --

12 MR. JAGGI: -- for the sport court.

13 MS. LABONTE: -- like that's not really
14 accurate, A.

15 MR. JAGGI: Uh-huh. Yeah, it doesn't -- it
16 doesn't tie into our cross-reference this exception.

17 MS. LABONTE: Right, it doesn't tie into that.

18 MR. JAGGI: Yeah. Uh-huh.

19 MS. LABONTE: So I think it should maybe read --

20 MR. JAGGI: Yeah.

21 MS. LABONTE: -- you know, unless, you know,
22 specific to whatever's already approved, and I think maybe
23 that's the only one that's approved for a different, but
24 it is approved already.

25 MR. JAGGI: Yeah.

1 MS. LABONTE: So I think that needs to be
2 reworded.

3 MR. STREILER: Let me clarify something.

4 It seems to me that what this is saying is that
5 the Planning -- the Planning Commission could authorize a
6 perimeter fence -- it doesn't really specify. I'd rather
7 not allow a sport fence over 6 foot, if we don't have to.

8 Maybe we need to differentiate between a sport
9 fence and a perimeter fence.

10 MR. JAGGI: Well, that's why this is a game
11 court fence. You have to have one of these facilities and
12 the fence must be around it.

13 And those are -- you know, if you have a tennis
14 court -- we do have properties here that have their
15 private tennis courts in their backyards, and they need to
16 be taller --

17 MR. STREILER: Yes.

18 MR. JAGGI: -- than 6 feet --

19 MS. LABONTE: Yeah.

20 MR. JAGGI: -- so they're -- they're 10 feet --

21 MS. LABONTE: Uh-huh.

22 MR. JAGGI: -- and so we thought, well, if
23 you've got one of these, what's -- what's -- what is there
24 to review --

25 MS. LABONTE: Yeah.

1 MR. JAGGI: -- at the end of day.

2 You're going to approve it, cause they have this
3 facility and it's allowed.

4 So I think this was kind of a narrow category of
5 fence that I don't know that there's a lot of confusion
6 with it, but I do think the point is, yeah, referencing
7 this is one of those exceptions for A cross-referencing --

8 MS. LABONTE: Right.

9 MR. JAGGI: -- it, and then relooking at A,
10 Todd, like you were saying to kind of --

11 MS. LABONTE: Uh-huh.

12 MR. JAGGI: -- beef that up a little bit.

13 MS. LABONTE: Yeah.

14 MR. JAGGI: Makes a lot of sense to me.

15 MR. POTASHNICK: So I think there was an
16 interesting point raised about the gates, cause today, I
17 think if we looked -- if we looked at the current
18 technology, somebody has a security system, they may have
19 a camera system and electronic lock on the gate, and so I
20 think precluding somebody from having a gate locking
21 system at the time of installation could run at conflict
22 with somebody wanting to have a good security system on
23 their -- on their house, and there's more and more
24 security companies that are -- that are acquiring the
25 technology to monitor those via -- via cameras in

1 realtime.

2 MR. JAGGI: Uh-huh.

3 MR. POTASHNICK: And so I think -- I think the
4 ordinance or whatever you do, I think needs to take the
5 state-of-the-art into some version of consideration as
6 opposed to prohibiting that at the time of installation.

7 MR. JAGGI: And I think the thought that I just
8 had, too, is, you know, I might want to share this with
9 the police department and --

10 MS. LABONTE: Yeah, I was just going to say that
11 and fire department.

12 MR. JAGGI: -- maybe have their review.

13 Yeah, that might --

14 MS. LABONTE: And ask for their feedback.

15 MR. JAGGI: Uh-huh.

16 MS. LABONTE: I think that's a really good idea.

17 MR. POTASHNICK: Okay. Cause, honestly, if I
18 was going to do a security system, and I had gates, I
19 would -- if -- if cost wasn't an issue, I would certainly
20 consider -- I would certainly consider that, you know --

21 MR. JAGGI: Yeah, and I don't know if they have
22 those for --

23 MR. POTASHNICK: (Inaudible.)

24 MR. JAGGI: -- gates on the side of a -- I mean
25 I know the entry gates, you know, if you have one in front

1 of your driveway or a subdivision, obviously, they have to
2 have a -- there's all sorts of requirements that the
3 police and fire have for those.

4 MR. POTASHNICK: Got you.

5 MR. JAGGI: But if you -- I don't know that -- I
6 guess there might be somewhere if you just have a gate on
7 your perimeter fence it could be motorized and electronic
8 with a wifi -- with your app or something. I don't know.
9 Is that what you're talking about --

10 MR. POTASHNICK: Yes.

11 MR. JAGGI: -- things like that?

12 MR. POTASHNICK: Sure.

13 MR. JAGGI: Okay.

14 MR. POTASHNICK: Yeah. And actually --

15 MR. JAGGI: That are tied into the security
16 system?

17 MR. POTASHNICK: I have seen a number of those.

18 MR. JAGGI: Okay.

19 MR. POTASHNICK: They're -- they're the
20 exception on a residential --

21 CHAIRMAN ROVAK: (Inaudible) lock and unlock.

22 MR. JAGGI: Oh, okay.

23 MR. POTASHNICK: They're the exception on
24 residential homes today, but -- but they still tap them.

25 And I'm certain that there are some in Creve

1 Coeur, if we actually did some due diligence.

2 And I think with security becoming a bigger and
3 bigger issue every year, it's going to take more -- it's
4 going to consume more market share for people who decide
5 to do that, so.

6 MR. JAGGI: I -- I would not disagree with that.

7 I mean I do get calls from time to time when we
8 get fence permits that come in, you know, that crime is
9 mentioned, I've had, you know, something that going on
10 and, absolutely, so if there's a product out there that
11 provides that, I'm not aware of it, but it makes sense.

12 So, yeah, I will follow up with the police on it
13 and try to get more information on the technology and, you
14 know, how we can address that, the access component --

15 MS. LABONTE: Uh-huh.

16 MR. JAGGI: -- and make sure there's nothing
17 else that we feel like we want to do with it, so, yeah.
18 Good point.

19 This just says we have to, you know, has to be
20 provided access, so, you know, I don't know what's
21 acceptable in terms of law enforcement access in a setup
22 like that.

23 MR. STREILER: Does say in an emergency, so I
24 suppose they want swift entry.

25 MR. JAGGI: Probably.

1 MR. STREILER: They don't want to have to --

2 MR. JAGGI: I also know the fire department, if
3 they want to get in some place, they will find a way.

4 MR. POTASHNICK: So I think the rule is if I
5 collapse in my house and I called 911, and I was the only
6 one there --

7 MR. JAGGI: Uh-huh.

8 MR. POTASHNICK: -- they would smash the door
9 down --

10 MR. JAGGI: Right.

11 MR. POTASHNICK: -- to get into the house, you
12 know --

13 MR. STREILER: Yeah, you would hope.

14 MR. POTASHNICK: -- they don't ring the doorbell
15 and wait for -- and wait for ten minutes, so somewhere
16 around here there's got to be some -- some precedent
17 and --

18 MR. JAGGI: Okay.

19 MR. POTASHNICK: -- on that -- on that topic,
20 so.

21 MR. JAGGI: We'll follow up on that.

22 MR. POTASHNICK: So.

23 MR. JAGGI: This has been a good discussion.

24 If there's -- if there's not anything else, I
25 think what I would recommend is a motion to continue to

1 the next meeting.

2 We'll go back and build some of these ends of
3 the ordinance and have you take another look at it and see
4 if anything else we need to add, and then we'll just
5 continue the -- the -- I think we can -- well, do we want
6 to close the public hearing? I'm not seeing anybody here.
7 Or do you want to keep the public hearing -- I guess we
8 can keep the public hearing open too in the event that we
9 have somebody else to --

10 CHAIRMAN ROVAK: Okay.

11 MR. JAGGI: Yeah.

12 CHAIRMAN ROVAK: So do we have a motion to
13 continue it?

14 MR. POTASHNICK: I move to extend the item.

15 MS. LABONTE: Second.

16 CHAIRMAN ROVAK: Second?

17 All in favor?

18 Okay. Move on.

19 MR. JAGGI: Thank you.

20 (This ends the public hearing.)
21
22
23
24
25

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

3
4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning public hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12
13 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
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BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REGARDING FENCE AND WALL REGULATIONS OF THE CITY OF CREVE COEUR

WHEREAS, the Missouri Legislature has enacted legislation (Section 67.494 RSMo SB 26 2021) declaring that “the general assembly hereby occupies and preempts the entire field of legislation regarding in any way the regulation of physical security measures around private property to the complete exclusion of any order, ordinance, policy, or regulation by any ... city ... in this state; and

WHEREAS, such legislation declares null and void any existing and future order, ordinance, policy, or regulation in the aforesaid field; and

WHEREAS, such legislation nonetheless makes exception for and allows for certain regulation in such field; and

WHEREAS, the Director of Community Development applied to the Planning and Zoning Commission for a review of the regulations set forth in the City’s Code of Ordinances regarding physical security measures around private property including fences and walls in light of such legislation; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on _____, 2021, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

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

WHEREAS, on _____, 2021 the Planning and Zoning Commission of the City of Creve Coeur, Missouri, completed the requested review and by a vote of _____ recommended that the City Council ratify, confirm, and reenact such regulations, determining that all such regulations fall within the allowed exceptions of the legislation; 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 has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that all such regulations in the City Code of Ordinances address: (1) the aesthetics of such physical security measures, (2) access to the public right-of-way, sidewalks, and/or utility easements, (3) the structural soundness of such physical security measures, and/or (4) changes in the drainage of a property;

WHEREAS, the City Council further finds that all such regulations remain in the public interest, and

10-18-21 DRAFT

WHEREAS, the City Council further finds that it is in the public interest and consistent with such legislation to require that such physical security measures shall in all instances have a means to enter the subject property so that law enforcement and first responders are able to access the property in an emergency;

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

Section 1. All regulations set forth in the City Code of Ordinances and in effect on August 27, 2021 regarding physical security measures around private property are hereby ratified, confirmed and reenacted as of the effective date of this Ordinance, based upon the legislative findings set forth in this Ordinance. Such ratification, confirmation and reenactment are hereby made on a severable basis, such that in the event any court were to hold that a specific regulation is not enforceable under Section 67.494 RSMo or other applicable law, such ruling shall not affect the enforceability of any other regulation not specifically invalidated by such ruling.

Section 2. A new subsection G to Section 405.640 Fences and Walls of the Creve Coeur Code of Ordinances is hereby added to read as follows:

G. Physical security measures around private property, including fences and walls, shall have a means to enter the property so that law enforcement and first responders are able to access the property in an emergency.

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

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance (Fences and Walls Text Amendment)

► ≡ Revisor of Missouri



Words ▼

1st search term or section nr

And ▼

2nd search term

**Title VI COUNTY, TOWNSHIP AND POLITICAL SUBDIVISION GOVERNMENT****Chapter 67**

< > Effective - 28 Aug 2021 ↓

67.494. Physical security measure on private property, state preemption — exclusions — access to property for law enforcement and first responders. — 1. The general assembly hereby occupies and preempts the entire field of legislation regarding in any way the regulation of physical security measures around private property to the complete exclusion of any order, ordinance, policy, or regulation by any village, town, city, including any home rule city, or county in this state. Any existing or future order, ordinance, policy, or regulation in this field is or shall be null and void.

2. Nothing in this section shall prohibit a village, town, city, or county from regulating:

- (1) The aesthetics of physical security measures;
- (2) Access to the public right-of-way, a sidewalk, or utility easement;
- (3) The structural soundness of physical security measures; or
- (4) Changes to the drainage of a property.

3. Physical security measures shall have a means to enter the property so that law enforcement and first responders are able to access the property in an emergency.

(L. 2021 S.B. 26)

----- end of effective 28 Aug 2021 -----

use this link to bookmark section 67.494

Click here for the **Reorganization Act of 1974 - or - Concurrent Resolutions Having Force & Effect of Law**

In accordance with Section **3.090**, the language of statutory sections enacted during a legislative session are updated and available on this website on the effective date of such enacted statutory section.

► **Other Information**► **Other Links**

Missouri Senate



MO.gov



Missouri House

City of Creve Coeur, MO
Wednesday, October 13, 2021

Chapter 405. Zoning Ordinance

Article VI. General Provisions

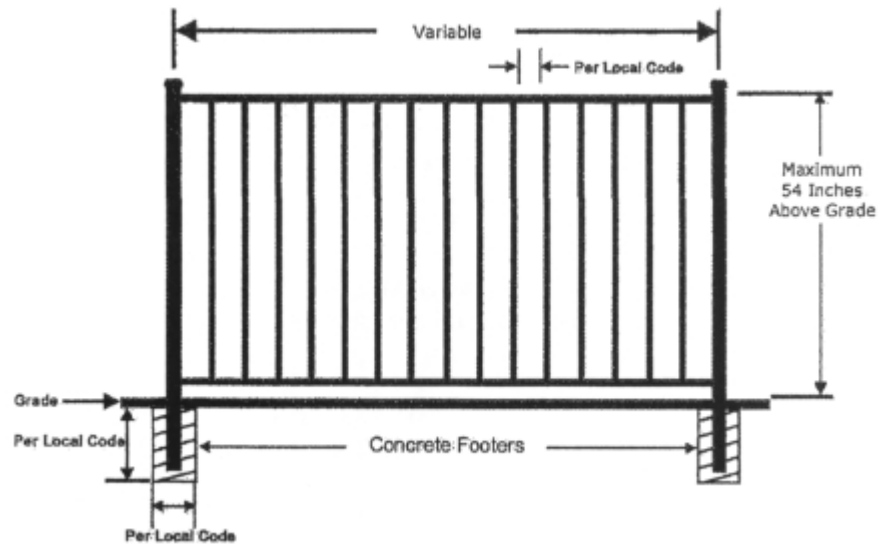
Section 405.640. Fences And Walls.

[R.O. 2008 §26-73; Ord. No. 1903 §1, 11-24-1997; Ord. No. 3024 §1, 11-22-2004; Ord. No. 5163 §2, 12-13-2010; Ord. No. 5563, 1-8-2018^[1]; Ord. No. 5728, 1-25-2021]

- A. *Height Of Fences And Walls.* No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. *Fences Or Walls At Street Intersections.* No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. *Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.* A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval in accordance with Section **405.1080**.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section **405.1080**.

- D. *Fences Surrounding Swimming Pools.*
 - 1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:
 - a. The fence is at least fifteen (15) feet from any lot line.
 - b. The fence is a maximum of fifty-four (54) inches in height.
 - c. The fence meets Building Code standards regarding design and placement of fence to the pool.
 - d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections **405.640** and **405.1080**.
- E. **Game Court Fence.** Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least fifteen (15) feet from any property line abutting a single-family residence. Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section **405.1080**.
- F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
- G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing may be permitted provided it maintains a natural wood color and/or dark color or style. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

[1] *Editor's Note: Ord. No. 5563 also changed the title of this Section to include, "And Walls."*

**AN ORDINANCE AMENDING SECTION 405.640 OF THE CITY'S ZONING ORDINANCE,
FENCES AND WALLS, TO CLARIFY SAME AND TO PROHIBIT SPIKES AT THE TOP OF
METAL FENCES**

WHEREAS, an application was submitted by the City's Department of Community Development for text amendments regarding sections of the City's Zoning Ordinance, Chapter 405, Section 405.640 Fences and Walls, to prohibit metal spikes on the top of residential fences to prevent deer from getting entangled and clarify existing text; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, has recognized the need for such changes as set forth herein, to implement the goals of the Comprehensive Plan and the purposes the Zoning Ordinance more effectively; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on May 17, 2021, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 5-0 recommended approval of the subject amendments at its meeting on May 17, 2021; and

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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances 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,

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

Section 1. Section 405.640(C) Fences and walls of the Creve Coeur Code of Ordinances is hereby amended to read as follows:

Section 405.640. Fences And Walls. As provided under Section 405.630(A)(9) of Yard Regulations, fences and walls are allowed within required yards, subject to the following provisions:

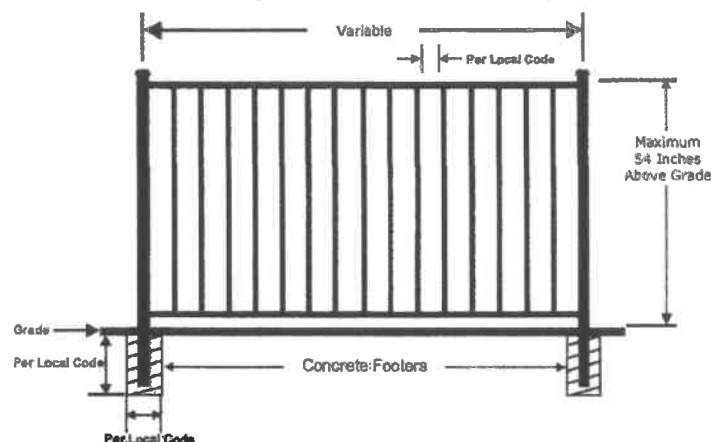
- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.

- C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

D. Fences Surrounding Swimming Pools.

1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:
 - a. The fence is at least fifteen (15) feet from any lot line.
 - b. The fence is a maximum of fifty-four (54) inches in height.
 - c. The fence meets Building Code standards regarding design and placement of fence to the pool.
 - d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.
- E. Game Court Fence. Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least fifteen (15) feet from any property line abutting a single-family residence. Approval of permanent lighting standards for Game

BILL NO. 5869ORDINANCE NO. 5742

Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080.

F Fence materials and designs shall be subject to the following standards:

1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
2. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
3. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
4. Metal fencing shall have a flat top, similar to the graphic for subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
5. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

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

ADOPTED THIS 14TH DAY OF JUNE, 2021.



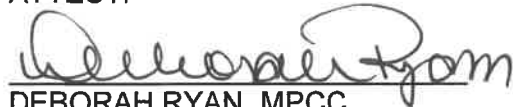
HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 14TH DAY OF JUNE, 2021.



DR. ROBERT HOFFMAN
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK



BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS DOUGLAS-GRAESER LANE, CITY OF CREVE
COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, an application has been submitted by Douglas Properties for approval of a final plat of a two-lot subdivision known as Douglas-Graeser Lane, at the southwest corner of Graeser Land and Graeser Drive consisting of 0.738 acres; and

WHEREAS, the final plat of the Douglas-Graeser Lane subdivision conforms to the preliminary plat approved by the Planning and Zoning Commission on August 16, 2021; 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 approval of the Douglas-Graeser Lane final plat by a vote of _____ on _____; and

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

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

SECTION 1: The Final Plat of the subdivision known as Douglas-Graeser Lane, described as 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 ½ of the southeast ¼ of section 2 township 45 north-range 5 east, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on October 28, 2021 is hereby approved subject to the following conditions:

1. Prior to issuance of any building permits, the applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County,
2. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of the Mylar to ensure adequate descriptions are provided and terminology is correct.
3. The Applicant shall provide to the City of Creve Coeur a digitized version of the recorded plat along with two (2) printed copies of the plat.

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 _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



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
#21-026 FOR APPROVAL OF THE FINAL PLAT FOR 629
GRAESER ROAD, A TWO-LOT SUBDIVISION AND THE
ASSOCIATED SUBDIVISION IMPROVEMENTS**

FOR THE MEETING OF: Monday, November 1, 2021

LOCATION: 629 Graeser Road, at the corner of Graeser Road and Graeser Lane, in the C Single Family Zoning District.

REQUEST: Doug Cohen RE, of Douglas Properties has submitted an application for approval of the final plat 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 are being requested. The subdivision improvement plans are also submitted for approval.

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. The preliminary plat was approved on August 16, 2021.

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

Key Issues:

- Is the final plat in substantial conformance with the approved preliminary plat?
- 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 District
- Chapter 410: Subdivision and Development of Land



REPORT PREPARED BY: BETHANY L. MOORE, CITY PLANNER

DATE: 10/28/21

ATTACHMENTS: Draft Ordinance

Applicant's Final Plat and Improvement Plans submitted on October 28, 2021

Attachment: Staff Report (Douglas-Graeser Lane Improvement Plans and Final Subdivision Plat)

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 residence	C-Single-family Residential	Graeser Lane
South	Single-family residence	C-Single-family Residential	N/A
East	Single-family residence	C-Single-family Residential	Graeser Road
West	Single-family residence	C-Single-family Residential	N/A

BACKGROUND

The preliminary plat was reviewed and approved by the Planning and Zoning Commission on August 16th, 2021. The final plat and subdivision improvement drawings have been submitted for review and final approval by the Planning and Zoning Commission and City Council pursuant to Sections 410.130 and 410.140 of the City's subdivision code. If approved, the applicant may apply for construction permits immediately after the final plat is executed and recorded with St. Louis County.

