



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 15, 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. August 1, 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 Four Electric Vehicle Charging Stations and Accompanying Equipment Located Within Plaza Shops at 745 North New Ballas Road**

Robert Ridell, 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.

NEW BUSINESS**1. Application #22-018: Final Plat for 700 North Mosley Road, a Two-Lot Subdivision and the Associated Subdivision Improvement Plans**

Mark Manlin, of the Manlin Company, has submitted a request for final 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. The subdivision improvement plans are also submitted for approval.

2. PUBLIC HEARING Applications #22-019 and #22-020: Conditional Use Permit and Site Development Plan with Associated Boundary Adjustment for First Bank Located at 11901 Olive Boulevard

Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit, Site Development Plan and associated Boundary Adjustment for the construction of a new First Bank building and parking garage at 11901 Olive Boulevard in the “CB” Core Business Zoning District to replace the existing building. The project includes a 4-story, 85,000 square foot office building, separate 2-level parking garage and a drive through ATM with dedicated lane.

WORK AGENDA

(None)

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, AUGUST 1, 2022
6:00 PM

CALL TO ORDER

The meeting was called to order at 6:00 PM.

ROLL CALL

AJ Wang	Vice Chair/Commission Member
Rhonda O'Brien	Commission Member
Marjorie Richter	Commission Member
Julie LaBonte	Chair/Commission Member
Thomas Buelter	Commission Member
Muriel Hall	Commission Member
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 accept the agenda. Mr. Buelter seconded. All in favor.

APPROVAL OF MINUTES

1. July 18, 2022 Planning and Zoning Draft Meeting Minutes

Mr. Potashnick made a motion to accept the July 18th meeting minutes. Mr. Wang Seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

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 was continued to the August 15th, 2022 meeting without objection.

NEW BUSINESS

1. PUBLIC HEARING Application #22-017: Conditional Use Permit for First Bank Located Within Creve Coeur Shopping Center at 11947 Olive Boulevard

Those speaking to the request were sworn in.

Mr. Jason Gray, Director of Corporate Real Estate for First Bank, stated that this conditional use permit will allow the bank to continue operating at a temporary location while the headquarters are being demolished and rebuilt.

Mr. Gray stated that a two-year lease has been secured for the proposed property and all of the required banking approvals have been received.

Mr. Gray stated that there will be minimal impact or renovations to the temporary space.

Ms. Bethany Moore, City Planner, presented that commercial banking is a conditional use which requires a conditional use permit.

Ms. Moore stated that there will not be a drive thru ATM at the temporary location but there will be an ATM inside the space.

Ms. Moore stated that there is an excess of 66 parking spaces for the shopping center with the addition of this use.

Ms. Moore stated that the conditions of approval include securing a building permit and that hours of operation will be 9:00 AM - 5:00 PM Monday through Friday and 9:00 AM - 12:00 PM on Saturdays.

Mr. Wang asked if the intention is to have the new building completed in 2 years. Mr. Gray stated yes.

Ms. LaBonte questioned if there was discussion regarding reserved parking in front of the building. Ms. Moore stated that there was not.

Mr. Potashnick made a motion to recommend approval of the application subject to the conditions outlined in the staff report. Mr. Wang seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Potashnick, Commission Member
SECONDER:	AJ Wang, Vice Chair/Commission Member
AYES:	Wang, O'Brien, Richter, LaBonte, Buelter, Hall, Potashnick

WORK AGENDA

None

DEPARTMENT REPORTS

Ms. Moore presented sample information of another City's regulations of electric vehicle charging stations.

Ms. Moore stated that some requirements for future charging stations could include location, landscaping, signage, parking tabulation, etc.

Ms. Moore stated that the charging stations could be considered an accessory use permitted by right with conditions.

Ms. Moore presented options for including electric vehicle parking into parking lot calculations.

Ms. LaBonte had concerns that an undesirable precedent may be set with the current electric charging application.

Ms. O'Brien suggested adding signs for electric charging in connection with relocating the proposed charging stations to areas with less visibility, to lessen owner concerns about lack of visibility. Ms. LaBonte questioned if visibility is a concern to the current applicant.

Mr. Potashnick asked if staff could work to provide a draft ordinance in the coming weeks.

Mr. Potashnick questioned if the current application could be postponed until after an amendment has been made. Mr. Lumley stated that the applicant can be asked, but it would likely be three or more months until the amendment process could be completed.

Mr. Potashnick and Mr. Buelter had concerns with residential electric vehicle charging regulations.

Ms. LaBonte stated that the first step should be to consider a text amendment for commercial spaces only. Mr. Jaggi reminded the commission that the text amendment process does take several months.

Mr. Lumley reminded the commission that they should not feel pressured if they are not pleased with the current application.

Mr. Potashnick asked if the applicant can be postponed for 90 days. Mr. Lumley stated that an applicant can be notified that the commission has concerns and can be asked to postpone; However, the applicant can still ask to move forward. Mr. Lumley encouraged the Commission to consider retaining discretion in any new regulations.

Mr. Jaggi stated that staff will provide research at a future meeting.

Mr. Jaggi stated that the First Bank application for the new building will be presented at the next meeting for initial discussion and public hearing along with a final plat on Mosley and the continuation of the electric charging station site plan application.

ADJOURNMENT

Mr. Potashnick moved to adjourn. Ms. Hall seconded. All in favor. The meeting adjourned at 6:44 PM.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: August 11, 2022

Subject: **EV Go's Response to the Planning and Zoning Commission's Requests
Application #22-014**

Prepared by: Bethany Moore, City Planner

Meeting Date: August 15, 2022

Attachments: Requested Information Received 8-9-22
Staff Report for PZ Meeting on 7-5-22
Applicant's Materials Received 6-2-22

At the July 18th, 2022 Planning and Zoning Commission Meeting, the commission members heard from Zach Cosby, on behalf of EV Go, and Staff for the request for minor site plan approval for the installation of four electric vehicle charging stations and equipment in the parking lot of Plaza Shops located at 745 N. New Ballas Road. 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 as staff has several concerns with the proposed location. This suggestion for an alternative location for the charging station was rejected by the applicant. The Planning and Zoning Commission asked the applicant to provide additional information for the project and the applicant submitted the following response along with the materials requested:

1. The Commission would like to see an updated landscape plan without the fence around the equipment to see how the area would be screened using only landscaping.
 - Attached are the newly proposed C-1 & Rendering.
2. They would also like to see the site coverage calculation for the site before and after the placement of the equipment. The equipment is removing a landscaped area and replacing it with hardscapes on a property that is already over the allowed site coverage maximum. If the existing site coverage is increased, then that impervious area has to be accounted for elsewhere on the site so that the site coverage percentage balances out.
 - Attached are the newly proposed site coverage calculation & parking calculations.
3. They would also like to hear from the tenants to make sure they are aware of the location of the charging stations as well as the owner of the complex as it was mentioned that the owner reached out to EVgo in order to have the project on site.
 - Per Karen Siman-Tov, Portfolio Account Executive of EVgo, "From a host perspective – We have a signed agreement in place between EVgo and the owner. Since the agreement is directly with the ownership group of this site, EVgo is not involved in tenant consents,

and the landlord has done their due diligence to ensure any tenant consents required in their leases has been obtained.”

4. Lastly, the Commission would like more information to be provided to explain why the current location in the parking lot is the only area that will work for installation and why other suggested less prominent areas cannot be considered.
 - Per Karen Siman-Tov, Portfolio Account Executive of EVgo, “Going back to EV charger placement in another location, we looked into this. There was no other area in the ‘front’ of the shopping center that would work based on setbacks and # of spaces required. Additionally, EVgo would not approve a ‘behind the building’ location for the chargers. In terms of the approval for the additional parking space needed for the landscaping – We asked this from the host awhile back and they said it probably would not get approved due to the limited number of parking spaces and that they would not be able to afford to lose another space.

The information submitted on August 9, 2022 in response to the Commission’s requests include a utility site plan, a revised site plan with utility fencing removed and replaced with landscaping, a redacted portion of the lease agreement for EV Go with Plaza Shops, a document containing the parking calculations for Plaza Shops taken from a 2020 Staff Report, revised renderings depicting the evergreen landscaping replacing the fencing around the utilities and a site coverage calculations document.

After reviewing the submitted revisions and additional information, staff still has concerns about the location of the charging station equipment within a landscaped area directly in front of the entrance to the shopping center. The landscape plan shows upright evergreens to help screen the units, however this landscaping is minimal and not comparable to the existing landscaping within this area. It would be less of a concern is there was larger space to accommodate additional plant material, given the prominent location on the site.

No explanation was given to justify the current location as opposed to the specific location recommended by staff along the side of the building adjacent to Sauce on the Side. This location would allow for more screening of the equipment, would be less intrusive to the site and less visually impactful when viewed from the street. With respect to parking, this location would require removal of spaces closer to the storefronts, however, the parking lot is small, and the center has a surplus of parking to meet the City’s minimum requirements.

According to the documents for site coverage provided by EV Go, the existing site coverage is at 65%, 2% over the allowed 63% site coverage for the CB District, but below the maximum 70% allowed with approval of a site coverage bonus by the Commission. The proposed project would bring the total site coverage up to 65.14%. The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus not to exceed the total 70% site coverage in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section **405.1080**. The features to be considered in the granting of any bonus coverage may include, but not be limited to, the provision of:

- (a)** Special pedestrian facilities and features such as fountains, seating areas and outdoor recreation amenities;
- (b)** Objects of art or beautification; statuary or other unique visual features;
- (c)** Burial of overhead transmission lines and removal of utility poles.

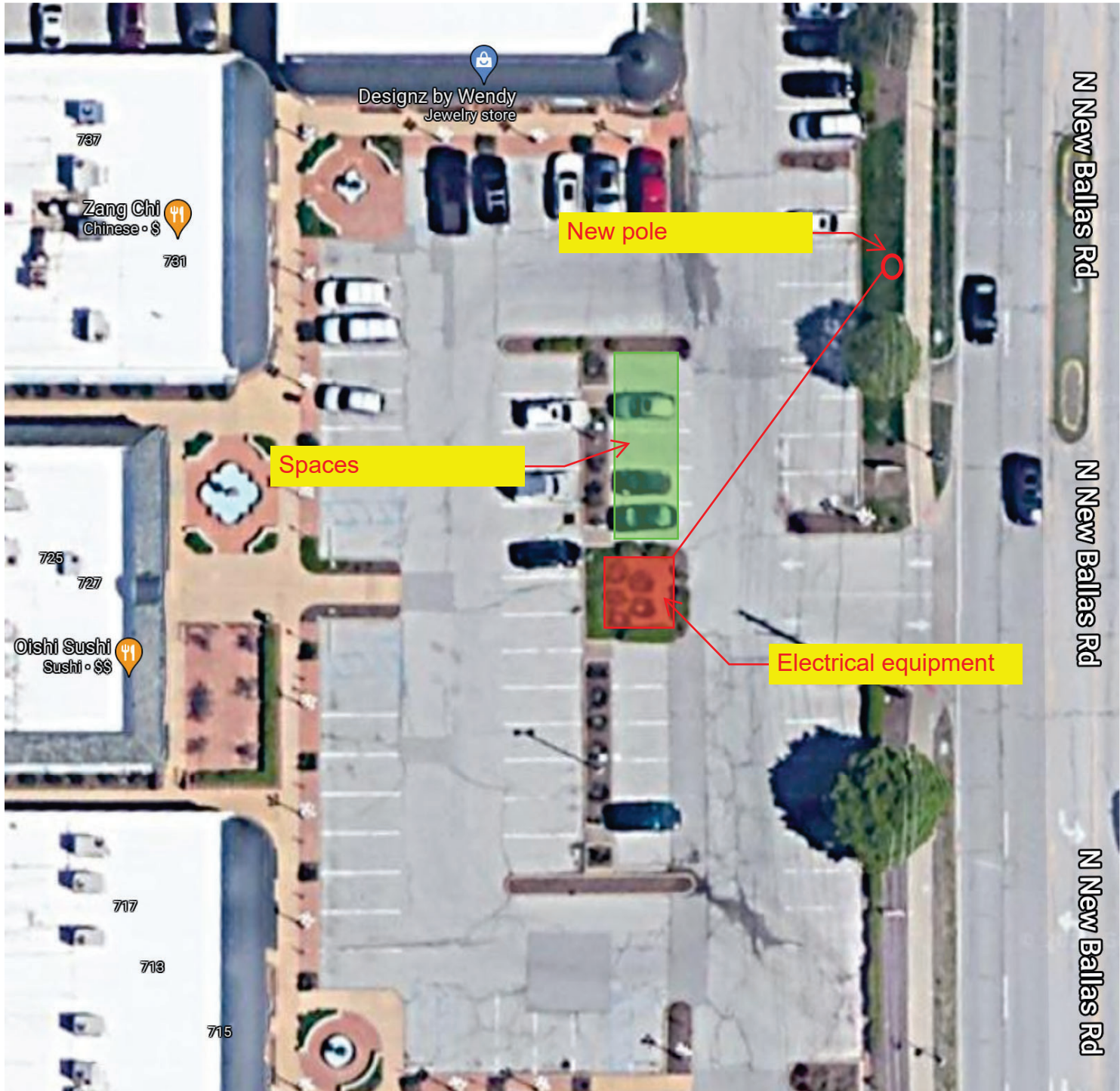
No mitigating factors for the 0.14% increase to the existing site coverage are proposed and the landscaping that is shown to screen the equipment is reduced compared to existing. While the increase is very minimal, the discretion is vested with the Planning and Zoning Commission in consideration of any site coverage bonus.

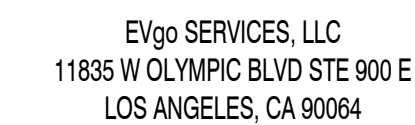
The submitted parking calculations are incorrect and reference a parking count that is no longer accurate for the Plaza Shops site. At that time of the 2020 staff report, the center utilized the adjacent property at 11850 Studt Ave. that was under the same ownership to meet with the minimum required parking. The properties have since been split up and sold to different entities, and the joint parking agreement was released. The current available on-site parking for the Plaza Shops complex is 165 spaces and after calculating in the 5 parking spaces used for the EV Go project there is an excess of 11 parking spaces on site.

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.

The Planning and Zoning Commission should consider the location and visibility of the charging stations and equipment, as well as the potential impacts on future similar projects, when reviewing the proposal. If further mitigation is necessary in the form of additional landscaping or other considerations to justify an additional increase in site coverage the Commission should provide direction for the applicant. The Commission should also gain a better understanding from the applicant of why other locations are not possible. Alternatively, if the constraints of the site and the chosen placement are not appropriate, the Commission should consider denial of the request, as submitted.

	Area (ft ²)
Proposed landscaped area to be covered with electrical equipment:	250
Proposed new additional landscaped area :	80
Covered area (as defined by Section 405.120 of the Zoning Code):	80,985
Overall site area:	123274.8
Overall percent increase in site coverage:	0.14%
Percent of site currently covered	65.00%
Maximum site coverage allowed	70.00%
Proposed Site coverage	65.14%
Proposed excess permeable area	4.86%
SITE COVERAGE REQUIREMENTS ARE MET	





Job Name:

PLAZA SHOPS

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

SHEET DESCRIPTION:
OVERALL SITE PLAN

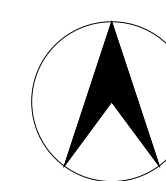
Project #: P4811

File

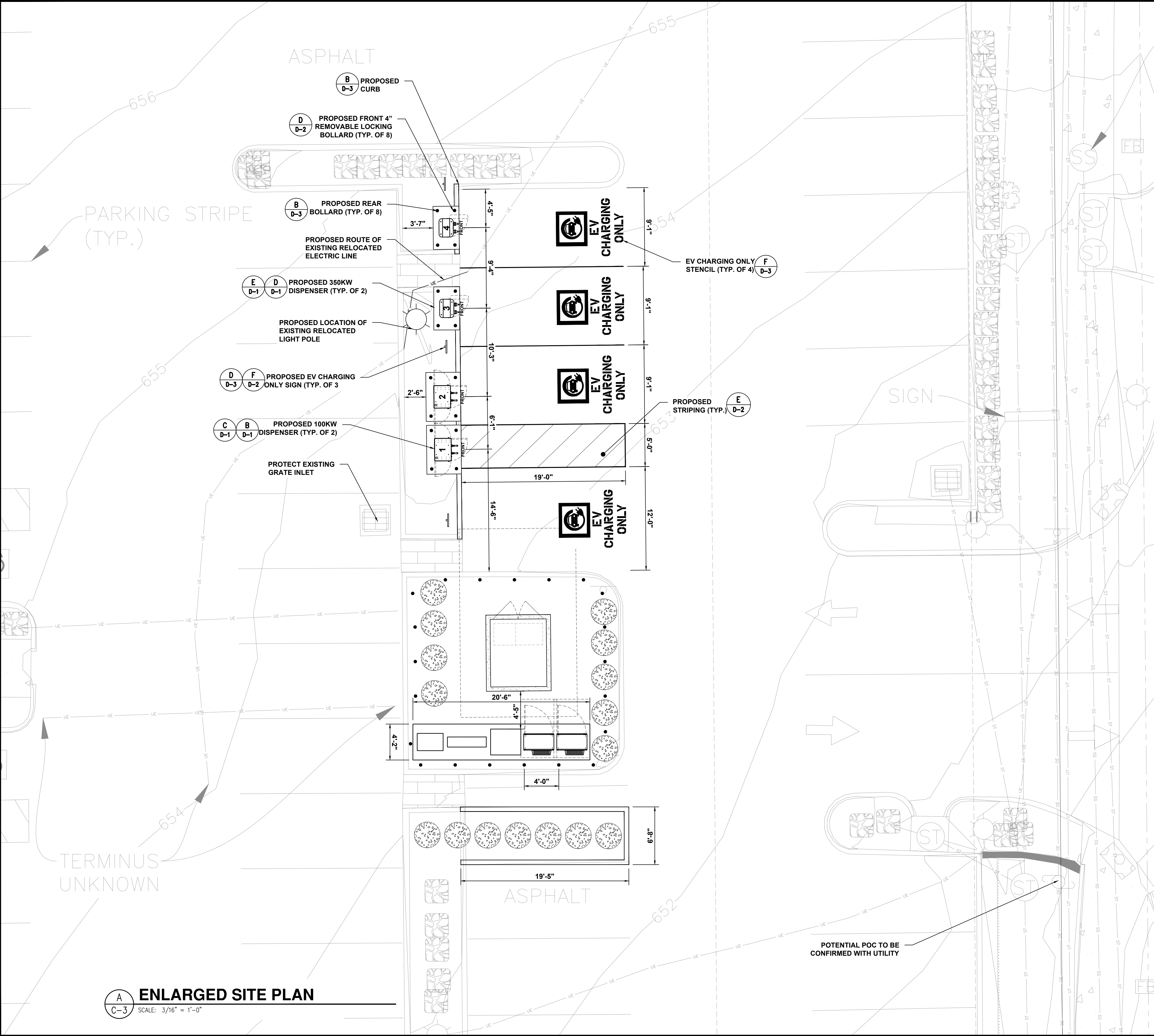
Drawn by: AM

Date(s): 07/27/2021

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



C-1



PROPOSED DISPENSERS

CHARGE POST NUMBER	100KW	350KW	CABLE TYPE
1	1		CHAdemo/CCS
2	1		CHAdemo/CCS
3		1	CHAdemo/CCS
4		1	CHAdemo/CCS

PROJECT STALL COUNT

EXISTING STALL COUNT	6
PROPOSED STALL COUNT	4
SITE HOST APPROVED STALL COUNT	6

KEYNOTES

- SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
- 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.
- CONTRACTOR TO PROVIDE CONDUIT AND WIRE AND BORE UTILITY RUN.

PLAZA SHOPS

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

ENLARGED SITE PLAN

Project #: P4811
File:
Drawn by: AM
Date(s): 07/27/2022

C-3

6' 4' 2' 0 5' 10'

3/16"=1'-0"



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



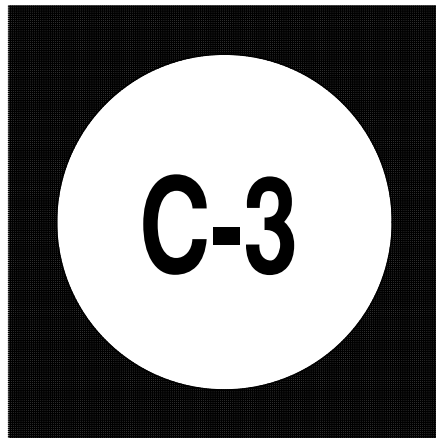
Job Name:

PLAZA SHOPS

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

SHEET DESCRIPTION:
ENLARGED SITE PLAN

Project #: P4811
File:
Drawn by: AM
Date(s): 07/27/2022



CHARGING STATION LICENSE AGREEMENT

Host: CH RETAIL FUND I/ST. LOUIS
PLAZA SHOPS, L.L.C.,
a Delaware limited liability company

Agreement Date: 2/10/22

This Charging Station License Agreement (“Agreement”) is entered into as of the Agreement Date by Host and EVGO SERVICES LLC, a Delaware limited liability company (“EVgo”).

