



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JULY 5, 2022
6:00 PM

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

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

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

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter
Ms. Marjorie Richter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA**APPROVAL OF MINUTES****1. June 20, 2022 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. Application #22-012: Minor Site Plan for a Revised Landscape Plan Within the Buffer Yard Behind the Muckerman Garage on the Mercy Campus at 615 South New Ballas Road**

Erik Enderling, on behalf of Mercy Hospital, has submitted an application for approval of a revised landscape plan for the 2.5 acre hillside between the Muckerman Garage and the residences of Sackston Woods Lane. A prairie style landscape design with native plantings are proposed along with evergreen tree varieties to be planted toward the top of the hill to shield the lights for the parking garage from the neighbor's view. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

NEW BUSINESS**1. PUBLIC HEARING. Application #22-013: Conditional Use Permit to Repeal Ordinance 5250 and Issue a New CUP for the Operation of a 10-Screen Movie Theater, 10 Lane Bowling Alley, Ropes Course with Full-Service Dining for B&B Theaters Located at 12657 Olive Boulevard**

Dennis McIntire, of B&B Theaters, has submitted a request to amend the conditional use permit to allow for an interior remodel to add a 10-lane bowling alley and ropes course in the existing movie theater space of the former AMC Theater located within the West Park Center. The property is located at the northeast corner of Olive Boulevard and Whispering Pines Drive, within the West Park Development, and is zoned "CB" Core Business District.

2. Application #22-010: Preliminary Plat for the Subdivision of 0.76 Acre Lot at 700 North Mosley Road into Two Lots Within the C Single Family Residential Zoning District

Mark Manlin, of the Manlin Company, has submitted a request for the preliminary plat approval to subdivide the property at 700 North Mosley Road into two lots for two new homes. The total area of Lot 1 is 17,068 square feet and Lot 2 is 16,382

square feet. The subject property is zoned C Single Family Residential, and no changes to the zoning district are being requested.

3. Application #22-012: Minor Site Plan for Four Electric Vehicle Charging Stations and Accompanying Equipment Located Within Plaza Shops at 745 North New Ballas Road

Robert Ridel, of eStructure Solutions, has submitted a request to install four electric vehicle charging stations with accompanying equipment in the Plaza Shops existing parking lot. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

WORK AGENDA

Election of Vice Chair

DEPARTMENT REPORTS

Jason Jaggi, 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, JUNE 20, 2022
6:00 PM

CALL TO ORDER

ROLL CALL

AJ Wang	Commission Member (arrived during Mercy item)
Rhonda O'Brien	Commission Member
Julie LaBonte	(Absent)
Thomas Buelter	Commission Member
Gene Rovak	Chair/Commission Member
Muriel Hall	Commission Member (arrived during public comments)
Larry Potashnick	Commission Member

The following staff were also present:

Carl Lumley, City Attorney

Jason Jaggi, Director of Community Development

Bethany Moore, City Planner

Megan Waller, Administrative Services Supervisor/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Potashnick made a motion to amended the agenda to discuss new business before unfinished business. Mr. Buelter seconded. All in favor.

APPROVAL OF MINUTES

1. June 6, 2022 Planning and Zoning Commission DRAFT Meeting Minutes

Mr. Potashnick moved to approve the June 6, 2022 minutes. Mr. Buelter seconded. All in favor.

PUBLIC COMMENT

Ms. Linda Rezny, 104 Graeser Acres, had concerns about motorcycles on Spoede Rd. Mr. Rovak stated that this is outside of the scope of the board.

NEW BUSINESS

1. Application #22-011: Amendment to the Existing Conditional Use Permit for Lion's Choice Located at 12010 Olive Boulevard

Those speaking to the request were sworn in.

Mr. Mike Karpowicz presented on behalf of Lion's Choice. He stated that this facility has been operating for many years and the building has become dated.

Mr. Karpowicz stated that the proposed exterior will have light grey painted brick, accents of red, and new contemporary light fixtures.

Mr. Karpowicz stated that the interior will be refreshed to match the exterior.

Ms. Bethany Moore, City Planner, stated that this will be an amendment to the existing conditional use permit.

Ms. Moore stated that the amendments would allow for the updates and color changes. She explained that the interior renovations will not add additional seating and will not require additional parking.

Ms. Moore stated that recommended conditions of approval are that a building permit must be applied for, and the parking lot should be re-stripped.

Mr. Potashnick asked if staff is satisfied with the colors. Ms. Moore confirmed that staff is satisfied.

Mr. Potashnick moved to recommend approval of the amendment to the existing conditional use permit subject to the conditions stated in the staff report and draft ordinance. Ms. Hall seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Potashnick, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	O'Brien, Buelter, Rovak, Hall, Potashnick
ABSENT:	Wang, LaBonte

2. Application #22-012: MINOR SITE PLAN FOR A REVISED LANDSCAPE PLAN WITHIN THE BUFFER YARD BEHIND THE MUCKERMAN GARAGE ON THE MERCY CAMPUS AT 615 SOUTH NEW BALLAS ROAD

Ms. Rhonda O'Brien recused herself.

Barb Cox, Facility Manager, stated that Mercy would like to re-establish the hillside with native trees and plantings. She explained that the area has not been maintained and was overgrown with invasive species.

Ms. Cox stated that the project will take place in phases. She explained that phase one was to remove the invasive species.

Ms. Cox explained that there is a maintenance plan that will span several years.

Ms. Cox stated that a neighborhood meeting occurred on May 13th, 2022 to address concerns. She explained that the neighbors asked that the cottonwood trees remain, and additional trees be added to the plan for depth and interest.

Ms. Cox stated that the neighbors also had concerns that there will be light and glare from the parking garage. She explained that the concerning lights are now on motion sensors that only remain lit for 12 second increments.

Ms. Cox stated that some proposed trees include evergreens, redwood, and oak trees. She explained that planting of trees would likely take place in the fall.

Ms. Cox presented photos examples of the species of plants and the intent of the project.

Mr. Rovak asked if the pallet of forbs has been selected. Ms. Cox stated that they have, and Mr. Dan Schaeffer presented photos to the commission. He explained that this will be a mix of grasses, forbs, and pollinators.

Mr. Buelter asked why the span does not reach Ballas and I-270. His concern is that there is existing honeysuckle that may drown the new plantings. Mr. Erik Enderling stated that existing honeysuckle would be removed.

Ms. Bethany Moore, City Planner, stated that this is a minor site plan revision to the landscape plan.

Ms. Moore explained that the previously approved plan from 2002 was never fully executed.

Ms. Moore presented the previously approved landscape plan from 2002 and explained that the new plan will be more native.

Ms. Moore stated that the planned evergreen trees are to help screen the light for the neighbors along with other deciduous trees for variation and depth.

Ms. Moore presented photos from the bottom of the berm where the houses sit.

Ms. Moore stated that staff recommends a final landscape plan and plant schedule, landscape should be maintained, and light sensors be maintained to reduce impacts to residents.

Mr. Rovak asked for public comment.

Ms. Margot Bean, 15 Saxton Woods Ln, stated that she has lived in her home for two years, and did extensive research before purchasing her home. She stated that she believes that the clearcutting of trees behind her home has decreased her property values.

Ms. Bean stated that the current state of the hillside looks like it is overrun with weeds. She explained that the noise level has increased, and that she can now see the parking garage and childcare center.

Ms. Bean is concerned that the hillside was damaged during the removal of the trees and that sprayed chemicals are being leaked into the creek from rainwater.

Ms. Candace Stallone, 16 Sackston Woods, stated that she purchased her home 4 years ago, and was assured that there was a plan in place to ensure that the parking garage was out of site. She explained that the residents were not notified before the existing landscaping had been removed.

Ms. Stallone stated that the noise level has increased significantly.

Ms. Stallone stated that she does not believe that the proposed landscape will provide significant coverage.

Mr. Rovak asked for a comparison of the trees removed to the proposed. Mr. Schaeffer stated that there was not a tree count taken before removal and that many of the cottonwood trees were not original to the 2002 landscape plan.

Mr. Rovak asked specifically what type of evergreens will be used. Mr. Schaeffer stated eastern red cedar, western red cedar, and loblolly pine are planned. He explained that these are 6-10 feet tall trees as planted. Mr. Rovak asked if junipers could be planted as they spread quickly. Mr. Schaeffer stated that controlling the growth to be a native planting is the goal of Mercy, and that volunteer species would not protect the investment of the hospital.

Ms. Hall asked to see a photo of the final product to determine how this will be a buffer between the residents and the hospital parking garage.

Mr. Rovak had concerns with the density of the planned landscape plan. He asked how much more heavily forested the plan could be without endangering the forbs and grasses. Mr. Schaeffer stated at installation the trees look much smaller, but if they are planted too densely, they will not survive.

Mr. Rovak asked for an estimated time of maturity. Mr. Schaeffer stated that it would likely be 10 years before the oaks reach the 30–40-foot canopy range. Mr. Rovak had concerns with the rate of growth and would like to see faster growing trees added to the plan.

Ms. Hall stated that while the hospital is looking for a more natural design, the residents are accustomed to a larger buffer. She had concerns with the density of the buffer.

Mr. Buelter asked the residents what they hope to see replaced and what their view was before. Ms. Bean stated that it is difficult for the residents to plant trees due to the property lines and power lines.

Mr. Rovak stated that from his understanding, the sound increase would not likely be due to the removal of the landscape and trees.

Mr. Potashnick asked how many acres are on the hill and how many trees are planned to be planted. Ms. Cox stated that it is 2.5 acres, and 35 new trees are proposed.

Mr. Jason Jaggi, Director of Community Development, suggested moving to continue to the next meeting.

Mr. Endling stated that some of the trees have already been purchased and asked if these trees may be planted. Mr. Rovak asked if the trees could be saved for later. Mr. Schaeffer stated that they could, but it is not ideal, and many may not survive. Mr. Rovack stated that the Commission cannot approve plantings prior to overall plan approval.

Mr. Potashnick moved to continue. Ms. Hall seconded. All in favor.

RESULT:	CONTINUED [5 TO 0]	Next: 7/5/2022 6:00 PM
AYES:	Wang, Buelter, Rovak, Hall, Potashnick	
ABSENT:	LaBonte	
RECUSED:	O'Brien	

UNFINISHED BUSINESS

1. Application #22-008: Text Amendment to Conditional Uses, Section 405.470.A.14 Food Services and Drinking Places with Drive-Through Services

Mr. Jason Jaggi, Director of Community Development, presented a copy of the map prepared by planning staff in 2014.

Mr. Jaggi asked the commission what information they are looking for to move forward with approval of the text amendment.

Mr. Potashnick asked for the minimum size of the building and potentially where these restaurants would likely be. Mr. Jaggi stated that the ordinance is not written to specific areas of the City, though some are more appealing than others. Mr. Jaggi stated that the 10,000 square foot minimum was suggested for ease of measurement.

Mr. Rovak stated that he is comfortable with the 10,000 square foot minimum in order to ensure that there is not an overabundance of drive thrus.

Ms. Hall asked what is the goal of the ordinance and what has prompted the change. Mr. Jaggi stated that the goal is to simplify and clarify the requirements of the ordinance and offer flexibility.

Ms. Hall asked if this will be flexible enough for any drive thru restaurant to come to the City. Mr. Jaggi stated that there are still several requirements, and these do still have to be a part of a plan development. He also reminded the commission that the City cannot determine which restaurants will or will not be allowed.

Mr. Carl Lumley, City Attorney, added that a key component of the changes to the ordinance is improved pedestrian access by allowing additional flexibility on the placement of the lanes. He stated that pedestrian access is a goal of the comprehensive plan.

Ms. Hall had concerns with the volume of fast-food restaurants that could come to the City. Mr. Jaggi stated pedestrian access is a goal, but it is important to remember that most who come to the City are commuting by car.

Mr. Wang had questions regarding the sale of a portion of the Bayer campus.

Ms. O'Brien suggested not making changes for the adjacent to residential portion of the ordinance and asked for a recap of the proposed changes.

Mr. Jaggi reminded the commission that the proposed changes to the ordinance that abut residential are specific to single family residences. He reminded the commission that this would not apply to multi-family dwellings, specifically apartments, in commercially zoned districts.

Mr. Jaggi stated that proposed changes to adjacent to residential are to allow the order window on the side of the building with landscape screening and allow designated stacking lanes to cross between the building and primary street.

Mr. Jaggi stated that for those not adjacent to residential the proposed ordinance would change the method for determining the size of the building from linear footage to 10,000 square feet. He also stated that this would allow a freestanding restaurant, as long as the 3-acre minimum lot size is met.

Mr. Jaggi stated that changes to the ordinance would prohibit the order facility and service window facing primary street frontage and require landscape screening. He explained that this would specifically apply to corner lots and will help with traffic circulation and pedestrian safety.

Mr. Jaggi stated that the proposed ordinance would remove the landscape requirement based of 50 percent the size of the building. He explained that the proposed ordinance also removes the requirement for two 8-foot landscaped strips on two sides of the building. Mr. Jaggi explained that the landscaping and pedestrian access can be reviewed as part of the site plan.

Mr. Jaggi stated that the ordinance currently requires a minimum 55 indoor seats. He suggested that the commission may wish to review that minimum number.

Mr. Jaggi stated that the proposed ordinance would allow designated stacking lanes to cross between building and primary streets, He stated that this would still require landscape screening.

Mr. Jaggi stated that there are no proposed changes to the traffic study requirements.

Ms. Hall asked for an example of a 10,000 square foot building and for clarity on what the other buildings could be in the development. Mr. Jaggi gave examples of buildings in the area and stated that there is no change to the requirement of having another building in the development.

Mr. Wang had concerns that the 55-seat requirement may be high. Mr. Jaggi stated that the commission may recommend a smaller requirement.

Ms. Linda Rezny, 104 Graeser Acres, referred to emails sent to staff from neighbors. She read the email she sent staff to the commission and asked that none be allowed adjacent to residential. Mr. Rovak stated that the commission is only considering the changes that have been proposed at this time.

Mr. Potashnick made a motion to approve with the provision that the council review the minimum number of seating allowed. Mr. Wang seconded. All in favor.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
AYES:	Wang, O'Brien, Buelter, Rovak, Hall, Potashnick
ABSENT:	LaBonte

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi thanked Mr. Rovak for his years of service.

Mr. Jaggi stated that the next meeting will be Tuesday, July 5th, 2022 and asked the commission to confirm their attendance as soon as possible to ensure there is a quorum. He reviewed upcoming items.

Mr. Jaggi stated that Marjorie Richter will join the commission and a new chair will be selected at the next council meeting. The Commission will need to elect a vice chair.

ADJOURNMENT

Mr. Potashnick moved to adjourn. Mr. Wang seconded. All in favor. The meeting adjourned at 8:07 PM.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: June 29, 2022

Subject: **Mercy's Muckerman Garage Revised Landscape Plan**

Prepared by: Bethany Moore, City Planner

Meeting Date: July 5, 2022

Attachments: Proposed Revisions Received 6-27-22
Staff Report for PZ Meeting on 6-20-22
Applicant's Materials Received 5-20-22

At the June 20th, 2022 Planning and Zoning Commission Meeting, the commission members heard from applicant Erik Enderling, on behalf of Mercy Hospital, and Staff for the request for minor site plan approval for the revised landscape plan within the buffer yard behind the Muckerman Garage on the Mercy campus at 615 South New Ballas Road. The proposal consisted of a revised landscape plan for the 2.5 acre hillside between the Muckerman Garage and the residences of Sackston Woods Lane. A prairie style landscape design with native plantings was proposed along with evergreen tree varieties to be planted toward the top of the hill to shield the lights for the parking garage from the neighbor's view. The existing hillside foliage had become neglected and the hillside was cleared in preparation for the proposed native landscaping plan. The removal was done prior to receiving approval for the new landscaping plan. The previous landscaping plan was approved in 2002 as part of the overall approval for the Muckerman Garage and Cancer Center construction. Per Section 405.310 (E)(3)(d) "*PH*" *Planned Hospital District*, the Planning and Zoning Commission has the discretion to deem the proposed landscaping or screening devices required appropriate for the buffer yard. Two residents of Sackston Woods Lane spoke in opposition of the proposed landscaping plan and the Planning Commission continued the application in order to give Mercy the opportunity to address the lingering concerns from the residents.

Erik Enderling, of Mercy Hospital has submitted a revised landscaping plan after meeting with the residents of Sackston Woods to discuss their concerns. The revised plan submitted June 27th, 2022 includes additional plantings along the base of the hill to help block the barren hillside from view of the adjacent residents in Sackston Woods and additional planting to extend down the eastern portion of the hillside in order to block the visible corner of the Muckerman Garage from resident's view and provide additional screening between the surface parking lot for the Children's Center and the residences. The applicant would like to present these revisions to the Planning and Zoning Commission at the July 5th, 2022 meeting in order to seek approval for the revised landscape plan for the buffer yard.

The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

MOTION

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

"I move to recommend approval of a Minor Site Plan for a revised Landscaping Plan within the required buffer yard located to the rear of the Muckerman Garage at 615 South New Ballas Road, as described in the Staff Memo for the meeting of July 5, 2022, subject to the conditions discussed in the Staff Report for the meeting of June 20, 2022" (conditions may be added, eliminated, or modified by preceding motion).



300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION
#22-012: MINOR SITE PLAN FOR A REVISED LANDSCAPE PLAN
WITHIN THE BUFFER YARD BEHIND THE MUCKERMAN GARAGE ON
THE MERCY CAMPUS AT 615 SOUTH NEW BALLAS ROAD

FOR THE MEETING OF: Monday June 20, 2022

LOCATION: 615 South New Ballas Road (see attached map). Zoned PH
Planned Hospital District.

REQUEST: Erik Enderling, on behalf of Mercy Hospital, has submitted an application for approval of a revised landscape plan for the 2.5 acre hillside between the Muckerman Garage and the residences of Sackston Woods Lane. A prairie style landscape design with native plantings are proposed along with evergreen tree varieties to be planted toward the top of the hill to shield the lights for the parking garage from the neighbor's view.. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

ADDITIONAL INFORMATION: The existing hillside foliage had become neglected and the hillside was cleared in preparation for the proposed native landscaping plan. The removal was done prior to receiving approval for the new landscaping plan. The previous landscaping plan was approved in 2002 as part of the overall approval for the Muckerman Garage and Cancer Center construction. It does not appear that the landscaping was successfully executed according to the approved plan from 2002.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a minor site plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Comprehensive Plan References

- CP-Campus Type District
- Design Guidelines

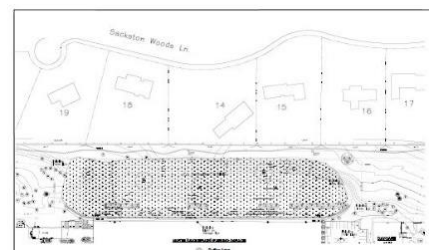
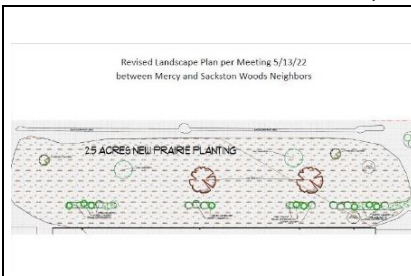
Zoning Code References

- Section 405.310: PH-Planned Hospital District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Erik Enderling
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

PROPERTY OWNER:

St. John's Hospital
607 S New Ballas Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 6/16/2022

ATTACHMENTS: Applicant's Materials Received May 20, 2022

Attachment: Staff Report (Muckerman Garage)

BACKGROUND

The Applicants are seeking approval of a new landscaping plan for the 2.5 acre hillside buffer between the Muckerman Garage and abutting residences of Sackston Woods Lane that back up to the hillside. A landscaping plan for the buffer area was approved as part of the garage approval in 2002. It does not appear that the landscaping was executed successfully according to the approved plan and in the subsequent years the hillside became over grown and neglected. The existing foliage on the hillside was removed in preparation for the new native landscaping plan before the plan was reviewed or approved by staff or the Planning and Zoning Commission. Mercy representatives have since met with adjacent property owners and spoken with the Sackston Woods Trustees and adjacent residents to discuss the plans and address any concerns.



Figure 1: Detail of the landscaping rendering approved in 2002.



Figure 2: Detail of the landscaping plan approved in 2002.

Figures 1&2 are details of the Landscaping Plan that was approved in 2002 as part of the approval for the garage and cancer center project. The details show a large number of trees and tree groupings on the hillside with a concentration along the top of the hill near the garage and at the bottom of the hill near the residences. The plan shows smaller berms topped with tree groupings near the shared border with the residences of Sackston Woods but it does not appear that these berms were ever put in place or that the trees were planted and tended to appropriately to ensure their survival.

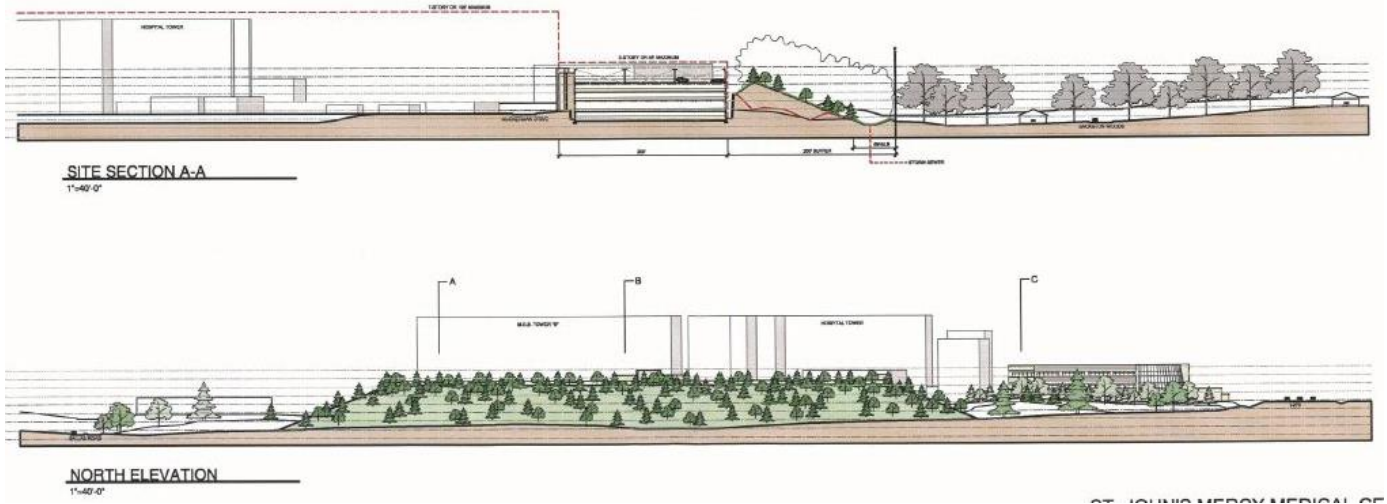


Figure 3: Detail of the site elevations for the Muckerman Garage and buffer approved in 2002.

Figure 3 shows the hill that was built to serve as a buffer between the garage and the Sackston Woods residences. The hill completely covers the bulk of the garage from view of the residences. The residences sit much lower than the garage and only the top of a few of the light poles for the roof level parking area can be seen over the hill as it sits bare today.

PROJECT DESCRIPTION

The applicant proposes to install native plantings to include an initial cover of Oats, then native prairie forbs, grasses, and trees such as Western Red Cedar, Eastern Canaerti Juniper, Pitch/Loblolly Pine, Eastern Redbud, Bur Oak and Chinkapin Oak. Evergreen tree varieties will be planted toward the top of the hill near the parking garage to shield lights from the neighbors view all year round. Other trees will be planted throughout the hillside to create dimension and contrast with the native prairie design. According to the applicant, the proposed native landscaping plan will improve the aesthetic view of the hillside, improve water shedding and create a habitat for wildlife and pollinators. The applicants have also outlined a three-year maintenance plan in order to help the native plantings and trees to thrive and take root on the hillside.

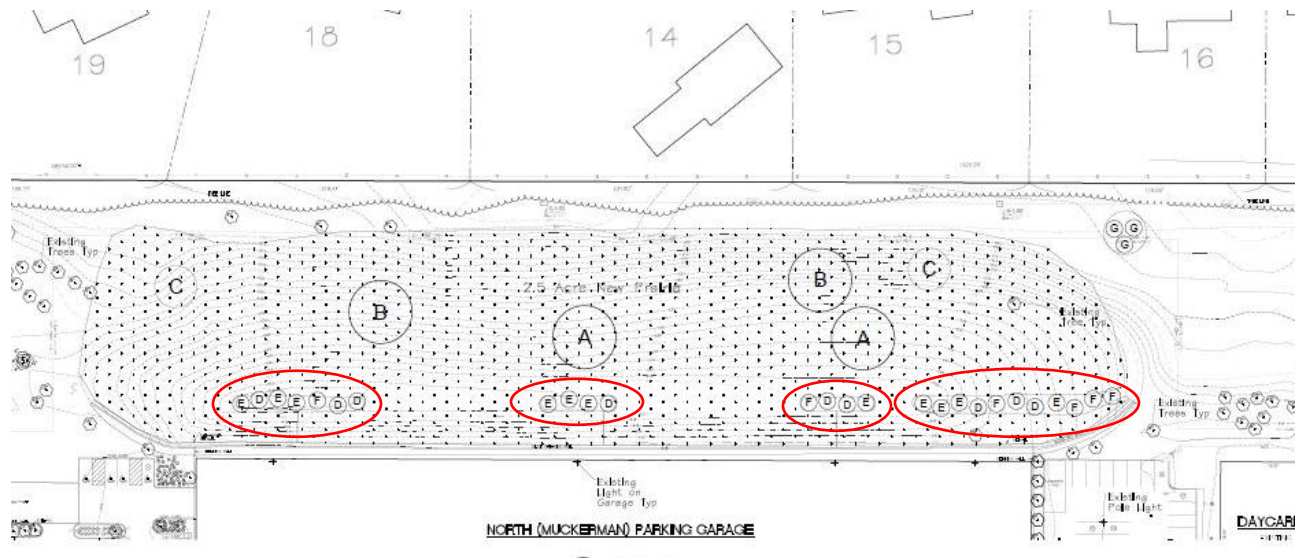


Figure 4: Detail of the proposed landscape plan. Tree groupings corresponding to light poles in red.

Figure 4 is a detail of the proposed landscaping plan for the buffer hillside. The entire area will be covered in native plantings to resemble a prairie landscape with groupings of evergreens along the top of the hill to correspond to the location of the light poles on the rooftop parking area. Shown in Figure 4 in red. Deciduous trees will also be placed throughout the hillside in order to add dimension and additional screening along the hillside.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residences	A-Single-Family Residential	N/A
South	Hospital Campus	PH-Planned Hospital District	R.C. Muckerman Dr
East	Single-Family Residences	Village of Westwood	S. New Ballas Rd
West	Single-Family Residences	A-Single Family Residential	I-270

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The Muckerman garage on the Mercy campus is part of the Campus District place type in the Comprehensive Plan. The Campus District is intended for the development of multiple large office structures, institutional facilities, research buildings, educational, and healthcare facilities. Campus districts have a minimum size of 10 acres, and are envisioned to regulate the outer “tier” of buildings, fronting perimeter streets, while ensuring maximum flexibility for inner “tiers” of buildings that are not adjacent to perimeter streets. When located in pre-dominantly residential areas, Campus districts should maintain low-intensity, landscape frontages. When located on Olive Boulevard or other high intensity commercial streets, Campus districts should maintain a frontage type that matches the adjacent frontages on that commercial street (p. 58.)

Under the City's current zoning, civic and institutional land uses are addressed as conditional uses within other zoning districts. Due to the Creve Coeur's land use patterns, many of these uses fall within residential areas. This has occasionally resulted in conflicts with neighbors over parking, hours of use, and other issues (p.106.) These districts are also intended to protect established, existing residential neighborhoods from potential negative impacts of non-residential land uses. Furthermore, these districts could be developed as overlay districts to preserve the underlying base district zoning and ensure that, if the civic or institutional use ever vacates the site, that the site reverts to the surrounding zoning (p.106.) The Vision for the Campus district is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscape buffers (p.109.) When lots directly abut other lots of a different residential Community Place Type, a landscape buffer, measured horizontally from the lot boundary, should be provided (p.110.) The buffering of the garage with the landscaped hill placed horizontally between the garage and the residences is consistent with the goals of the Comprehensive Plan to create low-intensity, beautifully landscaped buffer area around the perimeter of the campus when adjacent to residential.

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific guidelines for landscape design which state setbacks should be landscaped in order to act as a buffer between buildings, between the building and the street, and to create a more pleasing view to and from the building. Landscape plans should provide for screening of unfavorable views and accentuate significant views. Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms. The natural environment and existing vegetation should be preserved and maintained (p. 15-16.) The applicant's landscaping plan with native plantings and in consideration of the existing berm is in conformance with the landscape design goals of the Design Guidelines.

ZONING REVIEW

Because this request is limited to the review and approval of a new landscape plan on a portion of the large Mercy medical campus, the relevant zoning requirements involve consideration of potential impacts to adjacent residential properties and the required buffer area. .

Lighting:

No additional lighting is proposed for the garage area. Sensors with timers have been added to the existing light poles on the rooftop parking area of the garage to mitigate any light that could be visible to Saxton Woods residents. This was done in response to feedback from the neighborhood. The light timers vary with the longest timer shutting off after 16 minutes. Additionally, groupings of evergreen trees have been added to the plan that correspond to the locations of the light poles in order to block the light year-round.

ADD photo of light sensor as Figure 5.

Buffer Area:

The maintenance of a buffer yard is a requirement for a development in the "PH" Planned Hospital District per Section 405.310 (E)(3)(d) with landscaping according to Section 405.550. The size of the existing hillside serves to almost entirely eliminate any visibility of the existing garage structure from the abutting residences of Sackston Woods. The proposed native forbs and grasses will create a more visually appealing hillside and the evergreen and deciduous trees serve as screening for the light poles of the rooftop parking deck. The Planning and Zoning Commission has the responsibility to determine if the proposed landscaping and screening are appropriate.

SUMMARY AND RECOMMENDED CONDITIONS FOR APPROVAL

The request for a Minor Site Plan to approve a revised landscape plan within this required buffer yard appears to meet all of the requirements of the Zoning Ordinance and goals and objectives of the Comprehensive Plan and Design Guidelines. If the Planning and Zoning Commission believes that the revised landscape plan maintains a sufficient level of screening to the adjacent residences, Staff recommends the approval subject to the conditions below, pending any additional amendments as discussed at the meeting:

1. The applicant is required to submit a final Landscape Plan to staff that shall be in substantial conformance with the plans received May 20, 2022, as bound together and submitted in conjunction with Application #22-012, and including a plant schedule listing the types of native forbs and grasses proposed to achieve the native prairie.
2. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
3. The light sensors currently provided on the lighting standards are maintained to reduce the impacts of the parking garage lighting with the adjacent residences.

MOTION

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

“I move to recommend approval of a Minor Site Plan for a revised Landscaping Plan within the required buffer yard located to the rear of the Muckerman Garage at 615 South New Ballas Road, subject to the conditions discussed in the Staff Report for the meeting of June 20, 2022”
(conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report (Muckerman Garage)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 6/14/22



Description:
Buffer
hillside built
up with a
retaining wall
to cover the
full height of
the
Muckerman
garage from
view of the
adjacent
residences.



Description:
View of the
hillside
looking
towards S.
New Ballas
Road with
Saxton
Woods
residences to
the left and
the
Muckerman
garage to the
right.



Description:
Example of
existing light
pole on the
roof level of
the parking
garage.
Timed sensor
is visible.



Description:
View of the
hillside from
the rooftop
parking area
of the garage
looking
towards the
Saxton
Woods
residences.



Description:
View from
the bottom of
the hill, level
with the
residences,
looking
towards the
parking
garage.
Visible light
pole and
corner of
garage circled
in read.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 872-2501 • www.crevecoeurmo.gov

PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION #22-012: MINOR SITE PLAN FOR THE MUCKERMAN GARAGE ON THE MERCY CAMPUS AT 615 SOUTH NEW BALLAS ROAD

FOR THE MEETING OF: Monday, June 20, 2022, 6:00 PM.

LOCATION: 615 South New Ballas Road (see attached map). Zoned PH Planned Hospital District.

REQUEST: Erik Enderling, on behalf of Mercy Hospital, has submitted an application to prepare and relandscape the 2.5 acre hillside between the Muckerman Garage and the residences of Sackston Woods Lane adjacent to the hillside. To cover the hillside, Native plantings are proposed with evergreen tree varieties to be planted toward the top of the hill to shield the lights for the parking garage from the neighbor's view all year round. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review this request on Monday, June 20, 2022, at 6:00 p.m., for recommendation to the City Council. Meetings are held in person in the Council Chambers of the Creve Coeur Government Center located at 300 N. New Ballas Road. We encourage you to attend if you have any questions or wish to make a statement.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail blmoore@crevecoeurmo.gov.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a minor site plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

- CP-Campus Place Typ District
- Design Guidelines

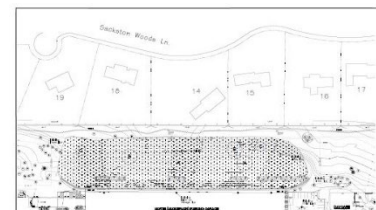
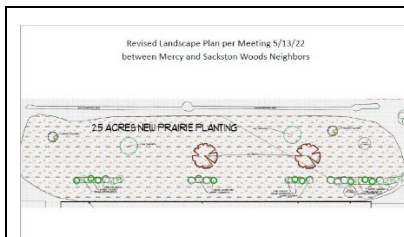
Zoning Code References

- Section 405.310: PH-Planned Hospital District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

Attachment: Applicant's Materials (Muckerman Garage)

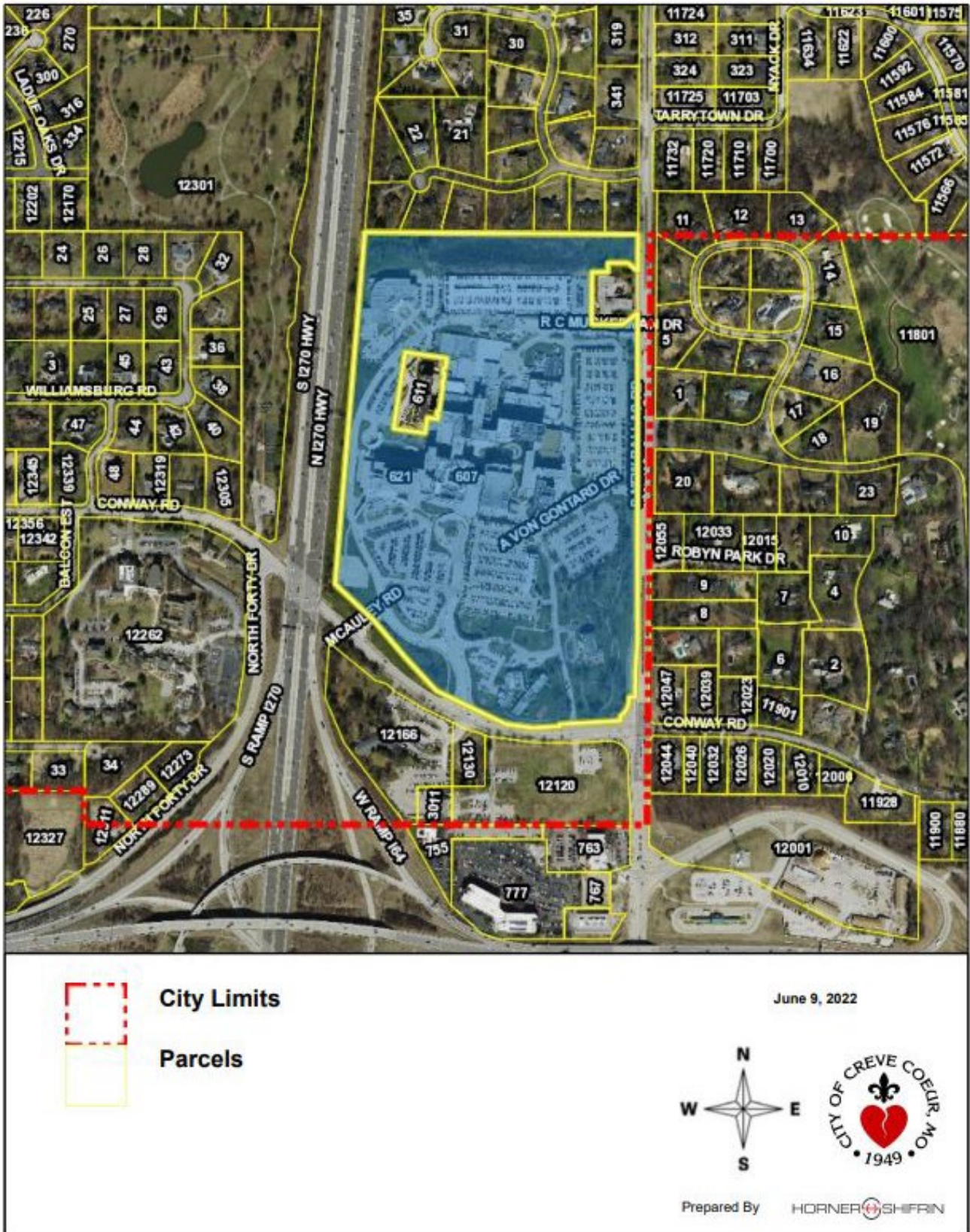
APPLICANT: Erik Enderling
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

PROPERTY OWNER: St. John's Hospital
607 S New Ballas Road
Creve Coeur, MO 63141



STAFF CONTACT: Bethany L. Moore, City Planner
CC: Nicole Greer and Tim Carney - Ward 2

Aerial Photo



Attachment: Applicant's Materials (Muckerman Garage)



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

6.1.c

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☒

Title of Project: Mercy Muckerman Garage Site Plan

Location of Project: 615 S. New Ballas Rd Locator # 190610117

Subject for Agenda: Mercy Muckerman Garage Site Plan

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
<u>Erik Enderling</u> Name <u>Mercy</u> Company (If Applicable) <u>615 S. New Ballas Rd</u> Address <u>Creve Coeur, MO 63141</u> Address Telephone # <u>314-251-6626</u> Fax # <u>n/a</u> Email: <u>erik.enderling@mercy.net</u> <u>Erik Enderling</u> Applicant's Signature	 Name Company (If Applicable) Address Address Telephone # Fax # Email: Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):		
 Name Company (If Applicable) Address Phone Fax Email Applicant's Signature		

Attachment: Applicant's Materials (Muckerman Garage)

Description of Request (attach additional sheets as needed)

General Description: _____

~~See attached sheet~~ _____

Rationale

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

See attached sheet _____

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction
☐ Site plan 4 hard copies	☒ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☒ Landscape plan 4 hard copies	☐ Legal Description in Word format
☐ Floor plan 4 hard copies	☒ Fees: \$250 (non-refundable)
☒ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, _____ June 20, 2022.****Confirm schedule and available meeting dates with Planning Division staff******Office Use Only**

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development
 Bethany Moore, City Planner
 Planning Department (314-872-2501)

Revised: 11/21

Form located at: <https://www.crevecoeurmo.gov/DocumentCenter/View/352/SDP-Agenda-Application?bidId=>

General Description:

On the hillside, north of Mercy's Muckerman garage, **we have removed invasive, noxious trees, bushes and plants, mostly honeysuckle.** We propose to install native plantings. Proposed plantings to include an initial cover crop of Oats, then native prairie forbs, grasses, and trees; Western Red Cedar, Eastern Canaerti Juniper, Pitch/Loblolly Pine, Eastern Redbud, Bur Oak and Chinkapin Oak. Evergreen tree varieties will be planted toward the top of the hill to shield lights from neighbors view all year. Other Trees will be planted throughout the hillside to create dimension.

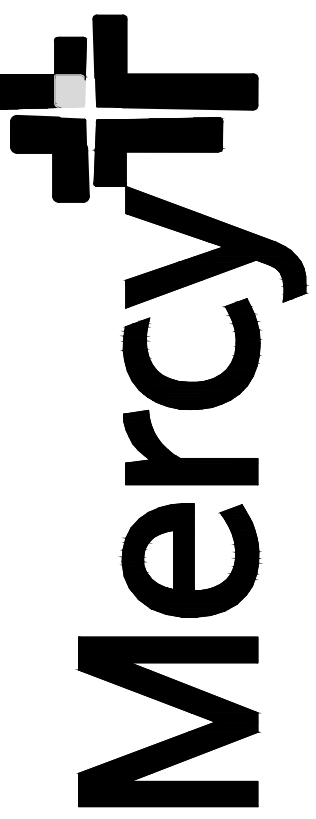
Rationale:

Re-establishing the hillside with native plantings will improve the health of the landscape and environment. The proposed plan aligns with the City of Creve Coeur's Chapter 220 '**Use of Native Plant Communities as an Alternative in Urban Landscape Design**'. The proposed plan of native plants and trees will attract pollinators, keep invasive species from spreading, are low maintenance, reduces water shedding/erosion, and is aesthetically pleasing. Impacts to neighbors such as our exterior lighting will be shielded by evergreen trees. The newly proposed landscape plan will improve the aesthetic view of the hillside, will improve water shedding and it will improve the habitat for wildlife.



Consultants:

Mercy Hospital - St. Louis
615 S. New Ballas Rd.
St. Louis, Missouri 63141
Muckerman Garage Hill Screening



Revisions:

Date	Description	No.

Drawn: XXX
Checked: XXX

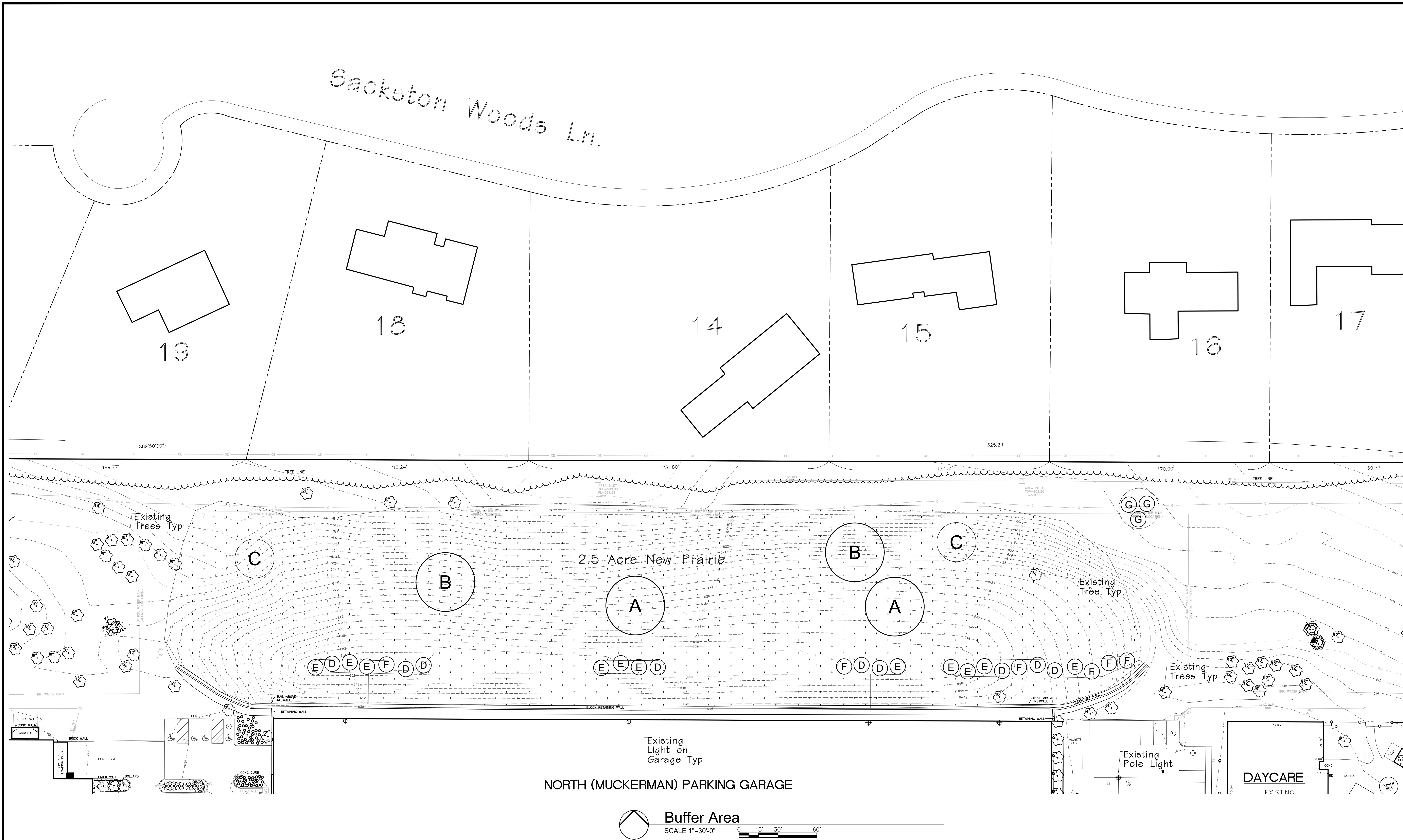


1921 Ravina Drive
Caseyville, IL 62232
(618) 398-9000

Sheet Title: Buffer Area Landscape Plan

Sheet No: L-1

Date: 5/19/2022
Job #: 124.037



PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes
A	2	Quercus macrocarpa	Bur Oak	2.5"	45' +	B & B
B	2	Quercus muehlenbergii	Chinkapin Oak	2.5"	45' +	B & B
C	2	Cercis Canadensis	Eastern Redbud	2"	45' +	B & B
D	9	Thuja plicata	Western Red Cedar	6-8'		B & B
E	9	Juniperus virginiana 'Canaertii'	Canaertii Juniper	6-8'		B & B
F	8	Pinus taeda	Loblolly Pine	8-10'		B & B
G	3	Ilex opaca	American Holly	8-10'		B & B

Pictures BEFORE



Attachment: Applicant's Materials (Muckerman Garage)



Muckerman Garage Naturalization

Project Breakdown

- Step 1
 - Remove bush honeysuckle and undesirable tree species.
 - Site prep and seed bed prep.
 - Oats cover crop installation. (temporary to hold soil until seeding with Native Plantings in Jan 2023 and to choke out weeds). This will look like a prairie this summer. Seeding to commence week of 5/16. Germination is about 7 days.
- Step 2
 - Monthly non-selective invasive/undesirable species control (spot spray)
- Step 3
 - Native prairie grass and forb seed installation. (Jan/Feb 2023)
- Year 1 Stewardship
 - This includes maintenance necessary to establish the native seed installation. Maintenance includes chemical and mechanical control of weeds and invasive species. Includes overseeding of forb species.
- Year 2 Stewardship
 - This includes maintenance necessary to establish the native seed installation. Maintenance includes chemical and mechanical control of weeds and invasive species. Includes overseeding of forb species.
- Year 3 Stewardship
 - This includes maintenance necessary to establish the native seed installation. Maintenance includes chemical and mechanical control of weeds and invasive species. Includes overseeding of forb species.



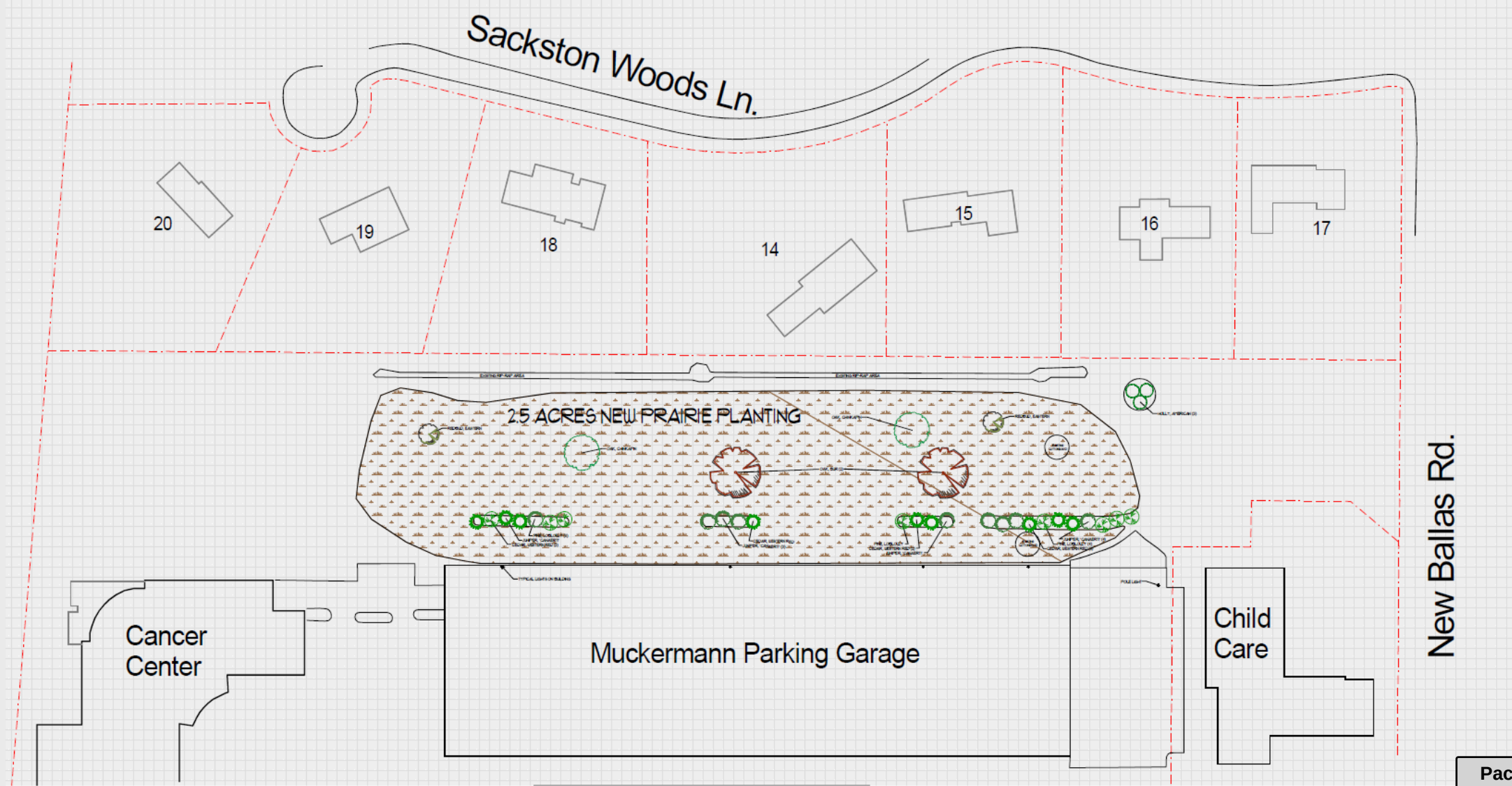


Attachment: Applicant's Materials (Muckerman Garage)



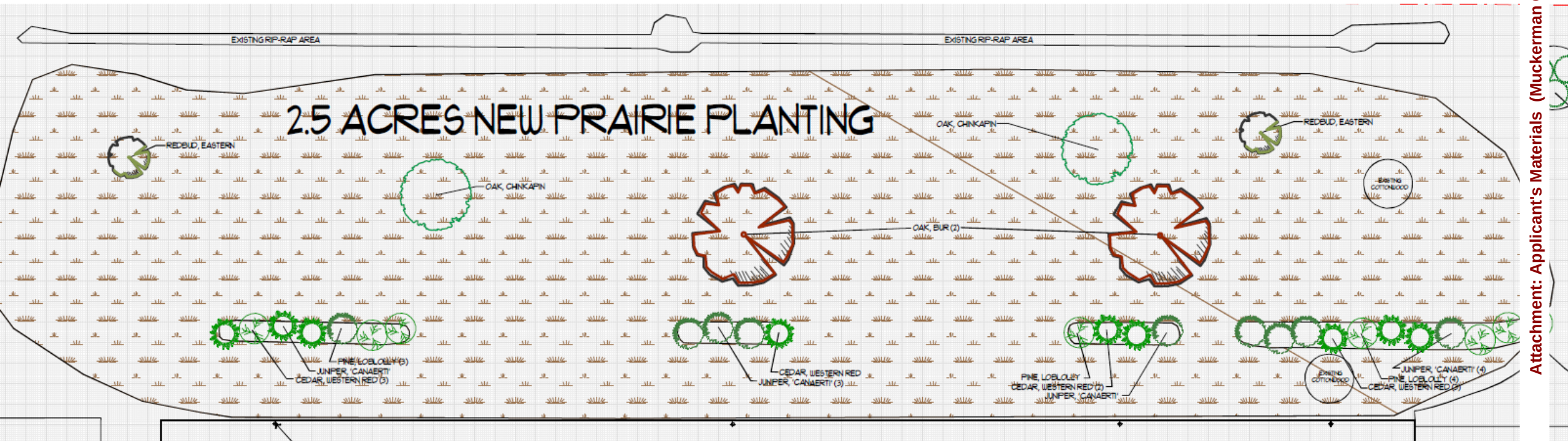
Attachment: Applicant's Materials (Muckerman Garage)

Revised Landscape Plan per Meeting 5/13/22
between Mercy and Sackston Woods Neighbors



Attachment: Applicant's Materials (Muckerman Garage)

Packet Pg. 36





Attachment: Applicant's Materials (Muckerman Garage)





Plant Selections- Grasses





Plant Selections-Forbs



6.1.c



Packet Pg. 42

Attachment: Applicant's Materials (Muckerman Garage)

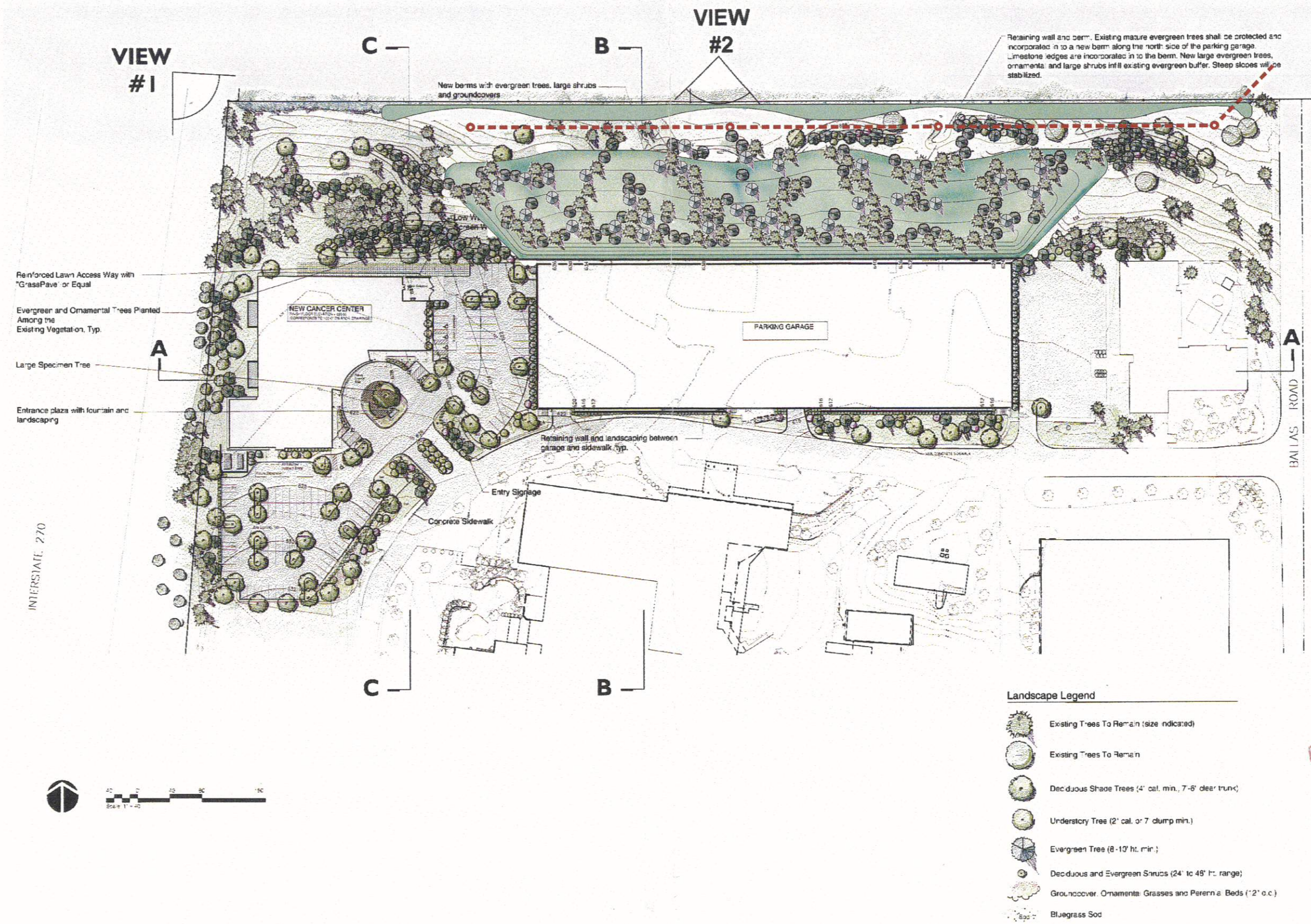


 ST. JOHN'S MERCY HEALTH CARE	Building Name: St. John's Mercy Health Care		<table border="1"><thead><tr><th>NO</th><th>DATE</th><th>REVISIONS</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	NO	DATE	REVISIONS									
	NO			DATE	REVISIONS										
123 s Main St.	Project Name & Project Number: CANCER CENTER & NEW PARKING GARAGE														
Sheet Name: CONCEPTUAL LANDSCAPE PLAN	Date: 2/12/02														
	Scale: 1" = 40'														

ARCHITECTS DESIGNERS PLANNERS
7771 ROCKHAWK AVENUE
ST. LOUIS, MISSOURI 63121
314.755.9397 FAX 314.755.9398

Heideman & Associates, Inc.
Consulting Engineers
Civil, Surveying
Electrical
Mechanical
Structural
13545 Barnwell Parkway Drive
Suite 200
St. Louis, Missouri 63021
Phone: 314-822-2317
Fax: 314-822-7858

ABS Consulting
1844 Lockland Hill Parkway
St. Louis, MO 63116
Phone: 314-884-7077
Fax: 314-884-0722



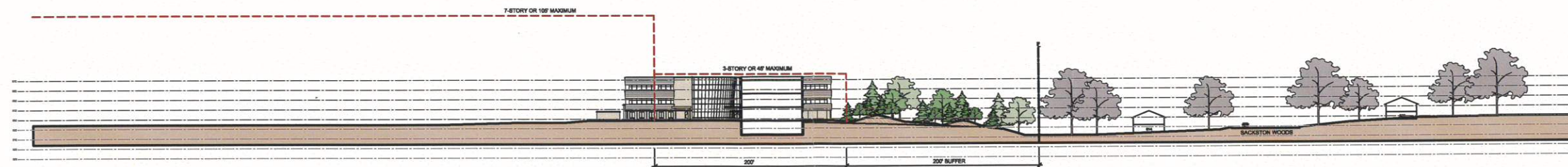
SITE PLAN
1"=40'-0"



ST. JOHN'S MERCY MEDICAL CENTER

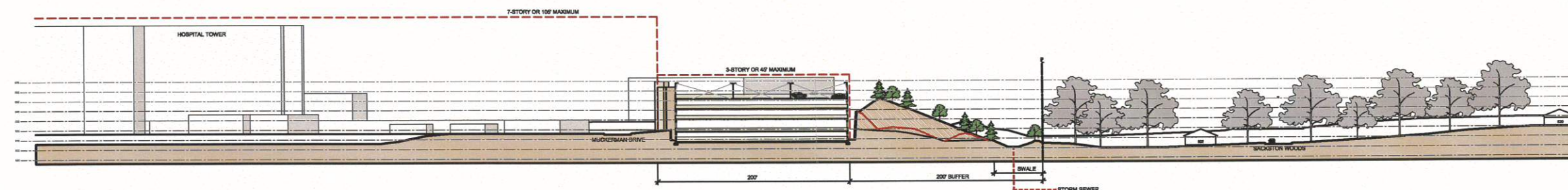
Attachment: 2002 Landscape Plan (Muckerman Garage)

RECEIVED
FEB 15 2002
C.C. COMMUNITY DEVL



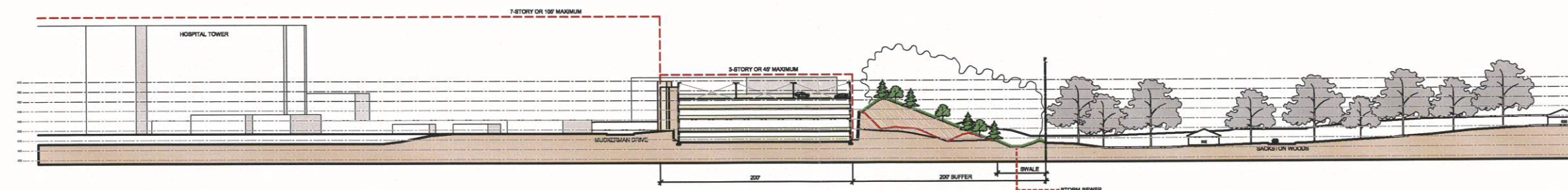
SITE SECTION C-C

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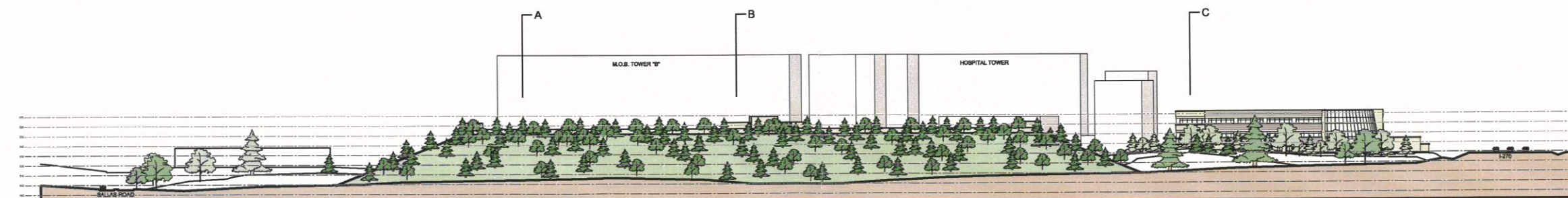
SITE SECTION B-B

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SITE SECTION A-A

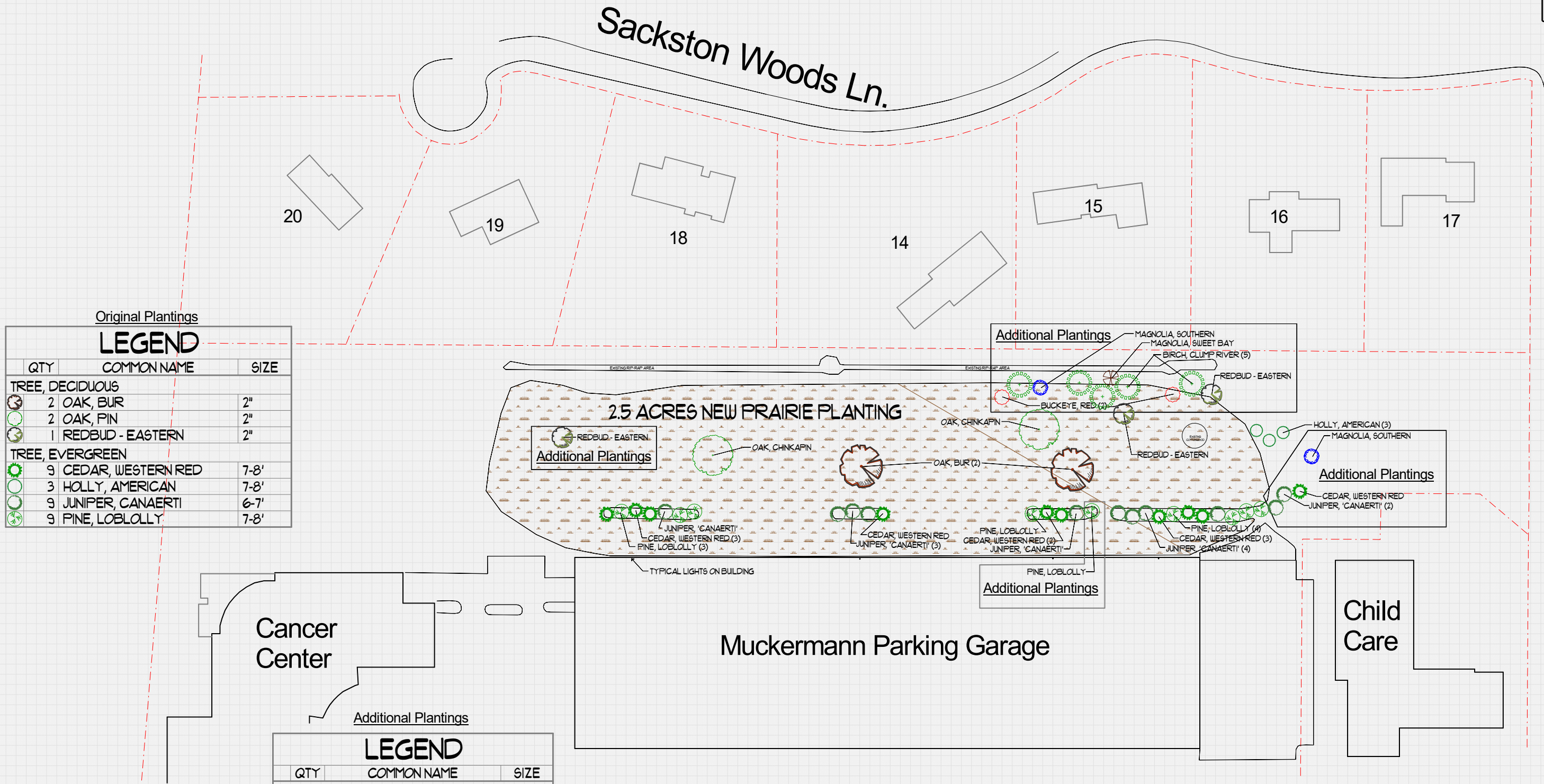
1"=40'-0"



NORTH ELEVATION

1"=40'-0"





New Ballas Rd.

Attachment: Applicant's Revised Landscape Plan Muckerman (Muckerman Garage)



6.1.e



Attachment: Applicant's Revised Landscape Plan Muckerman (Muckerman Garage)





300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#22-012: MINOR SITE PLAN FOR A REVISED LANDSCAPE PLAN WITHIN THE BUFFER YARD BEHIND THE MUCKERMAN GARAGE ON THE MERCY CAMPUS AT 615 SOUTH NEW BALLAS ROAD

FOR THE MEETING OF: Monday June 20, 2022

LOCATION: 615 South New Ballas Road (see attached map). Zoned PH
Planned Hospital District.

REQUEST: Erik Enderling, on behalf of Mercy Hospital, has submitted an application for approval of a revised landscape plan for the 2.5 acre hillside between the Muckerman Garage and the residences of Sackston Woods Lane. A prairie style landscape design with native plantings are proposed along with evergreen tree varieties to be planted toward the top of the hill to shield the lights for the parking garage from the neighbor's view.. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

ADDITIONAL INFORMATION: The existing hillside foliage had become neglected and the hillside was cleared in preparation for the proposed native landscaping plan. The removal was done prior to receiving approval for the new landscaping plan. The previous landscaping plan was approved in 2002 as part of the overall approval for the Muckerman Garage and Cancer Center construction. It does not appear that the landscaping was successfully executed according to the approved plan from 2002.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a minor site plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Comprehensive Plan References

- CP-Campus Type District
- Design Guidelines

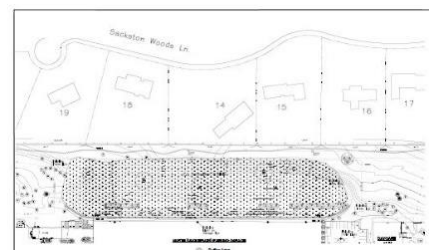
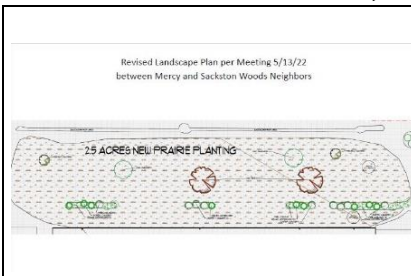
Zoning Code References

- Section 405.310: PH-Planned Hospital District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Erik Enderling
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

**PROPERTY
OWNER:**

St. John's Hospital
607 S New Ballas Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 6/16/2022

ATTACHMENTS: Applicant's Materials Received May 20, 2022

Attachment: Staff Report (Muckerman Garage)

BACKGROUND

The Applicants are seeking approval of a new landscaping plan for the 2.5 acre hillside buffer between the Muckerman Garage and abutting residences of Sackston Woods Lane that back up to the hillside. A landscaping plan for the buffer area was approved as part of the garage approval in 2002. It does not appear that the landscaping was executed successfully according to the approved plan and in the subsequent years the hillside became over grown and neglected. The existing foliage on the hillside was removed in preparation for the new native landscaping plan before the plan was reviewed or approved by staff or the Planning and Zoning Commission. Mercy representatives have since met with adjacent property owners and spoken with the Sackston Woods Trustees and adjacent residents to discuss the plans and address any concerns.



Figure 1: Detail of the landscaping rendering approved in 2002.



Figure 2: Detail of the landscaping plan approved in 2002.

Figures 1&2 are details of the Landscaping Plan that was approved in 2002 as part of the approval for the garage and cancer center project. The details show a large number of trees and tree groupings on the hillside with a concentration along the top of the hill near the garage and at the bottom of the hill near the residences. The plan shows smaller berms topped with tree groupings near the shared border with the residences of Sackston Woods but it does not appear that these berms were ever put in place or that the trees were planted and tended to appropriately to ensure their survival.

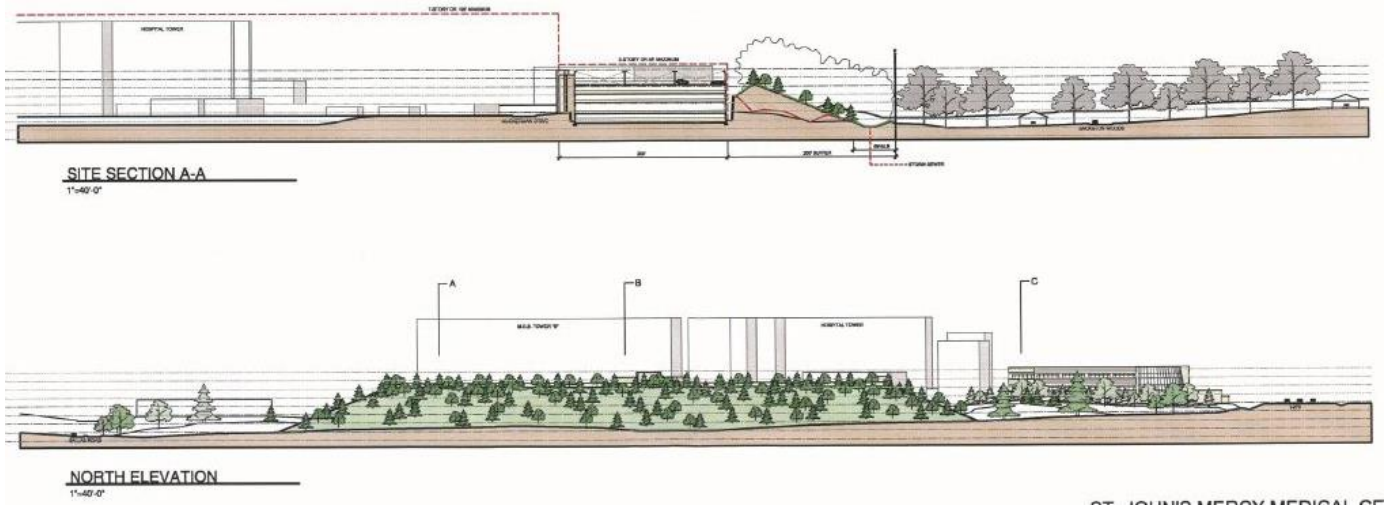


Figure 3: Detail of the site elevations for the Muckerman Garage and buffer approved in 2002.

Figure 3 shows the hill that was built to serve as a buffer between the garage and the Sackston Woods residences. The hill completely covers the bulk of the garage from view of the residences. The residences sit much lower than the garage and only the top of a few of the light poles for the roof level parking area can be seen over the hill as it sits bare today.

PROJECT DESCRIPTION

The applicant proposes to install native plantings to include an initial cover of Oats, then native prairie forbs, grasses, and trees such as Western Red Cedar, Eastern Canaerti Juniper, Pitch/Loblolly Pine, Eastern Redbud, Bur Oak and Chinkapin Oak. Evergreen tree varieties will be planted toward the top of the hill near the parking garage to shield lights from the neighbors view all year round. Other trees will be planted throughout the hillside to create dimension and contrast with the native prairie design. According to the applicant, the proposed native landscaping plan will improve the aesthetic view of the hillside, improve water shedding and create a habitat for wildlife and pollinators. The applicants have also outlined a three-year maintenance plan in order to help the native plantings and trees to thrive and take root on the hillside.

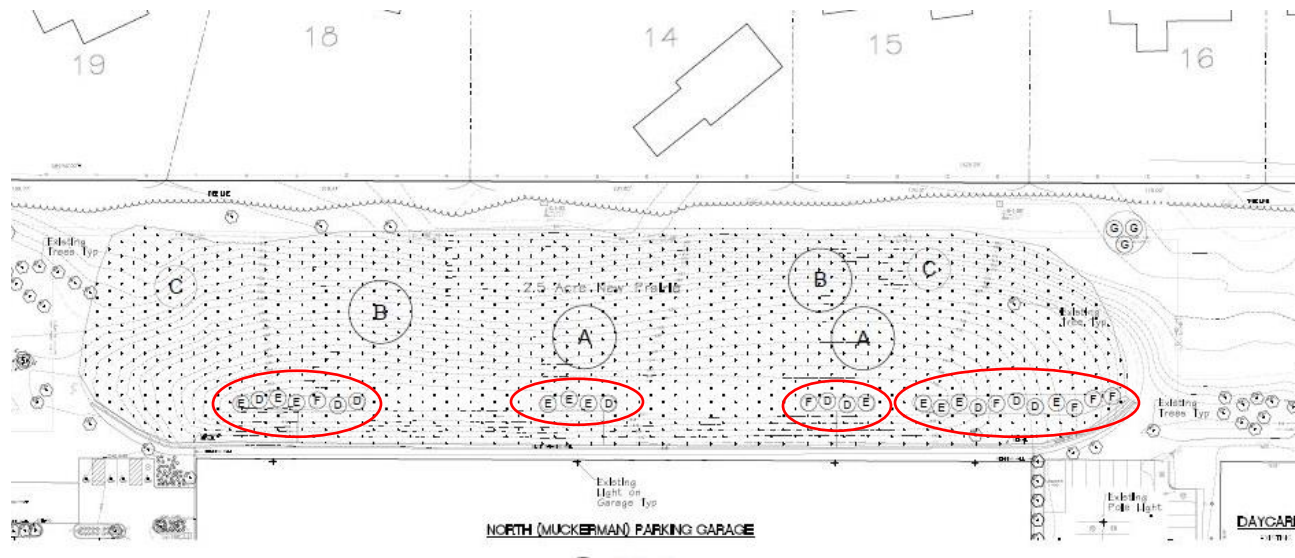


Figure 4: Detail of the proposed landscape plan. Tree groupings corresponding to light poles in red.

Figure 4 is a detail of the proposed landscaping plan for the buffer hillside. The entire area will be covered in native plantings to resemble a prairie landscape with groupings of evergreens along the top of the hill to correspond to the location of the light poles on the rooftop parking area. Shown in Figure 4 in red. Deciduous trees will also be placed throughout the hillside in order to add dimension and additional screening along the hillside.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residences	A-Single-Family Residential	N/A
South	Hospital Campus	PH-Planned Hospital District	R.C. Muckerman Dr
East	Single-Family Residences	Village of Westwood	S. New Ballas Rd
West	Single-Family Residences	A-Single Family Residential	I-270

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The Muckerman garage on the Mercy campus is part of the Campus District place type in the Comprehensive Plan. The Campus District is intended for the development of multiple large office structures, institutional facilities, research buildings, educational, and healthcare facilities. Campus districts have a minimum size of 10 acres, and are envisioned to regulate the outer “tier” of buildings, fronting perimeter streets, while ensuring maximum flexibility for inner “tiers” of buildings that are not adjacent to perimeter streets. When located in pre-dominantly residential areas, Campus districts should maintain low-intensity, landscape frontages. When located on Olive Boulevard or other high intensity commercial streets, Campus districts should maintain a frontage type that matches the adjacent frontages on that commercial street (p. 58.)

Under the City's current zoning, civic and institutional land uses are addressed as conditional uses within other zoning districts. Due to the Creve Coeur's land use patterns, many of these uses fall within residential areas. This has occasionally resulted in conflicts with neighbors over parking, hours of use, and other issues (p.106.) These districts are also intended to protect established, existing residential neighborhoods from potential negative impacts of non-residential land uses. Furthermore, these districts could be developed as overlay districts to preserve the underlying base district zoning and ensure that, if the civic or institutional use ever vacates the site, that the site reverts to the surrounding zoning (p.106.) The Vision for the Campus district is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscape buffers (p.109.) When lots directly abut other lots of a different residential Community Place Type, a landscape buffer, measured horizontally from the lot boundary, should be provided (p.110.) The buffering of the garage with the landscaped hill placed horizontally between the garage and the residences is consistent with the goals of the Comprehensive Plan to create low-intensity, beautifully landscaped buffer area around the perimeter of the campus when adjacent to residential.