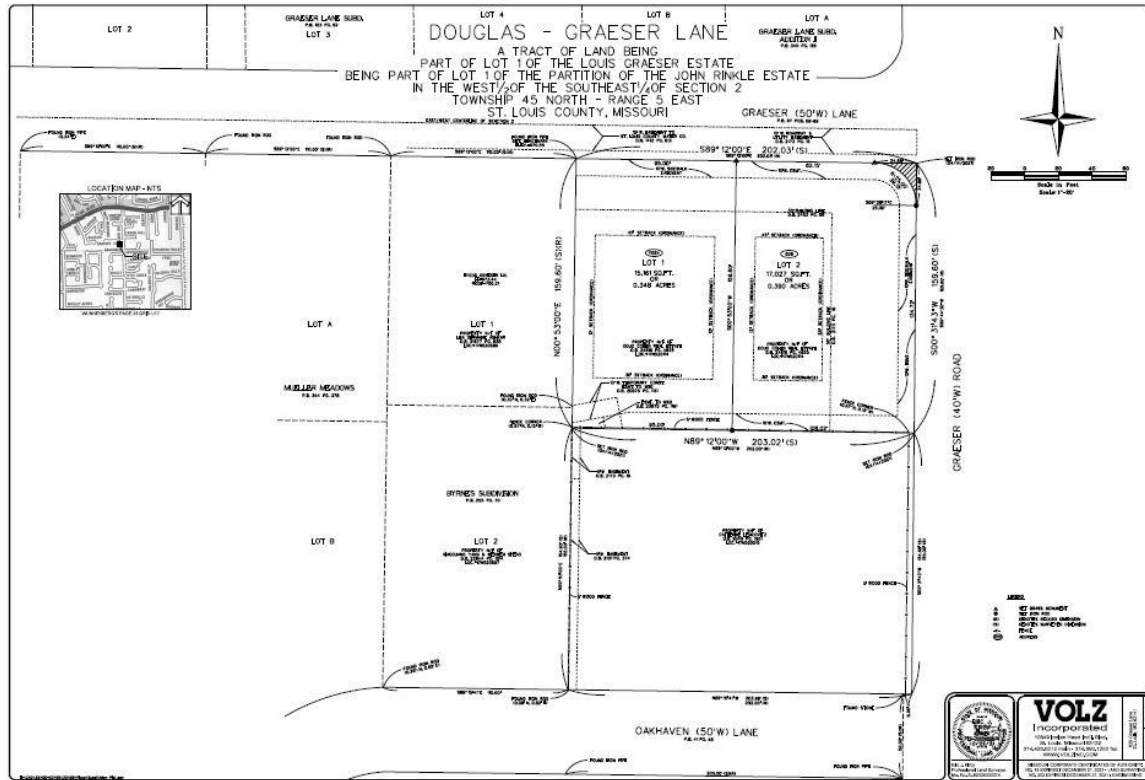
ANALYSIS

Conformance with the Preliminary Plat

The final plat contains the same lot layout as the preliminary plat with two lots that 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.

The plat also contains an easement for future sidewalks along both street frontages and provides for the dedication of right-of-way at the corner of Graeser Lane and Graeser Road, as requested by the Public Works Department.

Below is the proposed final plat drawing:



Subdivision Improvements

As shown on the preliminary plat, this is a lot split request within an established neighborhood to create two new lots with no common subdivision areas such as for stormwater detention or common amenity space. Staff has reviewed the Subdivision Improvement drawings and finds that they are in conformance with the preliminary plat, including the tree preservation requirement, and they contain adequate and appropriate provisions for stormwater management. All staff comments have been addressed and reflected on the plans.

Stormwater Management

The City's Stormwater Ordinance provided in Chapter 425 of city code, requires stormwater to be detained on site based upon the amount of additional runoff generated by the development per the MSD design storm event on a per lot basis and that no additional runoff is sent to adjacent properties based on the proposed improvements. The stormwater management plans show that there will be no additional runoff on the adjacent property to the south for Lot 2 based on the pre-development condition. Lot 1 does show an increase in runoff and will, therefore need to be detained on site. The Department of Public Works has reviewed the stormwater management plan and has noted that the size of the stormwater storage facility is undersized based on the submitted drainage plan and runoff calculations. Staff has added a condition to require adjustment to the final design for the size of the on-site stormwater detention facility for Department of Public Works approval prior to the issuance of any construction permits.

Tree Conservation and Street Trees

A condition of approval for the preliminary plat was to provide the tree conservation plan as a separate sheet with the final plat. The applicant has submitted a revised tree study and a full landscape plan for each of the lots incorporating the information from the tree study to include existing trees to remain, trees to be removed and the proposed street trees to be planted. The total number of trees to be removed is 17 out of 23 existing trees measuring 8-caliper inches or greater, or 74% removed as was shown on the preliminary plat. The Tree Conservation code (Section 410.320 of the Subdivision Ordinance) allows an additional 10 percent tree removal based on site conflicts without replacement. Further tree removal requires replacement on a 3:1 ratio for staff approval.

To meet the street tree requirements, the plan relies on maintaining existing street trees and planting new trees where there are gaps in placement along the street frontages. The subdivision code requires one, 2 ½ inch tree per each 30 lineal feet of street frontage (Section 410.300). The submitted tree plans for each lot appears to meet the minimum size of 2 ½ caliper inches for the new trees as well as the required amount of trees for all frontages, as specified in the Subdivision Ordinance.

CONCLUSION AND ACTION

Subdivision Improvement Plan

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

1. The stormwater management plan be revised to incorporate additional on-site detention to meet all requirements for final approval by the Department of Public Works prior to the issuance of any construction permits.
2. The Residential Development Permit for each new home shall be in substantial compliance with the improvement plans dated October 20, 2021 by Volz Engineering, as may be revised to incorporate Condition #1, and with the tree conservation and landscape plans by Baxter Gardens with a prepared date of 10-20-21.
3. Any additional tree removal shall be approved by the Zoning Administrator and replaced as required by Section 410.310 of the Subdivision Ordinance.

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

"I move to approve the subdivision improvement plans for the two-lot subdivision at 629 Graeser Road as shown in the "Douglas-Graeser Lane Subdivision" drawings prepared by Volz, Inc, and hand dated October 20, 2021 by Timothy John Meyer with the conditions recommended by staff as provided in the staff report for the meeting of November 1, 2021" (Other conditions may be added, eliminated, altered, and modified by prior motion).

Final Plat

Review of a final plat is a ministerial act to ensure that the proposed final plat is substantially similar to the preliminary plat and substantially meets all land development standards of this Chapter and those of any other applicable City regulations. This application does substantially meet all applicable codes for the C Single Family Residential District, subject to the following suggested conditions of approval which are also included in the attached draft ordinance:

1. Prior to issuance of any building permits, the applicant shall prepare the Mylar for appropriate signatures and City Certification and record the final subdivision plat with St. Louis County.
2. All easement labels and descriptions on the plat, as well as all subdivision plat scripts, shall be reviewed and approved by the City Attorney prior to signing of the Mylar to ensure adequate descriptions are provided and terminology is correct.
3. The Applicant shall provide a digitized version of the recorded plat along with two (2) printed copies.

Action on this item will be in the form of a motion to recommend approval of the attached draft ordinance as presented, or approval with additional conditions, to meet all technical requirements. Final approval of

the draft ordinance by City Council is required. Assuming agreement with the Staff Report, the following is an example motion for this application:

“I move to recommend approval of the final subdivision plat for Douglas-Graeser Lane Subdivision with the conditions recommended by staff as provided in the staff report for the meeting of November 1, 2021.” (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

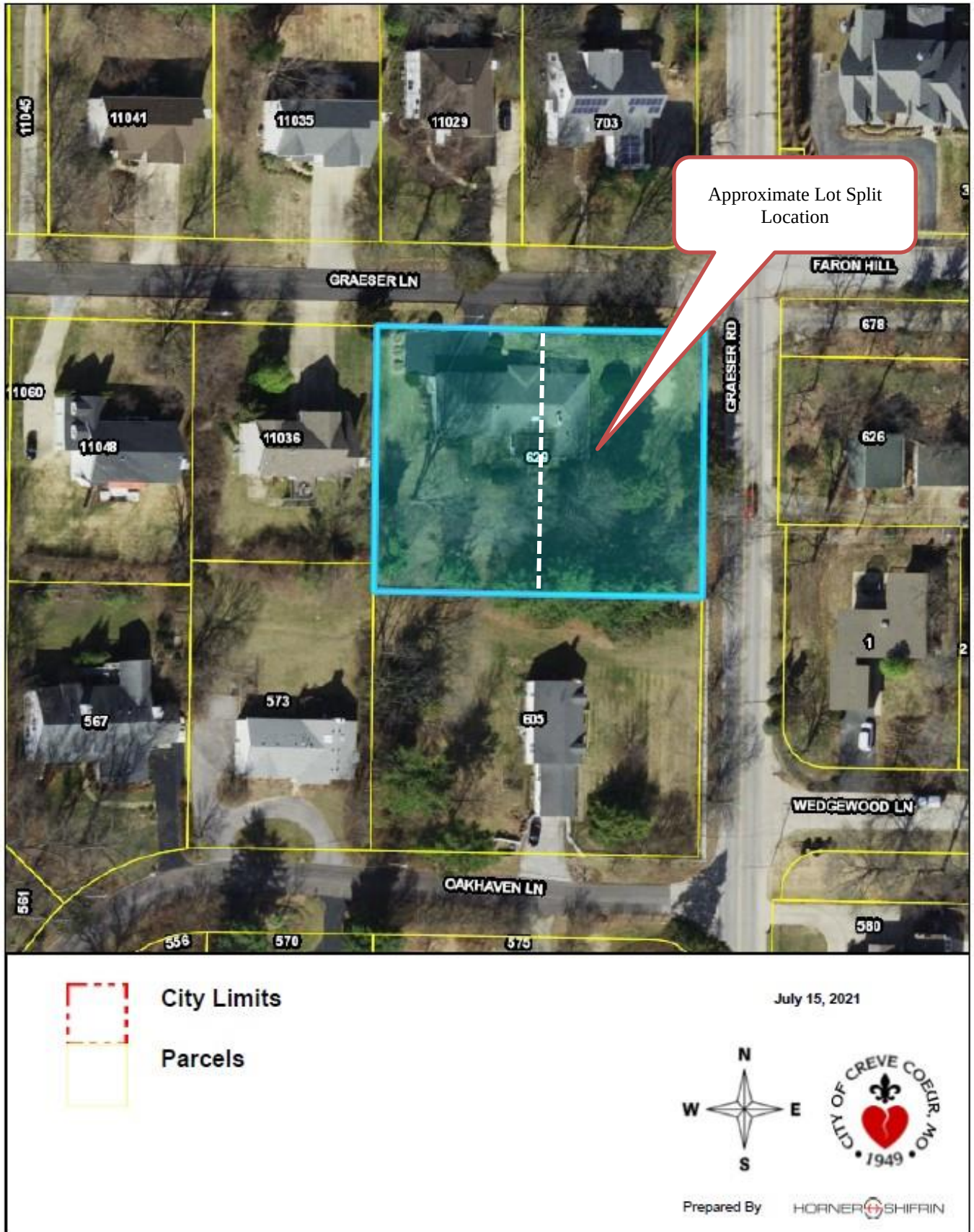
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

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

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

APPENDIX 4: AERIAL MAP



Attachment: Staff Report (Douglas-Graeser Lane Improvement Plans and Final Subdivision Plat)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 10/13/2021



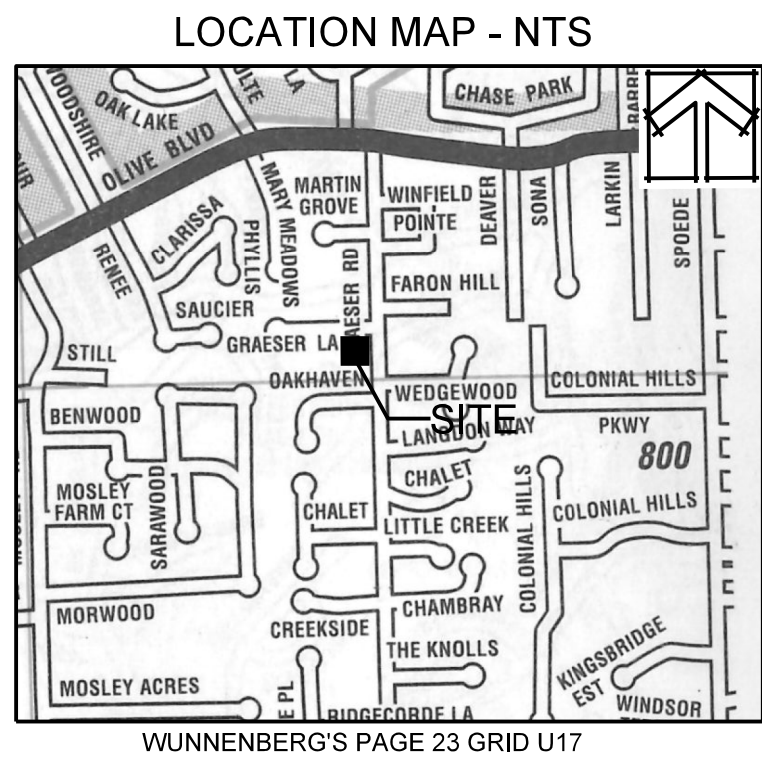
Description: View looking west at the subject property from Graeser Road.



Description: View looking southeast from the Graeser Lane toward Graeser Road.



Description: Looking north along Graeser Road at existing street trees.



DOUGLAS - GRAESER LANE

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
"ZONE C - SINGLE FAMILY RESIDENTIAL"

Property description per Title Commitment:

PART OF LOT 1 OF THE PARTITION 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, AND DESCRIBED, ACCORDING TO A SURVEY OF SAID PARTITION OF THE LOUIS GRAESER ESTATE MADE BY RICHARD ELBRING, SURVEYOR, ON JUNE 22, 1915, AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GRAESER ROAD WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 2; THENCE ALONG THE WEST LINE OF GRAESER ROAD, SOUTH 0 DEGREES 44-1/2 MINUTES WEST, 209.60 FEET MORE OR LESS, TO NORTHEAST CORNER OF PROPERTY CONVEYED TO CARL RUFLE AND WIFE BY DEED RECORDED OCTOBER 27, 1945, DAILY NO. 46 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID PROPERTY SO CONVEYED TO RUFLE, NORTH 89 DEGREES 12 MINUTES WEST 202 FEET, MORE OR LESS, TO THE EAST LINE OF PROPERTY CONVEYED TO EARL CLYDE CISSELL AND WIFE, BY DEED RECORDED IN BOOK 1450 PAGE 334 OF SAID RECORDS; THENCE ALONG SAID EAST LINE, NORTH 0 DEGREES 53 MINUTES EAST, 209.60 FEET, MORE OR LESS, TO THE EAST AND WEST CENTER LINE OF SAID SECTION 2; THENCE ALONG SAID CENTER LINE, SOUTH 89 DEGREES 12 MINUTES EAST, 202 FEET, MORE OR LESS, TO THE BEGINNING, EXCEPTING THEREFROM THE SOUTH 30 FEET THEREOF CONVEYED TO JOHN J. BULAN AND WIFE BY DEED RECORDED IN BOOK 3407 PAGE 59 OF THE ST. LOUIS COUNTY RECORDS,

Right of Way Dedication Description:

Part of Lot 1 of the Partition of the Louis Graeser Estate, being part of Lot 1 of the Partition of the John Rinkel Estate in the West 1/2 of the Southeast 1/4 of Section 2, Township 45 North Range 5 East, and described, according to a survey of said Partition of the Louis Graeser Estate made by Richard Elbring, surveyor, on June 22, 1915, and being more particularly described as:

Beginning at the intersection of the West line of Graeser Road, 40 feet wide, with the South line of Graeser Lane, 50 feet wide, thence South 00 degrees 31 minutes 43 seconds West 24.88 feet to a point; thence Northwestwardly along a curve to the left whose radius point bears North 89 degrees 28 minutes 17 seconds West 25.00 feet a distance of 39.15 feet to the South line of Graeser Lane, 50 feet wide; thence Eastwardly along said South line South 89 degrees 12 minutes 00 seconds East 24.88 feet to the point of beginning and containing 132 square feet, according to survey by Volz Inc. during April 2021.

Westcor Land Title Insurance Company
Informational Title Report
File No: 696128
Effective Date: February 22, 2021
Schedule B Section II
[Note: Surveyor's Comments in Brackets]

- 5. Easement granted to/for road purposes as recorded in Book 1477 Page 168 of the Recorder's Office, in and for the County of Saint Louis and State of Missouri Records. [Does not plot on subject property.]
- 6. Easement granted to/for sewer purposes as recorded in Book 2101 Page 374 of the Recorder's Office, in and for the County of Saint Louis and State of Missouri Records. [Does not plot on subject property, Shown.]
- 7. Easement granted to/for The Metropolitan St. Louis Sewer District as recorded in Book 20875 Page 1161 of the Recorder's Office, in and for the County of Saint Louis and State of Missouri Records. [Shown]
- 8. Fifty Foot Building Line along Graeser Road contained in Book 2173 Page 16 of the St. Louis County Records. [Shown]
- 9. Restriction as recorded in Book 2463 Page 86 of the St. Louis County Records. [Shown]

Notes:

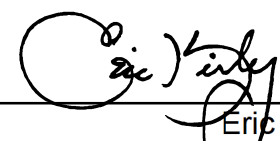
- 1. Bearing System adopted from Deed Book 22886 Page 990 of the St. Louis County Records.
- 2. Property referenced from Westcor Land Title Insurance Company File No. 696128, Commitment Date of February 22, 2021. The Above referenced title commitment was relied upon to disclose all easements of record, if any.
- 3. 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.
- 4. (S) Denotes Surveyed dimension
(R) Denotes Record dimension from Deed Book 22886 Page 990
- 5. This property is zoned C Single Family Residential.
- 6. This plat contains 0.738 acres.
- 7. We have determined the horizontal location of this tract of land in the City of Creve Coeur, Missouri, by scaling the property in reference to the "Flood Insurance Rate Map (FIRM), St. Louis County, Missouri and Incorporated Areas", Panel 191 of 445, Map Number 29189C0191K with effective date of February 4, 2015 By express reference to the map and its legend, this tract is indicated to be within Zone X unshaded area.

The evaluation provided in this note is confined to simply indicating the apparent physical, horizontal location of the property with respect to the features displayed on the map. No field study of the drainage characteristics to which this property may be subject has been conducted or consulted and no representation concerning the insurability of this property or the potential of this property to be susceptible to flooding or subject to any flood hazard has been made.

We make no representation concerning the accuracy of this FIRM which includes a note that, "This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size." All related reference material and all specific limitations contained in the FIRM and any limitations upon any inference that can be drawn from the horizontal location of this property in relation to the features of this map are incorporated herein.

This note is not intended for reliance by any party other than the addressee nor for any purpose other than expressly stated herein.

We, Volz Inc., have during September 2021, by order of Douglas Properties and Doug Cohen, made a Property Boundary Survey and Subdivision Plat of "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, City of Creve Coeur, St. Louis County, Missouri". The results of said survey are represented on this plat. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.


Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

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 "Douglas - Graeser Lane".

The area shown hatched hereon is dedicated to the City of Creve Coeur for public use forever.

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

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

IN WITNESS WHEREOF, I have signed and sealed the foregoing this ____ day of _____, 2021.

Doug Cohen Real Estate, Inc. _____
Signature

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

On this ____ day of _____, 20____ before me appeared Douglas Glenn Cohen, to me personally known, who, being by me duly sworn, did say that they are the President of , Doug Cohen Real Estate, Inc., a Corporation of the State of _____ and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and 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

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 page _____ 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 here 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 streets, public or private 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 _____, 2021.

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

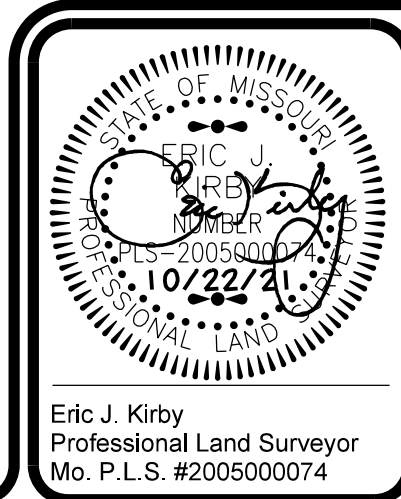
It is hereby certified that this Final Subdivision Plat was recommended for approval by the Planning and Zoning Commission on the ____ day of _____, _____, pursuant to the Subdivision and Land Development Regulations of the City of Creve Coeur, Missouri.

Planning and Zoning Commission
City of Creve Coeur, Missouri

Gene Rovac
Chairman

I, _____, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Final Subdivision Plat of "Douglas-Graeser Lane" was approved pursuant to the Subdivision and Land Development Regulations of the City of Creve Coeur, Missouri, as outlined in Chapter 410 of the Municipal Code of the City of Creve Coeur Code by the City Council of the City of Creve Coeur on the ____ day of _____, 2021.