I. AGREEMENT TERM SUMMARY

Plaza Shops located at:

701-747 N New Ballas Road, Creve Coeur, MO 63141 (“Host Property”)

Subject to the terms of this Agreement, Host hereby grants to EVgo the right to that portion of the Host Property designated on **Exhibit A** (the “Licensed Area”) as set forth herein for the purposes described below.

The Charging Station shall be available for exclusive use by EVgo Customers as determined in EVgo’s sole discretion. EVgo may use appropriate signage and striping to identify and indicate the location of the Charging Station and Charging Stalls as depicted in **Exhibit C** attached hereto, or as otherwise approved in writing by Host.

Attachment: Requested Information Received 8.9.22 (Ev Go)

HOST:

By: Retail Managers I, L.L.C., a Texas
limited liability company, its
manager

EVGO SERVICES LLC,
a Delaware limited liability company

DocuSigned by:
Marcy Bauer
By: 00D98A18A144410...
Name: Marcy Bauer
Title: Senior Vice President, Program Delivery

Attachment: Requested Information Received 8.9.22 (Ev Go)

EXHIBIT A

Licensed Area - Site Plan

Proposed Site Plan – Plaza Shops– 701-747 N New Ballas Road, Creve Coeur, MO 63141



Attachment: Requested Information Received 8.9.22 (Ev Go)

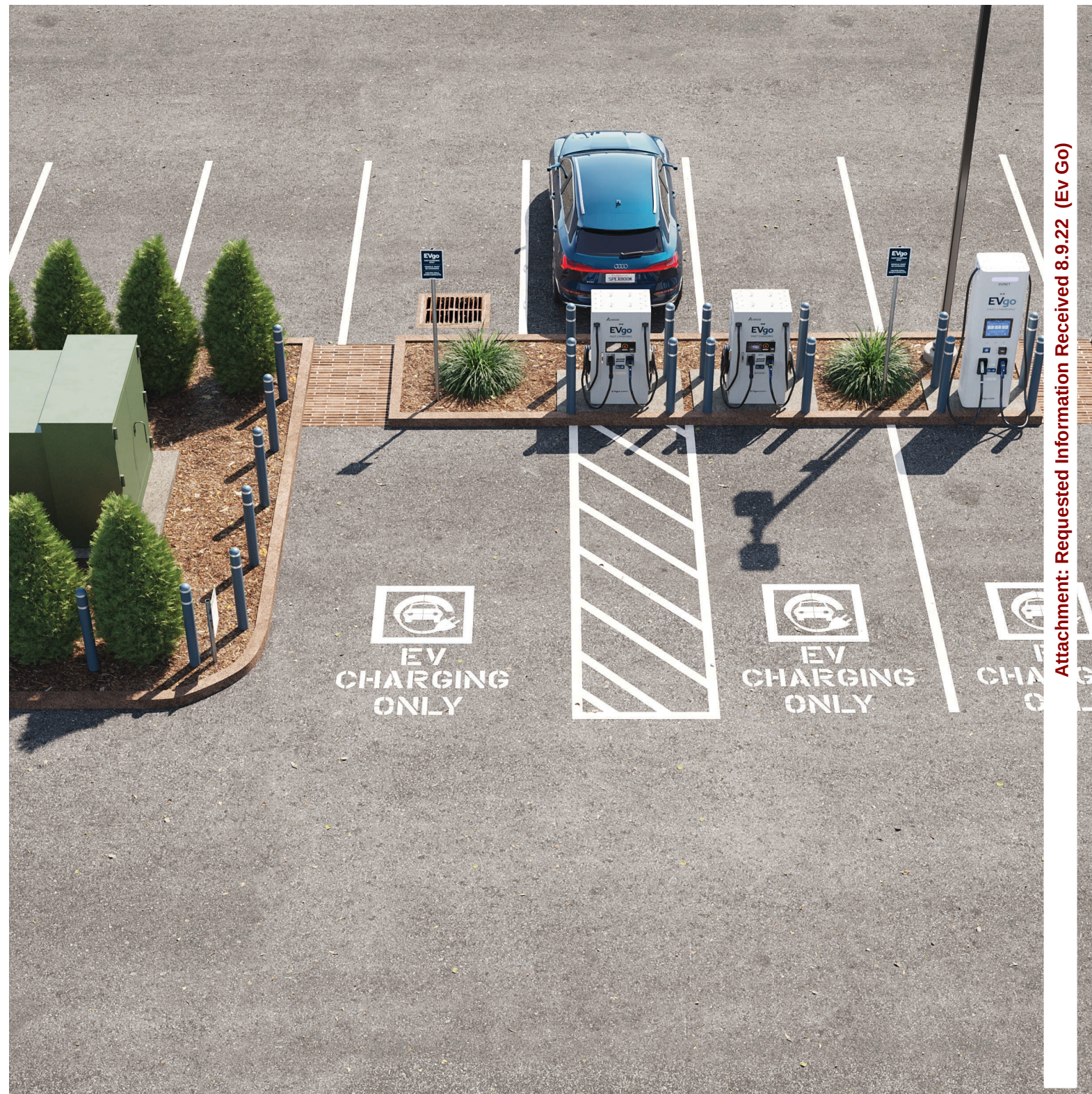
EXHIBIT C**Signage**

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:	6
Proposed Total Available On-Site:	159
Proposed excess spaces:	32

Plaza Shops

745 N New Ballas Rd, Creve Coeur, MO 63141



Attachment: Requested Information Received 8.9.22 (Ev Go)



Attachment: Requested Information Received 8.9.22 (Ev Go)

Plaza Shops



Attachment: Requested Information Received 8.9.22 (Ev Go)



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:

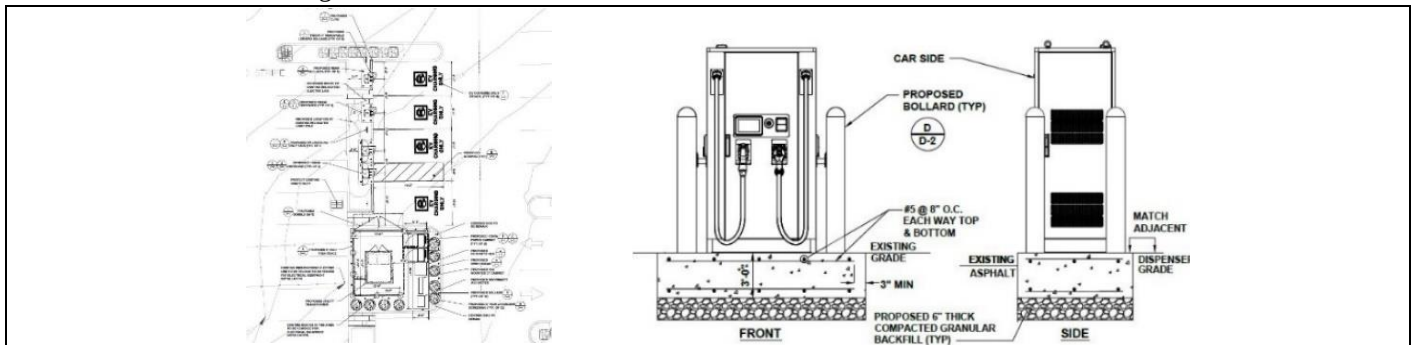
- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the goals of a minor site plan?
- Does the request follow the Design Guidelines?

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.

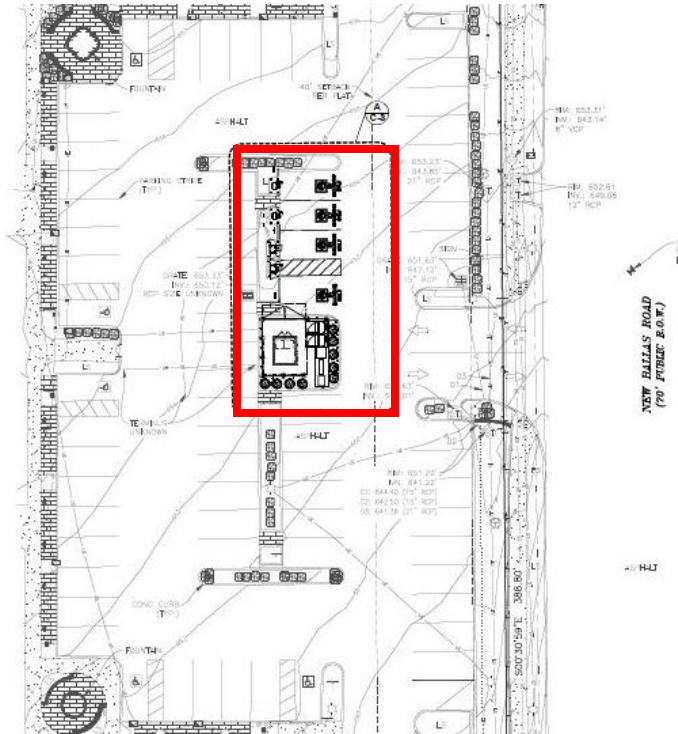


Figure 2: Detail of the proposed location for the new EV charging stations and equipment in red.

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.

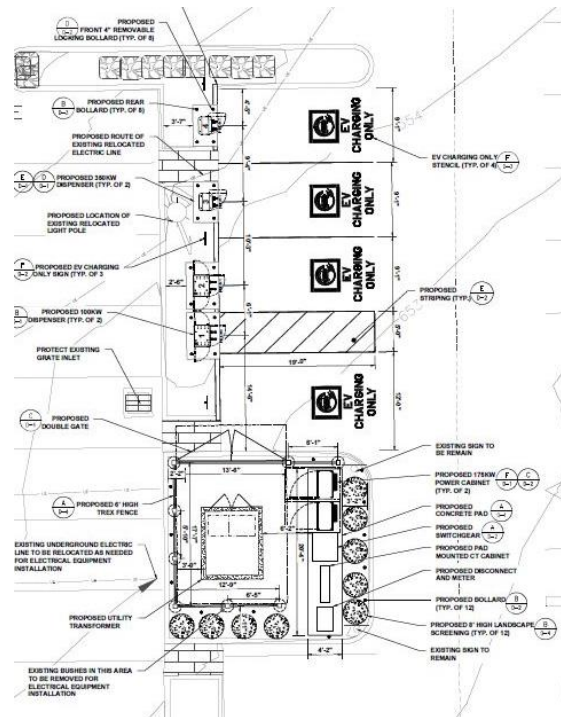


Figure 3: Detail of the site proposal with new EV stalls, equipment and screening.

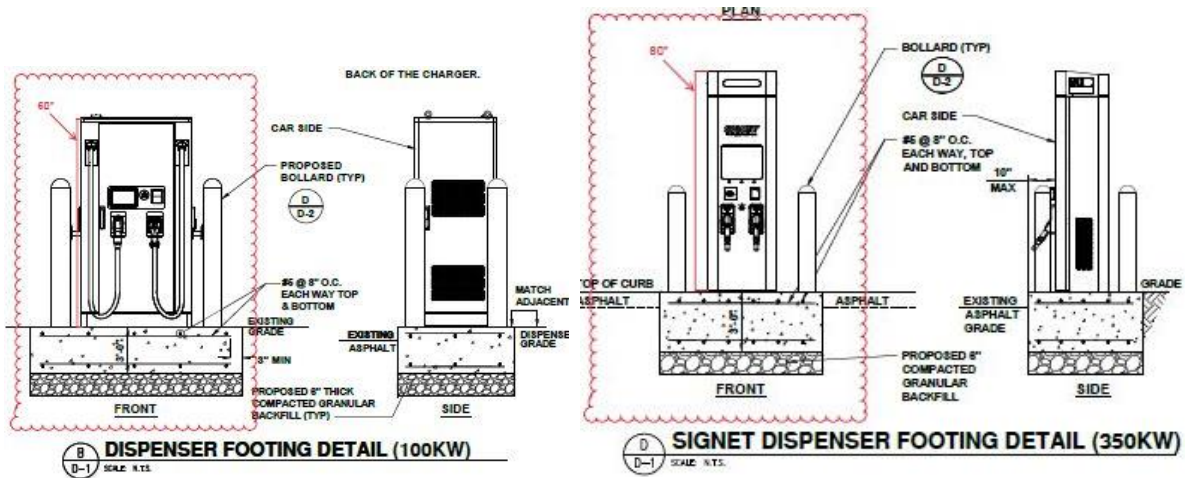


Figure 4: Elevation detail of proposed EV charging stations for each charging stall.

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).

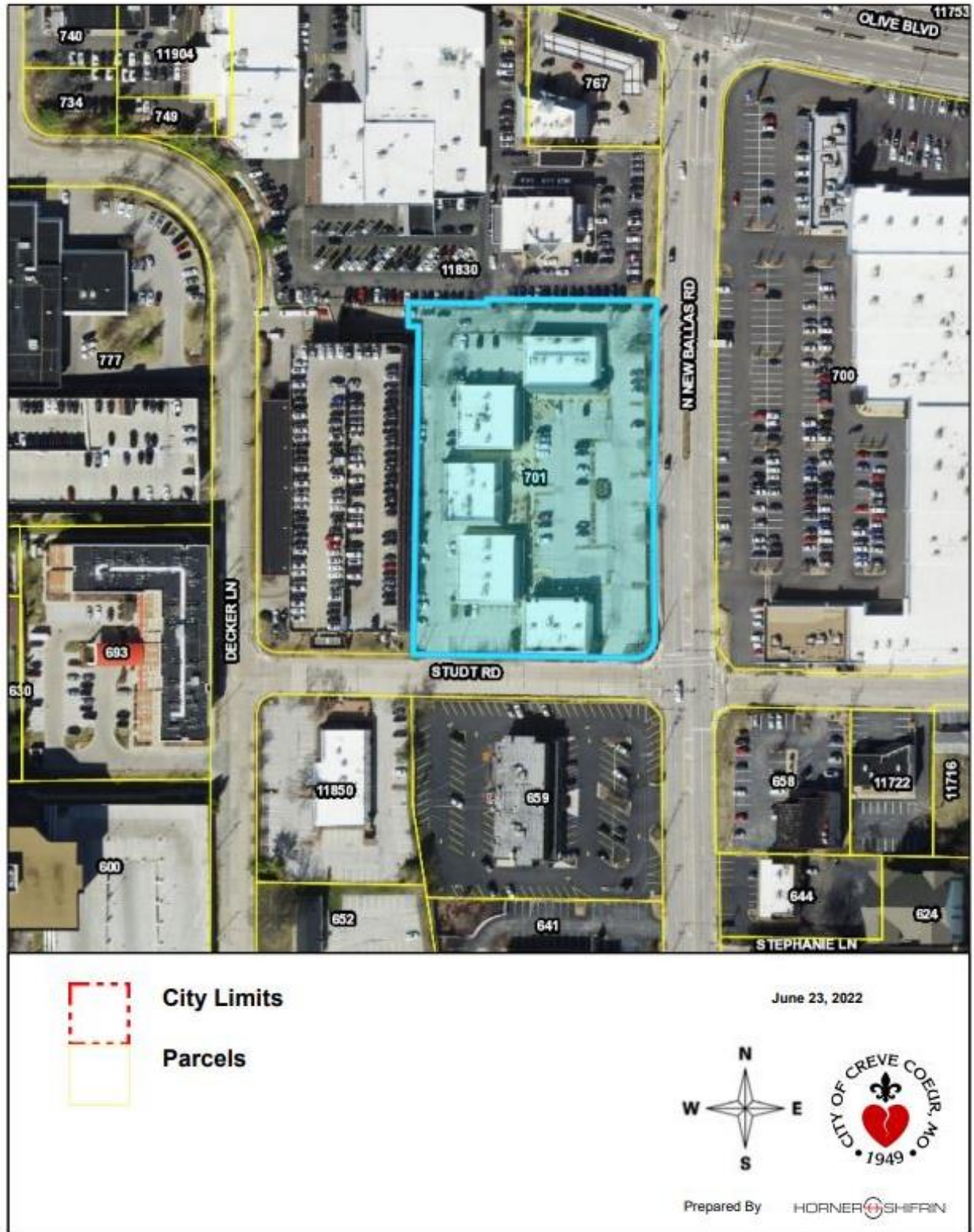
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

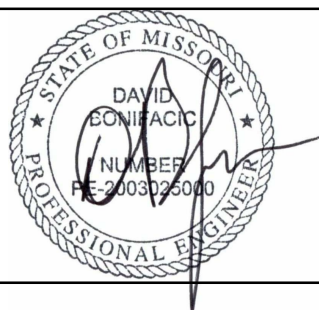


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



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.