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific guidelines for landscape design which state setbacks should be landscaped in order to act as a buffer between buildings, between the building and the street, and to create a more pleasing view to and from the building. Landscape plans should provide for screening of unfavorable views and accentuate significant views. Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms. The natural environment and existing vegetation should be preserved and maintained (p. 15-16.) The applicant's landscaping plan with native plantings and in consideration of the existing berm is in conformance with the landscape design goals of the Design Guidelines.

ZONING REVIEW

Because this request is limited to the review and approval of a new landscape plan on a portion of the large Mercy medical campus, the relevant zoning requirements involve consideration of potential impacts to adjacent residential properties and the required buffer area. .

Lighting:

No additional lighting is proposed for the garage area. Sensors with timers have been added to the existing light poles on the rooftop parking area of the garage to mitigate any light that could be visible to Saxton Woods residents. This was done in response to feedback from the neighborhood. The light timers vary with the longest timer shutting off after 16 minutes. Additionally, groupings of evergreen trees have been added to the plan that correspond to the locations of the light poles in order to block the light year-round.

ADD photo of light sensor as Figure 5.

Buffer Area:

The maintenance of a buffer yard is a requirement for a development in the "PH" Planned Hospital District per Section 405.310 (E)(3)(d) with landscaping according to Section 405.550. The size of the existing hillside serves to almost entirely eliminate any visibility of the existing garage structure from the abutting residences of Sackston Woods. The proposed native forbs and grasses will create a more visually appealing hillside and the evergreen and deciduous trees serve as screening for the light poles of the rooftop parking deck. The Planning and Zoning Commission has the responsibility to determine if the proposed landscaping and screening are appropriate.

SUMMARY AND RECOMMENDED CONDITIONS FOR APPROVAL

The request for a Minor Site Plan to approve a revised landscape plan within this required buffer yard appears to meet all of the requirements of the Zoning Ordinance and goals and objectives of the Comprehensive Plan and Design Guidelines. If the Planning and Zoning Commission believes that the revised landscape plan maintains a sufficient level of screening to the adjacent residences, Staff recommends the approval subject to the conditions below, pending any additional amendments as discussed at the meeting:

1. The applicant is required to submit a final Landscape Plan to staff that shall be in substantial conformance with the plans received May 20, 2022, as bound together and submitted in conjunction with Application #22-012, and including a plant schedule listing the types of native forbs and grasses proposed to achieve the native prairie.
2. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
3. The light sensors currently provided on the lighting standards are maintained to reduce the impacts of the parking garage lighting with the adjacent residences.

MOTION

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

“I move to recommend approval of a Minor Site Plan for a revised Landscaping Plan within the required buffer yard located to the rear of the Muckerman Garage at 615 South New Ballas Road, subject to the conditions discussed in the Staff Report for the meeting of June 20, 2022”
(conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report (Muckerman Garage)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 6/14/22



Description:
Buffer
hillside built
up with a
retaining wall
to cover the
full height of
the
Muckerman
garage from
view of the
adjacent
residences.



Description:
View of the
hillside
looking
towards S.
New Ballas
Road with
Saxton
Woods
residences to
the left and
the
Muckerman
garage to the
right.

Attachment: Staff Report (Muckerman Garage)



Description:
Example of
existing light
pole on the
roof level of
the parking
garage.
Timed sensor
is visible.



Description:
View of the
hillside from
the rooftop
parking area
of the garage
looking
towards the
Saxton
Woods
residences.



Description:
View from
the bottom of
the hill, level
with the
residences,
looking
towards the
parking
garage.
Visible light
pole and
corner of
garage circled
in read.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 872-2501 • www.crevecoeurmo.gov

PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION #22-012: MINOR SITE PLAN FOR THE MUCKERMAN GARAGE ON THE MERCY CAMPUS AT 615 SOUTH NEW BALLAS ROAD

FOR THE MEETING OF: Monday, June 20, 2022, 6:00 PM.

LOCATION: 615 South New Ballas Road (see attached map). Zoned PH Planned Hospital District.

REQUEST: Erik Enderling, on behalf of Mercy Hospital, has submitted an application to prepare and relandscape the 2.5 acre hillside between the Muckerman Garage and the residences of Sackston Woods Lane adjacent to the hillside. To cover the hillside, Native plantings are proposed with evergreen tree varieties to be planted toward the top of the hill to shield the lights for the parking garage from the neighbor's view all year round. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review this request on Monday, June 20, 2022, at 6:00 p.m., for recommendation to the City Council. Meetings are held in person in the Council Chambers of the Creve Coeur Government Center located at 300 N. New Ballas Road. We encourage you to attend if you have any questions or wish to make a statement.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail blmoore@crevecoeurmo.gov.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a minor site plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

- CP-Campus Place Typ District
- Design Guidelines

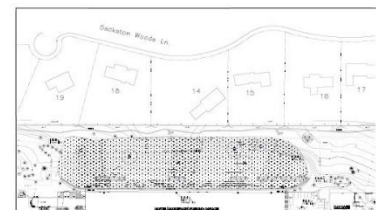
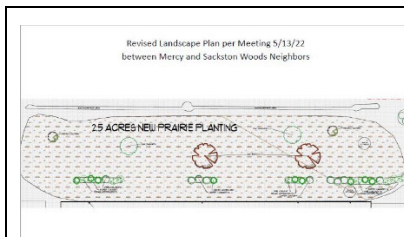
Zoning Code References

- Section 405.310: PH-Planned Hospital District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

Attachment: Applicant's Materials (Muckerman Garage)

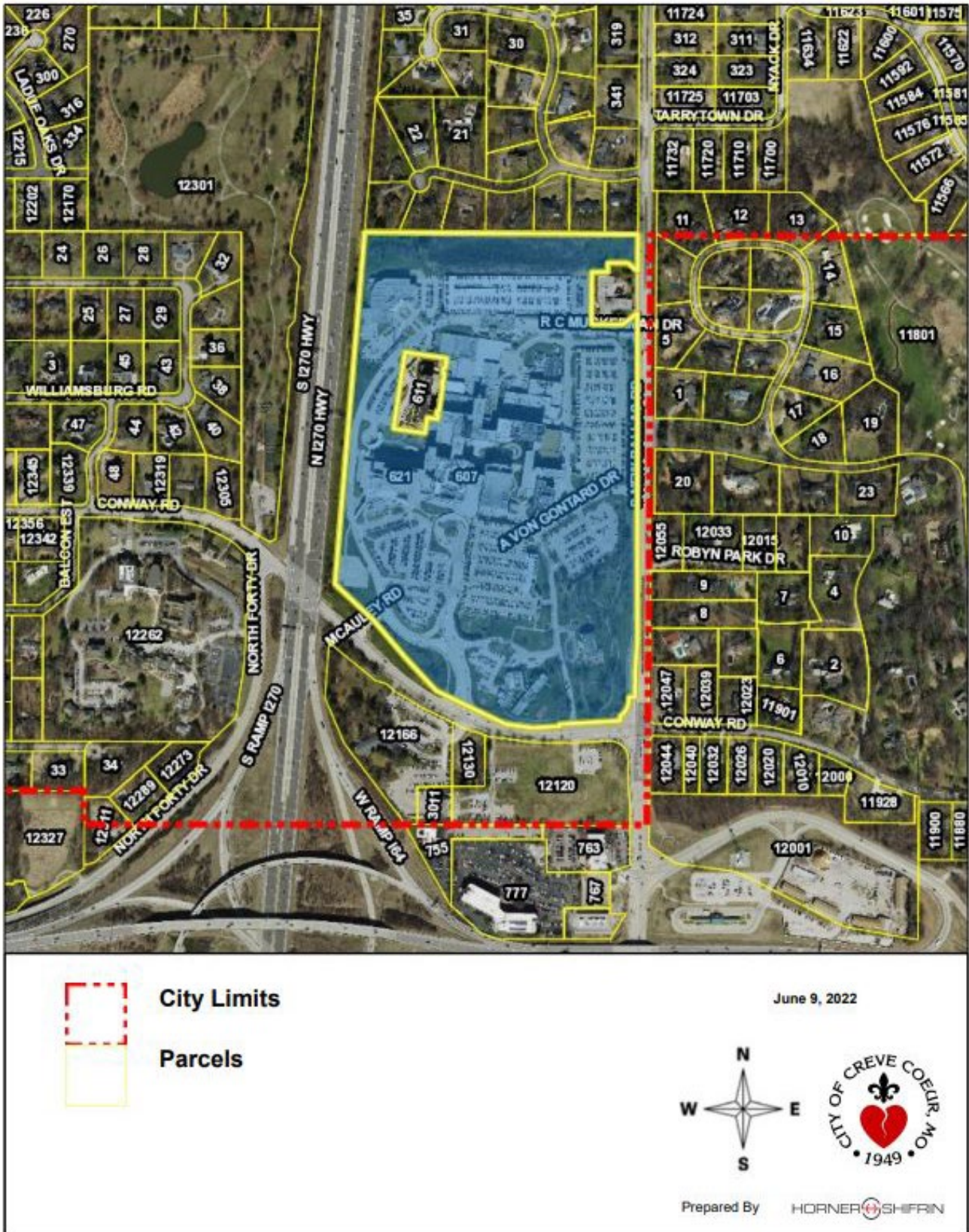
APPLICANT: Erik Enderling
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

PROPERTY OWNER: St. John's Hospital
607 S New Ballas Road
Creve Coeur, MO 63141



STAFF CONTACT: Bethany L. Moore, City Planner
CC: Nicole Greer and Tim Carney - Ward 2

Aerial Photo



Attachment: Applicant's Materials (Muckerman Garage)



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

7.1.b

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☒

Title of Project: Mercy Muckerman Garage Site Plan

Location of Project: 615 S. New Ballas Rd Locator # 190610117

Subject for Agenda: Mercy Muckerman Garage Site Plan

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
<u>Erik Enderling</u> Name <u>Mercy</u> Company (If Applicable) <u>615 S. New Ballas Rd</u> Address <u>Creve Coeur, MO 63141</u> Address Telephone # <u>314-251-6626</u> Fax # <u>n/a</u> Email: <u>erik.enderling@mercy.net</u> <u>Erik Enderling</u> Applicant's Signature	 Name Company (If Applicable) Address Address Telephone # Fax # Email: Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):		
 Name Company (If Applicable) Address Phone Fax Email Applicant's Signature		

Attachment: Applicant's Materials (Muckerman Garage)

Description of Request (attach additional sheets as needed)

General Description: _____

~~See attached sheet~~ _____

Rationale

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

See attached sheet _____

Submittal Checklist

- | | |
|---|--|
| ☒ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan 4 hard copies | ☒ Photographs of existing structures |
| ☐ Access and parking plan-4 hard copies; (may be shown on site plan) | ☐ Materials samples for Commission review |
| ☒ Landscape plan 4 hard copies | ☐ Legal Description in Word format |
| ☐ Floor plan 4 hard copies | ☒ Fees: \$250 (non-refundable) |
| ☒ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, _____ June 20, 2022.****Confirm schedule and available meeting dates with Planning Division staff******Office Use Only**

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development
 Bethany Moore, City Planner
 Planning Department (314-872-2501)

Revised: 11/21

Form located at: <https://www.crevecoeurmo.gov/DocumentCenter/View/352/SDP-Agenda-Application?bidId=>

General Description:

On the hillside, north of Mercy's Muckerman garage, **we have removed invasive, noxious trees, bushes and plants, mostly honeysuckle.** We propose to install native plantings. Proposed plantings to include an initial cover crop of Oats, then native prairie forbs, grasses, and trees; Western Red Cedar, Eastern Canaerti Juniper, Pitch/Loblolly Pine, Eastern Redbud, Bur Oak and Chinkapin Oak. Evergreen tree varieties will be planted toward the top of the hill to shield lights from neighbors view all year. Other Trees will be planted throughout the hillside to create dimension.

Rationale:

Re-establishing the hillside with native plantings will improve the health of the landscape and environment. The proposed plan aligns with the City of Creve Coeur's Chapter 220 '**Use of Native Plant Communities as an Alternative in Urban Landscape Design**'. The proposed plan of native plants and trees will attract pollinators, keep invasive species from spreading, are low maintenance, reduces water shedding/erosion, and is aesthetically pleasing. Impacts to neighbors such as our exterior lighting will be shielded by evergreen trees. The newly proposed landscape plan will improve the aesthetic view of the hillside, will improve water shedding and it will improve the habitat for wildlife.

Mercy Hospital - St. Louis
615 S. New Ballas Rd.
St. Louis, Missouri 63141

Muckerman Garage Hill Screening



Attachment: Applicant's Materials (Muckerman Garage)

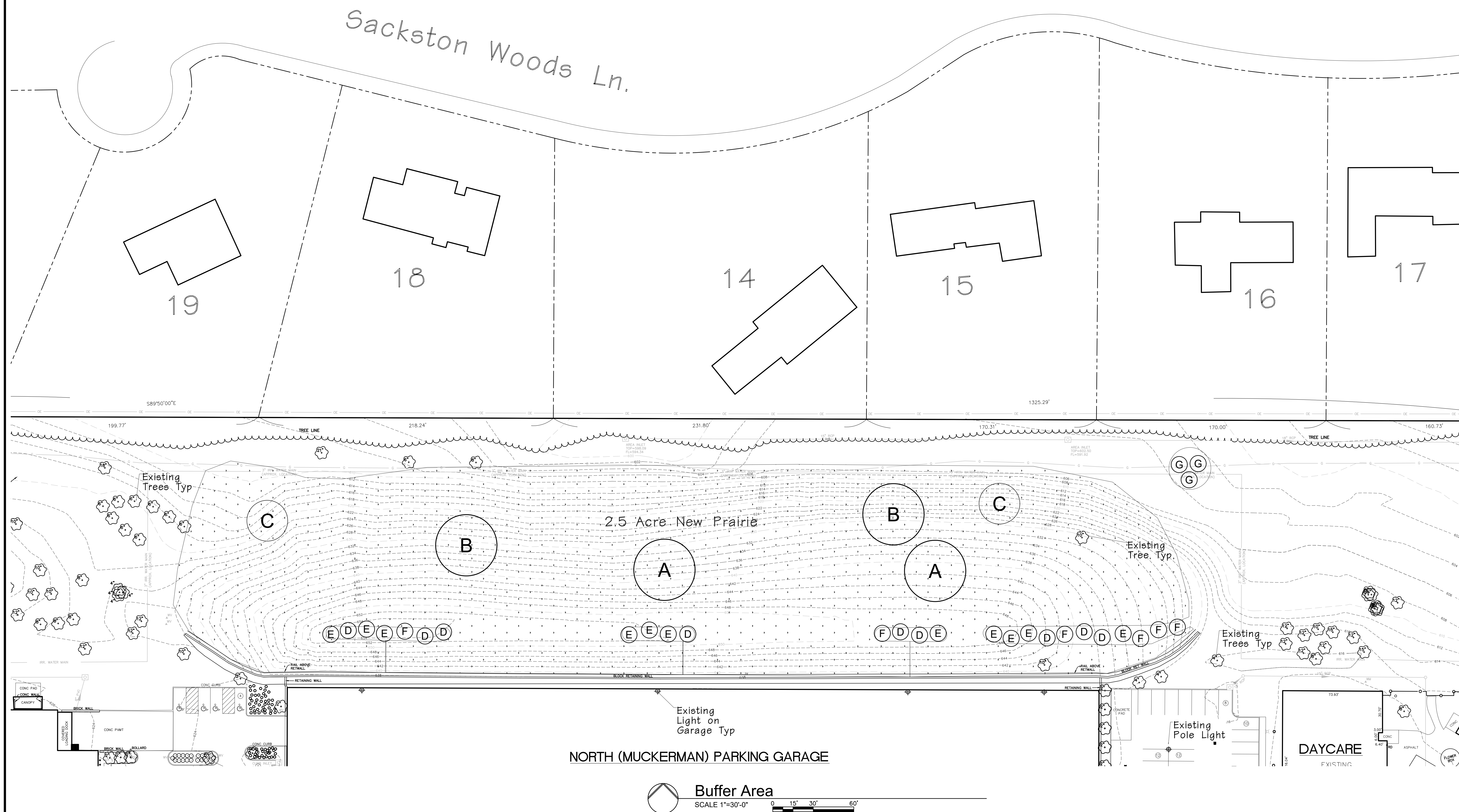
[illegible]

Drawn:	XXX
Checked:	XXX



1921 Ravina Drive
Caseyville, Il 62232
(618) 398-9000

Sheet Title:	Buffer Area Landscape Plan
Sheet No:	L-1
Date: Job #:	5/19/2022 124.037



PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes
A	2	Quercus macrocarpa	Bur Oak	2.5"	45'+	B & B
B	2	Quercus muehlenbergii	Chinkapin Oak	2.5"	45'+	B & B
C	2	Cercis Canadensis	Eastern Redbud	2"	45'+	B & B
D	9	Thuja plicata	Western Red Cedar	6-8'		B & B
E	9	Juniperus virginiana 'Canaertii'	Canaertii Juniper	6-8'		B & B
F	8	Pinus taeda	Loblolly Pine	8-10'		B & B
G	3	Ilex opaca	American Holly	8-10'		B & B

Pictures BEFORE





Muckerman Garage Naturalization

Project Breakdown

- Step 1
 - Remove bush honeysuckle and undesirable tree species.
 - Site prep and seed bed prep.
 - Oats cover crop installation. (temporary to hold soil until seeding with Native Plantings in Jan 2023 and to choke out weeds). This will look like a prairie this summer. Seeding to commence week of 5/16. Germination is about 7 days.
- Step 2
 - Monthly non-selective invasive/undesirable species control (spot spray)
- Step 3
 - Native prairie grass and forb seed installation. (Jan/Feb 2023)
- Year 1 Stewardship
 - This includes maintenance necessary to establish the native seed installation. Maintenance includes chemical and mechanical control of weeds and invasive species. Includes overseeding of forb species.
- Year 2 Stewardship
 - This includes maintenance necessary to establish the native seed installation. Maintenance includes chemical and mechanical control of weeds and invasive species. Includes overseeding of forb species.
- Year 3 Stewardship
 - This includes maintenance necessary to establish the native seed installation. Maintenance includes chemical and mechanical control of weeds and invasive species. Includes overseeding of forb species.



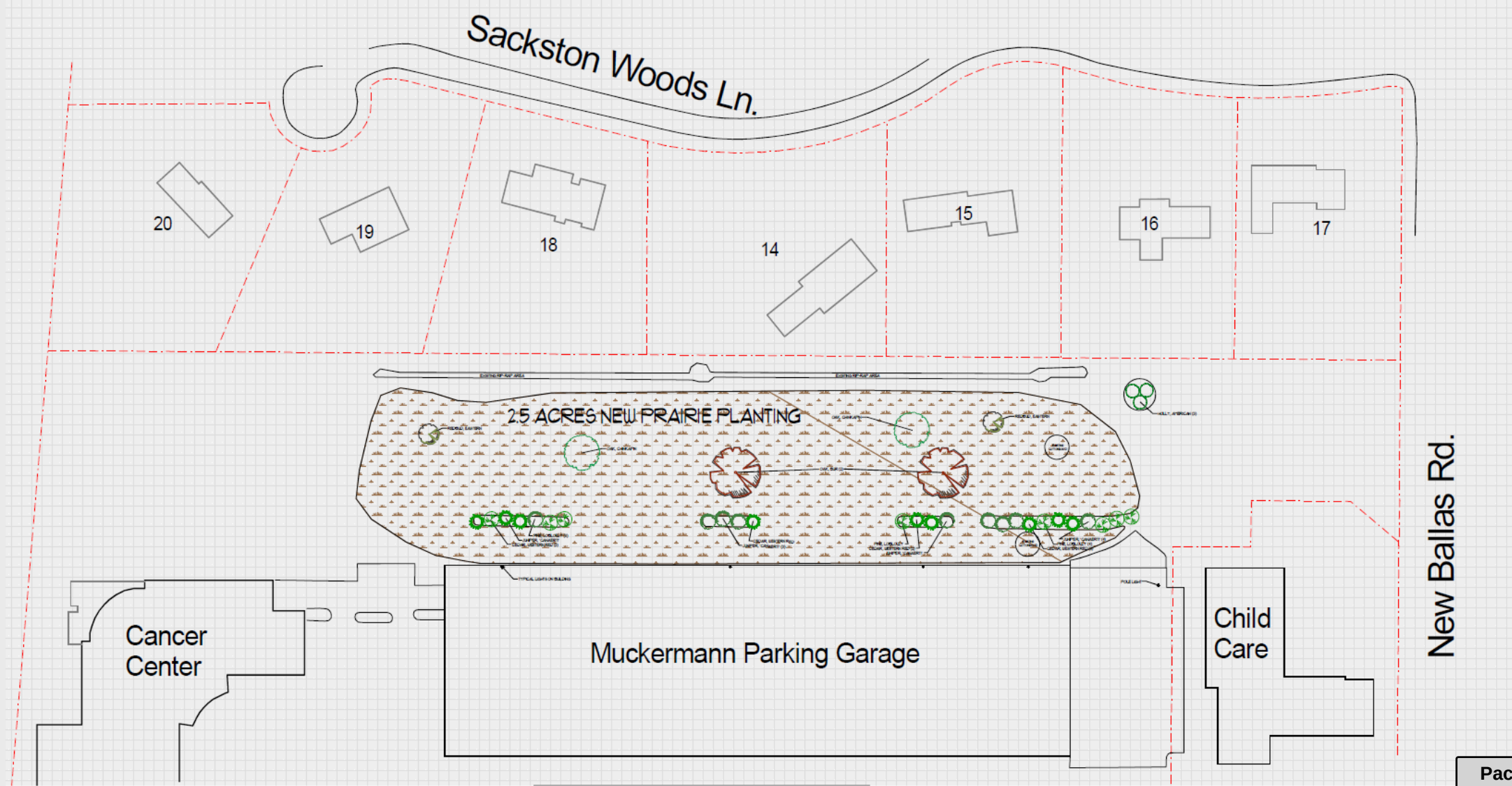


Attachment: Applicant's Materials (Muckerman Garage)



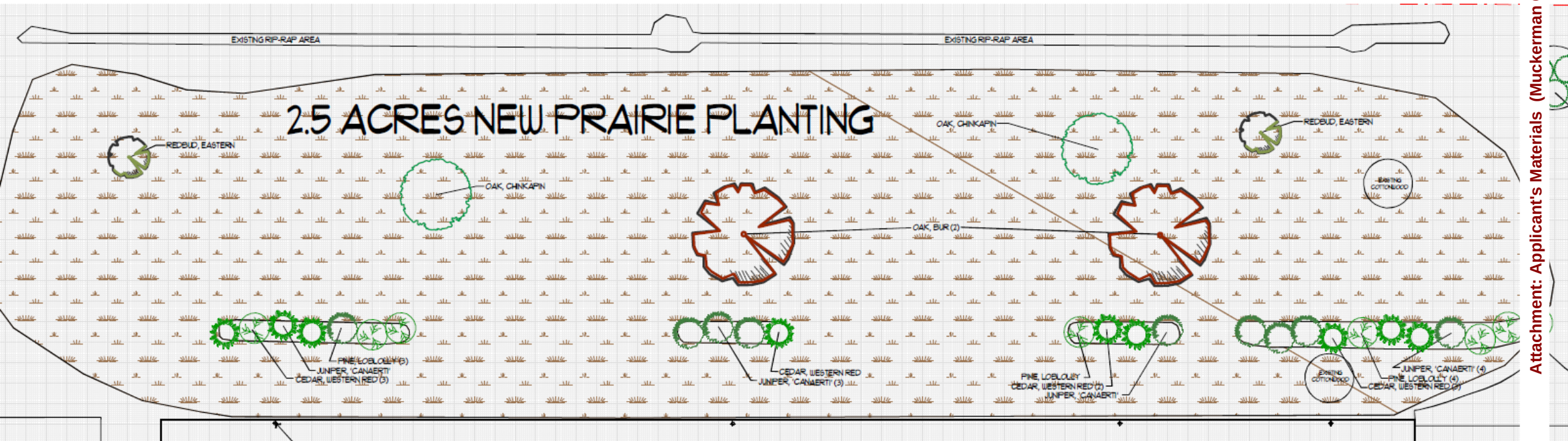
Attachment: Applicant's Materials (Muckerman Garage)

Revised Landscape Plan per Meeting 5/13/22
between Mercy and Sackston Woods Neighbors



Attachment: Applicant's Materials (Muckerman Garage)

Revised Landscape Plan per Meeting 5/13/22
between Mercy and Sackston Woods Neighbors



Attachment: Applicant's Materials (Muckerman Garage)









Plant Selections- Grasses

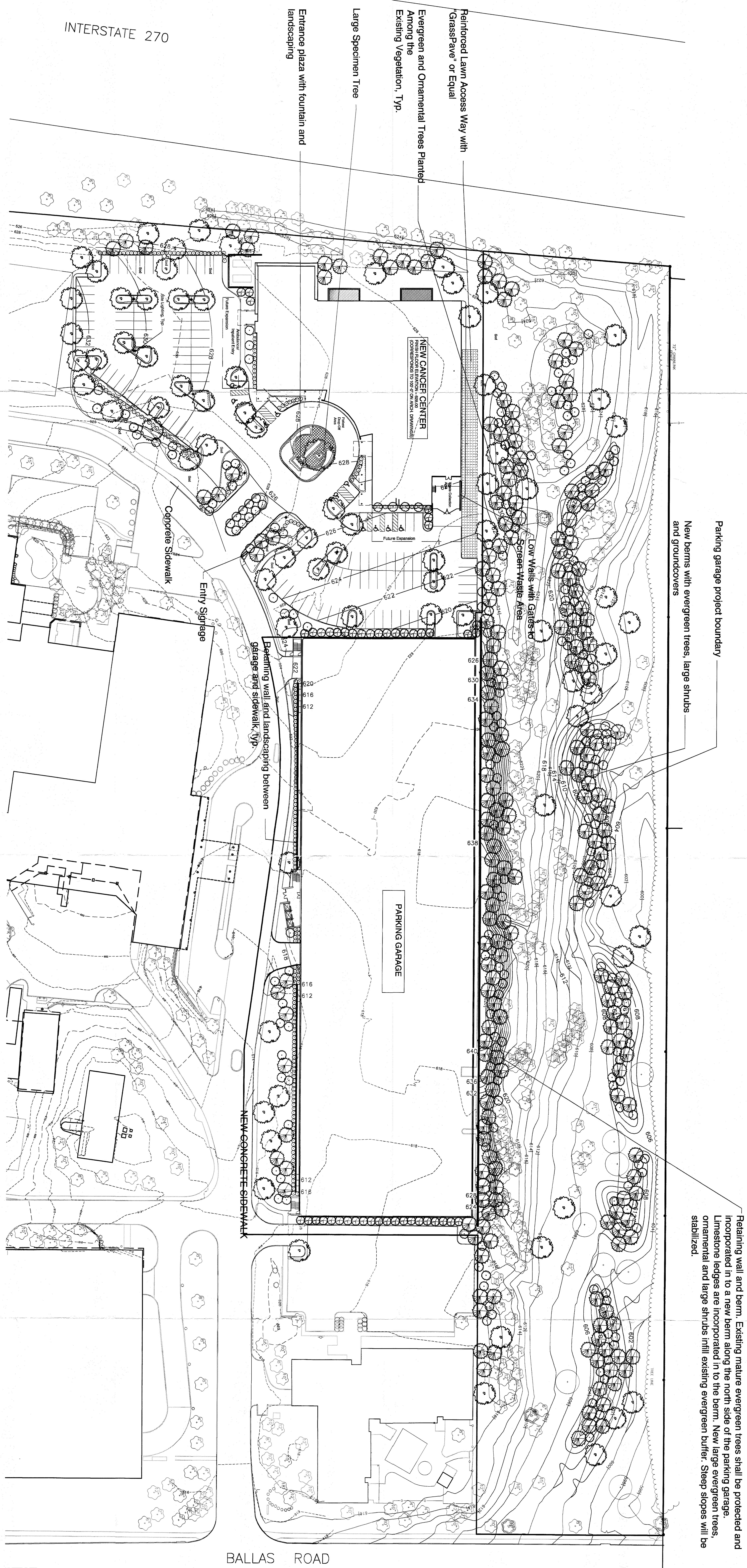
Plant Selections-Forbs



7.1.b



Attachment: Applicant's Materials (Muckerman Garage)



Landscape Legend

- Existing Trees To Remain (size indicated)
- Existing Trees To Remain
- Deciduous Shade Trees (4' cal. min., 7'-6' clear trunk)
- Understory Tree (2' cal. or 7' clump min.)
- Evergreen Tree (8'-10' ht. min.)
- Deciduous and Evergreen Shrubs (24" to 48" ht. range)
- Groundcover, Ornamental Grasses and Perennial Beds (12' o.c.)
- Sod
- Bluegrass Sod

Building Name:
St. John's Mercy Health Care
123 s Main St.

Project Name & Project Number:
CANCER CENTER & NEW PARKING GARAGE
Sheet Name:
CONCEPTUAL LANDSCAPE PLAN

Date:
2/12/02
Scale:
1" = 40'

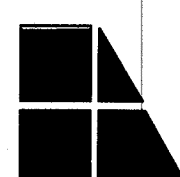
THE SEALS AND SIGNATURES APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED AND DO NOT CONSTITUTE A GUARANTEE OR WARRANTY FOR ANY OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR MATERIALS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

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NO DATE REVISIONS

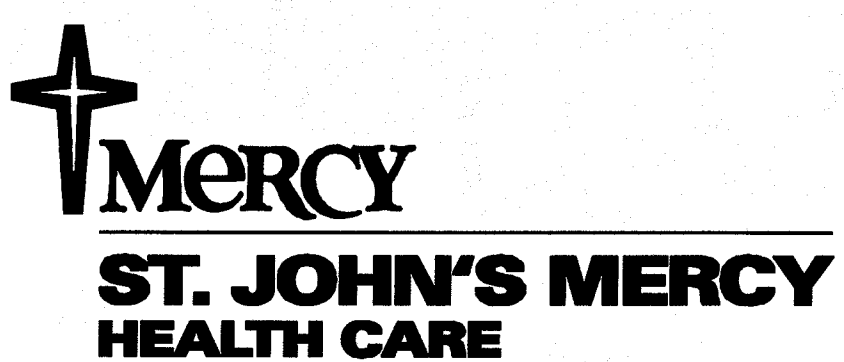


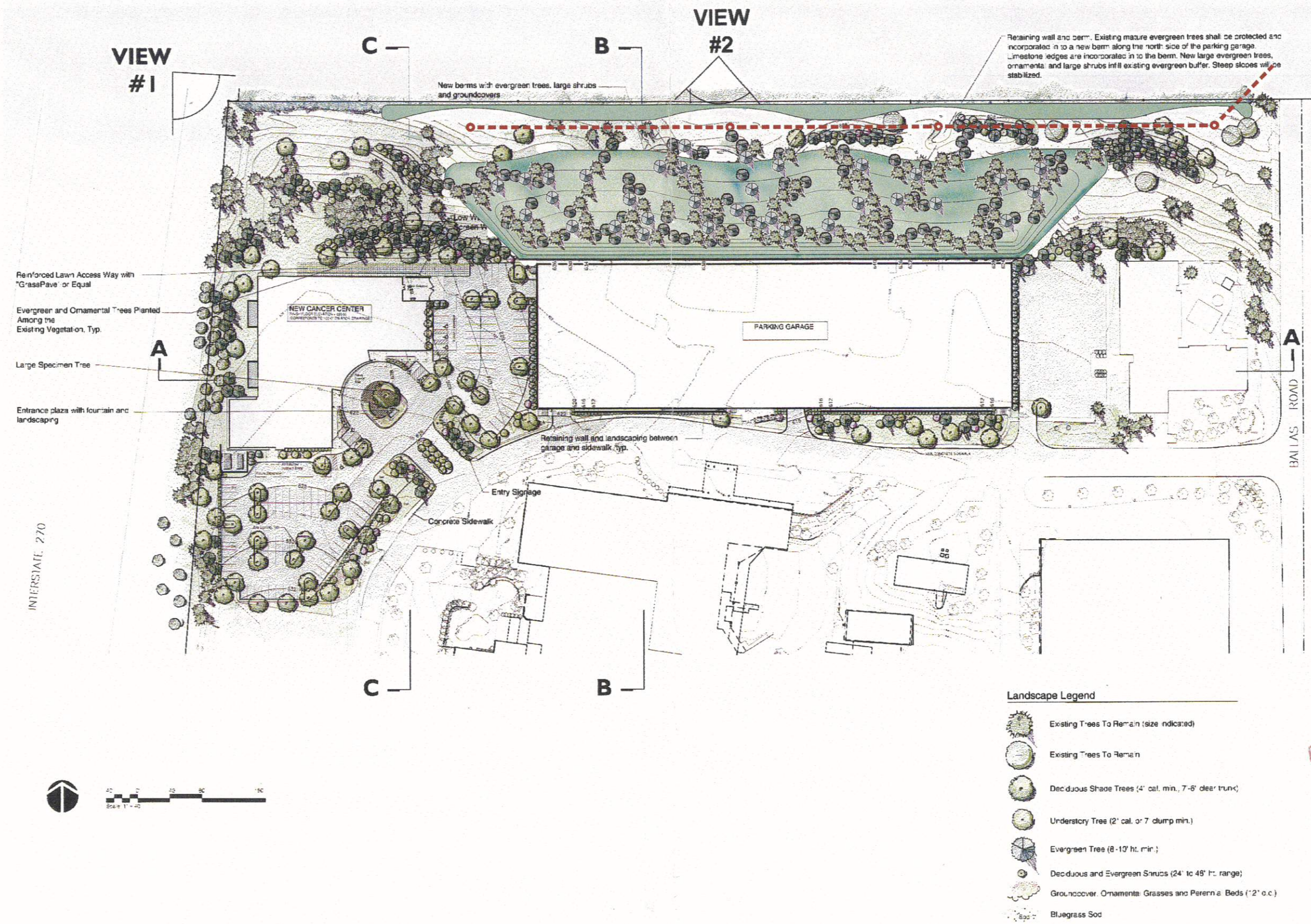
ARCHITECTS DESIGNERS PLANNERS
7711 ROCKHAWK AVENUE
ST. LOUIS, MISSOURI 63121
314.755.9397 FAX 314.755.9398



Heideman & Associates, Inc.
Consulting Engineers
Civil, Surveying
Electrical
Mechanical
Structural
13545 Barnwell Parkway Drive
Suite 200
St. Louis, Missouri 63021
Phone: 314-822-2317
Fax: 314-822-7858

ABS Consulting
1844 Lockland Hill Parkway
St. Louis, MO 63116
Phone: 314-884-7077
Fax: 314-884-0722





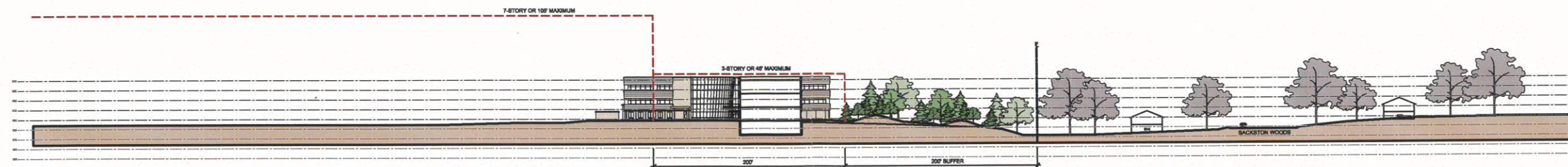
SITE PLAN
1"=40'-0"



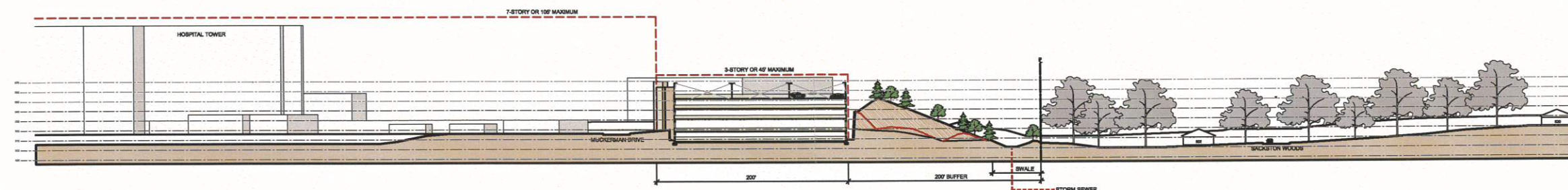
ST. JOHN'S MERCY MEDICAL CENTER

Attachment: 2002 Landscape Plan (Muckerman Garage)

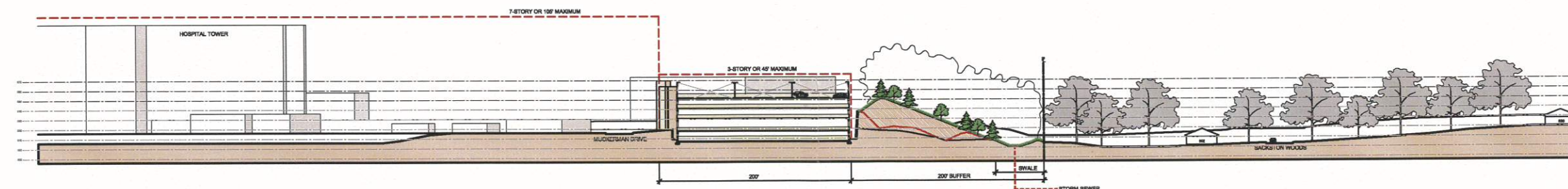
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FEB 15 2002
C.C. COMMUNITY DEVL



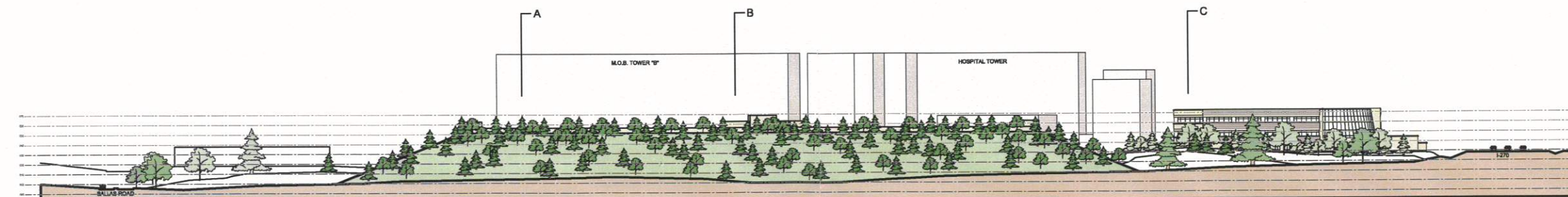
SITE SECTION C-C
1"=40'-0"



SITE SECTION B-B
1"=40'-0"



SITE SECTION A-A
1"=40'-0"



NORTH ELEVATION
1"=40'-0"





300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.crevecoeurmo.gov

APPLICATION TO PLANNING AND ZONING COMMISSION
#22-013: CONDITIONAL USE PERMIT - TO REPEAL ORDINANCE 5250
AND ISSUE A NEW CUP FOR THE OPERATION OF A 10-SCREEN MOVIE
THEATER, 10 LANE BOWLING ALLEY, ROPES COURSE WITH FULL-
SERVICE DINING FOR B&B THEATERS LOCATED AT 12657 OLIVE
BOULEVARD

FOR THE MEETING OF: July 5, 2022

LOCATION: 12657 Olive Boulevard in the CB Core Business District

REQUEST: Dennis McIntire, of B&B Theaters, has submitted a request to amend the conditional use permit to allow for an interior remodel for a 10-screen movie theater, 10-lane bowling alley and ropes course with full service dining in the existing movie theater space of the former AMC Theater located within the West Park Center. The property is located at the northeast corner of Olive Boulevard and Whispering Pines Drive, within the West Park Development, and is zoned "CB" Core Business District.

ADDITIONAL INFORMATION:

All motion picture theaters and eating and drinking establishments are permitted by issuance of conditional use permit in the "CB" Core Business District per Section 405.370. Ordinance 5250 authorized the conditional use permit to operate a 1,035 seat, 16-screen motion picture theater in the West Park Development and requires that any enlargement, extension, expansion, or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission.

Key Issues:

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

Creve Coeur 2030 Comprehensive Plan References

- MU-Mixed Use Type District
- Design Guidelines

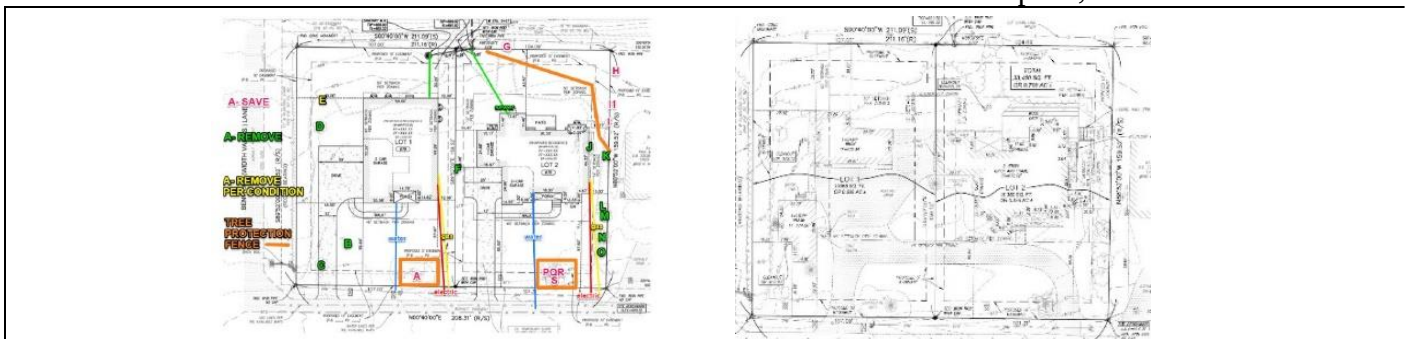
Zoning Code References

- Section 405.210 Regulation of Uses
- Section 405.370 "CB" Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

Attachment: Staff Report (B&B Theaters)

APPLICANTS: Dennis McIntire
B&B Theaters
PO Box 129
Liberty, MO 64069

REPRESENTATIVE: Jim Klausman
Klayton Properties, LLC
3024 SW Wanamaker Road,
Suite 300
Topeka, KS 66614



REPORT PREPARED BY: Bethany L. Moore, City Planner

ATTACHMENTS: Applicant's Materials received June 1, 2022
Draft Ordinance
Ordinance 5250

BACKGROUND AND PROPOSAL REQUEST

In 2012 (Ordinance No. 5250), the City Council authorized a conditional use permit to operate a 16-screen motion picture theatre in the West Park Development, located on the northeast corner of Olive Boulevard and Whispering Pines Drive. Ordinance 5250 repealed Ordinances 1612 and 1707 and authorized the issuance of a new conditional use permit to allow for a 16-screen 55,000 square foot motion picture theater with a maximum of 1,035 seats within the building, alteration of the use to include a 1,670 sq. ft. kitchen, a 400 sq. ft. bar area with a maximum of 20 seats, and three beverage stations for a total of 727 sq. ft., and conversion of the traditional stadium seating into 8 theatres with “Fork & Screen” seating, and 8 theatres with “Cinema Suites” seating for dining services. Only ticket holders for a movie were able to utilize the bar area (with a maximum of 20 seats).

The current proposal is to renovate the existing theater complex for a mix of entertainment uses including a 10-screen movie theater, 10-lane bowling alley, ropes course and full-service dining. 6 of the existing movie theater auditoriums would be removed to make room for the new uses. Auditoriums #15 and #16 will be demolished and reconfigured into a single large auditorium with a 70' screen, 197 heated recliner seats, with upgraded sound and projection, to be branded B&B Grand Screen. Auditoriums #9, #10, #11, #12, #13, and #14 will stay structurally the same but will get new heated recliner seating and upgrades to sound and projection. Auditoriums #6, #7 and #8 seating platforms will be demolished, and a new riser system will be installed to incorporate B & B Theatres concept auditoriums. Those auditoriums would be branded ScreenPlay, Lyric and MX4D and would feature updated seating, sound, and projection. Auditoriums #1, #2, #3, #4 and #5 will be demolished to make room for the entertainment center that will feature bowling, family arcade and overhead ropes course. The removal of 6 theaters and the restructuring of the remaining 10 theaters will reduce the overall movie theater seats from 1,035 approved per Ord. 5250 to 622 seats with the current proposal. As part of the renovation process the existing concession stand will be demolished, and a new concession and bar area will be built as a connection to the new entertainment center. Cosmetic changes to most of the lobby, all restrooms, kitchen, mezzanine, and support areas are also proposed but the overall floor plans for these areas will not change. The applicant is not proposing any changes to the site, or exterior of the building.

Because of the seating changes to the existing movie theater use, the addition of the 10-lane bowling alley, the ropes course recreational area, and the enlargement of the dining and bar area, Staff is recommending a repeal of the existing ordinance and a replacement with a new conditional use permit.

OCCUPANT LOAD - AUDITORIA

AUDITORIA FIXED SEAT COUNTS (FOR REF ONLY)

	AREA NAME	AREA	FUNCTION	SEATS
01	Grand Screen	4488 SF	ASSEMBLY, FIXED SEATS	197
02	Lyric	1466 SF	ASSEMBLY, FIXED SEATS	49
03	Auditorium	1481 SF	ASSEMBLY, FIXED SEATS	45
04	MX4D	1407 SF	ASSEMBLY, FIXED SEATS	49
05	Auditorium	1372 SF	ASSEMBLY, FIXED SEATS	37
06	Screen Play	2042 SF	ASSEMBLY, FIXED SEATS	46
07	Auditorium	2964 SF	ASSEMBLY, FIXED SEATS	81
08	Max Relax	1443 SF	ASSEMBLY, FIXED SEATS	32
09	Auditorium	1390 SF	ASSEMBLY, FIXED SEATS	37
10	Auditorium	1777 SF	ASSEMBLY, FIXED SEATS	49
				622

OCCUPANT LOAD - ENTERTAINMENT CENTER

	AREA NAME	AREA	FUNCTION	SEATS / LANES
103	Bar	1516 SF	ASEMBLY, UNCONCENTRATED	70
105	Lounge	1541 SF	ASEMBLY, UNCONCENTRATED	53
106	Concierge	156 SF	BUSINESS AREAS	NA
107	Bowling	6695 SF	BOWLING CENTERS	10 LANES
108	Arcade	3236 SF	ASEMBLY, UNCONCENTRATED	NA
109	Redemption	280 SF	ASEMBLY, UNCONCENTRATED	NA
109a	Redemption Storage	80 SF	SERVICE SPACE	NA
110	Party Room	320 SF	ASEMBLY, UNCONCENTRATED	22

Figure 1. Individual use information for B&B Theaters proposed uses.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Multi-Family Residential	St. Louis County	N/A
South	Hospital and Office Building	“PH” Planned Hospital District, “CB” Core Business District	Olive Boulevard (hospital)
East	Office Building	“CB” Core Business	NA
West	Retail	St. Louis County	Whispering Pines Drive

COMPREHENSIVE PLAN REVIEW

The subject property is part of the West Olive Corridor in the Mixed-Use District place type. This place type accommodates the suburban development pattern typical of the majority of Creve Coeur’s existing commercial and retail development, while providing public realm enhancements to improve visual character of the Olive Boulevard corridor. Over time, this place type encourages a further diversification of land uses, including multi-family residential and mixed-use development. The proposed expansion of the use to family activities in conjunction with the theatre provides a unique and new amenity to City and County residents. The proposed use is integrated into the existing facility, with no modification to the exterior of the building or

site. Since there are no known concerns with the existing development, it appears that the request meets with the Goals and Objectives of the Comprehensive Plan.

ZONING REVIEW

Theatres are permitted with conditions in the “GC” General Commercial and “CB” Core Business districts, restaurants are permitted with conditions in all commercial zoning districts within the city, bowling centers are conditional uses in “PC” Planned Community “GC” and “CB” districts, and all other amusement and recreation industries are conditional uses in “A”, “B” “C” and “D” Single Family Residential districts, “AR” Attached Single Family Residential district, “PC” “GC” “CB” districts and a permitted use in “LI” Light Industrial district. The current conditional use permit for the theatre requires that any enlargement, extension, expansion, or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a building permit for the enlargement, expansion or alteration may be issued. As the applicant is not proposing any changes to the site or exterior of the building, the only key zoning discussion point is a review of the required off-street parking.

Parking:

Off-street parking regulations for multi-plex motion picture theaters are discussed under Section 405.820(6)(b):

6. *Motion pictures (SIC Code 78).*
 - b. *Multi-plex motion picture theaters. One (1) space per four (4) seats. Except, however, that such theaters may have their parking modified by the provisions of Section 405.800(G)(3) or for multi-plex theaters located with shopping centers containing over twenty-five thousand (25,000) square feet of floor area which provide at least six (6) parking spaces per one thousand (1,000) square feet of floor area or multi-plex theaters located with shopping centers over fifty thousand (50,000) square feet of floor area which provide at least five (5) parking spaces per one thousand (1,000) square feet of floor area may provide parking according to the following standards:*

Gross Retail Area	Parking Standard
25,000--49,999	1 space per 5 seats
50,000--79,999	1 space per 6 seats
80,000--99,999	1 space per 7 seats
100,000 square feet and larger	1 space per 8 seats

Off-street parking regulations for Other Amusement and Recreation Industries and Bowling Centers are discussed under Section 405.820 (7)(b) and (c):

7. *b. Fitness and recreational sports centers (NAICS 71394), and all other amusement and recreation industries (NAICS 713990). One (1) space per one hundred fifty (150) square feet of floor area.*
- c. Bowling centers (NAICS 71395). Five (5) spaces per lane.*

Parking provided on site includes 214 spaces in the area for the AMC Theater, and 218 spaces on the lot west of Whispering Pines Drive in unincorporated St. Louis County; for a total of 432 spaces. In 1996, the Property owners of West Park Development entered into an agreement for evening-only shared parking with the office and retail developments and the movie theater, as part of the site development plan approval. Taken together, 1,130 spaces are available for the theater in the evening.

The previous conditional use permit for the theatre indicated a total of 1,035 seats. This proposal will reduce the seating to 622 (approximately 60%). Given a parking requirement as a theater at 1 space per 4 seats, the total number of parking spaces required would be 156 spaces.

However, as the proposed concept also includes the use and expansion of the existing full-service restaurant, a review of the parking under the eating and drinking category was also taken into consideration. Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces:

One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area.

Thus, the required parking would be 49 spaces for the seating total of 145 for the bar, lounge, and party room and 220 spaces for the total building floor area of 55,000 sq. ft., for a total of 269 spaces required. Normally, the inclusion of the floor area in the calculation is to account for the number of employees working, in addition to the patron seating.

However, the restaurant and bar functions completely overlap with the movie theater viewing, so the calculations of the parking needed for both restaurant and theatre seating does not represent an accurate accounting for the proposed concept. The applicant has indicated that the number of employees working during its peak shift will be 50 people, which is not accounted for in the theater requirement and grossly overestimated by the restaurant requirement. Therefore, per the modified parking count used in the previous conditional use permit to address this overlap, Staff recommends that the parking required be based on a hybrid of the seating and number of employees, as follows:

1 space for every 3 seats; and 1 space for each employee at time of busiest shift.

Thus, the total number of parking spaces required is 306 spaces for the movie theater and full-service restaurant uses. Staff also recommends that the required number of spaces for the ropes course/arcade area be calculated using only the square footage required for this use and not the entire square footage of the building. The multiple uses would overestimate the needed parking for a 320 square foot area for the Other Amusement and Recreation Industries use that will be available only to the movie theater patrons who are accounted for in the hybrid parking count for that use. This parking calculation would bring the required parking down from 367 spaces needed under the calculation for 1 space per 150 square feet of floor area for the 55,000 square feet of gross floor space down to 3 spaces for the actual floor space required for the ropes course/arcade of 320 square feet.

The total required parking for all uses using the modified parking count and rounding up would be 360, well within the total number of available parking spots on site of 412 between the 194 parking spaces exclusively for B&B Theaters use and the 218 spaces in the parking lot across Whispering Pines in St. Louis County. Therefore, staff does not anticipate a problem with the parking available for the use. If at any time, the parking lot in St. Louis County across Whispering Pines Drive is removed from use for available parking, the Conditional Use Permit will have to be amended and a parking count for the entire West Park Center will have to be calculated to include the new use and the reduced parking count.

Parking Requirements for B&B Theaters Uses Per Zoning Code			
Use	Size	Parking Regulations	# of spaces
Multi-Plex Motion Picture Theater (NAICS 512131)	55,000 Sq. Ft. Gross	1 space per 4 seats	156
Bowling Centers (NAICS 713950)	10 Lanes	5 spaces per lane	50
Other Amusement and Recreation Industries (NAICS 713990)	55,000 Sq. Ft.	1 space per 150 square feet of floor area	367
Full-Service Restaurant	55,000 Sq. Ft. Gross	1 space per 3 seats AND 1 space per 250 feet of total building floor area	49 AND 220
Total Required Parking Spaces			639

Figure 2. Parking count as totaled per Zoning Code requirement for each individual use.

Parking Requirements for B&B Theaters Uses Per Modified Parking Count			
Use	Size	Parking Regulations	# of spaces
Multi-Plex Motion Picture Theater (NAICS 512131)	55,000 Sq. Ft. Gross	1 space per 3 seats	208
Bowling Centers (NAICS 713950)	10 Lanes	5 spaces per lane	50
Other Amusement and Recreation Industries (NAICS 713990)	320 Sq. Ft.	1 space per 150 square feet of floor area	3
Full-Service Restaurant	55,000 Sq. Ft. Gross	1 space per 3 seats AND 1 space per employee at time of busiest shift	49 AND 50
Total Required Parking Spaces			360

Figure 3. Parking count as totaled per Zoning Code requirement for each individual use.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinances. Staff recommends approval subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of 55,000 square foot 10 screen movie theater, 10 Lane Bowling Alley, Ropes Course and Full-Service Dining for B&B theater at 12657 Olive Boulevard.
2. Maximum theatre seating permitted is limited to 622.
3. Maximum square footage of the kitchen is 1,670 square feet, and the bar area (including lounge and party room) is 3,377 square feet.
4. Bar area shall be for ticketed patrons only.
5. Hours of operation shall be 10:00 a.m. to 12:00 a.m. seven days a week.
6. Additional business hours may be permitted with the Zoning Administrator's approval.
7. If the parking lot across Whispering Pines Drive in St. Louis County is removed from the available parking count for the movie theater, an amendment must be made to the Conditional Use Permit to account for the reduced amount of available parking.
8. Off-street parking requirements will be calculated as a hybrid follows:
 - 1 space for every 3 seats, 1 space for each employee at time of busiest shift as indicated at time of the application for the conditional use permit, 1 space per 150 square feet of amusement and recreational floor area, and 5 spaces per bowling lane.

ACTION

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

Motion

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

"I move to recommend approval of Application #22-013 for a Conditional Use Permit for a 10-screen Movie Theater, 10 Lane Bowling Alley, Ropes Course and Full-Service Dining for B&B Theaters at 12657 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of July 5, 2022" (conditions may be added, eliminated, or modified by preceding motion).

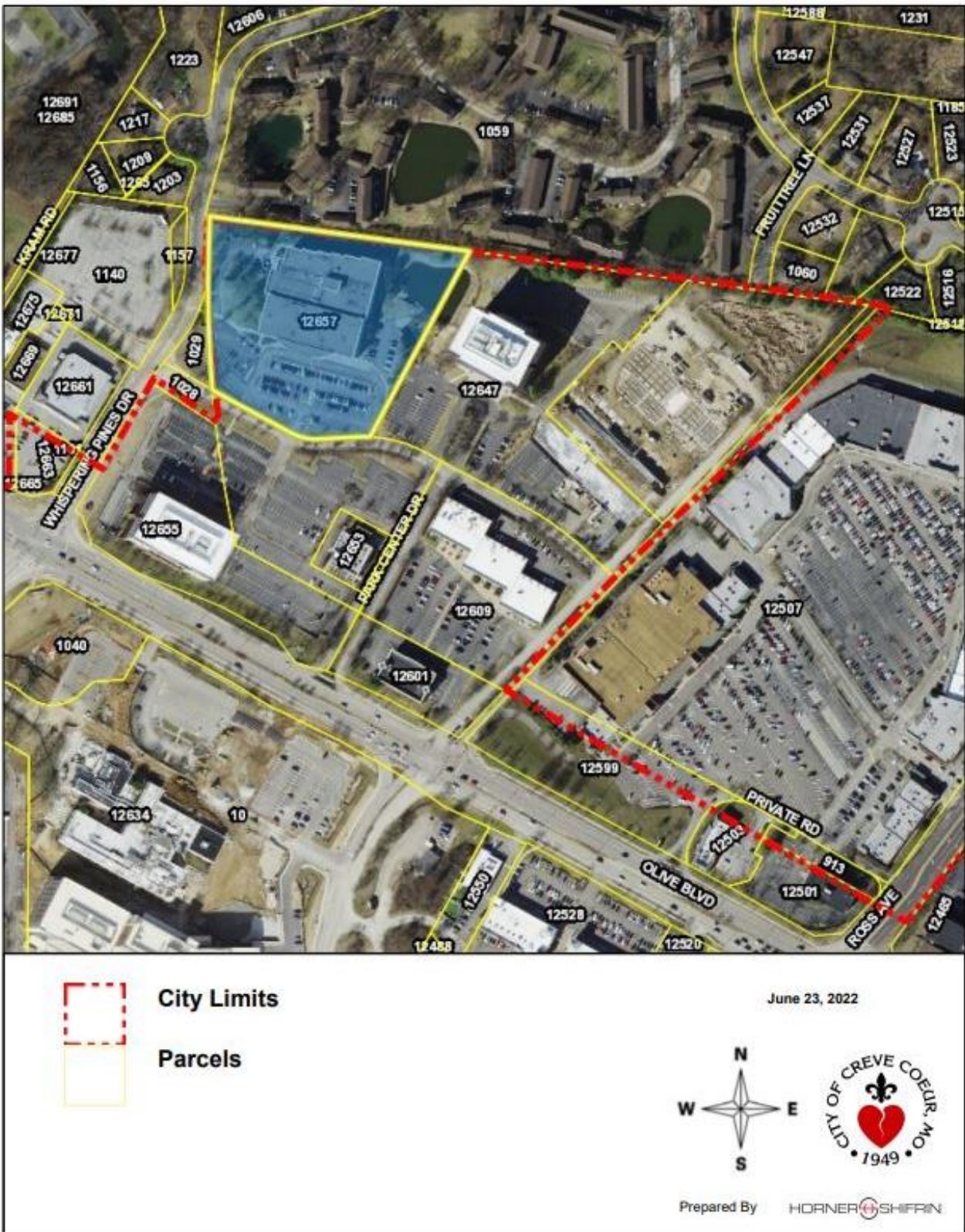
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report (B&B Theaters)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 06/24/2022
	Description: Parking lot across Whispering Pines Drive in St. Louis County in disrepair.
	Description: View of the property looking northeast from the entrance.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5250 AND AUTHORIZING THE
ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A THE OPERATION OF A 10
SCREEN MOVIE THEATER, 10 LANE BOWLING ALLEY, ROPES COURSE WITH FULL-
SERVICE DINING FOR B&B THEATERS WITHIN THE WEST PARK DEVELOPMENT
LOCATED AT 12657 OLIVE BOULEVARD**

WHEREAS, under Section 405.370(C), motion picture theatres, except drive-ins, bowling centers, other amusement and recreation industries, and full-service dining in the “CB”, Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #5250, was approved by the City Council on May 29, 2012, for the operation of a 55,000 sq. ft. 16-screen motion picture theatre with a maximum seating of 1,035; and

WHEREAS, an application was submitted by Dennis McIntire, of B&B Theaters, to amend the conditional use permit to allow for modification to the existing theaters to reduce the movie screens to 10 movie screens, to accommodate a 10-lane bowling alley, a ropes course and full service restaurant; and

WHEREAS, restaurant use will be for entertainment patrons only, and therefore does not generate additional customer parking demand; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, July 5, 2022, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on July 5, 2022; and

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

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

Attachment: DRAFT Ord. (B&B Theaters)

BILL NO. _____

ORDINANCE NO. _____

4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance #5250 is hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 10-screen theater, 10-lane bowling alley, ropes course with full-service dining located at 12657 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park development, whose legal description is as follows:

PARCEL NO.1.

TRACT A: Adjusted Lot IT A of West Park according to the boundary adjustment plat thereof recorded in Plat Book 342, Pages 36 and 37.

TRACT B: Adjusted Parcel 3 of Adjusted Parcels 1, 2 and 3 of U.S. Survey 1923, according to the boundary adjustment plat thereof recorded in Plat Book 344, Page 7 of the St. Louis County Records and survey affidavit recorded in Book 10900, Page 2215.

PARCEL NO.2:

Easement rights appurtenant to Parcel No. 1 under the Restated Declaration of Covenants, Easements and Restrictions recorded on March 27, 1996 as Daily No. 1071, said easement rights being in, through, over and upon the following described property:

EASEMENT TRACT NO.1: Adjusted Lot III A of West Park, according to the boundary adjustment plat thereof recorded in Plat Book 342, Pages 36 and 37.

EASEMENT TRACT NO.2: Lot III B of West Park, according to the plat thereof recorded in Plat Book 284 pages 1 and 2 of the St. Louis County Records, as amended by surveyor's affidavit recorded in Book 8674, page 1811.

EASEMENT TRACT NO.3: Lot II B of West Park, according to the plat thereof recorded in Plat Book 284 pages 1 and 2 of the St. Louis County Records, as amended by Surveyor's Affidavit recorded in Book 8674, Page 1811.

EASEMENT TRACT NO.4: Adjusted Lot 1 of West Park, according to the boundary adjustment plat thereof recorded in Plat Book 342, Pages 36 and 37.

PARCEL NO.3:

Easement rights appurtenant to Parcel No. 1 under Cross Easement and Restriction Agreement recorded in Book 10779, Page 2231, said easement rights being in, through, over and upon the following described property:

EASEMENT TRACT NO.1: Lot 1 of Parkway, according to the plat thereof recorded in Plat Book 73 page 49 of the St. Louis County Records, EXCEPTING THEREFROM that part taken for the widening of Olive Street Road.

EASEMENT TRACT NO.2: Lot 2 of Parkway, according to the plat thereof recorded in Plat Book 73, Page 49 of the St. Louis County Records, EXCEPTING THEREFROM that part conveyed to the State of Missouri, by the instrument recorded in

Attachment: DRAFT Ord. (B&B Theaters)

BILL NO. _____

ORDINANCE NO. _____

Book 6746, Page 1625. Said Easement Tracts No.1 and 2 now known as Adjusted Lot A of Boundary Adjusted Plat of Lots 1 and 2 of Parkway Subdivision according to the plat thereof recorded in Plat Book 342 page 65, EXCEPTING THEREFROM that part conveyed to St. Louis County by instrument recorded in Book 10807, Page 1963.

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

1. The Conditional Use Permit shall be for the operation of 55,000 square foot 10 screen movie theater, 10 Lane Bowling Alley, Ropes Course with Full-Service Dining for B&B theater at 12657 Olive Boulevard.
2. Maximum theatre seating permitted is limited to 622.
3. Maximum square footage of the kitchen is 1,670 square feet, and bar area (including three beverage stations) is 3,377 square feet.
4. Bar area shall be for ticketed patrons only.
5. Hours of operation shall be 10:00 a.m. to 12:00 a.m. seven days a week.
6. Additional business hours may be permitted with the Zoning Administrator's approval.
7. If the parking lot across Whispering Pines Drive in St. Louis County is removed from the available parking count for the movie theater, an amendment must be made to the Conditional Use Permit to account for the reduced amount of available parking.
8. Off-street parking requirements will be calculated as a hybrid follows:
 - 1 space for every 3 seats, 1 space for each employee at time of busiest shift as indicated at time of the application for the conditional use permit, 1 space per 150 square feet of amusement and recreational floor area, and 5 spaces per bowling lane.
9. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
10. The kitchen shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
11. Any mechanical equipment installed for the site shall be properly screened with approved materials.
12. The floor plan for the theater shall be filed with the Creve Coeur Zoning Administrator showing the type and location of all equipment, furniture and other information which may be requested by the building official.
13. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the theatre.
14. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for

Attachment: DRAFT Ord. (B&B Theaters)

BILL NO. _____

ORDINANCE NO. _____

such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Attachment: DRAFT Ord. (B&B Theaters)

BILL NO. 5366ORDINANCE NO. 5250

**AN ORDINANCE REPEALING ORDINANCES NUMBER 1612 AND 1707 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 16
SCREEN AMC MOTION PICTURE THEATER, WITH IN-THEATER DINING SERVICE
WITHIN THE WEST PARK DEVELOPMENT LOCATED AT 12657 OLIVE BOULEVARD**

WHEREAS, under Section 405.370(C), eating and drinking places and motion picture theatres, except drive-in, in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinance #1612, was approved by the City Council on November 22, 1993, and ordinance #1707 was approved by the City Council on April 10, 1995, for the operation of a 55,000 sq. ft. 16-screen motion picture theatre with a maximum seating of 2,992; and

WHEREAS, an application was submitted by Tammy Korte, of ArcVision, on behalf of Kevin M. Connor, American Multi-Cinema, Inc., to amend the conditional use permit to allow for in-theater dining and bar service; and

WHEREAS, restaurant use will be for the movie theater patrons only, and therefore does not generate additional customer parking demand; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 16, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6 - 0 vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on April 16, 2012; and

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

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

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

BILL NO. 5366ORDINANCE NO. 5250

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

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

Section 1: Ordinance #1612 and Ordinance #1707 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 16-screen theater with full service dining located at 12657 Olive Boulevard, in the "CB" Core Business zoning district, within the West Park development, whose legal description is as follows:

PARCEL NO.1.

TRACT A: Adjusted Lot IT A of West Park according to the boundary adjustment plat thereof recorded in Plat Book 342, Pages 36 and 37.

TRACT B: Adjusted Parcel 3 of Adjusted Parcels 1, 2 and 3 of U.S. Survey 1923, according to the boundary adjustment plat thereof recorded in Plat Book 344, Page 7 of the St. Louis County Records and survey affidavit recorded in Book 10900, Page 2215.

PARCEL NO.2:

Easement rights appurtenant to Parcel No. 1 under the Restated Declaration of Covenants, Easements and Restrictions recorded on March 27, 1996 as Daily No. 1071, said easement rights being in, through, over and upon the following described property:

EASEMENT TRACT NO.1: Adjusted Lot III A of West Park, according to the boundary adjustment plat thereof recorded in Plat Book 342, Page: 36 and 37.

EASEMENT TRACT NO.2: Lot III B of West Park, according to the plat thereof recorded in Plat Book 284 pages 1 and 2 of the St. Louis County Records, as amended by surveyor's affidavit recorded in Book 8674 page 1811.

EASEMENT TRACT NO.3: Lot II B of West Park, according to the plat thereof recorded in Plat Book 284 pages 1 and 2 of the St. Louis County Records, as amended by Surveyor's Affidavit recorded in Book 8674, Page 1811.

EASEMENT TRACT NO.4: Adjusted Lot 1 of West Park, according to the boundary adjustment plat thereof recorded in Plat Book 342, Pages 36 and 37.

PARCEL NO.3:

Easement rights appurtenant to Parcel No. 1 under Cross Easement and Restriction Agreement recorded in Book 10779, Page 2231, said easement rights being in, through, over and upon the following described property:

EASEMENT TRACT NO.1: Lot 1 of Parkway, according to the plat thereof recorded in Plat Book 73 page 49 of the St. Louis County Records, EXCEPTING THEREFROM that part taken for the widening of Olive Street Road.

EASEMENT TRACT NO.2: Lot 2 of Parkway, according to the plat thereof recorded in Plat Book 73, Page 49 of the St. Louis County Records, EXCEPTING THEREFROM that part conveyed to the State of Missouri, by the instrument recorded in Book 6746, Page 1625. Said Easement Tracts No.1 and 2 now known as Adjusted Lot A of Boundary Adjusted Plat of Lots 1 and 2 of Parkway Subdivision according to the plat thereof recorded in Plat Book 342 page 65, EXCEPTING THEREFROM that part conveyed to St. Louis County by instrument recorded in Book 10807, Page 1963.

Attachment: Ordinance 5250 (B&B Theaters)

BILL NO. 5366ORDINANCE NO. 5250

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

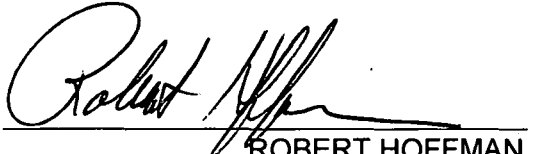
1. The Conditional Use Permit shall be for the operation of 55,000 square foot 16 screen, AMC theater with full service dining, at 12657 Olive Boulevard.
2. Maximum theatre seating permitted is limited to 1035.
3. Maximum square footage of the kitchen is 1,670 square feet, and bar area (including three beverage stations) is 1,425 square feet.
4. Bar area shall be for ticketed patrons only.
5. Hours of operation shall be 9:30 a.m. to 2:30 a.m. seven days a week.
6. Additional business hours may be permitted with the Zoning Administrator's approval.
7. Off-street parking requirements will be calculated as a combination of seating and employees, as follows:
 - 1 space for every 3 seats, and 1 space for each employee at time of busiest shift as indicated at time of the application for the conditional use permit.
8. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
9. The kitchen shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. The floor plan for the theater shall be filed with the Creve Coeur Zoning Administrator showing the type and location of all equipment, furniture and other information which may be requested by the building official.
12. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the theatre.
13. No video games shall be permitted at any location within the theatre.
14. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

BILL NO. 5366ORDINANCE NO. 5250

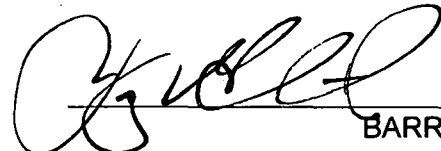
Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

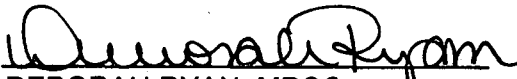
ADOPTED THIS 29th DAY OF May, 2012.


ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 29th DAY OF May, 2012.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Ordinance 5250 (B&B Theaters)

OWNER:
B&B THEATERS

DEVELOPER ADDRESS:

PROJECT ADDRESS:

FIRE DEPARTMENT: RED OAK FIRE DEPARTMENT

LOCAL JURISDICTION: RED OAK TEXAS BUILDING
& STANDARDS COMMISSION

INDOOR OCCUPANCY: 2,114
OUTDOOR OCCUPANCY: 627
TOTAL OCCUPANCY: 2,741

APPLICABLE CODES:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL MECHANICAL CODE (BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS)
- 2015 INTERNATIONAL PLUMBING CODE (BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS)
- 2014 NATIONAL ELECTRIC CODE (BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS)
- 2010 ADA
- 2012 NFPA 101 LIFE SAFETY CODE

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
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<u>GROUP A</u>	<u>TYPE IIB</u>
ALLOWABLE HEIGHT / STORIES	75FT / 3 STORIES
ACTUAL HEIGHT / STORIES	35FT 4IN / 2 STORIES
ALLOWABLE AREA	UNLIMITED SF PER 507.11
ACTUAL AREA	62,908 SF

	AREA TAG W/ OCCUPANT LOAD
	1 HOUR RATED
	EXIT ACCESS
	EXIT ACCESS LOAD
	EXIT LOAD
	SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ 5LB EXTINGUISHER
	WALL MOUNTED 1.5 GAL TYPE K WET FIRE EXTINGUISHER

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS [IBC 601]:	
BUILDING ELEMENT	RATING
PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
NONBEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED	0 HR
ROOF CONSTRUCTION AND ASSOCIATED	0 HR
FIRE RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE [IBC 602]:	
GROUP A	10"x4"x30 0 HR

MAXIMUM AREA OF EXTERIOR OPENINGS [IBC 705.8]		
<u>FIRE SEPARATION DISTANCE</u>	<u>DEGREE OF OPENING PROTECTION</u>	<u>ALLOWABLE AREA</u>
10 TO <15'	UNPROTECTED, SPRINKLERED	45%
15 TO <20'	UNPROTECTED, SPRINKLERED	75%
20 TO <25'	UNPROTECTED, SPRINKLERED	NO LIMIT
25 TO <30'	UNPROTECTED, SPRINKLERED	NO LIMIT

AUTOMATIC SPRINKLER SYSTEM PER 903.2.1.1
AUTOMATIC SPRINKLER SYSTEM COMMERCIAL COOKING OPERATIONS PER 903.2.11.5
FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH THE IFC
NFPA 10 REQUIRED SMOKE DETECTORS TO BE PROVIDED
EMERGENCY ALARM COMMUNICATION SYSTEM
VOICE SYSTEM REQUIRED PER IBC 907.5.2.2
ALL PROVIDED AND INSTALLED BY GENERAL CONTRACTOR

2 MEANS OF ACCESSIBLE EGRESS PROVIDED FOR ALL ROOMS WITH GREATER THAN 50 OCCUPANTS.
MINIMUM OCCUPANT LOAD TO BE POSTED IN CONSPICUOUS LOCATION.

EGRESS WIDTH PER OCCUPANT SERVED [IBC 1005], WITH SPRINKLER:

STAIRWAYS	.2 INCHES PER OCC.
OTHER EGRESS COMPONENTS	.15 INCHES PER OCC.

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY [IBC 1015]	
OCCUPANCY	MAX. OCC. LOAD
A-1	49

EXIT ACCESS TRAVEL DISTANCES [IBC 1016.2]
OCCUPANCY A, WITH SPRINKLER: 250' OR LESS

ASSEMBLY AISLE WIDTH [1028.9.1 ITEM 2]
THIRTY-SIX INCHES FOR AISLE STAIRS HAVING SEATING ON ONLY ONE SIDE.

MEN: 564		
LAVS	1 PER 200 = 3 REQ'D	8 PROVIDED
WATER CLOSETS	1 PER 125 = 5 REQ'D	8 PROVIDED + 11 URINALS
WOMEN: 564		
LAVS	1 PER 200 = 3 REQ'D	8 PROVIDED
WATER CLOSETS	1 PER 65 = 9 REQ'D	20 PROVIDED
DRINKING FOUNTAINS	1 PROVIDED (WATER AVAILABLE UPON REQUEST)	
OTHER	1 SERVICE SINK REQ.	

	AREA NAME	AREA	FUNCTION	OCC
01	Grand Section	4488 5F	ASSEMBLY, FIXED SEATS	197
02	Lyric	1466 5F	ASSEMBLY, FIXED SEATS	49
03	Auditorium	1401 5F	ASSEMBLY, FIXED SEATS	45
04	MX4D	1407 5F	ASSEMBLY, FIXED SEATS	49
04A	Support	112 5F	ACCESSORY STORAGE, MECH. ROOM	
05	Auditorium	1372 5F	ASSEMBLY, FIXED SEATS	37
06	Screen Play	2042 5F	ASSEMBLY, FIXED SEATS	46
07	Auditorium	2964 5F	ASSEMBLY, FIXED SEATS	61
08	Max Relax	1443 5F	ASSEMBLY, FIXED SEATS	32
09	Auditorium	1390 5F	ASSEMBLY, FIXED SEATS	37
10	Auditorium	1000 5F	ASSEMBLY, FIXED SEATS	49
100	Vestibule	1505 5F	(none)	35
100A	Entry	126 5F	(none)	
100B	Box Office	170 5F	BUSINESS AREAS	
101	Lobby	3614 5F	ASSEMBLY, UNCONCENTRATED	2
101A	Women	546 5F	(none)	
101B	Men	549 5F	(none)	
102	Concession	335 5F	BUSINESS AREAS	3
103	Bar	1516 5F	ASSEMBLY, UNCONCENTRATED	70
104	Bar Support	462 5F	KITCHENS, COMMERCIAL	2
104A	Liquor	40 5F	ACCESSORY STORAGE, MECH. ROOM	
104B	Stor	16 5F	ACCESSORY STORAGE, MECH. ROOM	
105	Lounge	154 5F	ASSEMBLY, UNCONCENTRATED	53
106	Concierge	158 5F	BUSINESS AREAS	2
107	Bowling	6695 5F	BOWLING CENTERS	80
107A	Exit	113 5F	(none)	
108	Arcade	8236 5F	ASSEMBLY, UNCONCENTRATED	124
109	Redemption	200 5F	ASSEMBLY, UNCONCENTRATED	13
109A	Redemption Storage	100 5F	SERVICE SPACE	
110	Party Room	330 5F	ASSEMBLY, UNCONCENTRATED	22
111	Family	87 5F	(none)	
111a	Jan	1294 5F	(none)	
112	Storage	1294 5F	ACCESSORY STORAGE, MECH. ROOM	
E112	Existing Kitchen	710 5F	KITCHENS, COMMERCIAL	9
E113	Corridor	166 5F	(none)	
E114	Corridor	2469 5F	(none)	
E115	Existing Beverage Station	300 5F	KITCHENS, COMMERCIAL	2
E116	Men	106 5F	(none)	
E117	Women	192 5F	(none)	
E118	Men	199 5F	(none)	
E119	Women	108 5F	(none)	

AUDITORIUM FIXED SEAT COUNTS (FOR REF ONLY)				
	AREA NAME	AREA	FUNCTION	SEATS
01	Grand Screen	4480 SF	ASSEMBLY, FIXED SEATS	197
02	Lyrte	1466 SF	ASSEMBLY, FIXED SEATS	49
03	Auditorium	1481 SF	ASSEMBLY, FIXED SEATS	45
04	MX4D	1407 SF	ASSEMBLY, FIXED SEATS	49
05	Auditorium	1372 SF	ASSEMBLY, FIXED SEATS	37
06	Screen Play	2964 SF	ASSEMBLY, FIXED SEATS	46
07	Auditorium	2964 SF	ASSEMBLY, FIXED SEATS	81
08	Max Relax	1443 SF	ASSEMBLY, FIXED SEATS	32
09	Auditorium	1390 SF	ASSEMBLY, FIXED SEATS	37
10	Auditorium	1777 SF	ASSEMBLY, FIXED SEATS	49
				62

ENTERTAINMENT CENTER	AREA NAME	AREA	FUNCTION	SEAT LAN
103	Bar	1516 5F	ASESMRLY, UNCONCENTRATED	70
105	Lounge	1541 5F	ASESMRLY, UNCONCENTRATED	53
106	Concierge	156 5F	BUSINESS AREAS	NA
107	Bowling	6695 5F	BOWLING CENTERS	10 LAN
108	Arcade	3236 5F	ASESMRLY, UNCONCENTRATED	NA
109	Redemption	280 5F	ASESMRLY, UNCONCENTRATED	NA
109a	Redemption Storage	80 5F	SERVICE SPACE	NA
110	Party Room	320 5F	ASESMRLY, UNCONCENTRATED	22



Attachment: Applicant's Materials for Meeting (B&B Theaters)



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June 22, 2022

Bethany Moore
City Planner
City of Creve Coeur Missouri
300 N New Ballas Road
Creve Coeur MO 63141

Re: Application #22-013: B&B Theatres Conditional Use Permit

Ms. Moore

Thank you for reviewing B & B Theatres' application and for the comment letter dated June 13. The additional information requested is contained in this response letter and the included supporting documents.