City Clerk



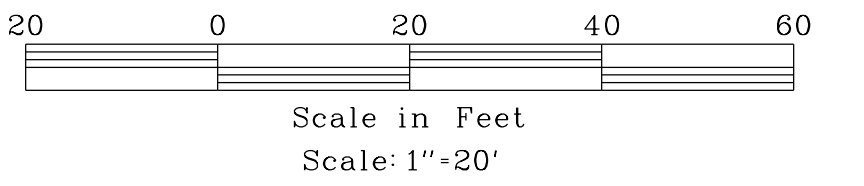
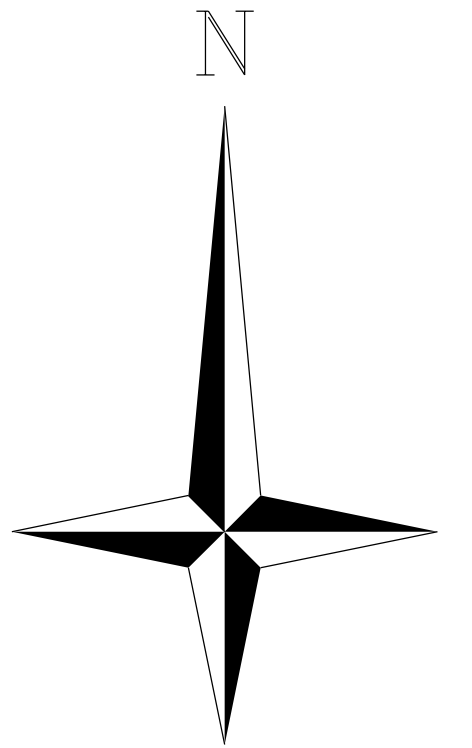
VOLZ
Incorporated
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY
NO. 19 EXPIRES : DECEMBER 31, 2021 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2021 - ENGINEERING

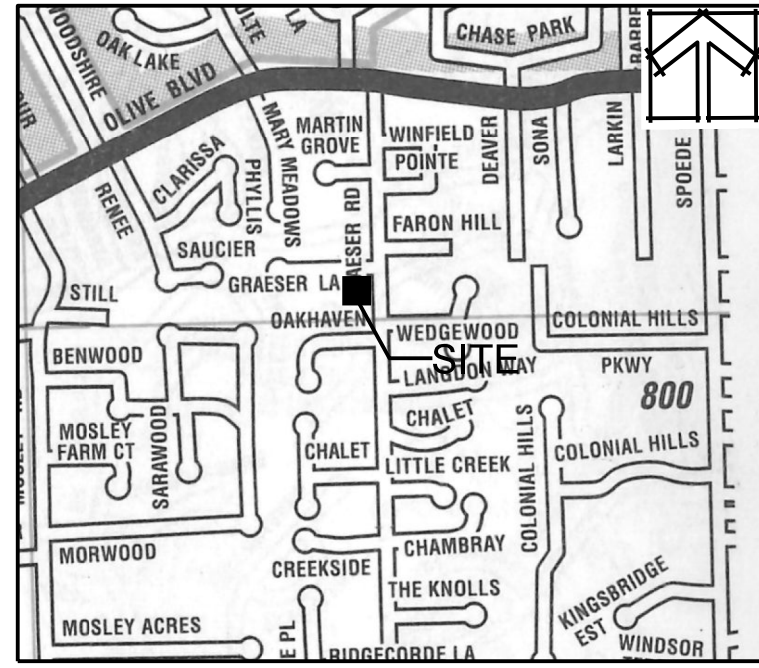
Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

629 Graeser Lane
St. Louis, MO 63141
22469
Sheet 1 of 2

DOUGLAS - GRAESER LANE
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IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2
TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP - NTS



WUNNENBERG'S PAGE 23 GRID U17

GRAESER LANE SUBD.
P.B. 103 PG. 92
LOT 3

LOT 4

LOT B

LOT A

GRAESER LANE SUBD.
ADDITION II
P.B. 345 PG. 196

GRAESER (50'W) LANE
P.B. 97 PGS. 68-69

LOT A

MUELLER MEADOWS
P.B. 344 PG. 378

LOT B

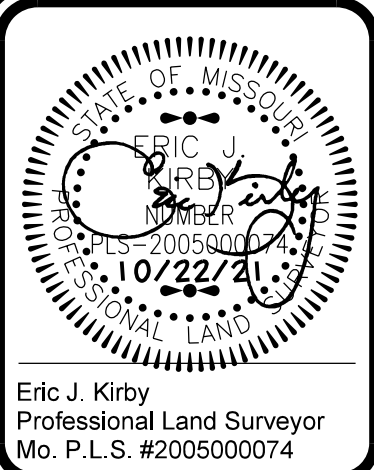
LOT 1
PROPERTY N/F OF
LISA GERMAINE ASHKAR
D.B. 21877 PG. 536
LOC.*17N520686

BYRNE'S SUBDIVISION
P.B. 255 PG. 70

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

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

- LEGEND
- SET BRASS MONUMENT
 - SET IRON ROD
 - (R) DENOTES RECORD DIMENSION
 - (S) DENOTES SURVEYED DIMENSION
 - X- FENCE
 - (XXX) ADDRESS



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MSD STANDARD 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 2 - MATERIALS OF CONSTRUCTION

HIGH DENSITY POLYETHYLENE (HDPE) PIPE IS NOT ALLOWED FOR GRAVITY SEWERS FOR STORM, COMBINED, OR SANITARY SEWERS THAT ARE "PUBLIC" OR "PRIVATE UNDER MSD INSPECTION".

POLYPROPYLENE (PP) PIPE IS ALLOWED AS FOLLOWS FOR GRAVITY SEWERS THAT ARE "PUBLIC" OR "PRIVATE UNDER MSD INSPECTION":

FOR USE IN SANITARY AND COMBINED SEWERS 12 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS"

FOR USE IN STORM SEWERS 12 TO 24 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2881 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS FOR NON-PRESSURE STORM SEWER APPLICATIONS;" OR

FOR USE IN STORM SEWERS 12 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATIONS FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS."

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.

IF REINFORCED CONCRETE PIPE IS USED FOR SANITARY OR COMBINED SEWERS LARGER THAN 27" DIAMETER AND JOINTS SHALL CONFORM TO ASTM C 361. IN ADDITION, IF THE DIAMETER IS LARGER THAN 48", THE JOINT TYPE MUST INCLUDE A GASKET THAT IS CONFINED IN A GROOVE IN THE SPIGOT OF THE PIPE.

SILTATION BMP NOTE:

1. 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.
2. NO CONSTRUCTION SEDIMENT MAY ENTER BMP'S ONCE BIORETENTION SOIL AND PLANTS ARE PLACED.
3. 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.

CONTRACTOR'S INSURANCE (OFFSITE):

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES, SECTION 10.090. (ADDENDUM)

PREVAILING WAGE NOTE

NOTICE TO CONTRACTOR: THIS PROJECT INCLUDES RELOCATION, ALTERATION, OR RECONSTRUCTION OF EXISTING MSD FACILITIES. IN ACCORDANCE WITH MSD RESOLUTION 3263, THE DISTRICT REQUIRES THE WAGE RATE TO BE AT LEAST EQUAL TO THE MISSOURI PREVAILING WAGE RATE AT THE TIME OF CONSTRUCTION START. AN AFFIDAVIT CERTIFYING THAT THE MISSOURI PREVAILING WAGE RATE AT THE TIME OF CONSTRUCTION START HAS BEEN PAID FOR ALL WORK RELATED RELOCATION, ALTERATION, OR RECONSTRUCTION OF EXISTING MSD FACILITIES IS REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL OF THIS PROJECT.

REMOVE, REPLACE, OR REHABILITATE STRUCTURE (TBR&R)

THE REMOVAL AND REPLACEMENT, OR REHABILITATION, OF ANY EXISTING PUBLIC SEWER STRUCTURE(S), TO WHICH A NEW CONNECTION IS MADE UNDER THIS PERMIT, WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF ANY SUCH STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE AS NEEDED.

PUBLIC SEWER MAINTENANCE:

MAINTENANCE OF THE SEWERS DESIGNATED "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

BENCHMARKS

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 Graesser Road.

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



MISSOURI ONE-CALL 1-800-344-7483

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DOUGLAS - GRAESER LANE

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

ABBREVIATIONS

ATG	ADJUST TO GRADE
AI	AREA INLET
BF	BASEMENT FLOOR
CL	CENTERLINE
CC	CONCRETE COLLAR
CO	CLEAN OUT
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
DCI	DOUBLE CURB INLET
ESMT	EASEMENT
EP	END OF PIPE
ED	ENERGY DISSIPATOR
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FE	FLARED END
FL	FLOWLINE
2GISI	2 GRATE INLET WITH SIDE INTAKE
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
N/F	NOW OR FORMERLY
PVC	POLYVINYLCHLORIDE (PLASTIC PIPE)
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
STA	STATION
TBR	TO BE REMOVED
TBRBO	TO BE REMOVED BY OTHERS
TBR&R	TO BE REMOVED AND REPLACED
TF	TOP OF FOUNDATION
TYP	TYPICAL
UIP	USE IN PLACE
UP	UTILITY POLE
W	WIDE

RUNOFF DIFFERENTIAL

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	
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	
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) =	0.81 cfs
IMPERVIOUS	
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	
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

IMPERVIOUS COVERAGE CALCS

EXISTING IMPERVIOUS COVERAGE - WEST LOT	
TOTAL LOT AREA	15,162 SF
HOUSE / GARAGE	2,203 SF
DRIVE / WALK / PATIO	2,921 SF
TOTAL IMPERVIOUS AREA	5,124 SF
IMPERVIOUS COVERAGE	33.8 %

PROPOSED IMPERVIOUS COVERAGE - WEST LOT	
TOTAL LOT AREA	15,162 SF
HOUSES / COVERED PORCHS	2,739 SF
DRIVES / WALKS / PATIOS	1,683 SF
TOTAL IMPERVIOUS AREA	4,422 SF
IMPERVIOUS COVERAGE	29.2 %

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

LEGEND

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

STORMWATER FUTURE NOTE

STORMWATER MANAGEMENT FUTURE DISTURBANCE 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)

INDEX

COVER SHEET	C1
EXISTING CONDITIONS & DEMOLITION PLAN	C2
SITE & GRADING PLAN	C3
SANITARY SEWER PROFILE	C4
DRAINAGE AREA MAPS	C5
STORMWATER MANAGEMENT PLAN	C6
SWPPP	C7

THIS PLOT PLAN HAS BEEN PREPARED AND IS TO BE USED FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT PURSUANT TO COUNTY AND/OR CITY ORDINANCES, AND SHALL NOT BE USED TO DETERMINE FIRE RATINGS OR FOR ANY OTHER PURPOSE. THIS PLOT PLAN IS NOT A SURVEY, AND DOES NOT PURPORT TO BE A COMPLETE OR ACCURATE DEPICTION OF ALL EASEMENTS, SETBACKS AND OTHER RESTRICTIONS THAT MAY AFFECT THIS PROPERTY. ALL INFORMATION CONCERNING PROPOSED IMPROVEMENTS AND THEIR LOCATION HAS BEEN SUPPLIED BY THIRD PARTIES AND VOLZ, INC. HAS RELIED ON AND MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS CONCERNING THE ACCURACY OF SUCH INFORMATION. DIMENSIONS AND PROPERTY LINE TIES ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED. EXISTING GRADES ARE TAKEN FROM OBSERVED TOPOGRAPHIC DATA AND MAY NOT FULLY REPRESENT ACTUAL FIELD CONDITIONS. PROPOSED GRADES WERE DEVELOPED FOR THIS IMPROVEMENT PLAN AND MAY NEED TO BE ADJUSTED TO MEET ACTUAL FIELD CONDITIONS. DRAINAGE, DRIVE GRADES AND THE DETERMINATION OF THE ELEVATION OF THE TOP OF FOUNDATION ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MUST VERIFY ALL GRADES, UTILITIES AND SEWERS THAT MAY INFLUENCE THE IMPROVEMENT OF THE SITE. VOLZ, INC. MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO SOIL CONDITIONS OR STABILITY OR THAT ADDITIONAL GRADING OR WALLS WILL NOT BE REQUIRED. THIS PLOT PLAN IS INTENDED AND PREPARED FOR THE EXCLUSIVE USE BY VOLZ, INC.'S CLIENT, AND IS NOT INTENDED TO BE USED OR RELIED UPON BY ANY OTHER PARTY.

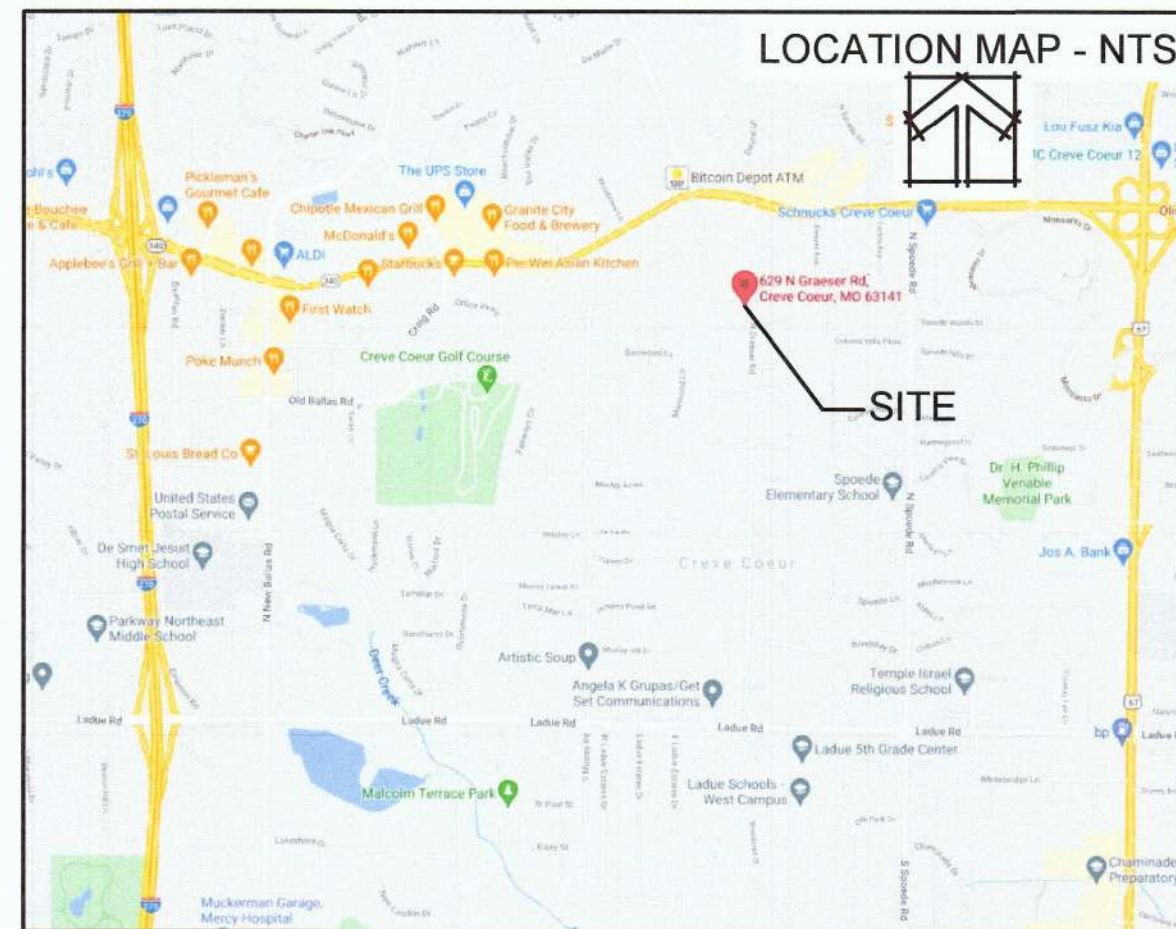


CLIENT CONTACT INFORMATION

DOUGLAS PROPERTIES

PO BOX 16001
ST. LOUIS, MO 63105

PH (314) 280-2041
douglasprop@gmail.com



WUNNENBERG'S PAGE 23 GRID U17
629 GRAESER RD &
11024 GRAESER LN

GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY STORM AND SANITARY SEWER LOCATION AND ELEVATIONS PRIOR TO START OF WORK.
2. CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS.
3. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL. LAWN AREAS SHALL BE SEEDED OR SODDED. SWALES SHALL BE SODDED.
4. ALL EROSION CONTROL SHOULD BE MAINTAINED FOR THE DURATION OF PROJECT.
5. ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREETS FROM SILT.
6. CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN.
7. NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER.
8. CONTRACTOR IS RESPONSIBLE FOR MONITORING GRADING OPERATION AND ACCURACY OF FINAL ROUGH GRADES.
9. SPOT ELEVATIONS SHOWN ARE EXTERIOR FINISHED GRADE ELEVATIONS. EXTERIOR FINISHED GRADE ELEVATIONS SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION.
10. NO CONSTRUCTION EQUIPMENT OR MATERIALS ARE TO BE TRANSPORTED OR STORED UNDER THE DRIFLINE OF STREET TREES.
11. STREET TREES SHALL BE PROTECTED FROM CONSTRUCTION.
12. ALL EXCAVATED SOIL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
13. STORMWATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO A PROPERTY LINE.
14. THE CREVE COEUR GRADING INSPECTOR MAY REQUEST THE CONTRACTOR TO MAKE MINOR CHANGES TO THE FINISHED GRADE AND/OR STORMWATER RUNOFF DESIGN.
15. ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED OR SODDED.
16. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING APRIL 2021.

GRADING NOTES

1. ALL EXCAVATED SOIL IS TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
2. STORM WATER PIPES CANNOT DISCHARGE ANY CLOSER THEN 10 FEET TO ANY PROPERTY LINE.
3. THE CREVE COEUR GRADING INSPECTOR SHALL BE ALLOWED TO REQUEST MINOR FIELD CHANGES FROM THE FINISHED GRADES AND/OR STORM WATER RUNOFF DESIGN AS SHOWN HEREON.
4. ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
5. SILT FENCE SHALL BE INSTALLED SO AS TO PREVENT SOIL EROSION ONTO ADJACENT PROPERTIES.

THE SITE IMPROVEMENTS REFERENCED HEREIN REFLECT A FINISHED CONDITION. VOLZ INC. SHALL NOT BE HELD LIABLE FOR ANY CONSTRUCTION SEQUENCING, OR MEANS AND METHODS, UNLESS OTHERWISE SPECIFICALLY STATED HEREIN OR IN WRITING BY OTHER INSTRUMENT. THE OWNER AND CONTRACTOR FOR THIS PROJECT SHALL HOLD VOLZ INC. HARMLESS FOR ANY SLOPE, PIPE, RETAINING WALL, OR OTHER MATERIAL FAILURE DUE TO RAIN EVENT(S), CONSTRUCTION SEQUENCING, OR OTHER CONDITIONS NOT DIRECTLY RELATED TO THE GEOMETRIC DESIGN OF THE PLAN(S) REPRESENTED HEREIN.

REVISIONS

SHT. NO.	DATE	BY	REVISION	REMARKS
1	X	X	X	
2	X	X	X	
3	X	X	X	
4	X	X	X	
5	X	X	X	
6	X	X	X	
7	X	X	X	

GENERAL INFORMATION

Base Map No. 17N2	Design By: EWV
MSD Record # 21MSD-00408	Drawn By: EWV
Project # 22489-0	Checked By: TJM

10-19-21
C-1

MSD BASEMAP 17N2 MSD RECORD # 21MSD-00408



A.I.	AREA INLET
B.F.	ELEVATION OF BASEMENT FLOOR
B.W.	FINISHED GRADE AT BOTTOM OF WALL
E.M.	ELECTRIC METER
F.	ELEVATION OF FIRST FLOOR
F.H.	FIRE HYDRANT
G.I.	GRATE INLET
M.H.	MANHOLE
N.F.	NOW OR FORMALLY
R.C.P.	REINFORCED CONCRETE PIPE
U.P.	UTILITY POLE
+ (0.00) 0.	SPOT GRADE ELEVATION - EXISTING
+0.00 0.	SPOT GRADE ELEVATION - PROPOSED
TBR	TO BE REMOVED
TM&R	TO BE REMOVED AND REPLACED
VCP	VITRIFIED CLAY PIPE
W.V.	WATER VALVE
UP	ELEVATION AT TOP OF FOUNDATION
TF	FINISHED GRADE AT TOP OF WALL
	USE IN PLACE
-OU-	OVERHEAD UTILITIES
-UE-	UNDERGROUND ELECTRIC
-W-	WATER SERVICE
-G-	GAS SERVICE
-X-	FENCE

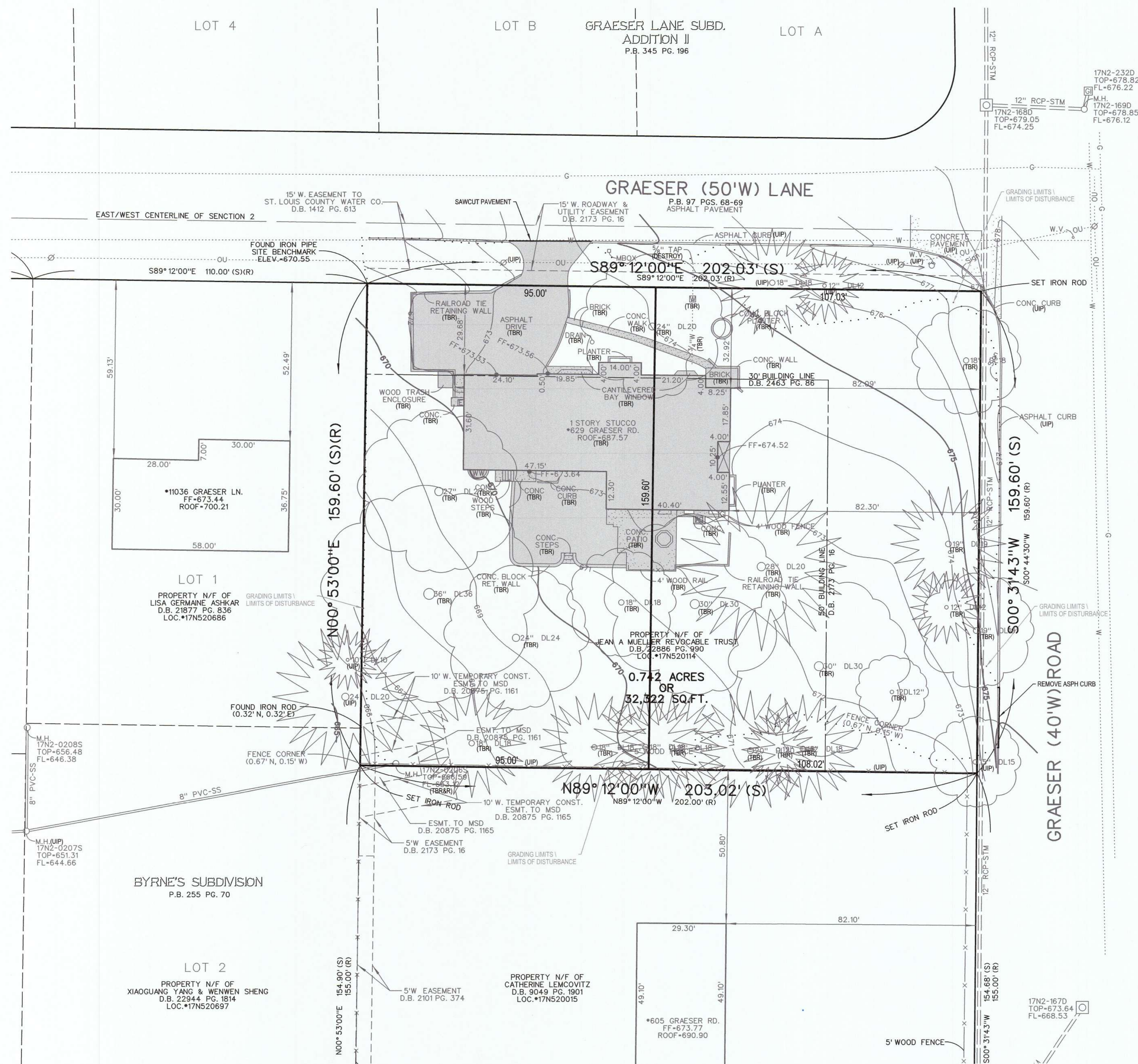
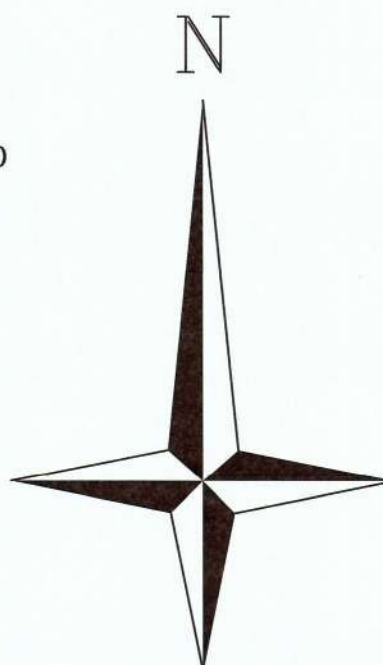
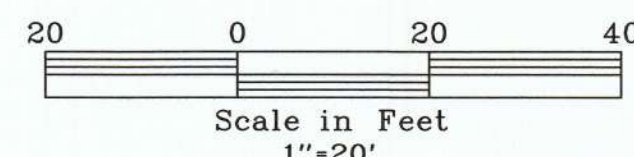
REMOVE, REPLACE, OR REHABILITATE STRUCTURE (TBR&R)

THE REMOVAL AND REPLACEMENT, OR REHABILITATION, OF THE EXISTING PUBLIC STRUCTURE(S) 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.