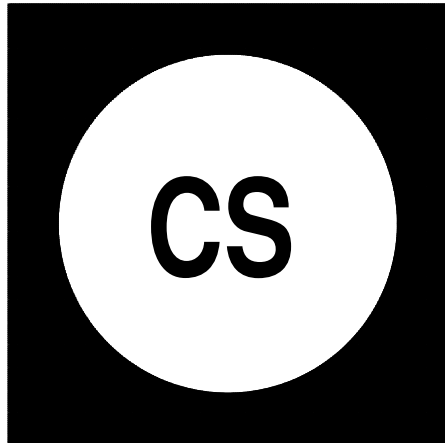
CALL BEFORE YOU DIG

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





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



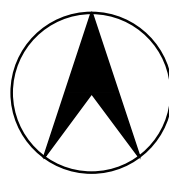
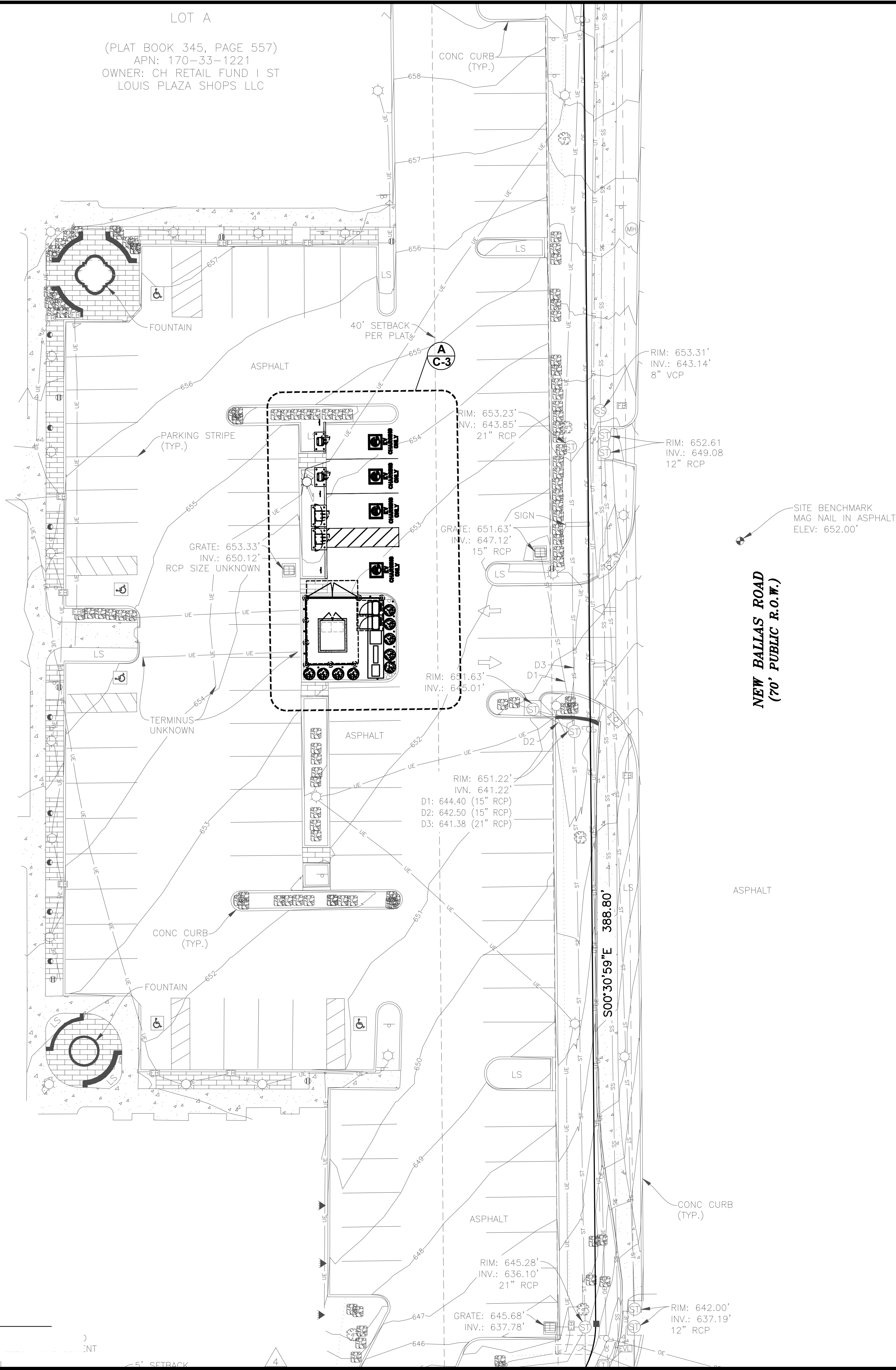
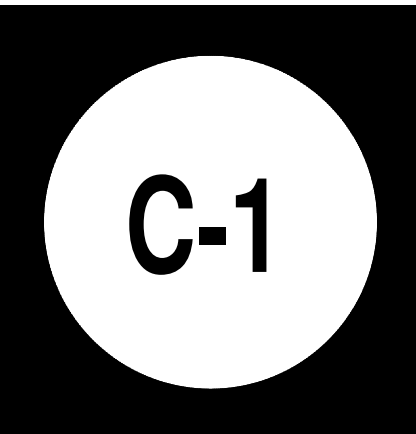
Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
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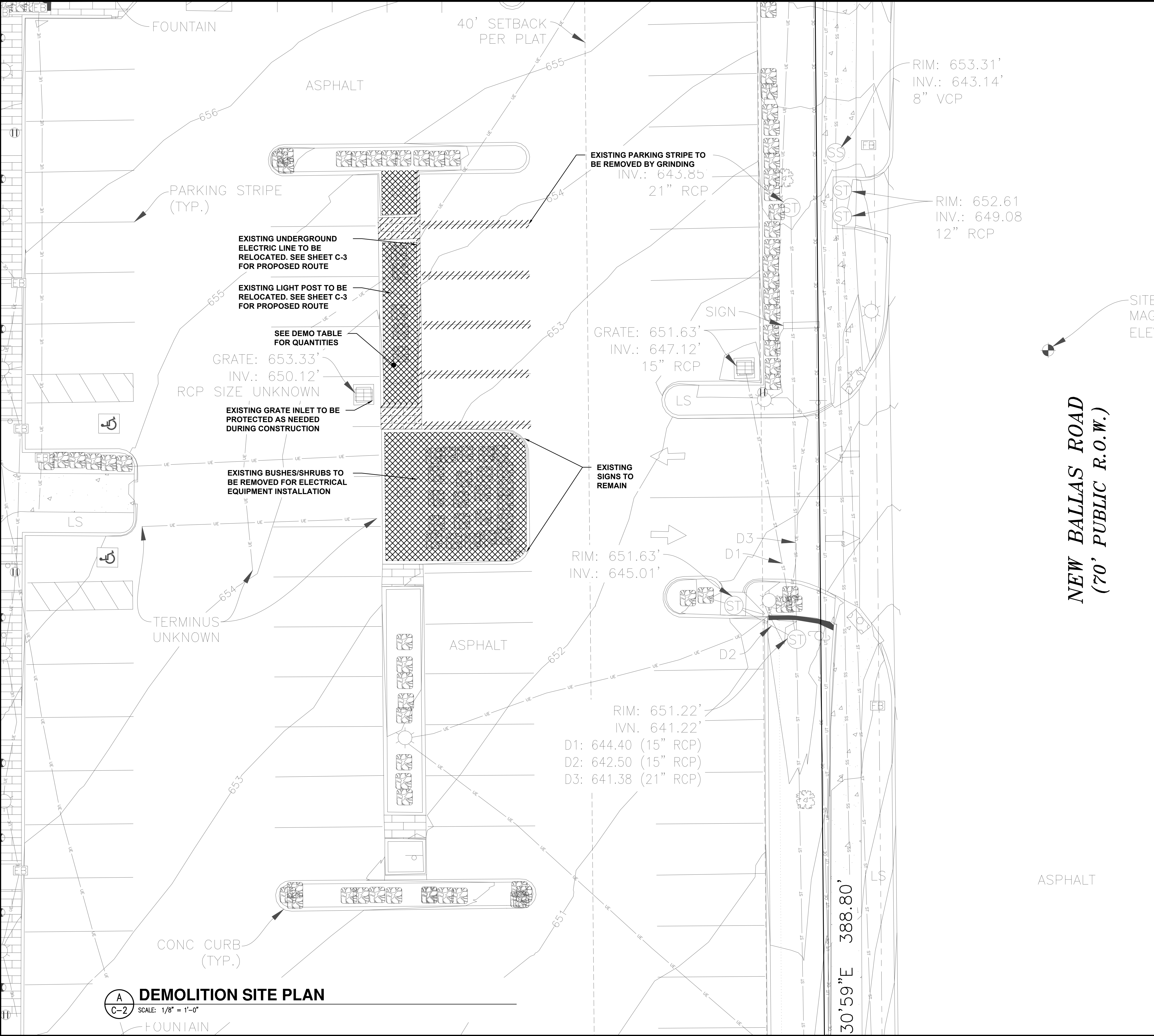
SHEET DESCRIPTION:
OVERALL SITE PLAN

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



A
C-1 **OVERALL SITE PLAN**
SCALE: 1/16" = 1'-0"

N00°50'00"W 392.17'



DEMO QUANTITIES TABLE		
	BRICK	60 SQ FT
	PARKING LINES	GRINDING
	CURB	40 SQ FT
	LANDSCAPING	750 SQ FT
	CONCRETE SIDE WALK	-

- NOTES**
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.



FAST CHARGING

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

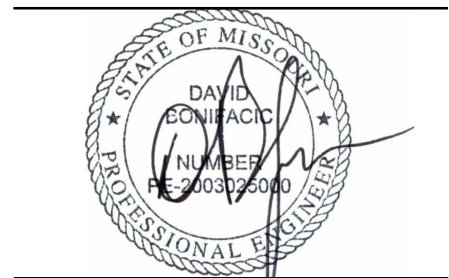


Engineers+ Consultants



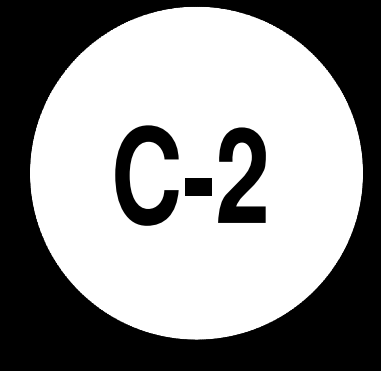
Job Name:
PLAZA SHOPS

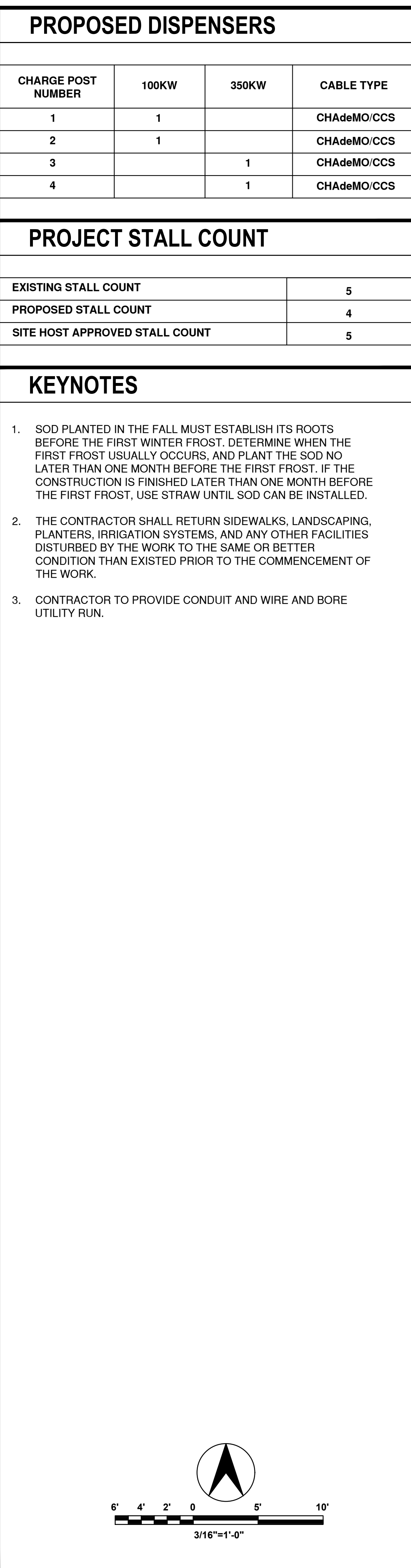
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141

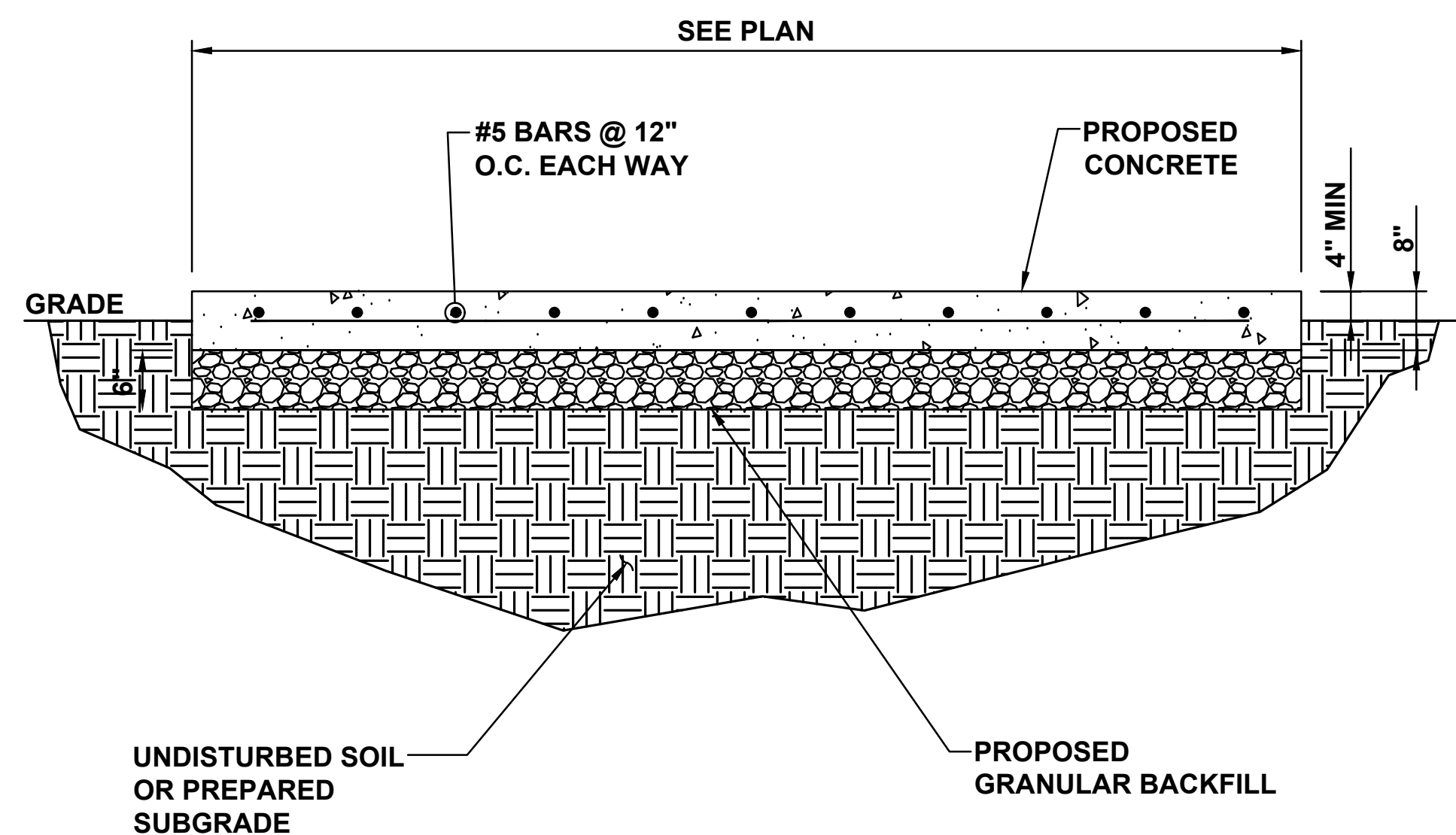


SHEET DESCRIPTION:
DEMOLITION SITE PLAN

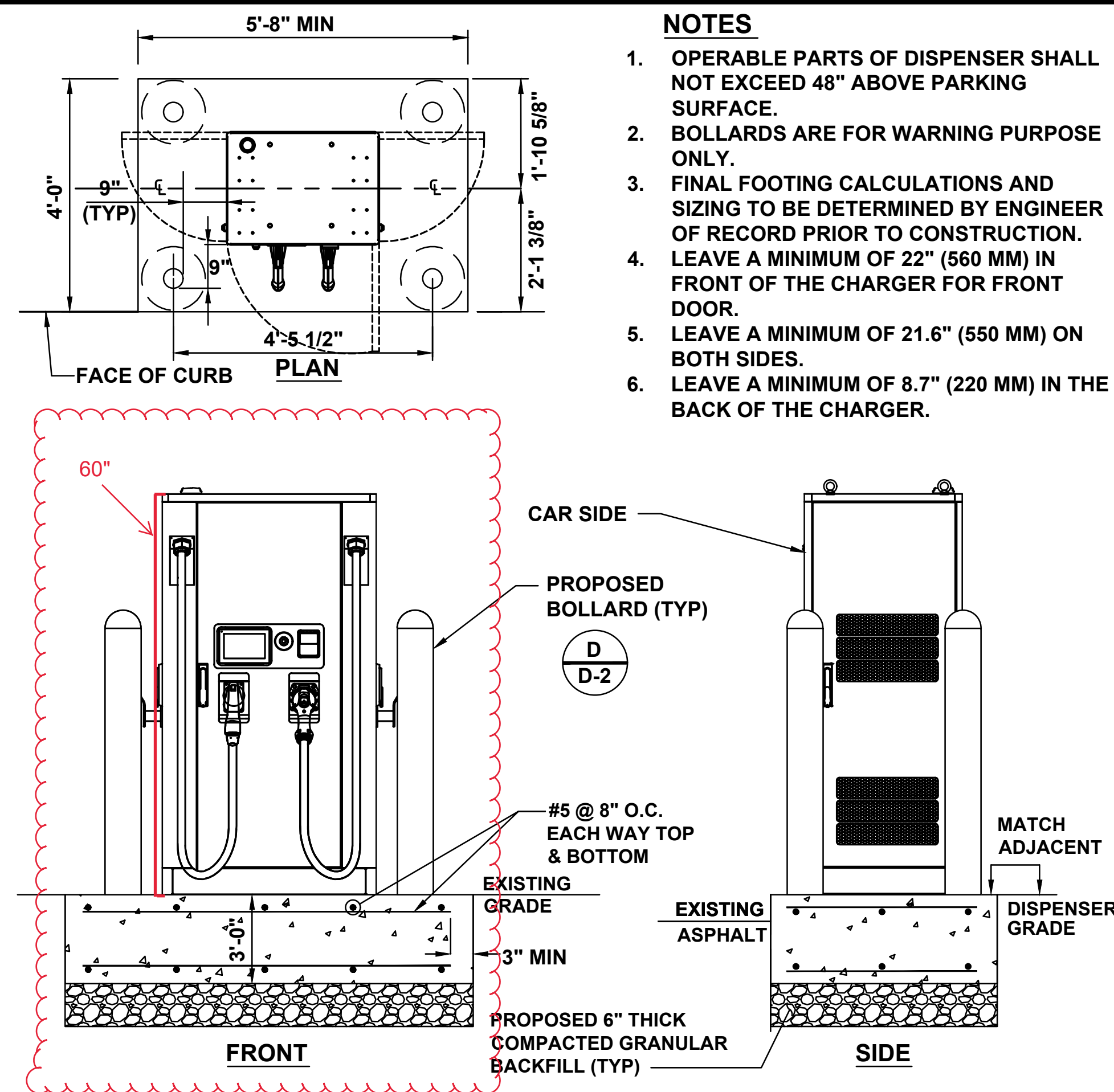
Project #: P42811
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Drawn by: AM
Date(s): 03/28/2022
03/31/2022 - DD100 REV 1
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A CONCRETE PAD DETAIL
D-1 SCALE: N.T.S.



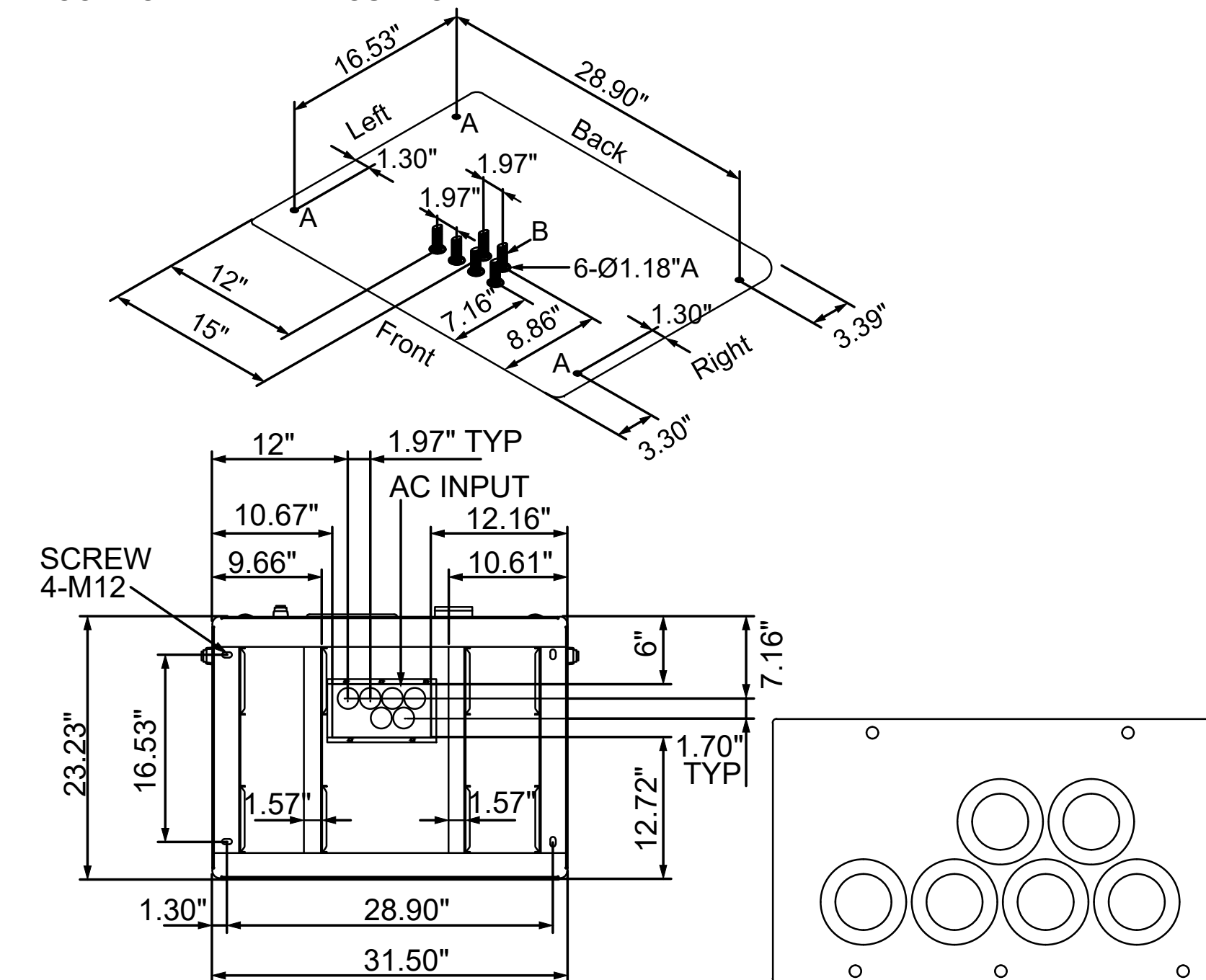
B DISPENSER FOOTING DETAIL (100KW)
D-1 SCALE: N.T.S.