Below is a chart breaking out the various properties that make up the West Park Center Campus. The total campus has approximately 1185 total parking spaces. All six properties entered into a Restated Declaration of Covenants, Easements and Restrictions that was recorded March 27, 1996 as Daily No 1071 in Book 10780, Page 197 according to St. Louis County records. This document includes language for a Passage and Parking easement between all parties that allows theatre customers to park on the adjoining lots. Included as a separate document is a site plan for the West Park Center Campus which hopefully helps to clarify the parking situation.

West Park Center Campus Parking Matrix						
Lot	Use	Parking	Cinema Owned Parking	Cross Access Easement Parking	Cinema & Cinema Adjacent Parking	Cinema & Cinema Adjacent Parking w/o Auxiliary Lot
Parcel 1, Tract I Adjusted Lot IIA	Cinema / Entertainment Main	214	214		214	214
Parcel 1, Tract II Adjusted Parcel 3	Cinema / Entertainment Auxiliary	218	218		218	
Parcel 2, Tract I Adjusted Lot IIIA	Office Buildings	64		64	64	64
Parcel 2, Tract III Lot IIB	Office Buildings	135		135		
Parcel 2 Tract II Lot IIIB	Office Building	0		0		0
Parcel 2, Tract IV Adjusted Lot I	Office Building/Restaurant/Retail	698		698	276	276
		1329	432	897	772	554

Attachment: Applicant's Materials for Meeting (B&B Theaters)

Also requested was a total number of theatre seats proposed and that information is below. Since the proposed changes to the facility includes additional concepts (bowling, family arcade, ropes course, lounge), we have also included information for the Entertainment Center. Included as a separate document is a floor plan of the facility with this information included.

OCCUPANT LOAD - AUDITORIA

AUDITORIA FIXED SEAT COUNTS (FOR REF ONLY)

	AREA NAME	AREA	FUNCTION	SEATS
01	Grand Screen	4488 SF	ASSEMBLY, FIXED SEATS	197
02	Lyric	1466 SF	ASSEMBLY, FIXED SEATS	49
03	Auditorium	1481 SF	ASSEMBLY, FIXED SEATS	45
04	MX4D	1407 SF	ASSEMBLY, FIXED SEATS	49
05	Auditorium	1372 SF	ASSEMBLY, FIXED SEATS	37
06	Screen Play	2042 SF	ASSEMBLY, FIXED SEATS	46
07	Auditorium	2964 SF	ASSEMBLY, FIXED SEATS	81
08	Max Relax	1443 SF	ASSEMBLY, FIXED SEATS	32
09	Auditorium	1390 SF	ASSEMBLY, FIXED SEATS	37
10	Auditorium	1777 SF	ASSEMBLY, FIXED SEATS	49
				622

OCCUPANT LOAD - ENTERTAINMENT CENTER

	AREA NAME	AREA	FUNCTION	SEATS / LANES
103	Bar	1516 SF	ASEMBLY, UNCONCENTRATED	70
105	Lounge	1541 SF	ASEMBLY, UNCONCENTRATED	53
106	Concierge	156 SF	BUSINESS AREAS	NA
107	Bowling	6695 SF	BOWLING CENTERS	10 LANES
108	Arcade	3236 SF	ASEMBLY, UNCONCENTRATED	NA
109	Redemption	280 SF	ASEMBLY, UNCONCENTRATED	NA
109a	Redemption Storage	80 SF	SERVICE SPACE	NA
110	Party Room	320 SF	ASEMBLY, UNCONCENTRATED	22

To determine the parking requirements for the remodeled building we reviewed Chapter 405 Article VII: Off-Street Parking and Loading Requirements of the City of Creve Coeur. The ordinance clearly specifies requirements for most components of the facility and that chart is shown below. Obviously, Creve Coeur City Staff would determine the exact requirements but we believe we are close in our calculations. Calculations for the theatre, bowling, party room, bar and lounge were straight forward. We were not sure if arcade, redemption store and ropes course should be classified as Food Services and Drinking Places or General Retail Establishments but since the ratios are the same (one parking space per 250 square feet versus 4 parking spaces per 1000 feet) the actual classification may not matter.

Use	Zoning Ordinance	Classification		Parking Ratio	Parking Spaces Need
Cinema	405.820 (H)(6)(b)	Multi-Plex Motion Picture Theatre	622 seats	1:4 seats	155.50
Bowling Lanes	405.820 (H)(7)(c)	Bowling Center	10 Lanes	5:1 lanes	50
Bar	405.820 (F)(5)(a)	Food Services and Drinking Places	70 seats	1:3 seats	23.33
Bar	405.820 (F)(5)(a)	Food Services and Drinking Places	1516 sq. ft.	1:250 sq. ft.	6.06
Lounge	405.820 (F)(5)(a)	Food Services and Drinking Places	53 seats	1:3 seats	17.67
Lounge	405.820 (F)(5)(a)	Food Services and Drinking Places	1541 sq. ft.	1:250 sq. ft.	6.16
Party Room	405.820 (F)(5)(a)	Food Services and Drinking Places	22 seats	1:3 seats	7.33
Party Room	405.820 (F)(5)(a)	Food Services and Drinking Places	320 sq. ft.	1:250 sq. ft.	1.28
Redemption Store	405.820 (F)(5)(a)	Food Services and Drinking Places	280 sq. ft.	1:250 sq. ft.	1.12
Arcade	405.820 (F)(5)(a)	Food Services and Drinking Places	320 sq. ft.	1:250 sq. ft.	1.28
Ropes Course	405.820 (F)(5)(a)	Food Services and Drinking Places	320 sq. ft.	1:250 sq. ft.	1.28
					271.02
				Rounded To	271*

* This interpretation would be the strictest interpretation of Chapter 405 of the Creve Coeur Zoning Ordinance

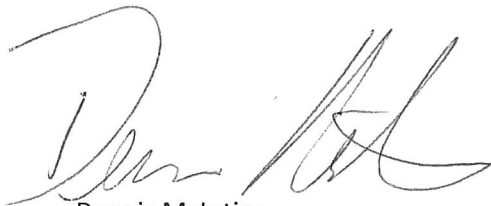
As noted on the chart, we believe that this is the strictest interpretation of the ordinance. Even with the strict interpretation of the requirements however, the parking spaces controlled directly by the theatre exceeds the requirement.

On the request for information, there was a question about information on new exterior mechanical equipment. The existing equipment has been tested and all are in good working condition and so at this time there is no plan for new equipment.

There was also reference to potential sign changes. There are internal conversations about adding additional signage, but no decision has been made. Thank you for including the West Park Master Sign Plan; our sign company is using its design criteria to design potential sign options. It is understood that any changes that exceed the Master Plan criteria will require amending the plan.

Thank you again for your help on this project. Please let me know if there is additional information needed.

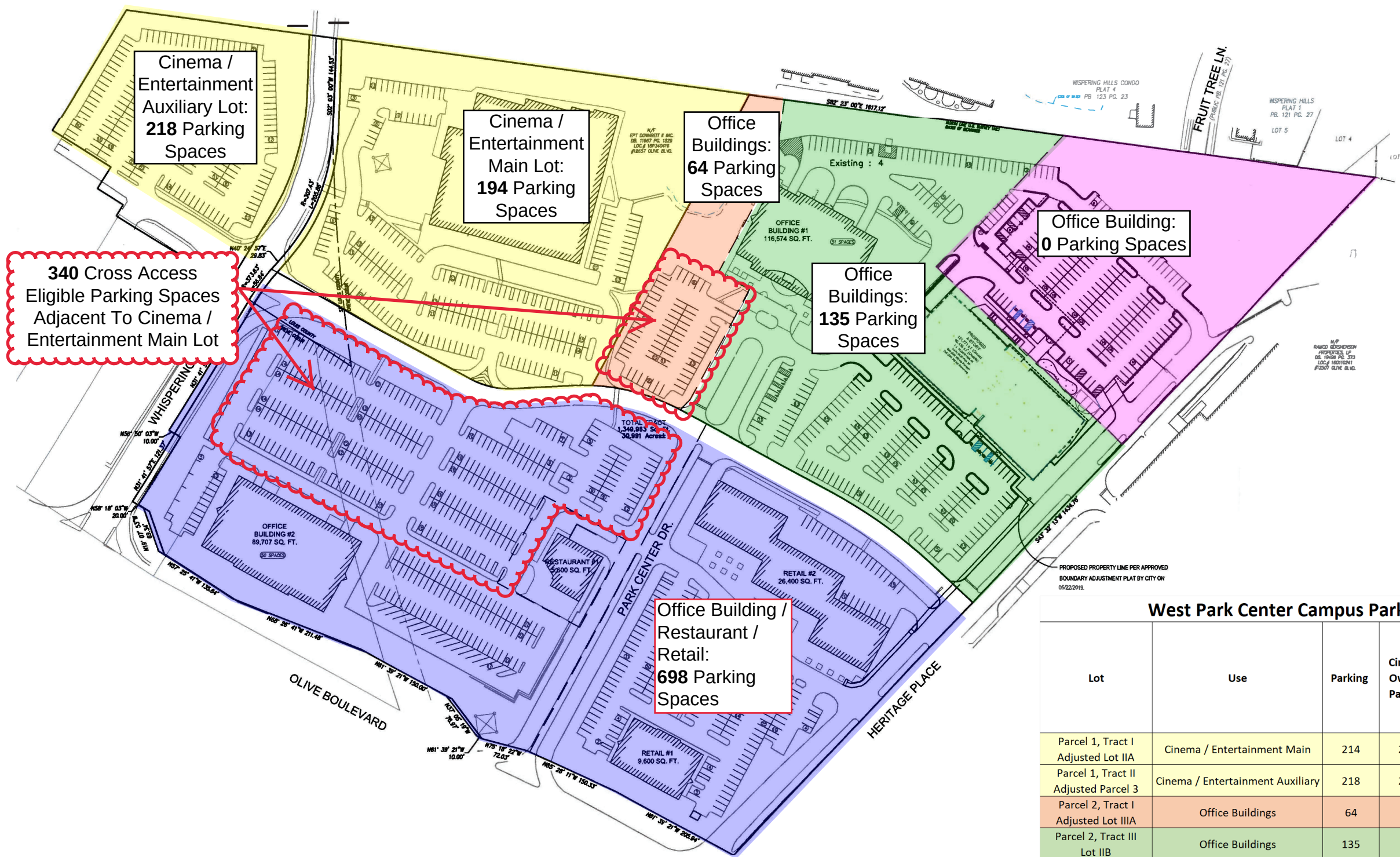
Sincerely

A handwritten signature in black ink, appearing to read 'Dennis McIntire', with a stylized, cursive script.

Dennis McIntire
Executive Director of Strategic Development and Innovation

CAMPUS PLAN
FOR
WEST PARK CENTER

A TRACT OF LAND BEING LOTS IIB, AND IIIB OF WEST PARK AS RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT OF LOTS I, IIA, AND IIIA WEST PARK AS RECORDED IN PLAT BOOK 342 PAGE 36, LOCATED IN TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



West Park Center Campus Parking Matrix						
Lot	Use	Parking	Cinema Owned Parking	Cross Access Easement Parking	Cinema & Cinema Adjacent Parking	Cinema & Cinema Adjacent Parking w/o Auxiliary Lot
Parcel 1, Tract I Adjusted Lot IIA	Cinema / Entertainment Main	214	214		214	214
Parcel 1, Tract II Adjusted Parcel 3	Cinema / Entertainment Auxiliary	218	218		218	
Parcel 2, Tract I Adjusted Lot IIIA	Office Buildings	64		64	64	64
Parcel 2, Tract III Lot IIB	Office Buildings	135		135		
Parcel 2 Tract II Lot IIIB	Office Building	0		0		0
Parcel 2, Tract IV Adjusted Lot I	Office Building/Restaurant/Retail	698		698	276	276
		1329	432	897	772	

WEST PARK
IN U.S. SURVEY 1923, TOWNSHIP 45 & 46 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

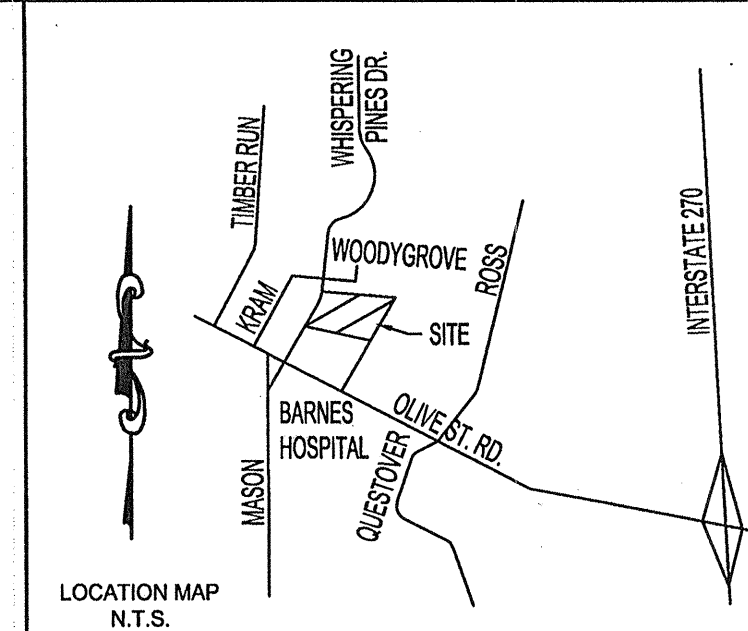
N/F
Carol & Duane
6, PG. 0502

N/F
HW Associates LP
DB. 8676, PG. 1060

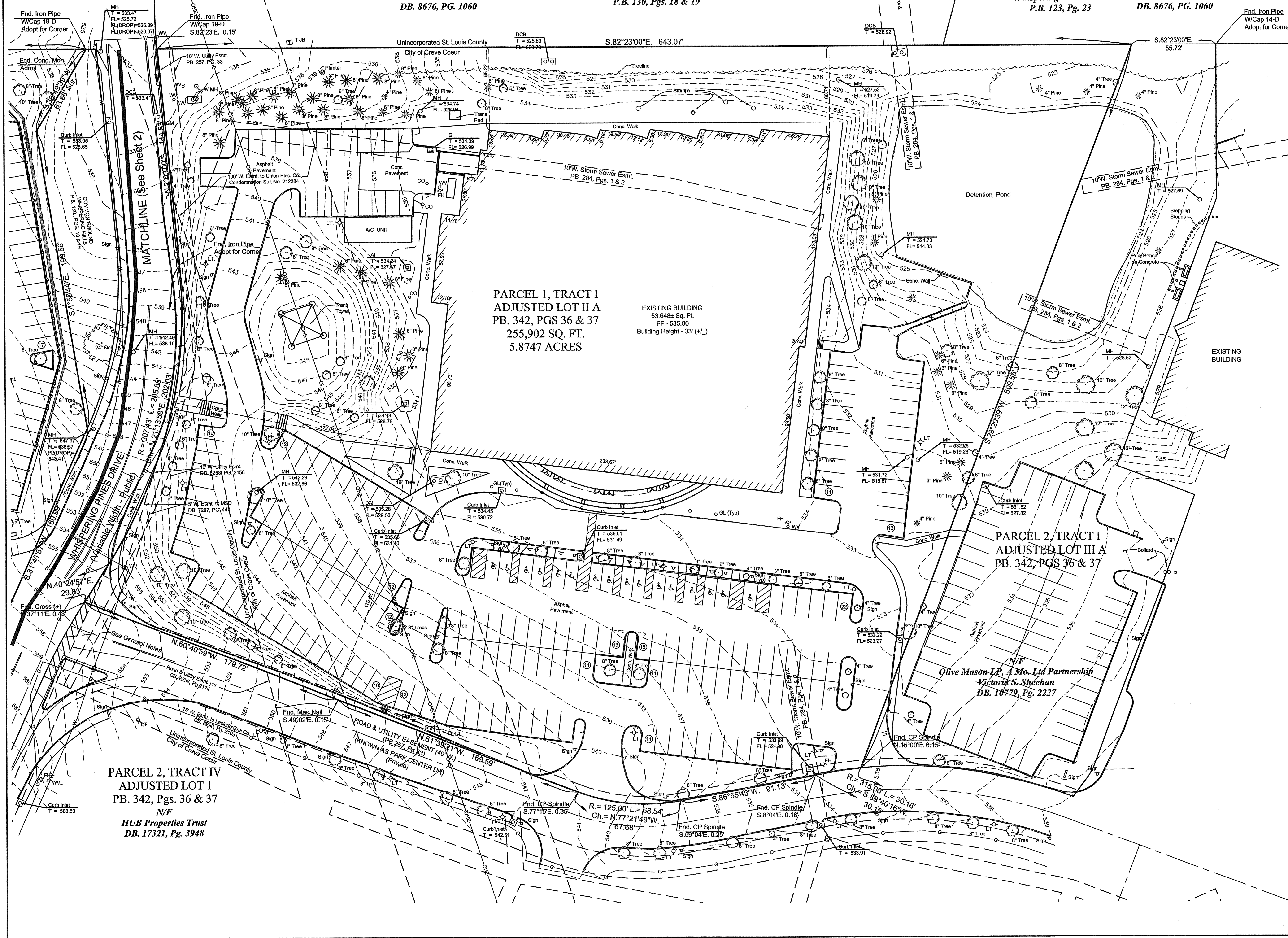
Whispering Hills Plat 5
P.B. 130, Pgs. 18 & 19

Whispering Hills Plat 4
P.B. 123, Pg. 23

N/F
HW Associates LP
DB. 8676, PG. 1060



the clayton engineering company, inc.
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11823 WESTLINE INDUSTRIAL DRIVE
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A Missouri Professional Engineering Corporation (License No. 000697)

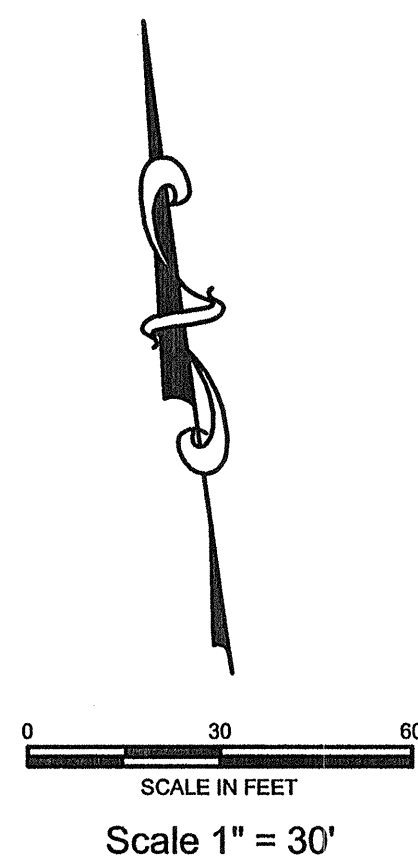


ABBREVIATIONS

AI	Area Inlet	L	Length of Curve
Asph	Asphalt	LI	Light
BM	Benchmark	MH	Manhole
CB	Catch Basin	N/F	Now or Formerly
ChB	Chord Bearing	OHE	Overhead Electric
CI	Curb Inlet / Catch Inlet	OHW	Overhead Wires
CL or E	Centerline	OIP	Old Iron Pipe
CO	Cleanout	PG	Page
Conc	Concrete	PB	Plat Book
DB	Deed Book	PL	Property Line
DCB	Double Catch Basin	Pmt	Pavement
DCI	Double Curb Inlet	R	Radius
EM	Electric Meter	ROW	Right-of-Way
ESMT	Essasment	Sig	Signal/Traffic
EP	Edge of Pavement	SW	Swale
EW	Edge of Water	TC	Top of Curb
Fd	Found	TJB	Telephone Junction Box
FES	Flared End Section	TMH	Telephone Manhole
FF	Finished Floor	Trans	Transformer
FH	Fire Hydrant	Typ	Typical
FL	Flowline/Gutter	UGE	Underground Electric
Fnd	Found	UGT	Underground Telephone
GI	Grate Inlet	UP	Utility Pole
GL	Ground Light	UP/TRANS	Utility Pole w/Transformer
GM	Gas Meter	UPLT	Utility Pole w/Light
GV	Gas Valve	UMH	Utility Manhole
Gr MH	Grate Manhole	WM	Water Meter
GW	Guy Wire	WMH	Water Manhole
IP	Iron Pipe	WV	Water Valve

LEGEND

---	- Contour Major
- - -	- Contour Minor
+	- Spot Elevation
-OHW-	- Overhead Wires (E, T, C, etc.)
-UGE-	- Underground Electric Line
-UGT-	- Underground Telephone Line
-G-	- Gas Line
-T-	- Telephone Line
-W-	- Water Line
-X-	- Fence Line
-O-	- Utility Pole
-C-	- Cleanout
-M-	- Manhole
-S-	- Sign
-V-	- Valve/Meter
-F-	- Fire Hydrant
-L-	- Light Standard



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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

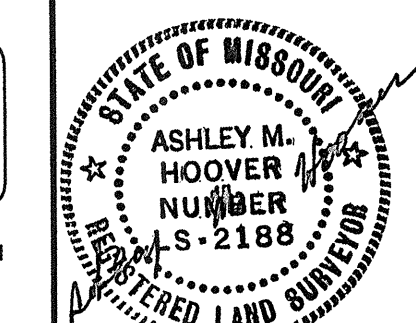
The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

REVISIONS	DATE	BY	DESCRIPTION
1	6/04/09	AMH	Misc.

ACUMEN DEVELOPMENT, LLC
4600 S. Syracuse St., Suite 1450
Denver, CO 80237

ALTA/LAND TITLE SURVEY
12657 Olive Blvd.
St. Louis, MO 63141

Prepared for:



Designed
Drawn JML/DEO
Checked
Date 06/01/09
Project Number 09056
Sheet Number 1 of 3

WEST PARK

IN U.S. SURVEY 1923, TOWNSHIP 45 & 46 NORTH, RANGE 5 EAST

CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

TITLE NOTES

Investigation of recorded easements, restrictions and covenants has been limited to those listed in Stewart Title Guaranty Company, Commitment No. 208100485, having an effective date of: October 27, 2008.

Comments to Schedule B Section 2 Exceptions, as they pertain to matters of survey, are based solely on the property descriptions and/or plats contained in the referenced document. Easements are graphically plotted as accurately as information in referenced document permits. All calls to Deeds and Plats are for those recorded in the St. Louis County Records.

- Easement to Union Electric Company created in Condemnation Suit No. 212384 in the Circuit Court of St. Louis County, Missouri is on subject Parcel 1, Tract I and is shown. Said easement also affects Parcel 2, Tract IV.
- Record plat of West Park recorded in Plat Book 284, pages 1 and 2 pertains to subject Parcel 1, Tract I, easements affecting said Parcel 1, Tract I are shown (no building setback lines are depicted on said plat). Said plat also affects Parcel 2, Tracts I - IV.
- Looped Multi-Feed Water System Use Restriction according to instrument recorded in Book 8051, page 1131 pertains to subject Parcel 1, Tract I, (not plotable). Said Looped Multi-Feed Water System Use Restriction also affects Parcel 2, Tracts I - IV.
- Easement Declaration according to instrument recorded in Book 8119, page 1598 pertains to subject Parcel 1, Tract I, easements created on adjoining property are shown. Said easement also affects Parcel 2, Tracts I - IV.
- Reciprocal Easement, Joint Use, Construction and Maintenance Agreement according to instrument recorded in Book 8461, page 1189 pertains to Parcel 1, Tract I. Said Agreement also affects Parcel 2, Tracts I - IV, easement area is shown.
- Declaration of Covenants, Easements and Restrictions according to instrument recorded in Book 8364, page 1489 pertains to Parcel 1, Tract I. Said Declaration also affects Parcel 2, Tracts I - IV.
- Easement granted Union Electric Company according to instrument recorded in Book 6874, page 594 pertains to Parcel 1, Tract I. Said Agreement also affects Parcel 2, Tracts I - IV, easement area is shown.
- Easements granted Union Electric Company according to instrument recorded in Book 8710, page 1847 pertains to Parcel 1, Tract I (not plotable). Said Agreement also affects Parcel 2, Tracts I - IV.
- Easement granted to The Metropolitan St. Louis Sewer District according to instrument recorded in Book 7207, page 447 is on subject Parcel 1, Tract I and is shown.
- Sanitary Sewer Maintenance Agreement according to instrument recorded in Book 6404, page 1647 affects Parcel 1, Tract II (not plotable).
- Easement for Water Pipe granted to St. Louis County Water Company according to instrument recorded in Book 4840, page 521 is on Parcel 1, Tract II and is shown.
- Easement granted to Fee Fee Truck Sewer, Inc. according to instrument recorded in Book 6404, page 164 is on Parcel 1, Tract II and is shown.
- Easement granted Union Electric Company according to instrument recorded in Book 6410, page 1549 is on Parcel 1, Tract II, and is shown.
- Easements granted to The Metropolitan St. Louis Sewer District according to instrument recorded in Book 8024, page 1471 are on Parcel 2, Tracts II, III & IV and are shown.
- Easement granted Union Electric Company according to instrument recorded in Book 8227, page 1583 is on Parcel 2, Tract IV, and is shown. Said easement has been partially released by Book 8410, page 2155.
- Easement granted Laclede Gas Company according to instrument recorded in Book 8296, page 2103 is on Parcel 2, Tract IV, and is shown.
- Easement granted Union Electric Company according to instrument recorded in Book 8410, page 2145 is on Parcel 2, Tract IV, approximate location shown.
- Easement granted to Heritage Place Limited Partnership according to instrument recorded in Book 8508, page 170 is on Parcel 2, Tract II, and is shown.
- Easement granted to The Metropolitan St. Louis Sewer District according to instrument recorded in Book 9456, page 1036 is on subject Parcel 2, Tract II and is shown.
- Temporary Slope Construction License according to instrument recorded in Book 10273, page 404 is on Parcel 2, Tract IV, and is shown.
- Plat of Parkway recorded in Plat Book 73, page 49 affects Parcel 2, Tract IV, easements have been vacated by. Adjusted Lot A of Boundary Adjustment Plat of Lots 1 & 2 of Parkway recorded in Plat Book 342, page 65 affects Parcel 3, Tracts I & II.
- General Warranty Deeds recorded in Book 6746, page 1625 and Book 6746, page 2322 affect Parcel 3, Tracts I & II.
- Cross Easement Agreement according to instrument recorded in Book 10807, page 1959 affects Parcel 1, Tract II and Parcel 3, Tract I. Cross Access Easement is shown.
- Development Plan according to plat recorded in Plat Book 342, pages 95 & 96 affect Parcel 1, Tract II (not plotable). Said plat also affects Parcel 3, Tracts I & II.
- Boundary Adjustment Plat Lots I, IIA & IIIA, West Park according to plat recorded in Plat Book 342, pages 36 & 37 affects Parcel 1, Tract I, no new easements or building setback lines are shown on said plat. Said plat also affects Parcel 2, Tract IV.
- Restated Declaration of Covenants, Easements and Restrictions according to instrument recorded in Book 10780, page 197 affects Parcel 1, Tracts I & II (not plotable). Said Declaration also affects Parcel 2, Tracts I - IV.
- Cross-Easement and Restriction Agreement according to instrument recorded in Book 10779, page 2231 affects Parcel 1, Tract I & II (not plotable). Said Agreement also affects Parcel 3, Tracts I & II.
- Reciprocal Construction Easement Agreement according to instrument recorded in Book 10779, page 2258 affects Parcel 1, Tract II (not plotable). Said Agreement also affects Parcel 3, Tracts I & II.
- Development Plan according to plat recorded in Plat Book 344, pages 147 - 149 affect Parcel 1, Tract I (not plotable). Said plat also affects Parcel 2, Tracts I - IV.
- Maintenance Agreement according to instrument recorded in Book 10826, page 148, Book 10844, page 1488 and Book 11185, page 1807 affect Parcel 1, Tract I (not plotable).
- Not reviewed.
- Not reviewed.
- Not reviewed.

PROPERTY DESCRIPTION

Parcel 1:

Tract I:
Adjusted Lot IIA of BOUNDARY ADJUSTMENT PLAT LOTS I, IIA & IIIA, WEST PARK, according to the plat thereof recorded in Plat Book 342 Pages 36 and 37 of the St. Louis County Records, in St. Louis County, Missouri.

Tract II:
Adjusted Parcel 3 of ADJUSTED PARCEL 1, 2 AND 3 OF U.S. SURVEY 1923, according to the plat thereof recorded in Plat Book 342 Pages 36 and 37 of the St. Louis County Records, and Surveyor's Affidavit recorded in Book 10900, page 2215, in St. Louis County, Missouri.

Parcel 2:

Non-exclusive easement rights appurtenant to Parcel No. 1 under the Restated Declaration of Covenants, Easements and Restrictions recorded on March 27, 1996 in Book 10780 Page 197, as set forth over the following tracts:

Tract I:
Adjusted Lot IIIA of BOUNDARY ADJUSTMENT PLAT LOTS I, IIA & IIIA, WEST PARK, according to the plat thereof recorded in Plat Book 342 Pages 36 and 37 of the St. Louis County Records, in St. Louis County, Missouri.

Tract II:
Lot IIIB of WEST PARK, according to the plat thereof recorded in Plat Book 284 Pages 1 and 2 of the St. Louis County Records, as amended by Surveyor's Affidavit recorded in Book 8674, page 1811, in St. Louis County, Missouri

Tract III:
Lot IIIB of WEST PARK, according to the plat thereof recorded in Plat Book 284 Pages 1 and 2 of the St. Louis County Records, as amended by Surveyor's Affidavit recorded in Book 8674, page 1811, in St. Louis County, Missouri

Tract IV:
Adjusted Lot I of BOUNDARY ADJUSTMENT PLAT LOTS I, IIA & IIIA, WEST PARK, according to the plat thereof recorded in Plat Book 342 Pages 36 and 37 of the St. Louis County Records, in St. Louis County, Missouri.

Parcel 3:

Non-exclusive easement rights appurtenant to Parcel No. 1 under the Cross Easements and Restriction Agreement recorded in Book 10779 Page 2231, as set forth over the following tracts:

Tract I:
Lot I of PARKWAY, according to the plat thereof recorded in Plat Book 73 Page 49 of the St. Louis County Records in St. Louis County, Missouri, EXCEPTING therefrom that part taken for the widening of Olive Street Road.

Tract II:
Lot 2 of PARKWAY, according to the plat thereof recorded in Plat Book 73 Page 49 of the St. Louis County Records in St. Louis County, Missouri, EXCEPTING therefrom that part conveyed to the State of Missouri by instrument recorded in Book 6746 Page 1625.

PARCEL NO. 3, Tracts I and II are now known as ADJUSTMENT LOT A OF PARKWAY SUBDIVISION, according to the Boundary Adjustment Plat recorded in Plat Book 342 Page 65 of the St. Louis County Records, in St. Louis County, Missouri, EXCEPTING therefrom that part conveyed to St. Louis County in instrument recorded in Book 10807 Page 1963.

TO: Acumen Development LLC
(Lender)
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and National Society of Professional Surveyors in 2005, and includes Items 1,2,3,4,5,6,7(a)(b)-(c), 8,9,10,11(b),13 & 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This Survey has also been made in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and meets the accuracy requirements for an Urban Class Survey, as defined therein, and has been made during the month of May 2009, at the request of Acumen Development LLC.

By: The Clayton Engineering Company
Ashley M. Hoover, Mo. L.S.R. #2188
K. Beirne/S. Reynolds, Deputies



GENERAL NOTES

Basis of Bearing: Plat of West Park per Plat Book 284, pages 1 & 2.

Tract 1, Parcels I & II are currently vested in EPT DownREIT II, Inc., by Deed recorded in Book 11667, page 1529 per St. Louis County Assessor Records.

Property located in Creve Coeur is currently zoned as: "CB" Core Business District.
Property located in Un-Incorporated St. Louis County is currently zoned: "C-8"

By graphic plotting only, this property is in Zone "X" (no shading) an area defined as being outside the 100 year flood plain limits of Flood Insurance Rate Map Number 29189C0162-H, (Community Panel Number 290344-0162-H), effective date: August 2, 1995. This note is for the purpose of providing information as indicated on the current Flood Insurance Rate Map for this area, and should not be construed as an indication as to whether flood insurance should, or should not be purchased.

There are currently 208 striped parking spaces on Parcel 1, Tract I of which 16 is marked as ADA accessible and there are currently 218 striped parking spaces on Parcel 1, Tract II.

There appears to be a gap (see hatched area) between the right of way of Whispering Pines Drive and the Roadway and Utility Easement per Deed Book 8258, page 2158. No document listed in the hereon referenced title address's status of said tract.

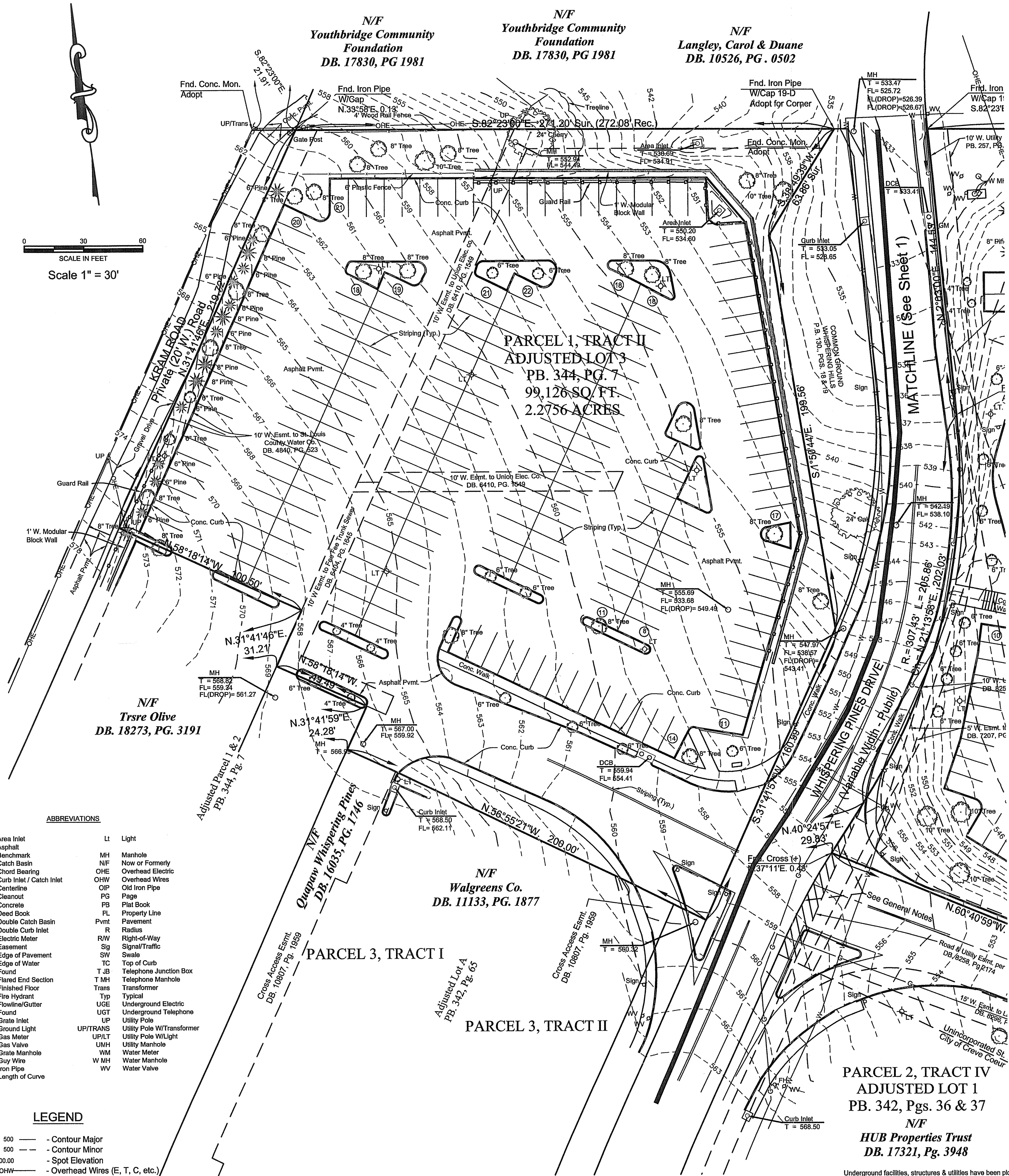
ABBREVIATIONS

AI	Area Inlet	LI	Light
Asph	Asphalt	MH	Manhole
BM	Benchmark	NIF	Now or Formerly
CB	Catch Basin	OHE	Overhead Electric
CHB	Chord Bearing	OWH	Overhead Wires
CI	Centerline	OIP	Old Iron Pipe
CL or G	Centerline / Catch Inlet	PG	Page
CO	Cleanout	PB	Plat Book
Conc	Concrete	PL	Property Line
DB	Deed Book	Pvmt	Pavement
DCB	Double Catch Basin	R	Radius
DCI	Double Curb Inlet	R/W	Right-of-Way
EM	Electric Meter	Sg	Signal/Traffic
ESMT	Easement	SNV	Swale
EP	Edge of Pavement	TC	Top of Curb
EW	Edge of Water	TJB	Telephone Junction Box
FL	Found	TMH	Telephone Manhole
FES	Flared End Section	Trans	Transformer
FF	Finished Floor	Typ	Typical
FH	Fire Hydrant	UGE	Underground Electric
GI	Grate Inlet	UGT	Underground Telephone
GL	Ground Light	UP/TRANS	Utility Pole w/Transformer
GM	Gas Meter	UP/LT	Utility Pole w/Light
GV	Gas Valve	UMH	Utility Manhole
Gr MH	Grate Manhole	WM	Water Meter
GW	Guy Wire	WMH	Water Manhole
IP	Iron Pipe	WV	Water Valve
L	Length of Curve		

LEGEND

— 500	- Contour Major
- - - 500	- Contour Minor
+500.00	- Spot Elevation
— OWH	- Overhead Wires (E, T, C, etc.)
— UGE	- Underground Electric Line
— UGT	- Underground Telephone Line
— G	- Gas Line
— T	- Telephone Line
— W	- Water Line
- x -	- Fence Line
○	- Utility Pole
○ CO	- Cleanout
○	- Manhole
○	- Sign
○	- Valve/Meter
○	- Fire Hydrant
○	- Light Standard

0 30 60
SCALE IN FEET
Scale 1" = 30'



PARCEL 2, TRACT IV
ADJUSTED LOT 1
PB. 342, Pgs. 36 & 37
N/F
HUB Properties Trust
DB. 17321, PG. 3948

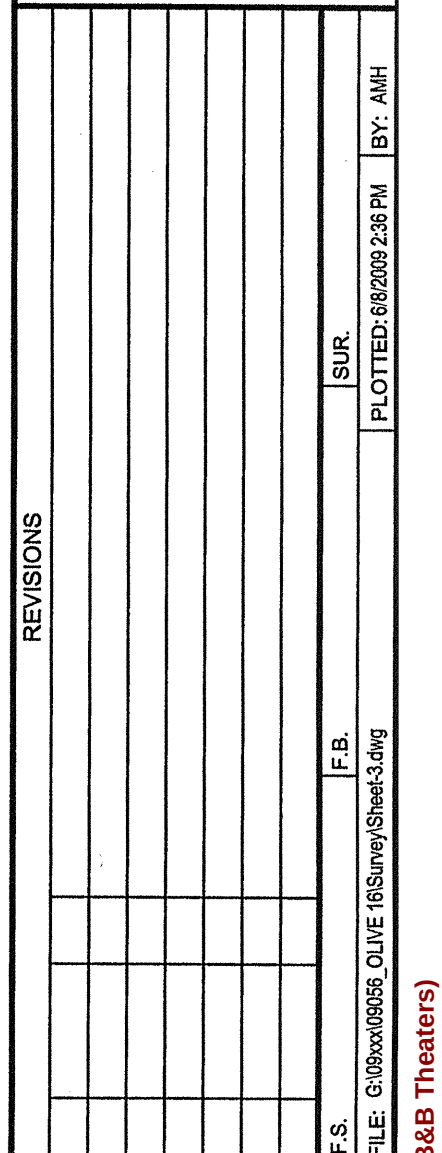
Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.



Copyright 2009 Clayton Engineering Co. All Rights Reserved		the clayton engineering company, inc. ENGINEERS • SURVEYORS • PLANNERS 11920 WESTLINE INDUSTRIAL DRIVE ST. LOUIS, MISSOURI 63146 (314) 862-8888 FAX: (314) 862-8889 A Missouri Professional Engineering Corporation (License No. 000987)									
REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>6/04/09</td> <td>AMH</td> <td>Misc.</td> </tr> </table>		NO.	DATE	BY	REVISION	1	6/04/09	AMH	Misc.	DESIGNED FOR: ACUMEN DEVELOPMENT, LLC 4600 S. Syracuse St., Suite 1450 Denver, CO 80237 ALTA/LAND TITLE SURVEY 1140 Kram Road St. Louis, MO 63141	
NO.	DATE	BY	REVISION								
1	6/04/09	AMH	Misc.								
PROJECT NUMBER 09056		SHEET NUMBER 2 of 3									



ACUMEN DEVELOPMENT, LLC
4600 S. Syracuse St. Suite 1450
Denver, Co. 80237

ALTA/ACSM LAND TITLE SURVEY

West Park
St. Louis, Missouri

Attachment

Prepared for:	
	
Designed _____	
Drawn _____	
Checked _____	
Date _____	
Project Number	
09056	
Sheet Number	
3 of 3	

CODE REVIEW

OWNER INFORMATION

OWNER:
B&B THEATERS
DEVELOPER ADDRESS:
PROJECT ADDRESS:
FIRE DEPARTMENT: RED OAK FIRE DEPARTMENT
LOCAL JURISDICTION: RED OAK TEXAS BUILDING & STANDARDS COMMISSION
INDOOR OCCUPANCY: 2,114
OUTDOOR OCCUPANCY: 627
TOTAL OCCUPANCY: 2,741

CODE LEGEND

- 101
XX AREA TAG W/
OCCUPANT LOAD
1 HOUR RATED
EXIT ACCESS
XX EXIT ACCESS LOAD
EXIT LOAD
SEMI-RECESSED FIRE
EXTINGUISHER CABINET
W/ SLB EXTINGUISHER
WALL MOUNTED 1.8
GAL TYPE K WET FIRE
EXTINGUISHER
FE-K

CODE ANALYSIS

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL MECHANICAL CODE (BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS)
2015 INTERNATIONAL PLUMBING CODE (BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS)
2014 NATIONAL ELECTRIC CODE (BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS)
2010 ADA
2012 NFPA 101 LIFE SAFETY CODE

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
ASSEMBLY, GROUP A-1

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
--

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS [TABLE 503, SECTION 506 & SECTION 507]

GROUP A	TYPE IIB
ALLOWABLE HEIGHT / STORIES	75FT / 3 STORIES
ACTUAL HEIGHT / STORIES	35FT 4IN / 2 STORIES
ALLOWABLE AREA	UNLIMITED SF PER 507.11
ACTUAL AREA	62,908 SF

CHAPTER 6 TYPE OF CONSTRUCTION
IIB, FULLY SPRINKLERED

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS [IBC 601]:	RATING
BUILDING ELEMENT	
PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
NONBEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED	0 HR
ROOF CONSTRUCTION AND ASSOCIATED	0 HR
FIRE RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE [IBC 602]:	
GROUP A	10'-X-30' 0 HR

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

MAXIMUM AREA OF EXTERIOR OPENINGS [IBC 705.8]	FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
10 TO <15'	UNPROTECTED, SPRINKLERED	45%	
15 TO <20'	UNPROTECTED, SPRINKLERED	75%	
20 TO <25'	UNPROTECTED, SPRINKLERED	NO LIMIT	
25 TO <30'	UNPROTECTED, SPRINKLERED	NO LIMIT	

CHAPTER 9 FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEM PER 903.2.1.1
AUTOMATIC SPRINKLER SYSTEM, COMMERCIAL COOKING OPERATIONS PER 903.2.11.5
FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH THE IFC
NFPA 10 REQUIRED SMOKE DETECTORS TO BE PROVIDED
EMERGENCY ALARM COMMUNICATION SYSTEM
VOICE SYSTEM REQUIRED PER IBC 907.5.2.2
ALL PROVIDED AND INSTALLED BY GENERAL CONTRACTOR

CHAPTER 10 MEANS OF EGRESS

2 MEANS OF ACCESSIBLE EGRESS PROVIDED FOR ALL ROOMS WITH GREATER THAN 50 OCCUPANTS.
MINIMUM OCCUPANT LOAD TO BE POSTED IN CONSPICUOUS LOCATION.

EGRESS WIDTH PER OCCUPANT SERVED [IBC 1005]: WITH SPRINKLER:
STAIRWAYS .2 INCHES PER OCC.
OTHER EGRESS COMPONENTS .15 INCHES PER OCC.

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY [IBC 1015]
OCCUPANCY MAX. OCC. LOAD
A-1 49

EXIT ACCESS TRAVEL DISTANCES [IBC 1016.2]
OCCUPANCY A, WITH SPRINKLER: 250' OR LESS

ASSEMBLY AISLE WIDTH [1028.9.1 ITEM 2]
THIRTY-SIX INCHES FOR AISLE STAIRS HAVING SEATING ON ONLY ONE SIDE.

CHAPTER 29 PLUMBING SYSTEMS - INDOOR

MEN: 564
LAVS 1 PER 200 = 3 REQ'D 8 PROVIDED
WATER CLOSETS 1 PER 125 = 5 REQ'D 8 PROVIDED + 11 URINALS
WOMEN: 564
LAVS 1 PER 200 = 3 REQ'D 8 PROVIDED
WATER CLOSETS 1 PER 65 = 9 REQ'D 20 PROVIDED
DRINKING FOUNTAINS 1 PROVIDED (WATER AVAILABLE UPON REQUEST)
OTHER 1 SERVICE SINK REQ.

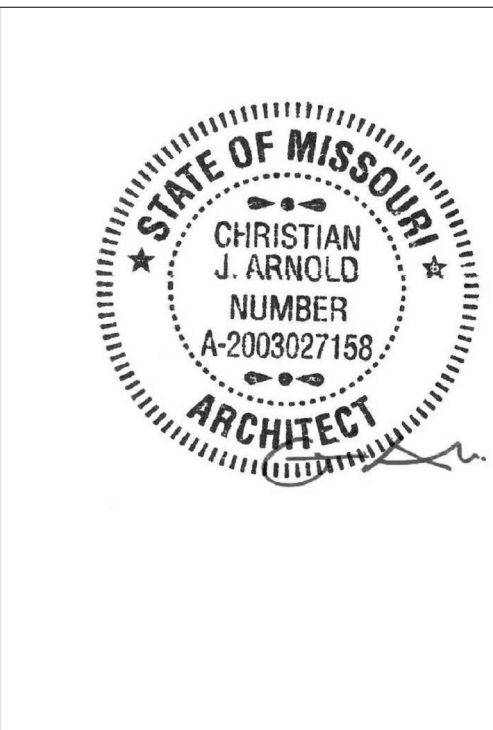
OCCUPANT LOAD - FIRST FLOOR

RESTAURANT	AREA NAME	AREA	FUNCTION	OCC.
01	Grand Screen	4488 SF	ASSEMBLY, FIXED SEATS	197
02	Lyric	1466 SF	ASSEMBLY, FIXED SEATS	49
03	Screen Play	1468 SF	ASSEMBLY, FIXED SEATS	37
04	MX4D	1407 SF	ASSEMBLY, FIXED SEATS	49
04A	Support	112 SF	ACCESSORY STORAGE, MECH. ROOM	
05	Auditorium	1372 SF	ASSEMBLY, FIXED SEATS	37
06	Auditorium	2083 SF	ASSEMBLY, FIXED SEATS	62
07	Auditorium	2964 SF	ASSEMBLY, FIXED SEATS	81
08	Max Relax	1443 SF	ASSEMBLY, FIXED SEATS	32
09	Auditorium	1390 SF	ASSEMBLY, FIXED SEATS	37
10	Auditorium	1777 SF	ASSEMBLY, FIXED SEATS	49
100	Vestibule	1585 SF	(none)	35
100A	Entry	126 SF	(none)	
100B	Box Office	170 SF	BUSINESS AREAS	2
101	Lobby	3614 SF	ASEMBLY, UNCONCENTRATED	80
101a	Women	546 SF	(none)	
101b	Men	549 SF	(none)	
102	Concession	335 SF	BUSINESS AREAS	3
103	Bar	1516 SF	ASEMBLY, UNCONCENTRATED	70
104	Bar Support	462 SF	KITCHENS, COMMERCIAL	2
104A	Liquor	40 SF	ACCESSORY STORAGE, MECH. ROOM	
104B	Stor	16 SF	ACCESSORY STORAGE, MECH. ROOM	
105	Lounge	1541 SF	ASEMBLY, UNCONCENTRATED	53
106	Concierge	156 SF	BUSINESS AREAS	2
107	Bowling	6695 SF	BOWLING CENTERS	80
107A	Exit	113 SF	(none)	
108	Arcade	3239 SF	ASEMBLY, UNCONCENTRATED	124
109	Redemption	280 SF	ASEMBLY, UNCONCENTRATED	13
109a	Redemption Storage	80 SF	SERVICE SPACE	
110	Party Room	320 SF	ASEMBLY, UNCONCENTRATED	22
111	Storage	1294 SF	ACCESSORY STORAGE, MECH. ROOM	
E112	Existing Kitchen	1606 SF	KITCHENS, COMMERCIAL	9
E113	Corridor	718 SF	(none)	
E114	Corridor	2526 SF	(none)	
E115	Existing Beverage Station	300 SF	KITCHENS, COMMERCIAL	2
E116	Men	186 SF	(none)	
E117	Women	192 SF	(none)	
E118	Men	199 SF	(none)	
E119	Women	188 SF	(none)	

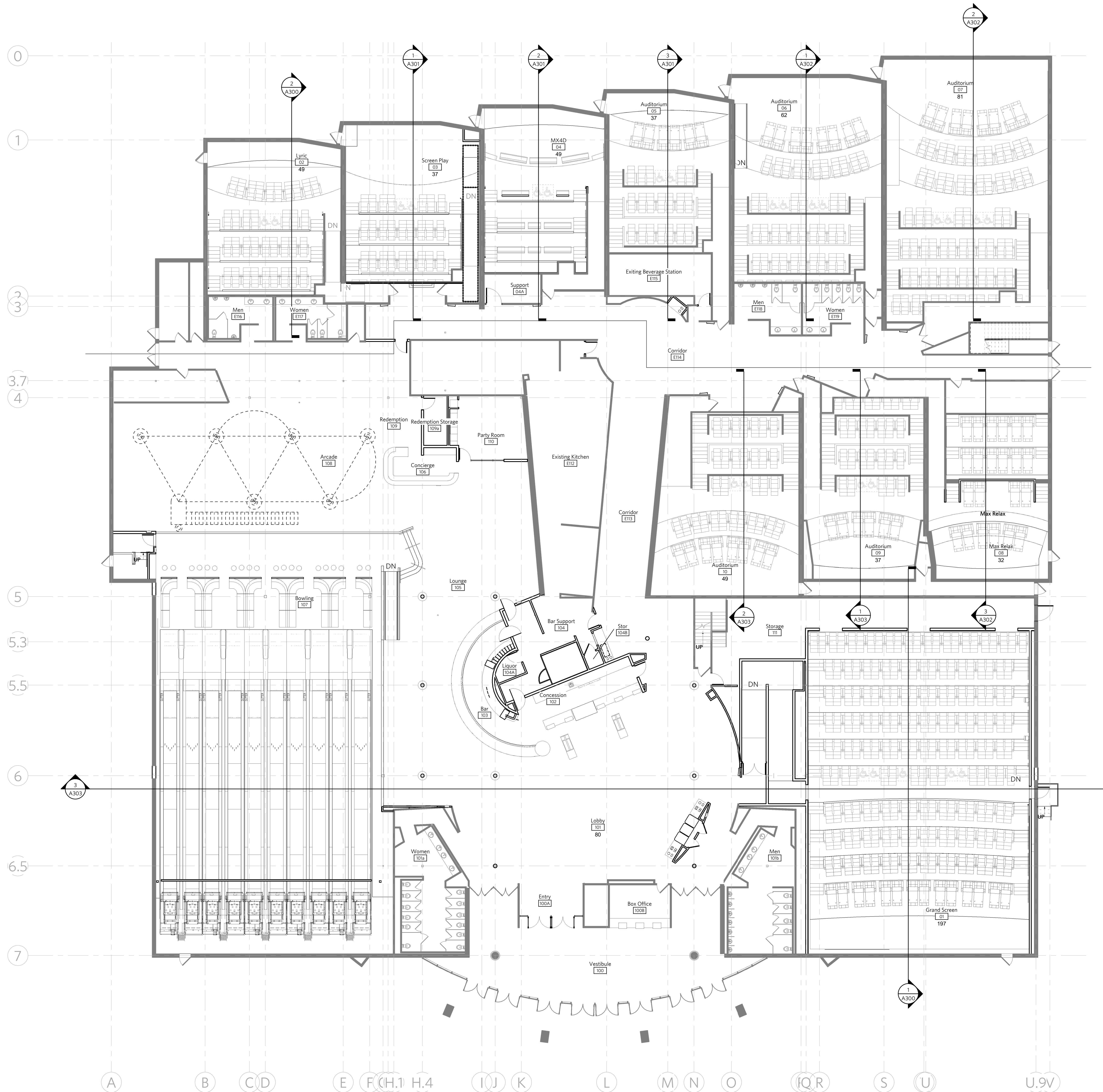
1127

B&B WEST OLIVE

12657 Olive Blvd
Creve Coeur, MO 63141



REV ISSUE DATE
PERMIT SET 05.10.20



1 Floor Plan
3/32" = 1'-0"

B&B WEST OLIVE

12657 Olive Blvd
Creve Coeur, MO 63141



REV	ISSUE	DATE
	PERMIT SET	05.10.20

OVERALL FLOOR PLAN

A100

ET
IT/BIC
IT
ONSE
CWD
W29N12

SHEET:
N101

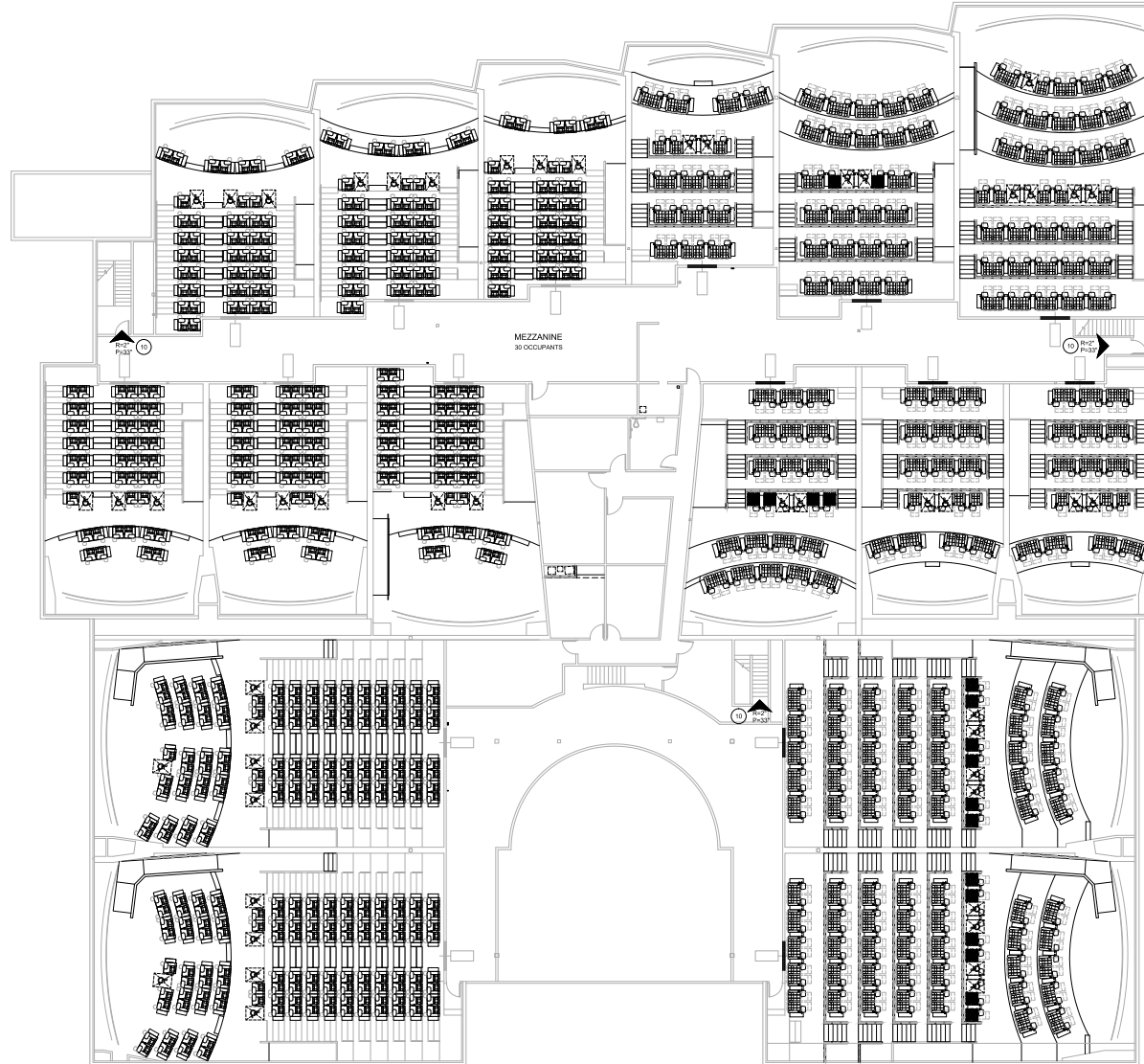
DATA

OCCUPANCY LOAD = (SQUARE FOOTAGE) / (OCCUPANCY LOAD FACTOR)
OCCUPANCY LOAD FACTOR = REFER TO OCCUPANCY LOAD FACTOR TABLE
REQUIRED EGRESS WIDTH = (OCCUPANCY LOAD) x (EGRESS WIDTH FACTOR)
EGRESS WIDTH FACTOR = 0.20 INCHES TABLE 1005.1

SHEET LEGEND	
	REPRESENTS THE NUMBER OF OCCUPANTS
$R = 33"$	REPRESENTS REQUIRED EGRESS WIDTH
$P = 33"$	REPRESENTS PROVIDED EGRESS WIDTH

33 R = 33" P = 33"	REPRESENTS THE NUMBER OF OCCUPANTS REPRESENTS REQUIRED EGRESS WIDTH REPRESENTS PROVIDED EGRESS WIDTH
---	---





EGRESS REQUIREMENTS

OCCUPANCY LOAD = (SQUARE FOOTAGE) / (OCCUPANCY LOAD FACTOR)
 OCCUPANCY LOAD FACTOR - REFER TO OCCUPANCY LOAD FACTOR TABLE 106.1.1
 REQUIRED EGRESS WIDTH = (OCCUPANCY LOAD) x (EGRESS WIDTH FACTOR)
 EGRESS WIDTH FACTOR - REFER TO EGRESS WIDTH FACTOR TABLE 106.1.1

OCCUPANCY	AREA SQ. FT.	OCCUPANCY LOAD	WIDTH FACTOR	REQUIRED WIDTH	PROVIDED WIDTH
THEATER	278,000	30 OCCUPANTS	1.15	34'	34'
TOTAL		30 OCCUPANTS		34'	34'

SHEET LEGEND

- ① REPRESENTS THE NUMBER OF OCCUPANTS
- R = 33" REPRESENTS REQUIRED EGRESS WIDTH
- P = 33" REPRESENTS PROVIDED EGRESS WIDTH

1 EGRESS PLAN
3/20/17

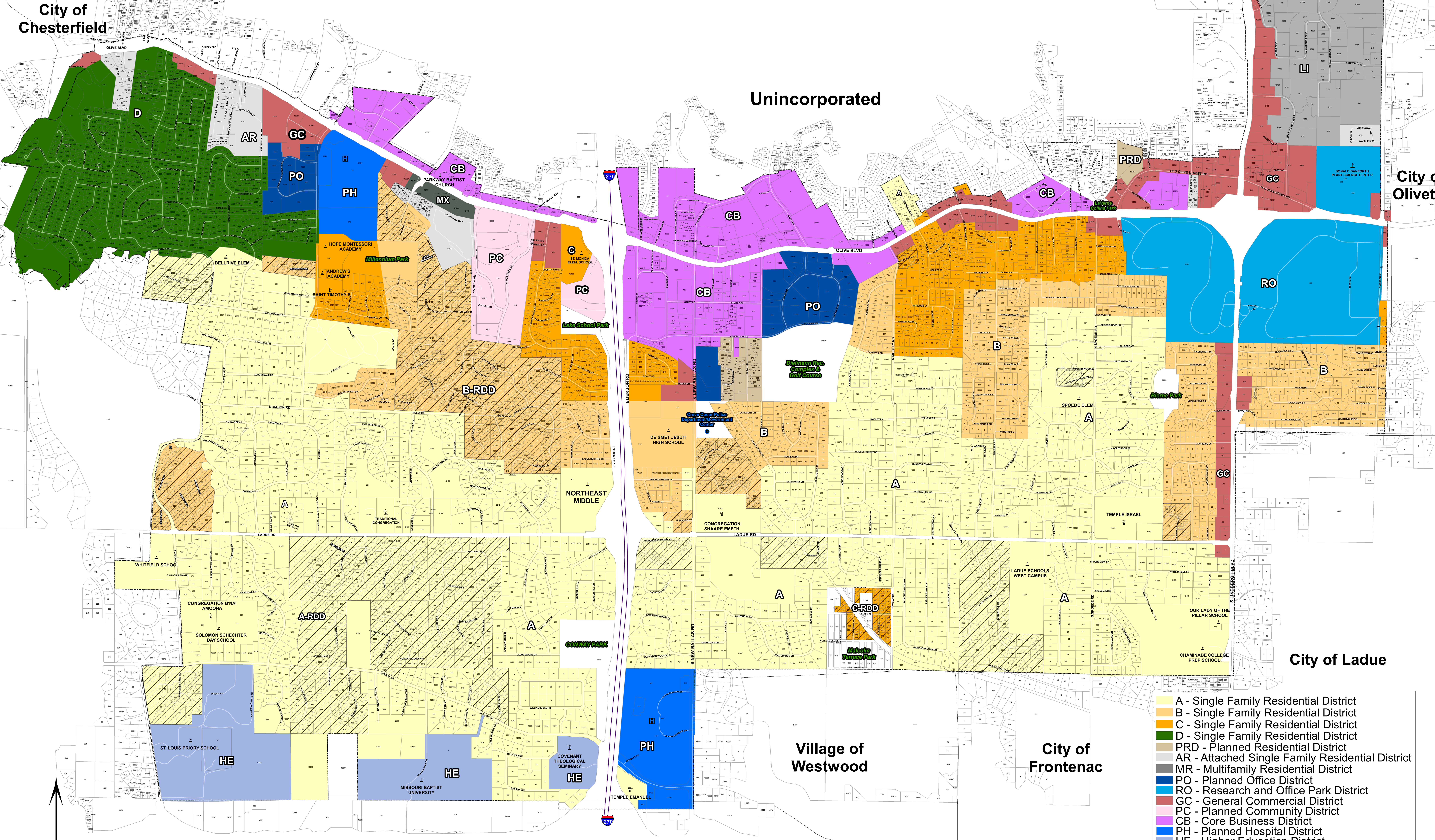
Attachment: Applicant's Materials for Meeting (B&B Theaters)

ME
EGR

E
AN

SHEET
N102

City of Creve Coeur, Missouri Zoning Map



City of Chesterfield

City of Olivette

City of Ladue

City of Frontenac

City of Town and Country

Village of Westwood

City of Creve Coeur, Missouri

1949

Prepared By:
HORNER SHIFFRIN
Date: 9/20/2019

Adopted by the City Council as the official zoning map of the City of Creve Coeur, Missouri
Ordinance No. 5658 Date September 9, 2019

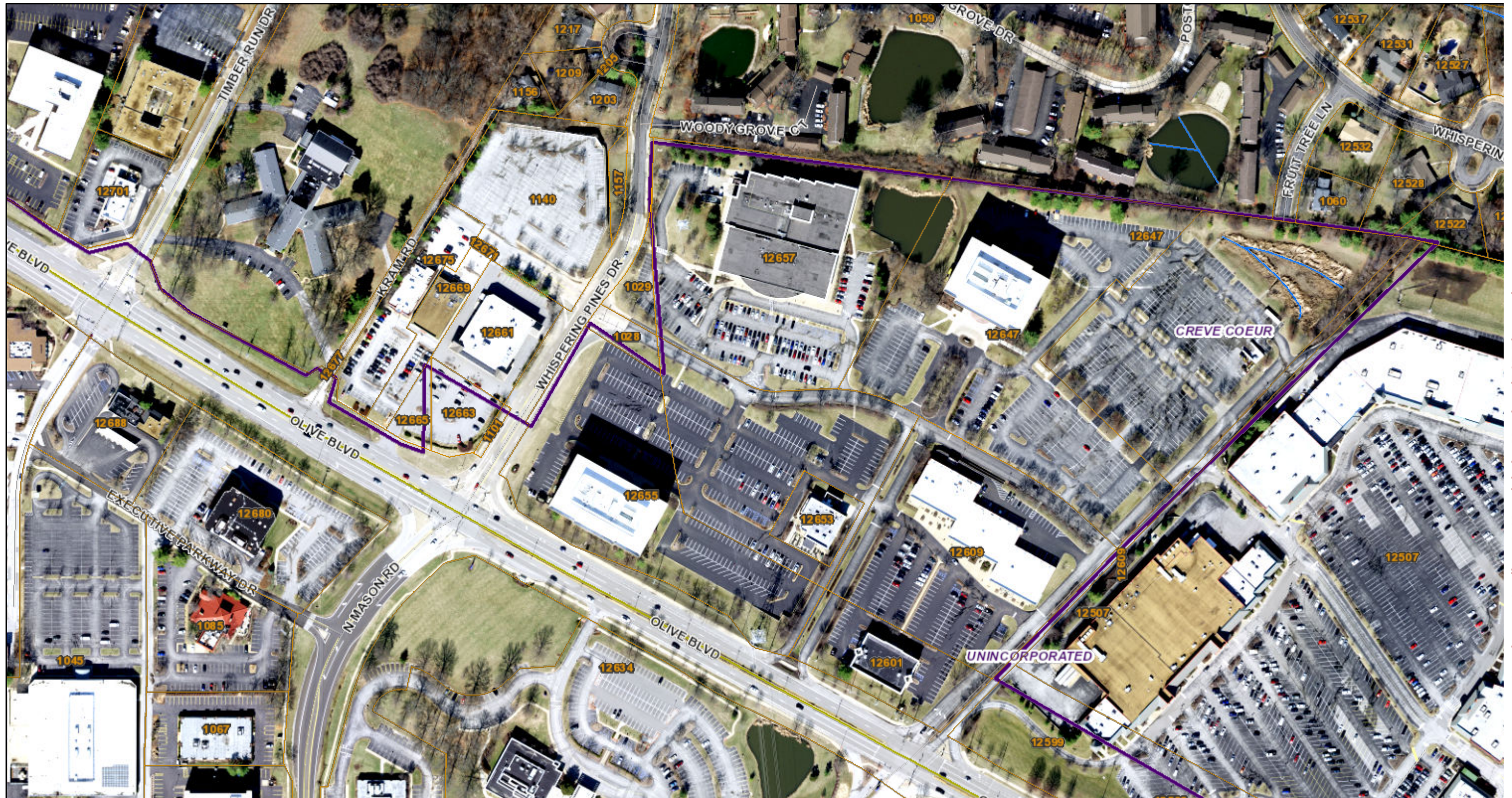
0 750 1,500 2,250 3,000
Feet

Legend:

- A - Single Family Residential District
- B - Single Family Residential District
- C - Single Family Residential District
- D - Single Family Residential District
- PRD - Planned Residential District
- AR - Attached Single Family Residential District
- MR - Multifamily Residential District
- PO - Planned Office District
- RO - Research and Office Park District
- GC - General Commercial District
- PC - Planned Community District
- CB - Core Business District
- PH - Planned Hospital District
- HE - Higher Education District
- LI - Light Industrial District
- MX - Mixed Use District
- A-RDD - Single Family Residential Design Development Procedure
- B-RDD - Single Family Residential Design Development Procedure
- C-RDD - Single Family Residential Design Development Procedure

St. Louis County Map

7.2.d



5/31/2022, 12:41:33 PM

Image



Red: Band_1



Green: Band_2



Blue: Band_3

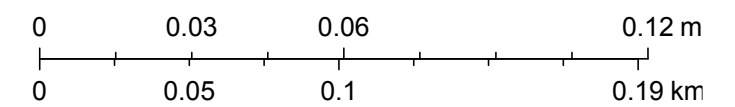


Other Flood Areas (0.2% Annual Chance)



Special Flood Hazard Areas (1% Annual Chance)

1:2,400



St. Louis County GIS Service Center



Attachment: Applicant's Materials for Meeting (B&B Theaters)



















300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-012: MINOR SITE PLAN FOUR ELECTRIC VEHICLE CHARGING
STATIONS AND ACCOMPANYING EQUIPMENT LOCATED WITHIN
PLAZA SHOPS AT 745 NORTH NEW BALLAS ROAD**

FOR THE MEETING OF: Tuesday July 5, 2022

LOCATION: 745 North New Ballas Road. Zoned CB Core Business District.

REQUEST: Robert Ridel, of eStructure Solutions, has submitted a request to install four electric vehicle charging stations with accompanying equipment in the Plaza Shops existing parking lot. The purpose of the minor site plan approval procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. City Council approval is not required for minor site development plans.

ADDITIONAL INFORMATION: The applicant applied for a building permit to install the charging stations in the Plaza Shops parking lot. Upon review by Planning staff and through discussion with the Plan Examiner, it was determined that this type of request should be considered by the Planning and Zoning Commission as a minor Site Plan as it is a new use that the City will undoubtedly see more of in the future. Planning staff suggested an alternative location for the charging stations to draw less attention to the use while also keeping it in front of the building and visible from N. New Ballas Road and this suggestion was denied.

APPLICANT: Robert Ridel
eStructure Solutions
739 Southgate Parkway
Cambridge, OH 43725

PROPERTY OWNER: CH Retail Fund 1 St. Louis Plaza Shops
3819 Maple Avenue
Dallas, TX 75219

Key Issues:

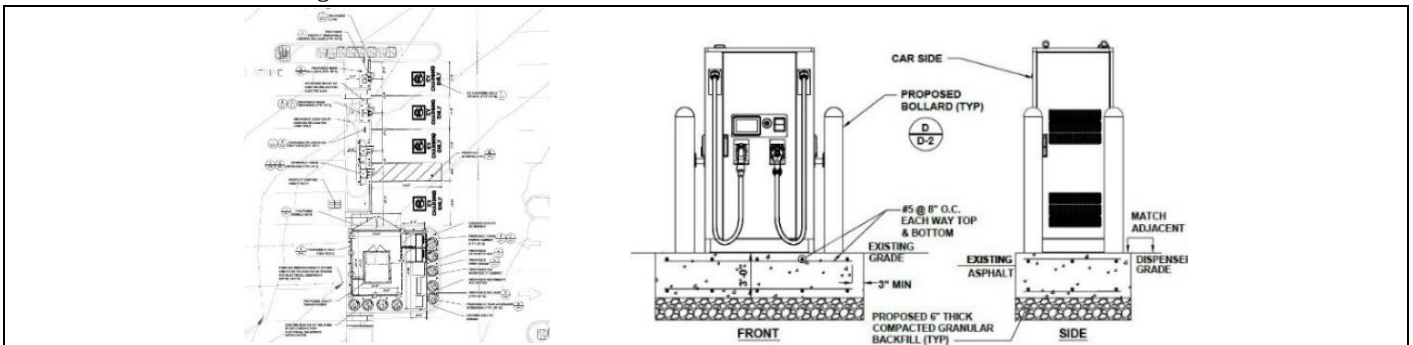
- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a minor site plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Comprehensive Plan References

- MU-Mixed Use Type District
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: CB-Core Business District
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 6/29/2022

ATTACHMENTS: Applicant's Materials Received June 2 and June 22, 2022

BACKGROUND AND PROJECT DESCRIPTION

The Applicant is seeking minor site plan approval to install four electric vehicle charging stations with accompanying equipment in the parking lot of the Plaza Shops complex parking lot that is shared among the existing uses of the center. The scope of the application includes installations of four vehicle charging stations, an equipment yard adjacent to the stations, new electrical distribution, minor site work to install the conduits, equipment pads and screening around the equipment yard. The applicants will be using the existing surface parking and restriping will be necessary. The proposal would restripe five existing parking stalls to create four new electric parking stalls to be used exclusively for electric vehicle charging. These five parking spaces would be removed from the overall shared parking total for the complex as they will no longer be available for use at any time by other patrons and will instead be dedicated solely for charging purposes.

The City of Creve Coeur has had limited experience with electric vehicle charging station installations and none to the size and scale as that of the proposed application. Staff believes that this type of use will become more popular given the current trend towards electric vehicle and with the high price of gas. For these two reasons, staff believes that the Planning and Zoning Commission should review the proposal as a minor site plan which enables the Commission to consider potential impacts upon the area in the vicinity of the property, to ensure consistency with good planning practice and to ensure high standards of site design for the general welfare of the City and its residents. Staff believes this project is a good opportunity to consider potential regulation options of this type of use that could be codified in the future.

Staff has worked with the applicant in order to mitigate the potential impacts of the charging stations onto the Plaza Shops development and parking lot. The chosen location for the charging stations utilizes five existing parking stalls and one landscaping island directly in front of the entrance to the Plaza Shops complex from North New Ballas Road. Alternative locations have been suggested that could help to shield the charging stations and equipment while keeping them in front of the building, visible from North New Ballas Road and not obstructing the overall appearance of the complex from the street. This suggestion was rejected by the applicant in favor of the more prominent location. The applicant has provided revised plans with fencing and evergreen landscaping to screen the equipment.



Figure 1: Aerial of existing project location in red.

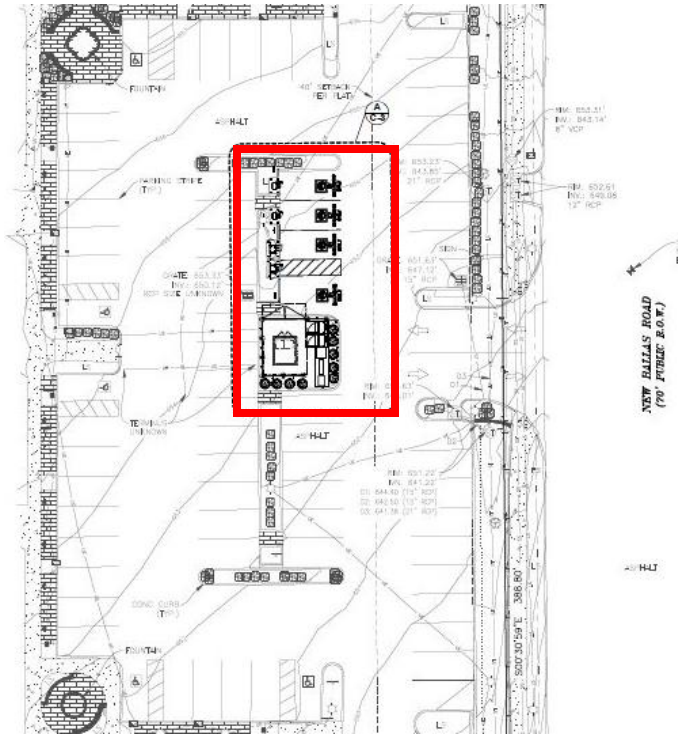


Figure 2: Detail of the proposed location for the new EV charging stations and equipment in red.

Figures 1&2 are details of the Plaza Shops parking lot location for the proposed electric vehicle charging stations and equipment. Figure 1 shows the existing layout for the parking lot with five parking stalls for any use and a large landscaping island. This location is directly in front of the building and is the first thing seen when turning into the complex from North New Ballas Road.

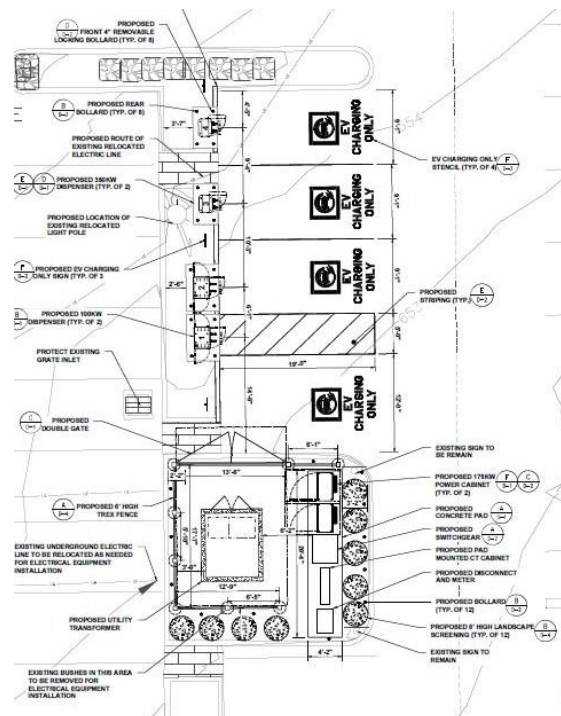


Figure 3: Detail of the site proposal with new EV stalls, equipment and screening.