~~X X X~~ TO BE REMOVED

AREA OF EXISTING IMPROVEMENTS
TO BE REMOVED

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



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



MISSOURI ONE-CALL 1-800-344-7483

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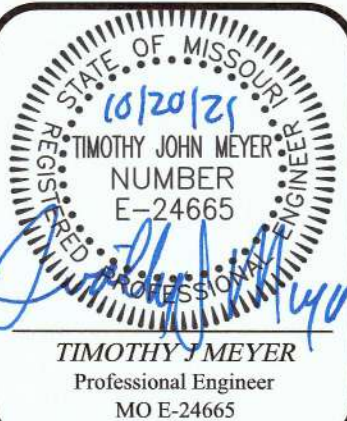
VOLZ
Incorporated

ENGINEERS
LAND SURVEYING
LAND ACQUISITION
TRANSPORTATION
CONSTRUCTION

10849 Indian Head Ntl. Blvd.
St. Louis, Missouri 63132
St. Louis, Missouri Main
314.890.1250 Fax
www.volzinc.com
Authority #203

PO BOX 16001
ST. LOUIS, MO 63105
(314) 280-2041
douglasrpor@gmail.com

DOUGLAS PROPERTIES



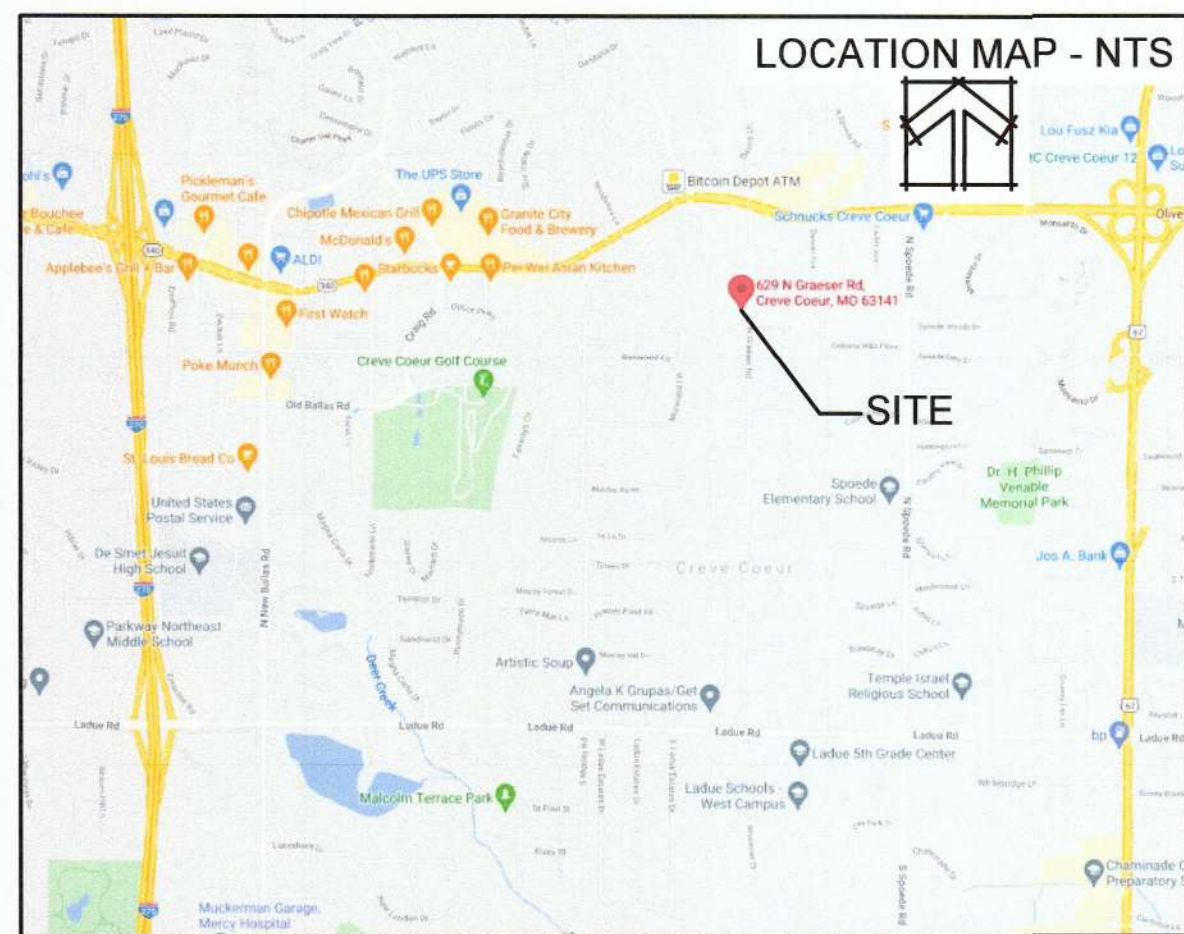
DOUGLAS - GRAESER LANE

EXISTING CONDITIONS & DEMOLITION PLAN

Case Map No. 17N2	Design By: EWV
Record # 21MSD-00408	Drawn By: EWV
Project # 22489-0	Checked By: TJM

10-19-27
C2

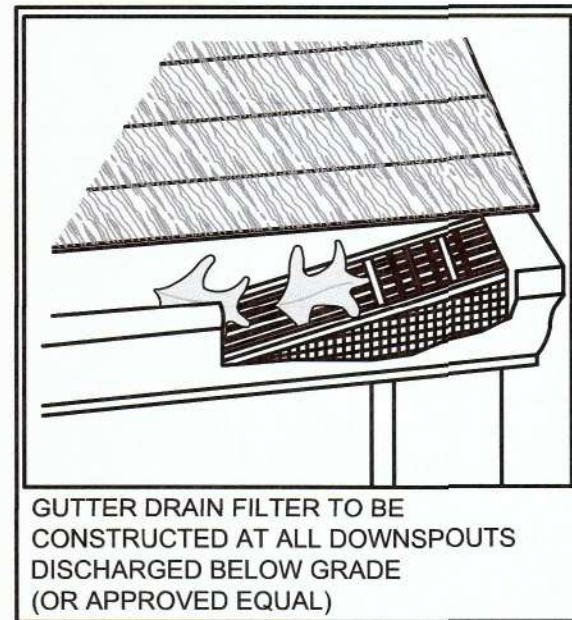
MSD BASEMAP 17N2 MSD RECORD # 21MSD-00408



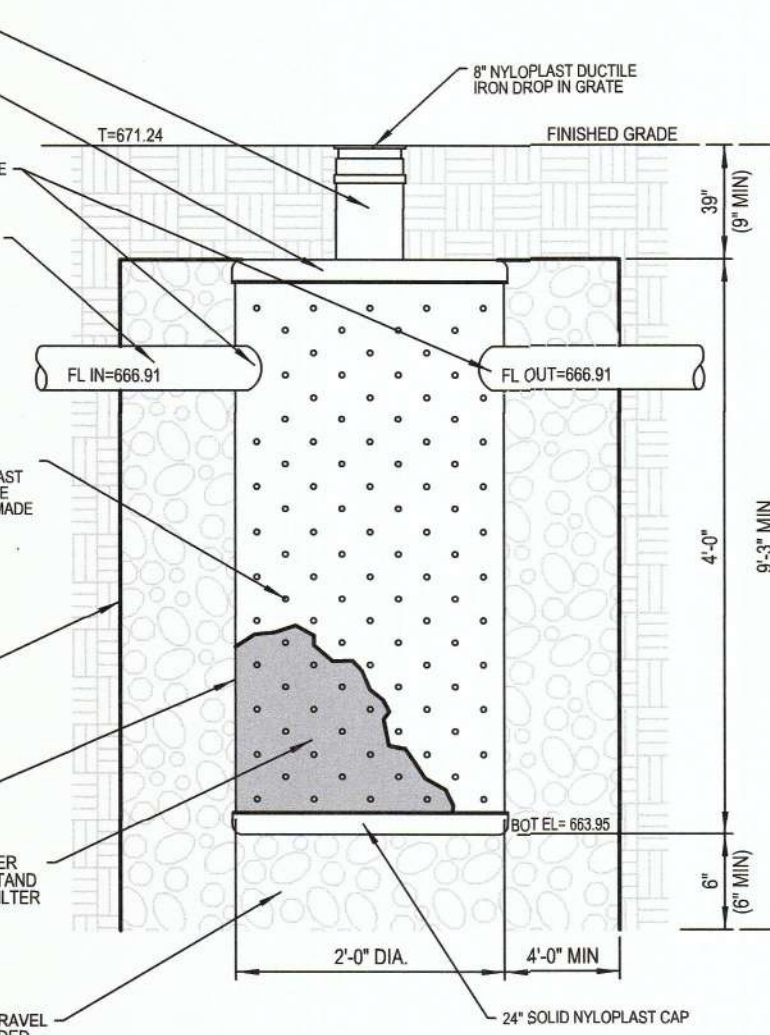
WUNNENBERG'S PAGE 23 GRID U17

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
F.H.	FIRE HYDRANT
G.I.	GRATE INLET
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UIP	USE IN PLACE
-OU-	OVERHEAD UTILITIES
-UE-	UNDERGROUND ELECTRIC
-W-	WATER SERVICE
-G-	GAS SERVICE
-X-	FENCE



GUTTER DRAIN FILTER TO BE CONSTRUCTED AT ALL DOWNSPOUTS DISCHARGED BELOW GRADE (OR APPROVED EQUAL)



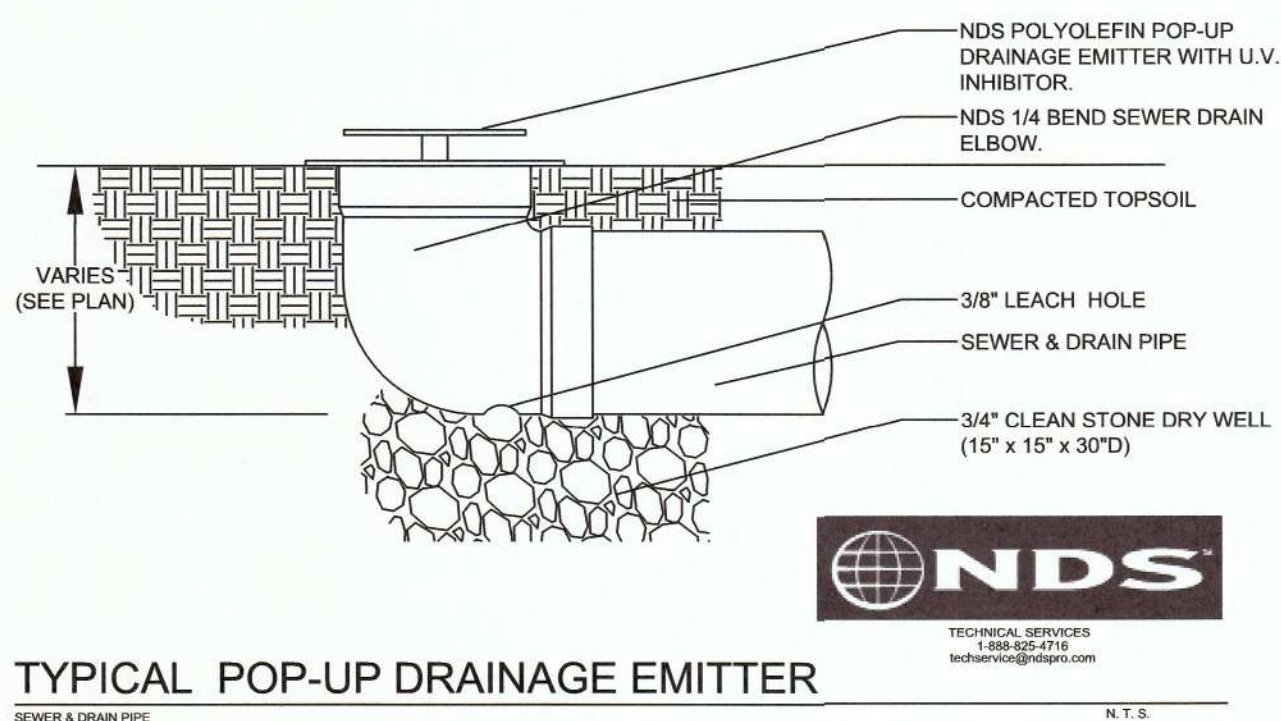
NOTE:
 * MUST BE INSTALLED 10' MIN. AWAY FROM STRUCTURE OR FOUNDATION.
 * REFERENCE NYLOPLAST.COM FOR INDIVIDUAL COMPONENTS.

NYLOPLAST DRY WELL (LOT 2)

TRAFFIC RATED APPLICATIONS SHALL INCLUDE AN 18" X 18" CONCRETE COLLAR AROUND DROP IN GRATE AT FINISHED GRADE.

CITY REQUIRED STORMWATER BMP

PROPOSED DRY WELL STORMWATER BMP IS UNDER CITY OF CREVE COEUR JURISDICTION.



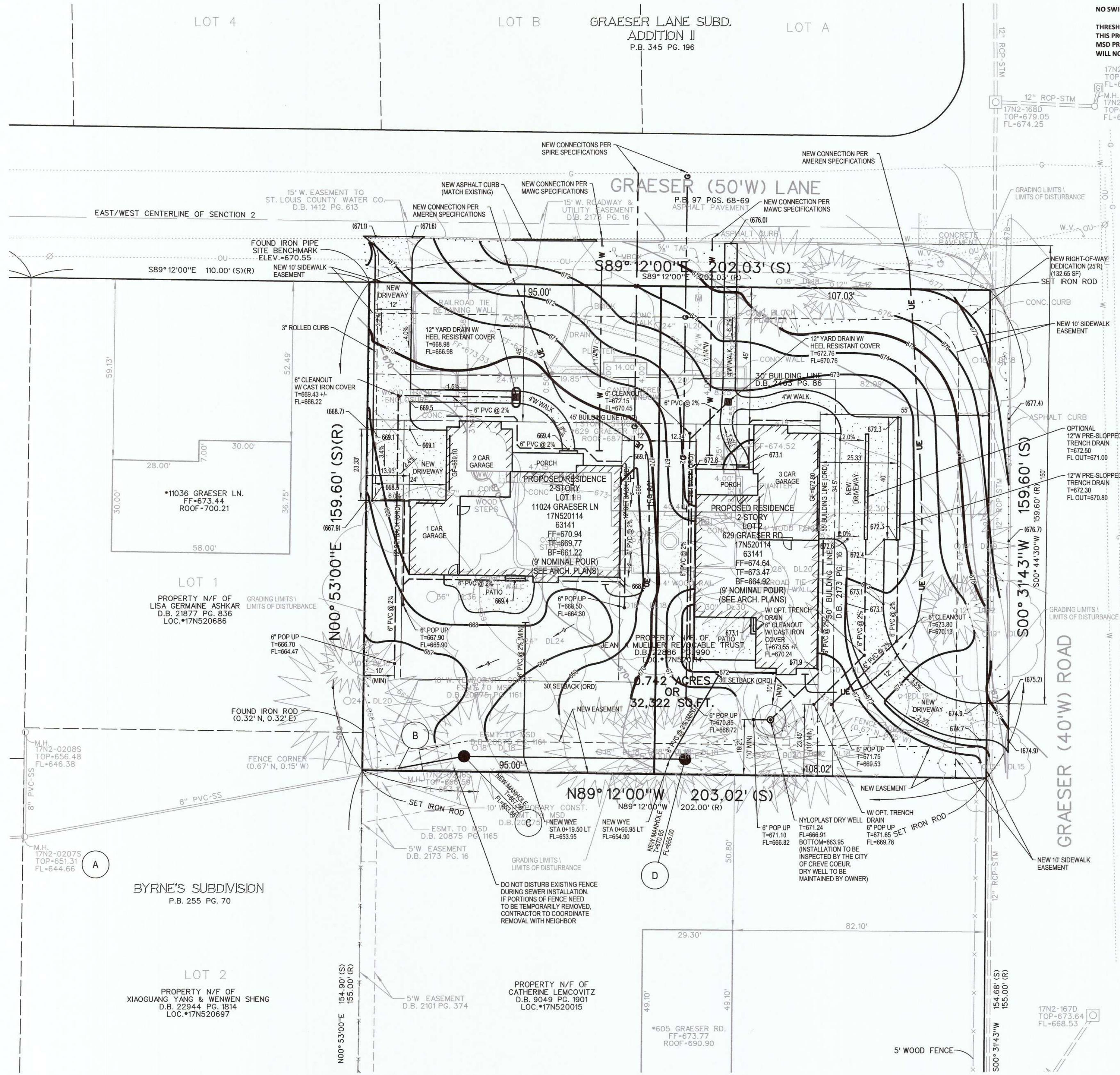
TYPICAL POP-UP DRAINAGE EMITTER

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



MISSOURI ONE-CALL 1-800-344-7483

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NO SWIMMING POOLS ARE PLANNED BY THE DEVELOPER.

THRESHOLDS SET BY MSD FOR DISTURBANCE AND/OR FLOW DIFFERENTIAL HAVE NOT BEEN MET FOR THIS PROJECT/PARCEL; THEREFORE, STORMWATER BMP INSTALLATION IS NOT A REQUIREMENT FOR MSD PROJECT PLAN APPROVAL. MSD DID NOT REVIEW NOR GRANT APPROVAL FOR THE BMP AND WILL NOT PERFORM INSPECTIONS.

SEE LANDSCAPE PLAN FOR STREET TREES

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 < 252 CF TOTAL DESIGN VOLUME
 EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C5 FOR DRY WELL DETAIL.