NOTES

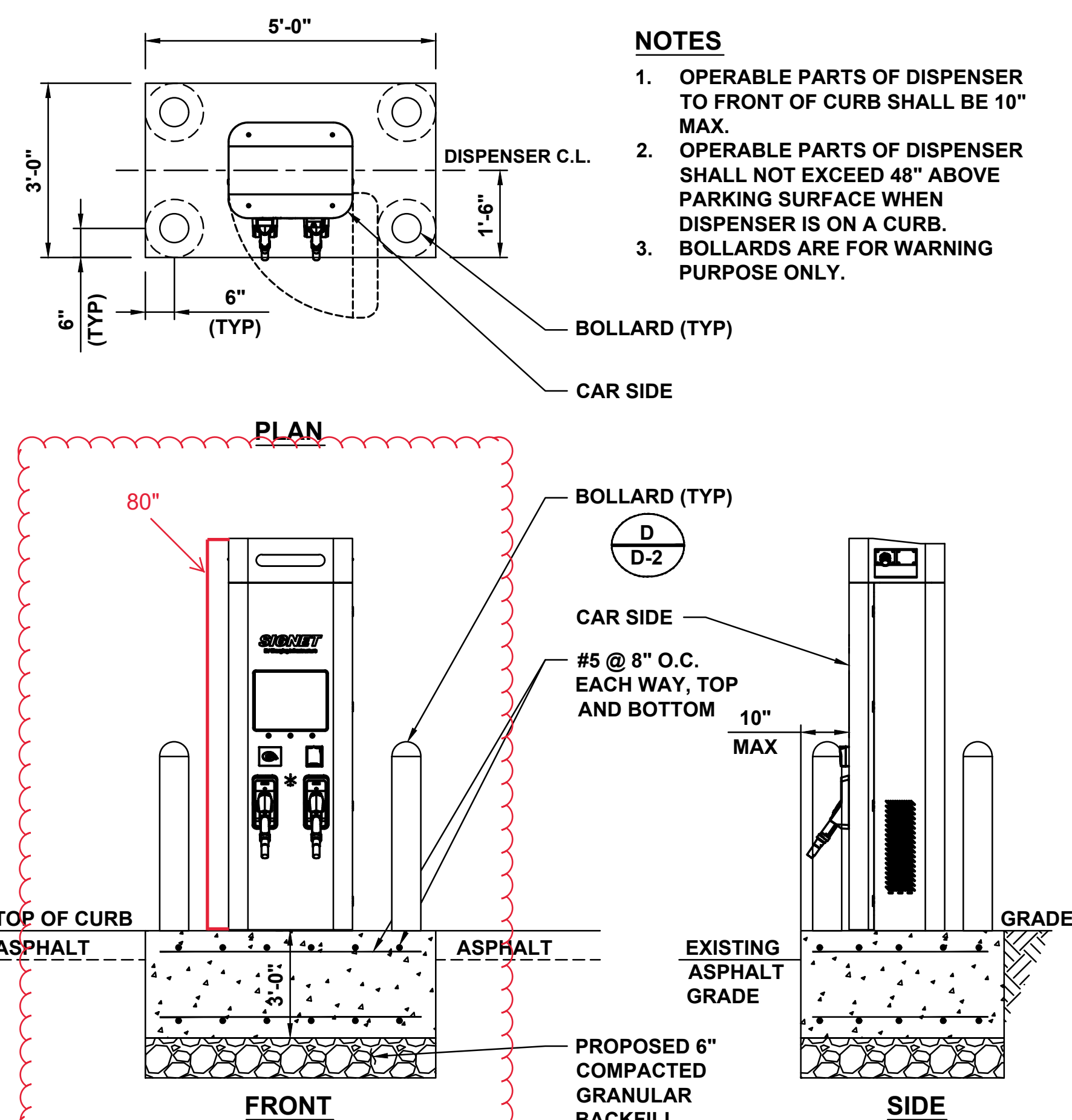
1. OPERABLE PARTS OF DISPENSER SHALL NOT EXCEED 48" ABOVE PARKING SURFACE.
2. BOLLARDS ARE FOR WARNING PURPOSE ONLY.
3. FINAL FOOTING CALCULATIONS AND SIZING TO BE DETERMINED BY ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
4. LEAVE A MINIMUM OF 22" (560 MM) IN FRONT OF THE CHARGER FOR FRONT DOOR.
5. LEAVE A MINIMUM OF 21.6" (550 MM) ON BOTH SIDES.
6. LEAVE A MINIMUM OF 8.7" (220 MM) IN THE BACK OF THE CHARGER.

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.



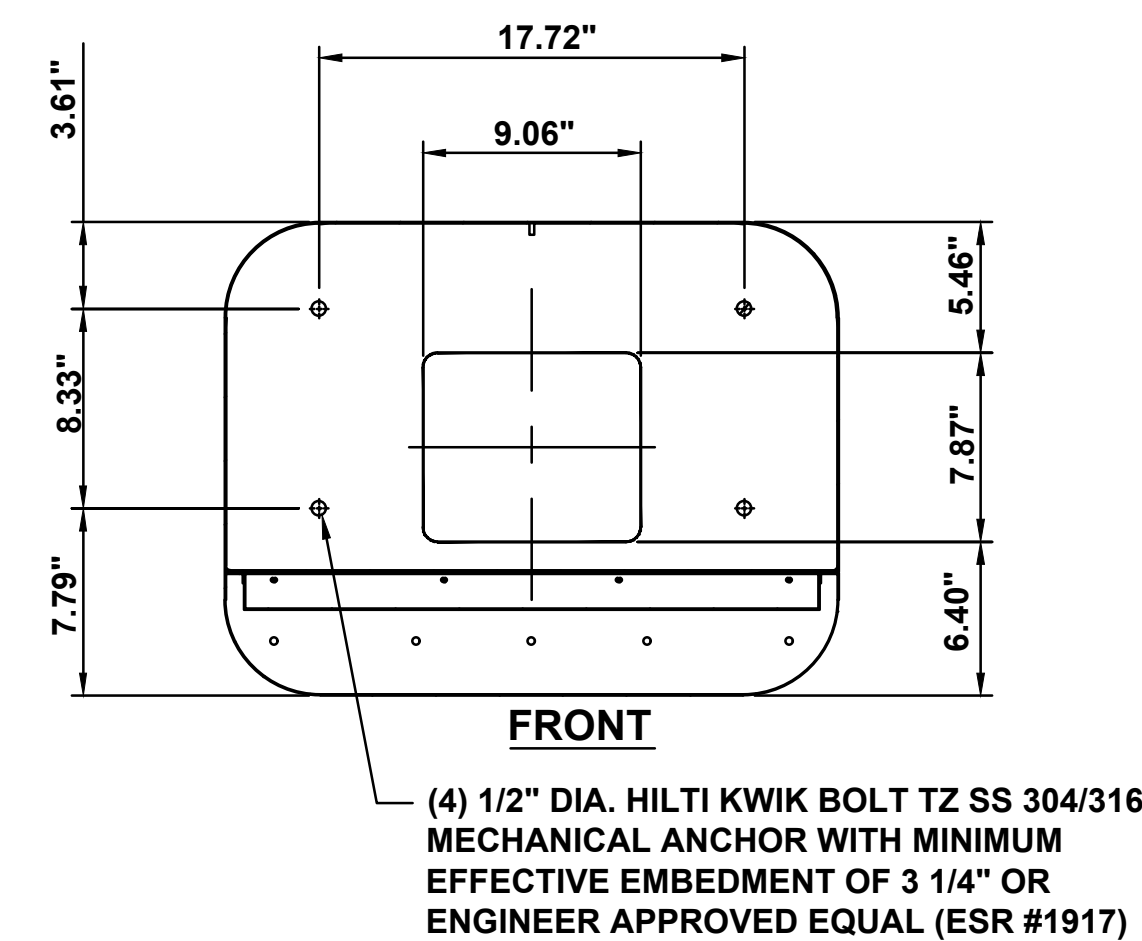
C DISPENSER ANCHORAGE AND CONDUIT ENTRY DETAIL
D-1 SCALE: N.T.S.



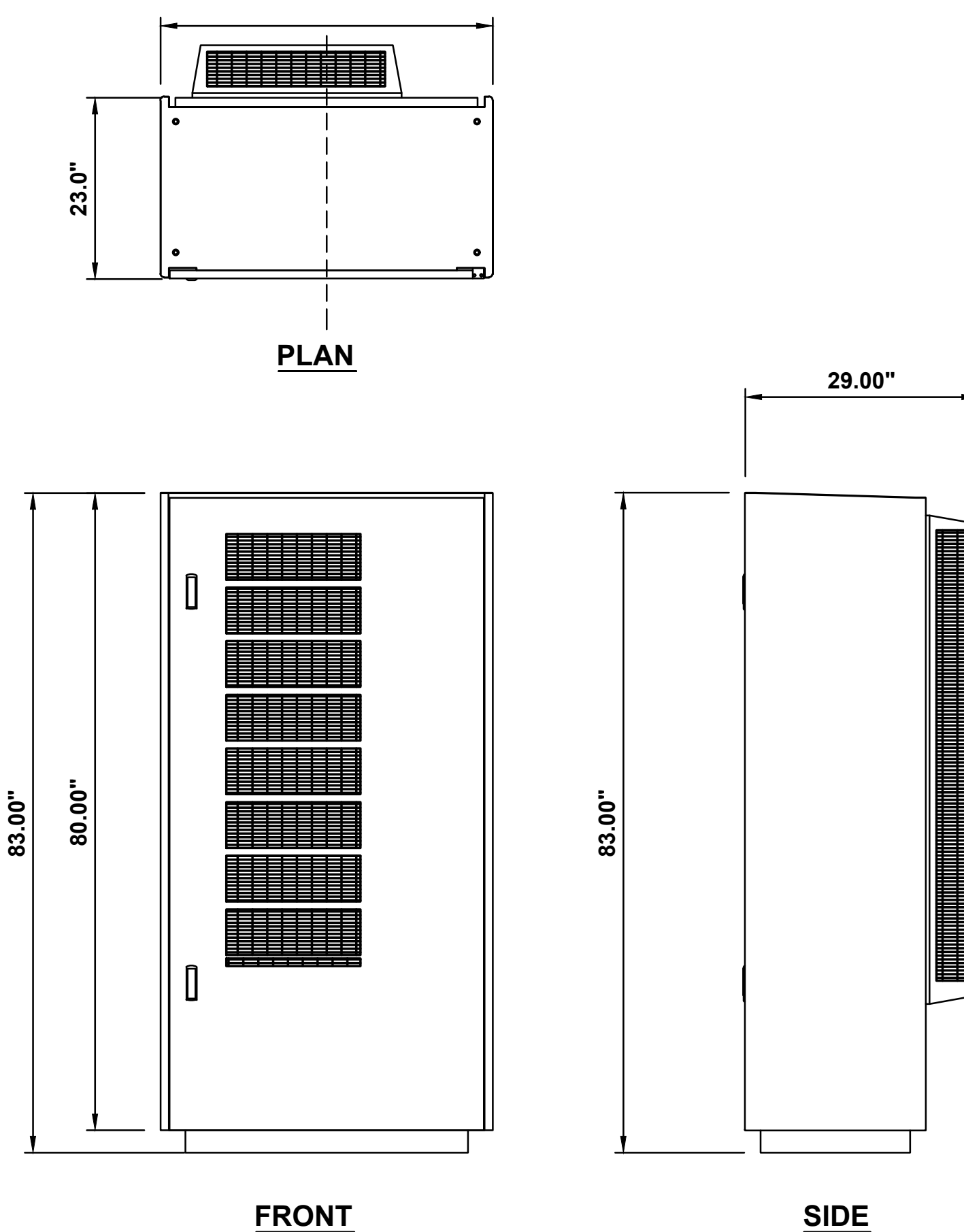
D SIGNET DISPENSER FOOTING DETAIL (350KW)
D-1 SCALE: N.T.S.

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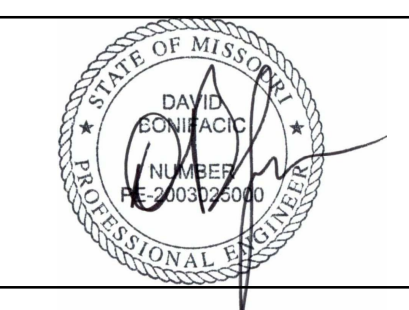
EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064

WB Engineers+Consultants

Evstrategies

Job Name:
PLAZA SHOPS

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



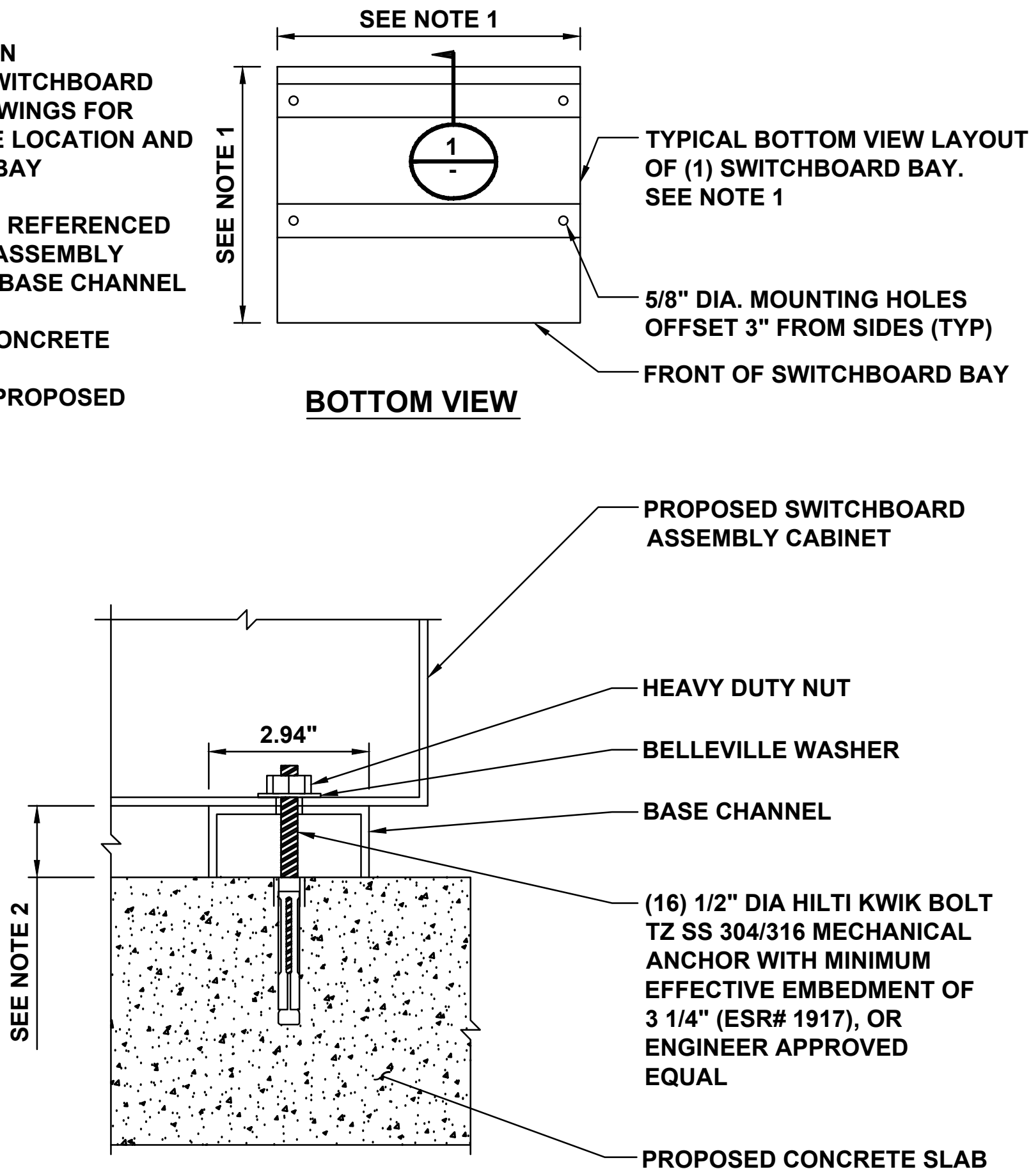
SHEET DESCRIPTION:
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NOTES

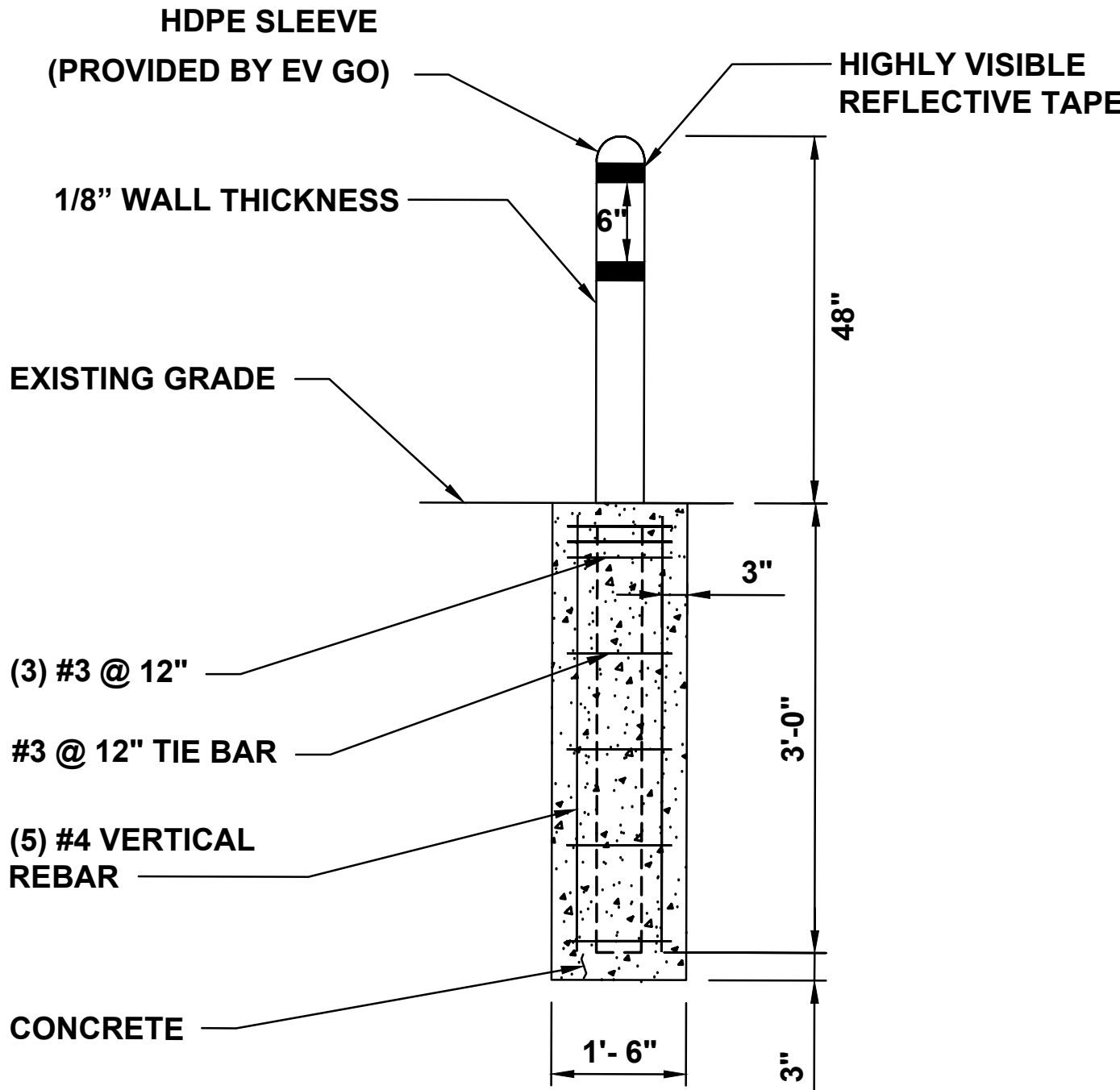
1. SEE FLOOR PLAN IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR MOUNTING HOLE LOCATION AND SWITCHBOARD BAY DIMENSIONS.
2. SEE ELEVATION IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION.
3. MINIMUM 10 1/2" CONCRETE EDGE DISTANCE REQUIRED FOR PROPOSED ANCHORAGE.