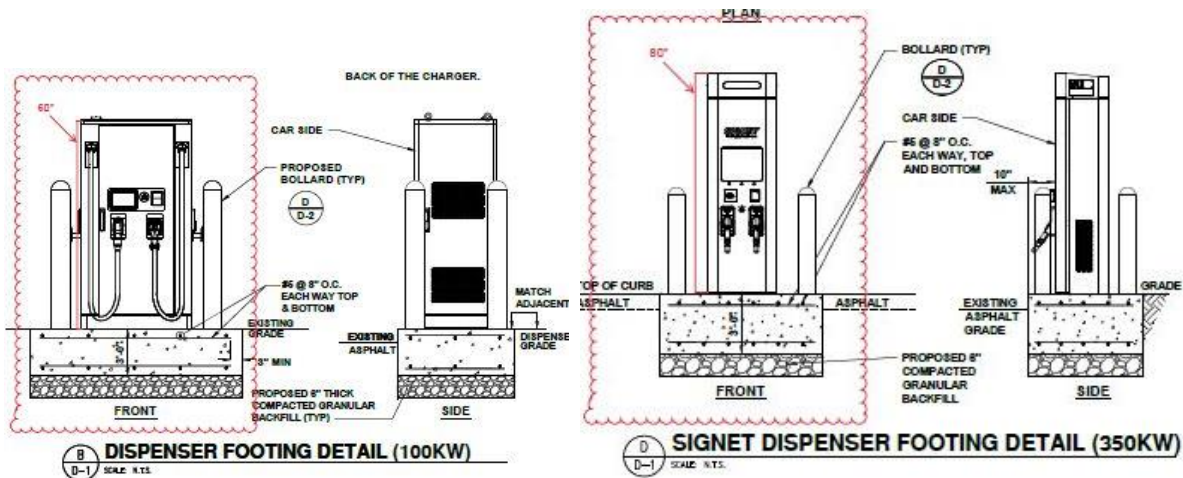


Figure 4: Elevation detail of proposed EV charging stations for each charging stall.

Figure 4 is a detail of the proposed charging stations to be installed at the top of each charging stall. The charging stations will be 5 feet to 6 feet, 8 inches tall and be surrounded by four, 4-foot-tall bollards each. Each charging station will include the ability to pay for the charge and each charge would roughly require thirty minutes or so depending on the type of car and the amount of charge desired.



Figure 5: Rendering of the proposed site plan for EV go charging stations within the Plaza Shops parking lot.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Automotive Sales	CB-Core Business	N/A
South	Commercial	CB-Core Business	Studt Road
East	Creve Coeur Plaza Commercial	CB-Core Business	N. New Ballas Rd
West	Automotive Sales	CB-Core Business	Decker Lane

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

Plaza Shops is located in the Mixed-Use District which supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. These land uses are supported through primarily vehicular access with improved walkability; pedestrian connections within developments, to neighboring commercial properties, and to adjacent neighborhoods; and beautifully landscaped streets. The Mixed-Use District accommodates numerous existing land uses, including the “day to day” retail and service business utilized by Creve Coeur’s residents and workers, while allowing for increased density and new land uses (p.58). The Mixed-Use District supports large development sites with centralized, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment (p.82).

Under the goals of the Comprehensive Plan for the Mixed-Use District Place Type, the proposed use fits in well. The Electric Vehicle Charging stations would be an amenity for residents and commuters that frequent this diverse corridor for the “day to day” retail and services provided. The proposed location and the elimination of the existing landscaping island for the equipment does not appear to be in line with the goals of the Comprehensive Plan to promote a beautifully landscaped site environment and street frontages with green space preservation and landscaping to break up large surface parking lots. Although evergreen landscaping is proposed as a screening method for the equipment, if the proposal is approved, the lost green space would have to be made up else where on the site. Staff’s suggestion to move the EV charging stations to a less prominent location within the surface parking lot would also serve to further the goals of the Comprehensive Plan through keeping the building the main focal point from the primary street and preserving existing greenspaces and landscaping for surface parking lots.

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific guidance for the screening of all exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, and transformers with fences and walls including that they are to be screened from view in a manner that is compatible with the building and site design. Screening materials should be the same as the primary building materials. The location of such services should be sited with limited visibility to pedestrians and/or adjacent properties (p.19). The guidelines also encourage landscaped parking islands to be incorporated into all parking lots. These parking islands should be located at the beginning and end of all parking aisles as well as every 8- 10 parking stalls or other landscape breaks to large parking areas. Where parking aisles have less than 16 continuous stalls, they should be placed in the middle of the aisle. Landscaped parking islands must be a minimum of 9-feet in width (p.19). The applicant’s proposed site plan and screening elements do not appear to be in conformance with the

screening and parking design goals of the Design Guidelines. If the Planning and Zoning Commission determines that the proposed location is acceptable, staff asks that a condition to replace the 6-foot-tall fence around the equipment with more evergreen landscaping be added.



Figure 6: Detail of the proposed EV charging station set up.

ZONING REVIEW

Because this request is limited to the review and approval of a new minor site plan for new Electric Vehicle charging stations on a portion of the existing Plaza Shops parking lot, the relevant zoning requirements involve consideration of potential impacts to adjacent or nearby properties and the general community.

Parking

The required amount of off-street parking for mixed-uses like the Plaza Shops is calculated separately for each use and all required parking for each specific use shall be available at all times. Shopping centers designated for restaurant, retail uses and personal service establishments are subject to a 15% reduction in the total number of parking spaces required. These requirements have been taken into consideration when calculating the overall parking for Plaza Shops with the proposed use for the EV charging stations. The proposal for the charging stations removes five parking spaces and returns four spaces with specific signage noting the parking is only for charging use. Although EV Charging stations as a use are not regulated specifically in the Zoning Code, because of the restrictions put on the spaces required for the charging stations, the parking must be accounted for in the parking calculation for the center as a whole. The parking for Plaza Shops is shared among a variety of uses according to the following parking table. Plaza Shops has 165 total spaces available on site to accommodate shared parking between the onsite uses. After calculating in the five parking spaces used for EV Go, the remaining parking for the complex is eleven excess parking spaces.

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
701 New Ballas – Sauce on the Side (Former Pieology)	Restaurant (75 indoor seats and 16 outdoor)	3120	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft..	40
707 New Ballas – Vacant (Former Little Medical)	General Retail	1500	4/1000 sq. ft	6

School)				
711 New Ballas – Edward Jones	Other Financial Services	1560	4/1000 sq. ft.	7
713 New Ballas – Excel Sports & Physical Therapy	Other Health Services	1575	4/1000 sq. ft.	7
715 New Ballas – Vitality Bowls	Restaurant < 16 Seats	1050	4/1000 sq. ft.	6
717 New Ballas – Hot Box Cookies	Restaurant < 16 Seats	1400	4/1000 sq. ft.	6
721 New Ballas – Oishi Sushi	Restaurant (94 indoor seats and 40 outdoor)	2800	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft.	48
725 New Ballas – Vacant (former Zoya's)	General Retail	1319	4/1000 sq. ft.	6
727 New Ballas – Vacant	General Retail	1426	4/1000 sq. ft.	6
731 New Ballas – Nail Salon	Services – Nail Salon	1643	4/1000 sq. ft.	7
733 New Ballas – Zang Chi	Restaurant < 16 seats	1190	4/1000 sq. ft.	5
735 New Ballas – Vacant	General Retail	1358	4/1000 sq. ft.	6
737 New Ballas – Vacant (Former Travel Masters, Inc.)	Services Other Personal Services	1038	4/1000 sq. ft.	5
741 New Ballas – Vacant	General Retail	919	4/1000 sq. ft.	4
743-745 New Ballas – Eyewearhouse	General Retail	2100	4/1000 sq. ft.	9
747 New Ballas – Lab Corp	Other Health Services	2040	4/1000 sq. ft.	9
Submitted Plans for EVgo Electric Charging Stations	Electric Vehicle Charging Stalls		5 Spaces Proposed	5
Sub-total:				182
Minus 15% Reduction				-28
Total # of Parking Spaces Required:				154
Total Available On-site:				165
Excess Parking:				11

Site Coverage

The minimum site coverage for developments in the “GC” General Commercial District is 63% unless the Planning and Zoning Commission allows a site coverage bonus of up to 70% in consideration of a special or outstanding landscaping or site plan feature. In the case of Plaza Shops, the existing site coverage, which is the area covered by buildings, driveways, parking lots, and loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas, the existing site coverage appears to be well over the maximum allowed. The Plaza Shops center was developed prior to the adoption of the current Zoning Code considered a pre-existing non-conforming condition. Per Section 405.610 *Non-Conformities*, site-related non-conformities are permitted to continue so long as it remains otherwise lawful subject the restrictions in subsection (E 2-5.) The existing site coverage non-conformity is allowed to exist but cannot be made worse by expanding or enlarging the issue. If the landscaping

island in the parking lot is removed to accommodate the EV charging equipment, the lost landscaping area will have to be made up elsewhere on the site. Staff has added this as a condition of approval.

SUMMARY AND RECOMMENDED CONDITIONS FOR APPROVAL

The request for a Minor Site Plan for the installation of four Electric Vehicle charging stations and accompanying equipment located within the Plaza Shops parking lot does not appear to meet all of the requirements of the Zoning Ordinance and goals and objectives of the Comprehensive Plan and Design Guidelines as proposed. If the Planning and Zoning Commission believes that the proposed minor site plan mitigates potential impacts upon the area in the vicinity of the property, ensures consistency with good planning practice and ensures high standards of site design for the general welfare of the City and its residents, Staff recommends the approval be subject to the conditions below, pending any additional amendments as discussed at the meeting:

1. The applicant is required to submit a final Landscape Plan to staff that shall be in substantial conformance with the plans received June 22, 2022, as bound together and submitted in conjunction with Application #22-014, with the addition of more evergreen trees to screen the equipment from view without a fence and including a plant schedule listing the types of evergreen trees proposed to screen the equipment.
2. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Plans shall be in substantial conformance with the plans submitted for EV Go received June 22, 2022, as bound together and submitted in conjunction with Application #22-014, except as amended by the Planning and Zoning Commission.
4. The applicant shall provide existing and proposed site coverage calculations to ensure the existing non-conforming site coverage is not intensified and shall install additional landscaping elsewhere on site if the existing site coverage percentage is intensified.

MOTION

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

“I move to recommend approval of a Minor Site Plan for the installation of four Electric Vehicle charging stations and accompanying equipment located within the Plaza Shops parking lot at 745 North New Ballas Road, subject to the conditions discussed in the Staff Report for the meeting of July 5, 2022” (conditions may be added, eliminated, or modified by preceding motion).

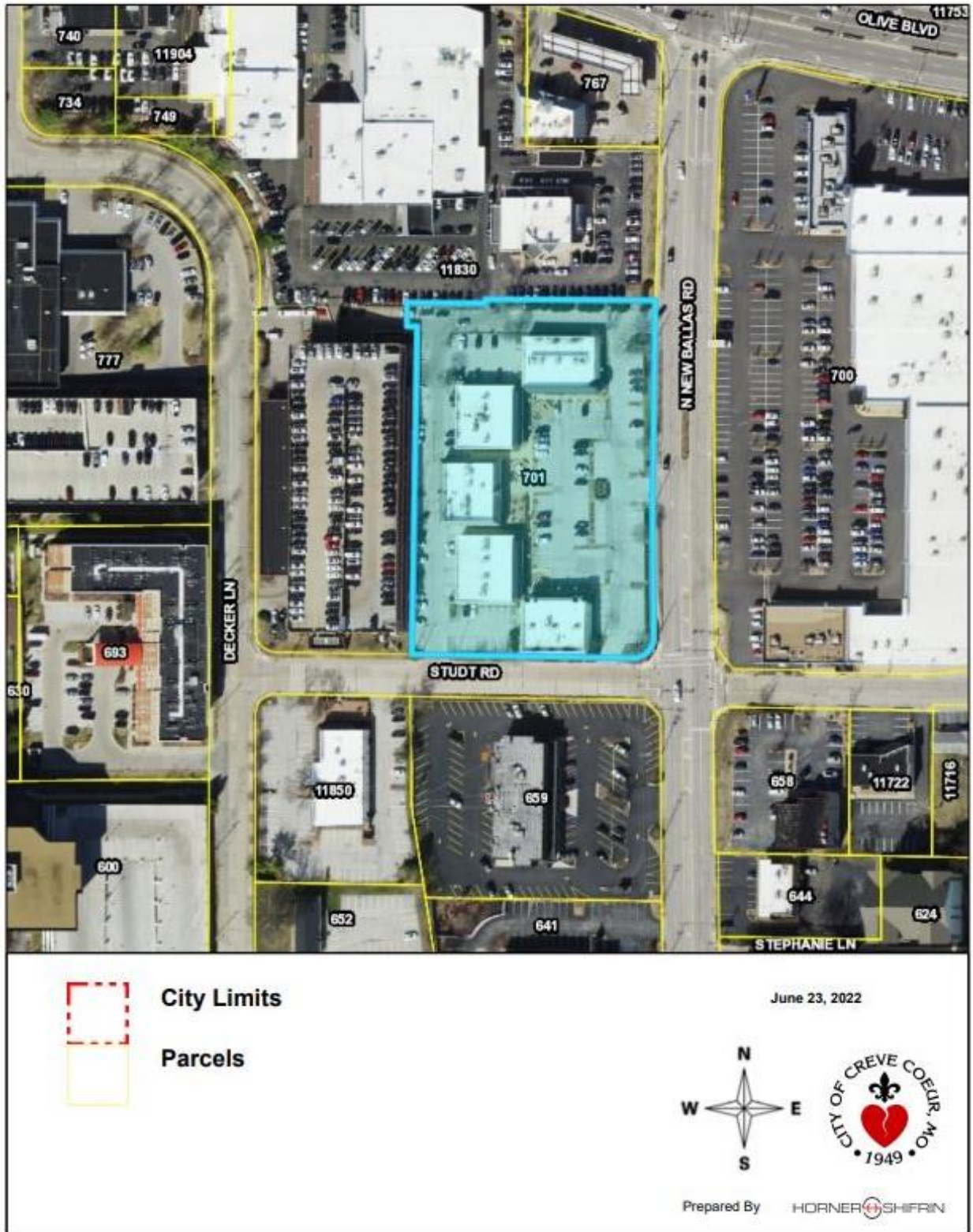
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Attachment: 22-014 EV Go MSP Staff Report 7.5.22 (Ev Go)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 6/24/22



Description:
Proposed
location for
the EV Go
charging
stations and
accompanying
equipment.



Description:
Landscaping
island,
proposed
location for
charging
equipment.



Description:
Five parking spaces proposed to be removed and restriped to accommodate 4 EV charging stations.



Description:
Location proposed by staff as a less prominent location for the charging stations but still in front of the building and visible from N. New Ballas.



P42811
INSTALLATION OF ELECTRIC VEHICLES CHARGING EQUIPMENT
PLAZA SHOPS
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141

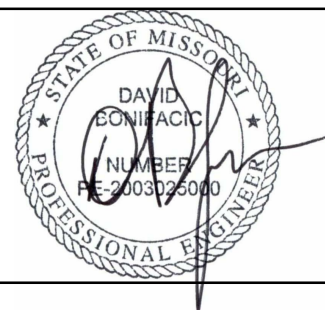


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
COVER SHEET AND
PROJECT INFORMATION

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT

Attachment: Applicant's Materials (EV Go)

VICINITY MAP

AERIAL MAP

PROJECT DESCRIPTION

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) SWITCHBOARD ASSEMBLY
- INSTALL (1) METER SOCKET
- INSTALL (2) 100KW DELTA DISPENSERS
- INSTALL (2) 350KW SIGNET DISPENSER
- INSTALL (2) 175KW SIGNET POWER CABINET

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV NO.
CS	COVER SHEET & PROJECT INFORMATION	1
C-1	OVERALL SITE PLAN	1
C-2	DEMOLITION SITE PLAN	1
C-3	ENLARGED SITE PLAN	1
D-1	DETAILS	1
D-2	DETAILS	1
D-3	DETAILS	1
D-4	DETAILS	1
E-1	ELECTRICAL UTILITY PLAN	1
E-2	ELECTRICAL ENLARGED SITE PLAN	1
E-3	ELECTRICAL SINGLE LINE DIAGRAM	1
E-4	ELECTRICAL DETAILS	1
E-5	ELECTRICAL SPECIFICATIONS	1
E-6	ELECTRICAL SPECIFICATIONS AND SWITCHBOARD/PANEL SCHEDULES	1
E-7	ELECTRICAL SYMBOLS, ABBREVIATIONS AND GENERAL NOTES	1
G-1	SCHEMATIC GROUNDING DETAILS	1
GN-1	ELECTRICAL GENERAL NOTES	1

FOR REFERENCE ONLY DRAWINGS
PROPERTY SURVEY

CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

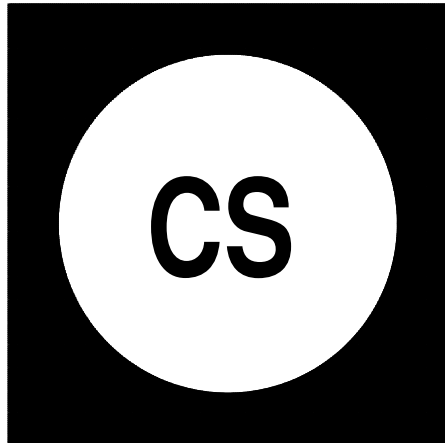
CALL BEFORE YOU DIG

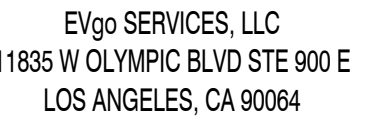
DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ENGINEER OF RECORD

NAME
PE#
ENGINEERING COMPANY NAME

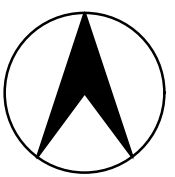


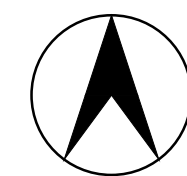


N NEW BALLAS RD.-EV
EVE COEUR, MO 63141



Packet Pg. 135





1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES, DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
3. CONTRACTOR TO BORE SECONDARY RUN. CONTRACTOR TO PROVIDE CONDUIT AND WIRE.

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:

PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
DEMOLITION SITE PLAN

Project #: P42811

File:

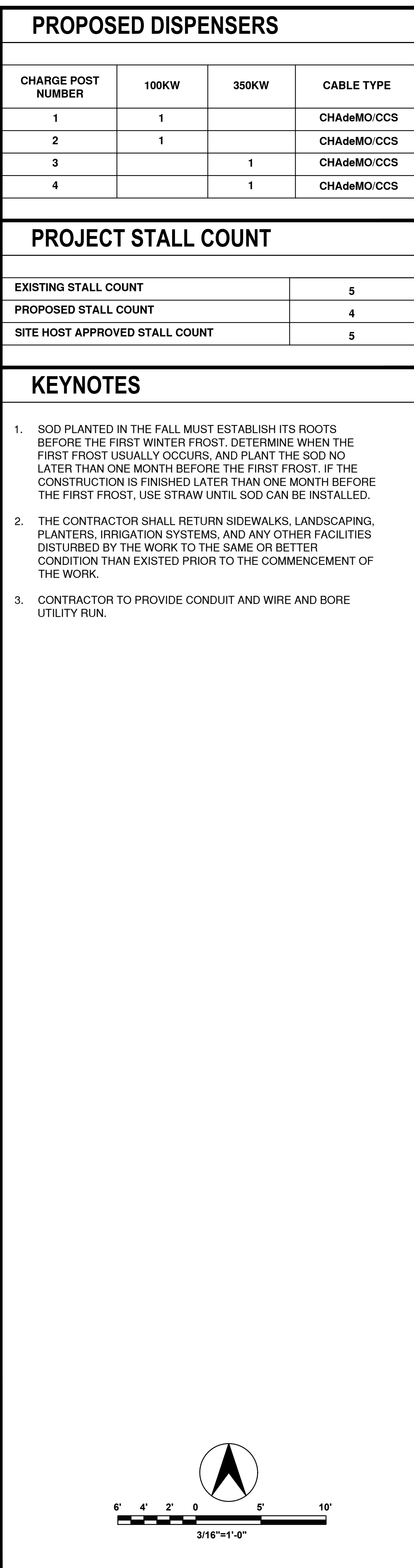
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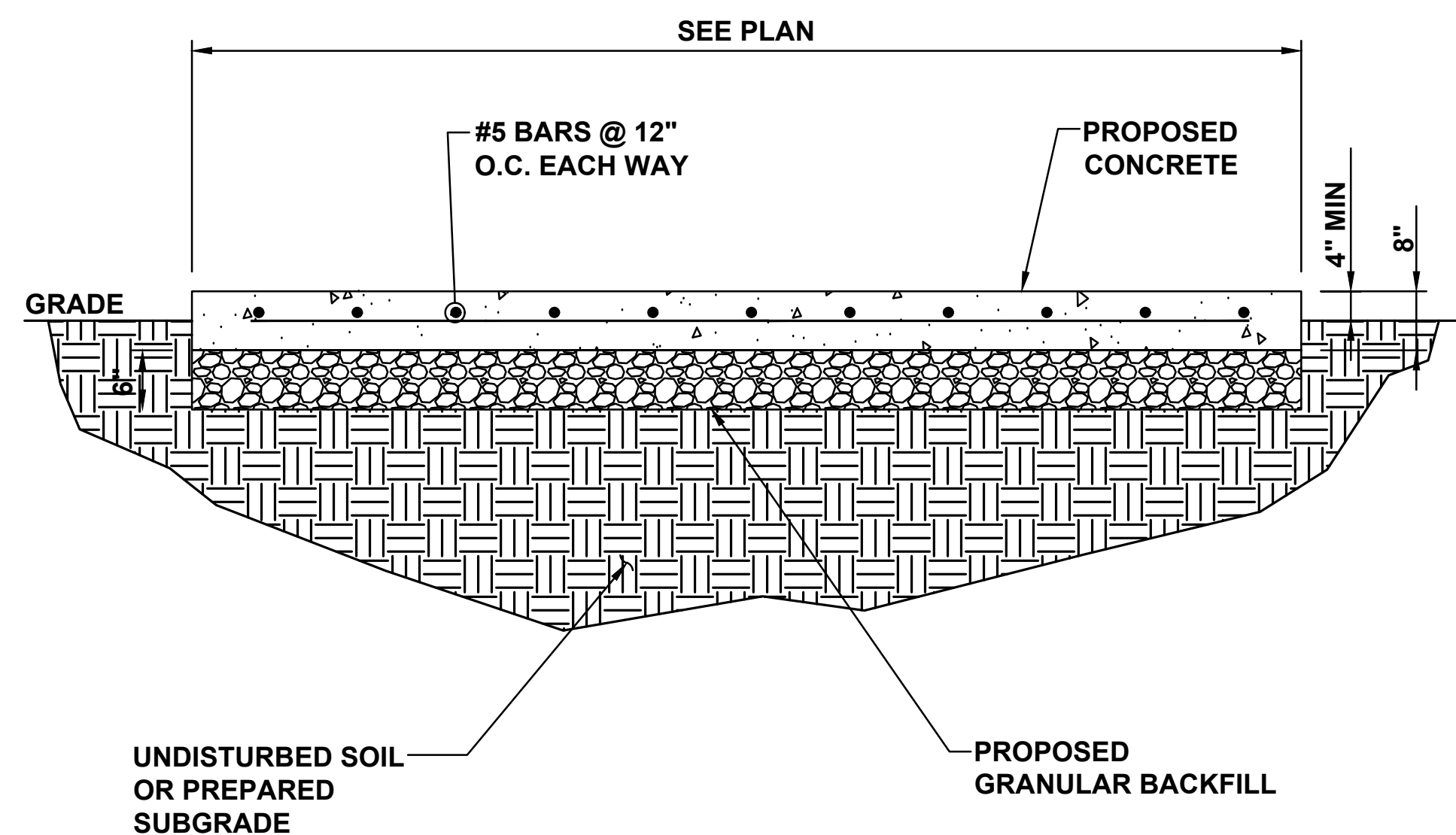
Date(s): 03/28/2022

03/31/2022 - DD100 REV 1

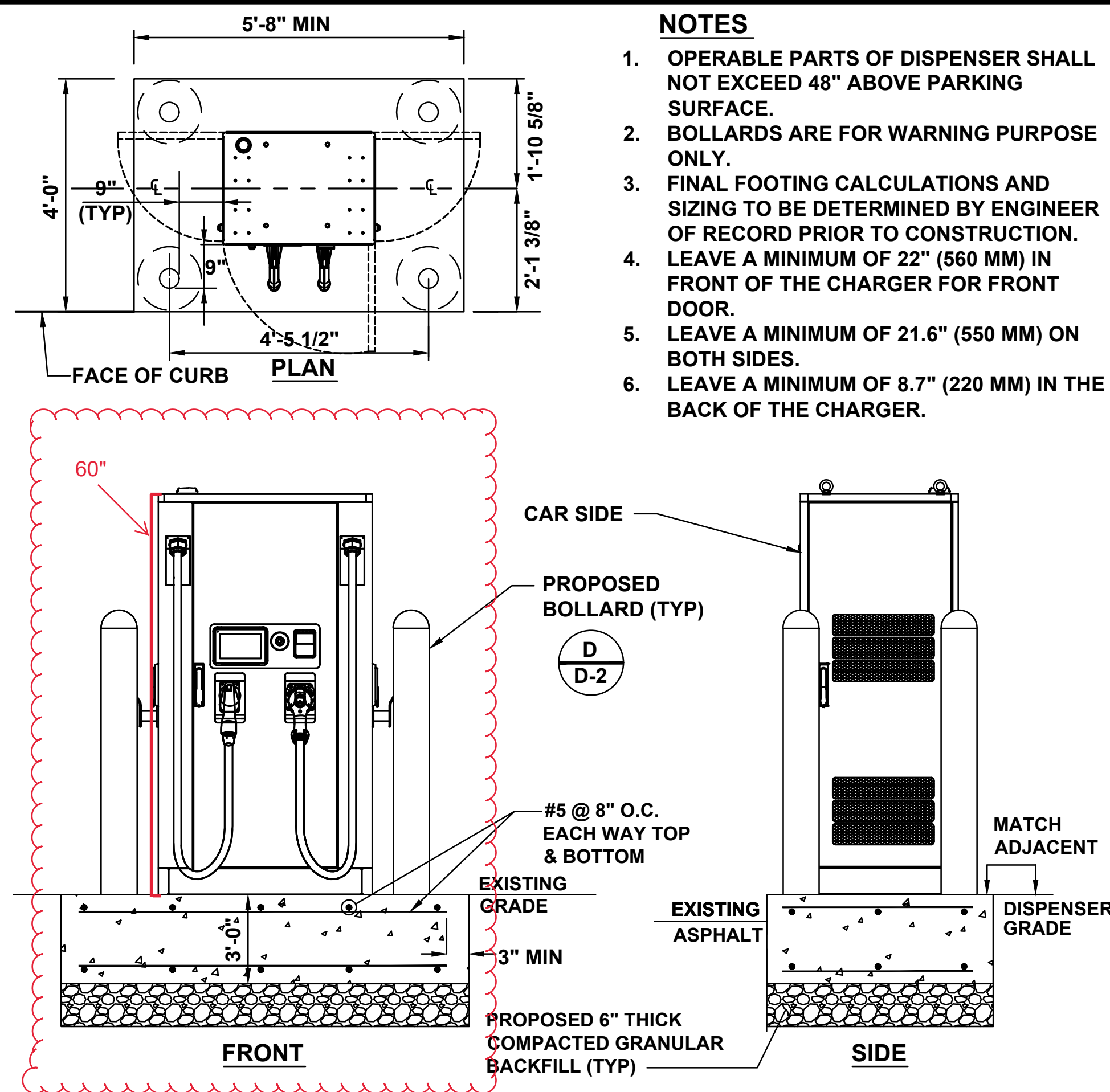
04/20/2022 – ISSUED FOR PERMIT

C-2



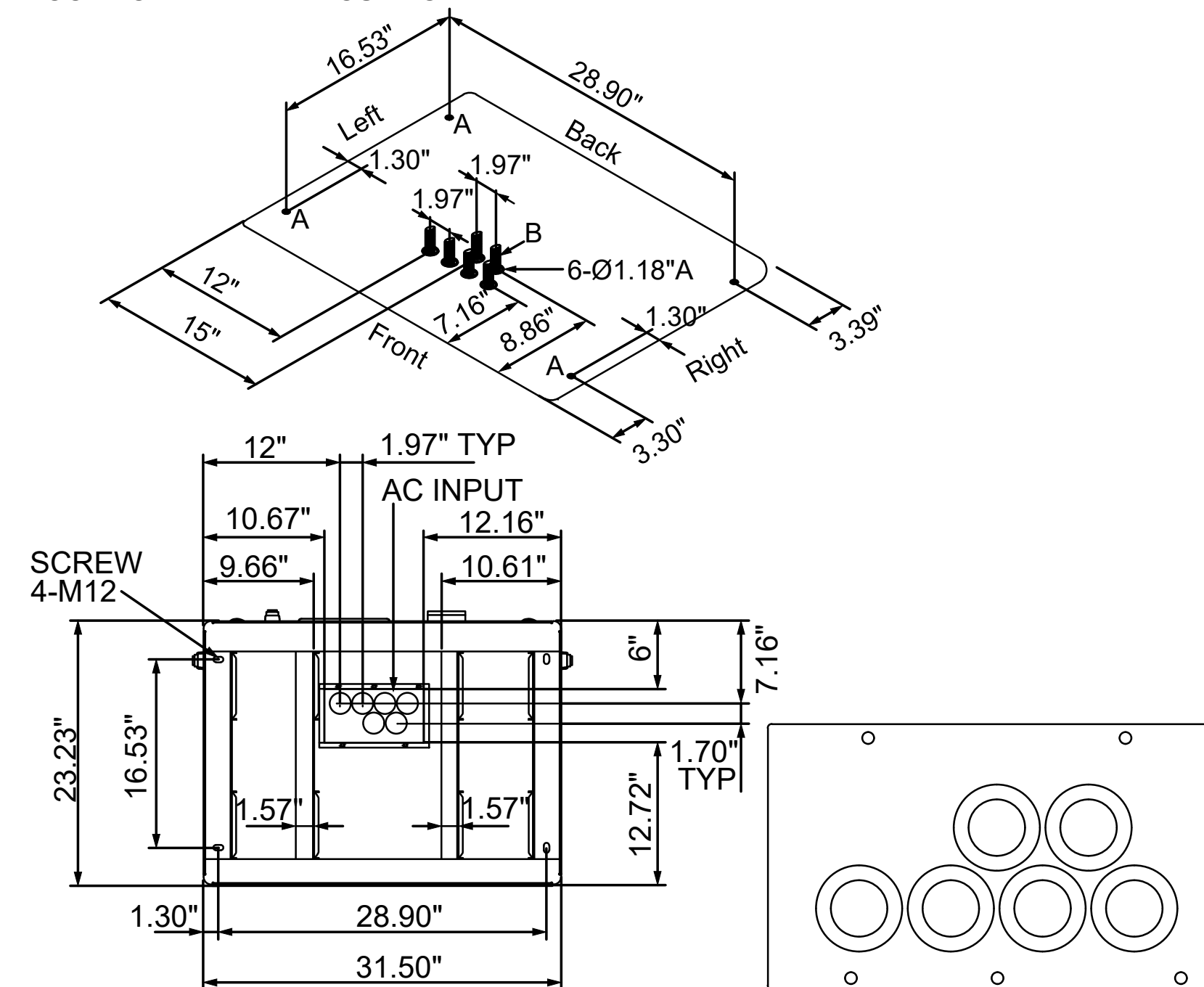


A CONCRETE PAD DETAIL
D-1 SCALE: N.T.S.

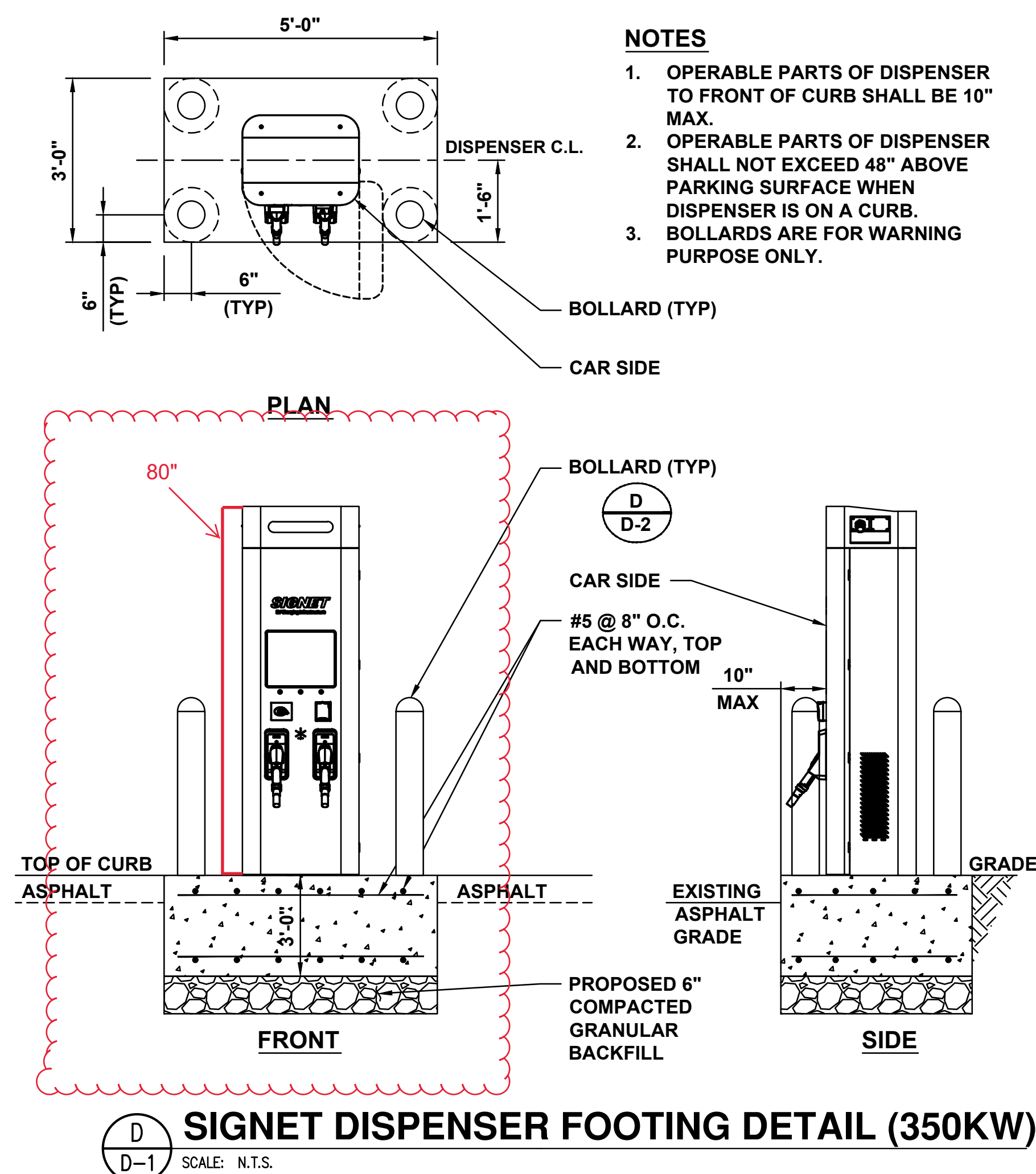


B DISPENSER FOOTING DETAIL (100KW)
D-1 SCALE: N.T.S.

- NOTES**
1. CONTRACTOR TO DRILL FOUR M12 HOLES FOR INSTALLING THE CHARGER. DRILL SIX 30 MM (1.18")-DIAMETER HOLES WITH OR A RECTANGLE WITH A WIDTH OF 250 MM (9.84") AND A DEPTH OF 130 MM (5.18") FOR HOLDING THE POWER CABLES AND THE ETHERNET CABLE.
 2. CONTRACTOR TO DRILL AND TAP 4 HOLES (M12) INTO THE CEMENT BASE AT THE INDICATED POSITIONS (A).
 3. CONTRACTOR TO MAKE SURE THAT THE CABLES EMERGE FROM THE FLOOR THROUGH THE 6 MARKED HOLES (B).
 4. CONTRACTOR TO MAKE SURE THAT A CABLE LENGTH OF 0.6M IS AVAILABLE ABOVE THE FLOOR FOR INTERNAL ROUTING IN THE CABINET.

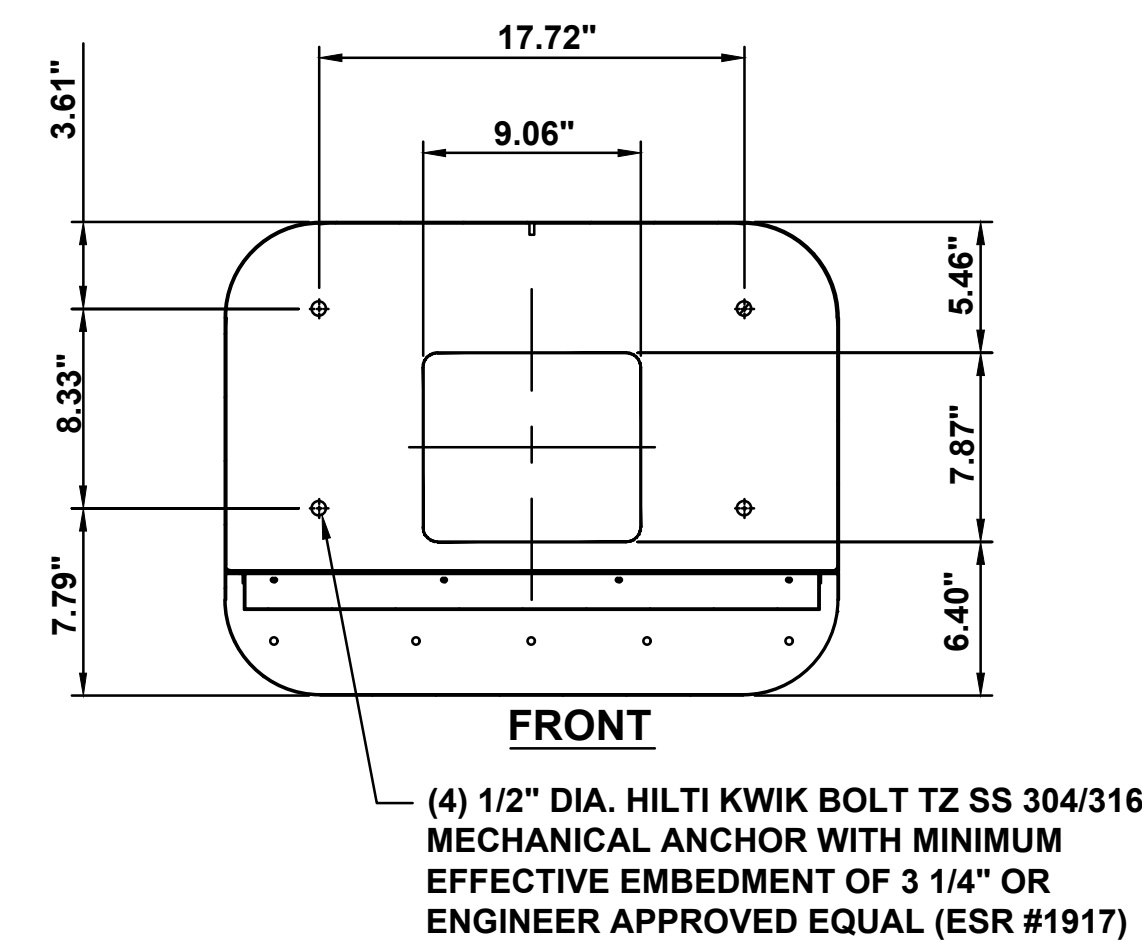


C DISPENSER ANCHORAGE AND CONDUIT ENTRY DETAIL
D-1 SCALE: N.T.S.

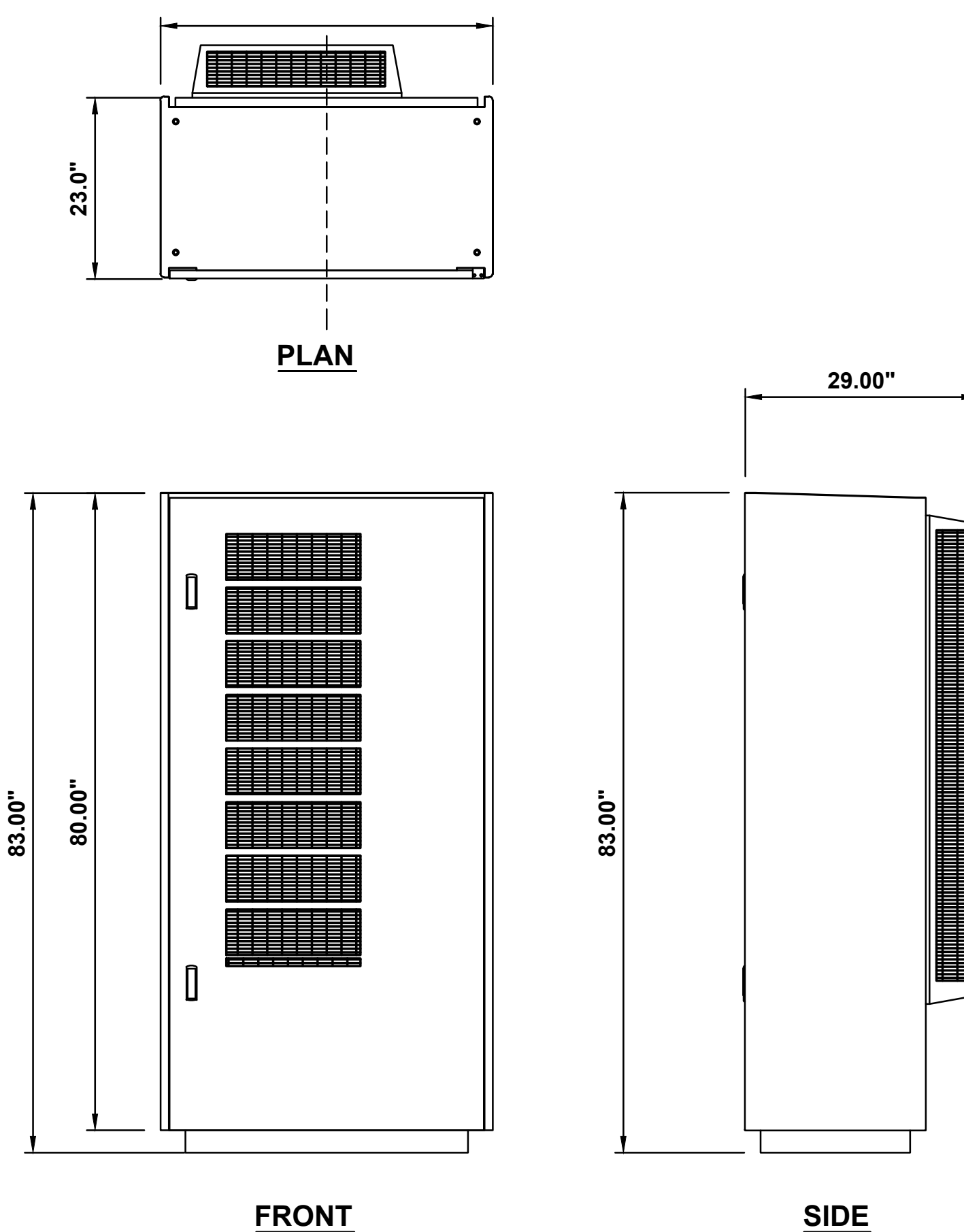


D SIGNET DISPENSER FOOTING DETAIL (350KW)
D-1 SCALE: N.T.S.

- NOTES**
1. MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORS SHALL BE 6".
 2. MINIMUM CLEAR SPACING BETWEEN ANCHOR AND CONDUIT SHALL BE 3 INCHES.
 3. CONTRACTOR TO FIELD VERIFY THE ANCHOR SPACING PER MANUFACTURER'S INSTALLATION MENU.



E DISPENSER ANCHORAGE AND CONDUIT ENTRY DETAIL
D-1 SCALE: N.T.S.



F POWER CABINET DETAIL (175KW)
D-1 SCALE: N.T.S.

EVgo
FAST CHARGING

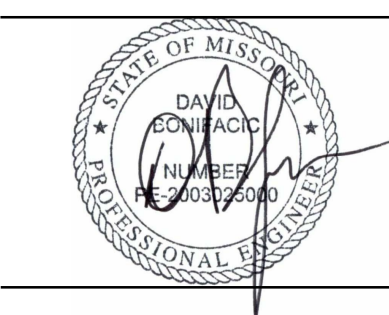
EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

WB Engineers+Consultants

Evstrategies

Job Name:
PLAZA SHOPS

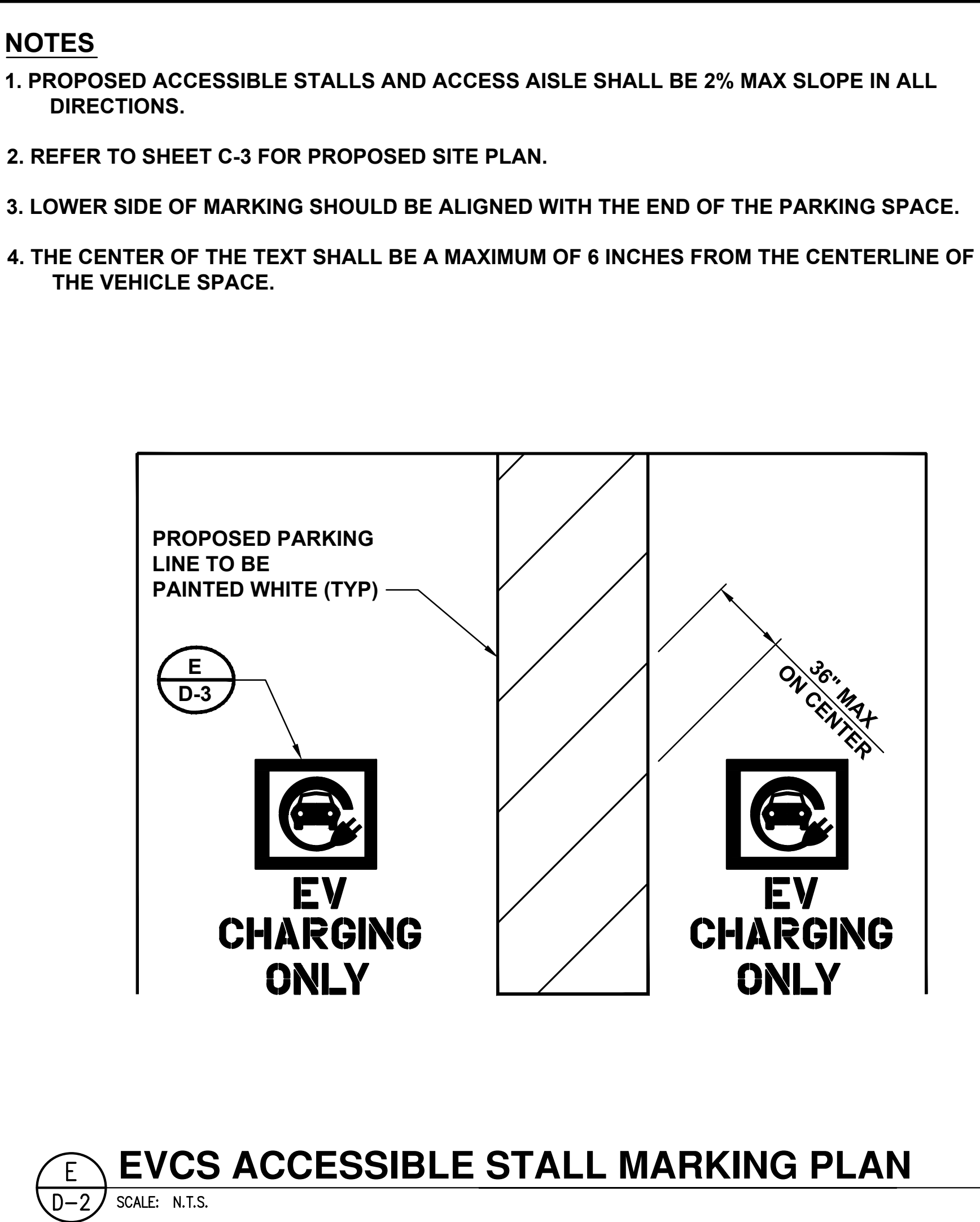
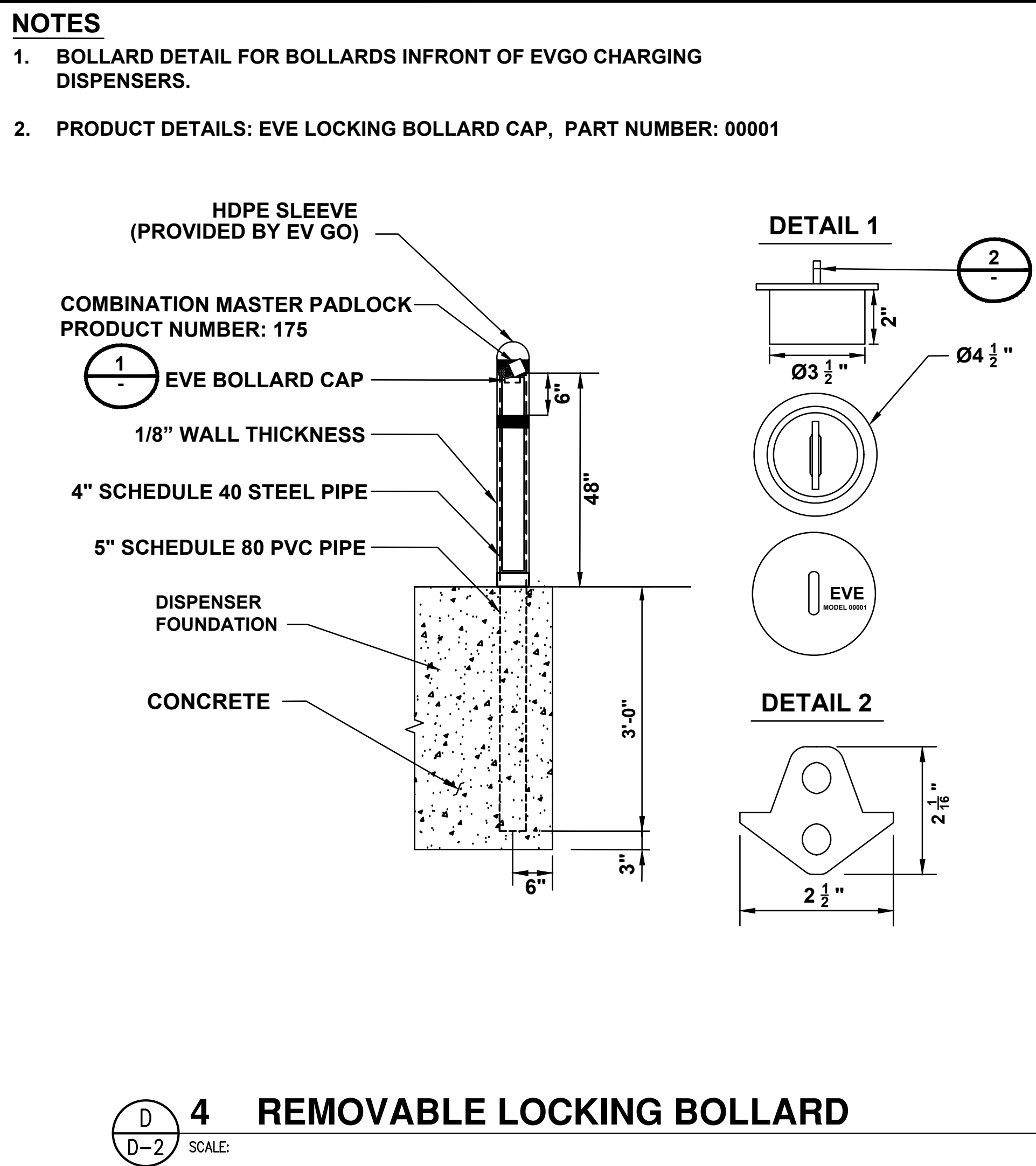
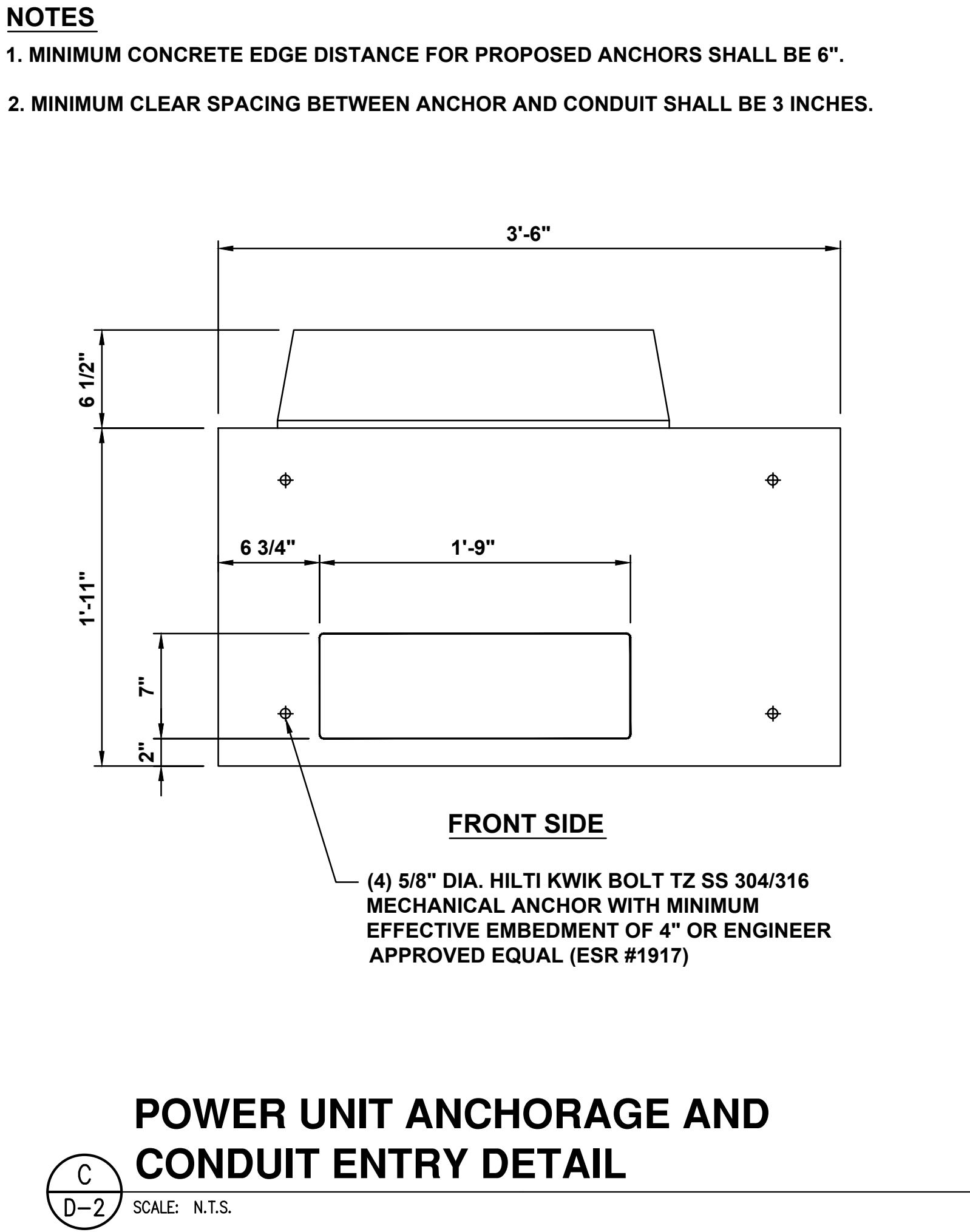
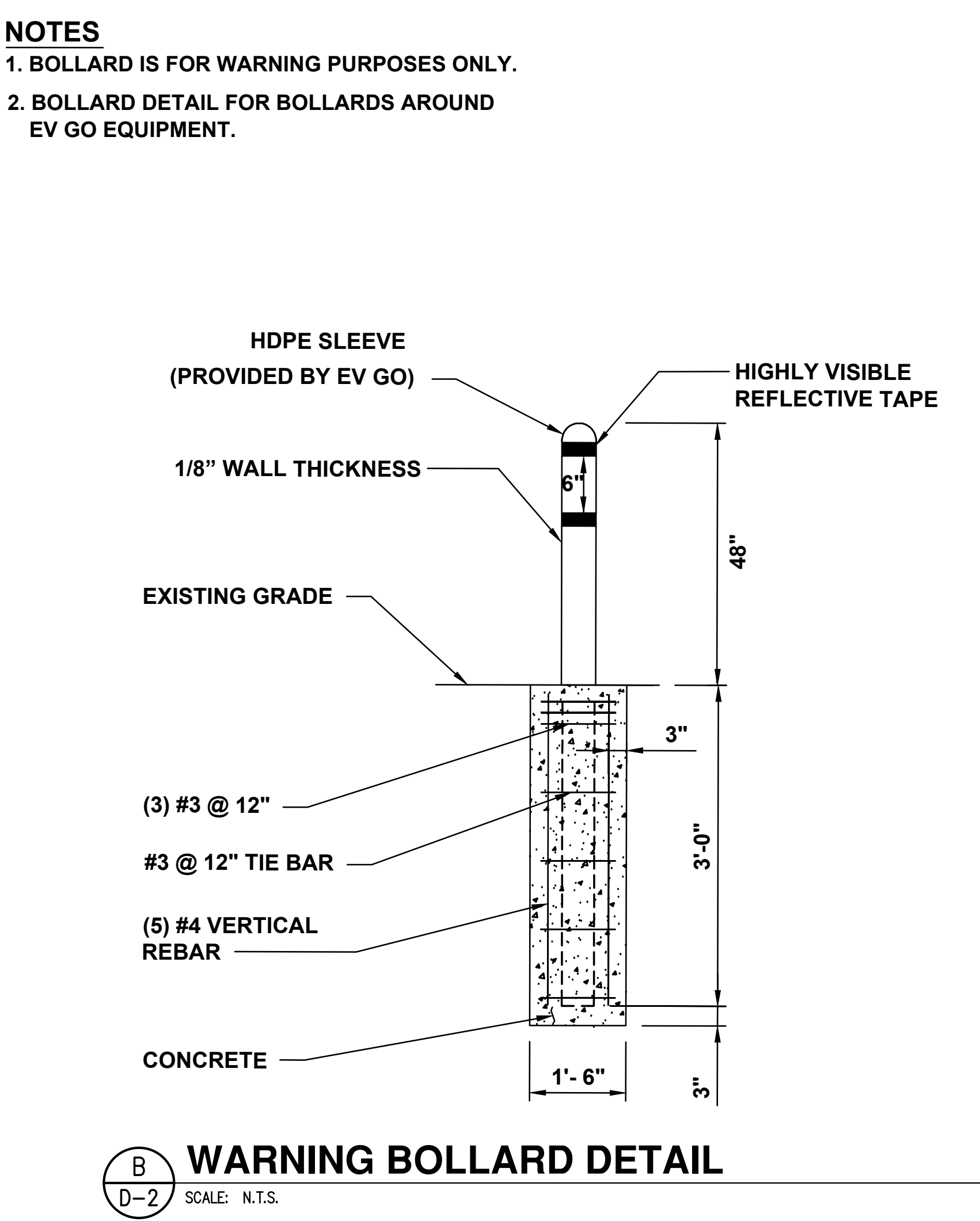
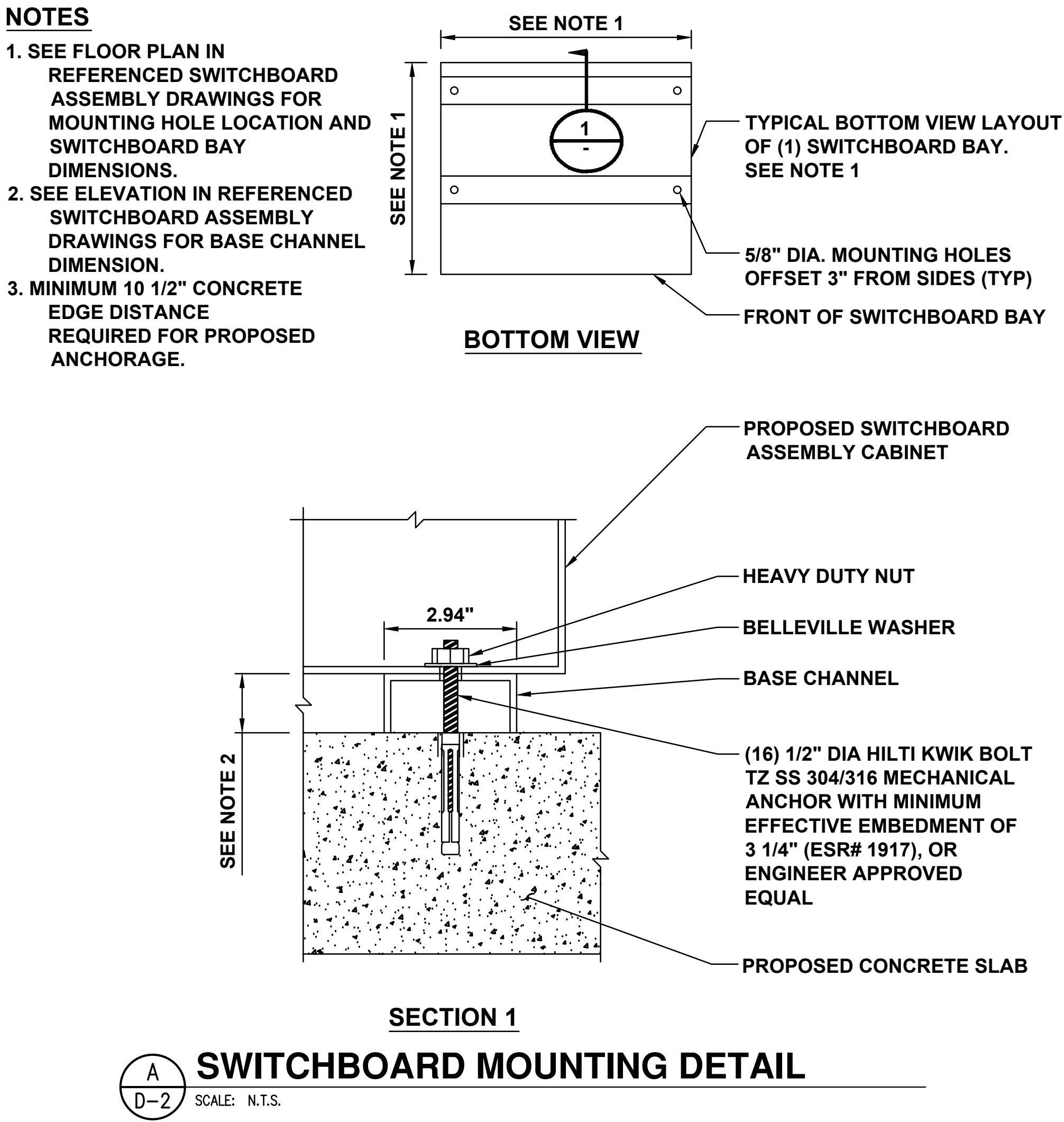
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141

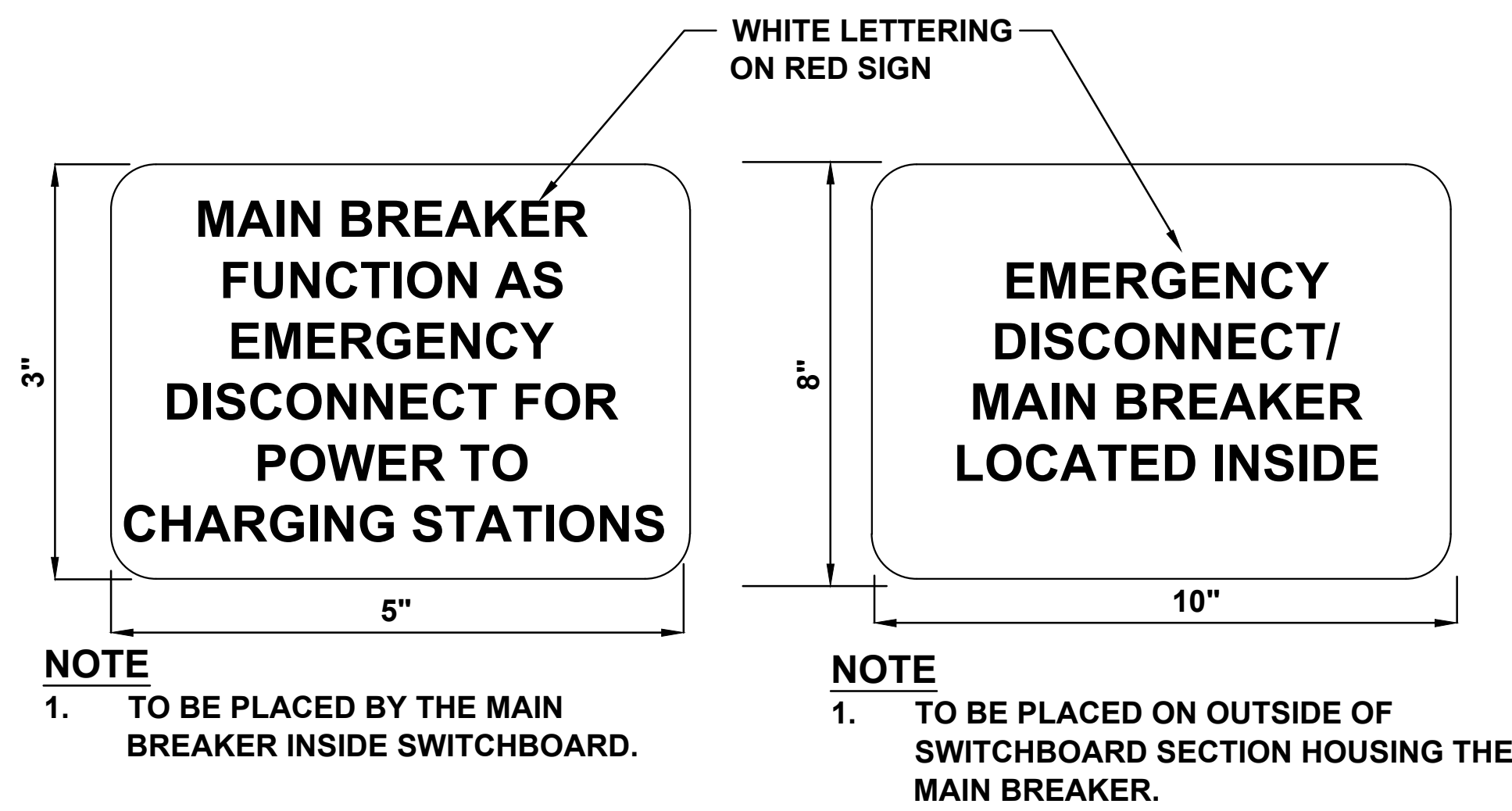


SHEET DESCRIPTION:
DETAILS

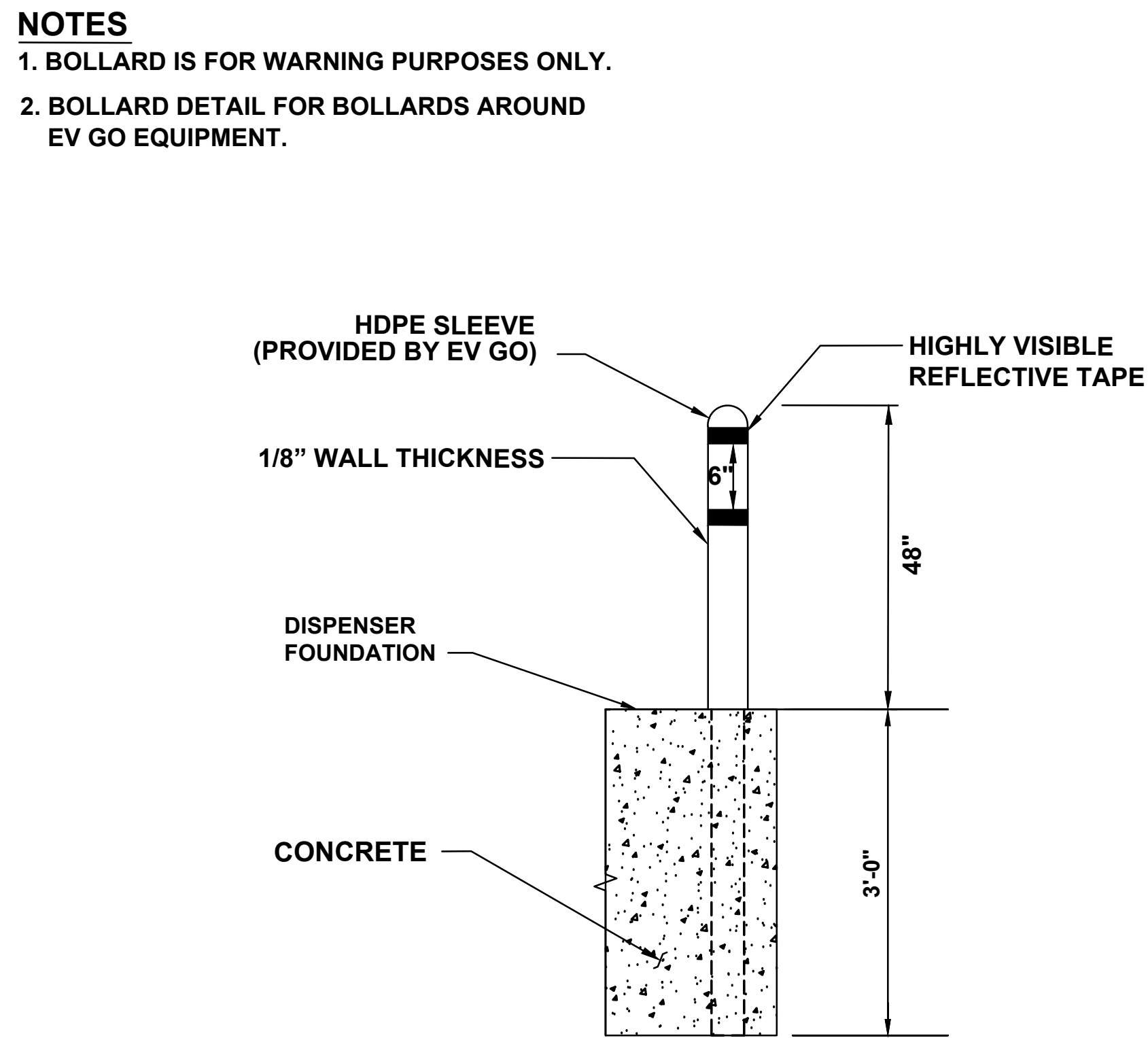
Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT

D-1

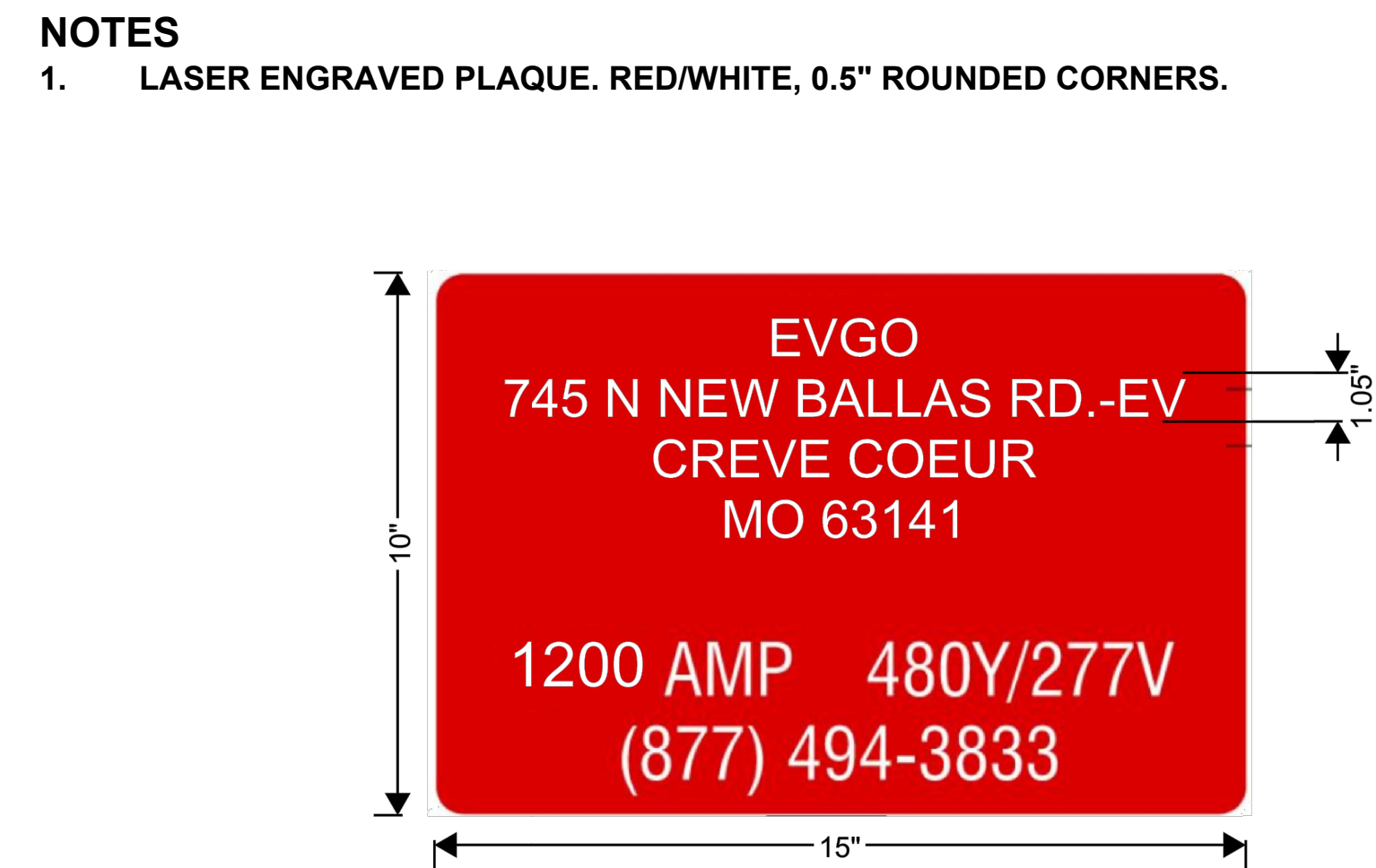




A EMERGENCY DISCONNECT SIGN DETAIL
D-3 SCALE: N.T.S.

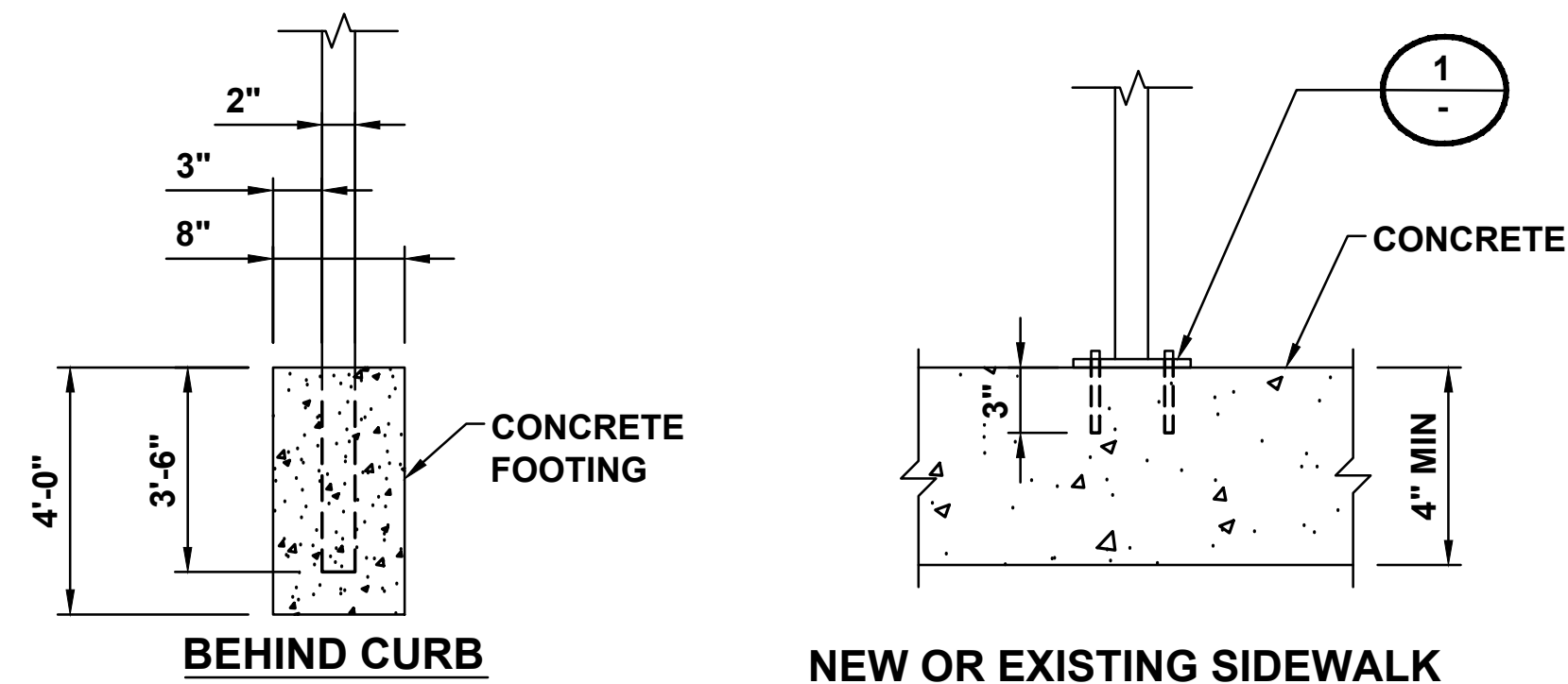


B DISPENSER WARNING BOLLARD DETAIL
D-3 SCALE: N.T.S.