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Site Benchmark - Elevation = 670.55
 Top of iron pipe found near the Northwest corner of 629 Graeser Road.
 MSD BASEMAP 17N2 MSD RECORD # 21MSD-00408

DOUGLAS PROPERTIES

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DOUGLAS - GRAESER LANE

SITE & GRADING PLAN

Base Map No. 17N2	Design By: BWV
MSD Record # 21MSD-00408	Drawn By: BWV
Project # 2248-0	Checked By: TJM

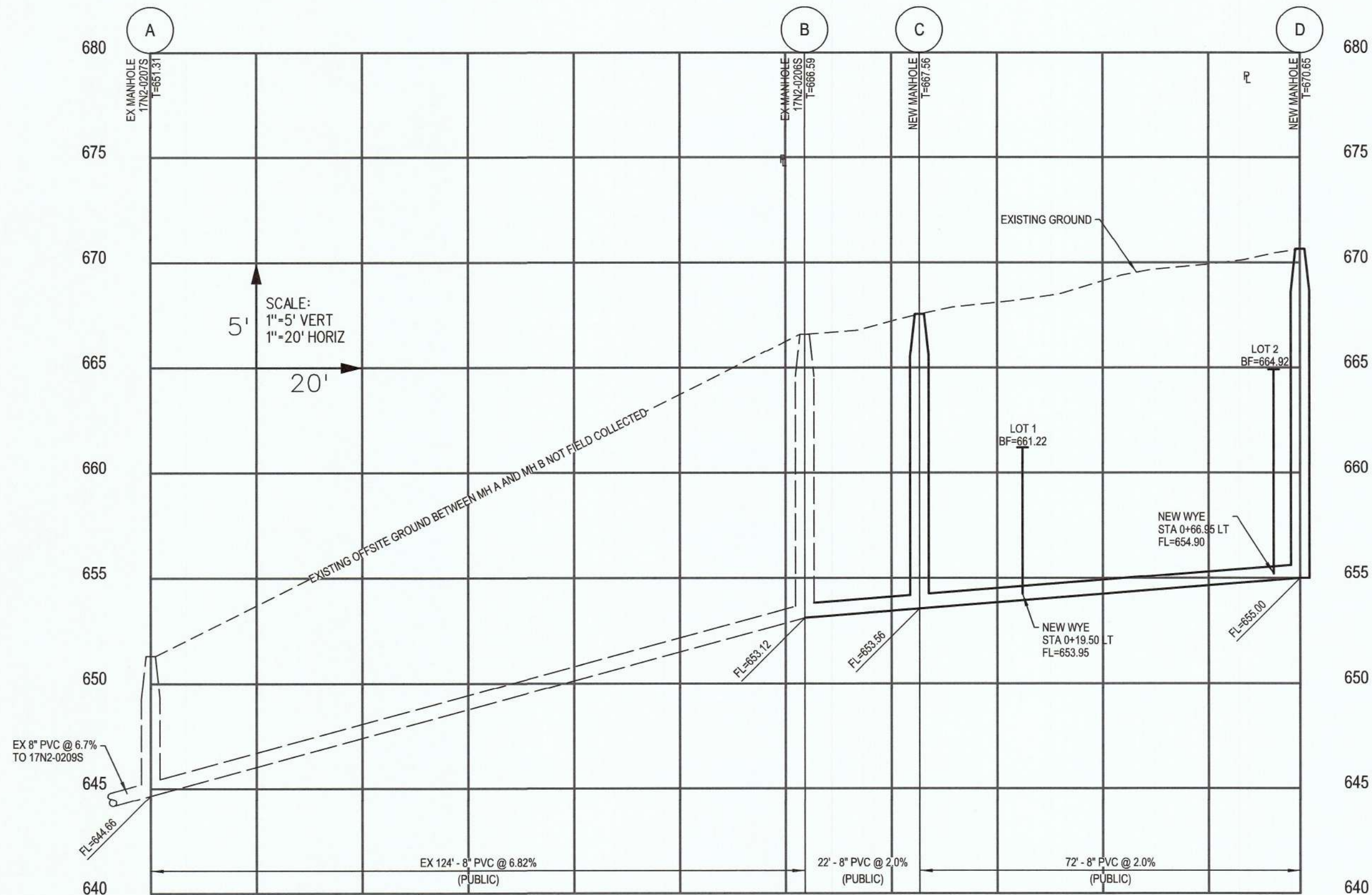
10-19-21
C3

H:\CADD\224400-22469\22469.dgn (C4 Sewer Profile 10/18/2021 10:38:14 AM Plotted by ewtmmr Plot Scale: 20.000000 / in. Plot Driver: Eng Plttrr.plt6rg Pen Table: Vast45 Plot Fulltbl

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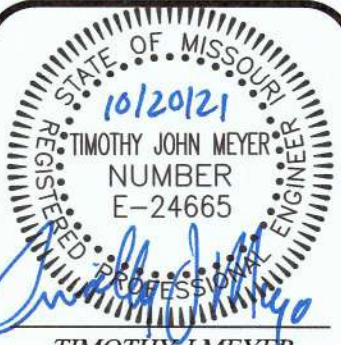
MSD BASEMAP 17N2 MSD RECORD # 21MSD-00408

SANITARY SEWER
PROFILE

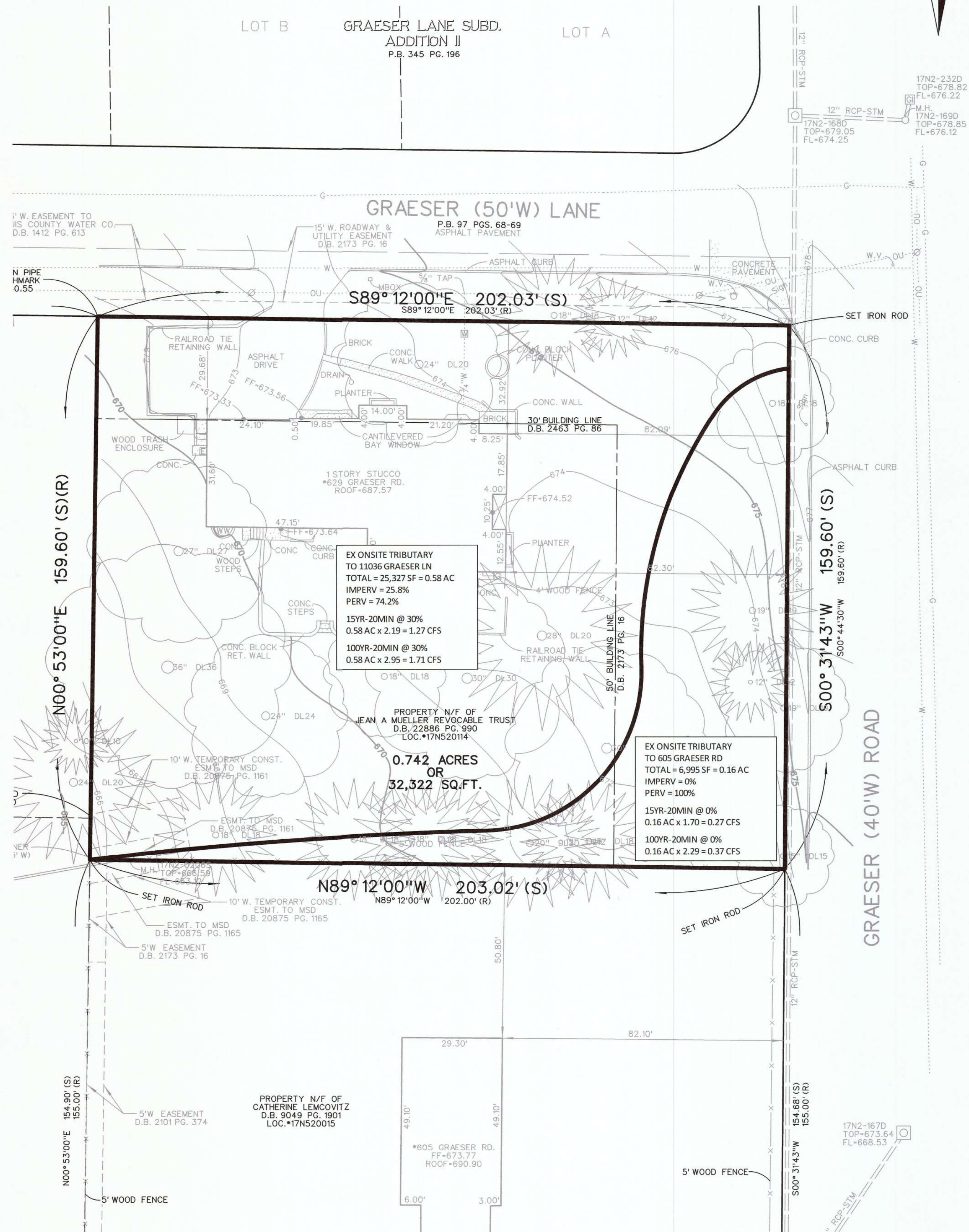
Base Map No. 17N2	Design By: BWV
MSD Record # 21MSD-00408	Drawn By: BWV
Project # 22468-0	Checked By: TJM

10-19-21
C4

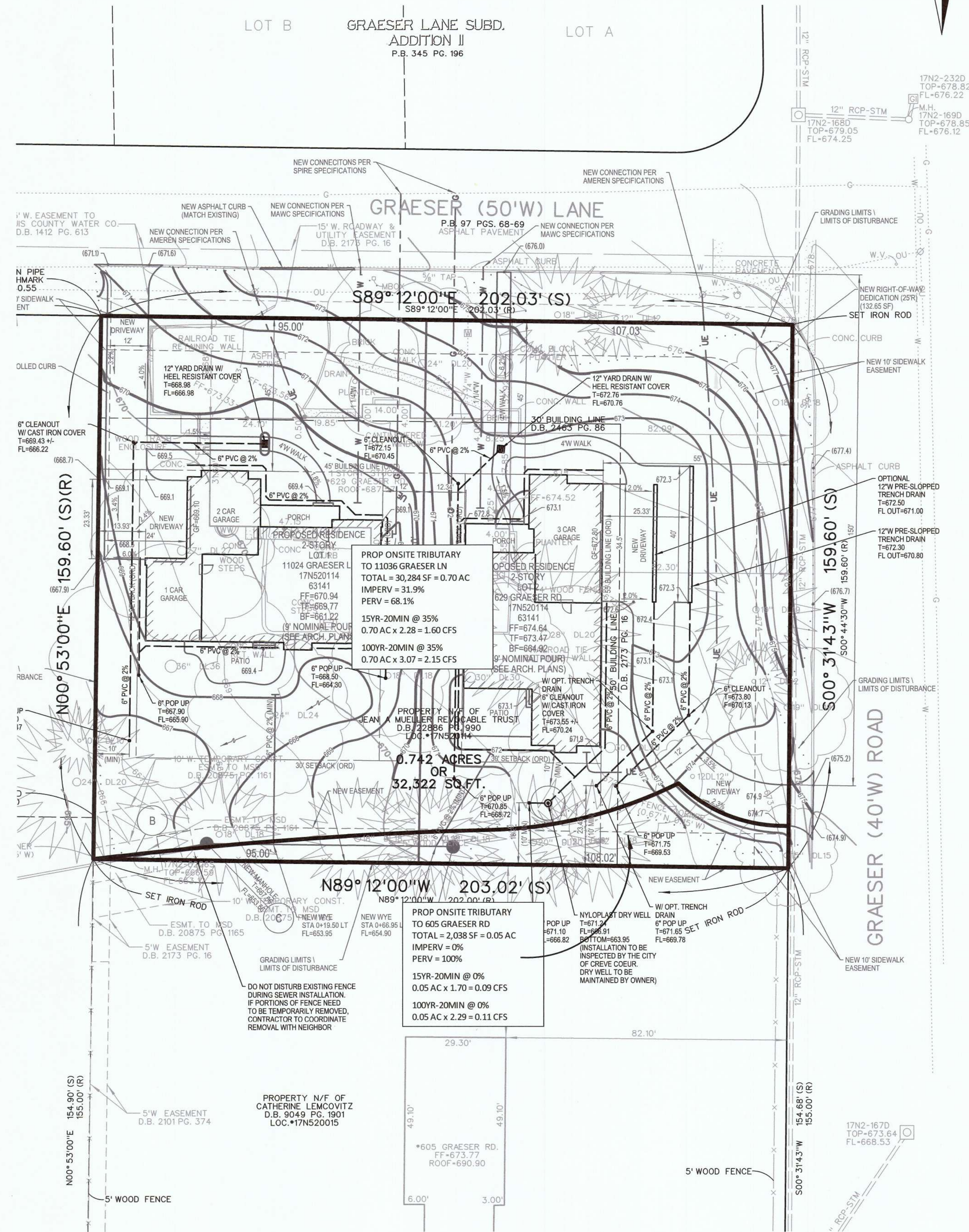
DOUGLAS - GRAESER LANE


TIMOTHY J. MEYER
Professional Engineer
MO E-24665

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EXISTING DRAINAGE AREA MAP



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

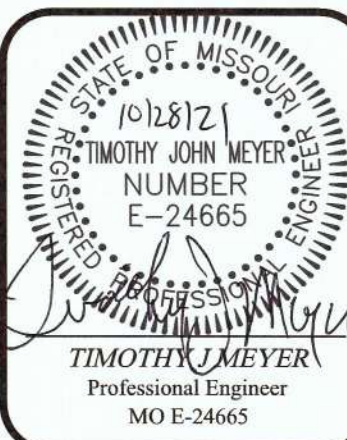
MSD BASEMAP 17N2 MSD RECORD # 21MSD-00408

DRAINAGE AREA MAPS
(DEVELOPMENT)

Base Map No. 17N2
MSD Record # 21MSD-00408
Project # 22488-0
Design By: EWV
Drawn By: EWV
Checked By: TJM

10-19-21
C5

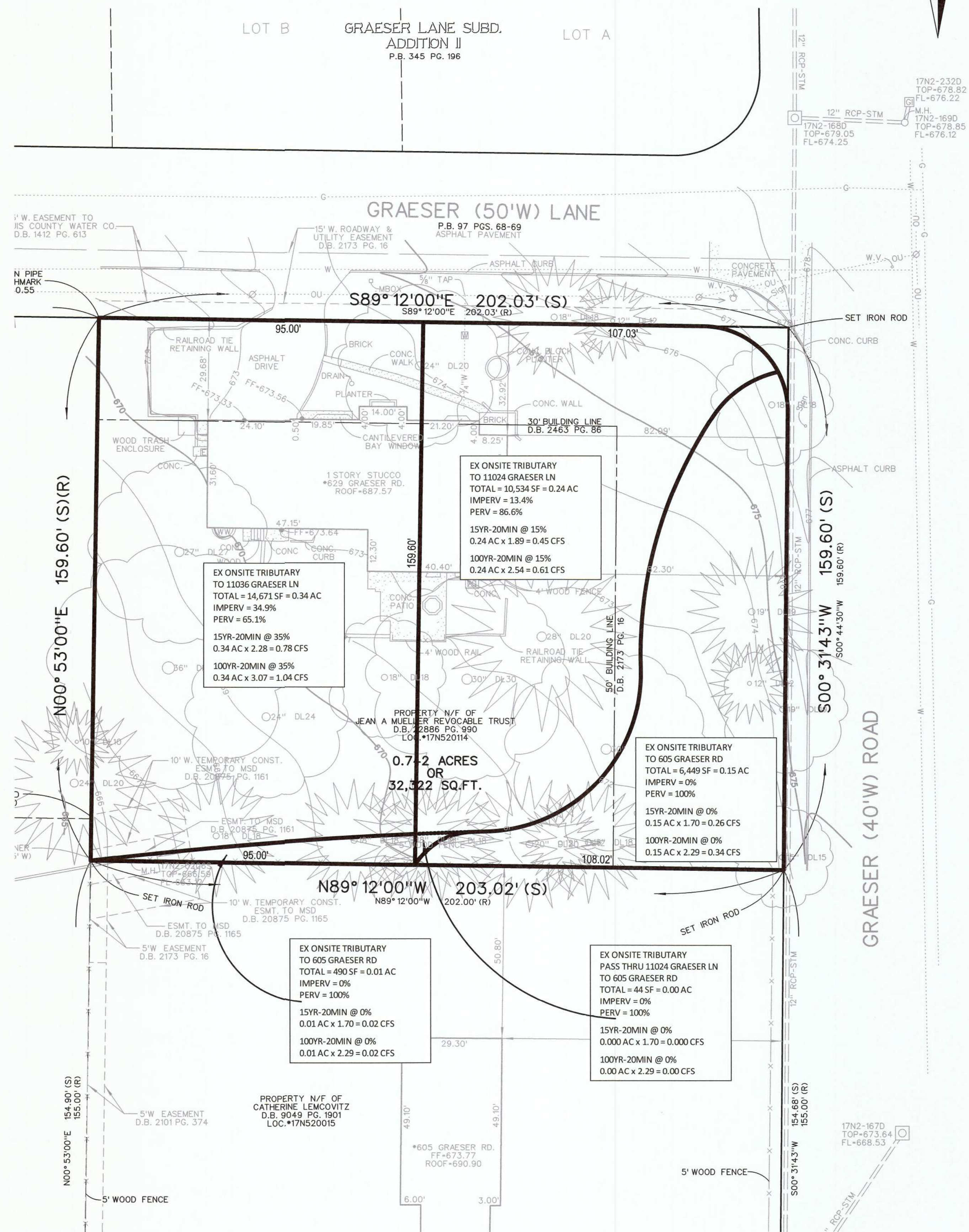
DOUGLAS - GRAESER LANE



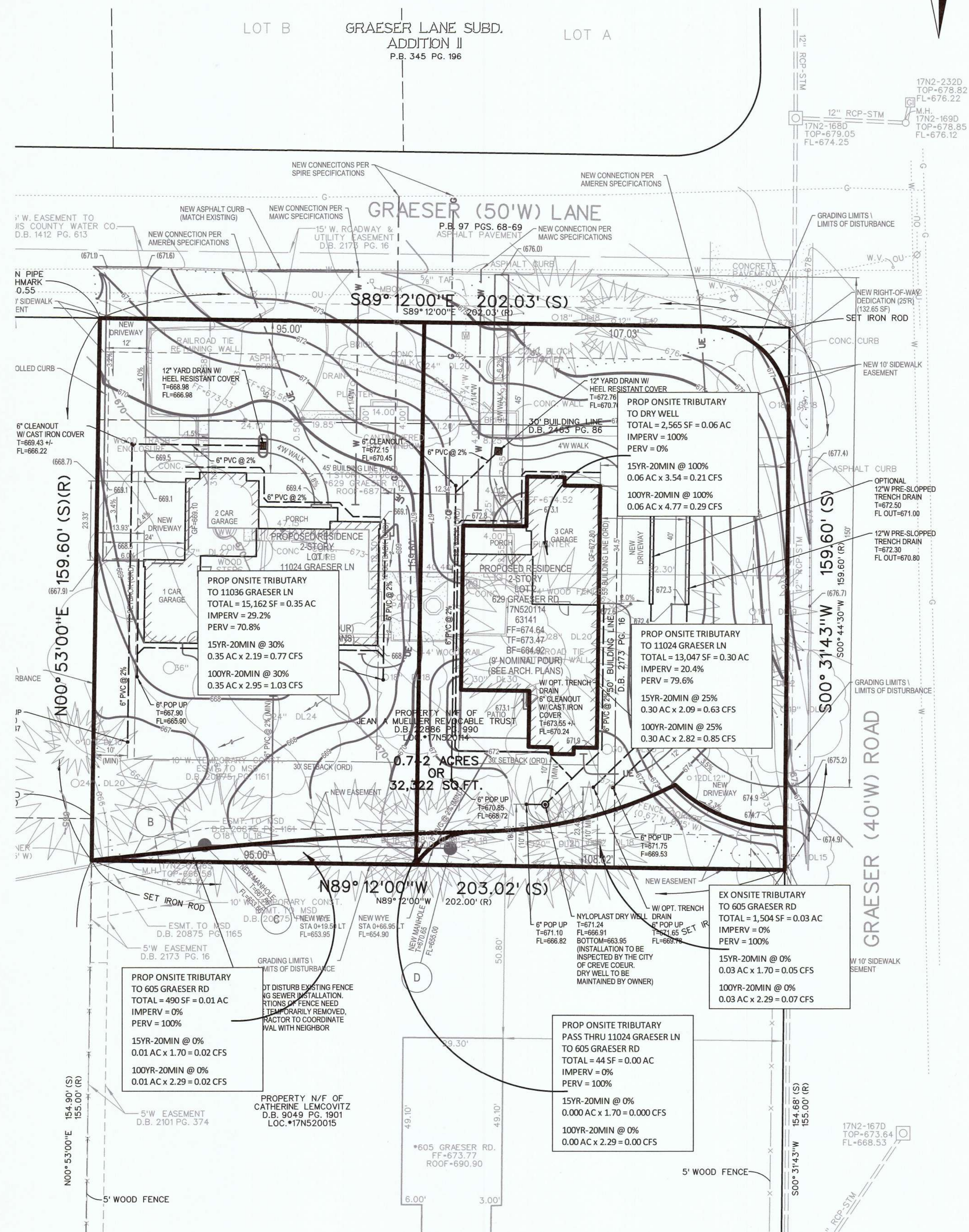
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(314) 280-2041
dougasprop@gmail.com

H:\CADD\224400-224499\224499.dgn C:\Stormwater Management 10/28/2021 8:49:13 AM Plotted by: jwilder Plot Scale: 20.000000 1/4" = 1' Plot Driver: eng plotter.plt File: Plan Table: vstx2b plot full.bal



EXISTING DRAINAGE AREA MAP



PROPOSED DRAINAGE AREA MAP

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

MSD BASEMAP 17N2 MSD RECORD # 21MSD-00408

STORMWATER MANAGEMENT PLAN

Base Map No. 17N2
MSD Record # 21MSD-00408
Project # 22449-0

Design By: EWV
Drawn By: EWV
Checked By: TJM

10/19/21
C6

DOUGLAS - GRAESER LANE

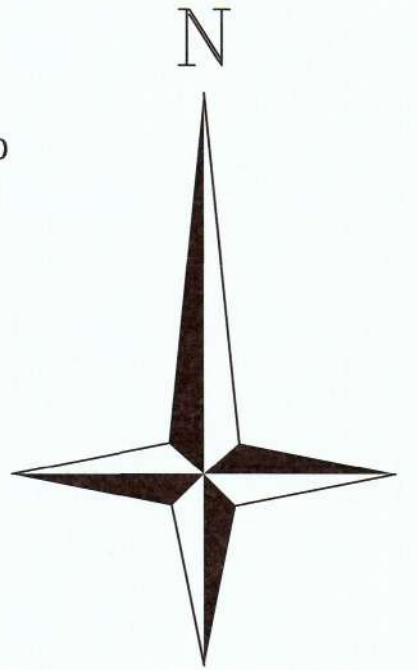
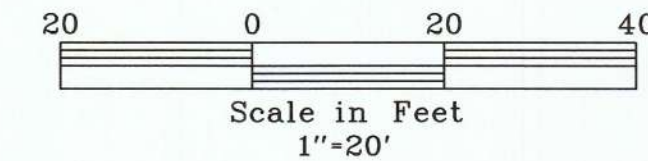
TIMOTHY J MEYER
Professional Engineer
MO E-24665

STATE OF MISSOURI
Professional Engineer
TIMOTHY J MEYER
NUMBER E-24665

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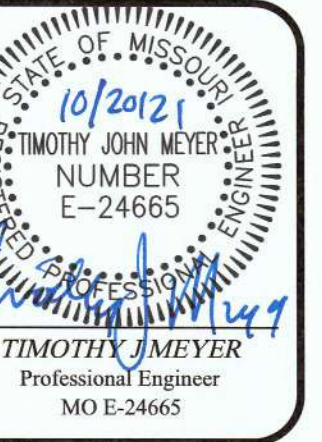
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(314) 280-2041
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A TRACT OF LAND BEING
PART OF LOT 1 OF THE LOUIS GRAESER ESTATE
BEING PART OF LOT 1 OF THE PARTITION OF THE JOHN RINKLE ESTATE
IN THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2
TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