A SWITCHBOARD MOUNTING DETAIL
D-2 SCALE: N.T.S.

NOTES

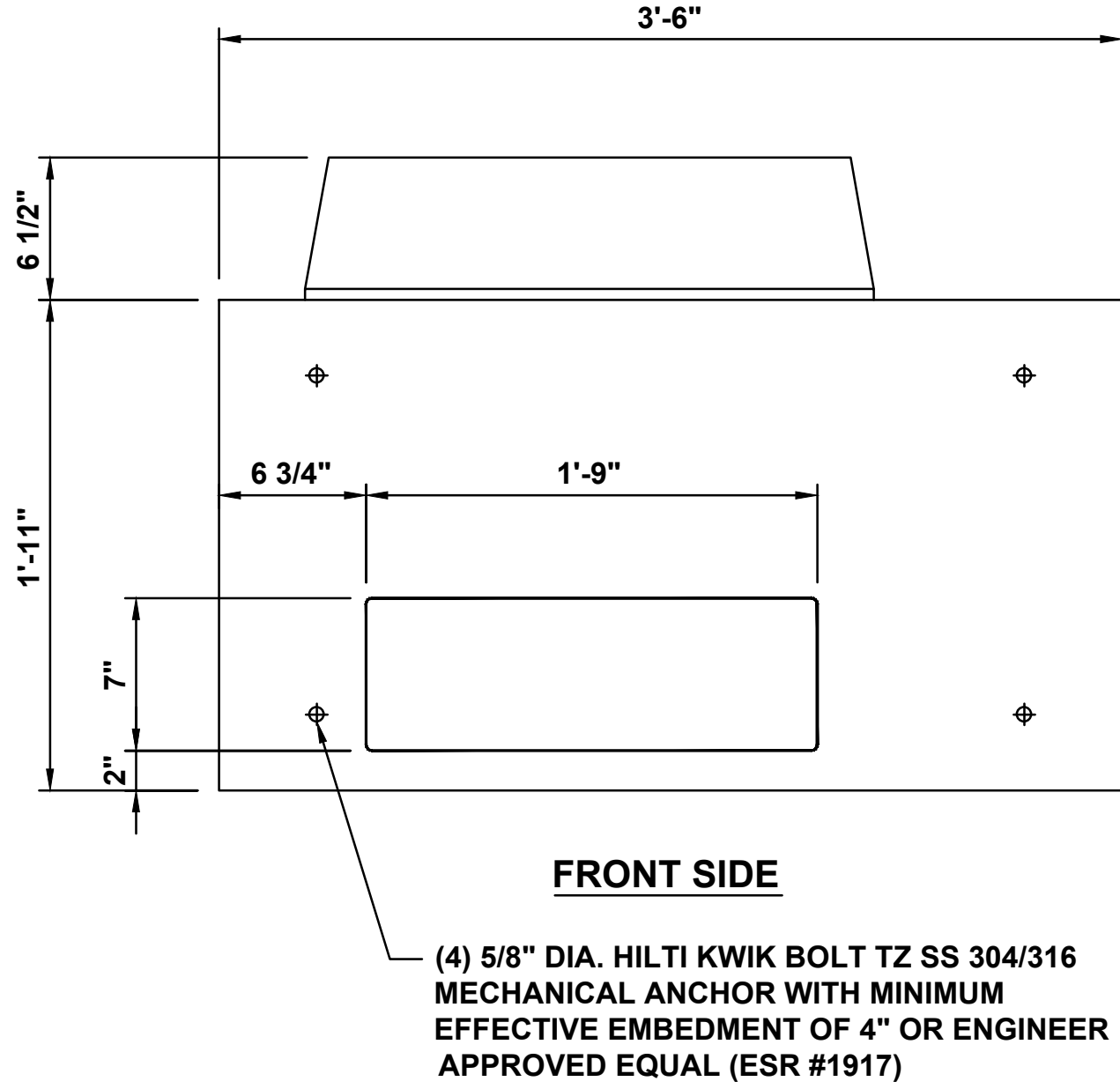
1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND EV GO EQUIPMENT.



B WARNING BOLLARD DETAIL
D-2 SCALE: N.T.S.

NOTES

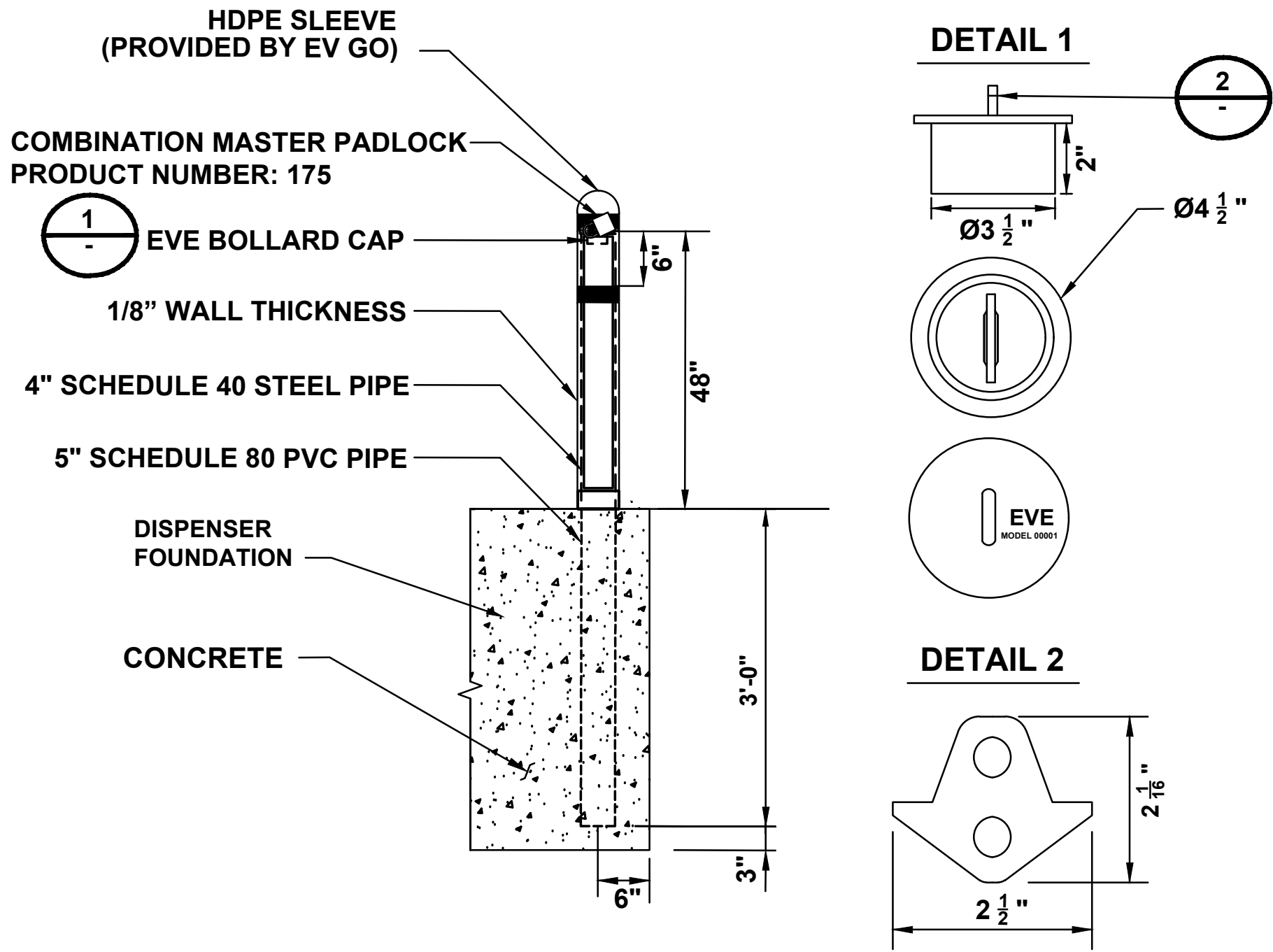
1. MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORS SHALL BE 6".
2. MINIMUM CLEAR SPACING BETWEEN ANCHOR AND CONDUIT SHALL BE 3 INCHES.



C POWER UNIT ANCHORAGE AND CONDUIT ENTRY DETAIL
D-2 SCALE: N.T.S.

NOTES

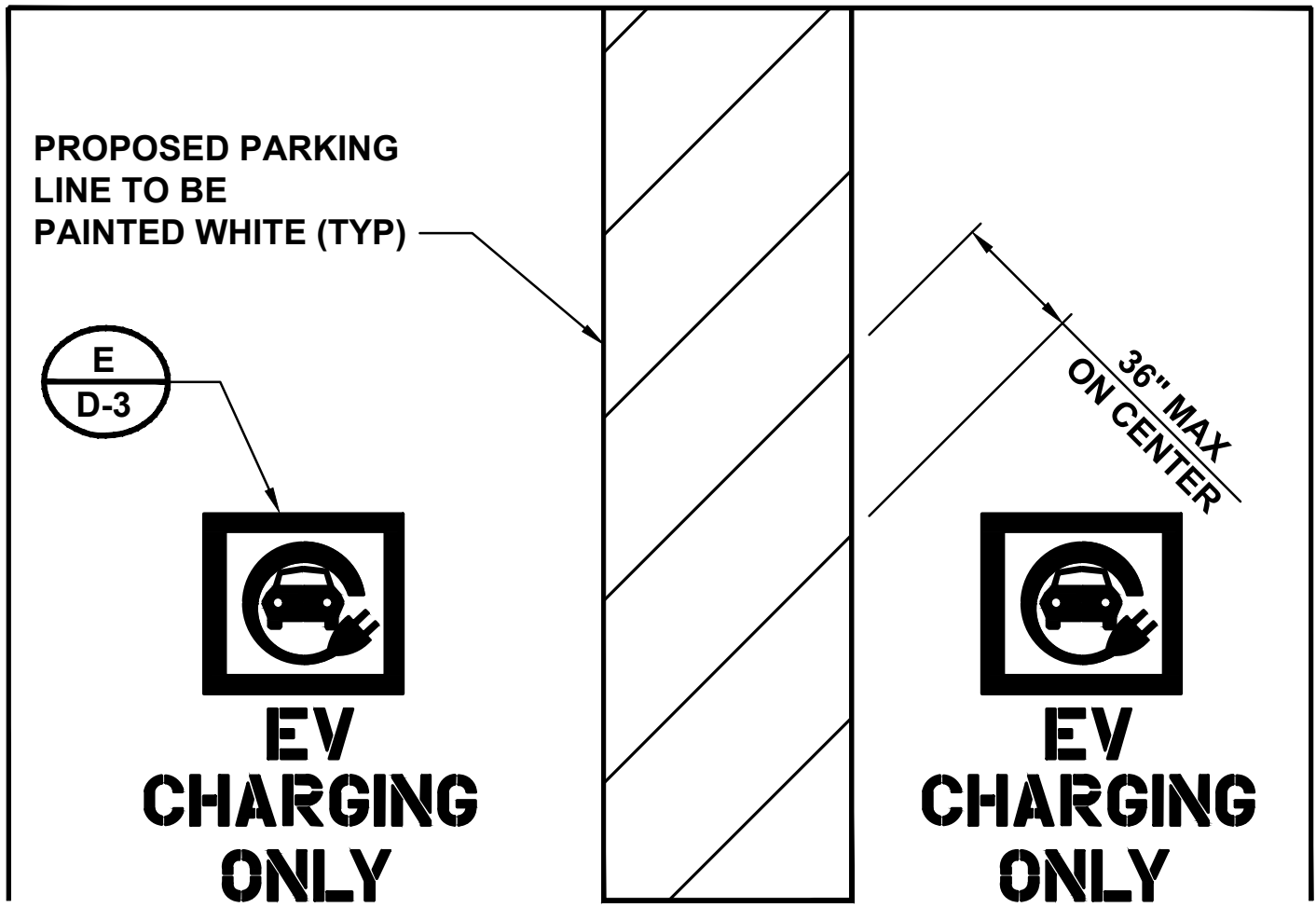
1. BOLLARD DETAIL FOR BOLLARDS INFRONT OF EVGO CHARGING DISPENSERS.
2. PRODUCT DETAILS: EVE LOCKING BOLLARD CAP, PART NUMBER: 00001



D 4 REMOVABLE LOCKING BOLLARD
D-2 SCALE:

NOTES

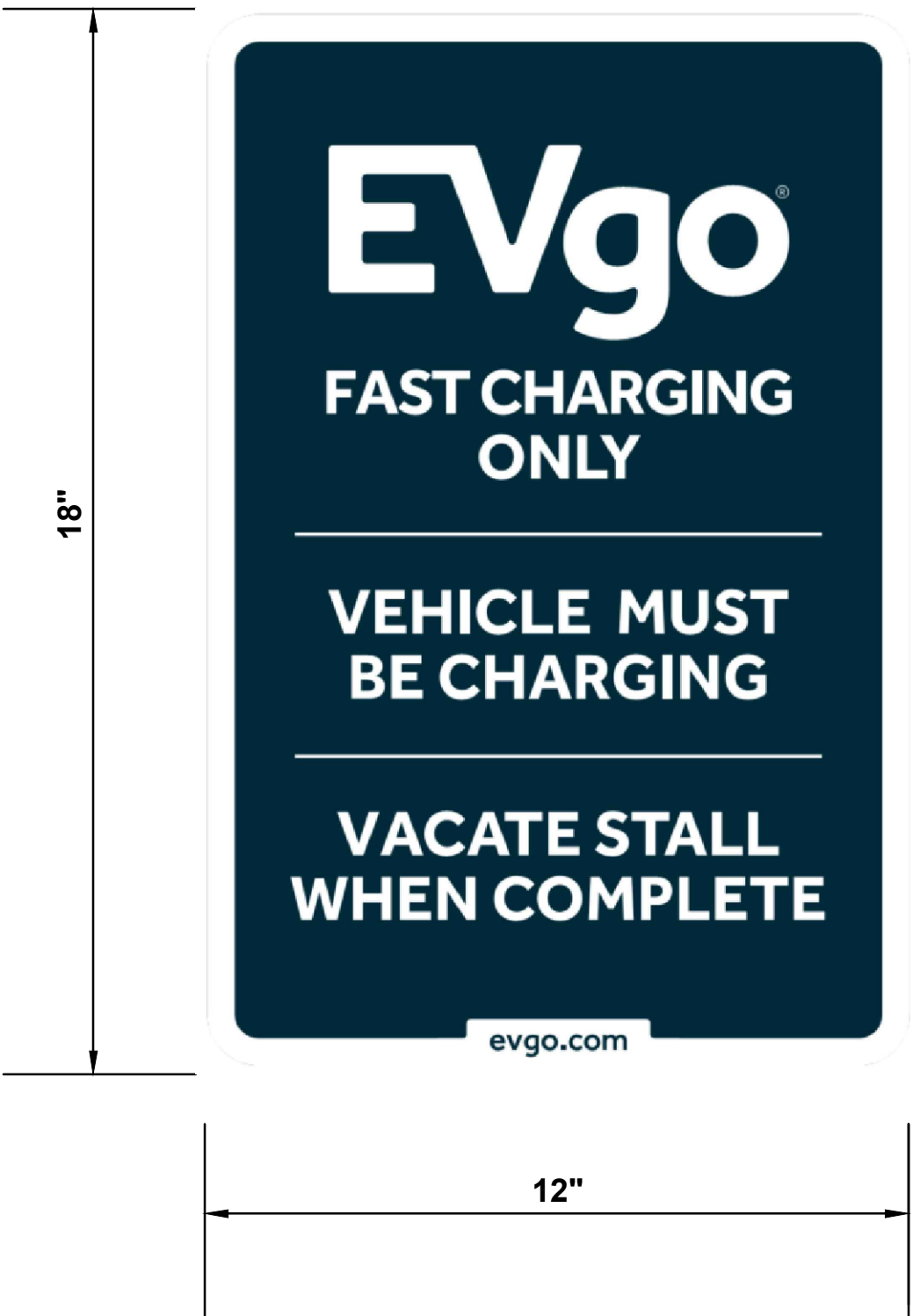
1. PROPOSED ACCESSIBLE STALLS AND ACCESS AISLE SHALL BE 2% MAX SLOPE IN ALL DIRECTIONS.
2. REFER TO SHEET C-3 FOR PROPOSED SITE PLAN.
3. LOWER SIDE OF MARKING SHOULD BE ALIGNED WITH THE END OF THE PARKING SPACE.
4. THE CENTER OF THE TEXT SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE VEHICLE SPACE.



E EVCS ACCESSIBLE STALL MARKING PLAN
D-2 SCALE: N.T.S.

NOTES

1. CONTRACTOR TO SELECT APPROPRIATE SIGN PER PROPOSED SIGN LOCATION.
2. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED 66" ABOVE GRADE.



F NO PARKING SIGN
D-2 SCALE: N.T.S.