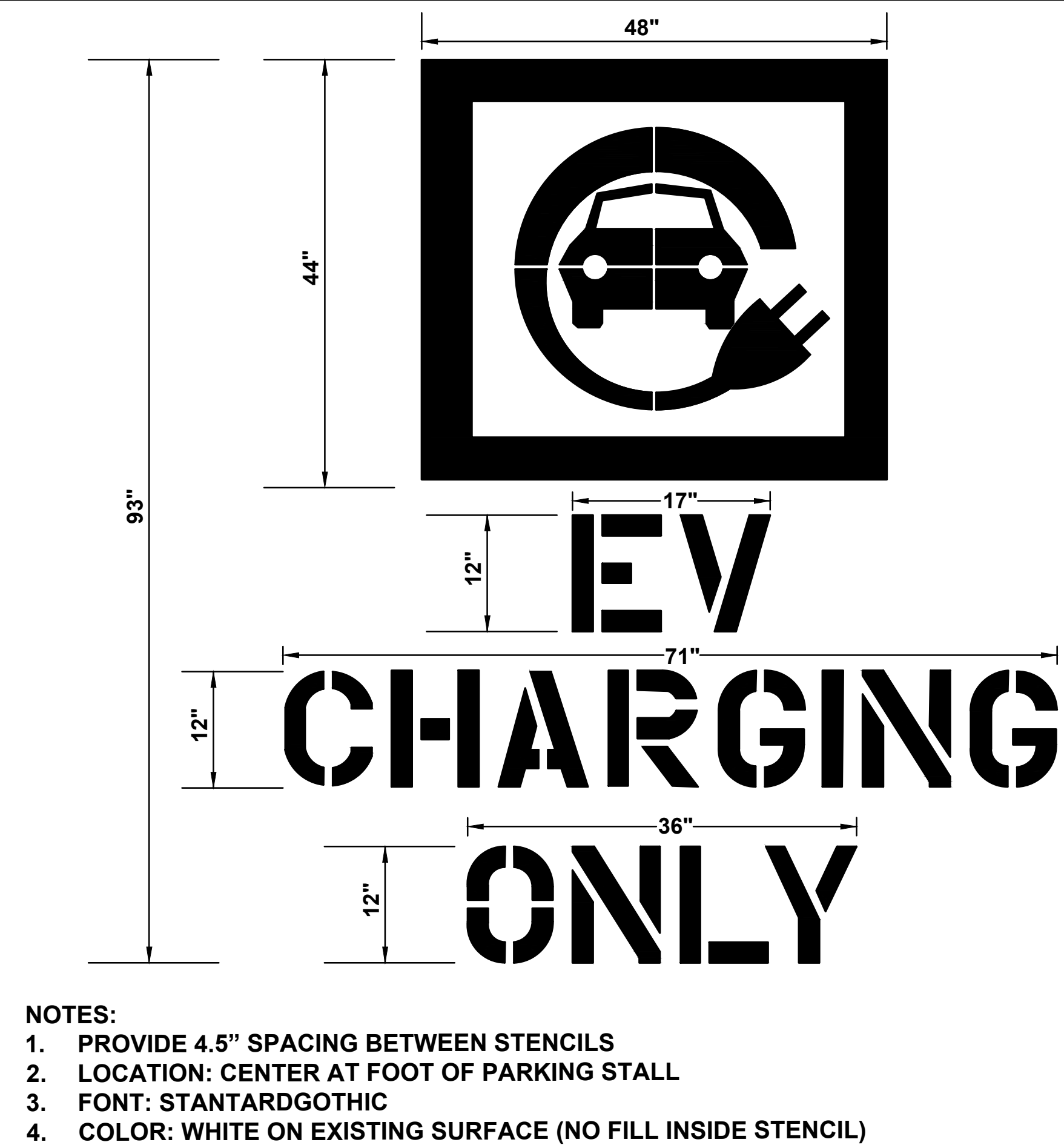
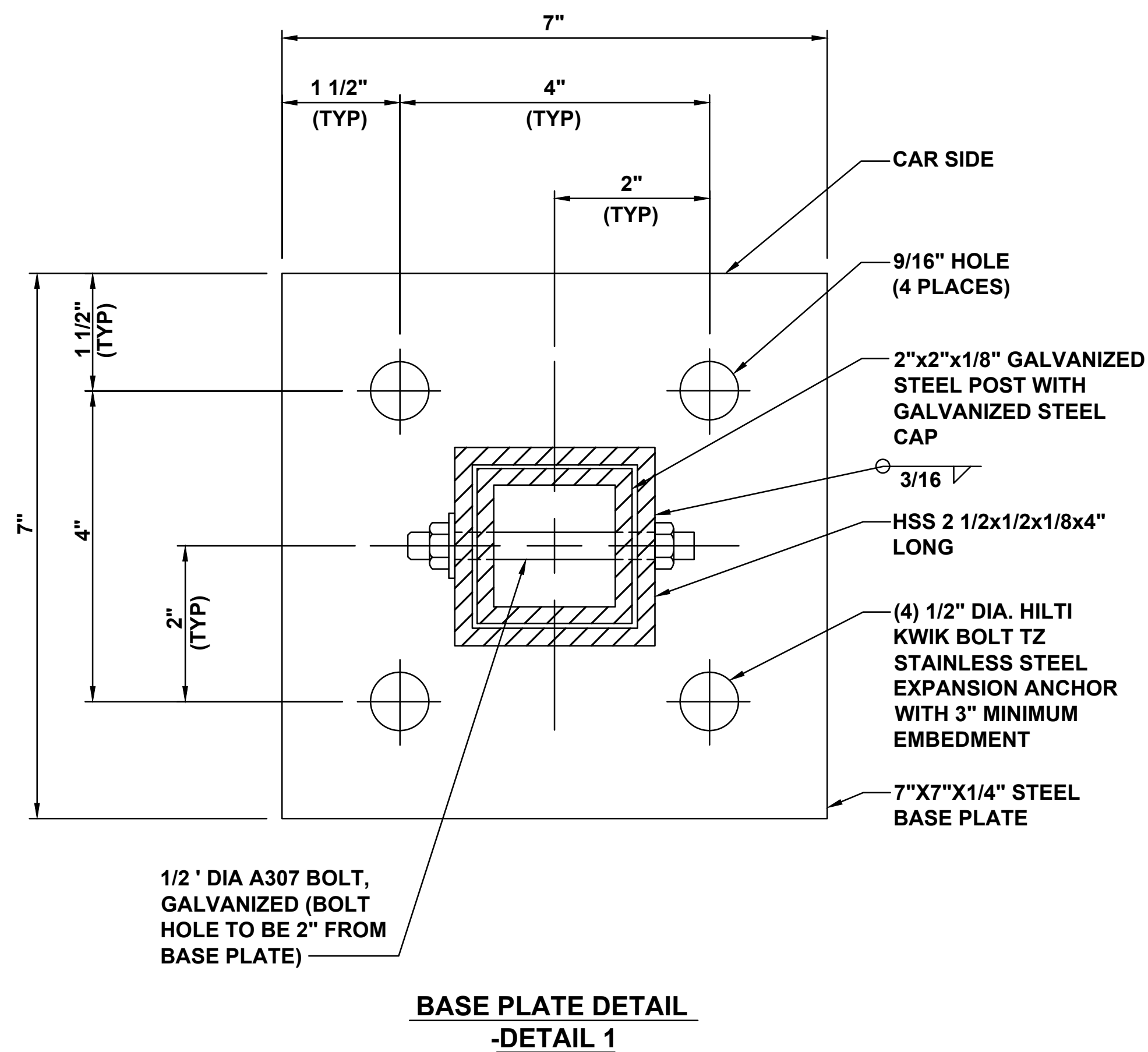


C ADDRESS AND PLACARD DETAIL
D-3 SCALE: N.T.S.

- NOTES**
1. CONTRACTOR TO SELECT CONCRETE FOOTING OR BOLT DOWN BASED ON EXISTING CONDITIONS.
 2. SEE SHEET C-3 FOR PLACEMENT.
 3. BOTTOM OF LOWEST SIGN TO BE INSTALLED 66" ABOVE GRADE.
 4. ADDITIONAL PARKING SIGNS TO BE INSTALLED 2" ABOVE TOP OF PREVIOUS SIGN.
 5. SIGN, SIGN POST, AND SIGN FASTENERS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO PROVIDE SIGN POST FASTENERS IF REQUIRED AND PAINTED TO MATCH.
 6. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED.
 7. CONTRACTOR SHALL COORDINATE WITH CITY WHEN SPECIAL JURISDICTIONAL/CITY REQUESTS ARE NECESSARY FOR ANY SIGN POST INSTALLATION, I.E. POST MATERIAL, PAINT COLORS, HARDWARE, ETC. CONTRACTOR IS RESPONSIBLE FOR ENSURING CITY APPROVES ALL MATERIALS PRIOR TO INSTALLATION.
- BOLT DOWN BASE PLATE NOTES**
1. CONTRACTOR TO PROVIDE AND INSTALL SIGN POST, BASE PLATE ASSEMBLY, EXPANSION ANCHORS, AND 1/2" DIA A307 BOLT.
 2. BASE PLATE ASSEMBLY TO BE HOT DIPPED GALVANIZED. PAINT TO MATCH SIGN POST.
 3. PROVIDE 1/4" DIA. DRAIN HOLE TO PREVENT WATER FROM COLLECTING IN HSS.

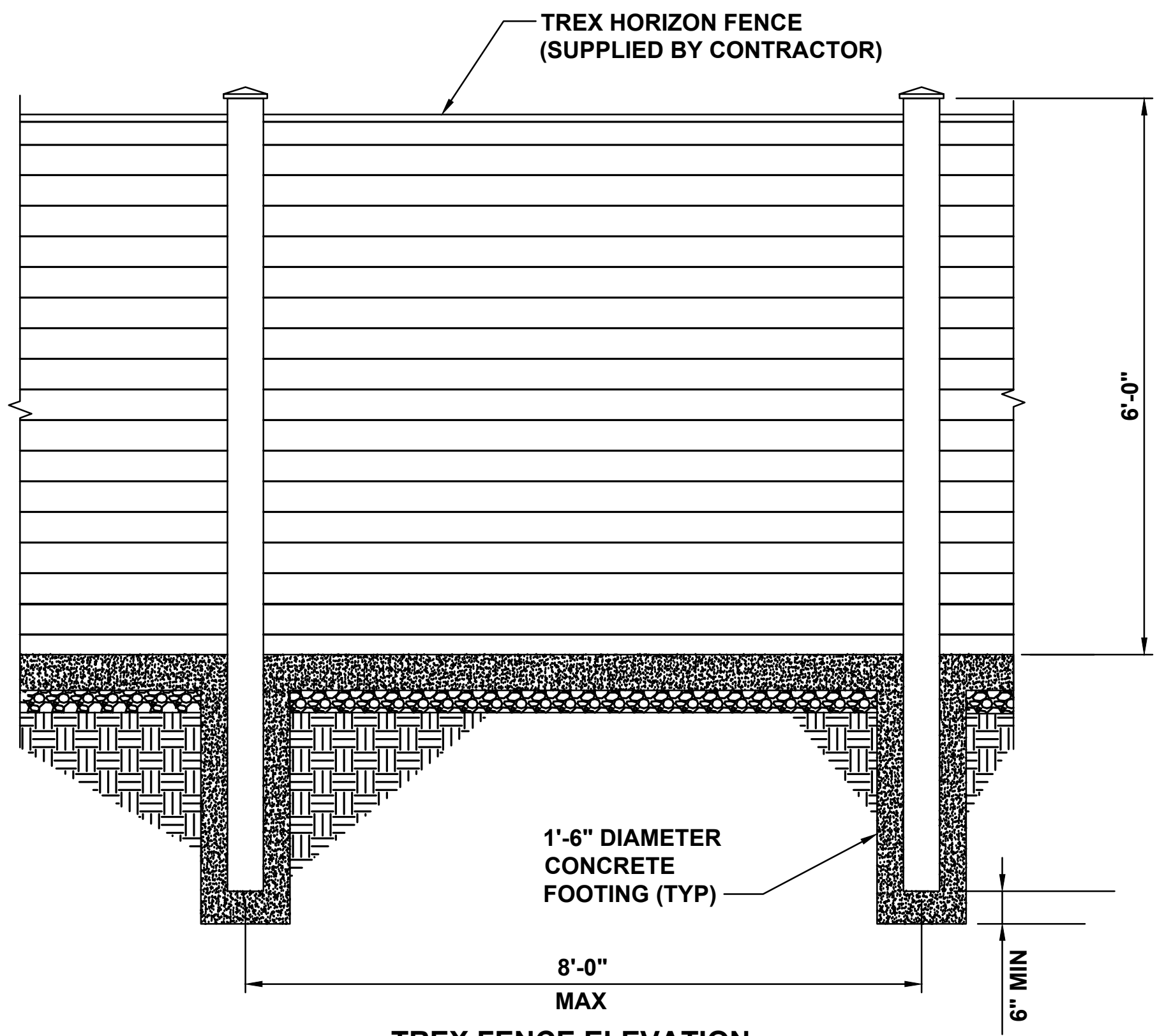


D SIGN POST INSTALLATION DETAIL
D-3 SCALE: N.T.S.

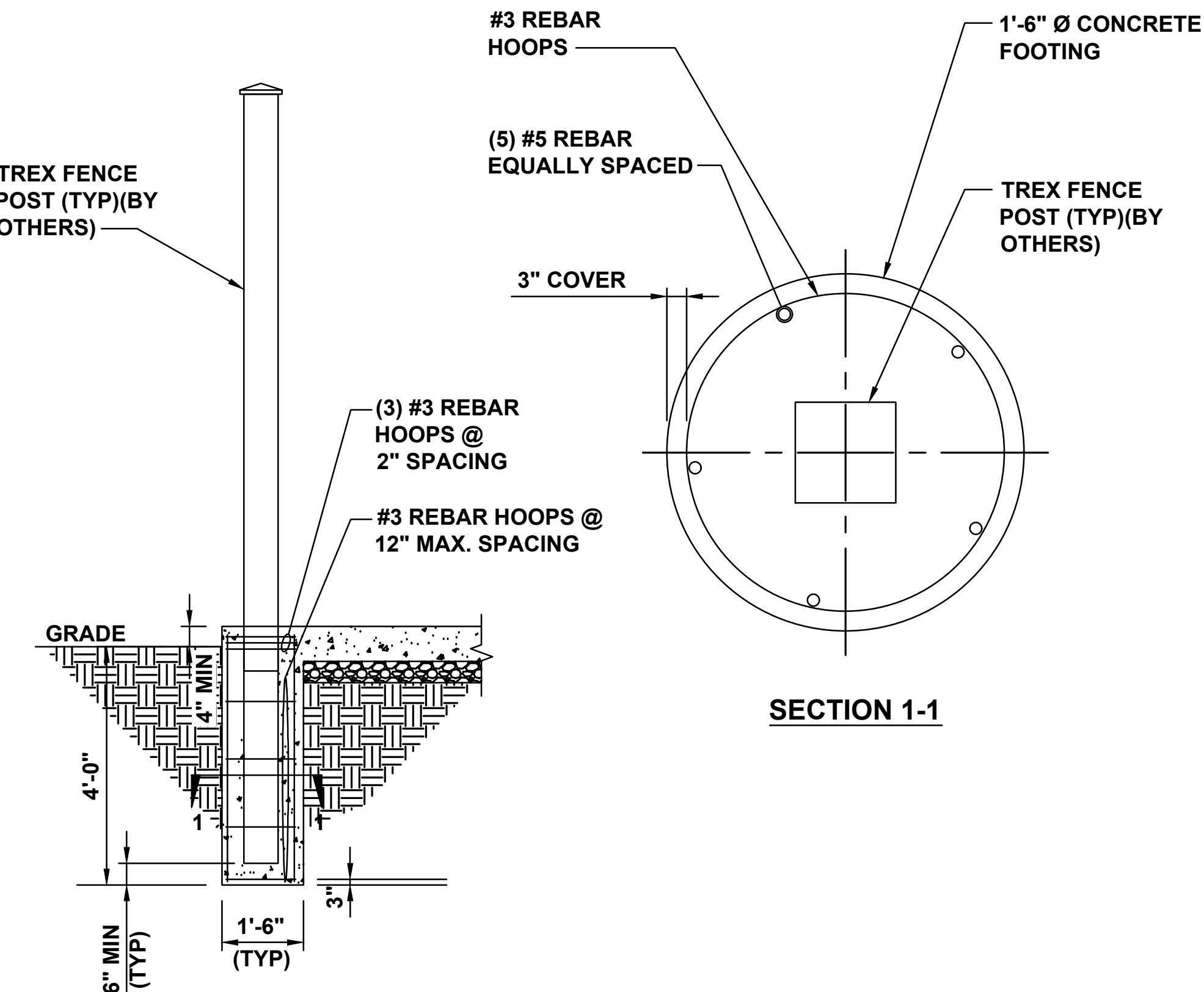


E STANDARD STALL MARKINGS DETAIL
D-3 SCALE: N.T.S.

- NOTES:
- 1. COLOR: WOODLAND BROWN
 - 2. PICK TREX HORIZON COMPOSITE FENCE THAT MEETS LOCAL JURISDICTION REQUIREMENTS FOR WIND SPEED AND SEISMIC

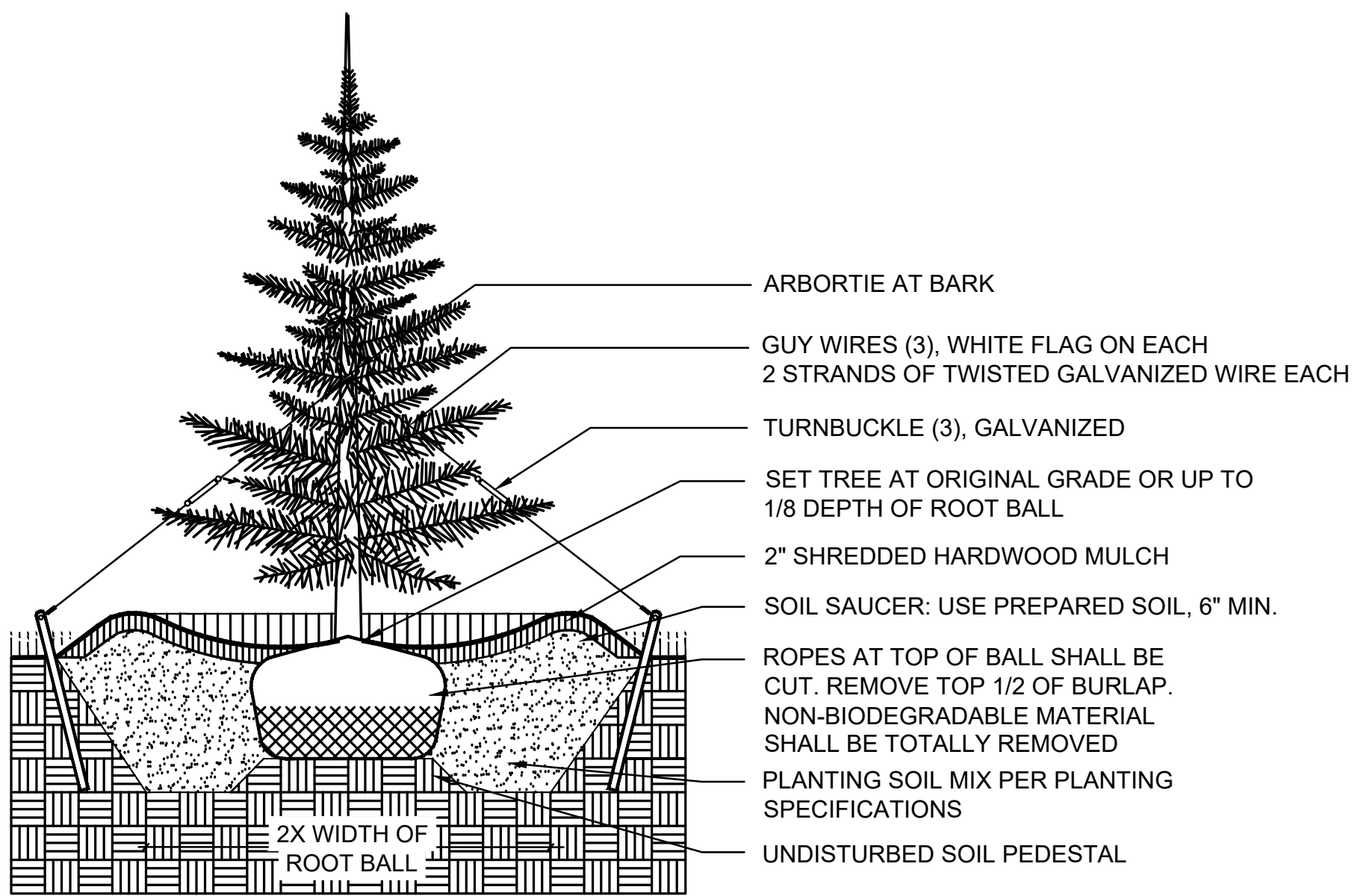


A
D-4
SCALE: N.T.S.
TYPICAL TREX FENCE DETAIL

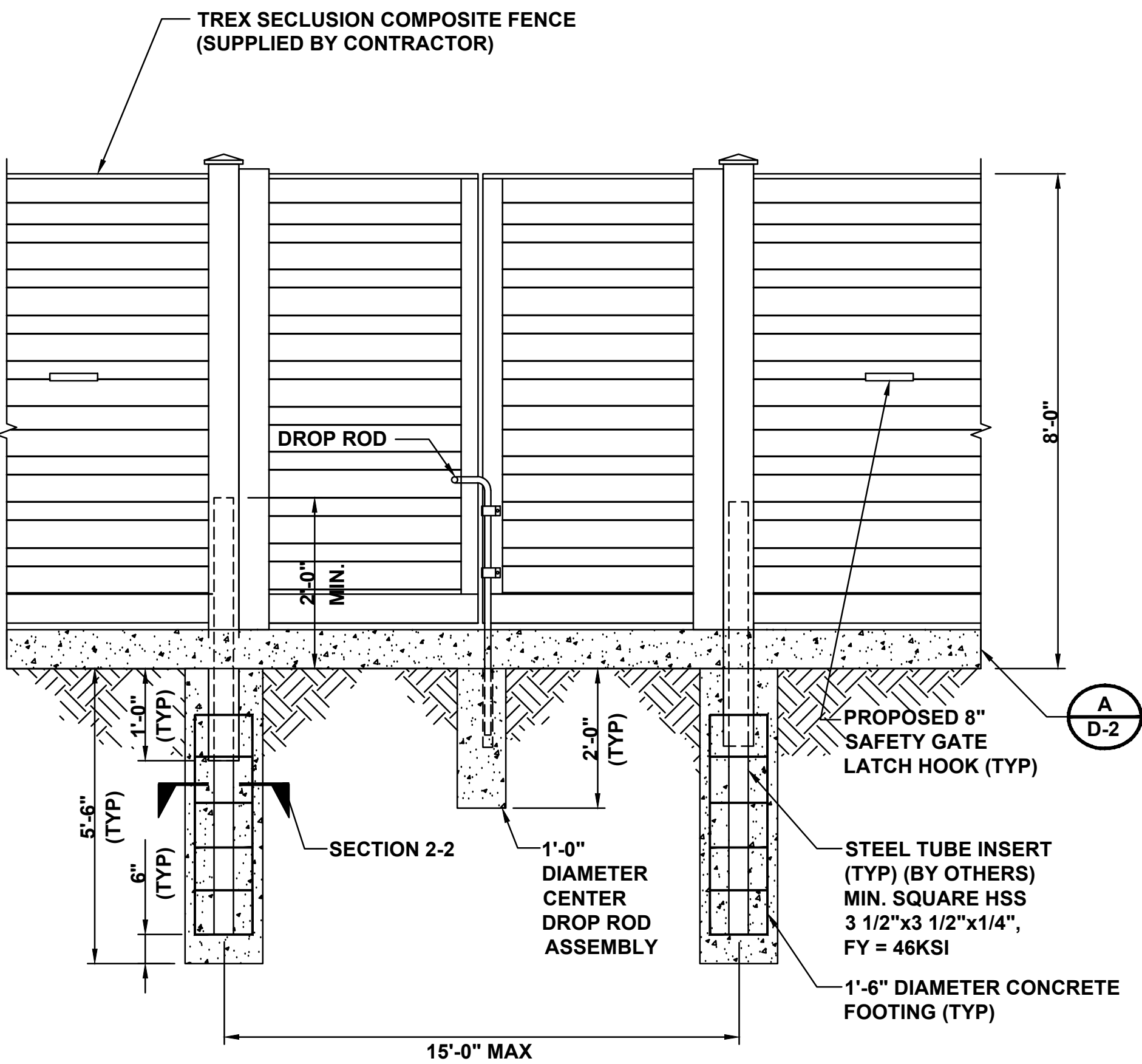


TYPICAL TREX FENCE ELEVATION

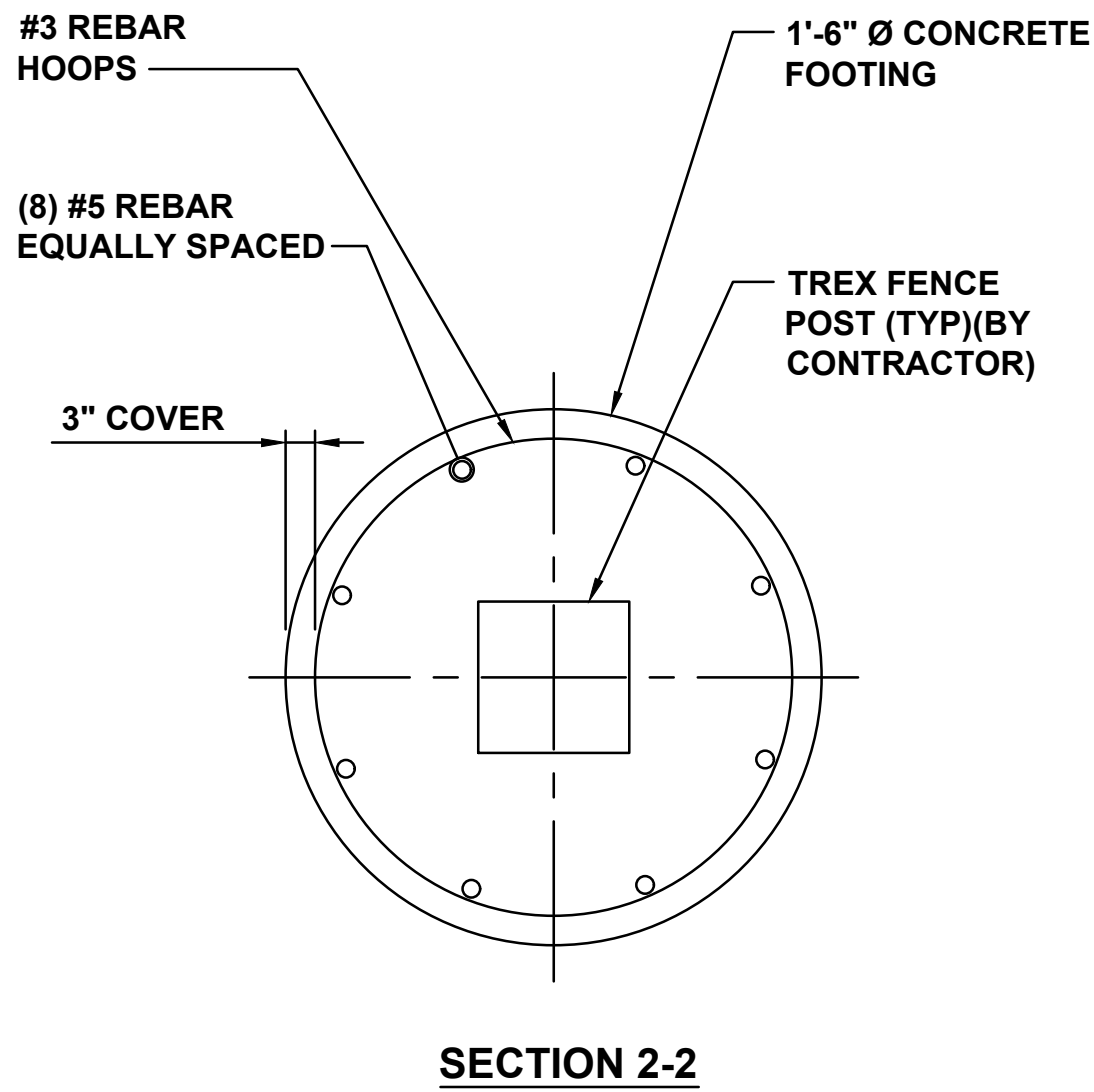
PLANTING SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING
9	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE 'EMERALD GREEN'	8'-0" HEIGHT; 4'-6" SPREAD	SEE SHEET C-3



B
D-4
SCALE: N.T.S.
TREE PLANTING - STAKING



C
D-4
SCALE: N.T.S.
DUAL GATE DETAIL



D
D-4
SCALE: N.T.S.
NOT USED

EVgo
FAST CHARGING

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

WB Engineers+ Consultants

Evstrategies

Job Name:
PLAZA SHOPS

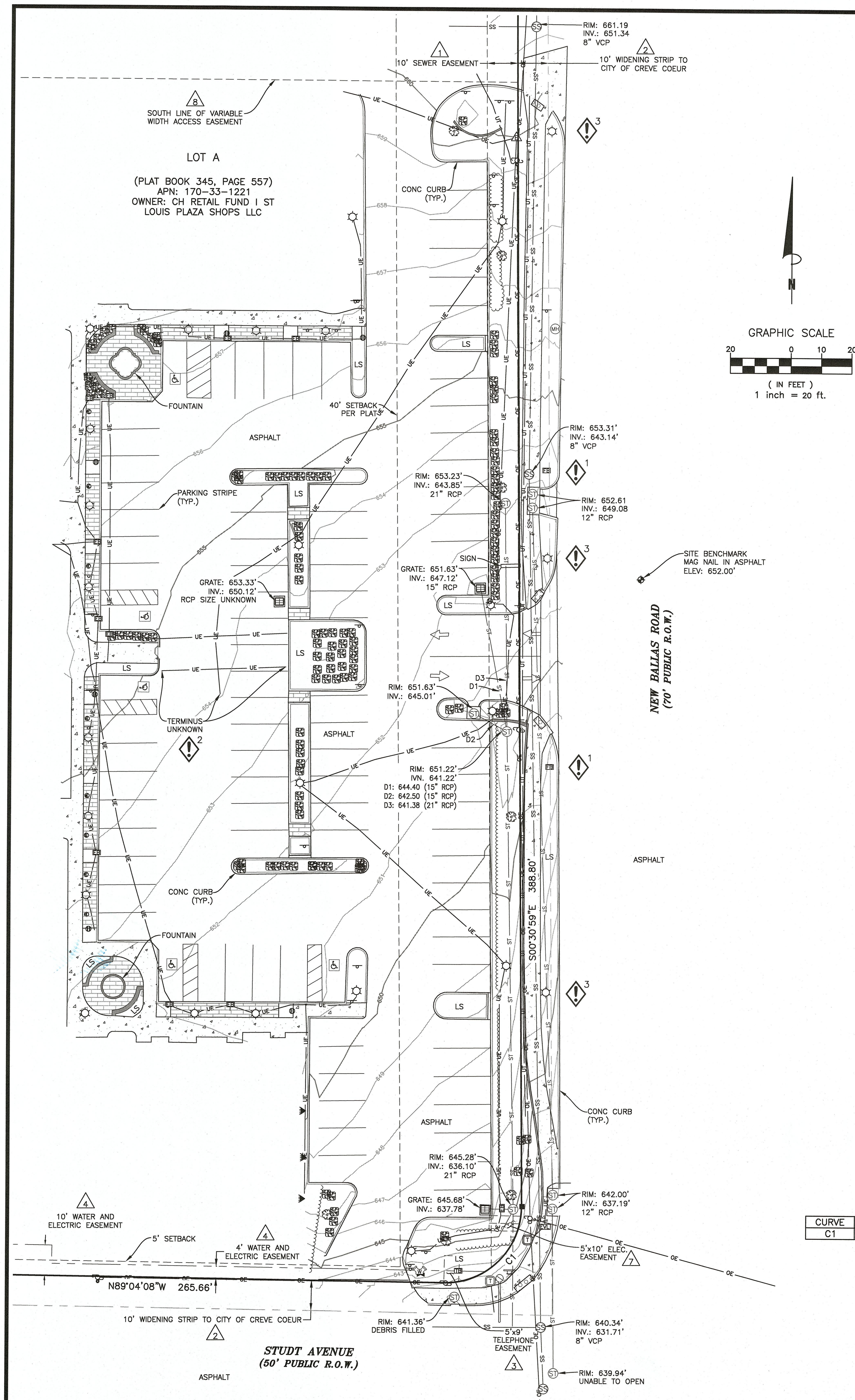
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
DETAILS

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03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT

D-4



LEGAL DESCRIPTION:

A tract of land being Lot "A" of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of "STUDT'S HOME PLACE" and part of Lot 7 of THE LAKE HOUSE FARM SUBDIVISION, and part of vacated "DECKER LANE", according to the plat thereof recorded in Plat Book 345, Page 577 of the St. Louis County Recorder of Deeds.

SCHEDULE B2 EXCEPTIONS:

Item No.

1. Easement 03/09/1981 Book: 7316 Page: 240
—AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
2. General Warranty Deed 06/23/1983 Book: 7505 Page: 1930
—AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
3. Easement 07/13/1983 Book: 7512 Page: 1815
—AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
4. Easement 07/28/1983 Book: 7518 Page: 787
—AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
5. Easement 08/02/1983 Book: 7520 Page: 128
—AFFECTS LOT A, IS NOT LOCATED ON THE SURVEY AREA, NOT SHOWN.
6. Easement 10/26/1983 Book: 7550 Page: 479
—AFFECTS LOT A, UTILITY INFORMATION REFERENCED IN TITLE NOT PROVIDED, UTILITIES AS MARKED ARE SHOWN HEREON.
7. Easement Book: 10648 Page: 483
—IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
8. Easement 11/03/1997 Book: 11342 Page: 515
—AFFECTS LOT A, PORTION WITHIN SURVEY AREA SHOWN HEREON.
9. Affidavit 12/02/1997 Book: 11372 Page: 2009
—DOES NOT AFFECT LOT A OR SURVEY AREA, NOT SHOWN.
10. Consent to Boundary Adjustment Plat 12/15/1997 Book: 11389 Page: 1521
—CONSENT NOT PLOTTABLE, NOT SHOWN.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only. This does not constitute an actual Property Boundary Survey in accordance with the current standards for Property Boundary Surveys in the State of Missouri. Easements shown hereon are approximate and based on record information. Easement location is subject to any inaccuracies that may be disclosed from findings on a property boundary survey.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. 213350482 dated December 1, 2021. This site was located by standard RF methods.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published December 17, 2021, referencing Flood Insurance Rate Map, Map Number 29159C0187K effective date February 4, 2015, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search by Clark Land Surveying, Inc. or Cole and Associates, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. and Cole and Associates, Inc. relied upon a Search Report, prepared by First Corporate Solutions with an order number of ORD-723864-T2V9J3, dated December 15, 2021.
5. Elevations are based on NAVD 88 datum.
6. BENCHMARK: MAG nail in asphalt, as shown. Elevation: 652.00' (NAVD 88).
7. BASIS OF BEARINGS: Bearings are relative to NAD 83 (2011), Missouri State Plane Coordinate System, Missouri East (2401).
8. Field work for this survey was completed on December 8, 2021.
9. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
10. This site is zoned "CB" (Core Business) per City of Creve Coeur Planning Department.
Building Setbacks:
Front: Variable, minimum 10', Side: 10', Rear: 10'
No zoning information provided by the client. Any Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Creve Coeur Planning and Zoning Department at (314)432-6000.

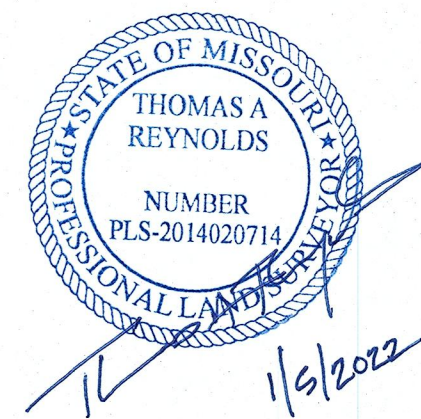
AREAS OF CONCERN:

1. No lines located in or out of fiber pull box.
2. Electric underground line, terminus unknown.
3. No lines located to utility pole.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Missouri and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.



Thomas Reynolds
Missouri Professional Land Surveyor No. 2014020714
For and on behalf of Clark Land Surveying, Inc.



Revisions	Description	By	Date
No.			

SITE NAME:
P48211 - PLAZA SHOPS

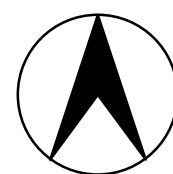
Project No.	212052	Drawn By: TCM	Date: 1/3/2022
		Checked By: TR	Sheet 1 of 1

ENGINEERING DESIGN SURVEY

A PORTION OF LOT A OF THE BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 3 & 4 OF STUDT'S HOME PLACE, PART OF LOT 7 OF THE LAKE HOUSE FARM SUBD. AND PART OF VACATED DECKER LANE, SECTION 3, TOWNSHIP 45N, RANGE 5E, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.



SCALE: $1/16" = 1'-0"$

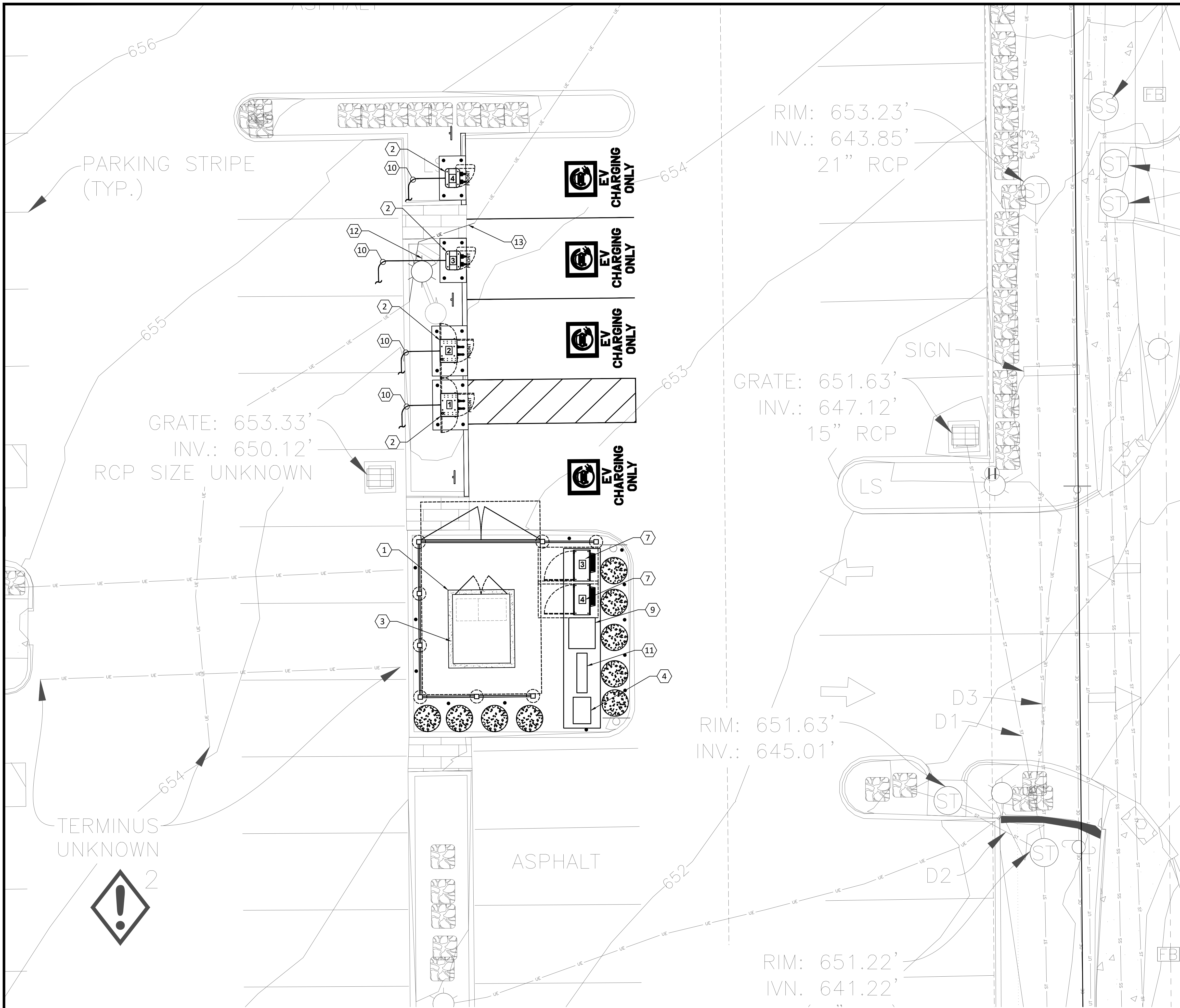


1. PROVIDE (3) 4" PVC CONDUIT FROM UTILITY TRANSFORMER SECONDARY TO SWITCHBOARD (WITH BUILT-IN C/T UTILITY COMPARTMENT) & ADJACENT METER CAN. THE CONTRACTOR TO COORDINATE WITH UTILITY FOR FINAL LOCATIONS, QUANTITY CONDUITS AND ADDITIONAL REQUIREMENTS.
2. PROPOSED SERVICE ELECTRICAL INFRASTRUCTURE. REFER TO POWER RISER FOR ADDITIONAL INFORMATION.
3. NOT USED.



04/20/2022 – ISSUED FOR PERMIT

Packet Pg. 143



DISPENSERS TABLE				
PROPOSED DISPENSERS				
CHARGE POST NO.	100 KW	350 KW	CABLE TYPE	
1	1	-	CHAdemo /CCS	
2	1	-	CHAdemo /CCS	
3	-	1	CHAdemo /CCS	
4	-	1	CHAdemo /CCS	
DISPENSER & POWER CABINET LENGTH				
DISP. & POWER CABINET COMBO NO.	EST. LINEAR LENGTH SWBD TO DISP. & POWER CABINET	POWER CABINET NO.	EST. LINEAR LENGTH SWBD TO POWER CABINET	**EST. LENGTH (FT)
1	18			34
2	23			39
		3	5	21
		4	10	26
TOTAL ESTIMATED LENGTH				120
TOTAL ESTIMATED LENGTH OF WIRE				480
TOTAL LENGTH OF AC WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER POWER UNIT				
TOTAL LENGTH GROUND WIRE = SUM OF ESTIMATED LENGTH				
DC CHARGING POST LENGTH				
POWER CABINET	DISPENSER	EST. LINEAR LENGTH (FT)	**EST. LENGTH (FT)	
3	3	36	58	
4	4	46	68	

- NOTES
- (SEE SHEET E-3 FOR WIRE CONFIGURATION)
- ** AC CONDUCTOR: 16 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH

*** DC CONDUCTORS: 22 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH
1. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS.

2. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT TIME OF CONSTRUCTION.

3. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.

- KEY NOTES #
1. PROPOSED LOCATION OF NEW CONCRETE PAD.

2. PROPOSED DISPENSER (OFCI).

3. PROPOSED LOCATION FOR UTILITY TRANSFORMER.

4. PROPOSED LOCATION OF UTILITY METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD), COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION OF METER.

5. NOT USED.

6. PROPOSED 120/208V, 3PH, 4W PANEL & 480V-120/208V 3PH TRANSFORMER COMBO (OFCI).

7. PROPOSED POWER CABINET (OFCI).

8. PROPOSED LOCATION FOR C/T CABINET (IF METER SOCKET NOT BUILT-IN SWITCHBOARD), COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION.

9. PROPOSED SWITCHGEAR ASSEMBLY (OWNER FURNISHED- CONTRACTOR-INSTALLED), COORDINATE IN FIELD FOR EXACT LOCATION AND DIMENSION AS REQUIRED.

10. PROVIDE CONDUIT(S) AND WIRING PER POWER RISER. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.

11. MOUNT THE C/T CABINET (IF UTILITY COMPARTMENT NOT BUILT-IN SWITCHBOARD) AND METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD) ON METAL SUPPORT CHANNELS AND THE HEIGHT REQUIREMENTS PER UTILITY STANDARD/NEC.

12. RELOCATE EXISTING LIGHT POST AND ASSOCIATED WIRING. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.

13. RELOCATE EXISTING UNDERGROUND ELECTRICAL LINE. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.

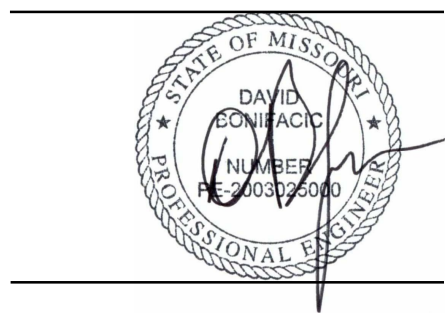


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



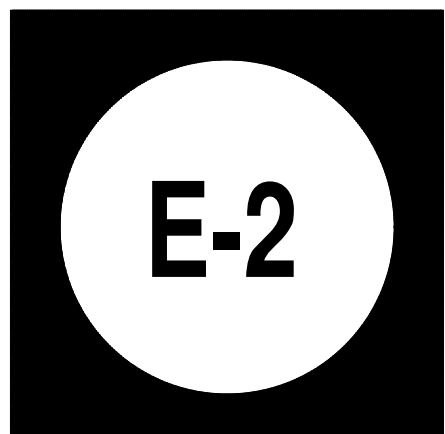
Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141

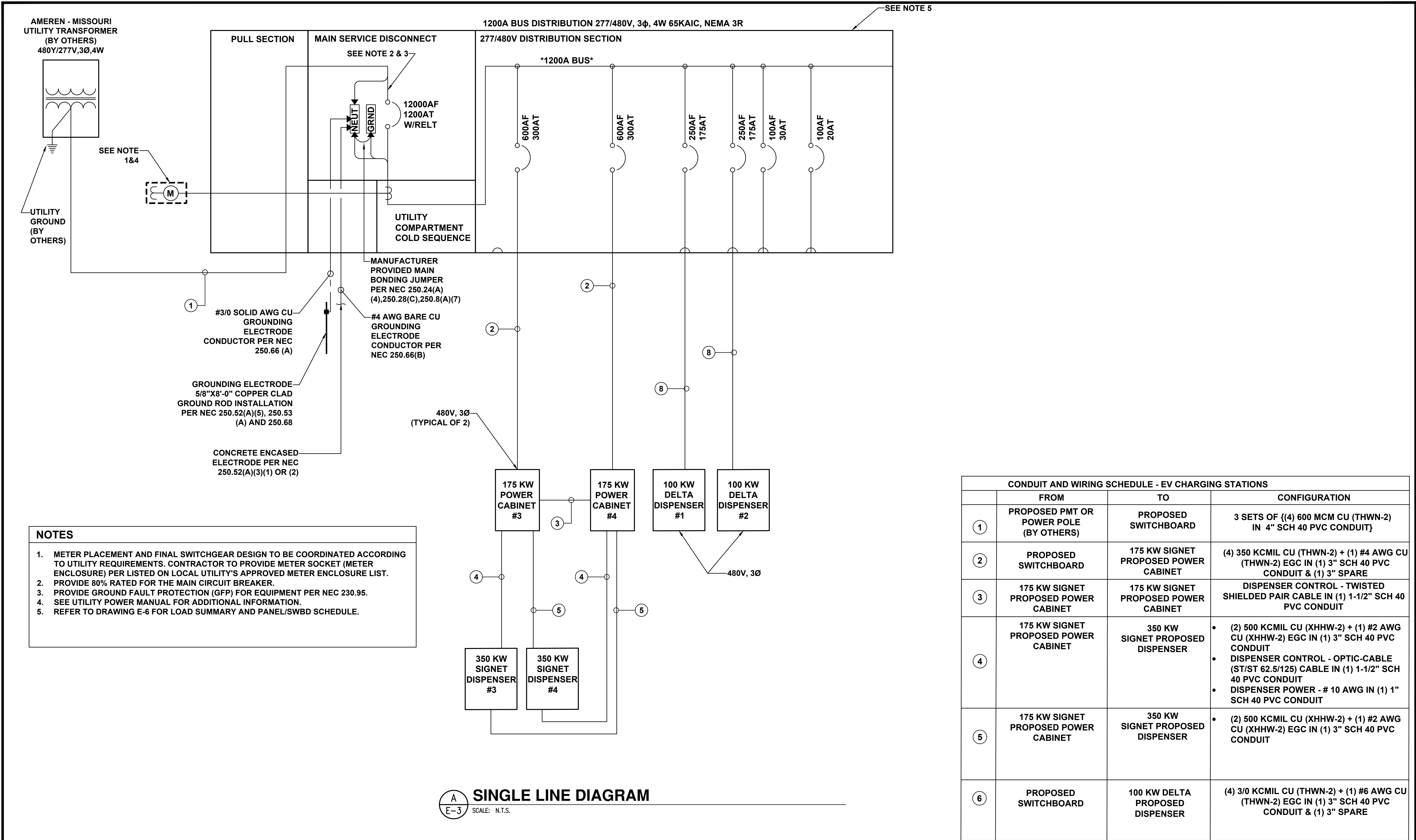


SHEET DESCRIPTION:
ELECTRICAL
ENLARGED SITE PLAN

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT



A ELECTRICAL ENLARGED SITE PLAN
E-2 SCALE: 3/16" = 1'-0"



PENDING UTILITY DESIGN. ENGINEER OF RECORD TO CONFIRM UTILITY
FAULT CURRENT AND MEANS OF MITIGATION

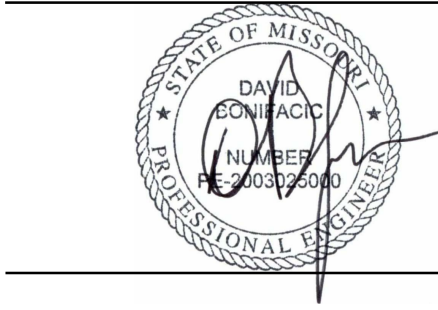


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11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



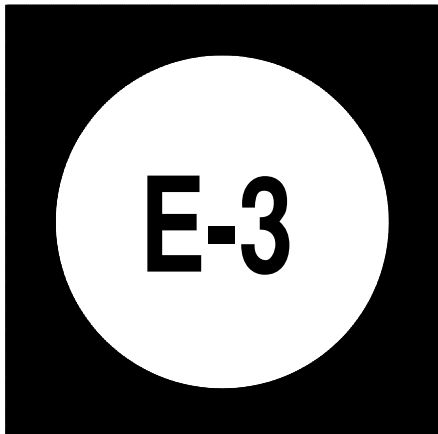
Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
**ELECTRICAL
SINGLE LINE DIAGRAM**

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 — DD100 REV 1
04/20/2022 — ISSUED FOR PERMIT



Attachment: Applicant's Materials (Ev Go)



ELECTRICAL SPECIFICATIONS

260500 - GENERAL REQUIREMENTS

- A.

ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE 2014 NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS. CONTRACTOR IS TO INFORM ENGINEER OF ANY EXISTING WORK OR MATERIALS THAT VIOLATE ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE BY THIS CONTRACTOR AND AT NO EXPENSE TO THE OWNER. ALL ELECTRICAL ITEMS/EQUIPMENT INSTALLED EITHER IN PART OR ASSEMBLED SHALL BE UL/NRTL LISTED PER 2014 NATIONAL ELECTRICAL CODE.
- B.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING BUILDING CONSTRUCTION STANDARDS.
- C.

PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF HIS BID, AND IF NOT RESOLVED TO SATISFACTION SHALL BE SUBMITTED AS A WRITTEN QUALIFICATION OF THE BID. SUBMISSION OF A BID SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE. REQUEST FOR ADDITIONAL COMPENSATION DUE TO CONTRACTOR'S FAILURE TO EXAMINE THE SITE PRIOR TO SUBMISSION OF BID SHALL NOT BE CONSIDERED.
- D.

DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. IF A CONFLICT OCCURS IN THE SPECIFICATIONS AND/OR ON THE DRAWINGS, THE MORE STRINGENT SITUATION SHALL APPLY.
- E.

PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, AND SHALL INCLUDE ANY WORK REQUIRED IN THE BID THAT IS INDICATED OR IMPLIED TO BE PERFORMED BY THIS TRADE IN OTHER SECTIONS OF THE WORK.
- F.

ANY EQUIPMENT, PARTS, MATERIALS, ACCESSORIES, OR LABOR THAT IS NECESSARY FOR PROPER PERFORMANCE OF THE ELECTRICAL WORK, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN, OR SHOWN ON THE DRAWINGS, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL WITHOUT ADDITIONAL COST.
- G.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. FINAL ACCEPTANCE SHALL BE DEFINED AS THE TIME THAT THE ELECTRICAL WORK IS TAKEN OVER AND ACCEPTED BY THE OWNER, AND IS UNDER CARE, CUSTODY, AND CONTROL OF THE OWNER. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP AND OPERATION AND SERVICING OF THE EQUIPMENT.
- H.

ALL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITERS' LABORATORIES INC. MATERIALS SHALL BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS AND APPROVED RULES AND REGULATIONS OF NEMA AND SHALL BEAR THE UL INSPECTION LABEL. MATERIAL AND APPARATUS FOR LIKE SHALL BE BY THE SAME MANUFACTURER.
- I.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTOR'S SERVICES NECESSARY FOR COMPLETE, SAFE INSTALLATION OF ALL ELECTRICAL WORK. THE SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1.

PROVIDING OF LIGHT FIXTURES AND LAMPS INCLUDING EXIT AND EMERGENCY LIGHTING AND ALL ASSOCIATED COMPONENTS AND BRANCH CIRCUITING.

2.

PROVIDING OF NEW RACEWAY AND CONDUCTORS FOR LIGHTING AND POWER.

3.

CUTTING, CHANNELING AND CHASING REQUIRED TO ACCOMMODATE THE ELECTRICAL INSTALLATION AND ROUGH PATCHING.

4.

PROVIDING OF CONDUIT, JUNCTION BOXES, PULL BOXES, ETC., REQUIRED FOR THE AFOREMENTIONED EQUIPMENT.

5.

GROUNDING OF ALL EQUIPMENT AS REQUIRED BY NATIONAL ELECTRICAL CODE AND AS SHOWN ON THE DRAWINGS.

6.

PROVIDING RECEPTACLES, LIGHT SWITCHES, DISCONNECT SWITCHES, OUTLET BOXES, CONTACTORS AND OTHER WIRING DEVICES INCLUDING RELATED BRANCH CIRCUIT WIRING.

7.

PROVIDING ENGRAVED LAMICOID NAMEPLATES FOR NEW PANELBOARDS, SWITCHES, CABINETS, MOTOR STARTERS, ETC.
- J.

FOLLOW THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 LATEST EDITION, OR AS REQUIRED BY THE ARCHITECTS DOCUMENTS AND/OR ENGINEERS DOCUMENTS.
- K.

SUBMIT SHOP DRAWINGS CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT ALL CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS. PROVIDE A MINIMUM OF SIX (6) COPIES OF 8-1/2"X11" SUBMISSIONS AND ONE (1) REPRODUCIBLE AND ONE (1) PRINT OF ALL DRAWINGS.
- SUBMIT SHOP DRAWINGS FOR THE FOLLOWING ELECTRONICALLY TO SUBMITTALSDC@WBENGINEERING.COM, AS WELL AS THE WB PROJECT MANAGER:

1.

SWITCHES AND FUSES.

2.

OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY.

3.

ARC FLASH HAZARD ANALYSIS STUDY.
- L.

CONTRACTOR SHALL REVISE DRAWINGS TO CONFORM TO RECORD DRAWINGS AND SUBMIT AS-BUILT CONDITION (DEVICES, EQUIPMENT, CIRCUITRY, ETC.), DRAWINGS UPON COMPLETION OF THE PROJECT. FINAL SUBMISSION OF REPRODUCIBLE AND ACAD DISKETTE OF AS-BUILT DRAWINGS ARE TO BE SUBMITTED TO THE OWNER AND

WB ENGINEERS AND CONSULTANTS FOR REVIEW AND RECORDS.

- M.

SUBSTITUTE MATERIAL OR MANUFACTURER OF EQUIPMENT SHALL NOT BE PERMITTED WITHOUT A FORMAL WRITTEN SUBMITTAL TO THE ENGINEER THAT INCLUDES ALL DIMENSIONAL, PERFORMANCE AND MATERIAL SPECIFICATIONS. ANY CHANGES IN LAYOUT, ELECTRICAL CHARACTERISTICS, STRUCTURAL REQUIREMENTS, OR DESIGN DUE TO THE USE OF A SUBSTITUTION SHALL BE SUBMITTED TO THE ENGINEER AS PART OF THIS PROPOSAL. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE SUBSTITUTION AND ALL CHANGES RESULTING FROM SUBSTITUTION.
- N.

DEFINITIONS:

1.

"ELECTRICAL CONTRACTOR", "THIS CONTRACTOR" - THE PARTY OR PARTIES HAVE BEEN DULY AWARDED THE CONTRACT FOR AND ARE THEREBY MADE RESPONSIBLE FOR THE ELECTRICAL WORK AS DESCRIBED HEREIN.

2.

"ARCHITECT", "ENGINEER", "OWNER'S REPRESENTATIVE" - THE PARTY OR PARTIES RESPONSIBLE FOR INTERPRETING, ACCEPTING AND OTHERWISE RULING ON THE PERFORMANCE UNDER THIS CONTRACT.

3.

"FURNISH" - PURCHASE AND DELIVER TO THE PROJECT SITE COMPLETE WITH EVERY NECESSARY APPURTENANCE AND SUPPORT, ALL AS PART OF THE ELECTRICAL WORK.

4.

"INSTALL" - UNLOAD AT THE DELIVERY POINT AT THE SITE AND PERFORM EVERY OPERATION NECESSARY TO ESTABLISH SECURE MOUNTING INSTALLATION AND CORRECT OPERATION AT THE PROPER LOCATION IN THE PROJECT, ALL AS PART OF THE ELECTRICAL WORK.

5.

"PROVIDE" - "FURNISH" AND "INSTALL"

6.

"RELOCATE" - MOVE EXISTING EQUIPMENT/DEVICES/FIXTURE AND ALL ACCESSORIES AS REQUIRED, INCLUDING THE EXTENSION OF EXISTING OR PROVIDING NEW CIRCUIT/CONDUCTORS/WIRING AS REQUIRED.

7.

"REMOVE" - DISMANTLE AND CART AWAY FROM SITE INCLUDING ALL RELATED ACCESSORIES. ALL OTHER EQUIPMENT AND OPERATIONS IN ANY WAY EFFECTED BY THE REMOVAL IS TO REMAIN IN FULL OPERATION. PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN SUCH OPERATION.
- S.

ACCEPTABLE MANUFACTURERS:

DISCONNECT SWITCHES: SIEMENS, GE OR SQUARE "D"

FUSES: BUSSMAN, GOULD SHAWMUTT

RACEWAY: NATIONAL WIRE PRODUCTS, TRIANGLE OR REPUBLIC

WIRE/CABLE: ROME PHELPS DOGGE, GENERAL CABLE, SIMPLEX

PANELBOARDS: SIEMENS, GE OR SQUARE "D".

JUNCTION/PULL BOXES: APPLETOWN ELECTRIC, CROUSE HINDS OR O.Z./ GEDNEY CO.

FIRE STOP MATERIAL: HILTI, 3M (NOTE: MATERIAL MUST BE ACCEPTABLE TO LOCAL
- AHJ)

FITTINGS, COUPLINGS, BUSHINGS, CONNECTORS: OZ GEDNEY, BURNDY, NEPCO, THOMAS AND BETTS

260519 - WIRE AND CABLE

- A.

ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN INSULATED. ALL CONDUCTORS SHALL HAVE 600 VOLT AC RATED 1,000 VOLT DC RATED INSULATION. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID WIRE. CONDUCTORS AND #8 AWG AND LARGER SHALL BE STRANDED WIRE.
- B.

METAL CLAD CABLE (TYPE MC) IS NOT ALLOWED.
- C.

BRANCH CIRCUIT WIRE SIZE: THE MINIMUM WIRE SIZE FOR BRANCH CIRCUIT SHALL BE #12 AWG EXCEPT 120 VOLT CIRCUITS OVER 80 FEET IN LENGTH SHALL BE 10# AWG. REFER TO DRAWINGS FOR FURTHER WIRE SIZING INFORMATION.
- D.

PROVIDE ALL BRANCH CIRCUITS WITH DEDICATED GROUND WIRES.
- G.

PROVIDE FLAMEPROOF IDENTIFICATION TAGS IN ALL JUNCTION BOXES, PULL BOXES AND PANELBOARDS FOR ALL FEEDERS, BRANCH CIRCUIT AND CONTROL WIRING. TAGS SHALL IDENTIFY CONDUCTOR SIZES, SOURCE AND TERMINATION POINTS.
- H.

INSTALL NO MORE THAN 3 BRANCH CIRCUITS IN ONE CONDUIT OR HOMERUN UNLESS OTHERWISE NOTED.

260526 - GROUNDING AND BONDING OF ELECTRICAL SYSTEMS

- A.

SERVICE: PROVIDE COMPLETE SYSTEM OF GROUND CONDUCTORS, ELECTRODES, AND ACCESSORIES TO EFFECTIVELY AND PERMANENTLY GROUND ELECTRIC SERVICE.
- B.

EQUIPMENT: GROUND NON-CURRENT CARRYING METAL PARTS OF THE ELECTRICAL SYSTEM. PROVIDE A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH CIRCUITS. SIZED IN ACCORDANCE WITH THE OVER CURRENT PROTECTIVE DEVICE SERVING THAT FEEDER OR BRANCH CIRCUIT.

260533 - RACEWAY

- A.

CONDUIT FOR BRANCH CIRCUIT SHALL BE, WITH COMPRESSION FITTINGS SIZED PER DRAWING, 3/4" MINIMUM. (MAXIMUM 3 CIRCUITS PER HOMERUN EXCEPT AS NOTED).
- B.

FLEXIBLE STEEL CONDUIT MAY BE USED ONLY FOR:

1.

SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICABLE.

2.

FOR FINAL CONNECTION TO MOTOR TERMINAL BOX. TRANSFORMERS AND OTHER VIBRATING EQUIPMENT: WITH POLYVINYL SHEATHING AND GROUND CONDUCTOR. MINIMUM LENGTH 18 IN (457.2mm). WITH SLACK. CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.

3.

FOR EXPANSION JOINT CROSSINGS, CROSS AT RIGHT ANGLES AND ANCHOR ENDS.

4.

CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.

- C.

EXPANSION FITTINGS: INSTALL AT RIGHT ANGLES WITH CLIP CENTERED IN EXPANSION JOINT. PROVIDE LENGTH OF RUNS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- D.

RACEWAYS PASSING THROUGH FIRE-RATED CONSTRUCTION: SEAL OPENING WITH FIRE SEALANT AS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING.
- E.

PROVIDE FISH OR PULL WIRE IN ALL EMPTY CONDUITS OVER 10 FEET (3048mm) LONG.
- F.

MAINTAIN GROUND CONTINUITY OF ALL INTERRUPTED RACEWAYS WITH GROUND CONDUCTOR.
- G.

ALL WIRING WITHIN ELECTRICAL CLOSET AND IN BUILDINGS CORE CEILINGS SHALL BE INSTALLED IN CONDUIT.
- H.

INSTALL ACCESSIBLE JUNCTION AND PULLBOXES CLEAR OF OTHER TRADES AND SUPPORTED FROM BUILDING STRUCTURE INDEPENDENT OF CONDUIT.
- I.

OUTDOORS: APPLY RACEWAY PRODUCTS AS SPECIFIED BELOW UNLESS OTHERWISE INDICATED:

1.

EXPOSED CONDUIT: GRC, RNC-TYPE EPC-40-PVC, RNC-TYPE EPC-80-PVC.

2.

CONCEALED CONDUIT, ABOVEGROUND: GRC, EMT, RNC-TYPE EPC-40-PVC.

3.

UNDERGROUND CONDUIT: RNC-TYPE EPC-40-PVC/TYPE EPC-80-PVC, DIRECT BURIED, CONCRETE ENCASED.
- 260534 - PULL BOXES, JUNCTION BOXES AND OUTLET BOXES
- J.

PULLBOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED INDUSTRY STANDARD GAUGE SHEET STEEL.

K.

PROVIDE PULL BOXES AND JUNCTION BOXES IN LONG STRAIGHT RUNS OF RACEWAY TO ASSURE THAT CABLES ARE NOT DAMAGED WHEN THEY ARE PULLED, TO FULFILL REQUIREMENTS AS TO THE NUMBER OF BENDS PERMITTED IN RACEWAY BETWEEN CABLE ACCESS POINTS, THE ACCESSIBILITY OF CABLE JOINTS AND SPLICES, AND THE APPLICATION OF CABLE SUPPORTS.

L.

PULLBOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE MAINTAINED.

M.

ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULLBOXES AND OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO THE BOX. IF NECESSARY AND APPROVED BY ARCHITECT, PROVIDE ACCESS DOOR OR COVERPLATES IN AREAS WHERE UNOBSTRUCTED ACCESS IS NOT POSSIBLE.

N.

USE WEATHERPROOF BOXES, JUNCTION BOXES AND DEVICES FOR ALL REQUIRED WEATHERPROOF INSTALLATION.
-
- EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064
-
-
- Job Name:
- PLAZA SHOPS
- 745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141
-
- SHEET DESCRIPTION:
ELECTRICAL
SPECIFICATIONS
- Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
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- Attachment: Applicant's Materials (Ev Go)
- Packet Pg. 147

ELECTRICAL SPECIFICATIONS

260573 - OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY

- A. COMPUTER SOFTWARE DEVELOPERS. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
 - 1. SKM SYSTEMS ANALYSIS, INC.
 - 2. ESA, INC.
 - 3. CGI CYME.
 - 4. EDSA MICRO CORPORATION.
 - 5. OPERATION TECHNOLOGY, INC.
- B. CALCULATE THE MAXIMUM AVAILABLE SHORT-CIRCUIT CURRENT IN AMPERES RMS SYMMETRICAL AT CIRCUIT BREAKER POSITIONS OF THE ELECTRICAL POWER DISTRIBUTION SYSTEM. THE CALCULATION SHALL BE FOR A CURRENT IMMEDIATELY AFTER INITIATION AND FOR A THREE-PHASE BOLTED SHORT CIRCUIT AT EACH OF THE FOLLOWING:
 - 1. SWITCHGEAR AND SWITCHBOARD BUS.
 - 2. BRANCH CIRCUIT PANELBOARD.
- C. CALCULATIONS TO VERIFY INTERRUPTING RATINGS OF OVERCURRENT PROTECTIVE DEVICES SHALL COMPLY WITH IEEE 141.
- D. PERFORM COORDINATION STUDY USING APPROVED COMPUTER SOFTWARE PROGRAM. PROVIDE A WRITTEN REPORT USING RESULTS OF FAULT-CURRENT STUDY. COMPLY WITH IEEE 399.
 - 1. CALCULATE THE MAXIMUM AND MINIMUM 1/2-CYCLE SHORT-CIRCUIT CURRENTS.
 - 2. CALCULATE THE MAXIMUM AND MINIMUM INTERRUPTING DUTY (5 CYCLES TO 2 SECONDS) SHORT-CIRCUIT CURRENTS.
 - 3. CALCULATE THE MAXIMUM AND MINIMUM GROUND-FAULT CURRENTS.
- E. COMPLY WITH IEEE 241 RECOMMENDATIONS FOR FAULT CURRENTS AND TIME INTERVALS.
- F. TRANSFORMER PRIMARY OVERCURRENT PROTECTIVE DEVICES:
 - 1. DEVICE SHALL NOT OPERATE IN RESPONSE TO THE FOLLOWING:
 - 1.a. INRUSH CURRENT WHEN FIRST ENERGIZED.
 - 1.b. SELF-COOLED, FULL-LOAD CURRENT OR FORCE-AIR-COOLED, FULL-LOAD CURRENT, WHICHEVER IS SPECIFIED FOR THAT TRANSFORMER.
 - 1.c. PERMISSIBLE TRANSFORMER OVERLOADS ACCORDING TO IEEE C57.96 IF REQUIRED BY UNUSUAL LOADING OR EMERGENCY CONDITIONS.
 - 2. DEVICE SETTINGS SHALL PROTECT TRANSFORMERS ACCORDING TO IEEE C57.12.00, FOR FAULT CURRENTS.
- G. CONDUCTOR PROTECTION: PROTECT CABLES AGAINST DAMAGE FROM FAULT CURRENTS ACCORDING TO ICEA P-32-382, ICEA P-45-482, AND CONDUCTOR MELTING CURVES IN IEEE 242.

260574 - ARC-FLASH HAZARD ANALYSIS STUDY

- A. THE CONTRACTOR SHALL FURNISH AN ARC FLASH HAZARD ANALYSIS STUDY PER THE REQUIREMENTS SET FORTH IN NFPA 70E - STANDARD FOR SAFETY IN THE WORKPLACE. THE ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED ACCORDING TO IEEE 1584 EQUATIONS THAT ARE PRESENTED IN NFPA70E-2004, ANNEX.
- B. THE FLASH PROTECTION BOUNDARY AND THE INCIDENT ENERGY SHALL BE CALCULATED AT ALL SIGNIFICANT LOCATIONS IN THE ELECTRICAL DISTRIBUTION SYSTEM (SWITCHBOARDS, PANELBOARDS, BUSWAY AND SPLITTERS) WHERE WORK COULD BE PERFORMED ON ENERGIZED PARTS.
- C. SAFE WORKING DISTANCES SHALL BE BASED UPON THE CALCULATED ARC FLASH BOUNDARY CONSIDERING AN INCIDENT ENERGY OF 1.2 CAL/CM².
- D. ARC FLASH CALCULATIONS SHALL BE BASED ON ACTUAL OVERCURRENT PROTECTIVE DEVICE CLEARING TIME. MAXIMUM CLEARING TIME WILL BE CAPPED AT 2 SECONDS BASED ON IEEE 1584-2002 SECTION 8.1.2. WHERE IT IS NOT PHYSICALLY POSSIBLE TO MOVE OUTSIDE OF THE FLASH PROTECTION BOUNDARY IN LESS THAN 2 SECONDS DURING AN ARC FLASH EVENT A MAXIMUM CLEARING TIME BASED ON THE SPECIFIC LOCATION SHALL BE UTILIZED.
- E. CONTRACTOR SHALL PROVIDE A 3.5" (91mm) x 5" (129mm) THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED.
- F. ALL LABELS WILL BE BASED ON RECOMMENDED OVERCURRENT SETTINGS AND WILL BE PROVIDED AFTER THE RESULTS OF THE ANALYSIS HAVE BEEN PRESENTED TO THE OWNER AND AFTER ANY SYSTEM CHANGES, UPGRADES, OR MODIFICATIONS HAVE BEEN INCORPORATED IN THE SYSTEM.
- G. THE LABEL SHALL INCLUDE THE FOLLOWING INFORMATION, AT A MINIMUM:
 - 1. LOCATION DESIGNATION.
 - 2. NOMINAL VOLTAGE.
 - 3. FLASH PROTECTION BOUNDARY.

4. HAZARD RISK CATEGORY.
 5. INCIDENT ENERGY.
 6. WORKING DISTANCE.
 7. ENGINEERING REPORT NUMBER , REVISION NUMBER AND ISSUE DATE.
- H. LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD MARKINGS.
1. FOR EACH SWITCHBOARD AND PANELBOARD, ONE ARC FLASH LABEL SHALL BE PROVIDED.
- I. THE WORKPLACE ELECTRICAL SAFETY STANDARD SHALL BE FOLLOWED FOR THE ARC-FLASH CALCULATION, STUDIES AND ARC-FLASH LABELS AS THE MAIN STANDARD.

SWITCHBOARD SCHEDULE - "SWBD"															
MAIN: 1200				VOLTAGE: 480/277				PHASE: 3				WIRE: 4			
MTG: FLOOR				A/C: 65,000											
CKT #	CIRCUIT BREAKER			DESCRIPTION	LOAD (KVA)								PHASE		
	FRAME	TRIP	POLE		LTG	REC	MTR	A/C	HTG	DATA	KIT	MISC			
1	600	300	3	SIGNET POWER UNIT 175KW											62.9
															62.9
															62.9
2	600	300	3	SIGNET POWER UNIT 175KW											62.9
															62.9
															35.5
3	250	175	3	DELTA DISPENSER 100KW											35.5
															35.5
															35.5
4	250	175	3	DELTA DISPENSER 100KW											35.5
															35.5
															35.5
5	100	30	3	SPARE											
6	100	20	3	SPARE											
7				SPACE											
8				SPACE											
CONNECTED LOAD (KVA):				590.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	590.1		
DEMAND LOAD (KVA):				590.1	PHASE A								483.1	133.8	
					PHASE B								483.1	133.8	
CONNECTED LOAD (AMPS)				709.8	PHASE C								483.1	133.8	
DEMAND LOAD (AMPS):				709.8									AMPS	KVA	
AMPACITY REQUIRED:				887.3											

NOTES:
1. INSTALL SWITCHBOARD ON 3" HIGH CONCRETE PAD (LENGTH AND WIDTH EXCEEDING BASE BY 3" ON ALL SIDES.)

SWBD LOAD CALCULATION						
LIGHTING	0.00	KVA X	125	%	=	0.0 KVA
RECEPTACLE	0.00	KVA				
TOTAL	0.00	KVA X	100	%	=	0.0 KVA
1ST	10.00	KVA X	50	%	=	0.0 KVA
REMAIN	0.00	KVA X	100	%	=	0.0 KVA
MOTORS	0.00	KVA X	100	%	=	0.0 KVA
TOTAL	0.00	KVA X	125	%	=	0.0 KVA
LARGEST	0.00	KVA X	100	%	=	0.0 KVA
REMAIN	0.00	KVA X	100	%	=	0.0 KVA
A/C	0.00	KVA X	100	%	=	0.0 KVA
HEATING	0.00	KVA X	100	%	=	0.0 KVA
LOCKED-OUT LOAD	_____	KVA X	100	%	=	0.0 KVA
KITCHEN	0.00	KVA X	65	%	=	0.0 KVA
DATA PROCESSING	0.00	KVA X	85	%	=	0.0 KVA
MISCELLANEOUS (EV CHARGERS)	590.14	KVA X	125	%	=	737.7 KVA
TOTAL					=	887.3 AMPS
					=	737.7 KVA
					=	887.3 AMPS

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
3. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWINGS. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE ARCHITECTURAL DRAWINGS, UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTERLINE OF BOX):

A. RECEPTACLES (WALL MOUNTED) - 18 A.F.F.
4. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE TO MAKE HIMSELF AWARE OF EXISTING CONDITIONS BEFORE SUBMITTING HIS PRICE.
5. THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICE ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. ALL RATINGS OF DISCONNECT SWITCHES AND OR FUSES/ OVER-CURRENT DEVICES SHALL BE SIZED IN ACCORDANCE WITH CODE FOR THE LOADS SERVED PER DESIGN DRAWINGS.
6. NO LOW VOLTAGE WIRING SHALL BE PERMITTED IN THE SAME RACEWAY AS LINE VOLTAGE POWER WIRING.
7. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
8. AT ALL EMPTY CONDUITS PROVIDE BUSHINGS AT ENDS AND DRAG WIRES.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSPECTION APPROVAL CERTIFICATE TO OWNER UPON COMPLETION OF WORK.
10. CIRCUIT ASSIGNMENTS FOR, RECEPTACLES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE DESIGNATED BY THE NUMBER SHOWN ADJACENT TO THESE DEVICES / EQUIPMENT. PROVIDE CONDUITS, WIRES AND BOXES REQUIRED TO ENERGIZE THE EQUIPMENT AS SHOWN.
11. CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CIRCUIT NUMBERS ARE INTENDED TO BE USED FOR QUANTITIES AND FOR DESIGNATING WHAT OUTLETS (FIXTURES, EQUIPMENT, ETC.) WILL BE ON THE SAME CIRCUIT. CONTRACTOR SHALL REARRANGE CIRCUITS PER FIELD CONDITIONS SO THAT LOAD VALUES FOR EACH PHASE DO NOT EXCEED CODE REQUIREMENTS AND TO BALANCE THE LOADS AT THE PANELS PER SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUITS WITH PROPER PHASE SEQUENCES FOR EVERY REQUIRED NEUTRAL WIRE THAT IS SHARED. ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL AFFECTED CIRCUITS, LABEL EACH OUTLET COVER WITH ACTURAL PANEL DESIGNATION AND CIRCUIT NUMBER, AND PROVIDE AS-BUILT PANEL DIRECTORIES AND DRAWINGS PER SPECIFICATIONS.
12. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS.
13. 3/4" (21mm) SHALL BE THE MINIMUM CONDUIT INSTALLED.