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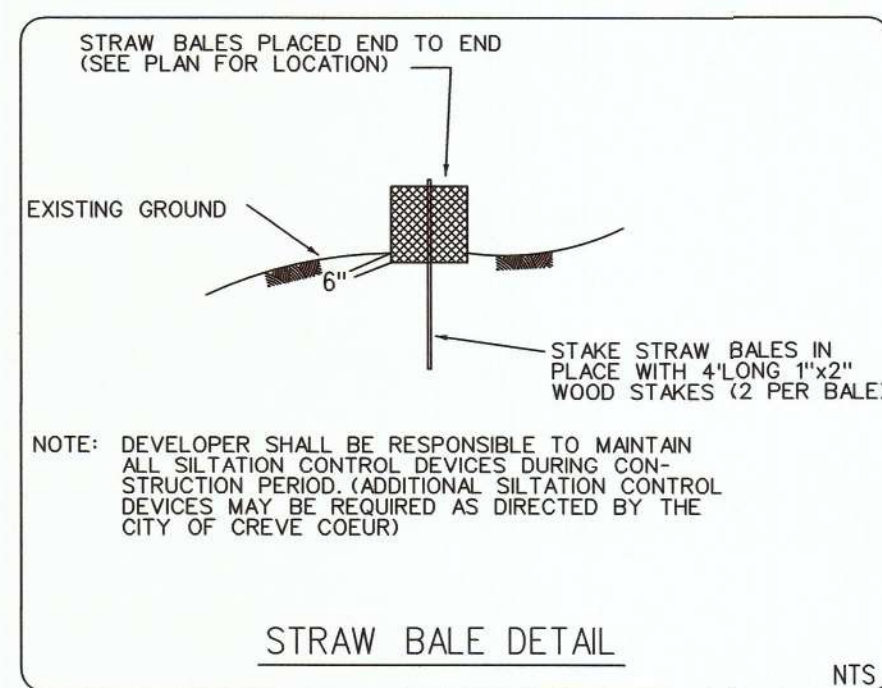
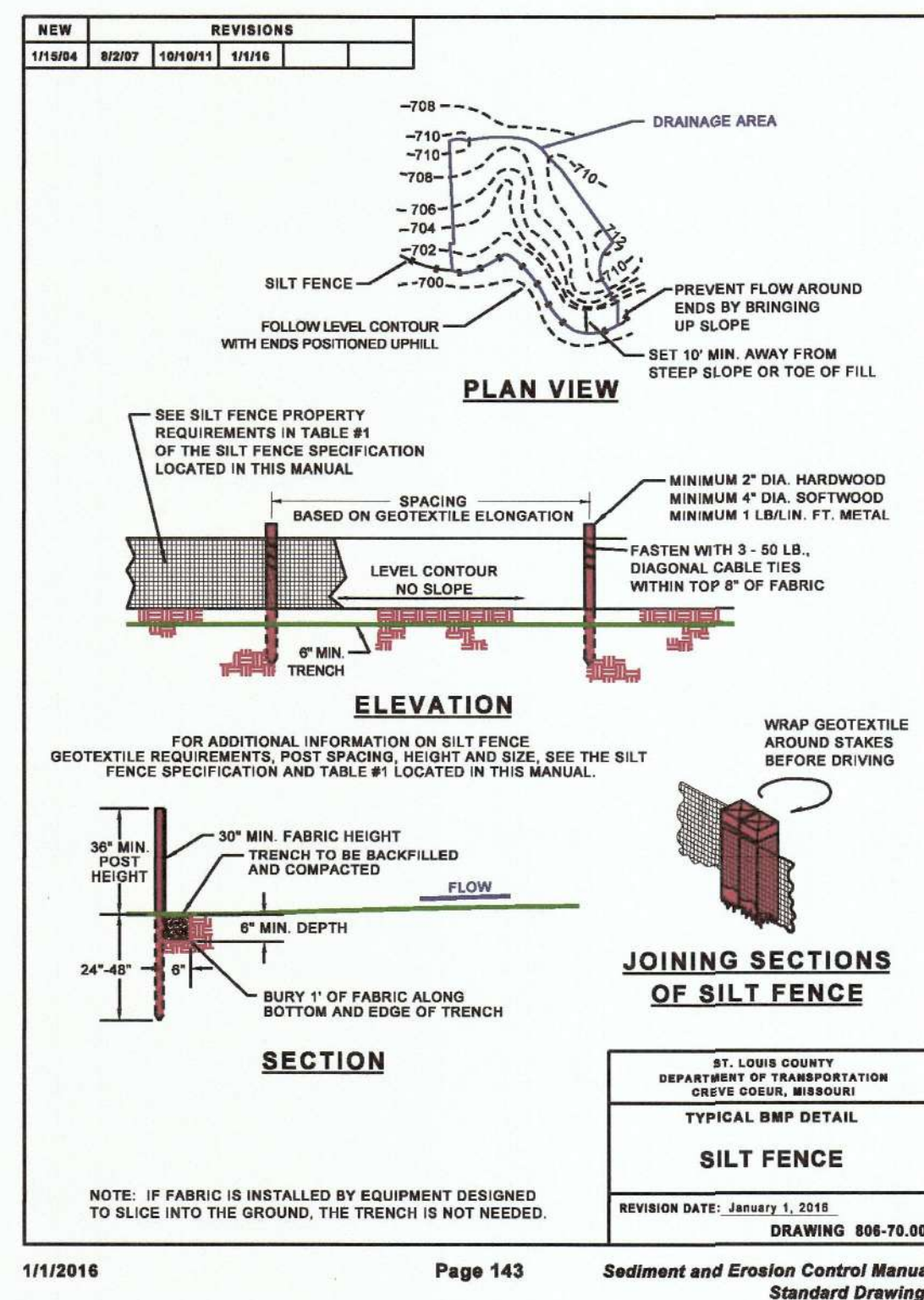


DOUGLAS - GRAESER LANE

PREVENTION PLAN

Drawn By: EWW	Design By: EWW
Project # 22459-0	Drawn By: EWW
	Checked By: TJM

Packet Pg. 77

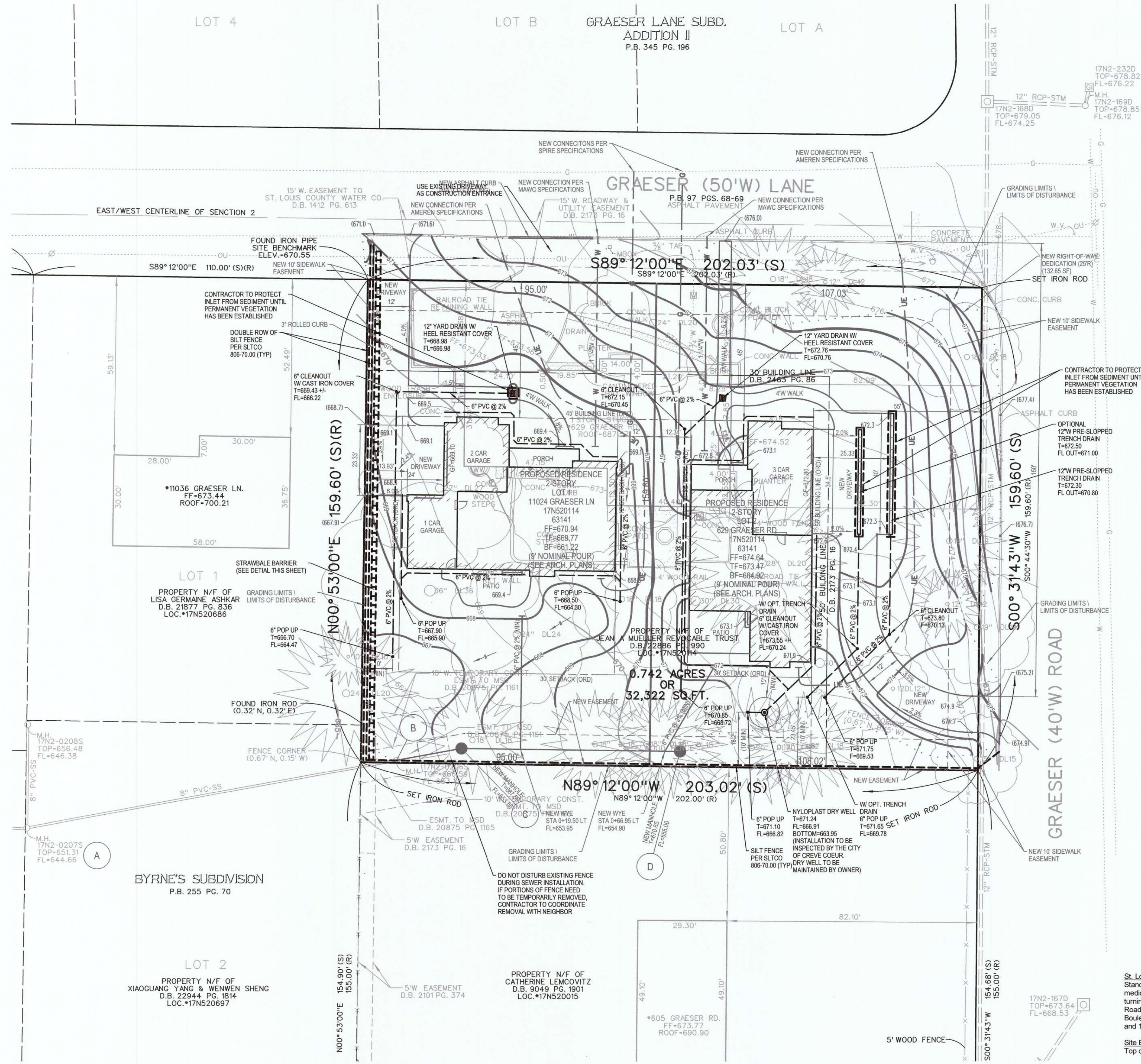


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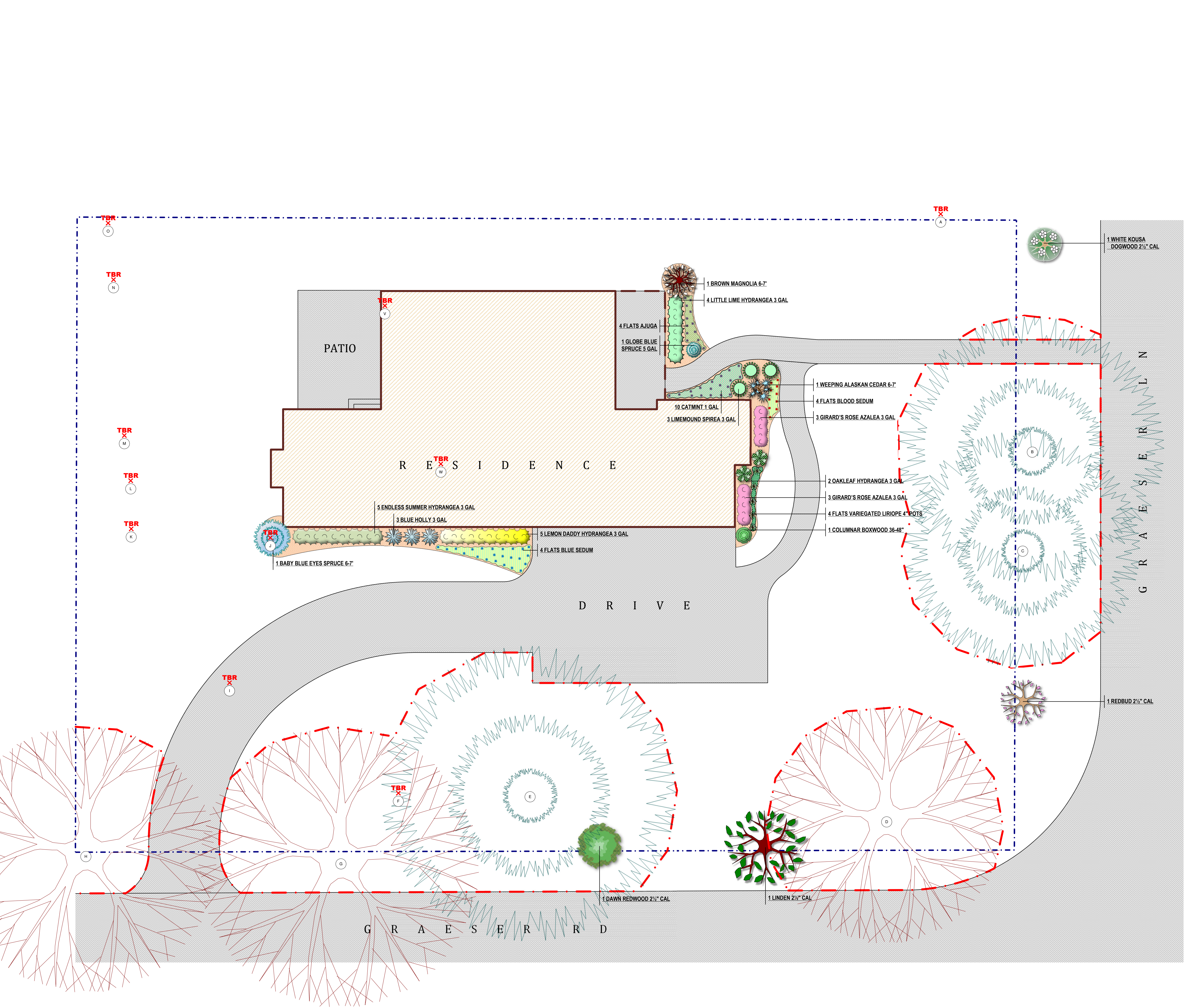
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR 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 HEREIN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE CONDITIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



St. Louis County Benchmark 13-217 - Elevation = 528.08 (NAVD88)
Standard CNR aluminum disk mounted 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 northbound Lindbergh at approximately 0.5 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.

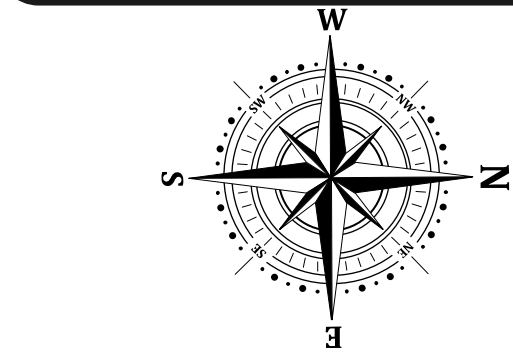
Site Benchmark - Elevation = 670.55
Top of iron pipe found near the Northwest corner of 629 Greaser Road.

MSD BASEMAP 17N2 MSD RECORD # 21MSD-00408



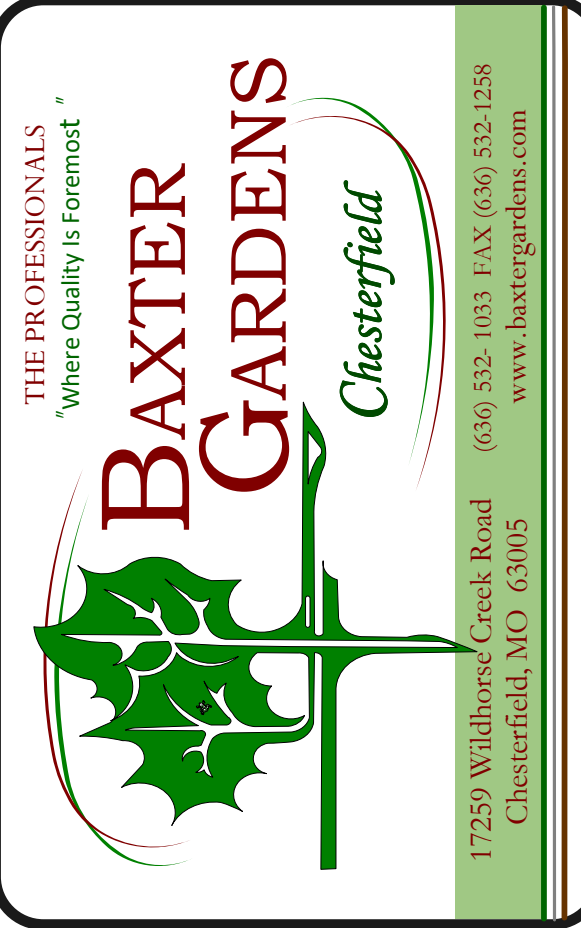
ID Number	Scientific Name	Common Name	Tree Type	Caliper (inches)	Condition	TBR or Remain	Impacted	Street Tree	Comments
A	<i>Fraxinus pennsylvanica</i>	Green Ash	deciduous	21	poor	tbr			Poor condition
B	<i>Picea abies</i>	Norway Spruce	evergreen	18	fair	remain	X	X	
C	<i>Picea abies</i>	Norway Spruce	evergreen	16	fair	remain	X	X	
D	<i>Pyrus calleryana</i>	Bradford Pear	deciduous	16	fair	remain	X		Invasive species
E	<i>Picea abies</i>	Norway Spruce	evergreen	20	good	remain	X		
F	<i>Unknown</i>	Unknown		14	poor	tbr			Dead
G	<i>Pyrus calleryana</i>	Bradford Pear	deciduous	19	fair	remain	X	X	Invasive species
H	<i>Pyrus calleryana</i>	Bradford Pear	deciduous	18	fair	remain	X	X	Invasive species
I	<i>Ilex opaca</i>	American Holly	evergreen	14	fair	tbr			Improvement footprint
J	<i>Acer saccharinum</i>	Silver Maple	deciduous	33	fair	tbr			Improvement footprint
K	<i>Pinus strobus</i>	White Pine	evergreen	19	fair	tbr			New dry well
L	<i>Pinus strobus</i>	White Pine	evergreen	15	fair	tbr			New dry well
M	<i>Pinus strobus</i>	White Pine	evergreen	24	fair	tbr			New dry well
N	<i>Pinus strobus</i>	White Pine	evergreen	21	fair	tbr			New sewer line
O	<i>Pinus strobus</i>	White Pine	evergreen	20	fair	tbr			New sewer line
V	<i>Acer saccharinum</i>	Silver Maple	deciduous	31	poor	tbr			Poor condition
W	<i>Picea abies</i>	Norway Spruce	evergreen	27	good	tbr			Improvement footprint

SCALE: 1/8" = 1' 0"

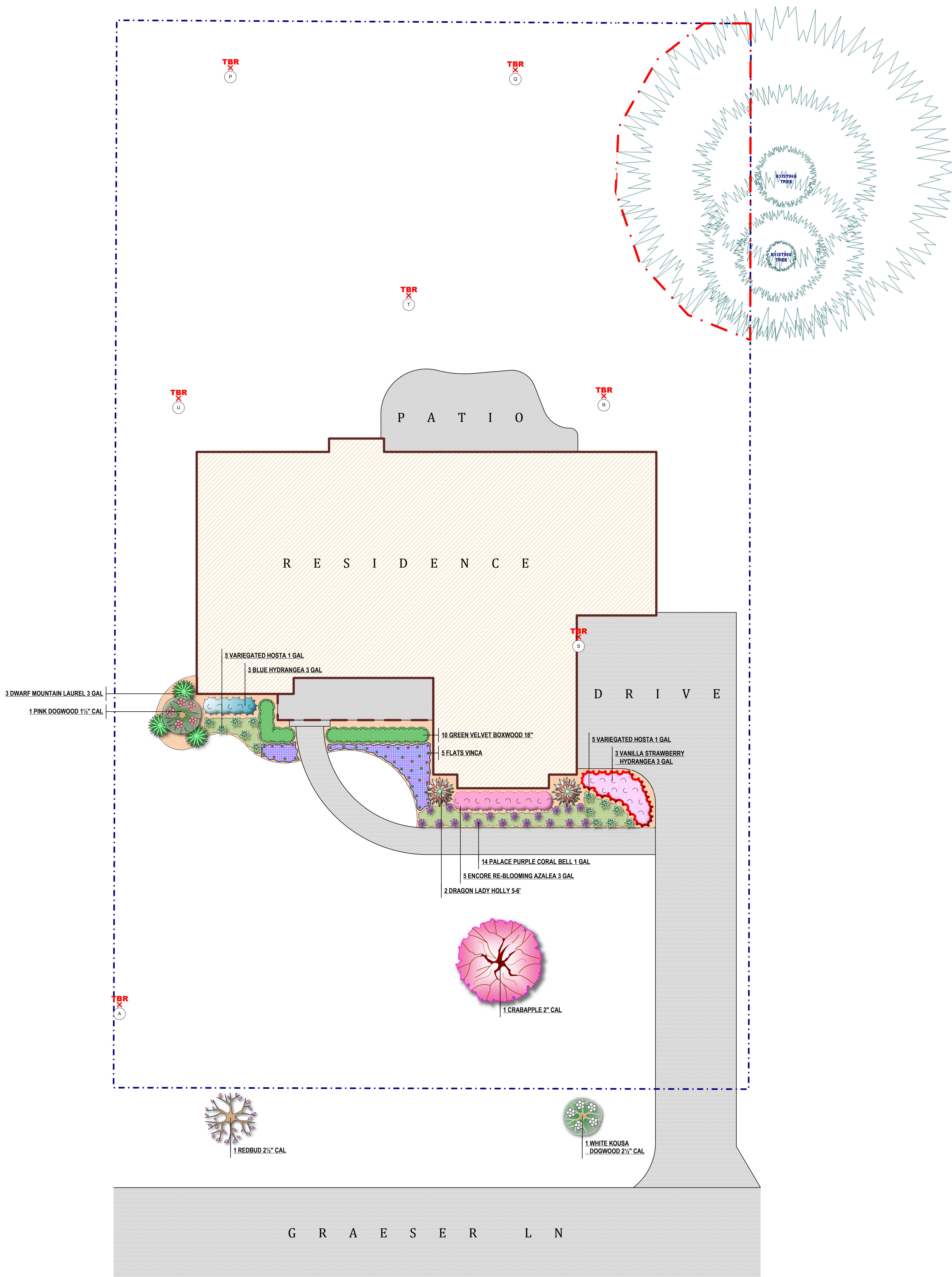


L1

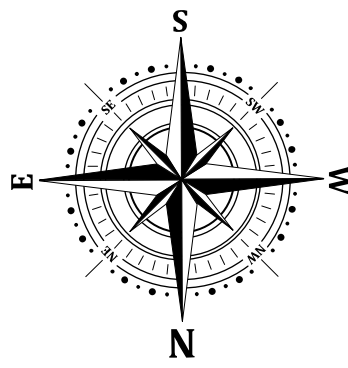
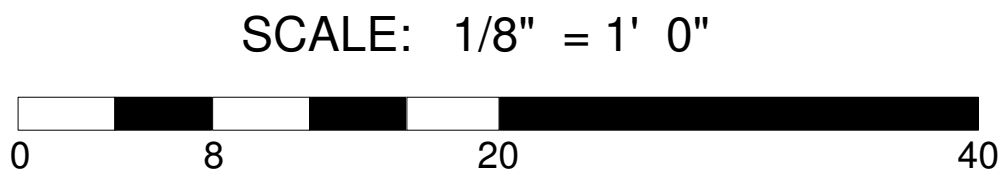
LANDSCAPE DEVELOPMENT PLAN FOR
DOUGLAS PROPERTIES
ATTN: DOUG COHEN
629 Graeser Road
Creve Coeur, MO 63141
(314) 280-2041 douglasprop@gmail.com