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

WB Engineers+Consultants

Ev strategies

Job Name:
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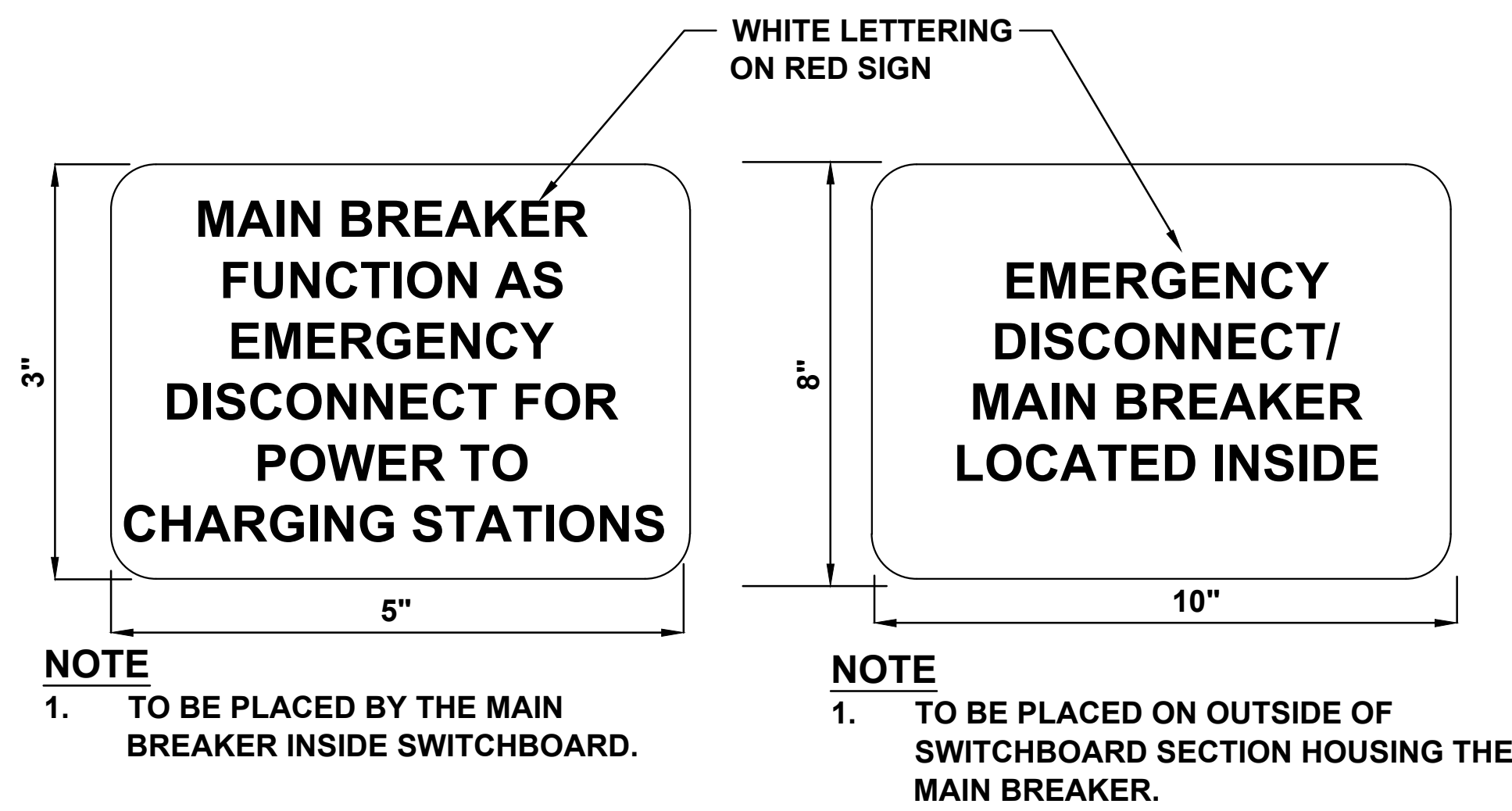
745 N NEW BALLAS RD.-EV
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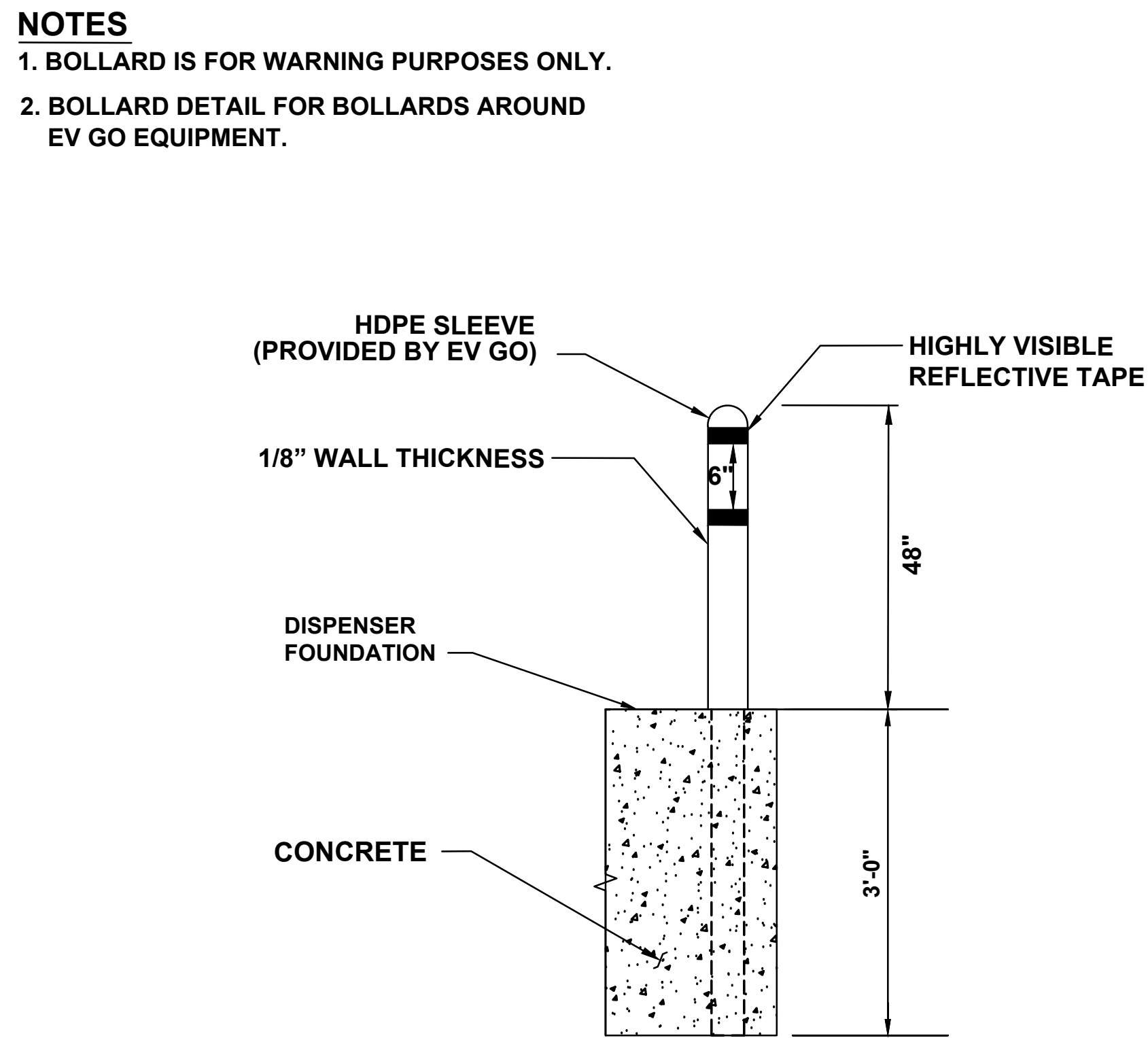
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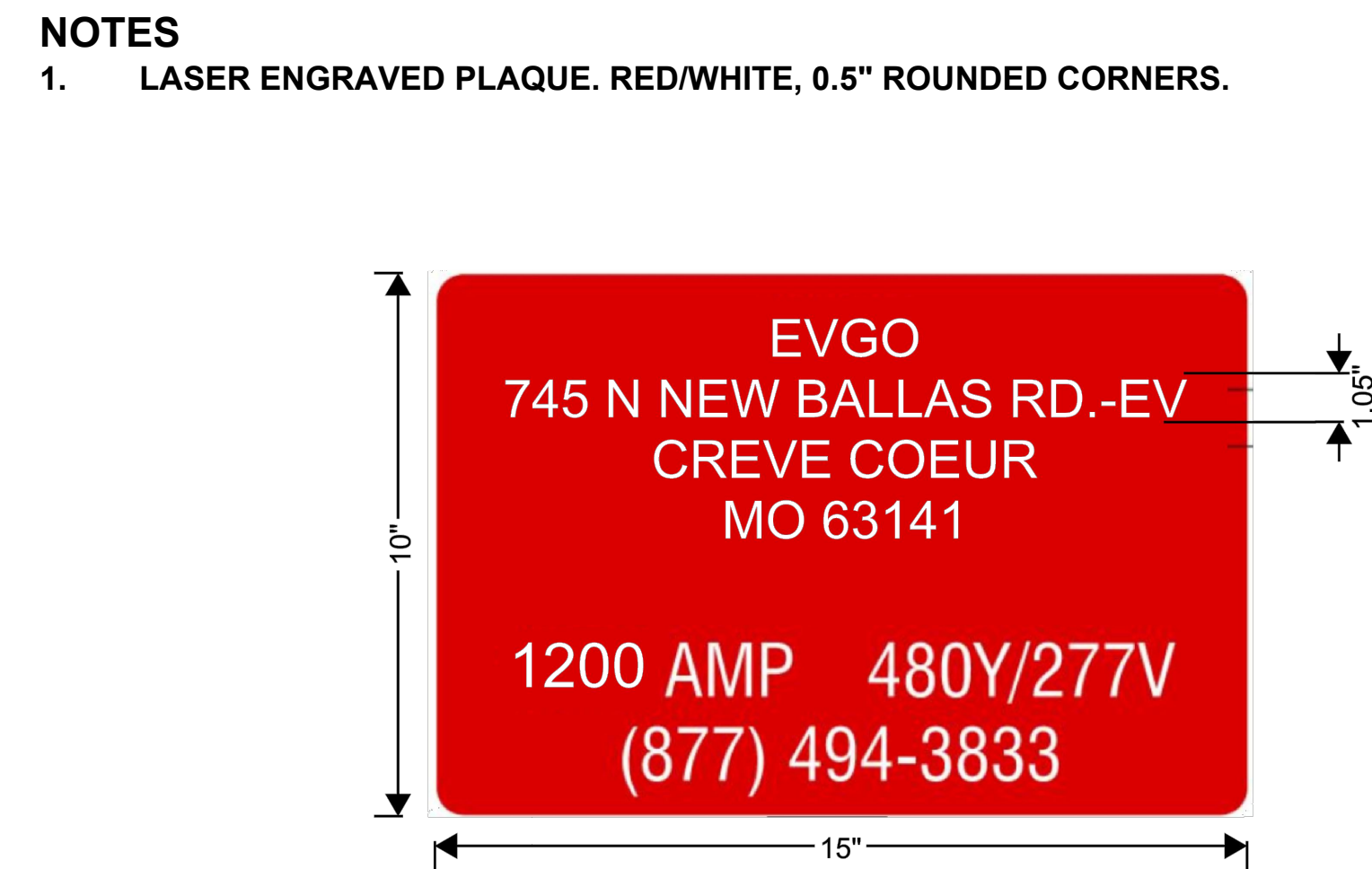




A EMERGENCY DISCONNECT SIGN DETAIL
D-3 SCALE: N.T.S.

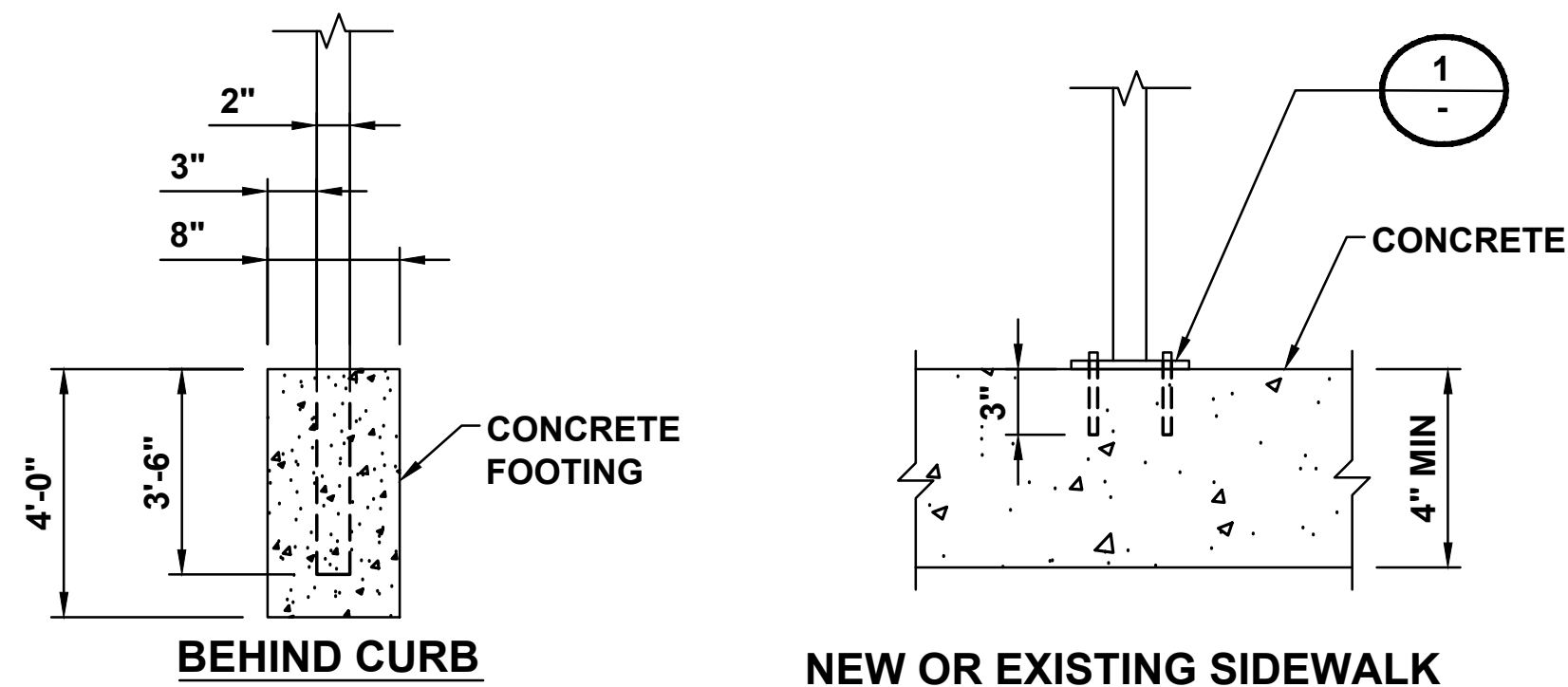


B DISPENSER WARNING BOLLARD DETAIL
D-3 SCALE: N.T.S.

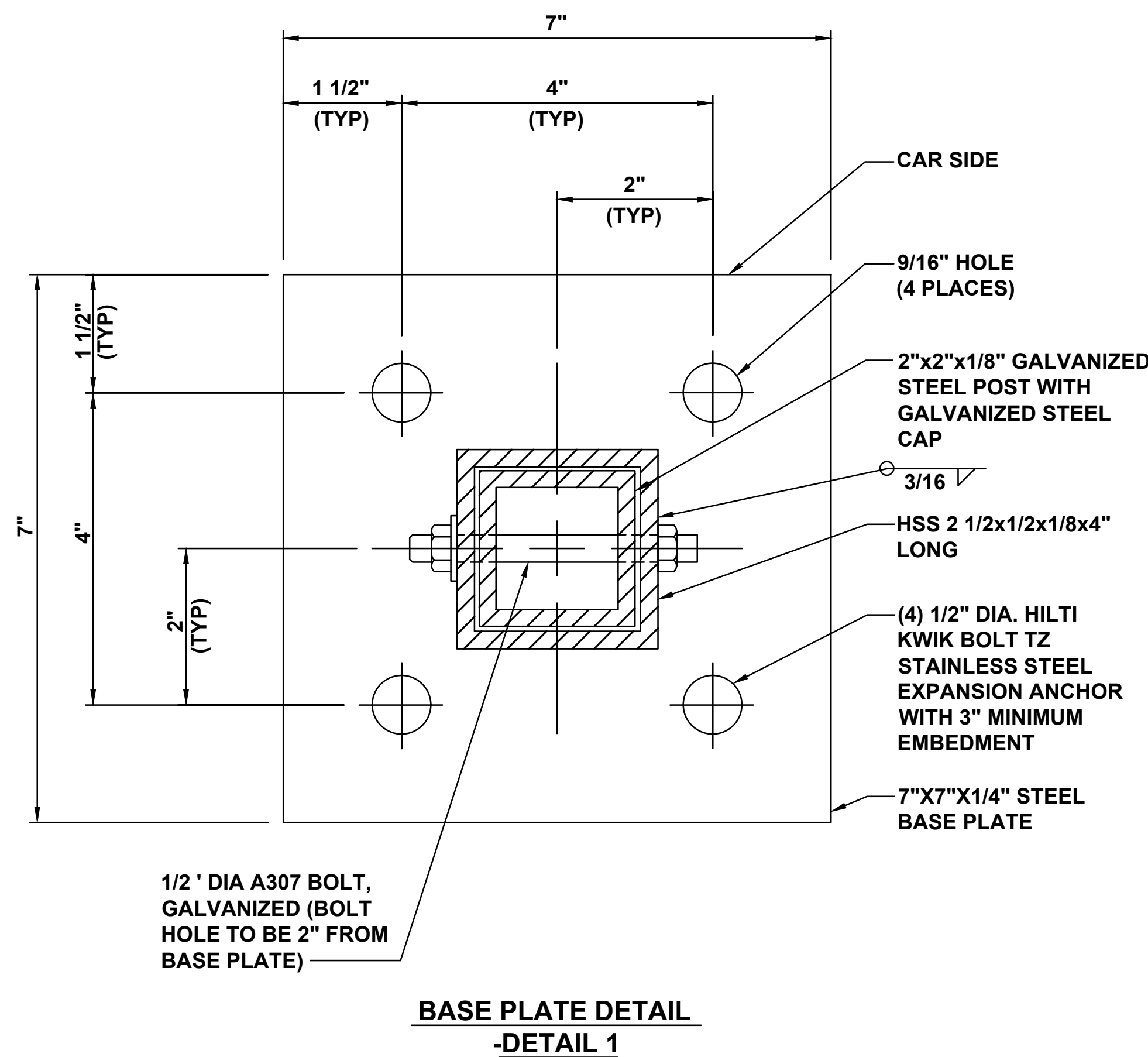


C ADDRESS AND PLACARD DETAIL
D-3 SCALE: N.T.S.

- NOTES**
- CONTRACTOR TO SELECT CONCRETE FOOTING OR BOLT DOWN BASED ON EXISTING CONDITIONS.
 - SEE SHEET C-3 FOR PLACEMENT.
 - BOTTOM OF LOWEST SIGN TO BE INSTALLED 66" ABOVE GRADE.
 - ADDITIONAL PARKING SIGNS TO BE INSTALLED 2" ABOVE TOP OF PREVIOUS SIGN.
 - SIGN, SIGN POST, AND SIGN FASTENERS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO PROVIDE SIGN POST FASTENERS IF REQUIRED AND PAINTED TO MATCH.
 - IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED.
 - 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**
- CONTRACTOR TO PROVIDE AND INSTALL SIGN POST, BASE PLATE ASSEMBLY, EXPANSION ANCHORS, AND 1/2" DIA A307 BOLT.
 - BASE PLATE ASSEMBLY TO BE HOT DIPPED GALVANIZED. PAINT TO MATCH SIGN POST.
 - PROVIDE 1/4" DIA. DRAIN HOLE TO PREVENT WATER FROM COLLECTING IN HSS.



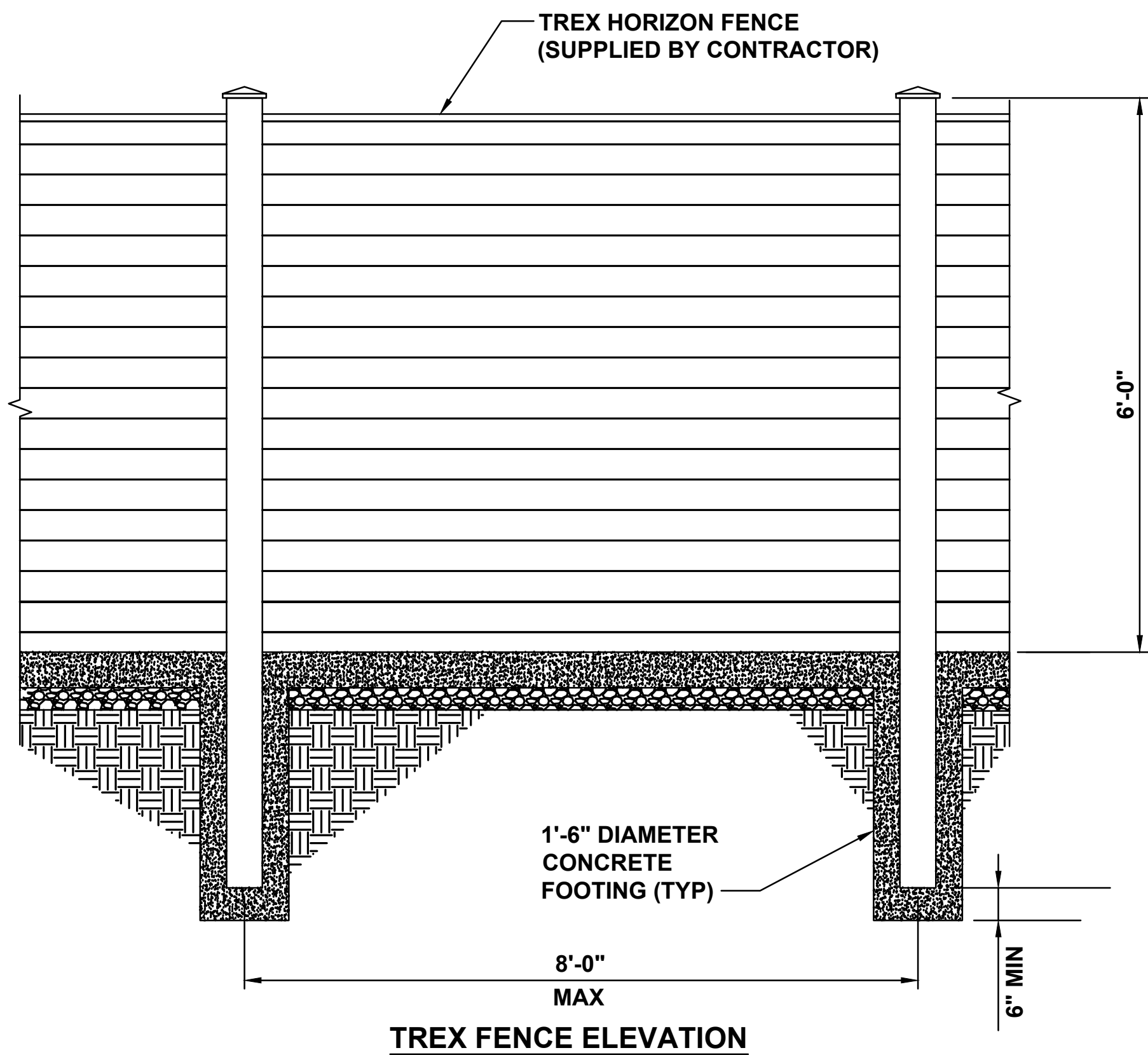
D SIGN POST INSTALLATION DETAIL
D-3 SCALE: N.T.S.