A, AMP	AMPERE	EMT	ELECTRICAL METAL TUBING	N	NEUTRAL
ADA	AMERICANS WITH DISABILITIES	FACP	FIRE ALARM CONTROL PANEL	NC	NORMALLY CLOSED
ACT		FBO	FURNISH BY OTHER DIVISION OF	NO	NUMBER
AF	AMPERE FRAME	WORK		NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	FCO	FUSE CUTOUT BOX	OL	OVERLOAD DEVICE
AHJ	AUTHORITY HAVING JURISDICTION	FCS	FIRE COMMAND STATION	OFCI	OWNER FURNISHED CONTRACTOR
AIC	AMPS INTERRUPTING CAPACITY	FSD	FIRE SMOKE DAMPER		INSTALLED
AT	AMPERE TRIP	FU	FUSE	P	POLE
ATS	AUTOMATIC TRANSFER SWITCH	FL	FLOOR	PNL	PANEL
AWG	AMERICAN WIRE GAUGE	FLEX	FLEXIBLE	Ø	PHASE
BLDG	BUILDING	FT	FEET OR FOOT	RA	RETURN AIR
BMS	BUILDING MANAGEMENT SYSTEM	GA	GAUGE	RG, RAG	RETURN AIR GRILLE
C	CONDUIT	G, GRD	GROUND	SN	SOLID NEUTRAL
CAT	CATALOG	GC	GENERAL CONTRACTOR	SPCP	STAIR PRESSURIZATION SYSTEM
CB	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER		CONTROL PANEL
CD	CANDELA	HID	HIGH INTENSITY DISCHARGE	STP	STAIR PRESSURIZATION
CFSD	COMBINATION FIRE/SMOKE	HP	HORSEPOWER	SW	SWITCH
DAMPER		HVAC	HEATING, VENTILATING & AIR	SWBD	SWITCHBOARD
CKT	CIRCUIT		CONDITIONING DIVISION ON WORK	TEL	TELEPHONE
CLG	CEILING	HZ	HERTZ	TYP	TYPICAL
CO	CONDUIT ONLY	IC	INTERRUPTING CAPACITY	UON	UNLESS OTHERWISE NOTED
CU	COPPER	JB	JUNCTION BOX	UL	UNDERWRITERS LABORATORIES
DACS	DIGITAL ALARM COMMUNICATION	LEMCS	LOCAL EMERGENCY CONTROL	UV	ULTRAVIOLET
SYSTEM		SYSTEM		VESDA	VERY EARLY SMOKE DETECTION
DACT	DIGITAL ALARM COMMUNICATION	LTG	LIGHTING		APPARATUS
	TERMINAL	MCB	MAIN CIRCUIT BREAKER	V	VOLTAGE
DGP	DATA GATHERING PANEL	MECH	MECHANICAL	VDC	DIRECT CURRENT VOLTAGE
DIFF	DIFFERENTIAL	MER	MECHANICAL EQUIPMENT ROOM	VFD	VARIABLE FREQUENCY DRIVE
DISC	DISCONNECT	MIN	MINIMUM	WP	WEATHER PROOF
DN	DOWN	MLO	MAIN LUGS ONLY		
DWG	DRAWING	MTD	MOUNTED		
ELEC	ELECTRICAL				
EMR	ELEVATOR MACHINE ROOM				

POWER AND SIGNAL DEVICE LEGEND

SYMBOL	DESCRIPTION
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES, NEMA 5-20R. (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID. "WP" - INDICATES WEATHERPROOF (TYP FOR WIRING DEVICES) "C" - INDICATES COUNTER HEIGHT (TYP FOR WIRING DEVICES)
	SHADING FOR DUPLEX OR DOUBLE DUPLEX PER ABOVE INDICATES DEDICATED CIRCUIT
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES WITH GROUND FAULT CIRCUIT INTERRUPTER, NEMA 5-20R. WEATHER PROOF (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID.
	ELECTRICAL JUNCTION BOX FOR HARDWIRED EQUIPMENT.
	(2) INDICATES DOUBLE-GANG BOX. (F) INDICATES FLOOR RECESSED. (CE) INDICATES CEILING RECESSED. (AFC) INDICATES ABOVE FINISHED CEILING, SURFACE MTD.
	SURFACE MOUNTED PANELBOARD - SOLID INDICATES NEW, UNSHADED/DASHED INDICATES EXISTING
	DRY TYPE TRANSFORMER - SIZE AS INDICATED ON THE DRAWINGS
	ELECTRICAL METER OR SUB-METER AS IDENTIFIED ON THE DRAWINGS
	ONE, TWO, OR THREE HOME RUNS TO ELECTRICAL PANEL 'PNL' - INDICATED PANEL NAME '#' - INDICATES CIRCUIT NUMBER, U.O.N.
	GROUND BAR

ONE LINE/RISER DIAGRAM LEGEND

SYMBOL	DESCRIPTION
	CIRCUIT BREAKER "##A" - INDICATES AMPERAGE RATING "##P" - INDICATES NUMBER OF POLES
	FUSED DISCONNECT SWITCH "##AS" - INDICATES SWITCH SIZE "##AF" - INDICATES FUSE SIZE
	NON-FUSED DISCONNECT SWITCH "##A" - INDICATES SWITCH SIZE "##P" - INDICATES NUMBER OF POLES
	TRANSFORMER, 480V INDICATES PRIMARY VOLTAGE, 120/208V INDICATES SECONDARY VOLTAGE
	GROUNDING CONNECTION
	PANELBOARD - REFER TO PANELBOARD SCHEDULES FOR ADDITIONAL INFORMATION

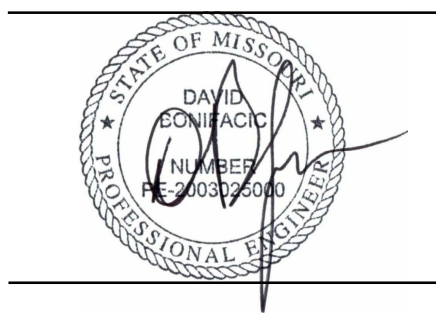


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



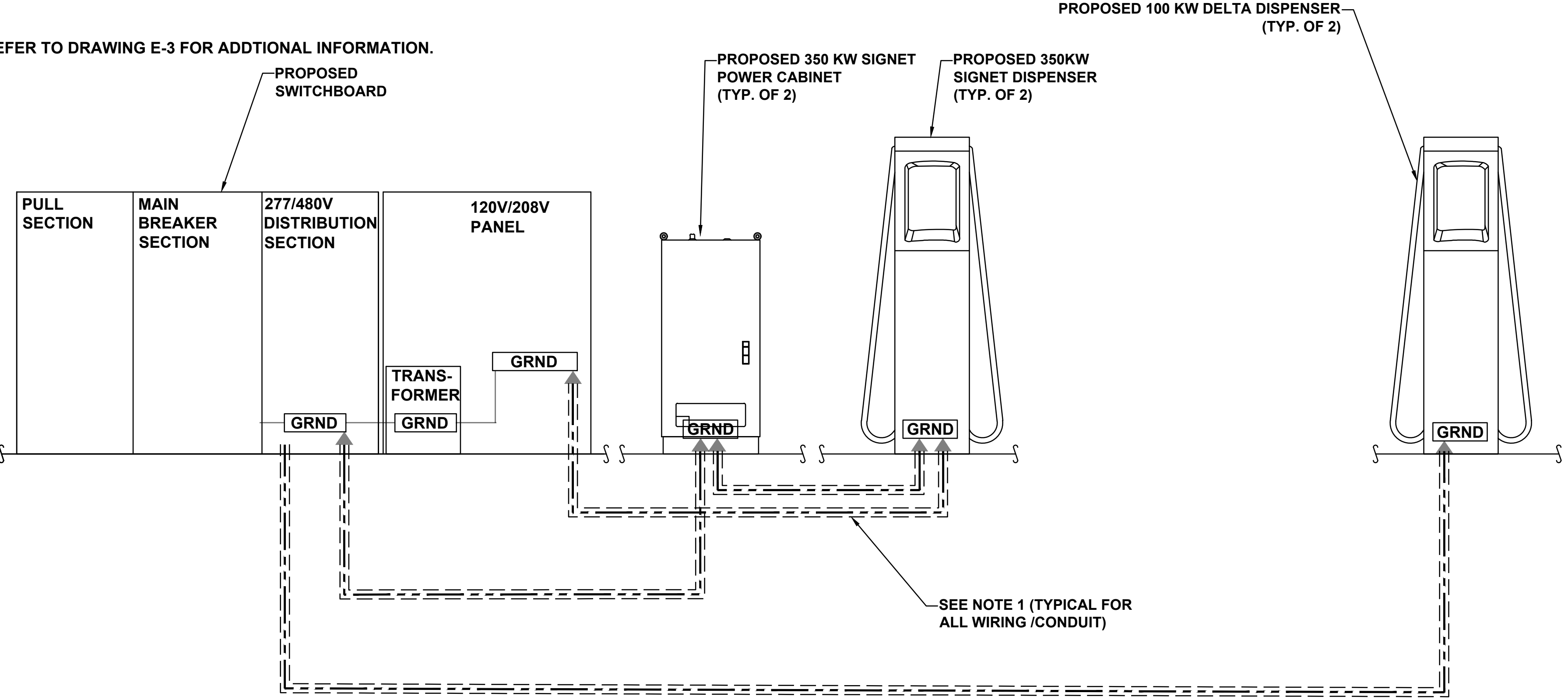
SHEET DESCRIPTION:
ELECTRICAL SYMBOLS,
& ABBREV & GEN. NOTES

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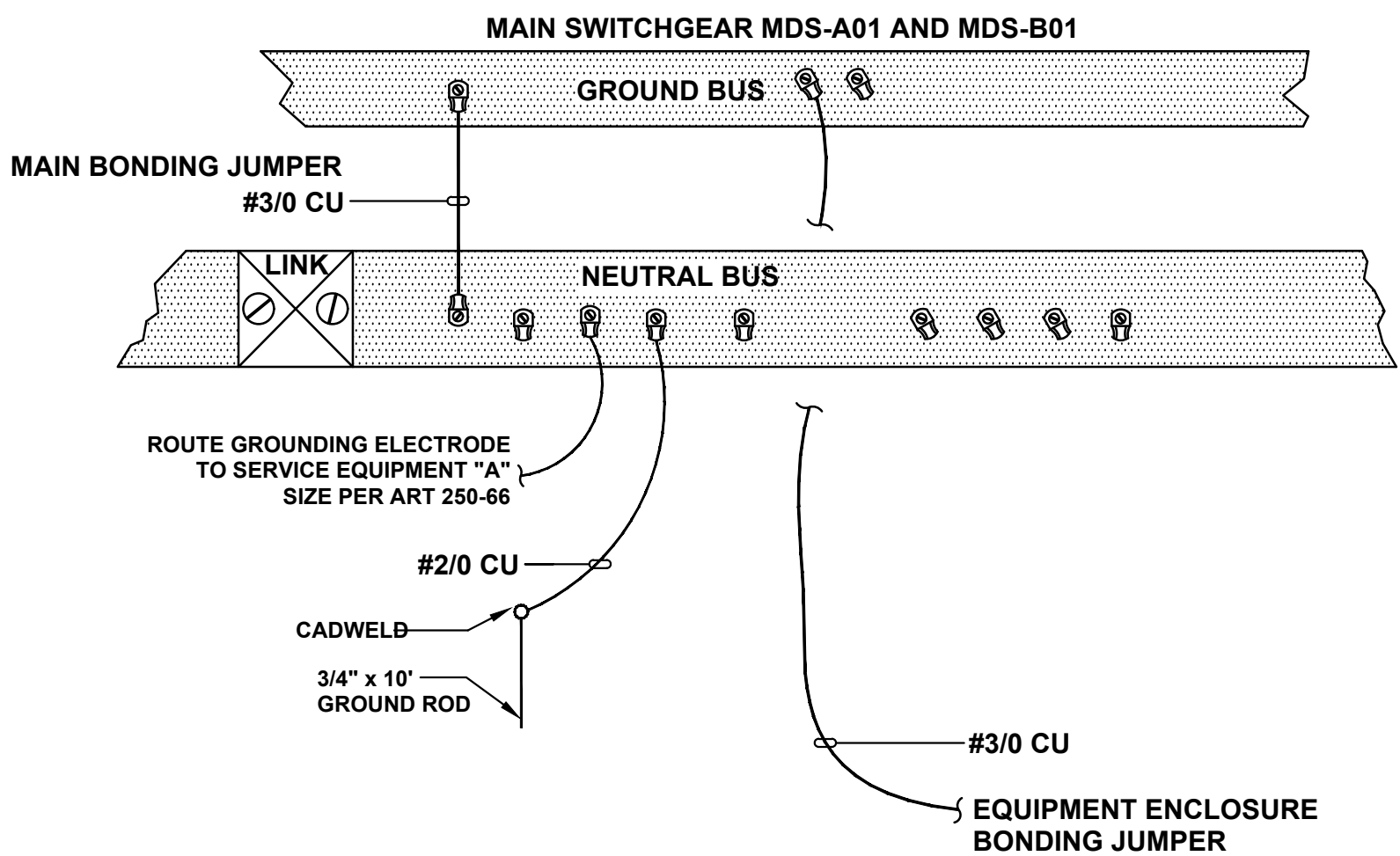


NOTE:

1. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.



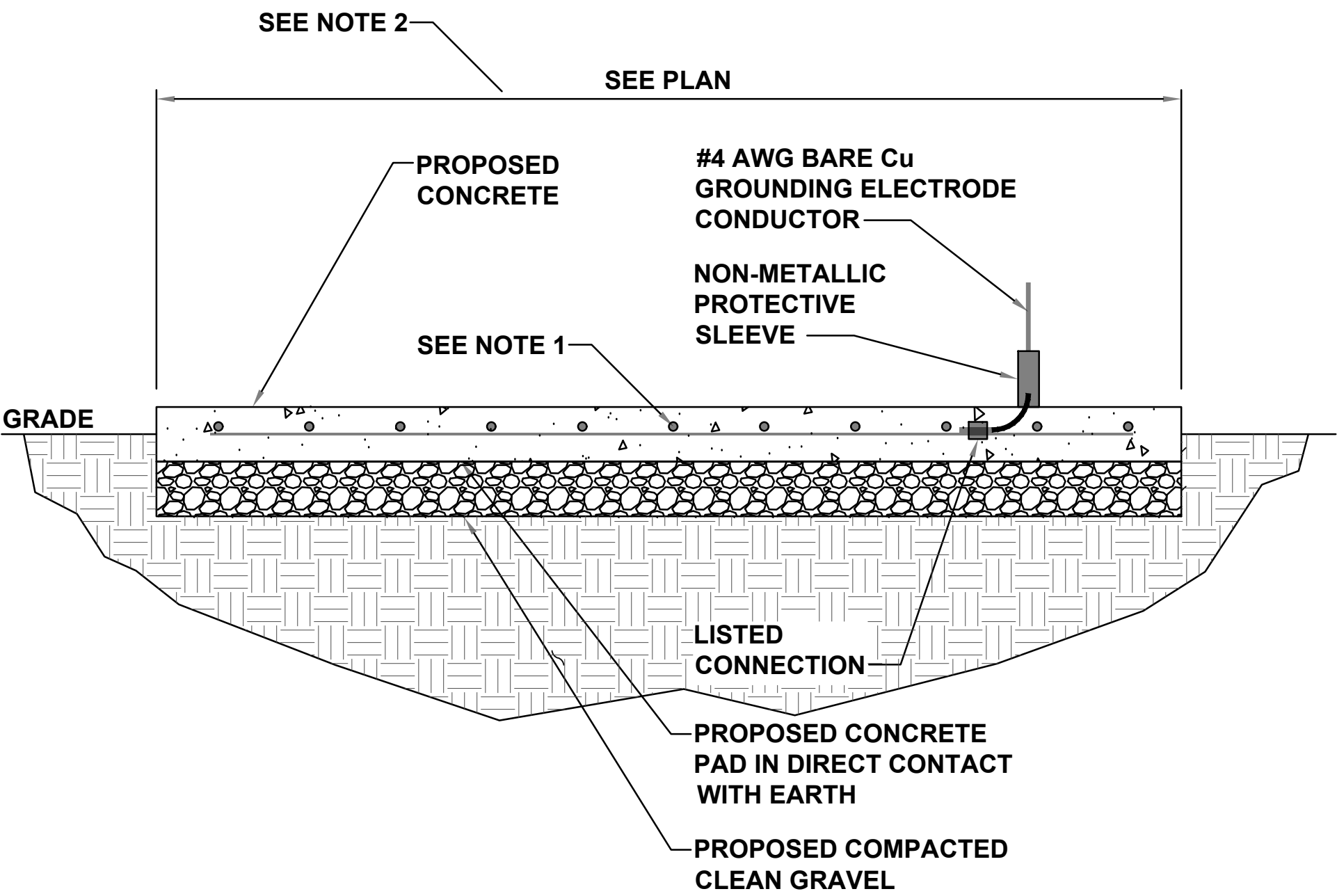
A GROUNDING SCHEMATIC
G-1 SCALE: N.T.S.



E SERVICE GROUNDING & BONDING DETAIL
G-1 SCALE: N.T.S.

NOTE

1. REBAR BONDED TOGETHER WITH STEEL TIE WIRES OR EXOTHERMIC WELDING
2. COORDINATE EXACT PAD DETAILS REQUIREMENTS WITH ACE FOR PMT AND WITH SWITCHBOARD MANUFACTURER FOR SWITCHBOARD AS REQUIRED.



B CONCRETE ENCASED ELECTRODE DETAIL
G-1 SCALE: N.T.S.

CADWELD CONNECTIONS
OR ENGINEER APPROVED EQUAL

CABLE TO REBAR TEE CONNECTION HORIZONTAL CABLE TAP TO VERTICAL REBAR TYPE RJ	HORIZONTAL SPLICE SPLICE OF HORIZONTAL CABLES TYPE SS	PARALLEL HORIZONTAL CONDUCTORS PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT
HORIZONTAL STEEL SURFACE TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE HS	PARALLEL HORIZONTAL CONDUCTORS PARALLEL DEAD END TAP OR HORIZONTAL THRU CONDUCTOR TYPE PC	
BOND JUMPER FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2	VERTICAL PIPE CABLE DOWN AT 45° TO RANGE OF VERTICAL PIPES TYPE VS	VERTICAL STEEL SURFACE CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE VS
COPPER LUGS TWO HOLE - LONG BARREL LENGTH TYPE YA-2	HORIZONTAL TEE TEE OF HORIZONTAL RUN AND TAP CABLES TYPE TA	THROUGH CABLE TO GROUND ROD THROUGH CABLE TO TOP OF GROUND ROD TYPE GT

C CADWELD CONNECTION DETAIL
G-1 SCALE: N.T.S.

NOTES:

1. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. 2014 NEC 250.121 EXCEPTION: A WIRE-TYPE EQUIPMENT GROUNDING CONDUCTOR INSTALLED IN COMPLIANCE WITH 250.6(A) AND THE APPLICABLE REQUIREMENTS FOR BOTH THE EQUIPMENT GROUNDING CONDUCTOR AND THE GROUNDING ELECTRODE CONDUCTOR IN PARTS II, III, AND VI OF THIS ARTICLE SHALL BE PERMITTED TO SERVE AS BOTH AN EQUIPMENT GROUNDING CONDUCTOR AND A GROUNDING ELECTRODE CONDUCTOR.

D GROUNDING NOTES
G-1 SCALE: N.T.S.

GENERAL CONSTRUCTION NOTES

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY
GENERAL CONTRACTOR: **XXX**
OWNER: EVGO
2.

ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS.
3.

THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6.

UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11.

THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12.

CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
13.

WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
14.

THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
15.

THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
16.

THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
17.

THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19.

THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20.

THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

GENERAL CONSTRUCTION NOTES CONT.

22.

ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
23.

THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
24.

CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
25.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
26.

THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
27.

ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
28.

ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
29.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
30.

THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
31.

THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
32.

NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
33.

CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
34.

THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
35.

INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

ELECTRICAL NOTES

1.

THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2.

THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. THE CONDITION OF EXISTING ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

A.

UL - UNDERWRITERS LABORATORIES

B.

NEC - NATIONAL ELECTRICAL CODE

C.

NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

D.

OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT

E.

SBC - STANDARD BUILDING CODE

F.

NFPA - NATIONAL FIRE PROTECTION ASSOCIATION

4.

DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, BUT CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.

5.

EXISTING SERVICES: THE CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.

6.

THE CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING THE EQUIPMENT.

7.

THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- ELECTRICAL NOTES CONT.
8.

THE CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9.

CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.

10.

ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

11.

OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

12.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.

13.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.

14.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15.

CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16.

THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17.

ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18.

PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.

19.

TRENCHING AND BACKFILL: THE CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO GENERAL SITE WORK NOTES.

20.

MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

21.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

22.

ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.

23.

THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.

24.

DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

25.

ALL CONNECTIONS EXCEPT THE EV CHARGE CABLE TERMINATION IN THE CHARGE POST SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC., COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.

26.

ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID UNLESS SPECIFIED OTHERWISE. ALL BURIED CONDUITS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.

27.

RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC, MEETING OR EXCEEDING NEMA TC2 - 1990. THE CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

28.

SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

29.

CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

30.

THE CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC".

31.

WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

32.

ALL BOLTS SHALL BE STAINLESS STEEL.

33.

ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE CONTRACTOR SHOULD BE NEW AND UNUSED.
-
- EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064
-
-
- Job Name:
PLAZA SHOPS
- 745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141
-
- SHEET DESCRIPTION:
**ELECTRICAL
GENERAL NOTES**
- Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 -- DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT
-
- Attachment: Applicant's Materials (Ev Go)
- Packet Pg. 151

Baker Hill

880 Roosevelt Rd, Glen Ellyn, IL 60137



Attachment: Applicant's Materials (Ev Go)



Attachment: Applicant's Materials (Ev Go)



Attachment: Applicant's Materials (Ev Go)

Plaza Shops

745 N New Ballas Rd, Creve Coeur, MO 63141



Attachment: Applicant's Materials (Ev Go)



Attachment: Applicant's Materials (Ev Go)

March 29th, 2022

Plaza Shops

P4811



Attachment: Applicant's Materials (Ev Go)

Current data taken from: "APPLICATION TO PLANNING
AND ZONING COMMISSION
#20-017: CONDITIONAL USE PERMIT FOR A LIMITED
SERVICES
RESTAURANT, VITALITY BOWLS, WITHIN PLAZA SHOPS
AT 741 N. NEW BALLAS ROAD"

Total # of Parking Spaces Required:	127
Current Total Available On-site:	165
Proposed reduction in regular parking spaces:	5
Proposed Total Available On-Site:	160
Proposed excess spaces:	33



eStructureSolutions.com
114 Southgate Pkwy
Cambridge, Ohio 43725
740-255-0357

DATE: 6/21/2022

PROJECT: Plaza Shops

Response to Comments for Application #22-014

PROJECT ADDRESS: 745 N New Ballas Rd. – EV, Creve Coeur, MO 63141

GENERAL CONTRACTOR: Estructure Solutions, 114 Southgate Pkwy, Cambridge, OH 43725
CONTACT: Phil Jaminet 330-506-3479 / Courtney Ferguson 740-421-0024

Scope of Work:

Electric vehicle charging stations

Installation of 4 vehicle charging station, a small equipment yard adjacent to the stations, new electrical distribution, minor site work to install the conduits, equipment pads, and screening around the equipment yard. EVgo uses existing parking spaced for their installations and some minor restriping may be required.

PACKET INCLUDES:

- (2) Stamped set of revised drawings
- (1) Response Letter
- (1) Parking Calculation Data
- (1) Baker Hill Site Rendering (Similar Site)
- (1) Plaza Shops Site Rendering (Current Site)
- (1) Flash Drive with electronic copies of above documents



eStructureSolutions.com
114 Southgate Pkwy
Cambridge, Ohio 43725
740-255-0357

DATE: 6/01/2022

PROJECT: Plaza Shops

PROJECT ADDRESS: 745 N New Ballas Rd. – EV, Creve Coeur, MO 63141

OWNER:

GENERAL CONTRACTOR: Estructure Solutions, 114 Southgate Pkwy, Cambridge, OH 43725
CONTACT: Phil Jaminet 330-506-3479 / Courtney Ferguson 740-421-0024

Scope of Work:

Electric vehicle charging stations

Installation of 4 vehicle charging station, a small equipment yard adjacent to the stations, new electrical distribution, minor site work to install the conduits, equipment pads, and screening around the equipment yard. EVgo uses existing parking spaced for their installations and some minor restriping may be required.

PACKET INCLUDES:

- (4) Stamped set of drawings (Including Site Plan, Parking Plan, Landscaping, Floor Plan, Survey with Legal Description)
- (1) Planning and Zoning Commission Agenda Application
- (1) Flash Drive with electronic copies of above documents
- (1) Check For \$2,250.00



P42811
INSTALLATION OF ELECTRIC VEHICLES CHARGING EQUIPMENT
PLAZA SHOPS
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141

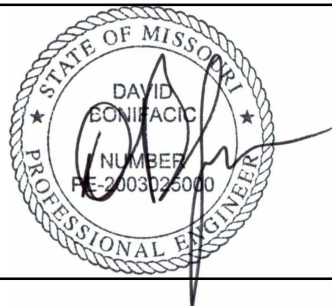


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
COVER SHEET AND
PROJECT INFORMATION

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT

Attachment: Applicant's Materials (EV Go)

VICINITY MAP

AERIAL MAP

PROJECT DESCRIPTION

- INSTALL (1) UTILITY TRANSFORMER
- INSTALL (1) SWITCHBOARD ASSEMBLY
- INSTALL (1) METER SOCKET
- INSTALL (2) 100KW DELTA DISPENSERS
- INSTALL (2) 350KW SIGNET DISPENSER
- INSTALL (2) 175KW SIGNET POWER CABINET

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV NO.
CS	COVER SHEET & PROJECT INFORMATION	1
C-1	OVERALL SITE PLAN	1
C-2	DEMOLITION SITE PLAN	1
C-3	ENLARGED SITE PLAN	1
D-1	DETAILS	1
D-2	DETAILS	1
D-3	DETAILS	1
D-4	DETAILS	1
E-1	ELECTRICAL UTILITY PLAN	1
E-2	ELECTRICAL ENLARGED SITE PLAN	1
E-3	ELECTRICAL SINGLE LINE DIAGRAM	1
E-4	ELECTRICAL DETAILS	1
E-5	ELECTRICAL SPECIFICATIONS	1
E-6	ELECTRICAL SPECIFICATIONS AND SWITCHBOARD/PANEL SCHEDULES	1
E-7	ELECTRICAL SYMBOLS, ABBREVIATIONS AND GENERAL NOTES	1
G-1	SCHEMATIC GROUNDING DETAILS	1
GN-1	ELECTRICAL GENERAL NOTES	1

FOR REFERENCE ONLY DRAWINGS
PROPERTY SURVEY

CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.

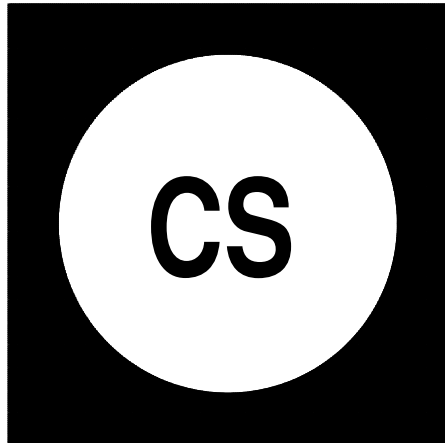
CALL BEFORE YOU DIG

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

ENGINEER OF RECORD

NAME
PE#
ENGINEERING COMPANY NAME



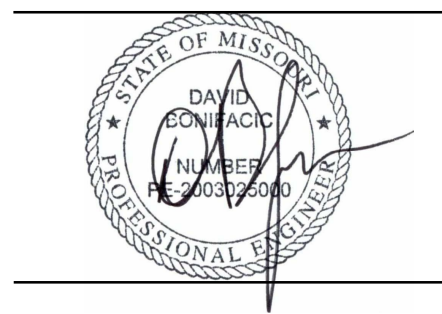


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



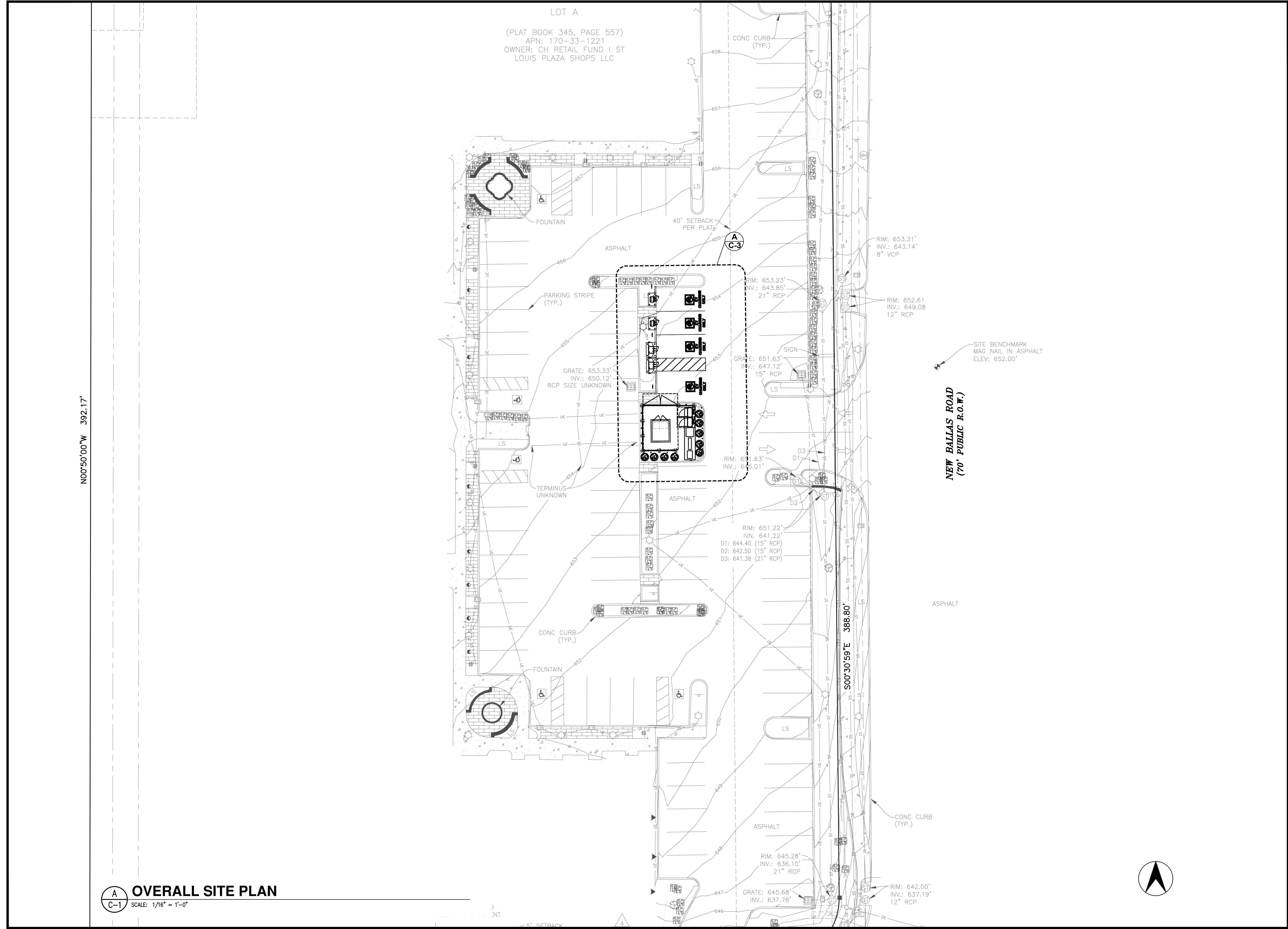
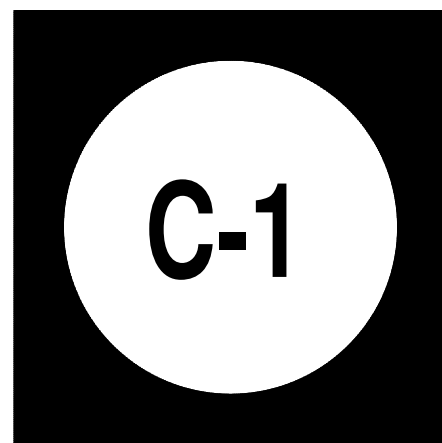
Job Name:
PLAZA SHOPS

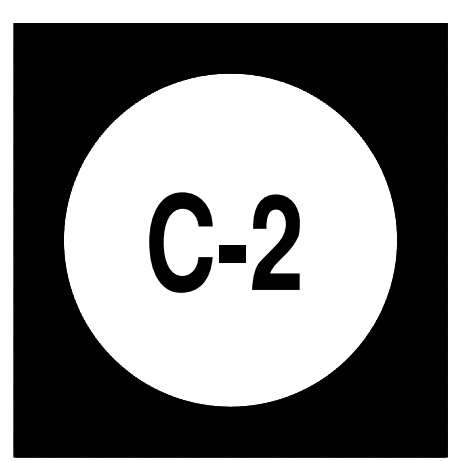
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
OVERALL SITE PLAN

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT





1. THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ALL QUANTITIES LISTED IN DEMOLITION PLAN SHEET ARE ONLY APPROXIMATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE BIDDING.
3. CONTRACTOR TO BORE SECONDARY RUN. CONTRACTOR TO PROVIDE CONDUIT AND WIRE.

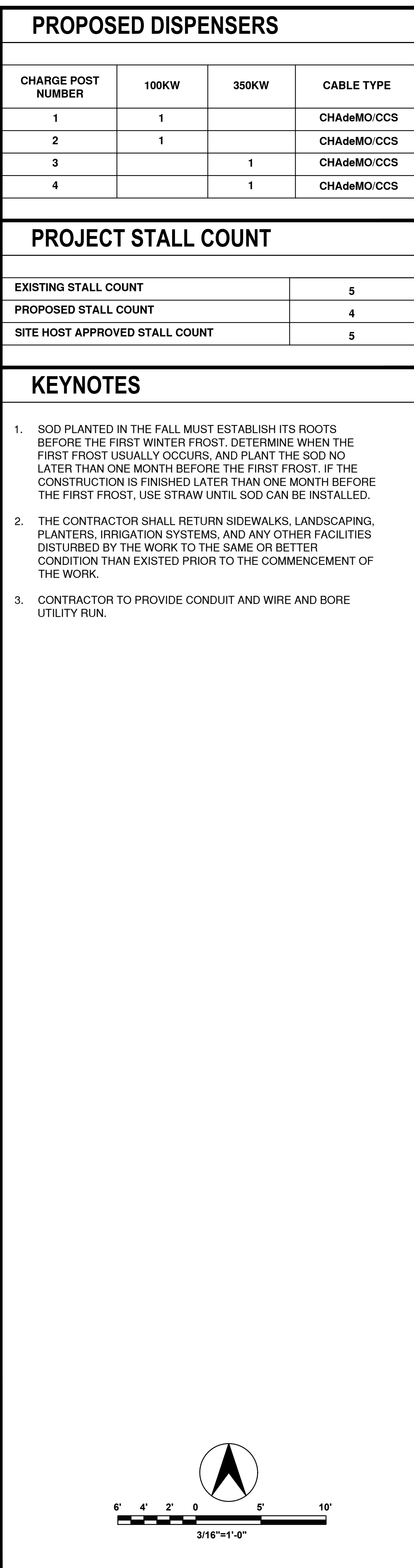
**NEW BALLAS ROAD
(70' PUBLIC R.O.W.)**

SIT
MA
ELE

DEMOLITION SITE PLAN

SCALE: $1/8" = 1'-0"$

30'59"E 388.80'



CONCRETE PAD DETAIL

DISPENSER FOOTING DETAIL (100KW)

**DISPENSER ANCHORAGE
AND CONDUIT ENTRY DETAIL**

 C
D-1

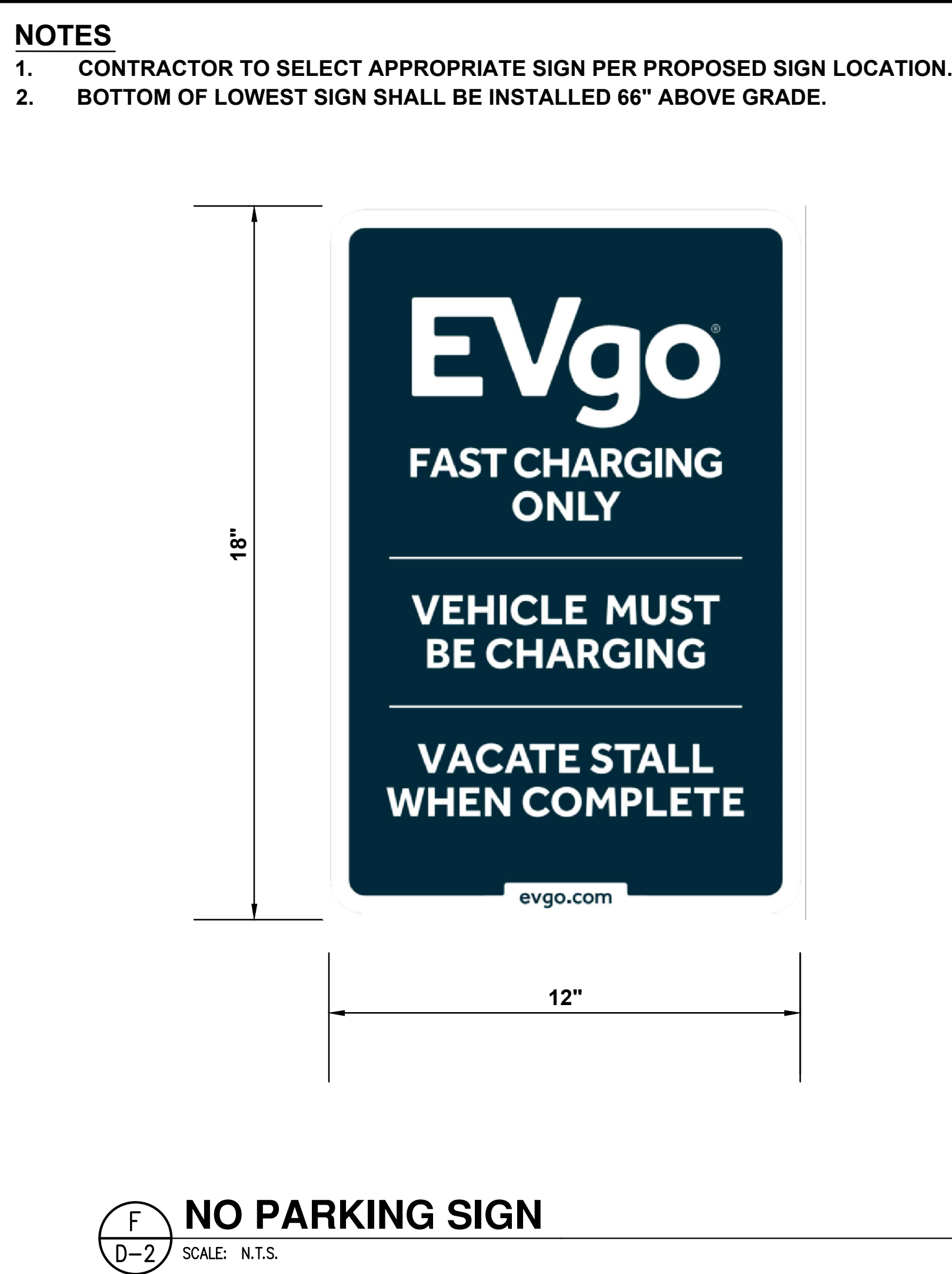
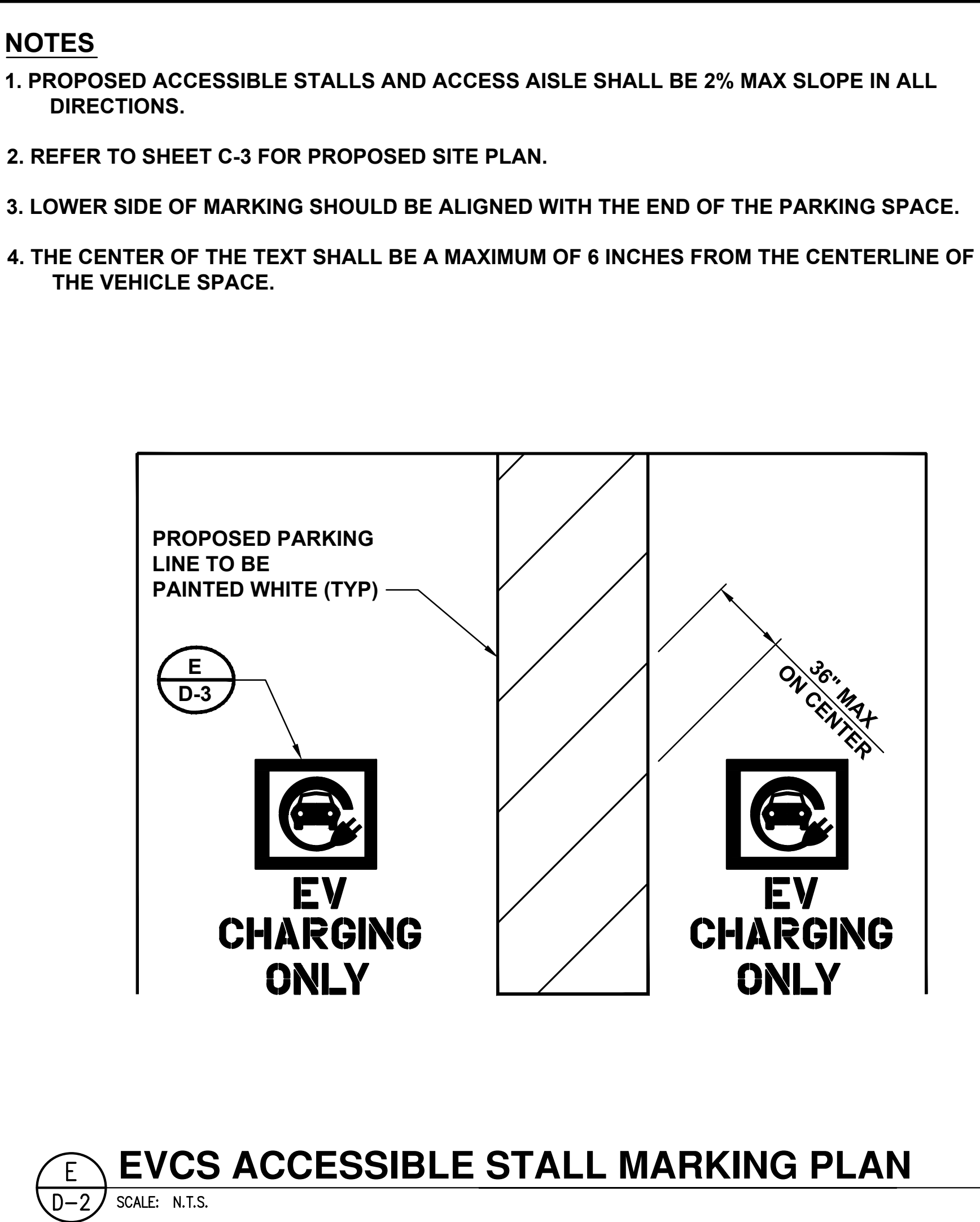
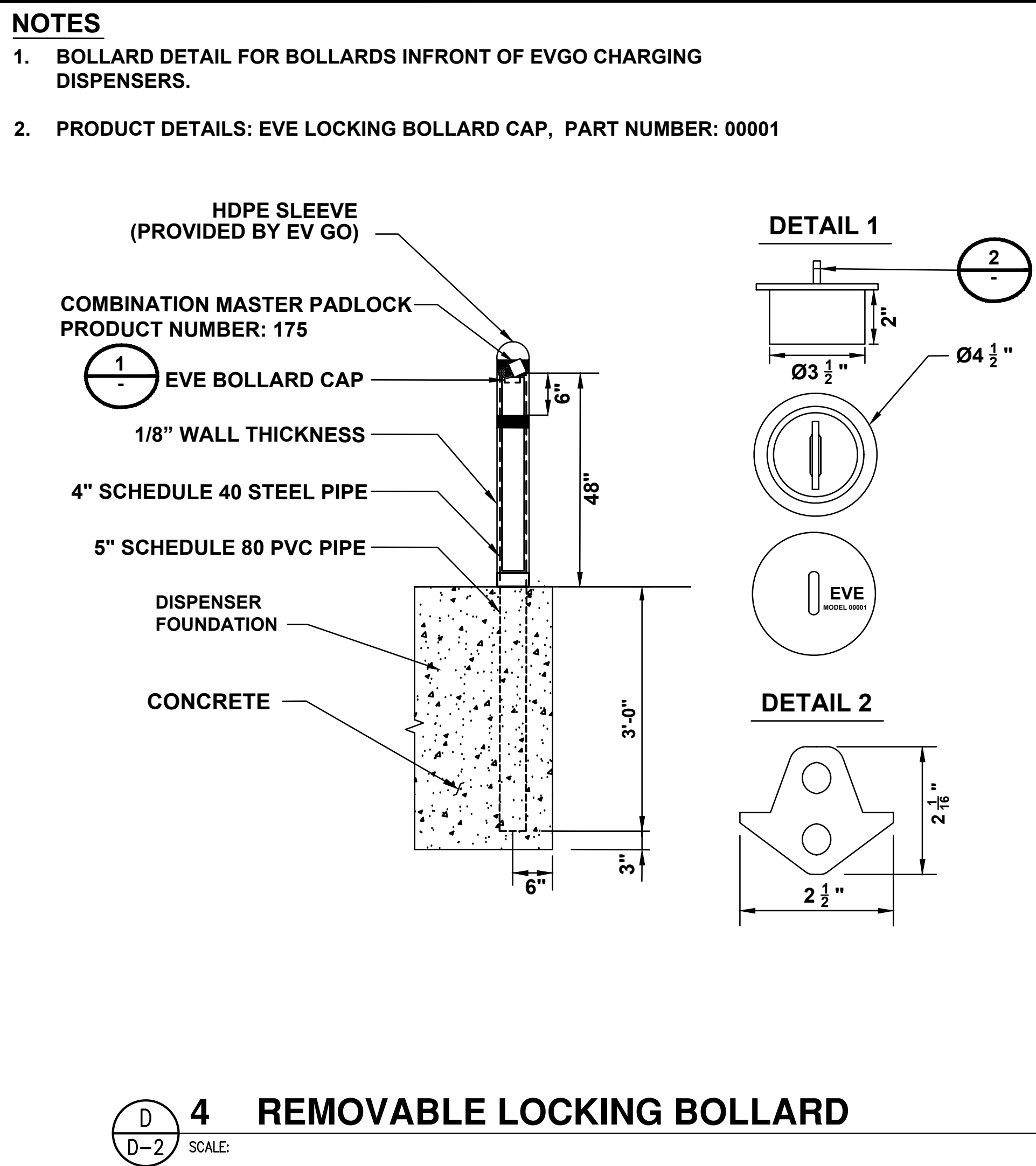
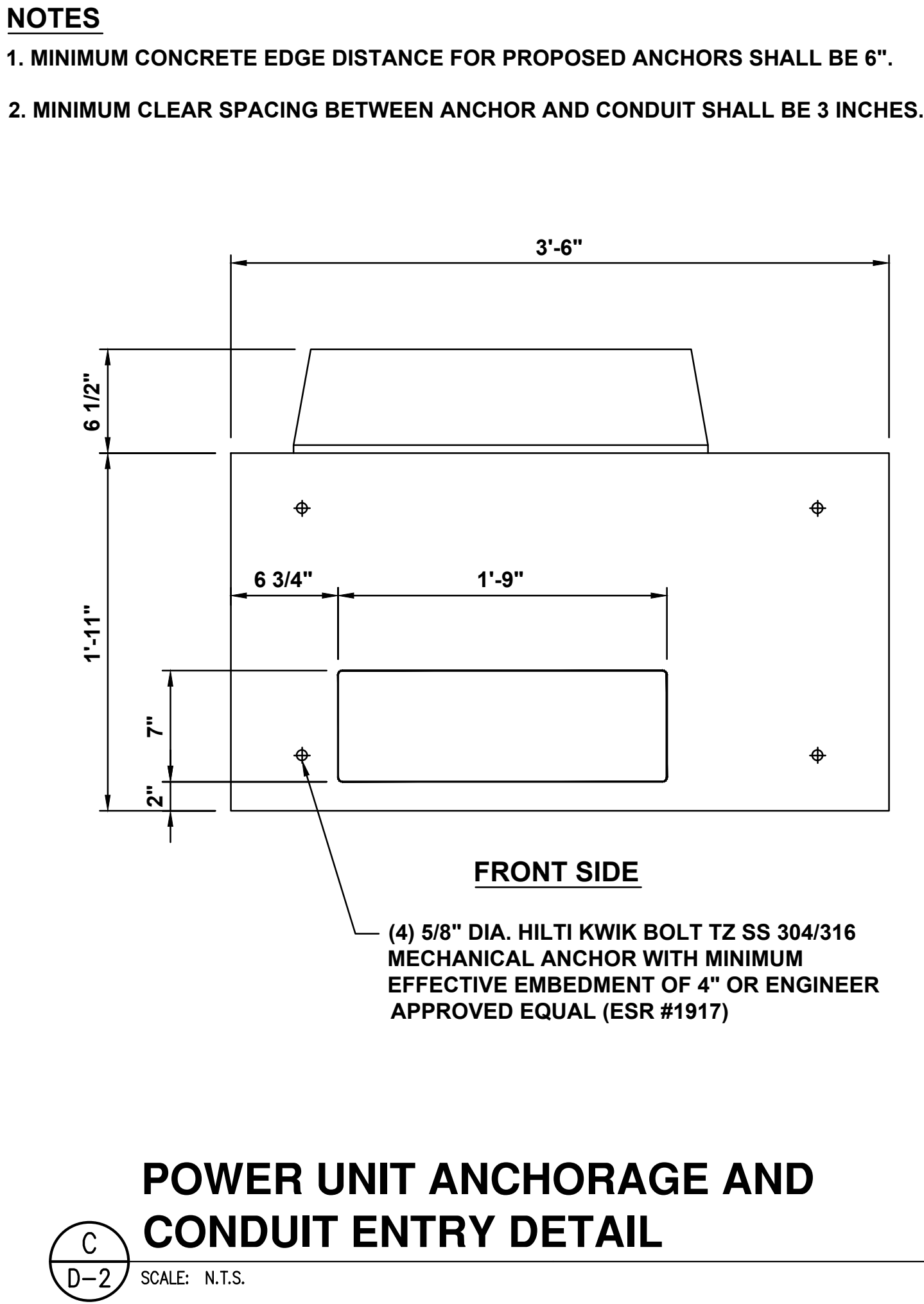
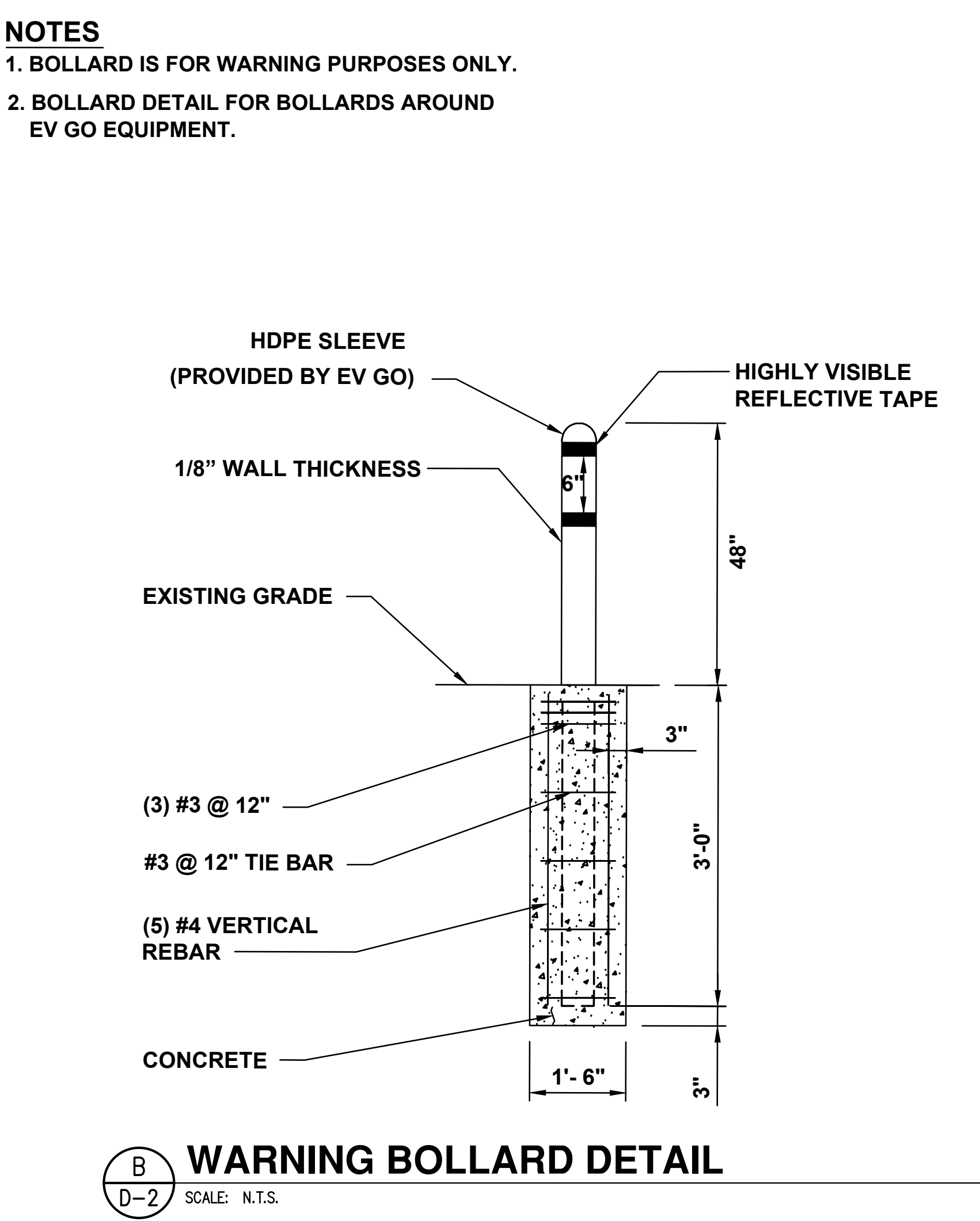
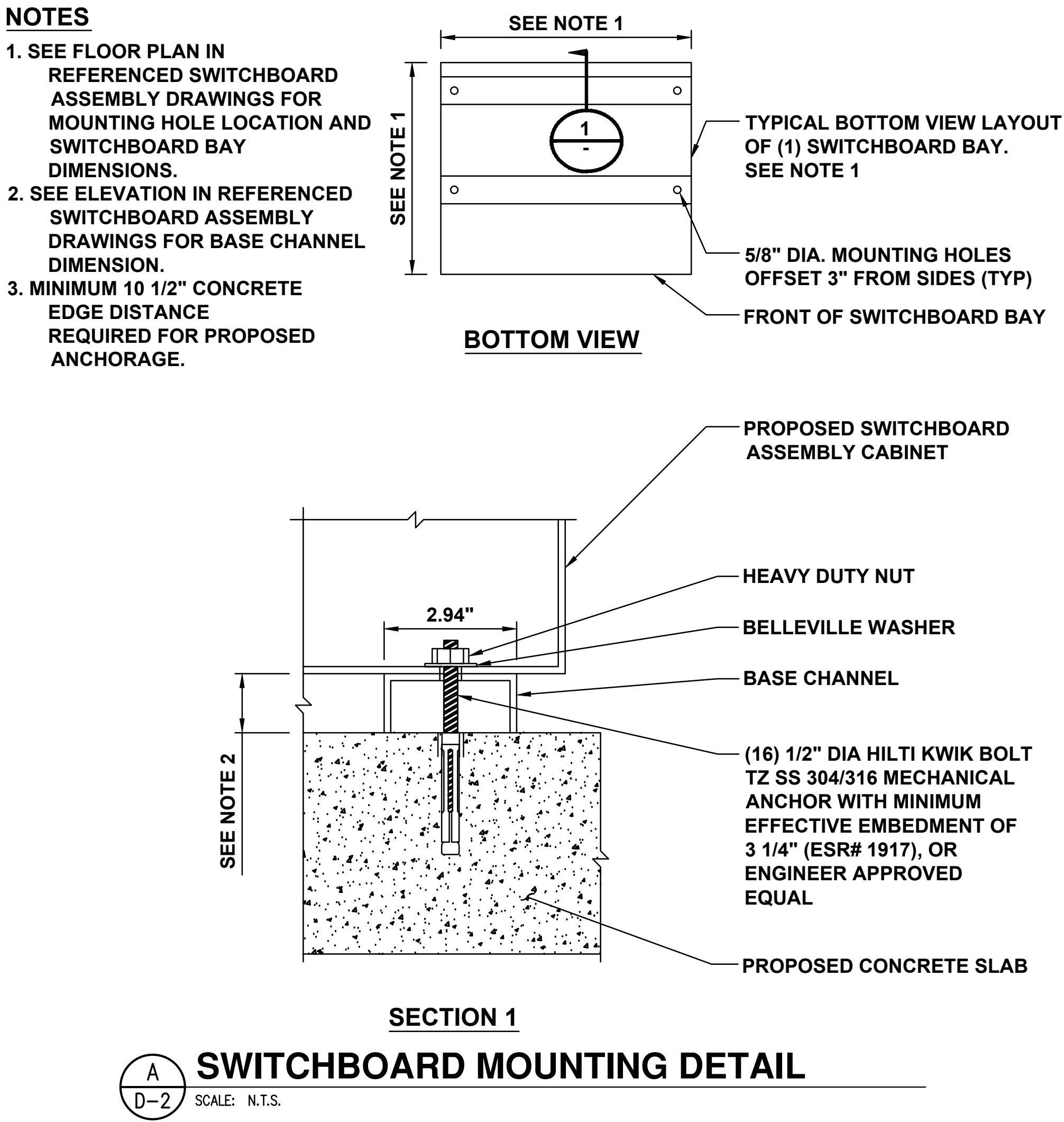
SCALE: N.T.S.

SIGNET DISPENSER FOOTING DETAIL (350KW)

**DISPENSER ANCHORAGE
AND CONDUIT ENTRY DETAIL**

E
D-1 SCALE: N.T.S.

POWER CABINET DETAIL (175KW)
SCALE: N.T.S.

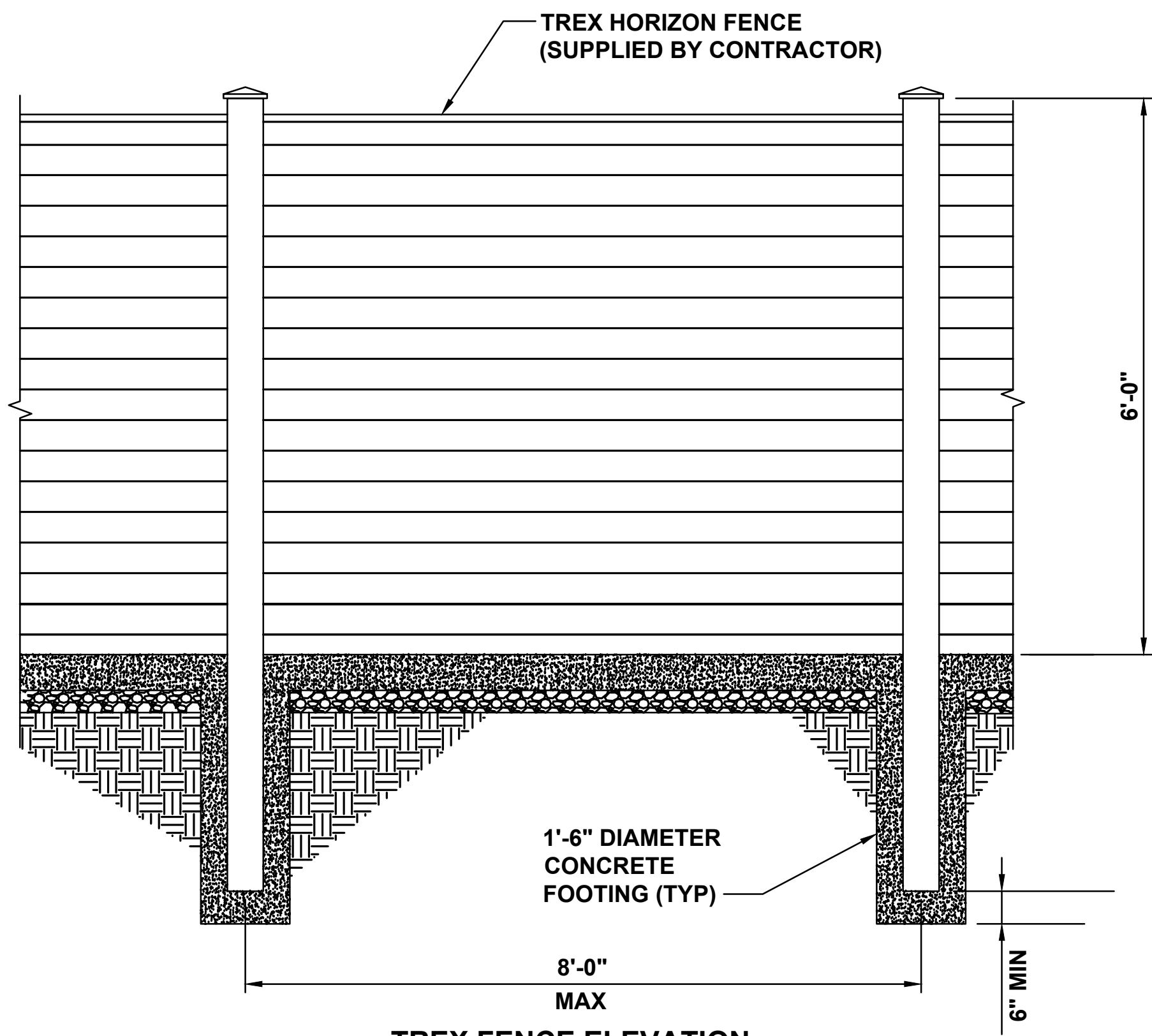




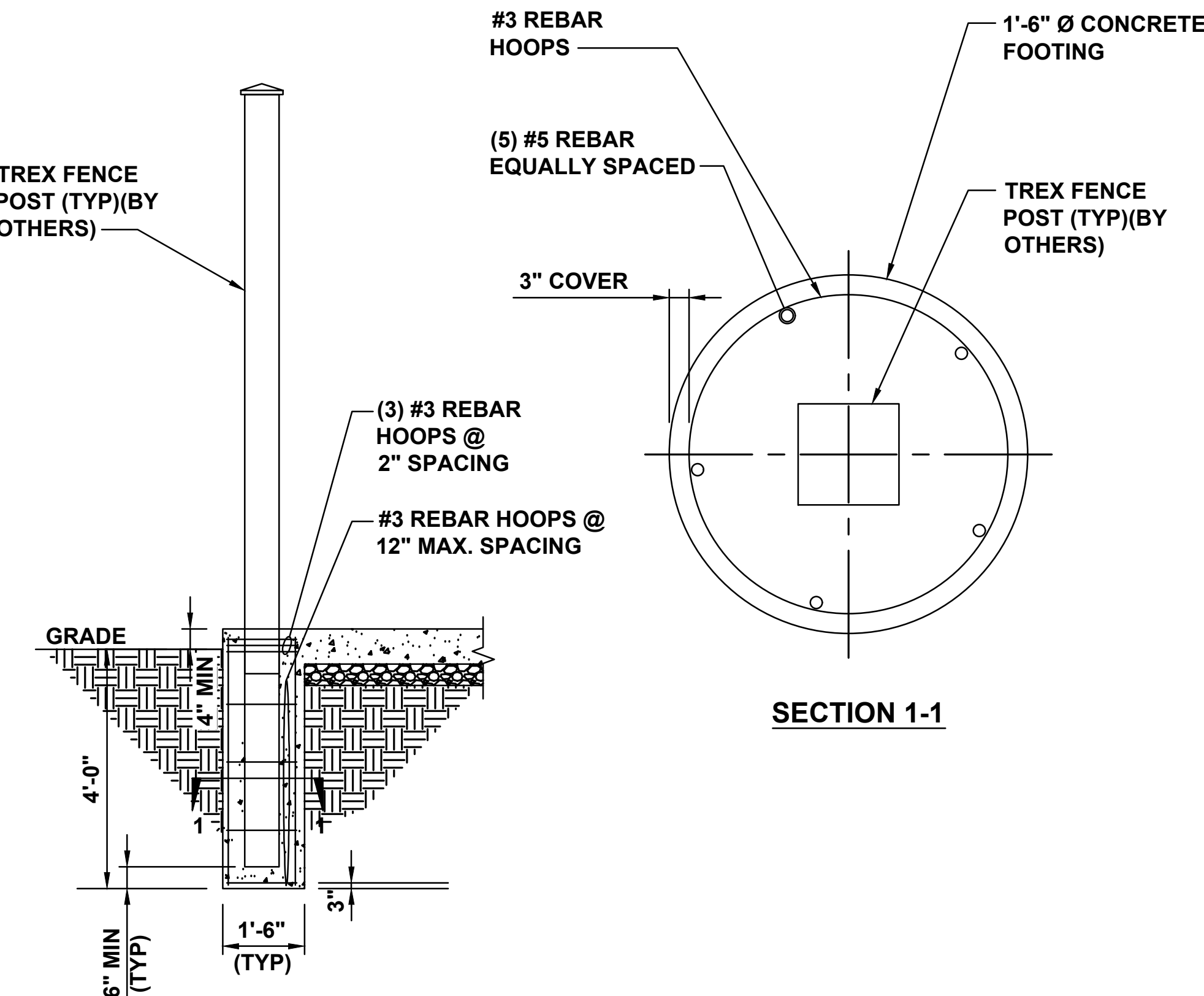
- ## D D-3 **SIGN POST INSTALLATION DETAIL** SCALE: N.T.S.



- NOTES:
- 1. COLOR: WOODLAND BROWN
 - 2. PICK TREX HORIZON COMPOSITE FENCE THAT MEETS LOCAL JURISDICTION REQUIREMENTS FOR WIND SPEED AND SEISMIC

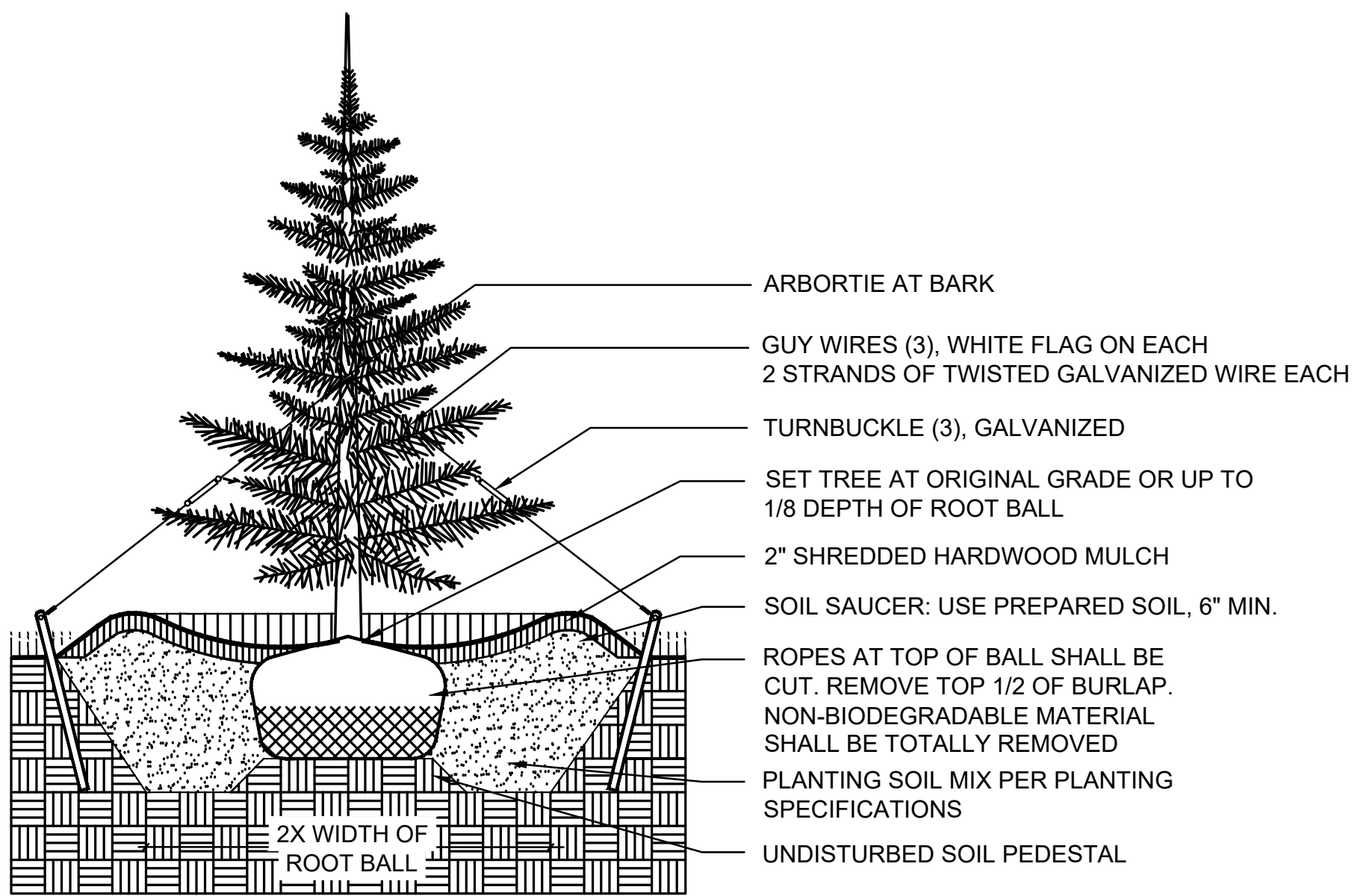


A
D-4
SCALE: N.T.S.
TYPICAL TREX FENCE DETAIL

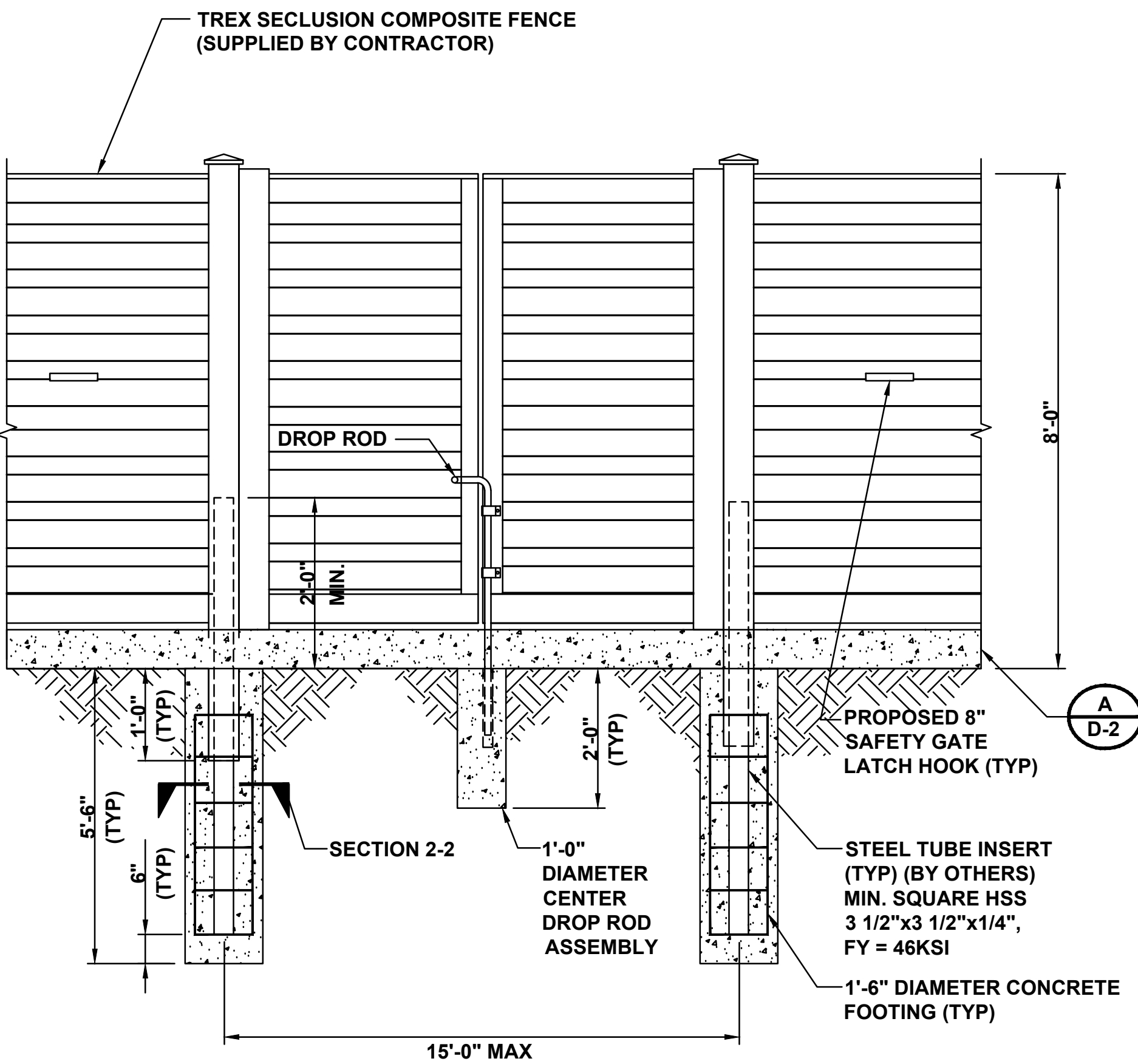


TYPICAL TREX FENCE ELEVATION

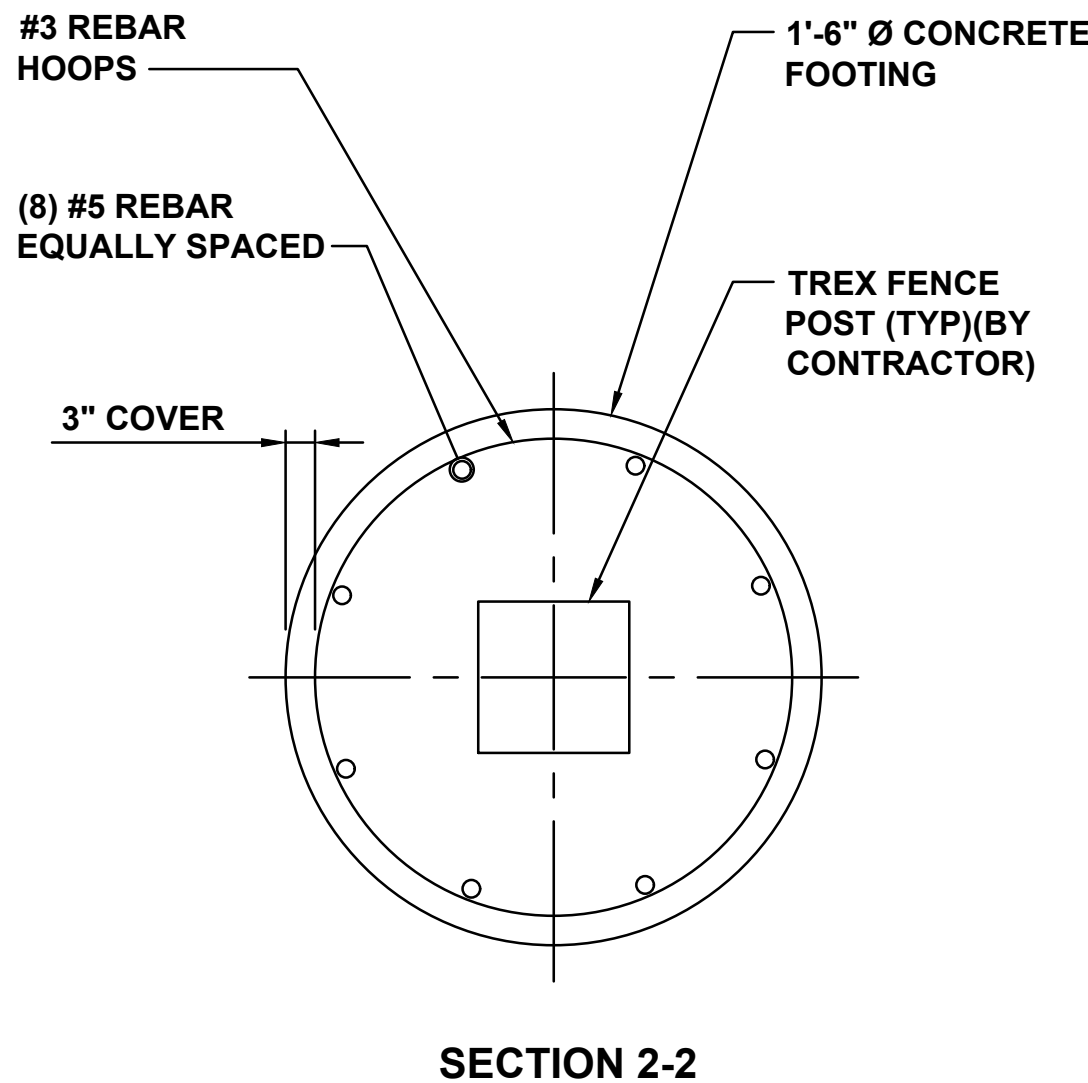
PLANTING SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING
9	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE 'EMERALD GREEN'	8'-0" HEIGHT; 4'-6" SPREAD	SEE SHEET C-3



B
D-4
SCALE: N.T.S.
TREE PLANTING - STAKING



C
D-4
SCALE: N.T.S.
DUAL GATE DETAIL



SECTION 2-2

D
D-4
SCALE: N.T.S.
NOT USED

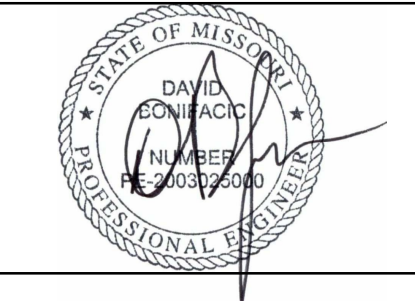


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

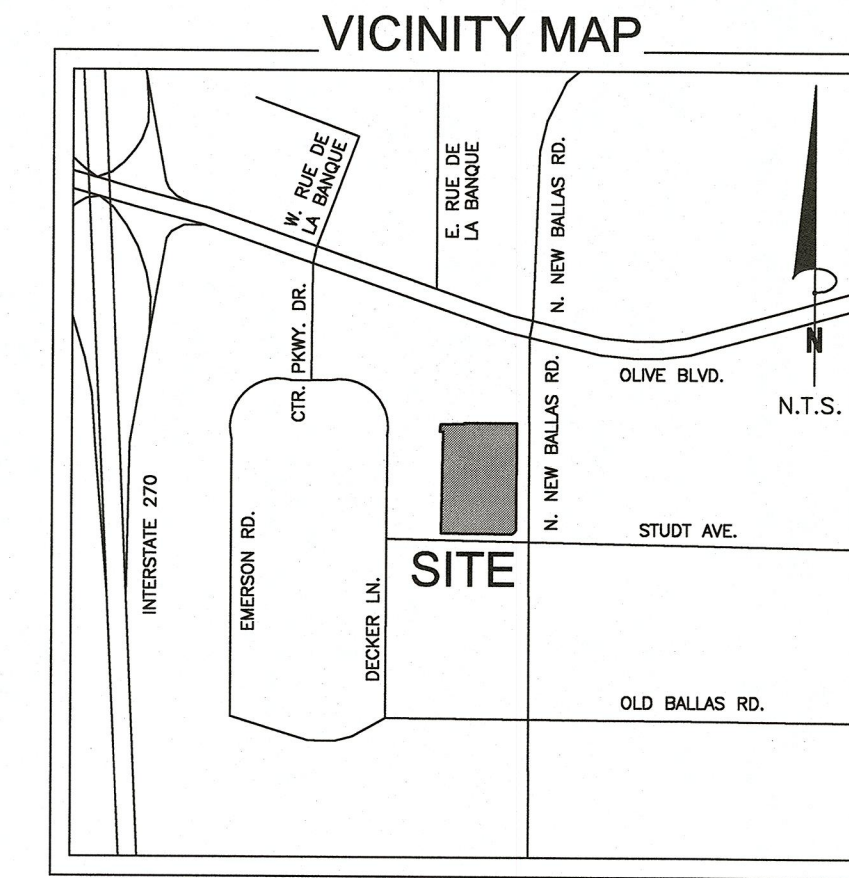
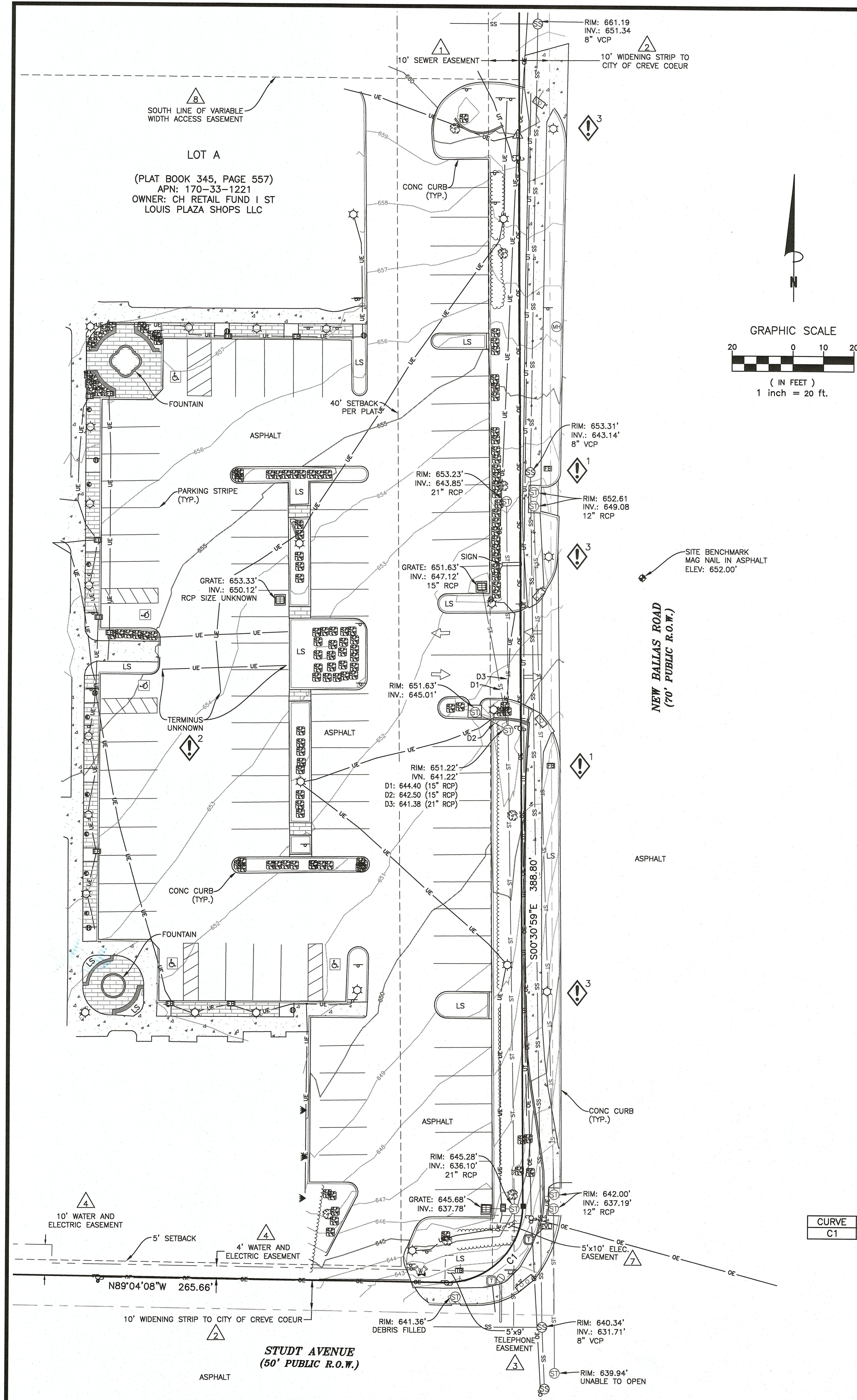
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
DETAILS

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT





LEGEND

	SITE BENCHMARK
	FOUND MONUMENT (ALIQUOT)
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET (RECTANGLE)
	WATER VALVE
	FIRE DEPARTMENT CONNECTION
	ELECTRIC BOX
	LIGHT POLE
	ELECTRIC METER
	ELECTRIC OUTLET
	UTILITY POLE
	UTILITY POLE W/ TRANSFORMER
	ELECTRIC VAULT
	FIBEROPTIC BOX
	TELEPHONE BOX
	UNKNOWN MANHOLE
	HANDICAP PARKING
	TRAFFIC SIGNAL CONTROL BOX
	TRAFFIC SIGNAL MAST
	WALK BUTTON PEDESTAL
	DECIDUOUS TREE
	SHRUB
	LANDSCAPED AREA
	BOLLARD
	SIGN
	STORM LINE (UNDERGROUND)
	SANITARY LINE (UNDERGROUND)
	ELECTRIC LINE (UNDERGROUND)
	TREE LINE
	CONCRETE AREA
	ADA DOMES
	BRICK STAMPED CONCRETE AREA
	EXCEPTION NUMBER
	AREA OF CONCERN

CURVE	RADIAL BEARING	RADIUS	ARC LENGTH	DELTA ANGLE
C1	N00°00'00\"W	25.00'	39.90'	91°26'39\"

LEGAL DESCRIPTION:

A tract of land being Lot "A" of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of "STUDT'S HOME PLACE" and part of Lot 7 of THE LAKE HOUSE FARM SUBDIVISION, and part of vacated "DECKER LANE", according to the plat thereof recorded in Plat Book 345, Page 577 of the St. Louis County Recorder of Deeds.