DESIGNED BY: Bill Weishaar, Jr.
ORIGINAL DATE: October 20, 2021
REVISION DATE:
GRAPHIC ART: CST



ID Number	Scientific Name	Common Name	Tree Type	Caliper (inches)	Condition	TBR or Remain	Impacted	Street Tree	Comments
A	Fraxinus pennsylvanica	Green Ash	deciduous	21	poor	tbr			Poor condition
P	Pinus strobus	White Pine	evergreen	21	fair	tbr			New sewer line
Q	Pinus strobus	White Pine	evergreen	20	fair	tbr			New sewer line
R	Acer saccharinum	Silver Maple	deciduous	35	poor	tbr			Poor condition
S	Fraxinus pennsylvanica	Green Ash	deciduous	28	poor	tbr			Poor condition
T	Acer saccharinum	Silver Maple	deciduous	22	fair	tbr			Improvement footprint
U	Pyrus calleryana	Bradford Pear	deciduous	20	fair	tbr			Invasive species



L1

LANDSCAPE DEVELOPMENT PLAN FOR
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DESIGNED BY: Bill Weishaar, Jr.
ORIGINAL DATE: October 20, 2021
REVISION DATE:
GRAPHIC ART: CST



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
10-21-2021

PROPERTY LOCATION: 629 Graeser

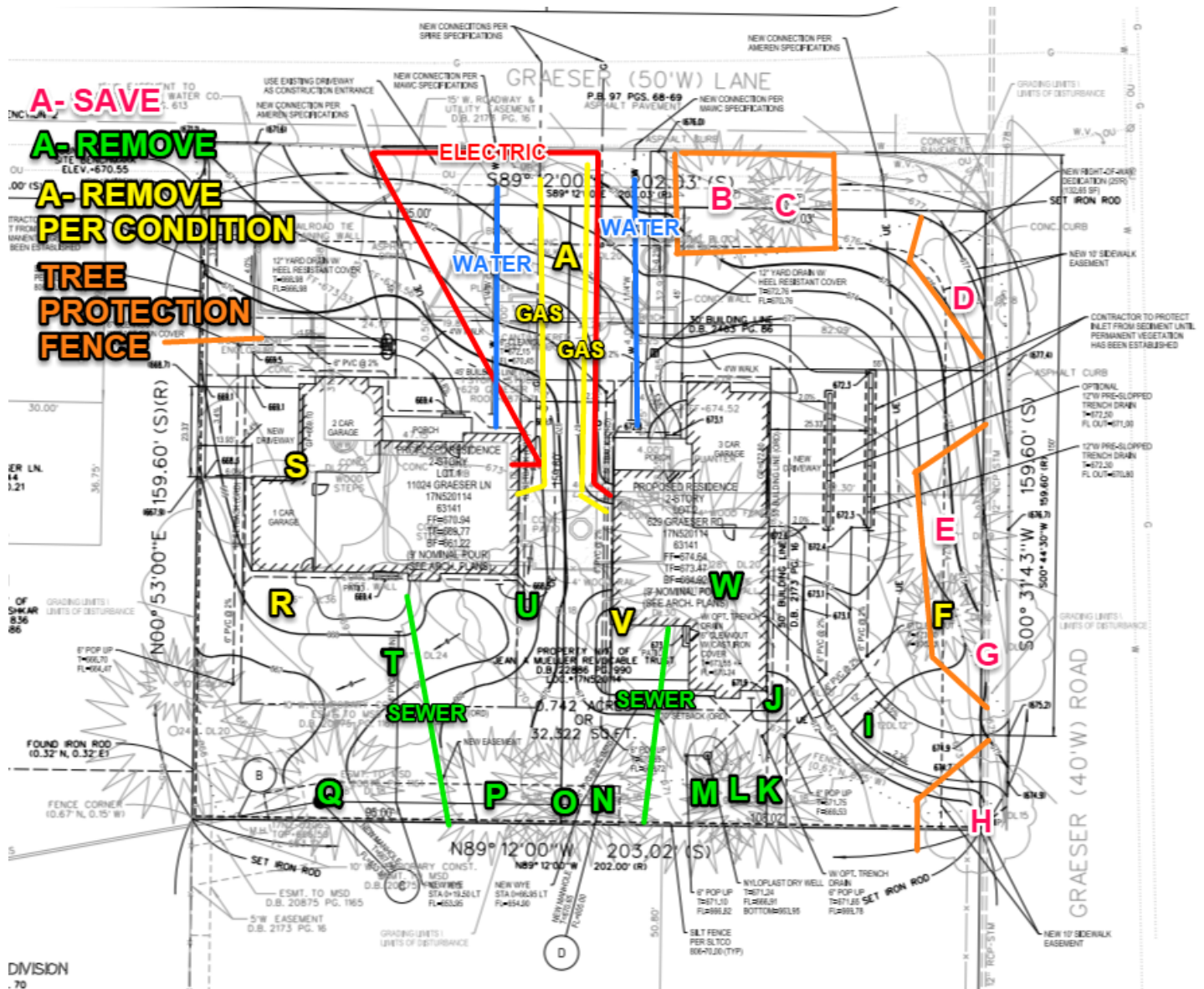
NUMBER	TREE SPECIES	D B H	SAVE/ REMOVE	ADJOINING LOT	COMMENTS	CONDITION
A	green ash	21"	REMOVE		major excavation in critical root zone, emerald ash borer infestation, 60% foliage remaining, deadwood, exposed decay at base CONDITION, UTILITIES	POOR
B	Norway spruce	18"	SAVE	CITY	deadwood, canopy involved 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

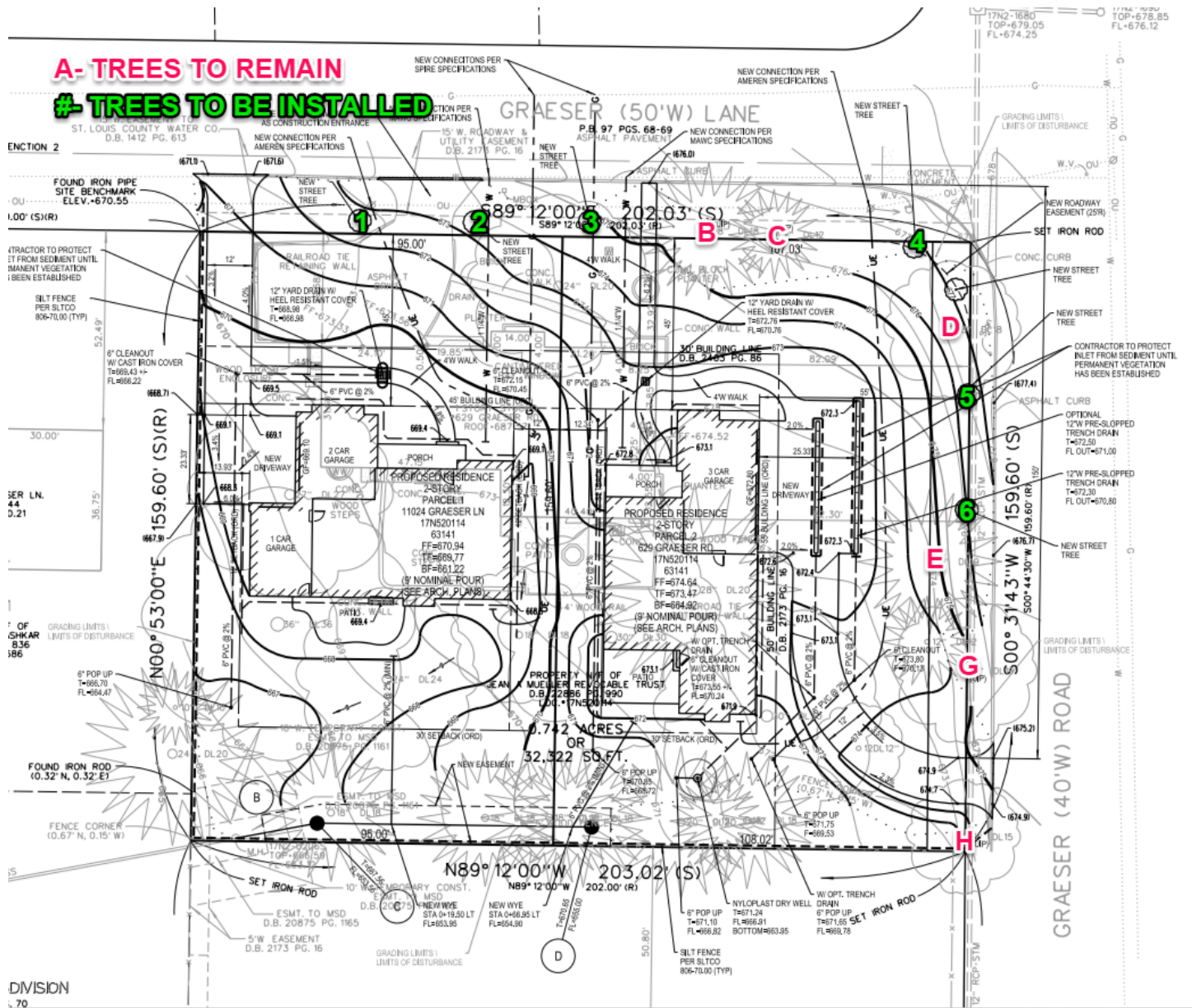
Attachment: Douglas-Graeser Tree Study 10/27/21 (Douglas-Graeser Lane Improvement Plans and Final Subdivision Plat)

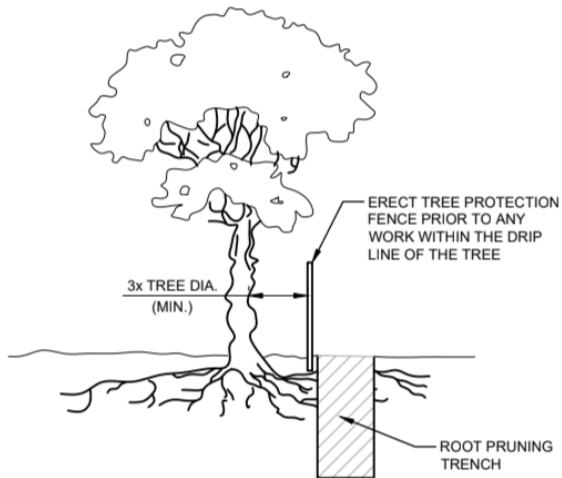
T	silver maple	22"	REMOVE		machine and tracks in critical root zone, bifurcation at 20', deadwood UTILITIES	FAIR
U	Bradford pear	20"	REMOVE		girdling root, co-dominant at 6', sapsucker damage FOUNDATION	FAIR
V	silver maple	31"	REMOVE		multiple large wounds with exposed decay at base, co-dominant at 8', 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:

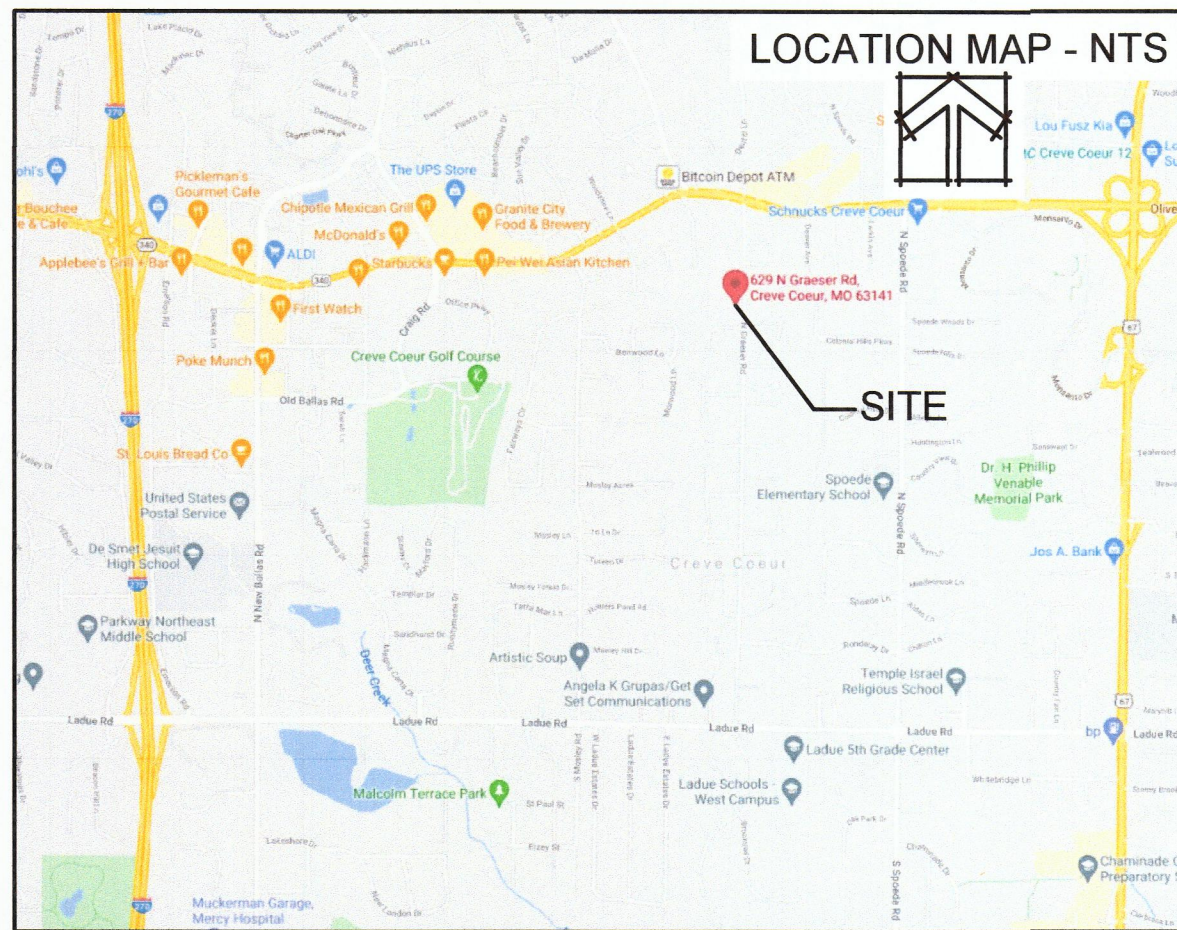
1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE 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.

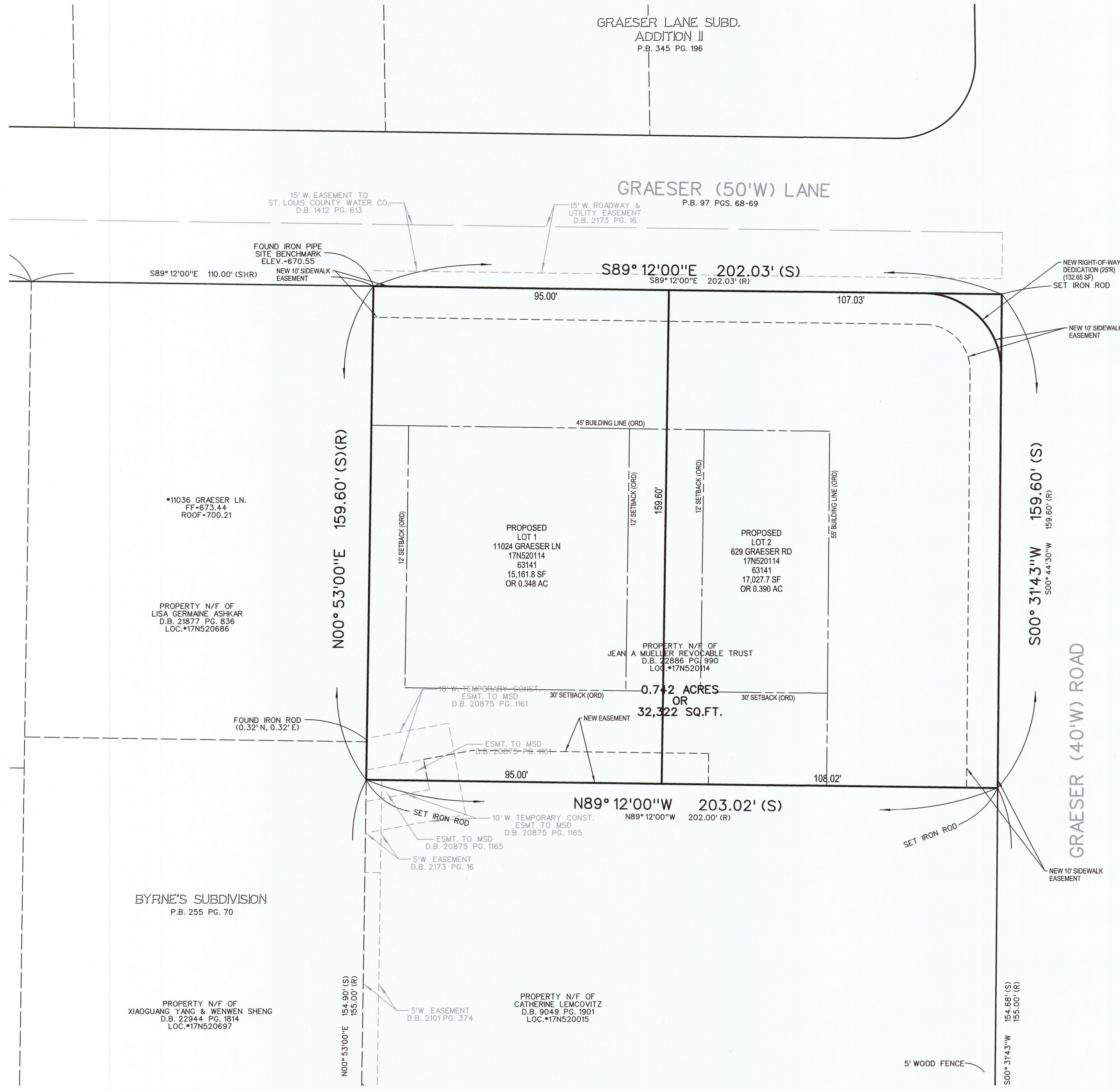
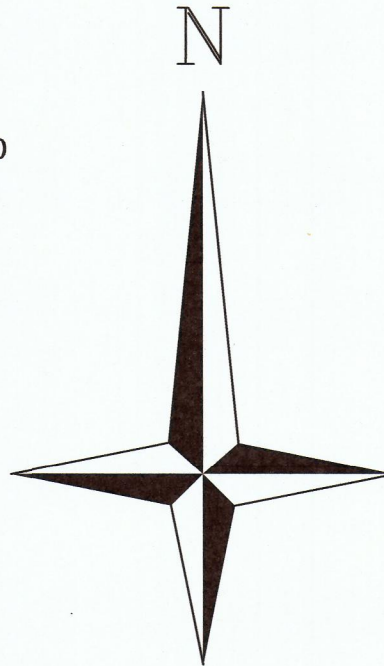


WUNNENBERG'S PAGE 23 GRID U17

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
F.H.	FIRE HYDRANT
G.I.	GRATE INLET
M.H.	MANHOLE
N.F.	NOV 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
-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 $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2
TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI

20 0 20 40
Scale in Feet
1"=20'



PROJECT NOTES:	
AREA OF SITE:	0.742 ACRES
LOCATOR NO:	17NS20114
OWNER OF RECORD:	JEAN A MUELLER REVOCABLE TRUST
SITE ADDRESS:	629 GRAESER LANE SAINT LOUIS, MO 63141
PREPARED FOR:	DOUGLAS PROPERTIES
PREPARED BY:	DOUG COHEN P.O. BOX 16001 ST. LOUIS, MO
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 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 $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 45 NORTH-RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION
Parcel 1: A tract of land in the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 45 North, Range 5 East, more particularly described as follows, to wit: Beginning at a point at the Northwest corner of a 0.742 acre tract conveyed to Jean A Mueller Revocable Trust by deed recorded in Book 22886 Page 990, thence along the North line of said 0.742 acre tract, South 89 degrees 12 minutes 0 seconds East 95.00 feet to a point on said line, thence South 0 degrees 53 minutes 0 seconds West 159.60 feet to a point on the South line of said 0.742 acre tract, thence North 89 degrees 12 minutes 0 seconds West 95.00 feet to the Southwest corner of said tract, thence along West line of said 0.742 acre tract North 0 degrees 53 minutes 0 seconds 159.60 feet to the point of beginning.