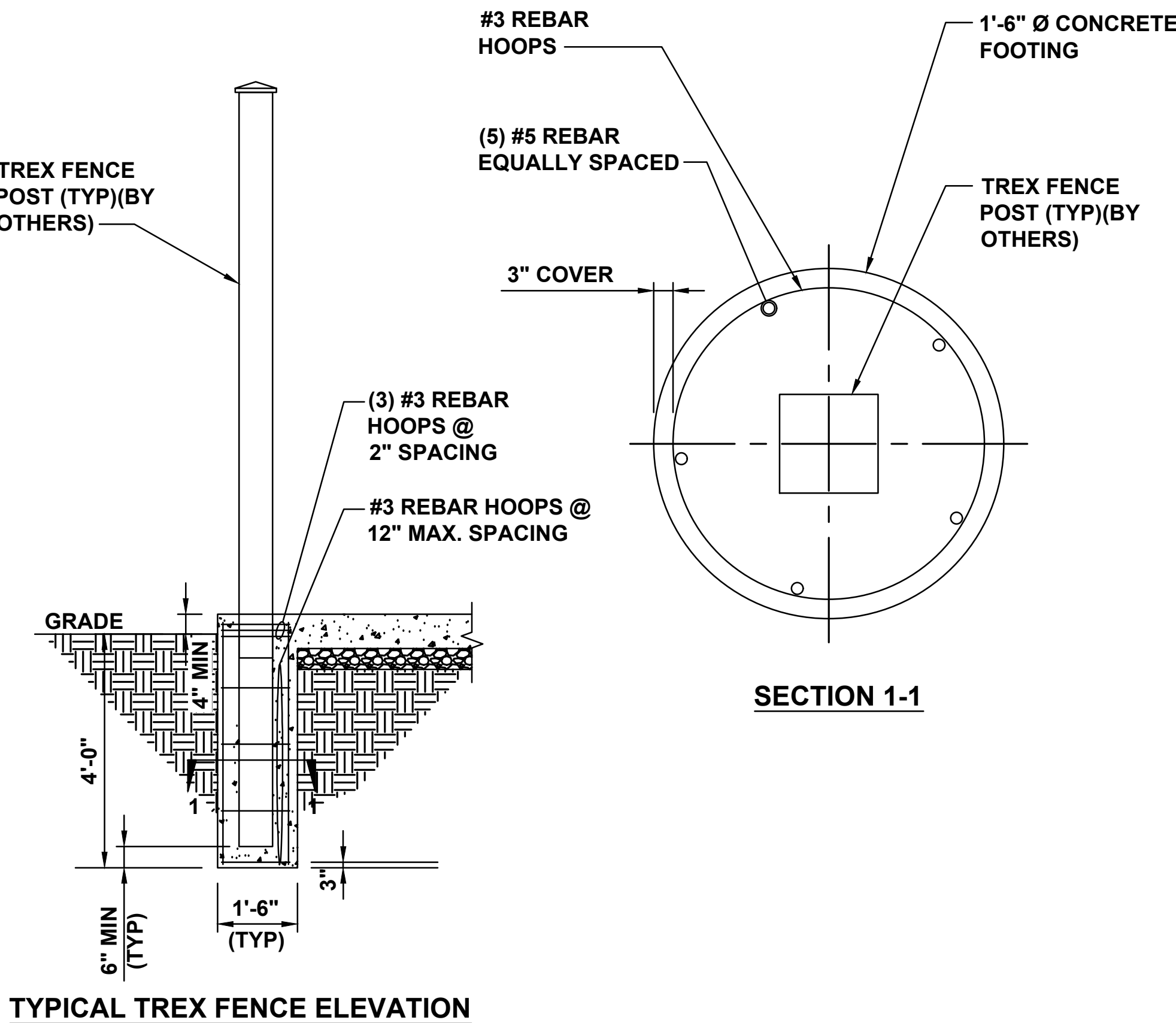
- NOTES:**
- PROVIDE 4.5" SPACING BETWEEN STENCILS
 - LOCATION: CENTER AT FOOT OF PARKING STALL
 - FONT: STANTARDGOTHIC
 - COLOR: WHITE ON EXISTING SURFACE (NO FILL INSIDE STENCIL)

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

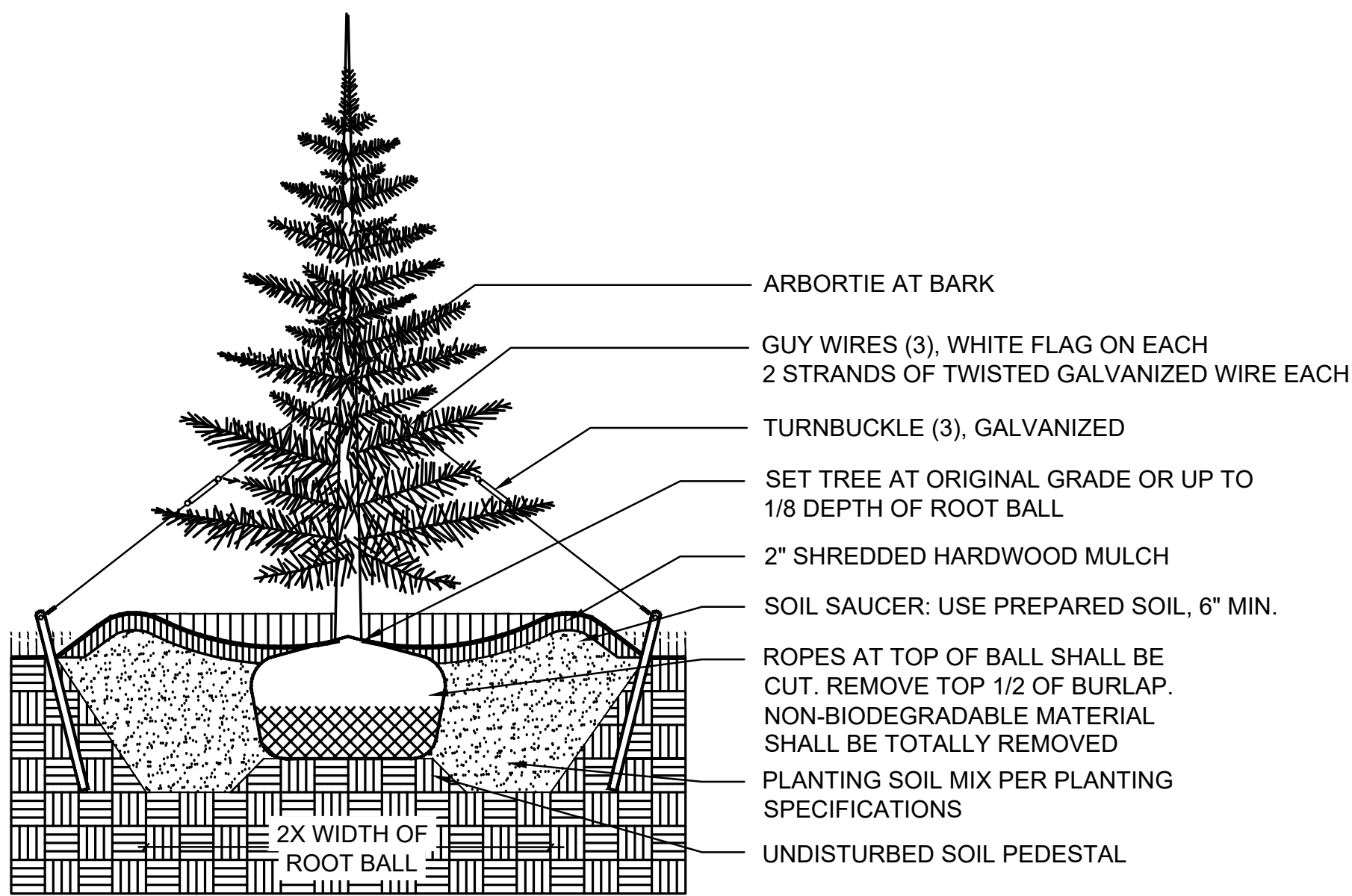
- NOTES:
- 1. COLOR: WOODLAND BROWN
 - 2. PICK TREX HORIZON COMPOSITE FENCE THAT MEETS LOCAL JURISDICTION REQUIREMENTS FOR WIND SPEED AND SEISMIC



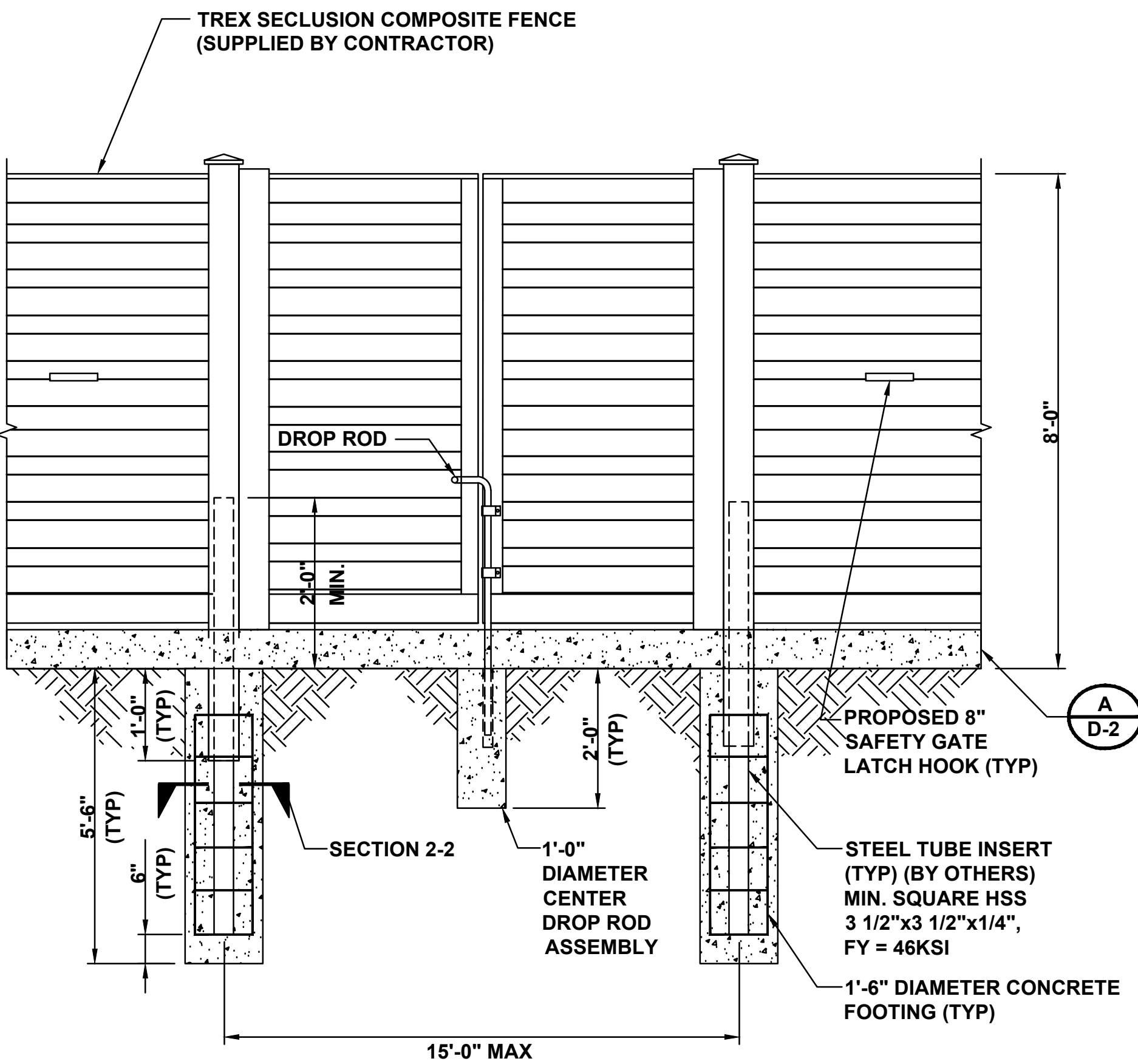
A
D-4
SCALE: N.T.S.
TYPICAL TREX FENCE DETAIL



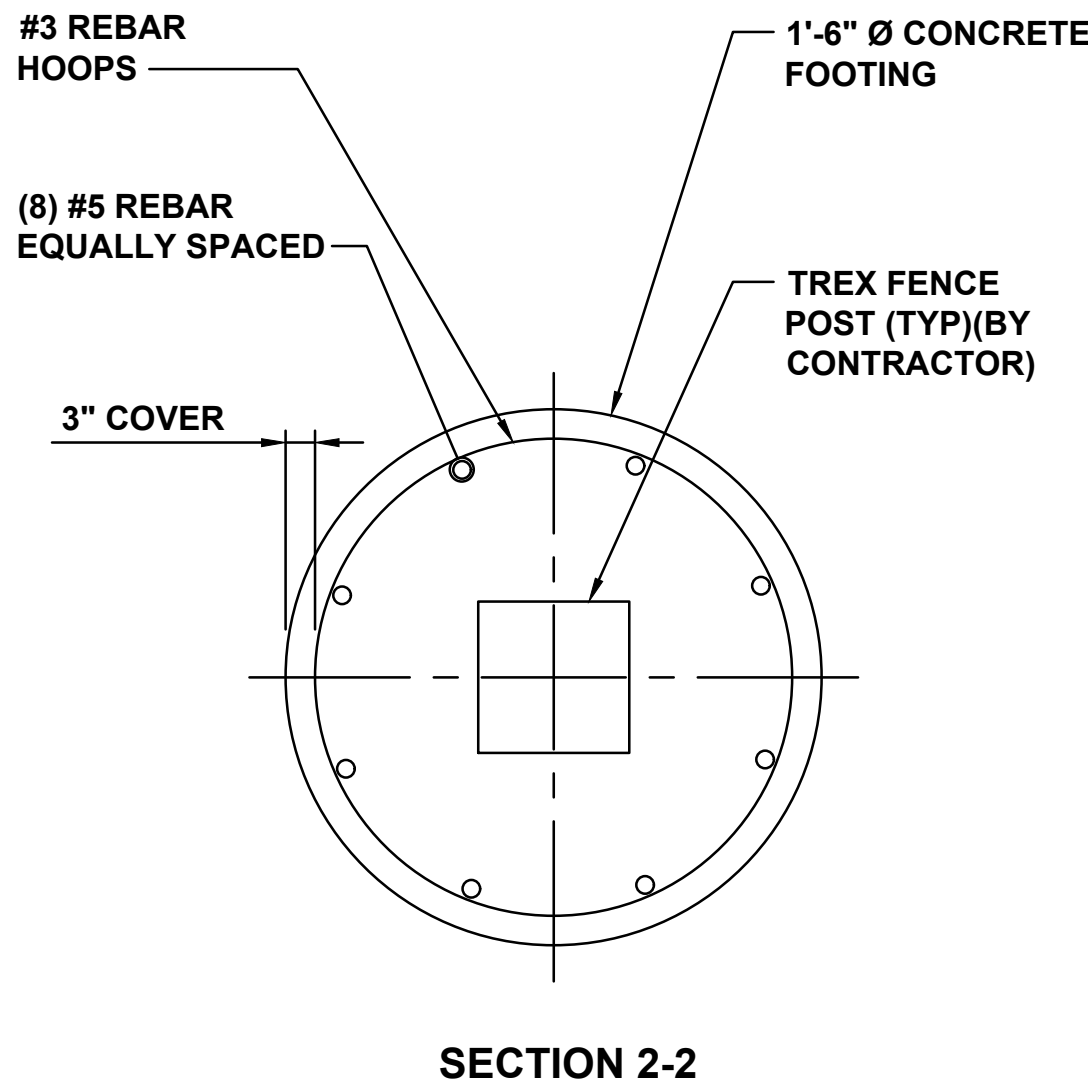
PLANTING SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING
9	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE 'EMERALD GREEN'	8'-0" HEIGHT; 4'-6" SPREAD	SEE SHEET C-3



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

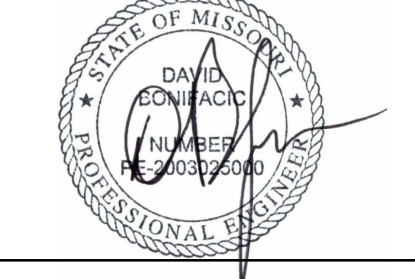


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:
PLAZA SHOPS

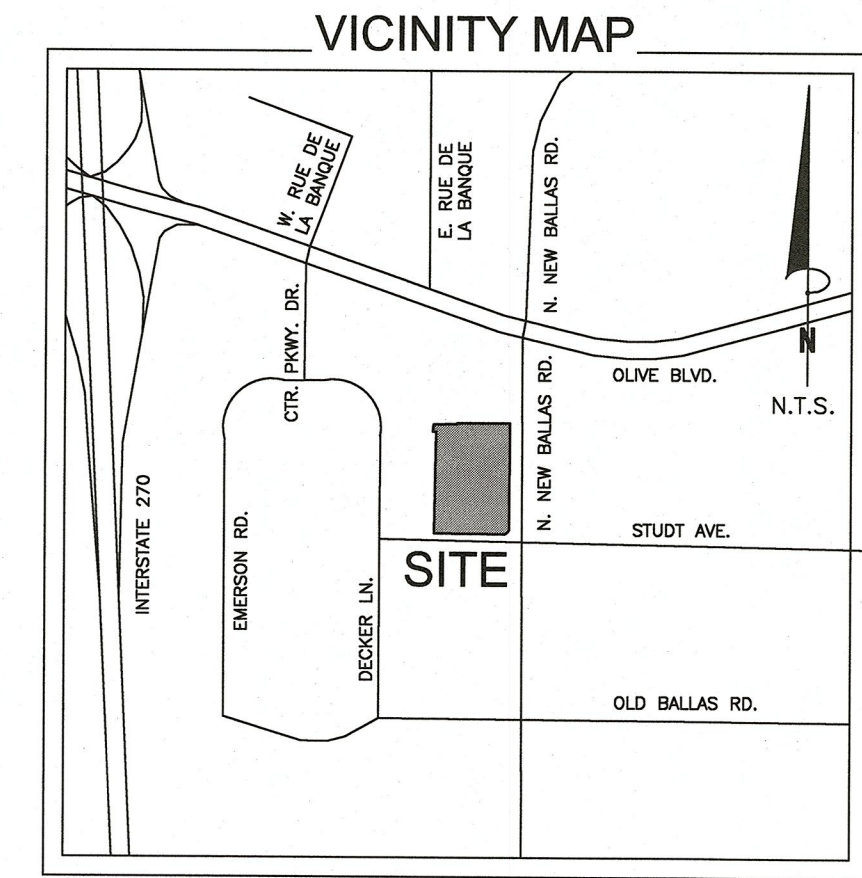
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



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





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.

Item No.

1	Easement 03/09/1981 Book: 7318 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.

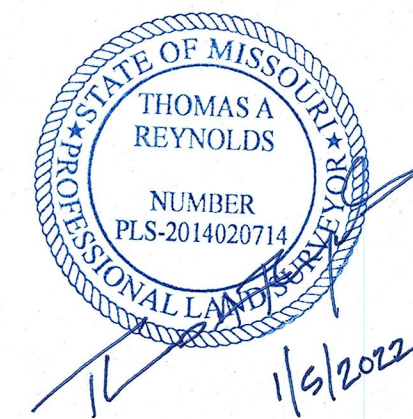
Items not listed above are determined non-survey related items and are not plotted hereon.

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 location 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 29189C0187K 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.

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

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.