SCHEDULE B2 EXCEPTIONS:

Item No.

1. Easement 03/09/1981 Book: 7316 Page: 240
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
2. General Warranty Deed 06/23/1983 Book: 7505 Page: 1930
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
3. Easement 07/13/1983 Book: 7512 Page: 1815
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
4. Easement 07/28/1983 Book: 7518 Page: 787
-AFFECTS LOT A, AREA THAT AFFECTS THE SURVEY AREA IS SHOWN HEREON.
5. Easement 08/02/1983 Book: 7520 Page: 128
-AFFECTS LOT A, IS NOT LOCATED ON THE SURVEY AREA, NOT SHOWN.
6. Easement 10/26/1983 Book: 7550 Page: 479
-AFFECTS LOT A, UTILITY INFORMATION REFERENCED IN TITLE NOT PROVIDED, UTILITIES AS MARKED ARE SHOWN HEREON.
7. Easement Book: 10648 Page: 483
-IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
8. Easement 11/03/1997 Book: 11342 Page: 515
-AFFECTS LOT A, PORTION WITHIN SURVEY AREA SHOWN HEREON.
9. Affidavit 12/02/1997 Book: 11372 Page: 2009
-DOES NOT AFFECT LOT A OR SURVEY AREA, NOT SHOWN.
10. Consent to Boundary Adjustment Plat 12/15/1997 Book: 11389 Page: 1521
-CONSENT NOT PLOTTABLE, NOT SHOWN.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only. This does not constitute an actual Property Boundary Survey in accordance with the current standards for Property Boundary Surveys in the State of Missouri. Easements shown hereon are approximate and based on record information. Easement location is subject to any inaccuracies that may be disclosed from findings on a property boundary survey.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket No. 213350482 dated December 1, 2021. This site was located by standard RF methods.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRette published December 17, 2021, referencing Flood Insurance Rate Map, Map Number 29159C0187K effective date February 4, 2015, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search by Clark Land Surveying, Inc. or Cole and Associates, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. and Cole and Associates, Inc. relied upon a Search Report, prepared by First Corporate Solutions with an order number of ORD-723864-T2V9J3, dated December 15, 2021.
5. Elevations are based on NAVD 88 datum.
6. BENCHMARK: MAG nail in asphalt, as shown. Elevation: 652.00' (NAVD 88).
7. BASIS OF BEARINGS: Bearings are relative to NAD 83 (2011), Missouri State Plane Coordinate System, Missouri East (2401).
8. Field work for this survey was completed on December 8, 2021.
9. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
10. This site is zoned "CB" (Core Business) per City of Creve Coeur Planning Department.
Building Setbacks:
Front: Variable, minimum 10', Side: 10', Rear: 10'
No zoning information provided by the client. Any Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Creve Coeur Planning and Zoning Department at (314)432-6000.

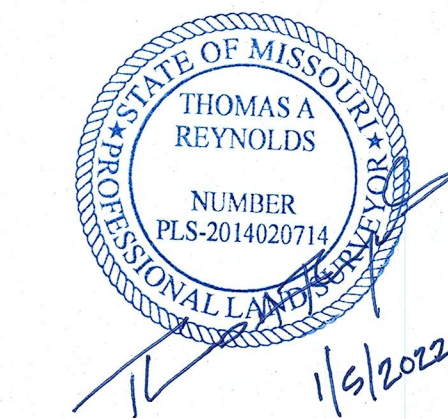
AREAS OF CONCERN:

1. No lines located in or out of fiber pull box.
2. Electric underground line, terminus unknown.
3. No lines located to utility pole.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Missouri and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.



Thomas Reynolds
Missouri Professional Land Surveyor No. 2014020714
For and on behalf of Clark Land Surveying, Inc.



Revisions	Description	By	Date
No.			

SITE NAME:
P48211 - PLAZA SHOPS

ENGINEERING DESIGN SURVEY

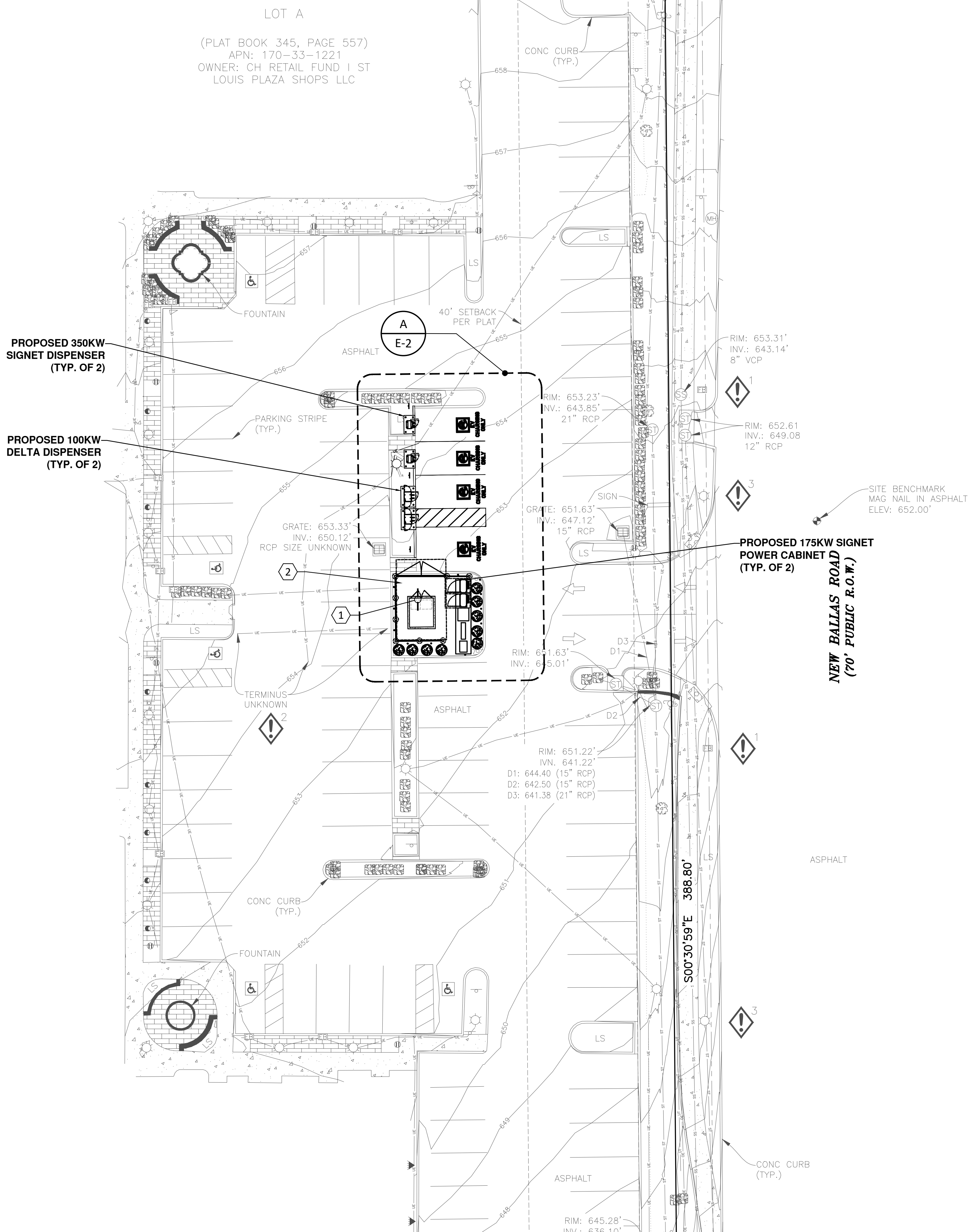
A PORTION OF LOT A OF THE BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING PART OF LOTS 3 & 4 OF STUDT'S HOME PLACE, PART OF LOT 7 OF THE LAKE HOUSE FARM SUBD. AND PART OF VACATED DECKER LANE, SECTION 3, TOWNSHIP 45N, RANGE 5E, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.

Project No.	212052	Drawn By: TCM	Date: 1/3/2022
		Checked By: TR	Sheet 1 of 1

N00°50'00"W 392.17'

UTILITY PLAN

SCALE: 1/16" = 1'-0"



GENERAL NOTES

1. THE UTILITY DESIGN DETAILS SUMMARIZED ON THIS SHEET ARE FOR PROPERTY OWNER REVIEW. THE CONTRACTOR SHALL REFERENCE THE UTILITY DESIGN PACKAGE (UDP), PROVIDED WITH THE ISSUED FOR CONSTRUCTION DRAWINGS FOR BIDDING. THE CONTRACTOR SHALL INSTALL THE UTILITY RELATED SCOPE OF WORK PER UTILITY CONSTRUCTION SPECIFICATION REQUIREMENTS.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK AND TERMINATION OF SERVICE CONDUCTORS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. FOR GENERAL NOTES AND SYMBOL LIST, SEE E-7.
4. BEFORE BID SUBMISSION AND COMMENCING WORK, CONTRACTOR SHALL FIELD INSPECT SCOPE OF PROJECT, AND SUBMIT A REQUEST OF INFORMATION TO THE ENGINEER FOR ANY DISCREPANCIES OR INCOMPATIBILITIES FOUND BETWEEN DESIGN AND ACTUAL CONDITIONS.
5. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
6. EQUIPMENT LOCATIONS, WHERE SHOWN, ARE APPROXIMATE. FIELD VERIFY AND COORDINATE WITH OWNER, INCLUDING OTHER CONSTRUCTION RELATED INFORMATION.
7. ALL WORK TO BE PERFORMED AS PER LATEST LOCAL AHJ APPROVED EDITION OF NEC, AND LATEST LOCAL UTILITY SPECIFICATIONS.

KEYNOTES

1. PROVIDE (3) 4" PVC CONDUIT FROM UTILITY TRANSFORMER SECONDARY TO SWITCHBOARD (WITH BUILT-IN C/T UTILITY COMPARTMENT) & ADJACENT METER CAN. THE CONTRACTOR TO COORDINATE WITH UTILITY FOR FINAL LOCATIONS, QUANTITY CONDUITS AND ADDITIONAL REQUIREMENTS.
2. PROPOSED SERVICE ELECTRICAL INFRASTRUCTURE. REFER TO POWER RISER FOR ADDITIONAL INFORMATION.
3. NOT USED.

EVgo
FAST CHARGING

EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

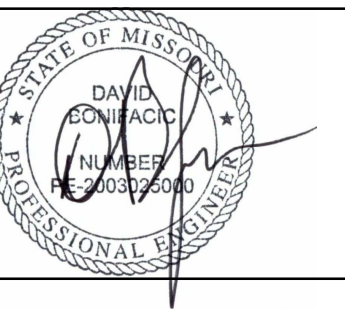
WB Engineers+
Consultants

Evstrategies

Job Name:

PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
**ELECTRICAL
UTILITY PLAN**

Project #: P42811

File:

Drawn by: AM

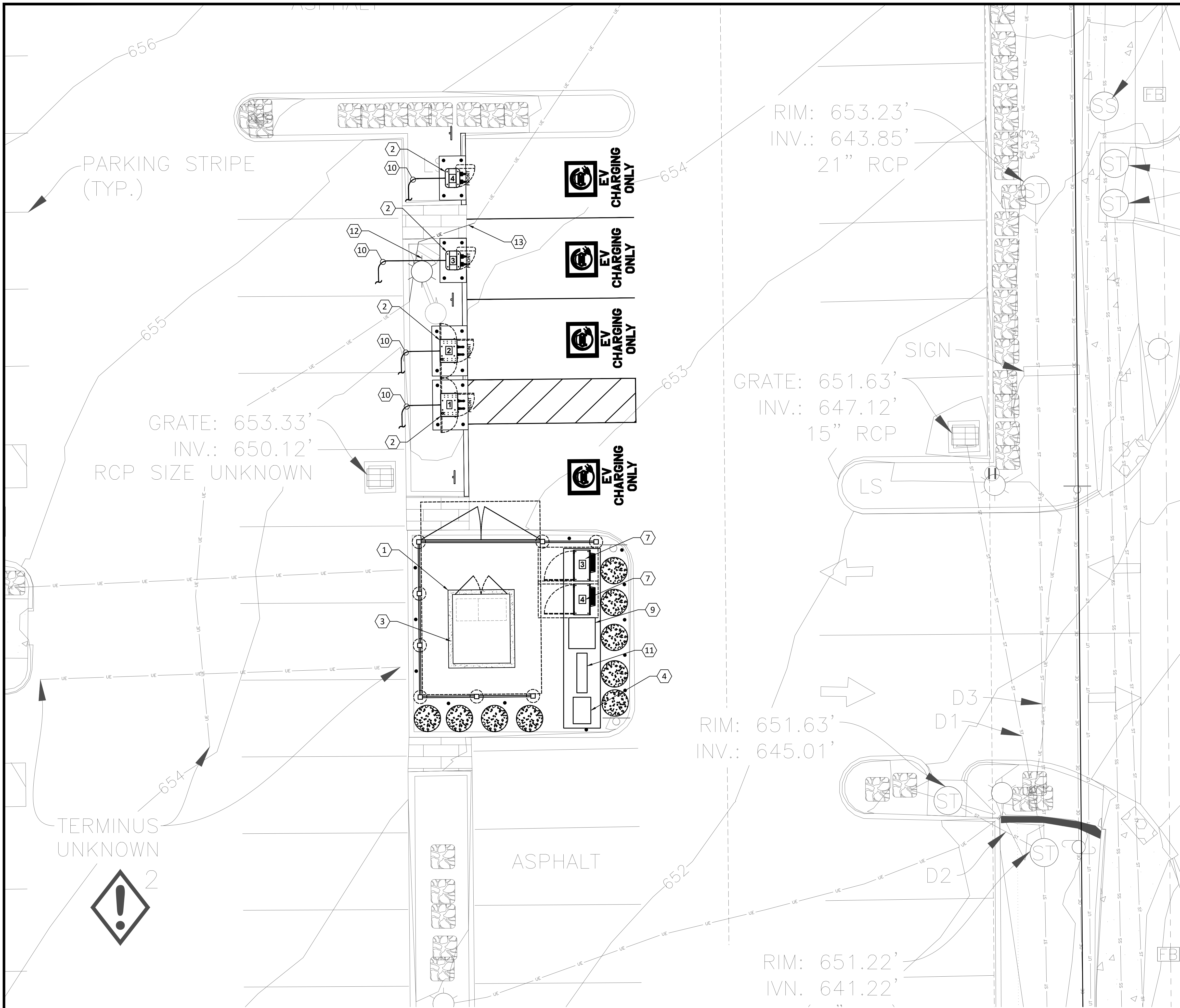
Date(s): 03/28/2022

03/31/2022 - DD100 REV 1

04/20/2022 - ISSUED FOR PERMIT

E-1

Attachment: Applicant's Materials (Ev Go)



DISPENSERS TABLE				
PROPOSED DISPENSERS				
CHARGE POST NO.	100 KW	350 KW	CABLE TYPE	
1	1	-	CHAdemo /CCS	
2	1	-	CHAdemo /CCS	
3	-	1	CHAdemo /CCS	
4	-	1	CHAdemo /CCS	
DISPENSER & POWER CABINET LENGTH				
DISP. & POWER CABINET COMBO NO.	EST. LINEAR LENGTH SWBD TO DISP. & POWER CABINET	POWER CABINET NO.	EST. LINEAR LENGTH SWBD TO POWER CABINET	**EST. LENGTH (FT)
1	18			34
2	23			39
		3	5	21
		4	10	26
TOTAL ESTIMATED LENGTH				120
TOTAL ESTIMATED LENGTH OF WIRE				480
TOTAL LENGTH OF AC WIRE = SUM OF ESTIMATED LENGTH X 4 WIRES PER POWER UNIT				
TOTAL LENGTH GROUND WIRE = SUM OF ESTIMATED LENGTH				
DC CHARGING POST LENGTH				
POWER CABINET	DISPENSER	EST. LINEAR LENGTH (FT)	**EST. LENGTH (FT)	
3	3	36	58	
4	4	46	68	

- NOTES
- (SEE SHEET E-3 FOR WIRE CONFIGURATION)
- ** AC CONDUCTOR: 16 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH

*** DC CONDUCTORS: 22 FEET IS ADDED TO HORIZONTAL RUN LENGTH TO ACCOUNT FOR BURIED DEPTH
1. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING PATHS SHALL BE FIELD VERIFIED AND INSTALLED PER JURISDICTIONAL REQUIREMENTS.

2. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ONSITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT TIME OF CONSTRUCTION.

3. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATIONS.

- KEY NOTES #
1. PROPOSED LOCATION OF NEW CONCRETE PAD.

2. PROPOSED DISPENSER (OFCI).

3. PROPOSED LOCATION FOR UTILITY TRANSFORMER.

4. PROPOSED LOCATION OF UTILITY METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD), COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION OF METER.

5. NOT USED.

6. PROPOSED 120/208V, 3PH, 4W PANEL & 480V-120/208V 3PH TRANSFORMER COMBO (OFCI).

7. PROPOSED POWER CABINET (OFCI).

8. PROPOSED LOCATION FOR C/T CABINET (IF METER SOCKET NOT BUILT-IN SWITCHBOARD), COORDINATE FINAL LOCATION, SPEC AND OTHER REQUIREMENTS WITH UTILITY COMPANY PRIOR INSTALLATION.

9. PROPOSED SWITCHGEAR ASSEMBLY (OWNER FURNISHED- CONTRACTOR-INSTALLED), COORDINATE IN FIELD FOR EXACT LOCATION AND DIMENSION AS REQUIRED.

10. PROVIDE CONDUIT(S) AND WIRING PER POWER RISER. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.

11. MOUNT THE C/T CABINET (IF UTILITY COMPARTMENT NOT BUILT-IN SWITCHBOARD) AND METER (IF METER SOCKET NOT BUILT-IN SWITCHBOARD) ON METAL SUPPORT CHANNELS AND THE HEIGHT REQUIREMENTS PER UTILITY STANDARD/NEC.

12. RELOCATE EXISTING LIGHT POST AND ASSOCIATED WIRING. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.

13. RELOCATE EXISTING UNDERGROUND ELECTRICAL LINE. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.

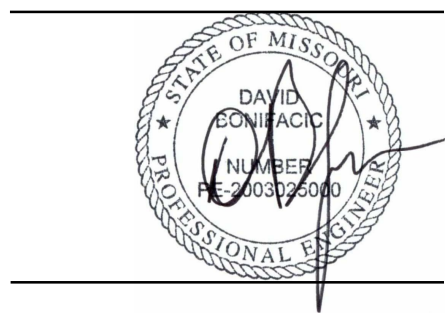


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



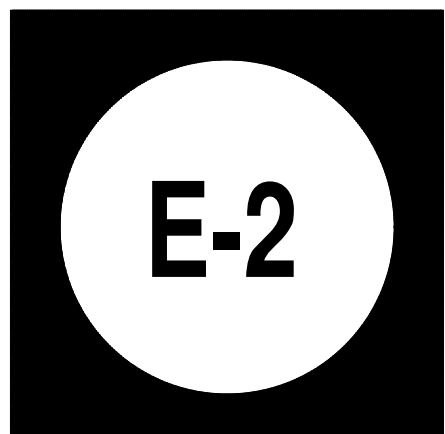
Job Name:
PLAZA SHOPS

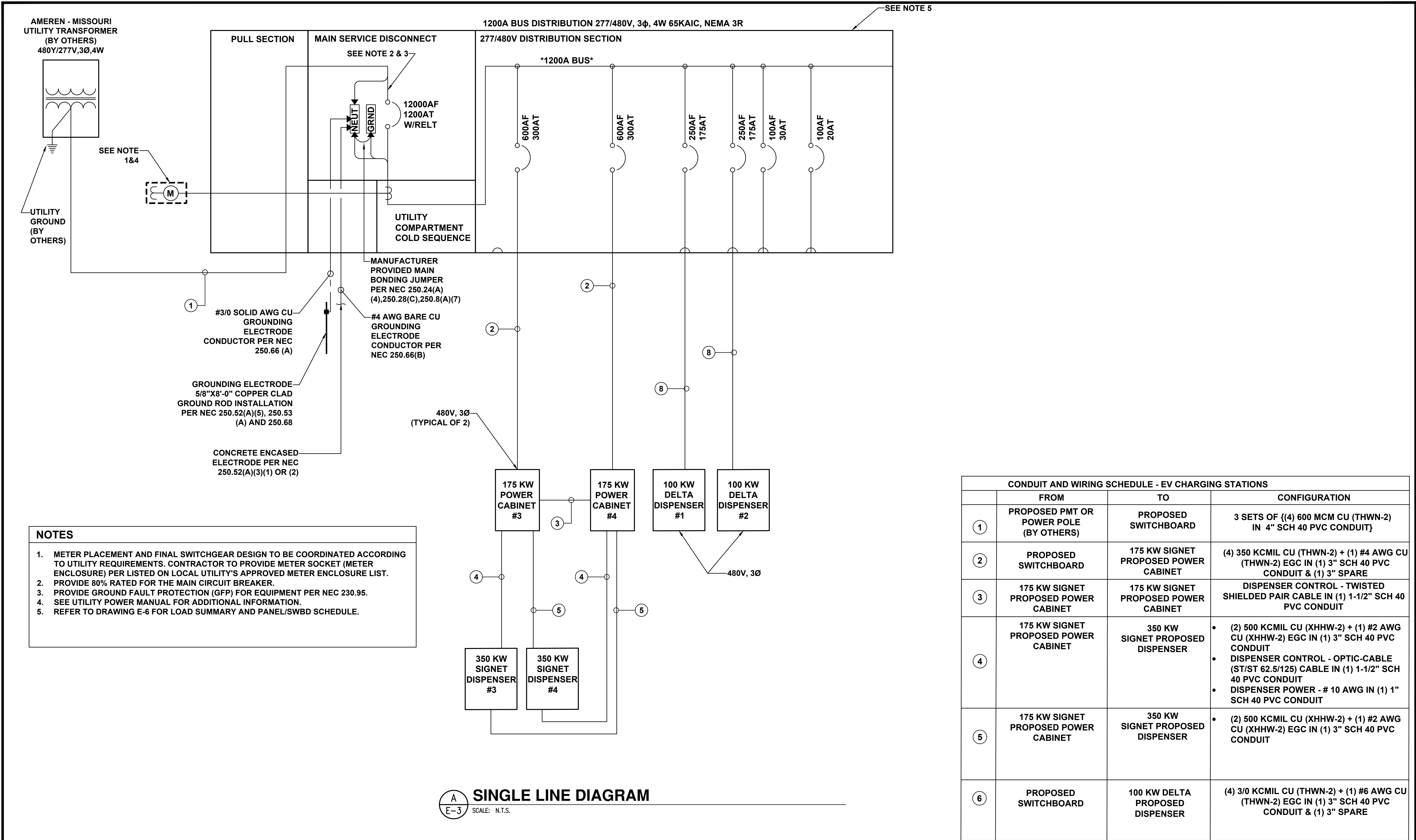
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
ELECTRICAL
ENLARGED SITE PLAN

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT





PENDING UTILITY DESIGN. ENGINEER OF RECORD TO CONFIRM UTILITY
FAULT CURRENT AND MEANS OF MITIGATION

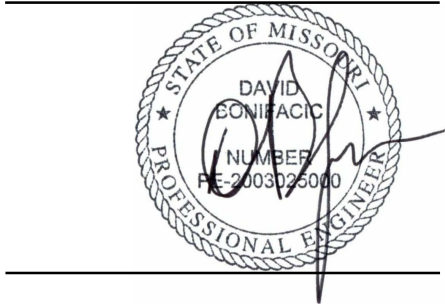


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



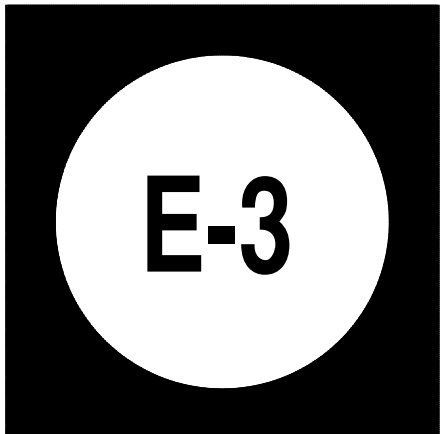
Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
**ELECTRICAL
SINGLE LINE DIAGRAM**

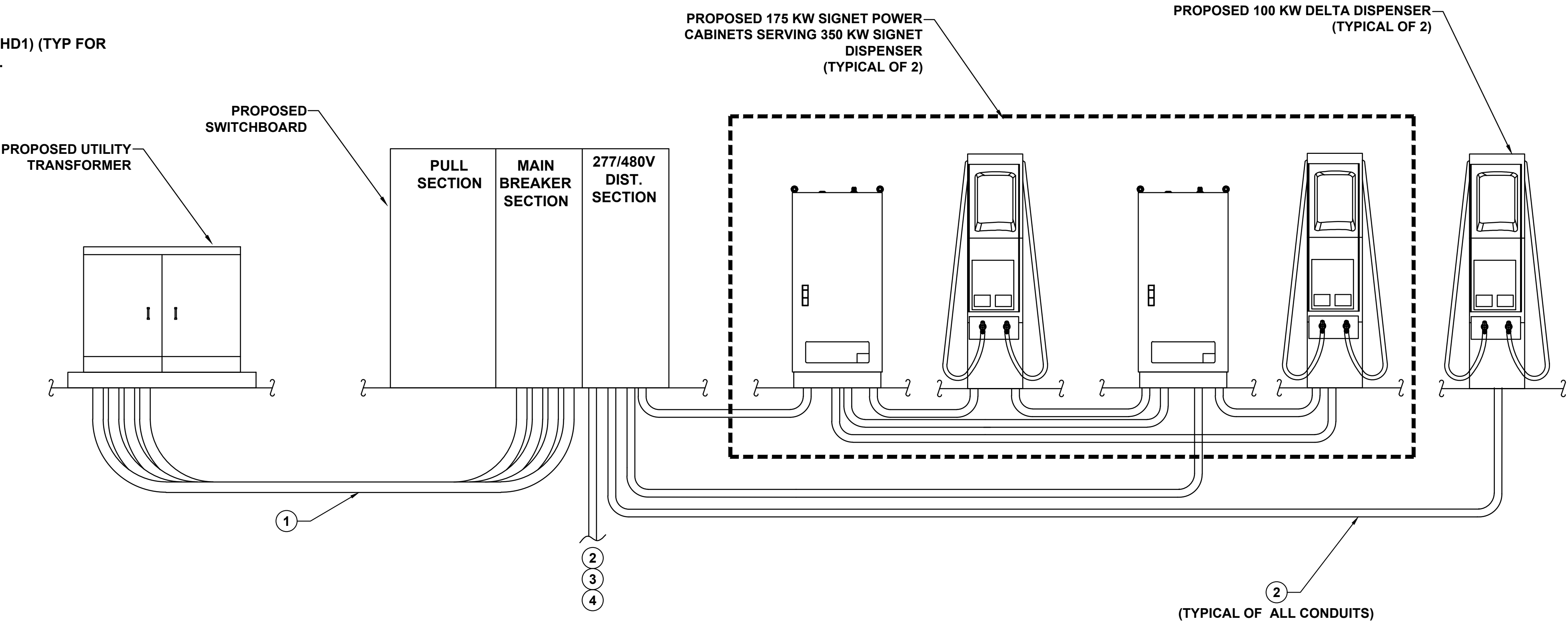
Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 — DD100 REV 1
04/20/2022 — ISSUED FOR PERMIT



Attachment: Applicant's Materials (Ev Go)

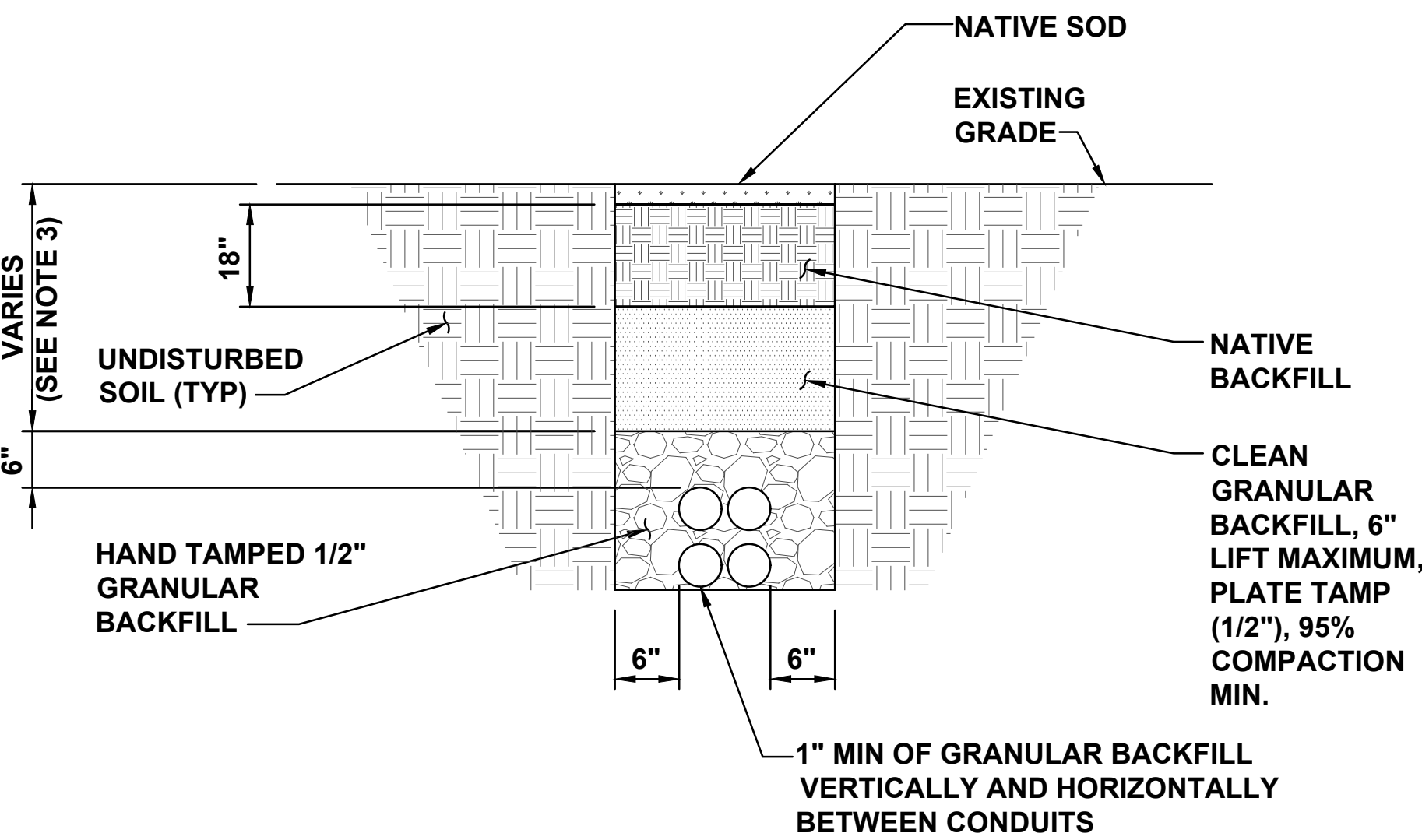
NOTES #

1. CONDUITS SHALL BE BURIED BELOW FROST LINE AND IN COMPLIANCE WITH LOCAL AND NATIONAL CODE REQUIREMENTS.
2. REFER TO CONDUIT AND WIRE SCHEDULE ON E-3 FOR CONDUIT AND WIRE REQUIREMENTS.
3. INSTALL DOTTIE DUCT SEAL COMPOUND PC 6130 (CAT NO. LHD1) (TYP FOR ALL CONDUITS FOR CHARGER CABINETS AND DISPENSERS).
4. REFER TO SHEET E-2 FOR CONDUIT STUB LOCATION.



A CONDUIT ELEVATION - POWER DISTRIBUTION, POWER UNIT, DISPENSER (FOR REFERENCE ONLY)
E-4 SCALE: N.T.S.

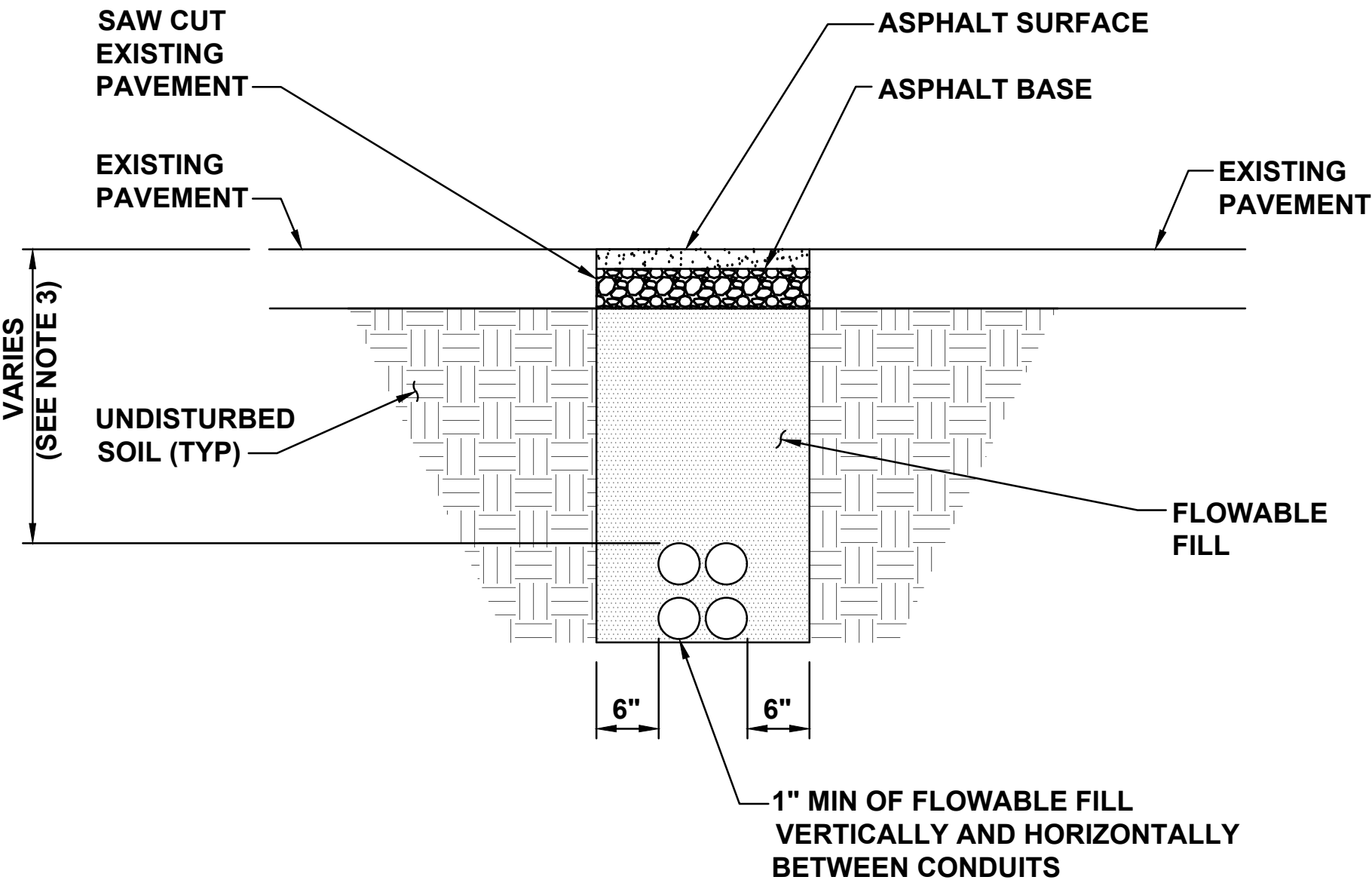
PENDING UTILITY DESIGN



NOTES

1. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
2. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-1 & E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

B TYPICAL NON-UTILITY
E-4 CONDUIT UNDER SOIL TRENCH
SCALE: N.T.S.



NOTES

1. ASPHALT SHALL COMPLY WITH STANDARD DOT OR LOCAL JURISDICTION SPEC. FOR HMA SURFACE COURSE.
2. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. ANY PAVEMENT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER.
5. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E-1 & E-2, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

C TYPICAL NON-UTILITY
E-4 CONDUIT UNDER ASPHALT TRENCH
SCALE: N.T.S.

D DETAIL NOT USED
E-4 SCALE:

ELECTRICAL SPECIFICATIONS

260500 - GENERAL REQUIREMENTS

- A.

ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE 2014 NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS. CONTRACTOR IS TO INFORM ENGINEER OF ANY EXISTING WORK OR MATERIALS THAT VIOLATE ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE BY THIS CONTRACTOR AND AT NO EXPENSE TO THE OWNER. ALL ELECTRICAL ITEMS/EQUIPMENT INSTALLED EITHER IN PART OR ASSEMBLED SHALL BE UL/NRTL LISTED PER 2014 NATIONAL ELECTRICAL CODE.
- B.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING BUILDING CONSTRUCTION STANDARDS.
- C.

PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL VISIT THE JOB SITE TO ASCERTAIN THE ACTUAL FIELD CONDITIONS AS THEY RELATE TO THE WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN. DISCREPANCIES IF ANY, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO SUBMISSION OF HIS BID, AND IF NOT RESOLVED TO SATISFACTION SHALL BE SUBMITTED AS A WRITTEN QUALIFICATION OF THE BID. SUBMISSION OF A BID SHALL BE EVIDENCE THAT SITE VERIFICATION HAS BEEN PERFORMED AS DESCRIBED ABOVE. REQUEST FOR ADDITIONAL COMPENSATION DUE TO CONTRACTOR'S FAILURE TO EXAMINE THE SITE PRIOR TO SUBMISSION OF BID SHALL NOT BE CONSIDERED.
- D.

DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND APPROXIMATE LOCATION OF EQUIPMENT. IF A CONFLICT OCCURS IN THE SPECIFICATIONS AND/OR ON THE DRAWINGS, THE MORE STRINGENT SITUATION SHALL APPLY.
- E.

PRIOR TO SUBMISSION OF BID, THIS CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THE ENTIRE PROJECT INCLUDING GENERAL CONSTRUCTION, DEMOLITION, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING, AND SHALL INCLUDE ANY WORK REQUIRED IN THE BID THAT IS INDICATED OR IMPLIED TO BE PERFORMED BY THIS TRADE IN OTHER SECTIONS OF THE WORK.
- F.

ANY EQUIPMENT, PARTS, MATERIALS, ACCESSORIES, OR LABOR THAT IS NECESSARY FOR PROPER PERFORMANCE OF THE ELECTRICAL WORK, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN, OR SHOWN ON THE DRAWINGS, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL WITHOUT ADDITIONAL COST.
- G.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THIS WORK. FINAL ACCEPTANCE SHALL BE DEFINED AS THE TIME THAT THE ELECTRICAL WORK IS TAKEN OVER AND ACCEPTED BY THE OWNER, AND IS UNDER CARE, CUSTODY, AND CONTROL OF THE OWNER. ENGAGE THE SERVICES OF VARIOUS MANUFACTURERS SUPPLYING THE EQUIPMENT FOR THE PROPER STARTUP AND OPERATION AND SERVICING OF THE EQUIPMENT.
- H.

ALL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITERS' LABORATORIES INC. MATERIALS SHALL BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS AND APPROVED RULES AND REGULATIONS OF NEMA AND SHALL BEAR THE UL INSPECTION LABEL. MATERIAL AND APPARATUS FOR LIKE SHALL BE BY THE SAME MANUFACTURER.
- I.

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTOR'S SERVICES NECESSARY FOR COMPLETE, SAFE INSTALLATION OF ALL ELECTRICAL WORK. THE SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1.

PROVIDING OF LIGHT FIXTURES AND LAMPS INCLUDING EXIT AND EMERGENCY LIGHTING AND ALL ASSOCIATED COMPONENTS AND BRANCH CIRCUITING.

2.

PROVIDING OF NEW RACEWAY AND CONDUCTORS FOR LIGHTING AND POWER.

3.

CUTTING, CHANNELING AND CHASING REQUIRED TO ACCOMMODATE THE ELECTRICAL INSTALLATION AND ROUGH PATCHING.

4.

PROVIDING OF CONDUIT, JUNCTION BOXES, PULL BOXES, ETC., REQUIRED FOR THE AFOREMENTIONED EQUIPMENT.

5.

GROUNDING OF ALL EQUIPMENT AS REQUIRED BY NATIONAL ELECTRICAL CODE AND AS SHOWN ON THE DRAWINGS.

6.

PROVIDING RECEPTACLES, LIGHT SWITCHES, DISCONNECT SWITCHES, OUTLET BOXES, CONTACTORS AND OTHER WIRING DEVICES INCLUDING RELATED BRANCH CIRCUIT WIRING.

7.

PROVIDING ENGRAVED LAMICOID NAMEPLATES FOR NEW PANELBOARDS, SWITCHES, CABINETS, MOTOR STARTERS, ETC.
- J.

FOLLOW THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201 LATEST EDITION, OR AS REQUIRED BY THE ARCHITECTS DOCUMENTS AND/OR ENGINEERS DOCUMENTS.
- K.

SUBMIT SHOP DRAWINGS CERTIFIED BY ALL TRADES THAT COORDINATION HAS BEEN ESTABLISHED. SUBMIT ALL CERTIFIED EQUIPMENT CUTS WITH CONSTRUCTION WIRING DIAGRAMS. PROVIDE A MINIMUM OF SIX (6) COPIES OF 8-1/2"X11" SUBMISSIONS AND ONE (1) REPRODUCIBLE AND ONE (1) PRINT OF ALL DRAWINGS.
- SUBMIT SHOP DRAWINGS FOR THE FOLLOWING ELECTRONICALLY TO SUBMITTALSDC@WBENGINEERING.COM, AS WELL AS THE WB PROJECT MANAGER:

1.

SWITCHES AND FUSES.

2.

OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY.

3.

ARC FLASH HAZARD ANALYSIS STUDY.
- L.

CONTRACTOR SHALL REVISE DRAWINGS TO CONFORM TO RECORD DRAWINGS AND SUBMIT AS-BUILT CONDITION (DEVICES, EQUIPMENT, CIRCUITRY, ETC.), DRAWINGS UPON COMPLETION OF THE PROJECT. FINAL SUBMISSION OF REPRODUCIBLE AND ACAD DISKETTE OF AS-BUILT DRAWINGS ARE TO BE SUBMITTED TO THE OWNER AND

WB ENGINEERS AND CONSULTANTS FOR REVIEW AND RECORDS.

- M.

SUBSTITUTE MATERIAL OR MANUFACTURER OF EQUIPMENT SHALL NOT BE PERMITTED WITHOUT A FORMAL WRITTEN SUBMITTAL TO THE ENGINEER THAT INCLUDES ALL DIMENSIONAL, PERFORMANCE AND MATERIAL SPECIFICATIONS. ANY CHANGES IN LAYOUT, ELECTRICAL CHARACTERISTICS, STRUCTURAL REQUIREMENTS, OR DESIGN DUE TO THE USE OF A SUBSTITUTION SHALL BE SUBMITTED TO THE ENGINEER AS PART OF THIS PROPOSAL. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE SUBSTITUTION AND ALL CHANGES RESULTING FROM SUBSTITUTION.
- N.

DEFINITIONS:

1.

"ELECTRICAL CONTRACTOR", "THIS CONTRACTOR" - THE PARTY OR PARTIES HAVE BEEN DULY AWARDED THE CONTRACT FOR AND ARE THEREBY MADE RESPONSIBLE FOR THE ELECTRICAL WORK AS DESCRIBED HEREIN.

2.

"ARCHITECT", "ENGINEER", "OWNER'S REPRESENTATIVE" - THE PARTY OR PARTIES RESPONSIBLE FOR INTERPRETING, ACCEPTING AND OTHERWISE RULING ON THE PERFORMANCE UNDER THIS CONTRACT.

3.

"FURNISH" - PURCHASE AND DELIVER TO THE PROJECT SITE COMPLETE WITH EVERY NECESSARY APPURTENANCE AND SUPPORT, ALL AS PART OF THE ELECTRICAL WORK.

4.

"INSTALL" - UNLOAD AT THE DELIVERY POINT AT THE SITE AND PERFORM EVERY OPERATION NECESSARY TO ESTABLISH SECURE MOUNTING INSTALLATION AND CORRECT OPERATION AT THE PROPER LOCATION IN THE PROJECT, ALL AS PART OF THE ELECTRICAL WORK.

5.

"PROVIDE" - "FURNISH" AND "INSTALL"

6.

"RELOCATE" - MOVE EXISTING EQUIPMENT/DEVICES/FIXTURE AND ALL ACCESSORIES AS REQUIRED, INCLUDING THE EXTENSION OF EXISTING OR PROVIDING NEW CIRCUIT/CONDUCTORS/WIRING AS REQUIRED.

7.

"REMOVE" - DISMANTLE AND CART AWAY FROM SITE INCLUDING ALL RELATED ACCESSORIES. ALL OTHER EQUIPMENT AND OPERATIONS IN ANY WAY EFFECTED BY THE REMOVAL IS TO REMAIN IN FULL OPERATION. PROVIDE ALL NECESSARY COMPONENTS TO MAINTAIN SUCH OPERATION.
- S.

ACCEPTABLE MANUFACTURERS:

DISCONNECT SWITCHES: SIEMENS, GE OR SQUARE "D"

FUSES: BUSSMAN, GOULD SHAWMUTT

RACEWAY: NATIONAL WIRE PRODUCTS, TRIANGLE OR REPUBLIC

WIRE/CABLE: ROME PHELPS DOGGE, GENERAL CABLE, SIMPLEX

PANELBOARDS: SIEMENS, GE OR SQUARE "D".

JUNCTION/PULL BOXES: APPLETON ELECTRIC, CROUSE HINDS OR O.Z./ GEDNEY CO.

FIRE STOP MATERIAL: HILTI, 3M (NOTE: MATERIAL MUST BE ACCEPTABLE TO LOCAL
- AHJ)

FITTINGS, COUPLINGS, BUSHINGS, CONNECTORS: OZ GEDNEY, BURNDY, NEPCO, THOMAS AND BETTS

260519 - WIRE AND CABLE

- A.

ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN INSULATED. ALL CONDUCTORS SHALL HAVE 600 VOLT AC RATED 1,000 VOLT DC RATED INSULATION. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID WIRE. CONDUCTORS AND #8 AWG AND LARGER SHALL BE STRANDED WIRE.
- B.

METAL CLAD CABLE (TYPE MC) IS NOT ALLOWED.
- C.

BRANCH CIRCUIT WIRE SIZE: THE MINIMUM WIRE SIZE FOR BRANCH CIRCUIT SHALL BE #12 AWG EXCEPT 120 VOLT CIRCUITS OVER 80 FEET IN LENGTH SHALL BE 10# AWG. REFER TO DRAWINGS FOR FURTHER WIRE SIZING INFORMATION.
- D.

PROVIDE ALL BRANCH CIRCUITS WITH DEDICATED GROUND WIRES.
- G.

PROVIDE FLAMEPROOF IDENTIFICATION TAGS IN ALL JUNCTION BOXES, PULL BOXES AND PANELBOARDS FOR ALL FEEDERS, BRANCH CIRCUIT AND CONTROL WIRING. TAGS SHALL IDENTIFY CONDUCTOR SIZES, SOURCE AND TERMINATION POINTS.
- H.

INSTALL NO MORE THAN 3 BRANCH CIRCUITS IN ONE CONDUIT OR HOMERUN UNLESS OTHERWISE NOTED.

260526 - GROUNDING AND BONDING OF ELECTRICAL SYSTEMS

- A.

SERVICE: PROVIDE COMPLETE SYSTEM OF GROUND CONDUCTORS, ELECTRODES, AND ACCESSORIES TO EFFECTIVELY AND PERMANENTLY GROUND ELECTRIC SERVICE.
- B.

EQUIPMENT: GROUND NON-CURRENT CARRYING METAL PARTS OF THE ELECTRICAL SYSTEM. PROVIDE A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR WITH ALL FEEDERS AND BRANCH CIRCUITS. SIZED IN ACCORDANCE WITH THE OVER CURRENT PROTECTIVE DEVICE SERVING THAT FEEDER OR BRANCH CIRCUIT.

260533 - RACEWAY

- A.

CONDUIT FOR BRANCH CIRCUIT SHALL BE, WITH COMPRESSION FITTINGS SIZED PER DRAWING, 3/4" MINIMUM. (MAXIMUM 3 CIRCUITS PER HOMERUN EXCEPT AS NOTED).
- B.

FLEXIBLE STEEL CONDUIT MAY BE USED ONLY FOR:

1.

SHORT CONNECTIONS WHERE RIGID CONDUIT IS IMPRACTICABLE.

2.

FOR FINAL CONNECTION TO MOTOR TERMINAL BOX. TRANSFORMERS AND OTHER VIBRATING EQUIPMENT: WITH POLYVINYL SHEATHING AND GROUND CONDUCTOR. MINIMUM LENGTH 18 IN (457.2mm). WITH SLACK. CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.

3.

FOR EXPANSION JOINT CROSSINGS, CROSS AT RIGHT ANGLES AND ANCHOR ENDS.

4.

CONNECT GROUND CONDUCTOR TO ENCLOSURE OR RACEWAY AT EACH END.

- C.

EXPANSION FITTINGS: INSTALL AT RIGHT ANGLES WITH CLIP CENTERED IN EXPANSION JOINT. PROVIDE LENGTH OF RUNS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- D.

RACEWAYS PASSING THROUGH FIRE-RATED CONSTRUCTION: SEAL OPENING WITH FIRE SEALANT AS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING.
- E.

PROVIDE FISH OR PULL WIRE IN ALL EMPTY CONDUITS OVER 10 FEET (3048mm) LONG.
- F.

MAINTAIN GROUND CONTINUITY OF ALL INTERRUPTED RACEWAYS WITH GROUND CONDUCTOR.
- G.

ALL WIRING WITHIN ELECTRICAL CLOSET AND IN BUILDINGS CORE CEILINGS SHALL BE INSTALLED IN CONDUIT.
- H.

INSTALL ACCESSIBLE JUNCTION AND PULLBOXES CLEAR OF OTHER TRADES AND SUPPORTED FROM BUILDING STRUCTURE INDEPENDENT OF CONDUIT.
- I.

OUTDOORS: APPLY RACEWAY PRODUCTS AS SPECIFIED BELOW UNLESS OTHERWISE INDICATED:

1.

EXPOSED CONDUIT: GRC, RNC-TYPE EPC-40-PVC, RNC-TYPE EPC-80-PVC.

2.

CONCEALED CONDUIT, ABOVEGROUND: GRC, EMT, RNC-TYPE EPC-40-PVC.

3.

UNDERGROUND CONDUIT: RNC-TYPE EPC-40-PVC/TYPE EPC-80-PVC, DIRECT BURIED, CONCRETE ENCASED.

260534 - PULL BOXES, JUNCTION BOXES AND OUTLET BOXES

- J.

PULLBOXES, JUNCTION BOXES AND OUTLET BOXES SHALL BE MANUFACTURED FROM GALVANIZED INDUSTRY STANDARD GAUGE SHEET STEEL.
- K.

PROVIDE PULL BOXES AND JUNCTION BOXES IN LONG STRAIGHT RUNS OF RACEWAY TO ASSURE THAT CABLES ARE NOT DAMAGED WHEN THEY ARE PULLED, TO FULFILL REQUIREMENTS AS TO THE NUMBER OF BENDS PERMITTED IN RACEWAY BETWEEN CABLE ACCESS POINTS, THE ACCESSIBILITY OF CABLE JOINTS AND SPLICES, AND THE APPLICATION OF CABLE SUPPORTS.
- L.

PULLBOXES AND JUNCTION BOXES SHALL BE SIZED SO THAT THE MINIMUM BENDING RADIUS CRITERIA SPECIFIED FOR THE WIRES AND CABLE ARE MAINTAINED.
- M.

ALL EQUIPMENT, DEVICE BOXES, JUNCTION BOXES, PULLBOXES AND OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO THE BOX. IF NECESSARY AND APPROVED BY ARCHITECT, PROVIDE ACCESS DOOR OR COVERPLATES IN AREAS WHERE UNOBSTRUCTED ACCESS IS NOT POSSIBLE.
- N.

USE WEATHERPROOF BOXES, JUNCTION BOXES AND DEVICES FOR ALL REQUIRED WEATHERPROOF INSTALLATION.



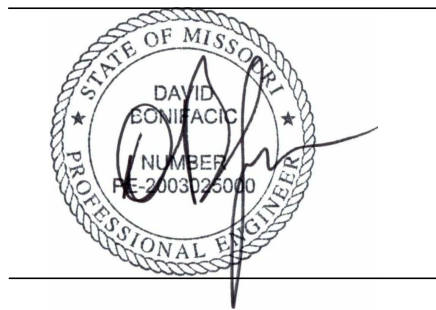
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11835 W OLYMPIC BLVD STE 900 E
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Job Name:

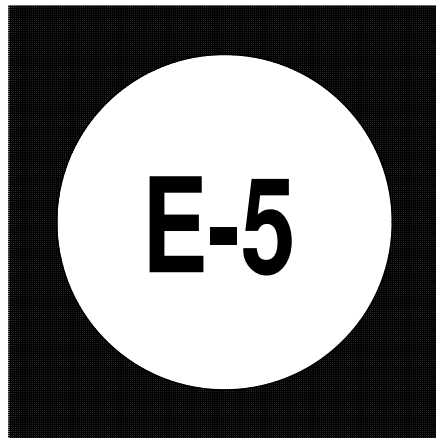
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



SHEET DESCRIPTION:
ELECTRICAL
SPECIFICATIONS

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT



ELECTRICAL SPECIFICATIONS

260573 - OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY

- A. COMPUTER SOFTWARE DEVELOPERS. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

1. SKM SYSTEMS ANALYSIS, INC.

2. ESA, INC.

3. CGI CYME.

4. EDSA MICRO CORPORATION.

5. OPERATION TECHNOLOGY, INC.
- B. CALCULATE THE MAXIMUM AVAILABLE SHORT-CIRCUIT CURRENT IN AMPERES RMS SYMMETRICAL AT CIRCUIT BREAKER POSITIONS OF THE ELECTRICAL POWER DISTRIBUTION SYSTEM. THE CALCULATION SHALL BE FOR A CURRENT IMMEDIATELY AFTER INITIATION AND FOR A THREE-PHASE BOLTED SHORT CIRCUIT AT EACH OF THE FOLLOWING:

1. SWITCHGEAR AND SWITCHBOARD BUS.

2. BRANCH CIRCUIT PANELBOARD.
- C. CALCULATIONS TO VERIFY INTERRUPTING RATINGS OF OVERCURRENT PROTECTIVE DEVICES SHALL COMPLY WITH IEEE 141.
- D. PERFORM COORDINATION STUDY USING APPROVED COMPUTER SOFTWARE PROGRAM. PROVIDE A WRITTEN REPORT USING RESULTS OF FAULT-CURRENT STUDY. COMPLY WITH IEEE 399.

1. CALCULATE THE MAXIMUM AND MINIMUM 1/2-CYCLE SHORT-CIRCUIT CURRENTS.

2. CALCULATE THE MAXIMUM AND MINIMUM INTERRUPTING DUTY (5 CYCLES TO 2 SECONDS) SHORT-CIRCUIT CURRENTS.

3. CALCULATE THE MAXIMUM AND MINIMUM GROUND-FAULT CURRENTS.
- E. COMPLY WITH IEEE 241 RECOMMENDATIONS FOR FAULT CURRENTS AND TIME INTERVALS.
- F. TRANSFORMER PRIMARY OVERCURRENT PROTECTIVE DEVICES:

1. DEVICE SHALL NOT OPERATE IN RESPONSE TO THE FOLLOWING:

1.a. INRUSH CURRENT WHEN FIRST ENERGIZED.

1.b. SELF-COOLED, FULL-LOAD CURRENT OR FORCE-AIR-COOLED, FULL-LOAD CURRENT, WHICHEVER IS SPECIFIED FOR THAT TRANSFORMER.

1.c. PERMISSIBLE TRANSFORMER OVERLOADS ACCORDING TO IEEE C57.96 IF REQUIRED BY UNUSUAL LOADING OR EMERGENCY CONDITIONS.

2. DEVICE SETTINGS SHALL PROTECT TRANSFORMERS ACCORDING TO IEEE C57.12.00, FOR FAULT CURRENTS.
- G. CONDUCTOR PROTECTION: PROTECT CABLES AGAINST DAMAGE FROM FAULT CURRENTS ACCORDING TO ICEA P-32-382, ICEA P-45-482, AND CONDUCTOR MELTING CURVES IN IEEE 242.

260574 - ARC-FLASH HAZARD ANALYSIS STUDY

- A. THE CONTRACTOR SHALL FURNISH AN ARC FLASH HAZRD ANALYSIS STUDY PER THE REQUIREMENTS SET FORTH IN NFPA 70E - STANDARD FOR SAFETY IN THE WORKPLACE. THE ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED ACCORDING TO IEEE 1584 EQUATIONS THAT ARE PRESENTED IN NFPA70E-2004, ANNEX.
- B. THE FLASH PROTECTION BOUNDARY AND THE INCIDENT ENERGY SHALL BE CALCULATED AT ALL SIGNIFICANT LOCATIONS IN THE ELECTRICAL DISTRIBUTION SYSTEM (SWITCHBOARDS, PANELBOARDS, BUSWAY AND SPLITTERS) WHERE WORK COULD BE PERFORMED ON ENERGIZED PARTS.
- C. SAFE WORKING DISTANCES SHALL BE BASED UPON THE CALCULATED ARC FLASH BOUNDARY CONSIDERING AN INCIDENT ENERGY OF 1.2 CAL/CM².
- D. ARC FLASH CALCULATIONS SHALL BE BASED ON ACTUAL OVERCURRENT PROTECTIVE DEVICE CLEARING TIME. MAXIMUM CLEARING TIME WILL BE CAPPED AT 2 SECONDS BASED ON IEEE 1584-2002 SECTION B.1.2. WHERE IT IS NOT PHYSICALLY POSSIBLE TO MOVE OUTSIDE OF THE FLASH PROTECTION BOUNDARY IN LESS THAN 2 SECONDS DURING AN ARC FLASH EVENT A MAXIMUM CLEARING TIME BASED ON THE SPECIFIC LOCATION SHALL BE UTILIZED.
- E. CONTRACTOR SHALL PROVIDE A 3.5" (91mm) x 5" (129mm) THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED.
- F. ALL LABELS WILL BE BASED ON RECOMMENDED OVERCURRENT SETTINGS AND WILL BE PROVIDED AFTER THE RESULTS OF THE ANALYSIS HAVE BEEN PRESENTED TO THE OWNER AND AFTER ANY SYSTEM CHANGES, UPGRADES, OR MODIFICATIONS HAVE BEEN INCORPORATED IN THE SYSTEM.
- G. THE LABEL SHALL INCLUDE THE FOLLOWING INFORMATION, AT A MINIMUM:

1. LOCATION DESIGNATION.

2. NOMINAL VOLTAGE.

3. FLASH PROTECTION BOUNDARY.
4. HAZARD RISK CATEGORY.

5. INCIDENT ENERGY.

6. WORKING DISTANCE.

7. ENGINEERING REPORT NUMBER , REVISION NUMBER AND ISSUE DATE.

H. LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD MARKINGS.

1. FOR EACH SWITCHBOARD AND PANELBOARD, ONE ARC FLASH LABEL SHALL BE PROVIDED.

I. THE WORKPLACE ELECTRICAL SAFETY STANDARD SHALL BE FOLLOWED FOR THE ARC-FLASH CALCULATION, STUDIES AND ARC-FLASH LABELS AS THE MAIN STANDARD.
- | SWITCHBOARD SCHEDULE - "SWBD" | | | | | | | | | | | | | | | | |
|--|-----------------|------|------|-------------------------|------------|-----|-----|----------|-----|------|-----|---------|-------|---|-------|--|
| MAIN: 1200 | | | | VOLTAGE: 480/277 | | | | PHASE: 3 | | | | WIRE: 4 | | | | |
| MTG: FLOOR | | | | AIC: 65,000 | | | | | | | | | | | | |
| CKT # | CIRCUIT BREAKER | | POLE | DESCRIPTION | LOAD (KVA) | | | | | | | | PHASE | | | |
| | FRAME | TRIP | | | LTG | REC | MTR | A/C | HTG | DATA | KIT | MISC | A | B | C | |
| 1 | 600 | 300 | 3 | SIGNET POWER UNIT 175KW | | | | | | | | 62.9 | | | | |
| | | | | | | | | | | | | 62.9 | | | | |
| | | | | | | | | | | | | 62.9 | | | | |
| 2 | 600 | 300 | 3 | SIGNET POWER UNIT 175KW | | | | | | | | 62.9 | | | | |
| | | | | | | | | | | | | 62.9 | | | | |
| | | | | | | | | | | | | 62.9 | | | | |
| 3 | 250 | 175 | 3 | DELTA DISPENSER 100KW | | | | | | | | 35.5 | | | | |
| | | | | | | | | | | | | 35.5 | | | | |
| 4 | 250 | 175 | 3 | DELTA DISPENSER 100KW | | | | | | | | 35.5 | | | | |
| | | | | | | | | | | | | 35.5 | | | | |
| 5 | 100 | 30 | 3 | SPARE | | | | | | | | | | | | |
| 6 | 100 | 20 | 3 | SPARE | | | | | | | | | | | | |
| 7 | | | | SPACE | | | | | | | | | | | | |
| 8 | | | | SPACE | | | | | | | | | | | | |
| CONNECTED LOAD (KVA): | | | | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 590.1 | | | | |
| DEMAND LOAD (KVA): | | | | | | | | PHASE A | | | | 483.1 | | | 133.8 | |
| | | | | | | | | PHASE B | | | | 483.1 | | | 133.8 | |
| CONNECTED LOAD (AMPS) | | | | | 709.8 | | | PHASE C | | | | 483.1 | | | 133.8 | |
| DEMAND LOAD (AMPS): | | | | | 709.8 | | | | | | | AMPS | | | KVA | |
| AMPACITY REQUIRED: | | | | | 887.3 | | | | | | | | | | | |
| NOTES: | | | | | | | | | | | | | | | | |
| 1. INSTALL SWITCHBOARD ON 3" HIGH CONCRETE PAD (LENGTH AND WIDTH EXCEEDING BASE BY 3" ON ALL SIDES.) | | | | | | | | | | | | | | | | |
- | SWBD LOAD CALCULATION | | | | | | | | | |
|-----------------------------|--------|-------|-----|---|---|-------|------|--|--|
| LIGHTING | 0.00 | KVA X | 125 | % | = | 0.0 | KVA | | |
| RECEPTACLE TOTAL | 0.00 | KVA | | | | | | | |
| 1ST | 10.00 | KVA X | 100 | % | = | 0.0 | KVA | | |
| REMAIN | 0.00 | KVA X | 50 | % | = | 0.0 | KVA | | |
| MOTORS TOTAL | 0.00 | KVA X | 100 | % | = | | | | |
| LARGEST | | KVA X | 125 | % | = | 0.0 | KVA | | |
| REMAIN | 0.00 | KVA X | 100 | % | = | 0.0 | KVA | | |
| A/C | 0.00 | KVA X | 100 | % | = | 0.0 | KVA | | |
| HEATING | 0.00 | KVA X | 100 | % | = | 0.0 | KVA | | |
| LOCKED-OUT LOAD | | KVA X | 100 | % | = | 0.0 | KVA | | |
| KITCHEN | 0.00 | KVA X | 65 | % | = | 0.0 | KVA | | |
| DATA PROCESSING | 0.00 | KVA x | 85 | % | = | 0.0 | KVA | | |
| MISCELLANEOUS (EV CHARGERS) | 590.14 | KVA X | 125 | % | = | 737.7 | KVA | | |
| TOTAL | | | | | = | 737.7 | KVA | | |
| | | | | | = | 887.3 | AMPS | | |
-
- EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064
-
-
- Job Name:
- PLAZA SHOPS
- 745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141
-
- SHEET DESCRIPTION:
ELECTRICAL SPEC (CONT.)
SWB & PNL SCHEDULES
- Project #: P42811
- File:
- Drawn by: AM
- Date(s): 03/28/2022
- 03/31/2022 -- DD100 REV 1
- 04/20/2022 - ISSUED FOR PERMIT
-
- Packet Pg. 175

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS OF FINISHED CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION OF FIXTURES AND EQUIPMENT.
3. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWINGS. WHERE MOUNTING HEIGHTS ARE NOT GIVEN ON THE ARCHITECTURAL DRAWINGS, UTILIZE THE FOLLOWING MOUNTING HEIGHTS UNLESS OTHERWISE NOTED (ALL DIMENSIONS TO CENTERLINE OF BOX):

A. RECEPTACLES (WALL MOUNTED) - 18 A.F.F.
4. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE TO MAKE HIMSELF AWARE OF EXISTING CONDITIONS BEFORE SUBMITTING HIS PRICE.
5. THE MINIMUM RATING OF DISCONNECT SWITCHES SHALL BE EQUAL TO OR GREATER THAN THE RATING OF THE PROTECTIVE DEVICE ON THE SUPPLY SIDE OF THE DISCONNECT SWITCH. ALL RATINGS OF DISCONNECT SWITCHES AND OR FUSES/ OVER-CURRENT DEVICES SHALL BE SIZED IN ACCORDANCE WITH CODE FOR THE LOADS SERVED PER DESIGN DRAWINGS.
6. NO LOW VOLTAGE WIRING SHALL BE PERMITTED IN THE SAME RACEWAY AS LINE VOLTAGE POWER WIRING.
7. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
8. AT ALL EMPTY CONDUITS PROVIDE BUSHINGS AT ENDS AND DRAG WIRES.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSPECTION APPROVAL CERTIFICATE TO OWNER UPON COMPLETION OF WORK.
10. CIRCUIT ASSIGNMENTS FOR, RECEPTACLES, WIRING DEVICES, AND ELECTRICAL EQUIPMENT ARE DESIGNATED BY THE NUMBER SHOWN ADJACENT TO THESE DEVICES / EQUIPMENT. PROVIDE CONDUITS, WIRES AND BOXES REQUIRED TO ENERGIZE THE EQUIPMENT AS SHOWN.
11. CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CIRCUIT NUMBERS ARE INTENDED TO BE USED FOR QUANTITIES AND FOR DESIGNATING WHAT OUTLETS (FIXTURES, EQUIPMENT, ETC.) WILL BE ON THE SAME CIRCUIT. CONTRACTOR SHALL REARRANGE CIRCUITS PER FIELD CONDITIONS SO THAT LOAD VALUES FOR EACH PHASE DO NOT EXCEED CODE REQUIREMENTS AND TO BALANCE THE LOADS AT THE PANELS PER SPECIFICATIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUITS WITH PROPER PHASE SEQUENCES FOR EVERY REQUIRED NEUTRAL WIRE THAT IS SHARED. ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL AFFECTED CIRCUITS, LABEL EACH OUTLET COVER WITH ACTURAL PANEL DESIGNATION AND CIRCUIT NUMBER, AND PROVIDE AS-BUILT PANEL DIRECTORIES AND DRAWINGS PER SPECIFICATIONS.
12. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL BUILDING CODE AND BUILDING MANAGEMENT RULES AND REGULATIONS.
13. 3/4" (21mm) SHALL BE THE MINIMUM CONDUIT INSTALLED.