Parcel 2: A tract of land in the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 45 North, Range 5 East described as follows, to wit: From the Northwest corner of a 0.742 acre tract conveyed to Jean A Mueller Revocable Trust by deed recorded in Book 22886 Page 990, South 89 degrees 12 minutes 0 seconds East 95.00 feet to the point of beginning, thence South 89 degrees 12 minutes 0 seconds 107.03 feet to the Northeast corner of said 0.742 acre tract, thence South along East line of said 0.742 acre tract South 0 degrees 31 minutes 43 seconds West to the Southeast corner of said 0.742 acre tract, thence West along South line of said 0.742 acre tract North 89 degrees 12 minutes 0 seconds 108.02 feet to a point on South line of said 0.742 acre tract, thence North 0 degrees 53 minutes 0 seconds East to the point of beginning.

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.

PROPERTY N/F OF
XIAOQUANG YANG & WENWEN SHENG
D.B. 22944 PG. 1814
LOC. #17NS20697

PROPERTY N/F OF
CATHERINE LEMCOVITZ
D.B. 9049 PG. 1901
LOC. #17NS20015

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

DOUGLAS PROPERTIES
ENGINEERS
LAND PLANNING
LAND SURVEYING
CONSTRUCTION
MANAGEMENT
INCORPORATED
10849 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63132
314.426.6212 Main
314.426.6212 Fax
www.volzeinc.com
Authority #203
dougasprop@gmail.com

VOLZ
INCORPORATED
TIMOTHY JOHN MEYER
Professional Engineer
MO E-24665

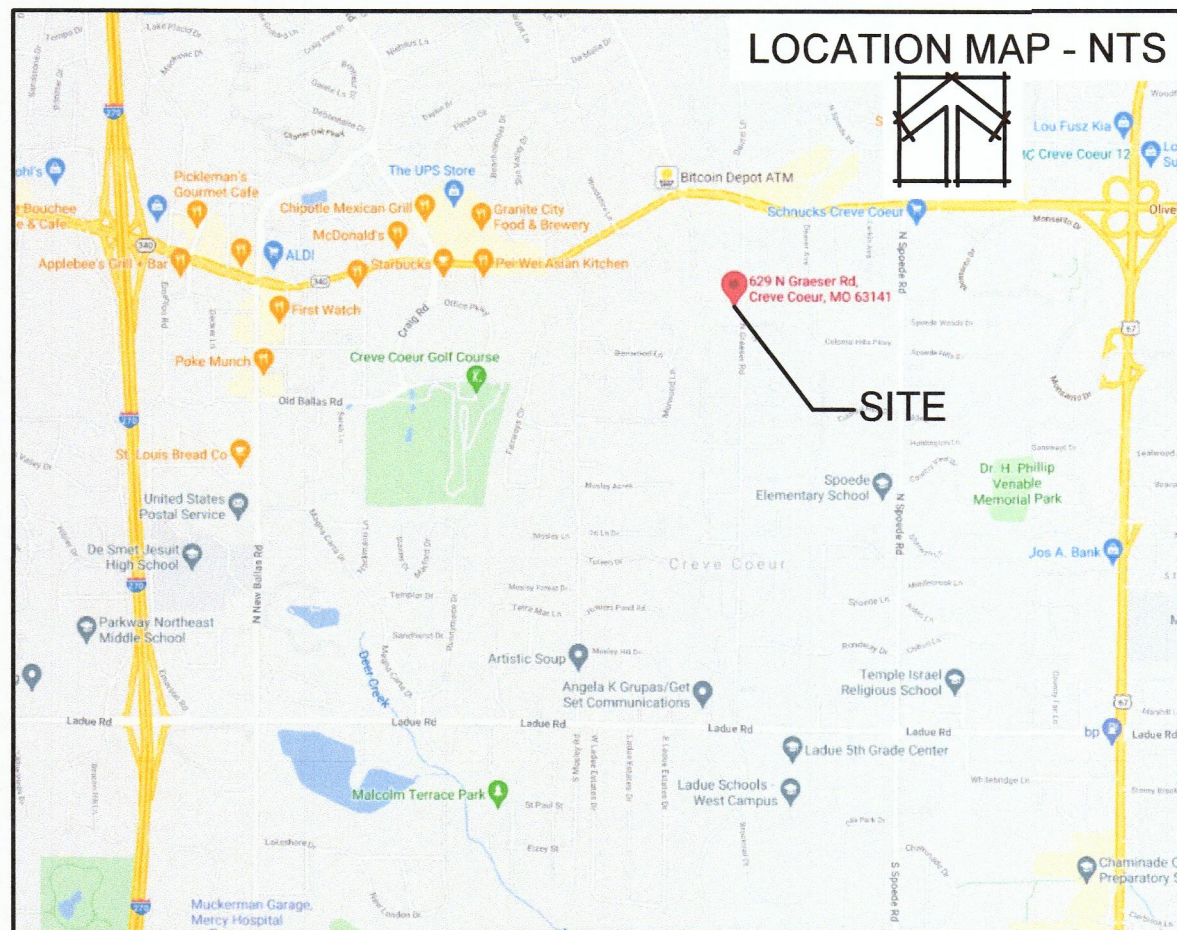
STATE OF MISSOURI
TIMOTHY JOHN MEYER
Professional Engineer
MO E-24665

DOUGLAS - GRAESER LANE

PRELIMINARY
SUBDIVISION PLAT

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

7/14/21
P1



WUNNENBERG'S PAGE 23 GRID U17

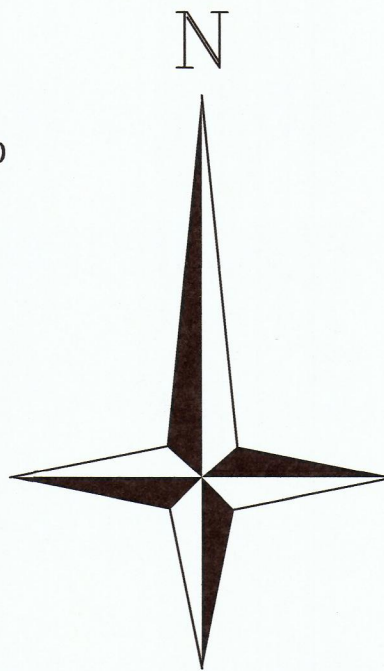
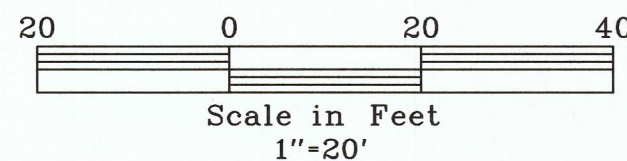
- LEGEND**
- A.I. AREA INLET
 - B.F. ELEVATION OF BASEMENT FLOOR
 - B.W. FINISHED GRADE AT BOTTOM OF WALL
 - E.M. ELECTRIC METER
 - FF. ELEVATION OF FIRST FLOOR
 - F.H. FIRE HYDRANT
 - G.I. GRATE INLET
 - M.H. MANHOLE
 - N.F. NOW OR FORMALLY
 - RCP. REINFORCED CONCRETE PIPE
 - U.P. UTILITY POLE
 - + (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
 - UE- UNDERGROUND ELECTRIC
 - W- WATER SERVICE
 - G- GAS SERVICE
 - X- FENCE

STORMWATER MANAGEMENT FUTURE NOTE:

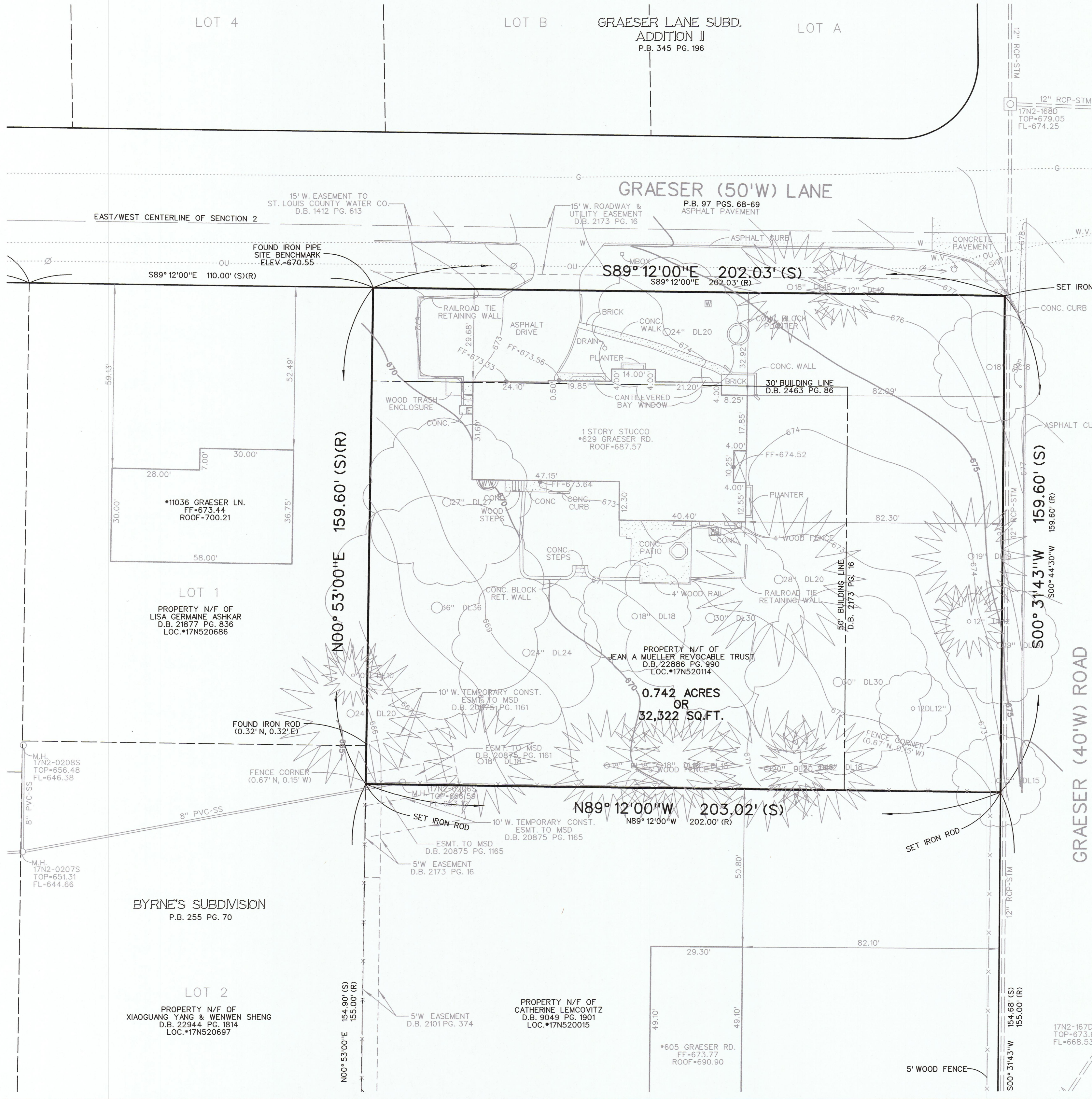
AREA OF LAND DISTURBANCE = 32,671 SF = 0.75 AC
PROJECT RUNOFF DIFFERENTIAL = 0.13 CFS

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
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

St. Louis County Benchmark 13-217 - Elevation = 528.08 (NAVD88)
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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

DOUGLAS PROPERTIES

VOLZ
INCORPORATED
ENGINEERS
LAND SURVEYING
LAND ACQUISITION
CONSTRUCTION MANAGEMENT

PO BOX 6601
ST. LOUIS, MO 63105
(314) 280-2041
douglassp@gmail.com

STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24665
Professional Engineer
MO E-24665

DOUGLAS - GRAESER LANE

EXISTING CONDITIONS

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

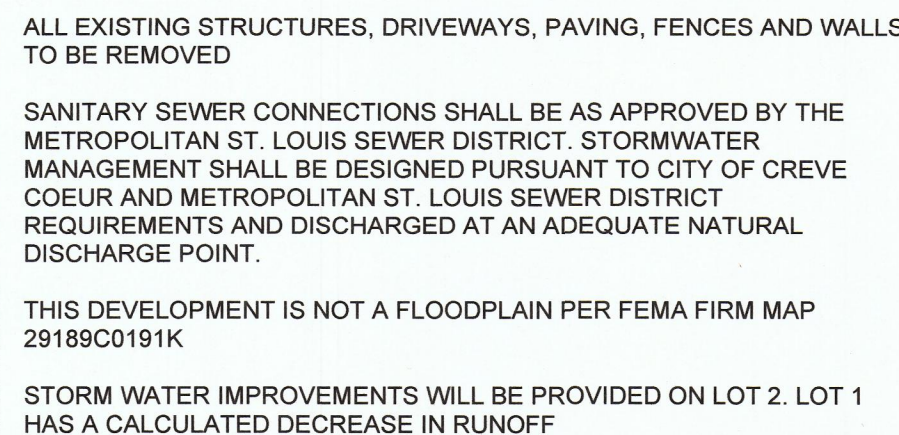
7-14-21
P2



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)



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

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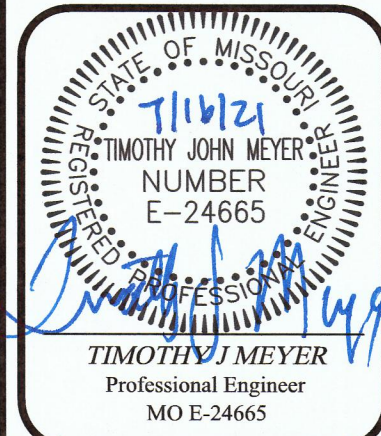
Site Benchmark - Elevation = 670.55
Top of iron pipe found near the Northwest corner of 629 Graesser Road.

MSD BASEMAP 17N2 MSD RECORD # 21MSD-00XX0

PRELIMINARY PLAN

7-14-21
P3

VOLZ
Incorporated
ENGINEERING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT
10949 Indian Head Indl. Blvd.
St. Louis, Missouri 63132
314.890.1250
314.890.1250 Fax
www.volzin.com
(314) 286-2041
development@volz.com



DOUGLAS - GRAESER LANE

Attachment: Preliminary Plat and Tree Study 8/16/21/ P&Z Meeting (Douglas-Graesser Lane Improvement Plans and Final Subdivision Plat)



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

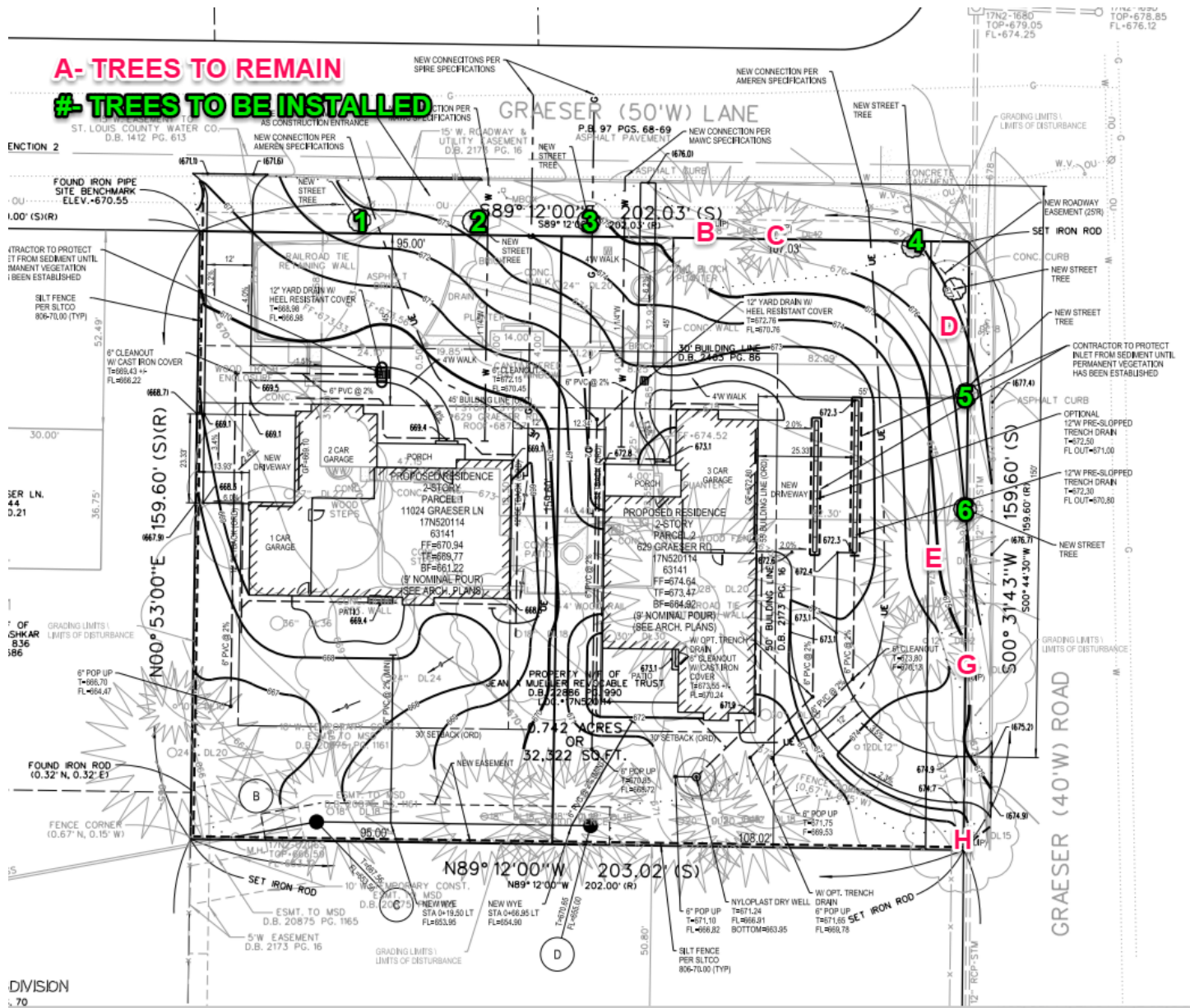
Attachment: Preliminary Plat and Tree Study 8/16/21/ P&Z Meeting (Douglas-Graeser Lane Improvement Plans and Final Subdivision Plat)

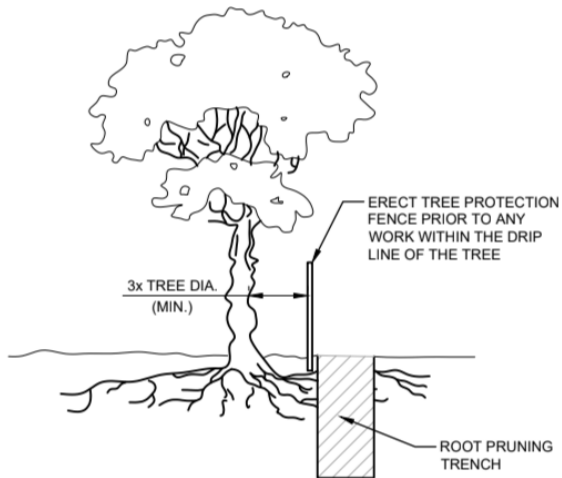
T	silver maple	22"	REMOVE		machine and tracks in critical root zone, bifurcation at 20', deadwood UTILITIES	FAIR
U	Bradford pear	20"	REMOVE		girdling root, co-dominant at 6', sapsucker damage FOUNDATION	FAIR
V	silver maple	31"	REMOVE		multiple large wounds with exposed decay at base, co-dominant at 8', 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.



Bethany Moore <blmoore@crevecoeurmo.gov>

629 Graeser Road

2 messages

Zoe Lemcovitz <zaz3@sbcglobal.net>

Wed, Oct 20, 2021 at 9:28 PM

To: "blmoore@crevecoeurmo.gov" <blmoore@crevecoeurmo.gov>

Cc: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "hsilverman@crevecoeurmo.gov" <hsilverman@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>

Ms. Moore - I live next door to [629 Graeser Road](#) at [605 Graeser Road](#). I have looked at the plans for the project available on the City's website. I am concerned about the proposed new driveway on Graeser Road.

1) The driveway is located very close to the south property line. In that area there is a significant downward slope from Graeser Road into both yards. I am concerned that runoff from the driveway will enter my yard, including any treatment spread on Graeser during the winter.

2) The position of the proposed driveway appears to align with the master bedroom windows of [1 Wedgwood Lane](#). If so, lights of vehicles entering and particularly exiting the proposed driveway will go directly in those windows. The property is currently vacant and up for sale, therefore I'm not sure if anyone involved with it is focused on the [629 Graeser Road](#) project.

3) I have similar concerns about windows in my house. Since the house at [629 Graeser Road](#) was torn down and most of the trees were removed, a bedroom in my house now lights up when cars turn into Graeser Lane. While that will presumably stop when the proposed houses are built, the driveway will bring vehicle headlights even closer to my house.

I would like to see the driveway relocated to eliminate these issues.

Thank you for your time and consideration.

Regards,
Zoë Lemcovitz

Bethany Moore <blmoore@crevecoeurmo.gov>

Fri, Oct 22, 2021 at 10:13 AM

To: Zoe Lemcovitz <zaz3@sbcglobal.net>

Cc: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "hsilverman@crevecoeurmo.gov" <hsilverman@crevecoeurmo.gov>, "mmanlin@crevecoeurmo.gov" <mmanlin@crevecoeurmo.gov>

Zoe,
Thank you for reaching out to us. We will make sure that your comments are included in the packet for the Planning and Zoning Commission. We also encourage you to come and speak at the meeting on Monday, November 1, at 6:30 in the Council Chambers at the Government Center. We did also want to address a few of your comments and give you some background on the process.

We reviewed the plans with Public Works and submitted comments to the developer to make sure that the water runoff from the driveway is adequately addressed. That was a concern of ours as well that we wanted them to address in revisions.

As for the driveway location, there are no city regulations that prohibit the driveway going where it is proposed. As proposed, the location is compliant with city regulations.

Please let me know if you have any questions.

Thank you!

[Quoted text hidden]

--

Bethany L. Moore

City Planner
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur, MO 63141
314-442-2087

www.crevecoeurmo.gov

Attachment: Resident Comment (Douglas-Graeser Lane Improvement Plans and Final Subdivision Plat)