A, AMP	AMPERE	EMT	ELECTRICAL METAL TUBING	N	NEUTRAL
ADA	AMERICANS WITH DISABILITIES	FACP	FIRE ALARM CONTROL PANEL	NC	NORMALLY CLOSED
ACT		FBO	FURNISH BY OTHER DIVISION OF	NO	NUMBER
AF	AMPERE FRAME	WORK		NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	FCO	FUSE CUTOUT BOX	OL	OVERLOAD DEVICE
AHJ	AUTHORITY HAVING JURISDICTION	FCS	FIRE COMMAND STATION	OFCI	OWNER FURNISHED CONTRACTOR
AIC	AMPS INTERRUPTING CAPACITY	FSD	FIRE SMOKE DAMPER		INSTALLED
AT	AMPERE TRIP	FU	FUSE	P	POLE
ATS	AUTOMATIC TRANSFER SWITCH	FL	FLOOR	PNL	PANEL
AWG	AMERICAN WIRE GAUGE	FLEX	FLEXIBLE	Ø	PHASE
BLDG	BUILDING	FT	FEET OR FOOT	RA	RETURN AIR
BMS	BUILDING MANAGEMENT SYSTEM	GA	GAUGE	RG, RAG	RETURN AIR GRILLE
C	CONDUIT	G, GRD	GROUND	SN	SOLID NEUTRAL
CAT	CATALOG	GC	GENERAL CONTRACTOR	SPCP	STAIR PRESSURIZATION SYSTEM
CB	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER		CONTROL PANEL
CD	CANDELA	HID	HIGH INTENSITY DISCHARGE	STP	STAIR PRESSURIZATION
CFSD	COMBINATION FIRE/SMOKE	HP	HORSEPOWER	SW	SWITCH
DAMPER		HVAC	HEATING, VENTILATING & AIR	SWBD	SWITCHBOARD
CKT	CIRCUIT		CONDITIONING DIVISION ON WORK	TEL	TELEPHONE
CLG	CEILING	HZ	HERTZ	TYP	TYPICAL
CO	CONDUIT ONLY	IC	INTERRUPTING CAPACITY	UON	UNLESS OTHERWISE NOTED
CU	COPPER	JB	JUNCTION BOX	UL	UNDERWRITERS LABORATORIES
DACS	DIGITAL ALARM COMMUNICATION	LEMCS	LOCAL EMERGENCY CONTROL	UV	ULTRAVIOLET
SYSTEM		SYSTEM		VESDA	VERY EARLY SMOKE DETECTION
DACT	DIGITAL ALARM COMMUNICATION	LTG	LIGHTING		APPARATUS
	TERMINAL	MCB	MAIN CIRCUIT BREAKER	V	VOLTAGE
DGP	DATA GATHERING PANEL	MECH	MECHANICAL	VDC	DIRECT CURRENT VOLTAGE
DIFF	DIFFERENTIAL	MER	MECHANICAL EQUIPMENT ROOM	VFD	VARIABLE FREQUENCY DRIVE
DISC	DISCONNECT	MIN	MINIMUM	WP	WEATHER PROOF
DN	DOWN	MLO	MAIN LUGS ONLY		
DWG	DRAWING	MTD	MOUNTED		
ELEC	ELECTRICAL				
EMR	ELEVATOR MACHINE ROOM				

POWER AND SIGNAL DEVICE LEGEND

SYMBOL	DESCRIPTION
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES, NEMA 5-20R. (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID. "WP" - INDICATES WEATHERPROOF (TYP FOR WIRING DEVICES) "C" - INDICATES COUNTER HEIGHT (TYP FOR WIRING DEVICES)
	SHADING FOR DUPLEX OR DOUBLE DUPLEX PER ABOVE INDICATES DEDICATED CIRCUIT
	UON, 20A, 125V, 2P, 3W, GROUNDED WALL MOUNTED DUPLEX AND DOUBLE DUPLEX RECEPTACLES WITH GROUND FAULT CIRCUIT INTERRUPTER, NEMA 5-20R. WEATHER PROOF (COLOR PER ARCHITECT). ALL OUTLETS SHALL BE LABELED WITH ITS SOURCE PANEL AND BREAKER # ID.
	ELECTRICAL JUNCTION BOX FOR HARDWIRED EQUIPMENT.
	(2) INDICATES DOUBLE-GANG BOX. (F) INDICATES FLOOR RECESSED. (CE) INDICATES CEILING RECESSED. (AFC) INDICATES ABOVE FINISHED CEILING, SURFACE MTD.
	SURFACE MOUNTED PANELBOARD - SOLID INDICATES NEW, UNSHADED/DASHED INDICATES EXISTING
	DRY TYPE TRANSFORMER - SIZE AS INDICATED ON THE DRAWINGS
	ELECTRICAL METER OR SUB-METER AS IDENTIFIED ON THE DRAWINGS
	ONE, TWO, OR THREE HOME RUNS TO ELECTRICAL PANEL 'PNL' - INDICATED PANEL NAME '#' - INDICATES CIRCUIT NUMBER, U.O.N.
	GROUND BAR

ONE LINE/RISER DIAGRAM LEGEND

SYMBOL	DESCRIPTION
	CIRCUIT BREAKER "##A" - INDICATES AMPERAGE RATING "##P" - INDICATES NUMBER OF POLES
	FUSED DISCONNECT SWITCH "##AS" - INDICATES SWITCH SIZE "##AF" - INDICATES FUSE SIZE
	NON-FUSED DISCONNECT SWITCH "##A" - INDICATES SWITCH SIZE "##P" - INDICATES NUMBER OF POLES
	TRANSFORMER, 480V INDICATES PRIMARY VOLTAGE, 120/208V INDICATES SECONDARY VOLTAGE
	GROUNDING CONNECTION
	PANELBOARD - REFER TO PANELBOARD SCHEDULES FOR ADDITIONAL INFORMATION



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Job Name:
PLAZA SHOPS

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CREVE COEUR, MO 63141



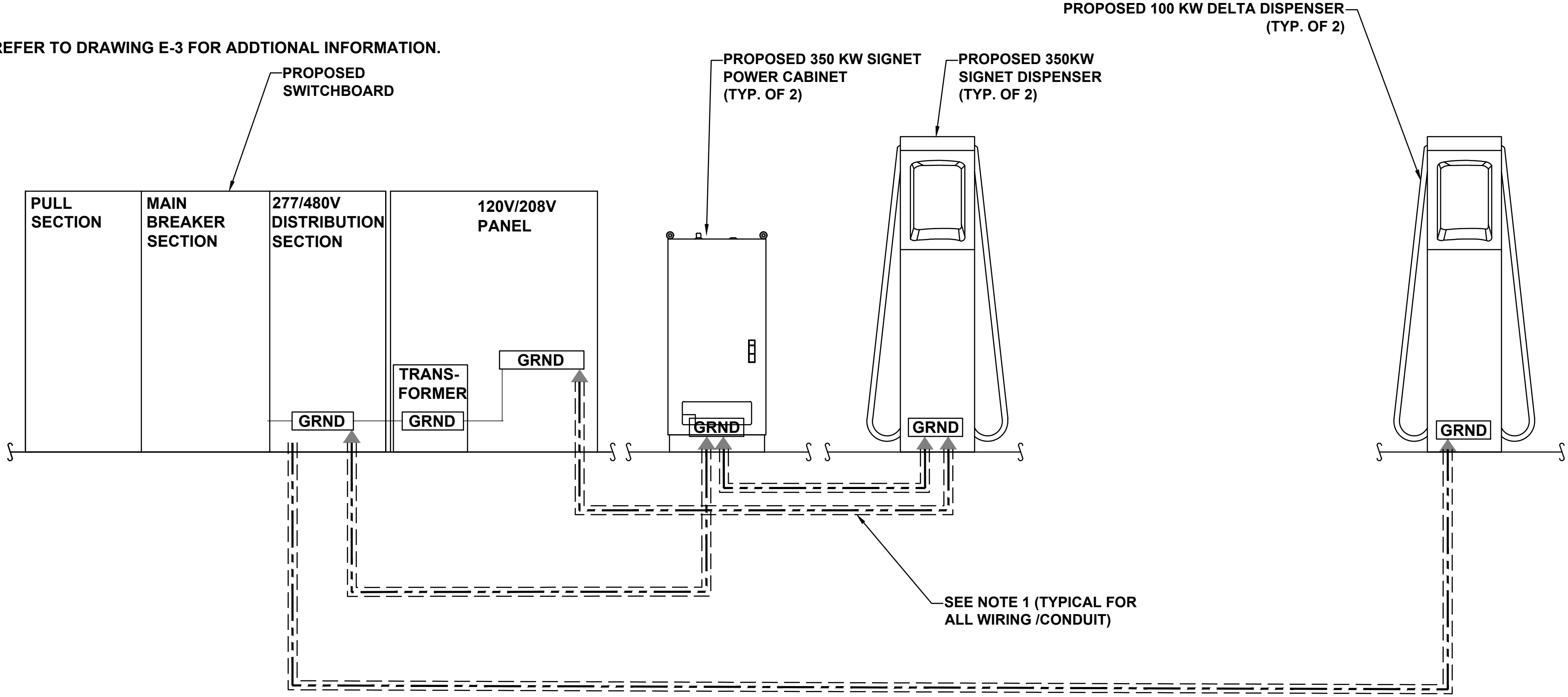
SHEET DESCRIPTION:
ELECTRICAL SYMBOLS,
& ABBREV & GEN. NOTES

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 -- DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT

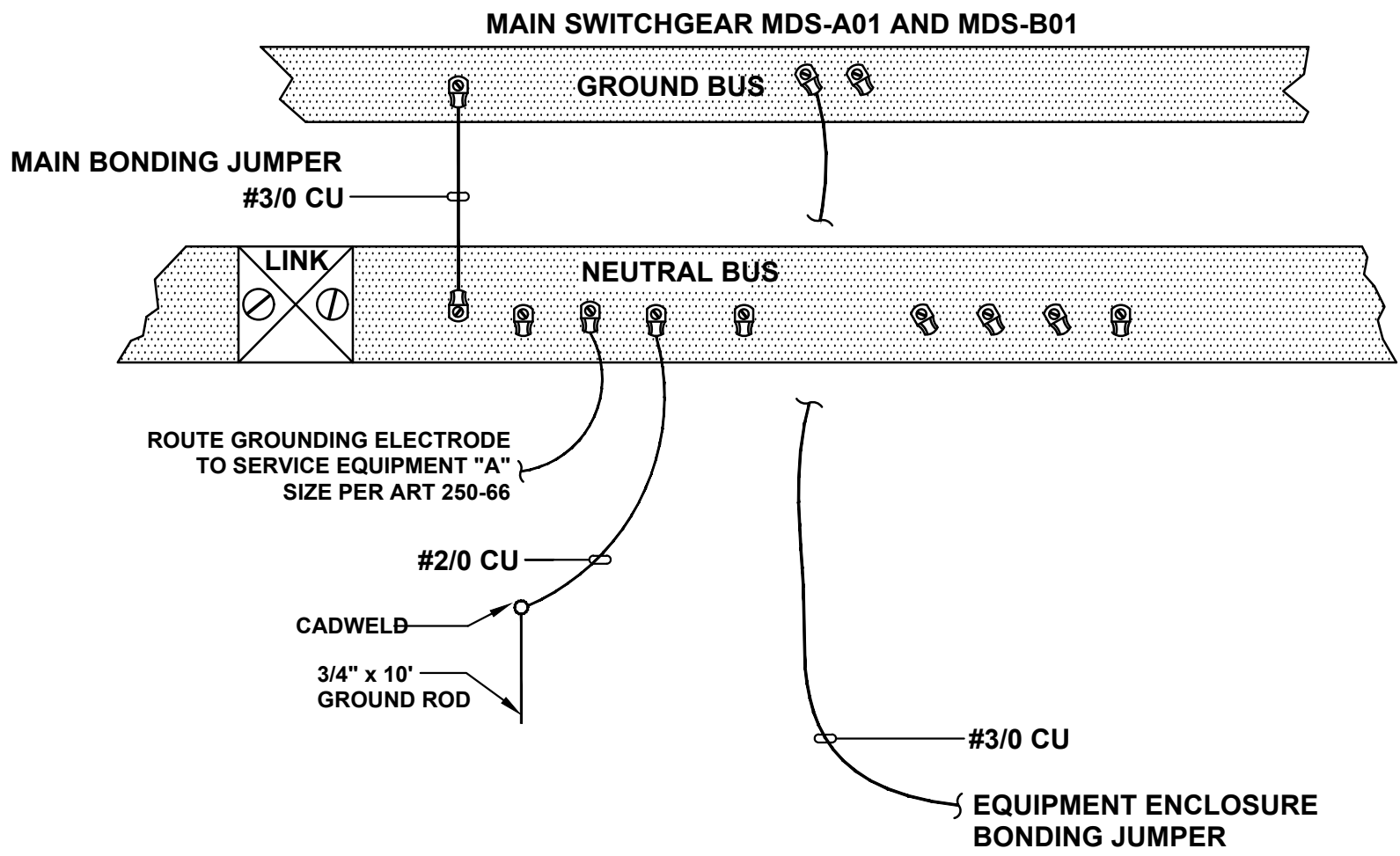


NOTE:

1. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.



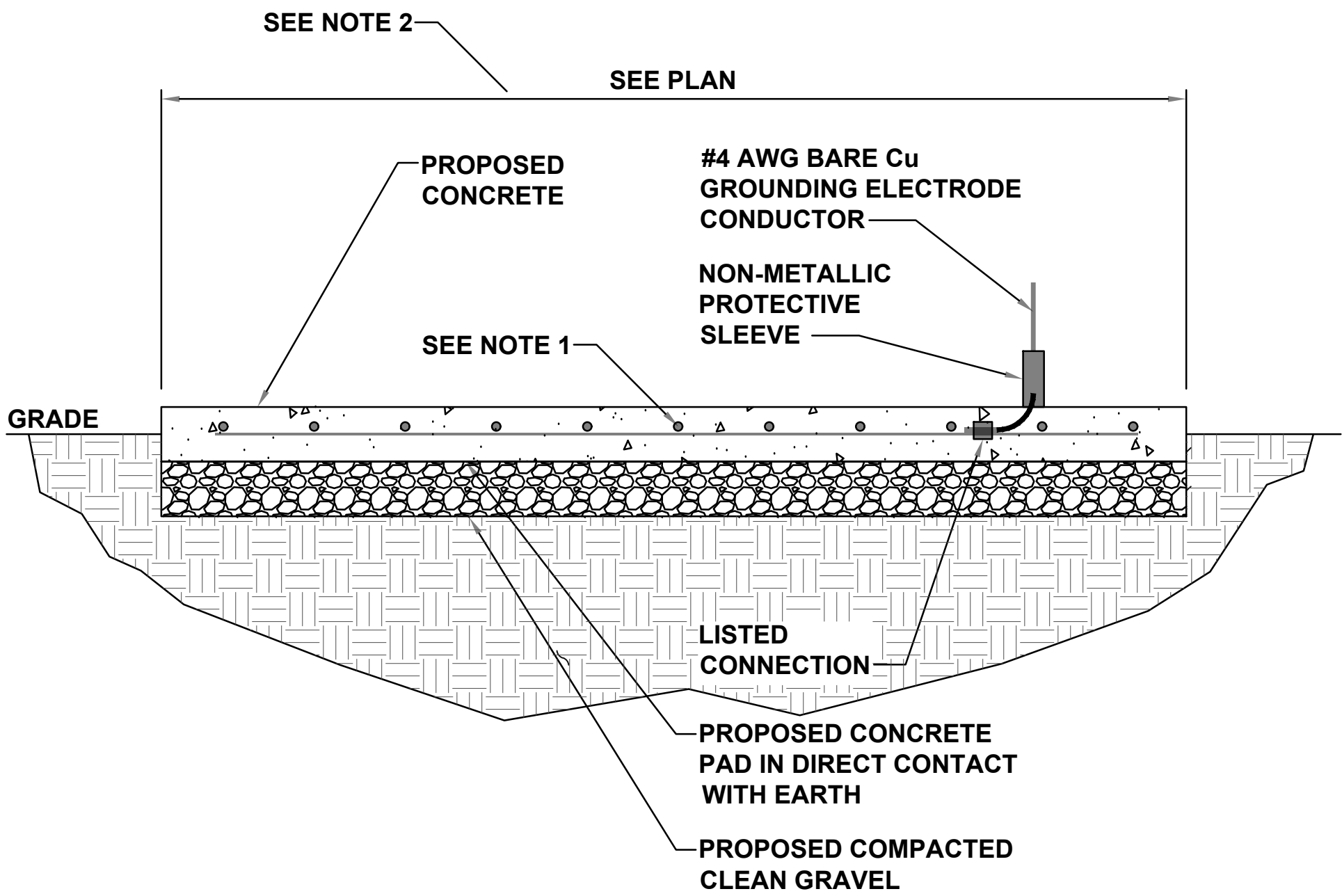
A
G-1
SCALE: N.T.S.
GROUNDING SCHEMATIC



E
G-1
SCALE: N.T.S.
SERVICE GROUNDING & BONDING DETAIL

NOTE

1. REBAR BONDED TOGETHER WITH STEEL TIE WIRES OR EXOTHERMIC WELDING
2. COORDINATE EXACT PAD DETAILS REQUIREMENTS WITH ACE FOR PMT AND WITH SWITCHBOARD MANUFACTURER FOR SWITCHBOARD AS REQUIRED.



B
G-1
SCALE: N.T.S.
CONCRETE ENCASED ELECTRODE DETAIL

CADWELD CONNECTIONS
OR ENGINEER APPROVED EQUAL

CABLE TO REBAR TEE CONNECTION HORIZONTAL CABLE TAP TO VERTICAL REBAR TYPE RJ	HORIZONTAL SPLICE SPLICE OF HORIZONTAL CABLES TYPE SS	PARALLEL HORIZONTAL CONDUCTORS PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT
HORIZONTAL STEEL SURFACE TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE HS	PARALLEL HORIZONTAL CONDUCTORS PARALLEL DEAD END TAP OR HORIZONTAL THRU CONDUCTOR TYPE PC	
BOND JUMPER FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2	VERTICAL PIPE CABLE DOWN AT 45° TO RANGE OF VERTICAL PIPES TYPE VS	VERTICAL STEEL SURFACE CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE VS
COPPER LUGS TWO HOLE - LONG BARREL LENGTH TYPE YA-2	HORIZONTAL TEE TEE OF HORIZONTAL RUN AND TAP CABLES TYPE TA	THROUGH CABLE TO GROUND ROD THROUGH CABLE TO TOP OF GROUND ROD TYPE GT

C
G-1
SCALE: N.T.S.
CADWELD CONNECTION DETAIL

NOTES:

1. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. 2014 NEC 250.121 EXCEPTION: A WIRE-TYPE EQUIPMENT GROUNDING CONDUCTOR INSTALLED IN COMPLIANCE WITH 250.6(A) AND THE APPLICABLE REQUIREMENTS FOR BOTH THE EQUIPMENT GROUNDING CONDUCTOR AND THE GROUNDING ELECTRODE CONDUCTOR IN PARTS II, III, AND VI OF THIS ARTICLE SHALL BE PERMITTED TO SERVE AS BOTH AN EQUIPMENT GROUNDING CONDUCTOR AND A GROUNDING ELECTRODE CONDUCTOR.

D
G-1
SCALE: N.T.S.
GROUNDING NOTES

GENERAL CONSTRUCTION NOTES

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY
GENERAL CONTRACTOR: **XXX**
OWNER: EVGO
2.

ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS.
3.

THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5.

ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6.

UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7.

PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11.

THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12.

CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
13.

WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
14.

THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
15.

THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
16.

THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
17.

THE GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
18.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
19.

THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
20.

THE CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
21.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. THE CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.

GENERAL CONSTRUCTION NOTES CONT.

22.

ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
23.

THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
24.

CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
25.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
26.

THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
27.

ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
28.

ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
29.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
30.

THE CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
31.

THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
32.

NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
33.

CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
34.

THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
35.

INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

ELECTRICAL NOTES

1.

THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2.

THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. THE CONDITION OF EXISTING ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

A.

UL - UNDERWRITERS LABORATORIES

B.

NEC - NATIONAL ELECTRICAL CODE

C.

NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

D.

OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT

E.

SBC - STANDARD BUILDING CODE

F.

NFPA - NATIONAL FIRE PROTECTION ASSOCIATION

4.

DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, BUT CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.

5.

EXISTING SERVICES: THE CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.

6.

THE CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. THE CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING THE EQUIPMENT.

7.

THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- ELECTRICAL NOTES CONT.
8.

THE CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9.

CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE (THWN-2) INSULATION, 600 VOLT, COLOR CODED UNLESS SPECIFIED DIFFERENTLY ON DRAWINGS.

10.

ALL (THWN-2) WIRING INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

11.

OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

12.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER. CONTRACTOR IS TO PROVIDE ALL ELECTRICAL EQUIPMENT UNLESS OTHERWISE DIRECTED.

13.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.

14.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15.

CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16.

THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17.

ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18.

PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.

19.

TRENCHING AND BACKFILL: THE CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO GENERAL SITE WORK NOTES.

20.

MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

21.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

22.

ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.

23.

THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES.

24.

DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

25.

ALL CONNECTIONS EXCEPT THE EV CHARGE CABLE TERMINATION IN THE CHARGE POST SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NOALOX" BY IDEAL INDUSTRIAL INC., COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER & COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.

26.

ALL EXTERIOR AND INTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID UNLESS SPECIFIED OTHERWISE. ALL BURIED CONDUITS SHALL BE SCH 40 PVC UNLESS SPECIFIED OTHERWISE.

27.

RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC, MEETING OR EXCEEDING NEMA TC2 - 1990. THE CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 3 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

28.

SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

29.

CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

30.

THE CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC".

31.

WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.

32.

ALL BOLTS SHALL BE STAINLESS STEEL.

33.

ALL MATERIALS AND EQUIPMENT SUPPLIED AND INSTALLED BY THE CONTRACTOR SHOULD BE NEW AND UNUSED.
-
- EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064
-
-
- Job Name:
- PLAZA SHOPS
- 745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141
-
- SHEET DESCRIPTION:
**ELECTRICAL
GENERAL NOTES**
- Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 -- DD100 REV 1
04/20/2022 - ISSUED FOR PERMIT
-
- Attachment: Applicant's Materials (Ev Go)
- Packet Pg. 178



June 13, 2022

Robert Ridel
eStructure Solutions
739 Southgate Parkway
Cambridge, OH 43725

Re: Application #22-014: EVgo Fast Charging Minor Site Plan

The City of Creve Coeur staff has received and reviewed your submittal for the above application. Below are our initial comments.

Additional Information:

1. Staff has concerns with the placement of these charging stations in a highly visible location on the site. Staff recommends relocating the charging stations to a less visible location. If they cannot be relocated, please provide the reasons why and how this installation will not negatively affect the appearance of the overall site.
 - EVgo Response: We cannot relocate the chargers. There is no other feasible area. Landscaping and screening fence being provided to conceal electrical equipment.
2. Please provide information on the amount of time each station takes to charge a vehicle.
 - EVgo Response: The answer varies on the battery size of the EV and what the car's max charge is capable of. A general standard would be if you are starting your charge at 20% it would take 20-30 mins to reach 80% state of charge. But this time can increase or decrease depending on the car.
3. Please provide information on what types of vehicles can use these stations. Are they open to the public or part of a membership network?
 - EVgo Response: All EVs are capable of charging at our stations, it's open to the public, no membership is required but we do offer memberships.
4. Please provide information on the cost of using the machines and how payment is collected. Is there a place on the dispenser to pay for the service?
 - EVgo Response: EVgo offers three plans: Pay as you go, EVgo Membership, EVgo Plus. We base our rates on regional utility costs, allowing us to offer the lowest possible rates in each area.
5. Please provide landlord approval for the proposed EVgo Signage and parking restriping. Please note that the dedicated charging station spaces will be deducted from the total number of parking spaces available for the shopping center.
 - EVgo Response: Landlord agreement is confidential. Landlord signature is on original application supplied for this project.
6. Please provide photos of similar installations at other locations for review and to more fully understand the size and appearance for these facilities.
 - EVgo Response: See attached renderings for this project and one other example.
7. The equipment appears taller than the proposed screening. Please clarify.
 - EVgo Response: Proposed landscaping to be 8' high and proposed screening fence to be 6' high. The maximum height of the electrical equipment is 7' 6".

Sheet D-1:

1. Please provide height of dispensers. [See attached dispenser cut sheets.](#)

Please provide a response letter addressing each of these items and amend your proposal accordingly. Two (2) complete sets of all drawings should be provided and bound together for the re-submittal, along with electronic copies submitted on a jump (thumb) drive. To remain on the July 5th Planning and Zoning Commission meeting, please submit the requested information no later than **Friday, June 24th by 5:00 PM to the Community Development Department.** Feel free to contact me at (314) 442-2087 or by email at blmoore@crevecoeurmo.gov if you have any questions or wish to schedule a meeting to review these comments.

Sincerely,

Bethany L. Moore, City Planner

CC: Jason Jaggi, Director of Community Development

Attachment: Applicant's Materials (Ev Go)



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

APPLICATION TO PLANNING AND ZONING COMMISSION
#22-010: PRELIMINARY PLAT FOR THE SUBDIVISION OF 0.76 ACRE
LOT AT 700 NORTH MOSLEY ROAD INTO TWO LOTS WITHIN THE C
SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

FOR THE MEETING OF: Tuesday, July 5, 2022

LOCATION: 700 North Mosely Road. Zoned C Single-Family Residential District.

REQUEST: Mark Manlin, of the Manlin Company, has submitted a request for the preliminary plat approval to subdivide the property at 700 North Mosley Road into two lots for two new homes. The total area of Lot 1 is 17,068 square feet and Lot 2 is 16,382 square feet. The subject property is zoned C Single Family Residential, and no changes to the zoning district are being requested.

ADDITIONAL INFORMATION: The property is located at the corner of North Mosley Road and Benwood Lane. The minimum lot area for properties in the C District is 15,000 square feet. Both lots will have frontage along North Mosley Road and Lot 1 will have frontage on Benwood Lane as well. The existing layout of the lot includes a circle driveway off of North Mosely Road and no new curb cuts will be utilized.

Key Issues:

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

Creve Coeur 2030 Comprehensive Plan References

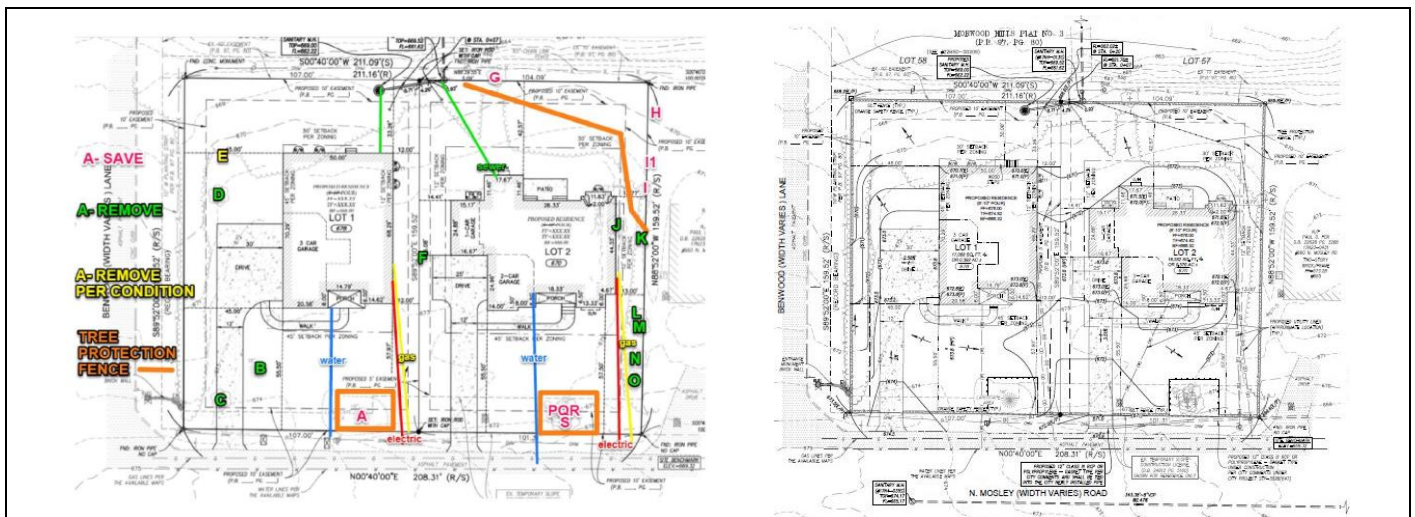
- ER-1 Estate Neighborhood 1 Type District
- Design Guidelines

Zoning Code References

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

APPLICANT/OWNER: Bob Niemeier
700 North Mosley Road
Creve Coeur, MO
63141

APPLICANT'S REPRESENTATIVE: Mark Manlin
The Manlin Company
10411 Clayton Road, Suite 304
St. Louis, MO 63131



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 6/30/2022

ATTACHMENTS: Applicant's Materials Submitted May 12, 2022, June 23, 2022 and June 30, 2022

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

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

ANALYSIS

Subdivision Layout

The property owner is seeking the approval of the preliminary plat for the subdivision of the 0.76-acre lot at 700 North Mosley Road to include two single-family lots. Section 410.220 Lots, provides further direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the C Single Family Residential District that requires a minimum lot area of 15,000 square feet, with a minimum lot width of 75 feet along the road, and a minimum lot depth of 100 feet.

Below is the specific for each Lot:

Lot 1

17,068 square feet

Lot Width along N. Mosley Road –
107 feet

Lot Depth – 159.5 feet along Benwood
Lane

Lot 2

16,382 square feet

Lot Width along N. Mosley Road – 101 feet

Lot Depth – 159.5 feet

The C Single Family District has a minimum front yard setback of 45 feet along any Street Frontage. Both new homes on both lots are proposed to be set back 55 feet from the property line. Under Section 405.630(B) corner lots shall have front yard equivalent setbacks along all street frontages. The property line opposite to the front yard line with the greater street frontage shall be considered the side yard line and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard line. This section applies to Lot 1 and the buildable area as shown on the plans has been calculated accordingly. Both homes will have access from and be oriented towards N. Mosley Road.

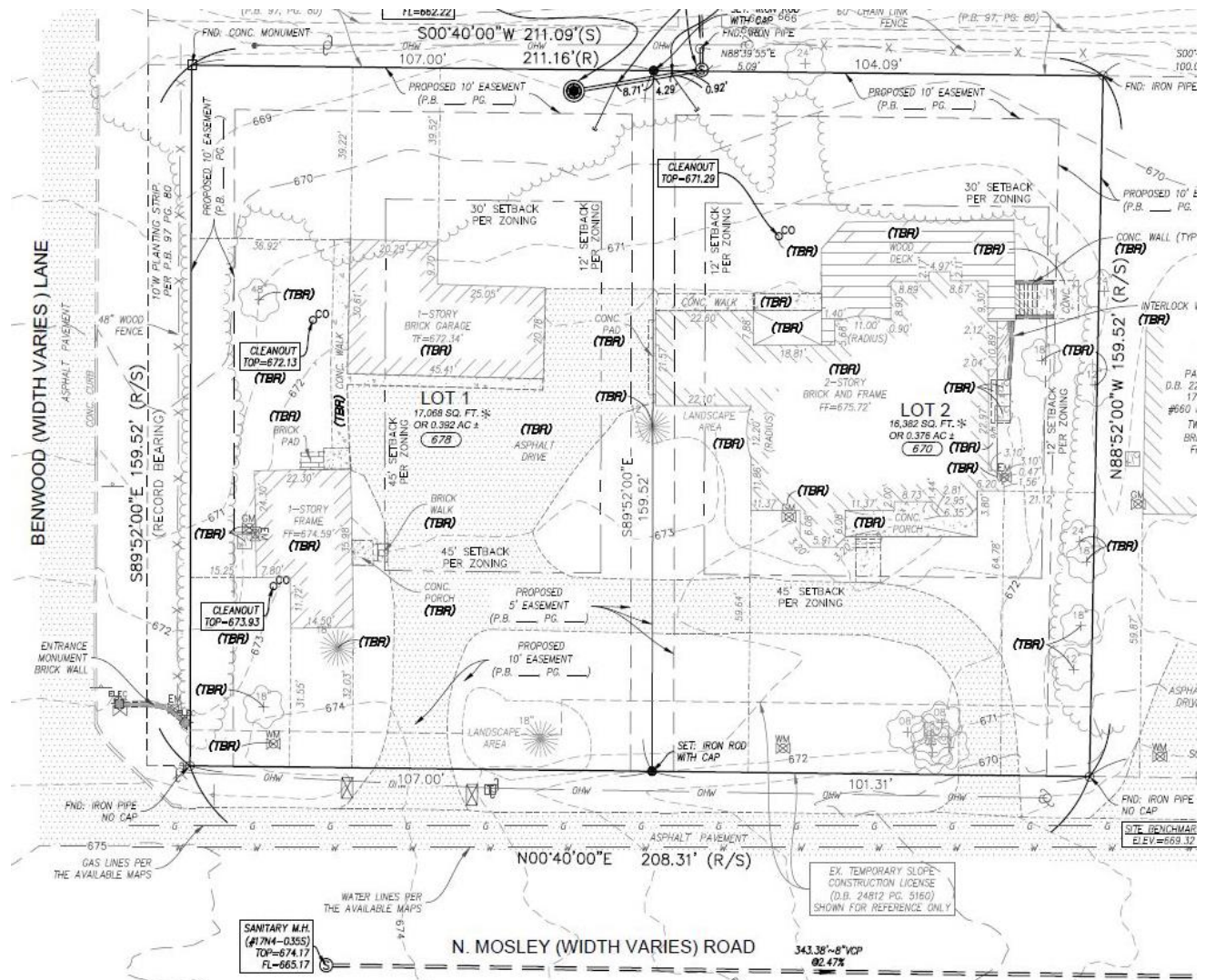


Figure 1: Close-up of the Applicant's Preliminary Plat of the two proposed lots.

Pedestrian Access

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

Tree Preservation

The Applicant's tree survey prepared by a certified arborist from Frontenac Forestry indicates that there are 20 existing trees of eight-inch diameter or larger, of which 11 of the viable (excluding the dead and poor condition trees), are to be removed, thus representing 69% to be removed, with 9 trees to remain. Section 410.320: Tree Conservation requires that no more than 75% of the area of tree masses, and no more than 75% of eight-inch caliper trees shall be proposed for removal. It is anticipated that some of the

trees to remain may get damaged, and will need to be removed during construction. If so, Section 410.320(A)(3) requires that they be placed at a 3:1 ratio.

Section 410.300, Street Trees, requires that street trees shall be provided at one per thirty lineal feet of street frontage. The Applicants have not indicated that any new street trees will be planted where Lot 1 would require 3 street trees along N. Mosley Road and 6 street trees are required along Benwood Lane. Staff has added a condition to the approval addressing the required street trees.

Stormwater Drainage

Per Section 410.260, every land development or subdivision shall make adequate provision to accommodate or dispose of stormwater by means of drains, detention storage areas, sewers, catch basins, culverts and other facilities per the requirements of Chapter 425 of the Creve Coeur Municipal Code. The applicant has indicated that no stormwater BMP is required because the amount of existing impervious area is greater than the proposed and no additional stormwater runoff will be created. The Public Works department has confirmed this calculation.

CONCLUSION AND ACTION

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

1. A final plat and Subdivision Improvement Plans shall be submitted for review by the Planning and Zoning Commission with approval of the final plat by the City Council.
2. Street trees shall be provided on the Subdivision Improvement Plans to meet with the requirements of Section 410.300, Street Trees, of the Subdivision Ordinance, and with Section 410.320: Tree Conservation. Any trees damaged and removed during construction that were shown to remain, shall be replaced at a 3 to 1 ratio, under Section 410.320(A)(3).
3. The Final Plat shall include the Tree Conservation plan as a separate sheet with the Landscape Plans.
4. The Final Plat shall include 10-foot easements along all street frontages to fulfill Section 405.240(B)(2).

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

“I move to approve Leeds Subdivision preliminary plat with the conditions outlined in the staff report for the subdivision at 400 North Mosley Road as shown in the Preliminary Plat, received June 30, 2022, as part of Application #22-010. (Other conditions may be added, eliminated, altered, and modified by prior motion).

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

APPENDIX 1: COMPREHENSIVE PLAN

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

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

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

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

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

APPENDIX 4: AERIAL PHOTO



Attachment: 22-010 Leeds Subdivision Staff Report 7.5.22 (Leeds Subdivision)

APPENDIX 5: SITE PHOTOGRAPHS

Photo Date: 6/24/2022



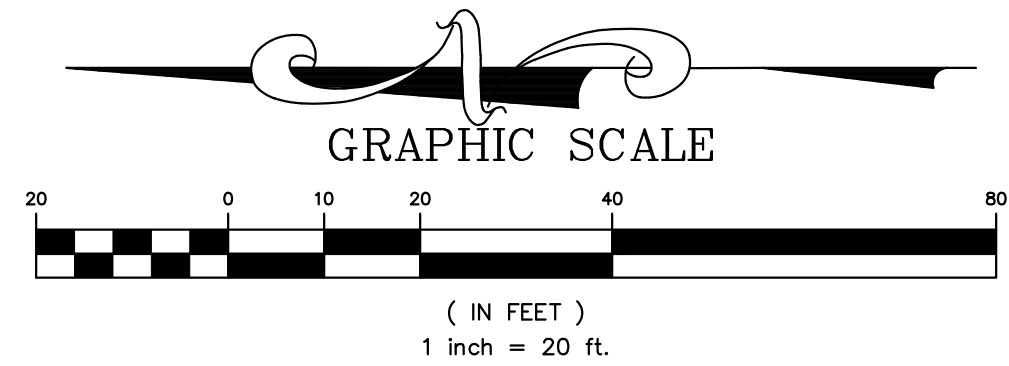
Description:
Existing
residence at
700 N. Mosley
Road



Description:
Three existing
buildings at
700 N. Mosley
Road.

LEEDS MEADOW SUBDIVISION

*A TRACT OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI*



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

LOCATION MAP
N.T.S.

ABBREVIATIONS:
CONC. - CONCRETE
N/F - NOW OR FORMERLY
P.B. - PLAT BOOK
D.B. - DEED BOOK
PG. - PAGE
SQ. FT. - SQUARE FEET
(R) - RECORD
(S) - SURVEY
FF - FINISH FLOOR
TF - TOP FOUNDATION
BF - BASEMENT FLOOR
UIP - USE IN PLACE
TBR - TO BE REMOVE

LEGEND:
TREE LINE
FENCE LINE
UNDERGROUND CATV LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND WATER LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND GAS LINE
OVERHEAD WIRE
UNDERGROUND SEWER LINE
BUILDING

LIGHT STANDARD
YARD LIGHT
UTILITY POLE
UTILITY POLE W/ LIGHT
UTILITY POLE W/ TRANSFORMER
GUY WIRE
TRAFFIC SIGNAL
WATER SPIGOT
ELECTRIC METER
WATER METER
GAS METER
WATER VALVE
GAS VALVE
GAS DRIP
ELECTRIC BOX
CABLE TV BOX
TELEPHONE BOX
TELEPHONE MANHOLE
ELECTRIC MANHOLE
STREET/ROAD SIGN
MISC. POLE/POST
PARCEL TIE (SAME OWNER)
FIRE HYDRANT
UTILITY MANHOLE
MAIL BOX
A/C UNIT
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
CURB INLET / AREA INLET
GRATE MANHOLE
GRATE INLET
BUSH/SHRUB
TREE

■ DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
● DENOTES SEMI-PERMANENT MONUMENT.
○ FOUND IRON PIPE
□ CONC. MON./STONE
+ CROSS
+ CROSS WITH ANCHOR
CONC. PAVEMENT
ASPHALT PAVEMENT
BRICK PAVERS
GRAVEL

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

BENCHMARK:

ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 13197- ELEVATION 673.53 (NAVD88)
"U" ON THE END OF THE NORTH CURB AT THE NORTH ENTRANCE TO FAIRWAYS SUBDIVISION; 27' WEST OF THE CENTERLINE OF MOSLEY ROAD AND 12' NORTH OF THE CENTERLINE OF FAIRWAYS CIRCLE.

SITE BENCHMARK:

IRON PIPE: ELEVATION 669.32 (NAVD 88)
FOUND IRON PIPE WITH NO CAP AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:

METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE DISTRICT
LADUE SCHOOL DISTRICT

FLOOD NOTE:

THE SUBJECT PROPERTY ARE LOCATED WITHIN FLOOD ZONE X UNSHADED (AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP PANEL NO. 191 OF 445, MAP NUMBER 29189C0191K WITH AN EFFECTIVE DATE OF FEBRUARY 04, 2015

INDEX OF SHEETS

- 1.1 EXISTING CONDITIONS / DEMOLITION PLAN
- 2.1 SITE PLAN / STORM WATER PLAN
- 3.1 ONSITE DRAINAGE AREA MAPS

SITE INFO:

N/F ROBERT E. & MOIRA A. NIEMEIER T/E
D.B. 14138 PG. 2054
LOC. #17N23-0352
#700 N. MOSLEY RD.
33,450 SQ. FT. / 0.768 Ac.±

ZONING INFO:

"C" SINGLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD SETBACK = 45'
SIDE YARD SETBACK = 12' OR 15% OF THE LOT WIDTH, WHICHEVER IS LESS
REAR YARD SETBACK = 30'
HEIGHT RESTRICTION = 2 1/2 STORIES / 35'
MAX. FAR = 0.4
MAX. SITE COVERAGE = 40%

SURVEYOR'S NOTES

1. THIS TRACT CONTAINS 33,450 SQUARE FEET OR 0.768 ACRES, MORE OR LESS.
2. BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF MORWOOD HILLS PLAT NO. 3 (P.B. 97 PG. 80).
3. SOURCE OF RECORD TITLE: ROBERT E. AND MOIRA A. NIEMEIER ARE DESCRIBED AS THE OWNERS AS RECORDED IN DEED BOOK 14138, PAGE 2054 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

TITLE NOTES:

FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., WITH FILE NUMBER 2201954 WITH AN EFFECTIVE DATE OF APRIL 15, 2022. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

ITEMS 1-3: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.

ITEM 4: TEMPORARY SLOPE CONSTRUCTION LICENSE GRANTED TO THE CITY OF CREVE COEUR RECORDED IN BOOK 24812 PAGE 5160.

TEMPORARY SLOPE CONSTRUCTION LICENSE IN BOOK 24812 PAGE 5160 SHALL TERMINATE AT SUCH TIME AS THE MOSLEY ROAD IMPROVEMENT PROJECT MAY BE COMPLETED BY THE CITY OF CREVE COEUR, OR DECEMBER 31, 2022, WHICHEVER IS EARLIER AND IS SHOWN FOR REFERENCE ONLY SINCE THE COMPLETION OF SAID IMPROVEMENT PROJECT IS UNKNOWN TO THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED.

ITEMS 5-6: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.

NOTE: BUILDING SETBACK LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF THE CITY OF CREVE COEUR.

Plot Plan Prepared by
THE STERLING COMPANY (314) 487-0440

Notes:

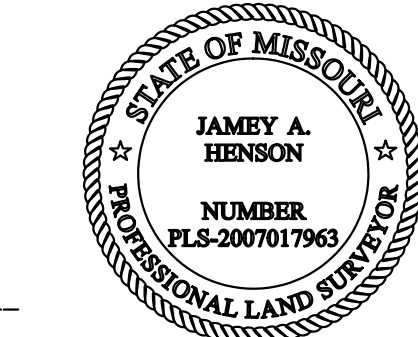
1. Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below for brick veneer.
2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with Section R319.1.
3. Grade shall be noted to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a swale.
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "CREVE COEUR CODES".
6. Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE



MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

ROBERT E. NIEMEIER
& MOIRA A. NIEMEIER
700 North Mosley Road
Creve Coeur, MO 63141
(314) 267-6242

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

LEEDS MEADOW SUBDIVISION
CREVE COEUR, MISSOURI 63141

EXISTING CONDITIONS / DEMOLITION PLAN

NOT APPROVED
FOR CONSTRUCTION!
FOR REVIEW ONLY!

Date:
Michael G. Boerding, PE
License # E28843
Professional Engineer
Vice President

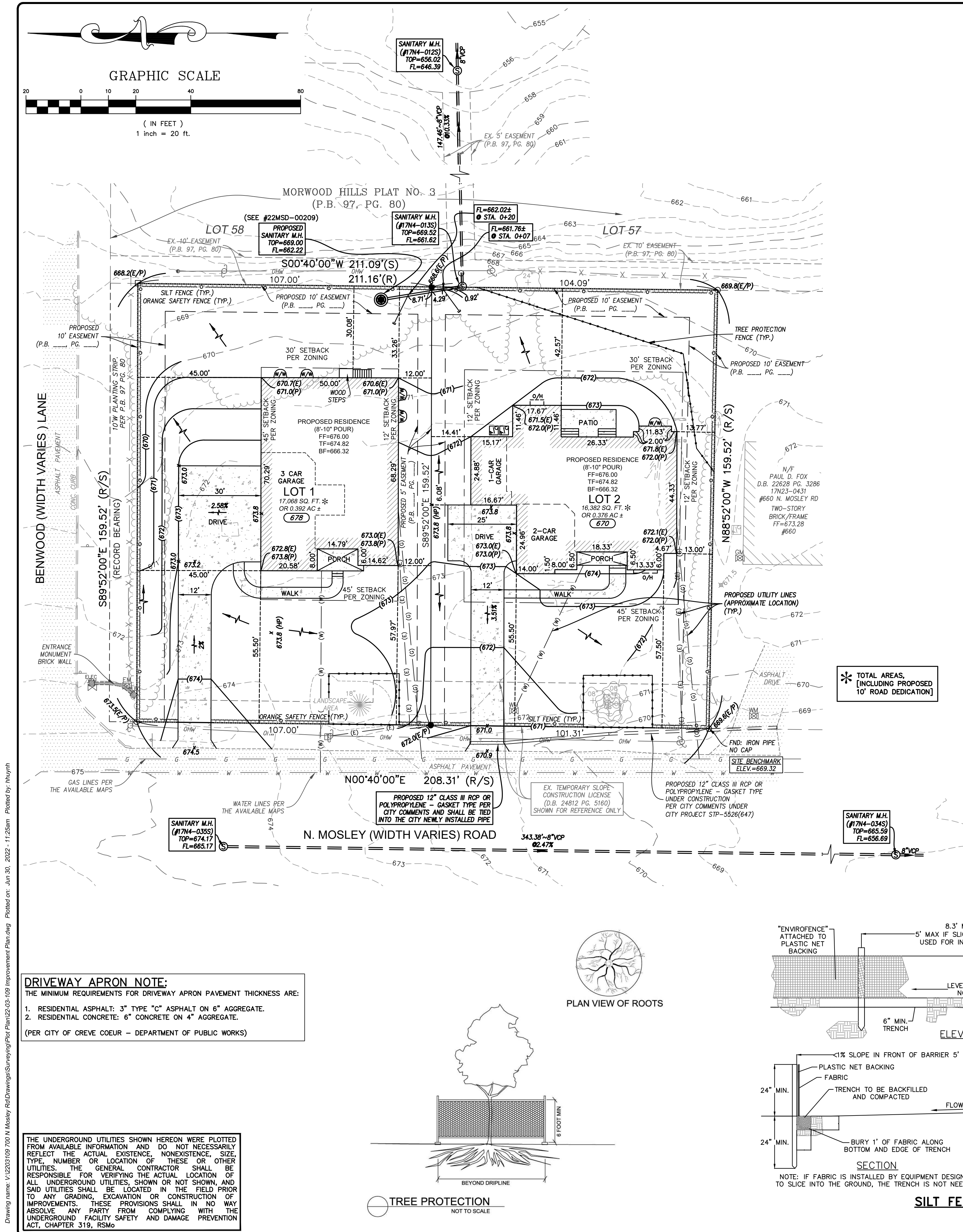
Job Number
22-03-109

Date
06/30/2022

Designed: HHH Sheet

Drawn: HHH 1.1

Checked: MGB IMP



SITE COVERAGE CALCULATION *

HOUSE = 3,367 SQ.FT.
COVERED PORCH = 123 SQ.FT.
DRIVEWAY = 1,780 SQ.FT.
TOTAL IMPROVEMENTS = 5,270 SQ.FT.
LOT AREA = 17,068 SQ.FT.
SITE COVERAGE AREA = 30.88% < 40%

[EXCLUDING THE AREA OF THE SIDEWALK UP TO THE FRONT DOOR PER CITY ORDINANCE]

FLOOR AREA RATIO *

1ST FLOOR = 1,311 Sq.Ft.±
2ND FLOOR = 1,311 SQ.FT.±
TOTAL FLOOR = 2,622 SQ.FT.±
2,622 Sq. Ft. / 17,068 Sq. Ft. = 0.15 < 0.4
PER ARCHITECT PLAN

EXISTING CONDITIONS *

EXISTING HOUSE = 712 SQ.FT.
EXISTING DETACHED GARAGE = 1,144 SQ.FT.
EXISTING ASPHALT DRIVE = 3,859 SQ.FT.
EXISTING CONC. DRIVE = 127 SQ.FT.
EXISTING PORCH = 61 SQ.FT.
TOTAL = 5,903 SQ.FT. OR 0.136 AC.
EXISTING GRASS AND GARDEN AREA = 11,165 SQ.FT. OR 0.256 AC.
15-YEAR 20-MINUTE RUNOFF = (0.256 AC. x 1.7 CFS/AC) + (0.136 AC. x 3.54 CFS/AC.)
= 0.435 CFS + 0.481 CFS
= 0.916 CFS

AVERAGE EXISTING GRADE

670.7 + 670.6 + 673.0 + 672.8 = 2687.1/4 = 671.8

PROPOSED CONDITIONS *

TOTAL = 5,270 SQ.FT. OR 0.121 AC.
PROPOSED GRASS AREA = 11,798 SQ.FT. OR 0.271 AC.
15-YEAR 20-MINUTE RUNOFF = (0.271 AC. x 1.7 CFS/AC) + (0.121 AC. x 3.54 CFS/AC.)
= 0.461 CFS + 0.428 CFS
= 0.889 CFS

CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)
DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
= 0.889 CFS - 0.916 CFS
= -0.027 CFS (DECREASE IN IMPERVIOUS AREA)

NO STORMWATER BMP REQUIRED

SITE COVERAGE CALCULATION *

HOUSE = 3,366 SQ.FT.
COVERED PORCH = 80 SQ.FT.
DRIVEWAY = 1,237 SQ.FT.
CONC. PAD = 200 SQ.FT.
TOTAL IMPROVEMENTS = 4,883 SQ.FT.
LOT AREA = 16,382 SQ.FT.
SITE COVERAGE AREA = 29.87% < 40%

[EXCLUDING THE AREA OF THE SIDEWALK UP TO THE FRONT DOOR PER CITY ORDINANCE]

FLOOR AREA RATIO *

1ST FLOOR = 2,504 Sq.Ft.±
2ND FLOOR = 1,368 SQ.FT.±
TOTAL FLOOR = 3,872 SQ.FT.±
3,872 Sq. Ft. / 16,382 Sq. Ft. = 0.24 < 0.4
PER ARCHITECT PLAN

EXISTING CONDITIONS *

EXISTING HOUSE = 3,112 SQ.FT.
EXISTING ASPHALT DRIVE = 1,302 SQ.FT.
EXISTING COVERED PATIO = 125 SQ.FT.
EXISTING PORCH = 192 SQ.FT.
EXISTING PATIO, PAD, & OTHER IMPROVEMENTS = 285 SQ.FT.
TOTAL = 5,016 SQ.FT. OR 0.115 AC.
EXISTING GRASS AND GARDEN AREA = 11,366 SQ.FT. OR 0.261 AC.
15-YEAR 20-MINUTE RUNOFF = (0.261 AC. x 1.7 CFS/AC) + (0.115 AC. x 3.54 CFS/AC.)
= 0.444 CFS + 0.407 CFS
= 0.851 CFS

AVERAGE EXISTING GRADE

671.5 + 671.8 + 672.1 + 673.0 = 2688.4/4 = 672.1

PROPOSED CONDITIONS *

TOTAL = 4,893 SQ.FT. OR 0.112 AC.
PROPOSED GRASS AREA = 11,489 SQ.FT. OR 0.264 AC.
15-YEAR 20-MINUTE RUNOFF = (0.264 AC. x 1.7 CFS/AC) + (0.112 AC. x 3.54 CFS/AC.)
= 0.449 CFS + 0.396 CFS
= 0.845 CFS

CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)
DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
= 0.845 CFS - 0.851 CFS
= -0.006 CFS (DECREASE IN IMPERVIOUS AREA)

NO STORMWATER BMP REQUIRED

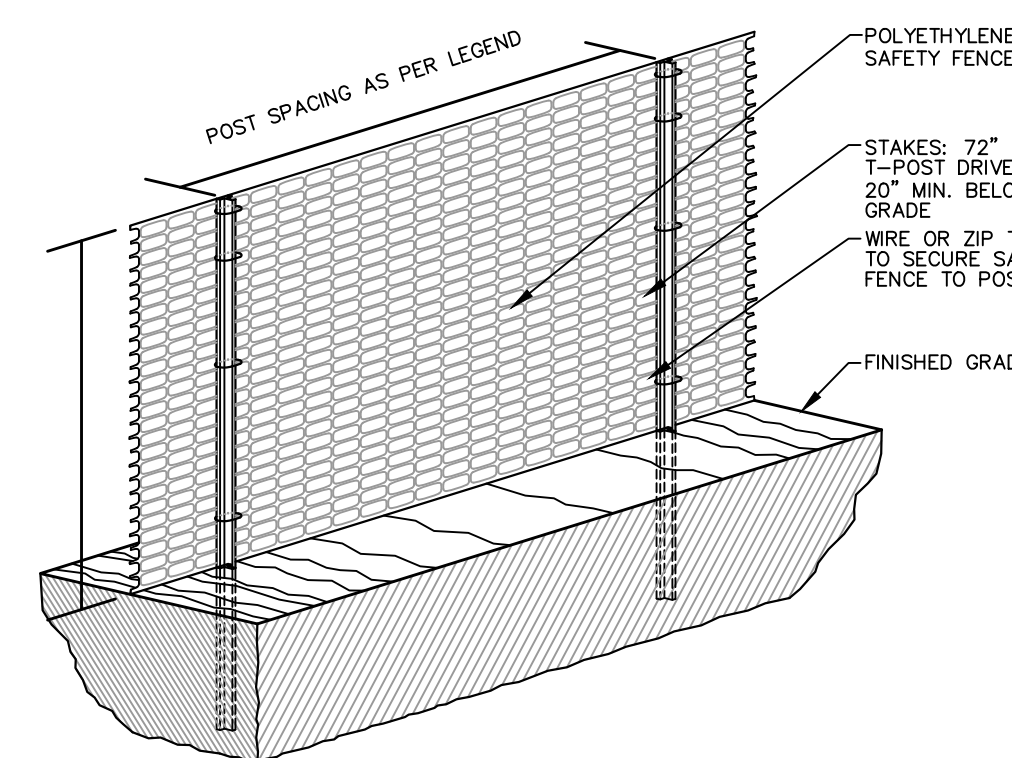
SITE NOTES

1. PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
2. CONTRACTOR TO CONNECT THE NEW SEWER LATERAL FROM RESIDENCE TO WYE AT THE PROPOSED MAIN (SEE MSD #22MSD-00209 FOR MORE INFORMATION).
3. ALL DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS OR POP-UP EMITTERS UNLESS NOTED OTHERWISE.
4. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD, PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
5. ALL TREES TO REMAIN SHALL HAVE A PROTECTION FENCE INSTALLED TO PREVENT DAMAGE UNLESS NOTED OTHERWISE.
6. THE EXISTING DRIVEWAY IS TO BE USED AS THE CONSTRUCTION ENTRANCE, CONSTRUCTION PARKING AND FOR MATERIAL STORAGE.
7. SITE PROTECTION: EXCAVATIONS, TRENCHES, DEBRIS PILES SHALL BE FENCED WITH A 48" SAFETY FENCE AT ANY TIME THE SITE IS UNATTENDED. SUPPORT RODS LOCATED 10' O.C. MINIMUM.
8. EROSION CONTROL: SILTATION CONTROL SHALL BE ESTABLISHED TO PREVENT DAMAGE TO ADJACENT PUBLIC AND/OR PRIVATE PROPERTY.
9. SITE RESTORATION:
 - 9.1. SITE SHALL NOT BE REQUIRED TO BE RESTORED IF BUILDING PERMIT AND CONSTRUCTION ACTIVITY BEGINS WITHIN THIRTY (30) DAYS OF DEMOLITION.
 - 9.2. BACKFILL OF EXCAVATIONS SHALL NOT INCLUDE ANY WOOD OR CONSTRUCTION DEBRIS. ALL FILL MATERIAL SHALL BE CLEAN DIRT OR ROCK.
 - 9.3. REPAIR OF R.O.W. IF NECESSARY.
10. LOADING AND UNLOADING HEAVY EQUIPMENT ON PUBLIC STREETS SHALL BE PROHIBITED.
11. WATER SHALL BE REQUIRED TO BE USED TO CONTROL DUST, IF NEEDED.
12. 48" ORANGE SAFETY FENCE AROUND THE PROJECT SITE WITH SUPPORTS AT 10' O.C. MINIMUM.
13. NO UNLOADING OR LOADING HEAVY EQUIPMENT ON PUBLIC RIGHT-OF-WAY.
14. ALL SLOPED GRADES DO NOT EXCEED A 3H:1V SLOPE.
15. ALL UTILITIES SERVING THE NEW HOUSE ARE TO BE PLACED UNDERGROUND.

48" SAFETY FENCE, 72" T-POSTS

SAF12	48" ORANGE FENCE, 12 FEET O.C.
SAF11	48" ORANGE FENCE, 11 FEET O.C.
SAF10	48" ORANGE FENCE, 10 FEET O.C.
SAF9	48" ORANGE FENCE, 9 FEET O.C.
SAF8	48" ORANGE FENCE, 8 FEET O.C.
SAF7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY FENCE 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.



ISSUE	REMARKS/DATE
1	City Comments - 06/14/22
2	City Comments - 06/28/22
3	

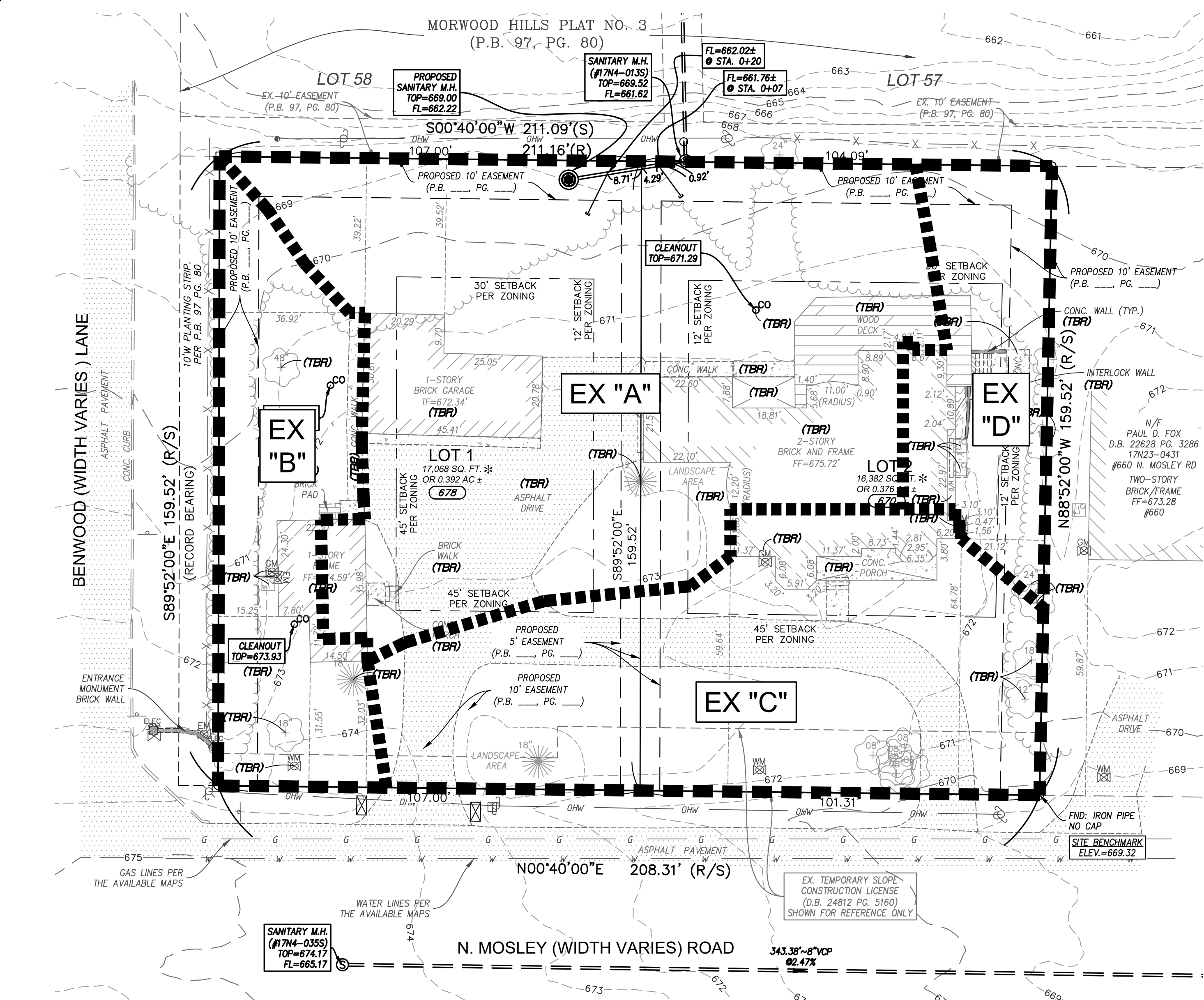
**ROBERT E. NIEMEIER
& MOIRA A. NIEMEIER**
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LEEDS MEADOW SUBDIVISION
CREVE COEUR, MISSOURI 63141

SITE PLAN / STORM WATER PLAN

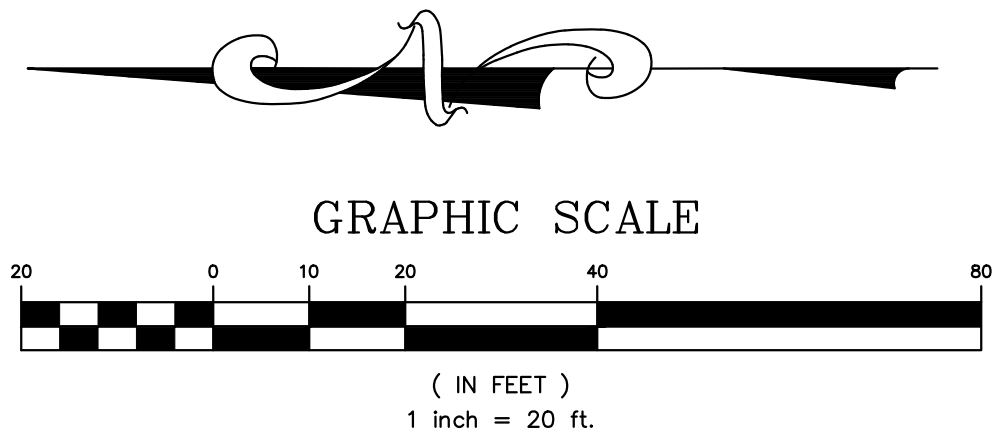
Drawing name: V:\2020\08 700 N Mosley Rd\Drawings\Surveying\Plot Plans\22-03-109 Improvement Plan.dwg Plotted on: Jun 30, 2022 - 11:25am Plotted by: thuyhth



EXISTING ONSITE DRAINAGE AREA MAP *

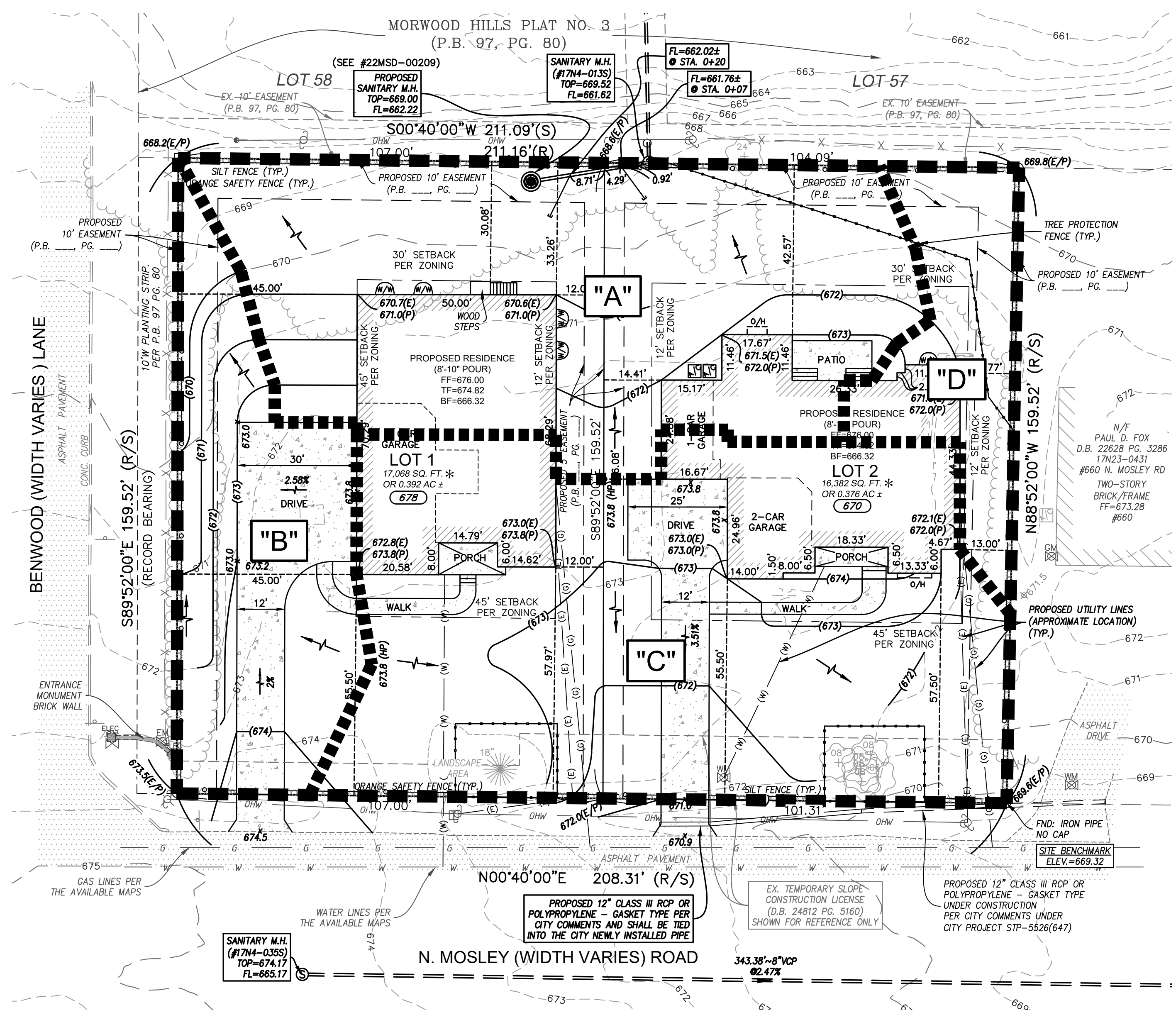
DRAINAGE AREA EX "A":	
Total Drainage Area - 15,851 s.f. ≈ 0.363 Ac.	
Impervious Area - 6,468 s.f. ≈ 0.148 Ac.	
Pervious Area - 9,383 s.f. ≈ 0.215 Ac.	
*15, Year 20 Minute Runoff - 0.148 Ac. (3.54) + 0.215 Ac. (1.70) = 0.890 cfs	
DRAINAGE AREA EX "B":	
Total Drainage Area - 4,859 s.f. ≈ 0.112 Ac.	
Impervious Area - 607 s.f. ≈ 0.014 Ac.	
Pervious Area - 4,252 s.f. ≈ 0.098 Ac.	
*15, Year 20 Minute Runoff - 0.014 Ac. (3.54) + 0.098 Ac. (1.70) = 0.217 cfs	
DRAINAGE AREA EX "C":	
Total Drainage Area - 9,506 s.f. ≈ 0.218 Ac.	
Impervious Area - 3,439 s.f. ≈ 0.079 Ac.	
Pervious Area - 6,067 s.f. ≈ 0.139 Ac.	
*15, Year 20 Minute Runoff - 0.079 Ac. (3.54) + 0.139 Ac. (1.70) = 0.516 cfs	
DRAINAGE AREA EX "D":	
Total Drainage Area - 3,234 s.f. ≈ 0.075 Ac.	
Impervious Area - 721 s.f. ≈ 0.017 Ac.	
Pervious Area - 2,513 s.f. ≈ 0.058 Ac.	
*15, Year 20 Minute Runoff - 0.017 Ac. (3.54) + 0.058 Ac. (1.70) = 0.159 cfs	
TOTAL = 0.890 cfs + 0.217 cfs + 0.516 cfs + 0.159 cfs = 1.782 cfs	

*Based upon MSD 15 Year, 20 Min PI Factors



* TOTAL AREAS, [INCLUDING PROPOSED 10' ROAD DEDICATION]

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



PROPOSED ONSITE DRAINAGE AREA MAP *

DRAINAGE AREA "A":	
Total Drainage Area - 11,449 s.f. ≈ 0.263 Ac.	
Impervious Area - 2,818 s.f. ≈ 0.065 Ac.	
Pervious Area - 8,631 s.f. ≈ 0.198 Ac.	
*15, Year 20 Minute Runoff - 0.065 Ac. (3.54) + 0.198 Ac. (1.70) = 0.567 cfs	
DRAINAGE AREA "B":	
Total Drainage Area - 5,139 s.f. ≈ 0.118 Ac.	
Impervious Area - 1,848 s.f. ≈ 0.042 Ac.	
Pervious Area - 3,291 s.f. ≈ 0.076 Ac.	
*15, Year 20 Minute Runoff - 0.042 Ac. (3.54) + 0.076 Ac. (1.70) = 0.278 cfs	
DRAINAGE AREA "C":	
Total Drainage Area - 14,239 s.f. ≈ 0.327 Ac.	
Impervious Area - 5,282 s.f. ≈ 0.121 Ac.	
Pervious Area - 8,957 s.f. ≈ 0.206 Ac.	
*15, Year 20 Minute Runoff - 0.121 Ac. (3.54) + 0.206 Ac. (1.70) = 0.778 cfs	
DRAINAGE AREA "D":	
Total Drainage Area - 2,623 s.f. ≈ 0.060 Ac.	
Impervious Area - 506 s.f. ≈ 0.011 Ac.	
Pervious Area - 2,117 s.f. ≈ 0.049 Ac.	
*15, Year 20 Minute Runoff - 0.011 Ac. (3.54) + 0.049 Ac. (1.70) = 0.122 cfs	
TOTAL = 0.567 cfs + 0.278 cfs + 0.778 cfs + 0.122 cfs = 1.745 cfs	

*Based upon MSD 15 Year, 20 Min PI Factors

MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

ISSUE	REMARKS/DATE
1	City Comments - 08/14/22
2	City Comments - 08/28/22
3	

ROBERT E. NIEMEIER
& MOIRA A. NIEMEIER
700 North Mosley Road
Creve Coeur, MO 63141
(314) 267 - 6242

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

LEEDS MEADOW SUBDIVISION
CREVE COEUR, MISSOURI 63141
ONSITE DRAINAGE AREA MAPS

NOT APPROVED
FOR CONSTRUCTION!
FOR REVIEW ONLY!

Date:
Michael G. Boerding, PE
License # E28843
Professional Engineer
Vice President

Job Number	22-03-109
Date	06/30/2022
Designed: HHH	Sheet
Drawn: HHH	3.1
Checked: MGB	IMP



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

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I.S.A Certified Arborist
IL-9645A



Frontenac Forestry ~ 2460 Driftwood Ln. St. Louis, MO. 63146 ~ 314-496-2020

	elm					15', deadwood FOUNDATION/ UTILITIES		
N	Siberian elm	18"	REMOVE		254	major ivy, storm damage	\$585	50
O	mimosa	2x10"	REMOVE		158	dead leader, branch dieback	\$335	40
P	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires	\$350	62
Q	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires	\$350	62
R	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires	\$350	62
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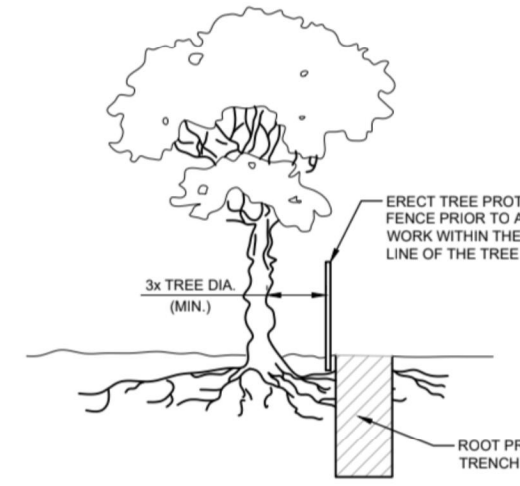
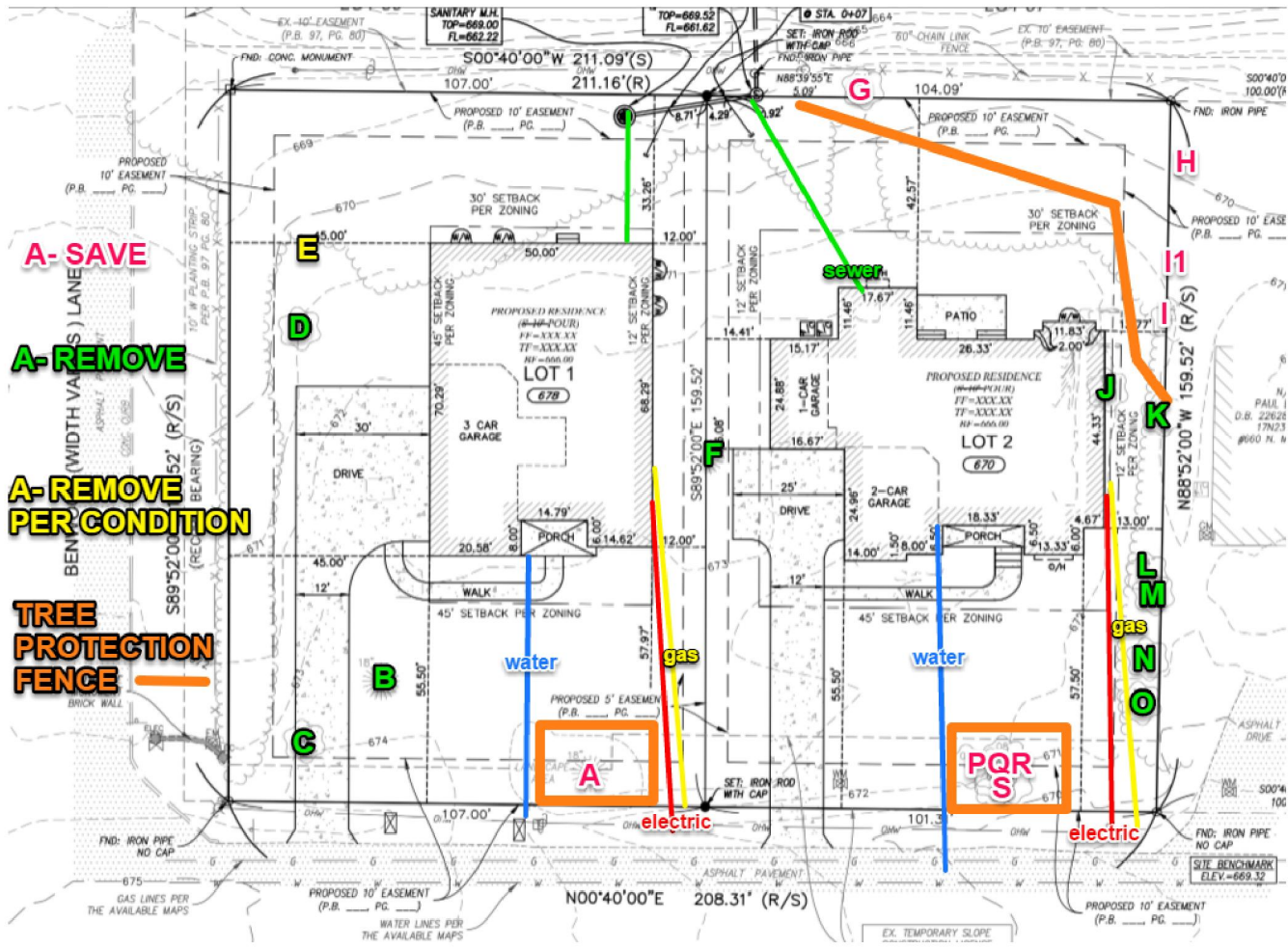
TOTAL CSA SQ IN	CSA REMOVED (EXCLUDING POOR/ DEAD)	% CSA REMOVED
6,640	4,589 SQ IN	69%

TREE PLAN

TREE STUDY
SITE PLAN REVIEW
6-3-2022

PROPERTY LOCATION: 700 N. Mosley

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	CSA SQ. IN.	COMMENTS	VALUE	COND %
A	Norway spruce	22"	SAVE		380	encroaching power lines	\$3365	74
B	white pine	22"	REMOVE		380	gummosing wounds, thin crown DRIVEWAY	\$2860	66
C	silver maple	22"	REMOVE		380	in triplex/ communication wires, excessive surface roots DRIVEWAY	\$1055	56
D	silver maple	48"	REMOVE		1809	bifurcations at 6', pole embedded DRIVEWAY	\$4945	55
E	silver maple	24"	REMOVE		452	major deadwood/ branch dieback CONDITION	\$560	25
F	Norway spruce	13"	REMOVE		133	boring insect holes DRIVEWAY	\$1115	70
G	hackberry	28"	SAVE	SHARED	615	minor deadwood	\$5305	68
H	silver maple	2x12"	SAVE	YES	----	multi-trunk, ivy	\$465	52
I	shingle oak	22"	SAVE	SHARED	380	minor deadwood	\$3425	72
II	shingle oak	11"	SAVE	YES	—	lean, minor deadwood	\$825	67
J	hackberry	18"	REMOVE		254	squared trunk, hole with decay FOUNDATION	\$2005	63
K	shingle oak	12"	REMOVE		113	slight lean FOUNDATION	\$1035	73
L	American elm	34"	REMOVE		907	24"x 10", encroaching primary lines, co-dominant at 15' FOUNDATION	\$3125	55
M	Siberian	16"	REMOVE		201	co-dominant at	\$520	56



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. IF 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.
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 - 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.
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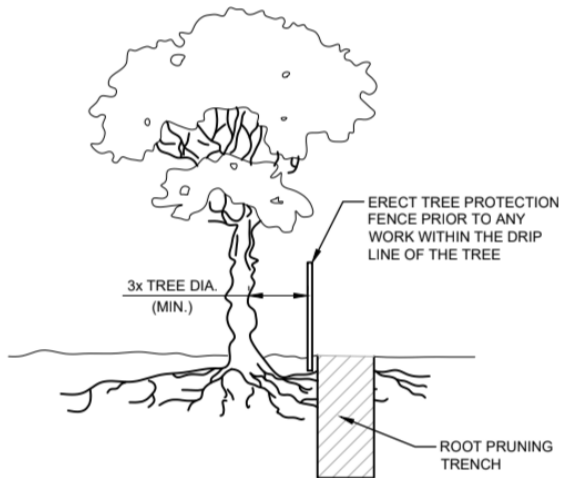
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