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

Revisions			
No.	Description	By	Date

SITE NAME:
P48211 - PLAZA SHOPS

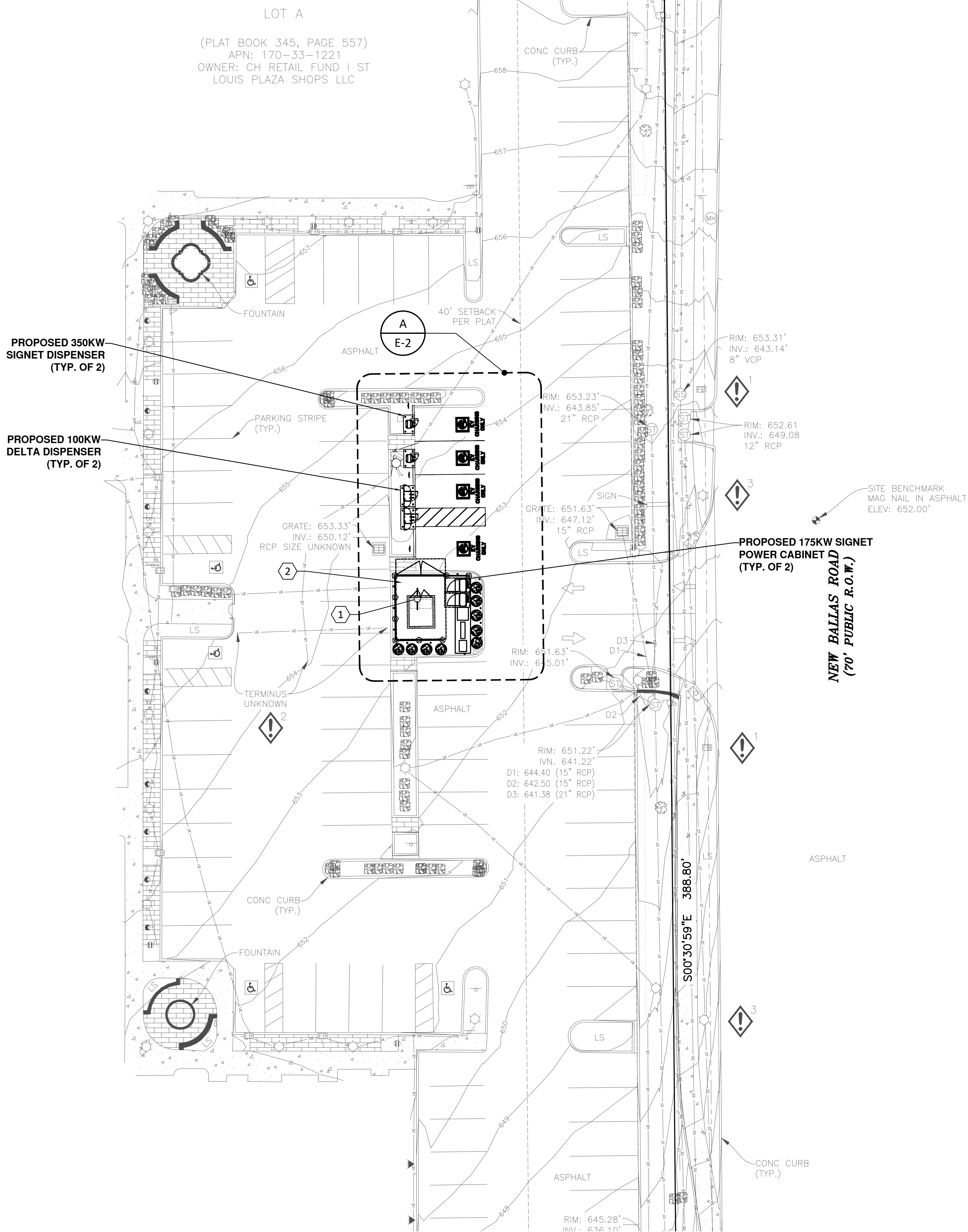
ENGINEERING DESIGN SURVEY
A PORTION OF LOT 4 OF THE BOUNDARY ADJUSTMENT PLAN OF A TRACT OF LAND BEING PART OF LOTS 3 & 4 OF STUDY'S HOME PLACE, PART OF LOT 7 OF THE HOUSE FARM SUBD., AND PART OF VACATED BECKER LANE, SECTION 3, TOWNSHIP 45N, RANGE 5E, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI.

Packet Pg. 40

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

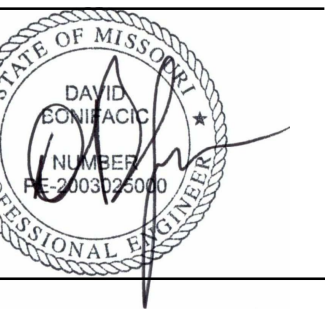
WB Engineers+
Consultants

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

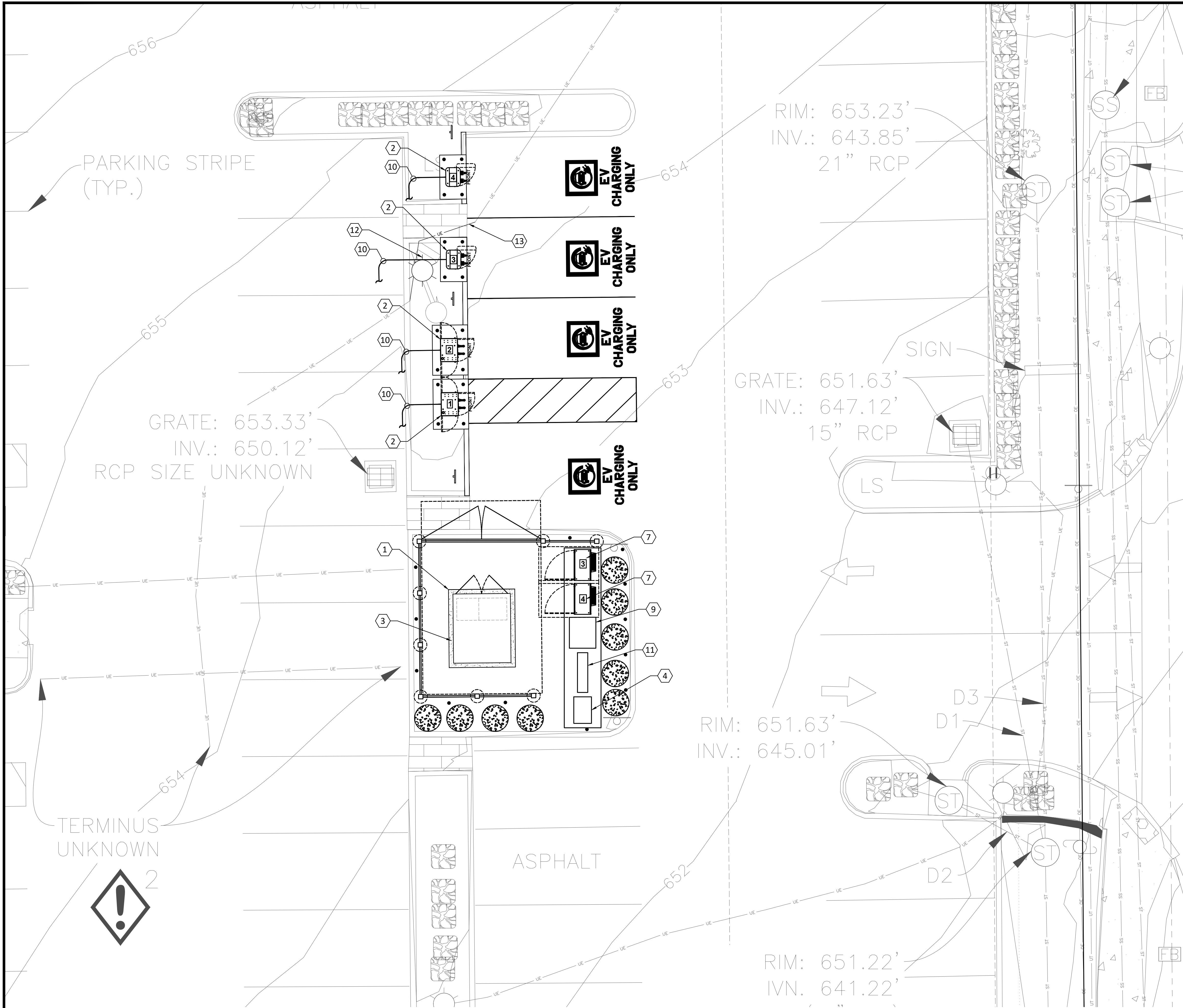
Date(s): 03/28/2022

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

- KEY NOTES** #
- PROPOSED LOCATION OF NEW CONCRETE PAD.
 - PROPOSED DISPENSER (OFCI).
 - PROPOSED LOCATION FOR UTILITY TRANSFORMER.
 - 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.
 - NOT USED.
 - PROPOSED 120/208V, 3PH, 4W PANEL & 480V-120/208V 3PH TRANSFORMER COMBO (OFCI).
 - PROPOSED POWER CABINET (OFCI).
 - 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.
 - PROPOSED SWITCHGEAR ASSEMBLY (OWNER FURNISHED- CONTRACTOR-INSTALLED), COORDINATE IN FIELD FOR EXACT LOCATION AND DIMENSION AS REQUIRED.
 - PROVIDE CONDUIT(S) AND WIRING PER POWER RISER. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.
 - 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.
 - 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.
 - RELOCATE EXISTING UNDERGROUND ELECTRICAL LINE. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.



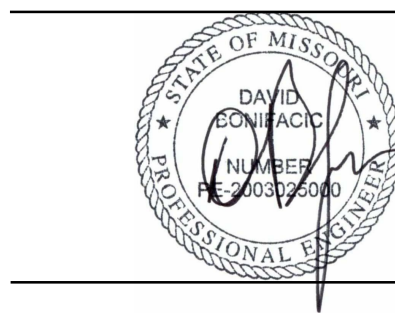
EVgo SERVICES, LLC
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Job Name:

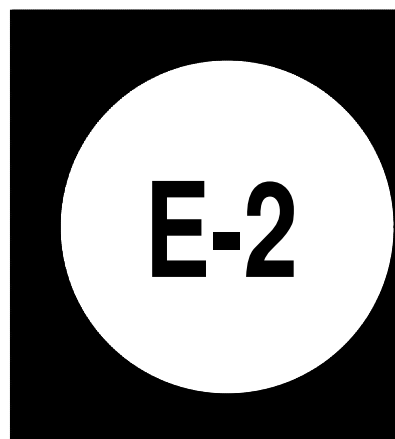
PLAZA SHOPS

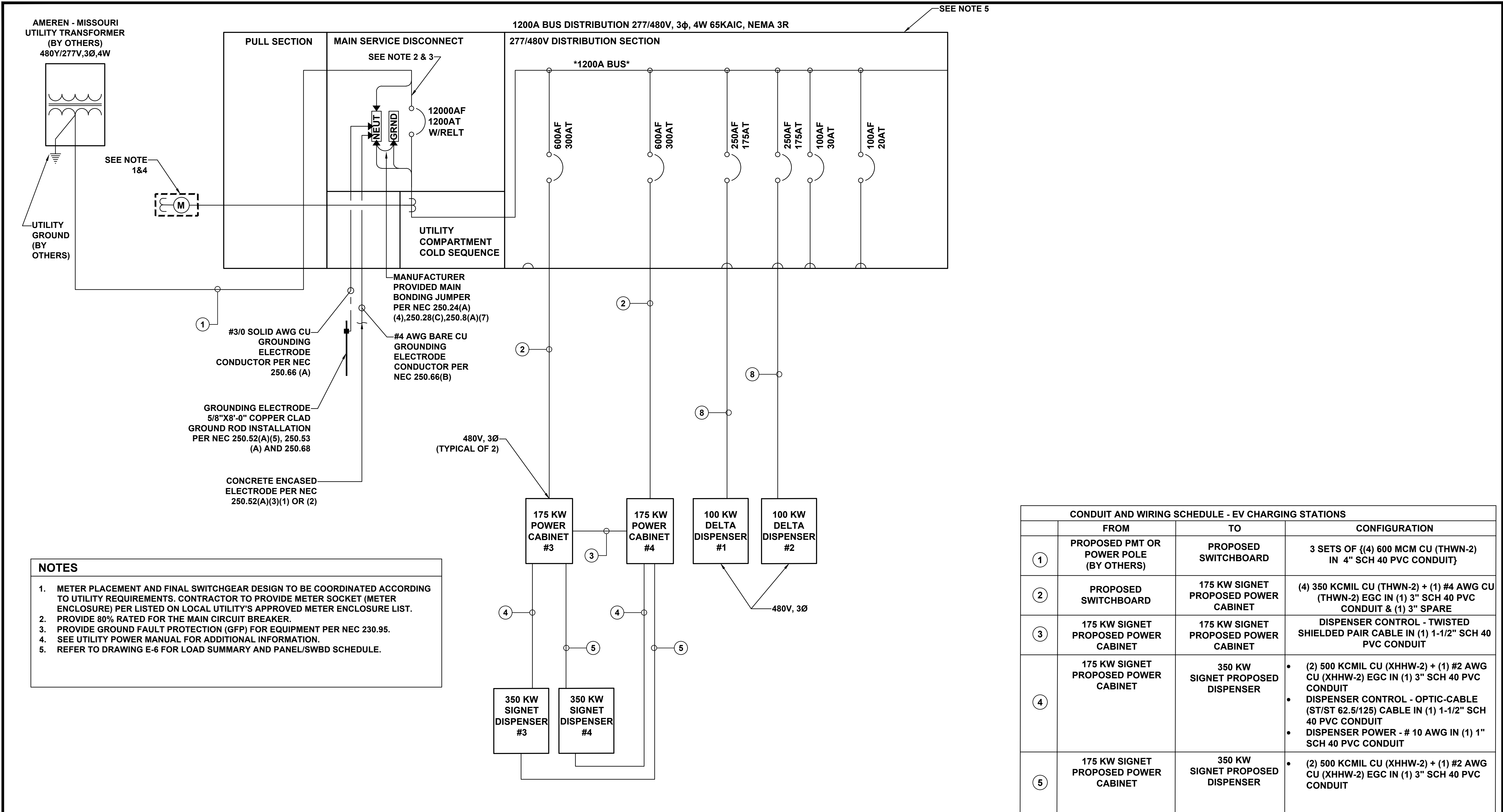
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



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





- NOTES
1.

METER PLACEMENT AND FINAL SWITCHGEAR DESIGN TO BE COORDINATED ACCORDING TO UTILITY REQUIREMENTS. CONTRACTOR TO PROVIDE METER SOCKET (METER ENCLOSURE) PER LISTED ON LOCAL UTILITY'S APPROVED METER ENCLOSURE LIST.
2.

PROVIDE 80% RATED FOR THE MAIN CIRCUIT BREAKER.
3.

PROVIDE GROUND FAULT PROTECTION (GFP) FOR EQUIPMENT PER NEC 230.95.
4.

SEE UTILITY POWER MANUAL FOR ADDITIONAL INFORMATION.
5.

REFER TO DRAWING E-6 FOR LOAD SUMMARY AND PANEL/SWBD SCHEDULE.

A

E-3

SINGLE LINE DIAGRAM

SCALE: N.T.S.

CONDUIT AND WIRING SCHEDULE - EV CHARGING STATIONS			
	FROM	TO	CONFIGURATION
①	PROPOSED PMT OR POWER POLE (BY OTHERS)	PROPOSED SWITCHBOARD	3 SETS OF {(4) 600 MCM CU (THWN-2) IN 4" SCH 40 PVC CONDUIT}
②	PROPOSED SWITCHBOARD	175 KW SIGNET PROPOSED POWER CABINET	(4) 350 KCMIL CU (THWN-2) EGC IN (1) 3" SCH 40 PVC CONDUIT & (1) 3" SPARE
③	175 KW SIGNET PROPOSED POWER CABINET	175 KW SIGNET PROPOSED POWER CABINET	DISPENSER CONTROL - TWISTED SHIELDED PAIR CABLE IN (1) 1-1/2" SCH 40 PVC CONDUIT
④	175 KW SIGNET PROPOSED POWER CABINET	350 KW SIGNET PROPOSED DISPENSER	(2) 500 KCMIL CU (XHHW-2) + (1) #2 AWG CU (XHHW-2) EGC IN (1) 3" SCH 40 PVC CONDUIT - DISPENSER CONTROL - OPTIC-CABLE (ST/ST 62.5/125) CABLE IN (1) 1-1/2" SCH 40 PVC CONDUIT - DISPENSER POWER - # 10 AWG IN (1) 1" SCH 40 PVC CONDUIT
⑤	175 KW SIGNET PROPOSED POWER CABINET	350 KW SIGNET PROPOSED DISPENSER	(2) 500 KCMIL CU (XHHW-2) + (1) #2 AWG CU (XHHW-2) EGC IN (1) 3" SCH 40 PVC CONDUIT
⑥	PROPOSED SWITCHBOARD	100 KW DELTA PROPOSED DISPENSER	(4) 3/0 KCMIL CU (THWN-2) + (1) #6 AWG CU (THWN-2) EGC IN (1) 3" SCH 40 PVC CONDUIT & (1) 3" SPARE

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

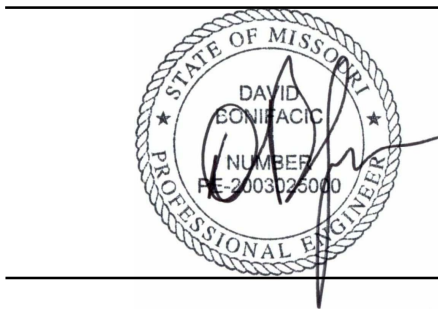


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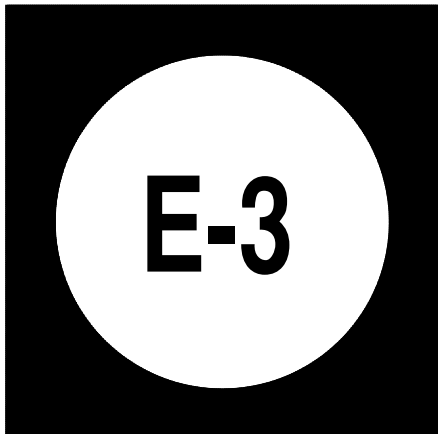
Job Name:
PLAZA SHOPS

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



SHEET DESCRIPTION:
ELECTRICAL
SINGLE LINE DIAGRAM

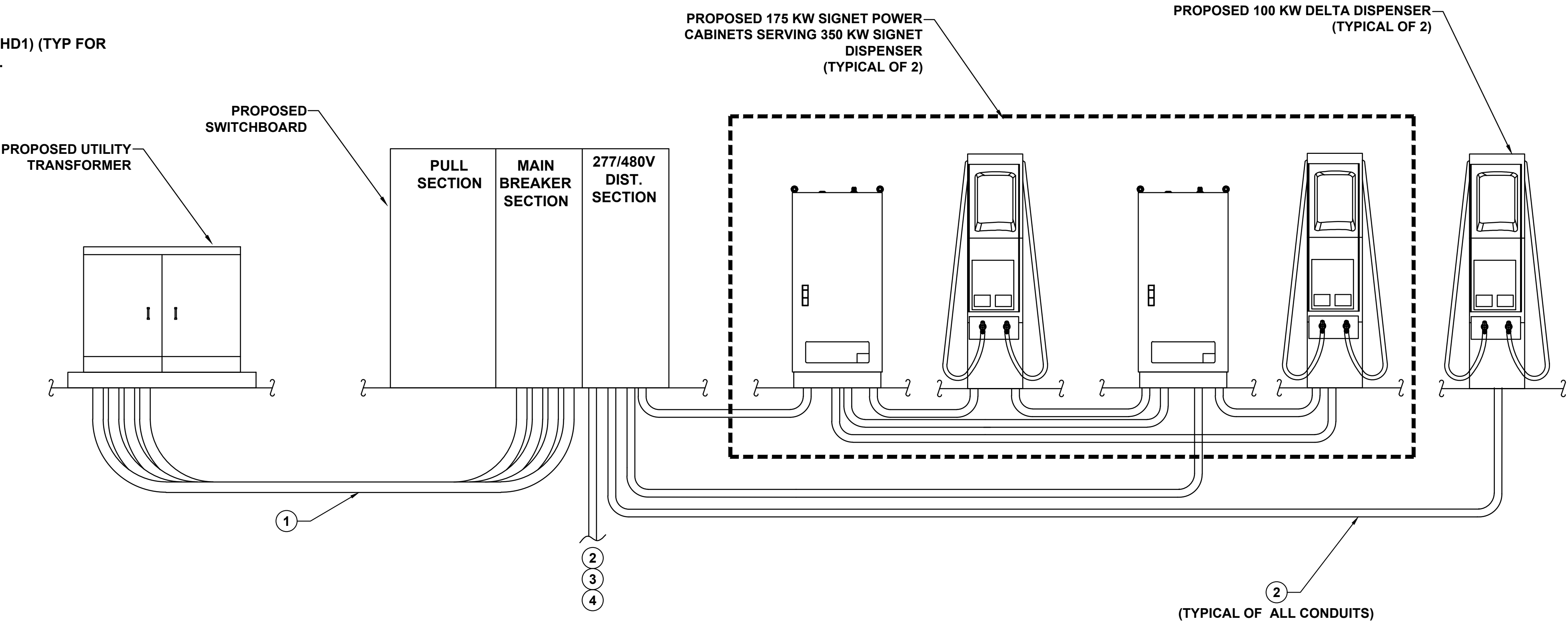
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Attachment: Applicant's Materials (Ev Go)

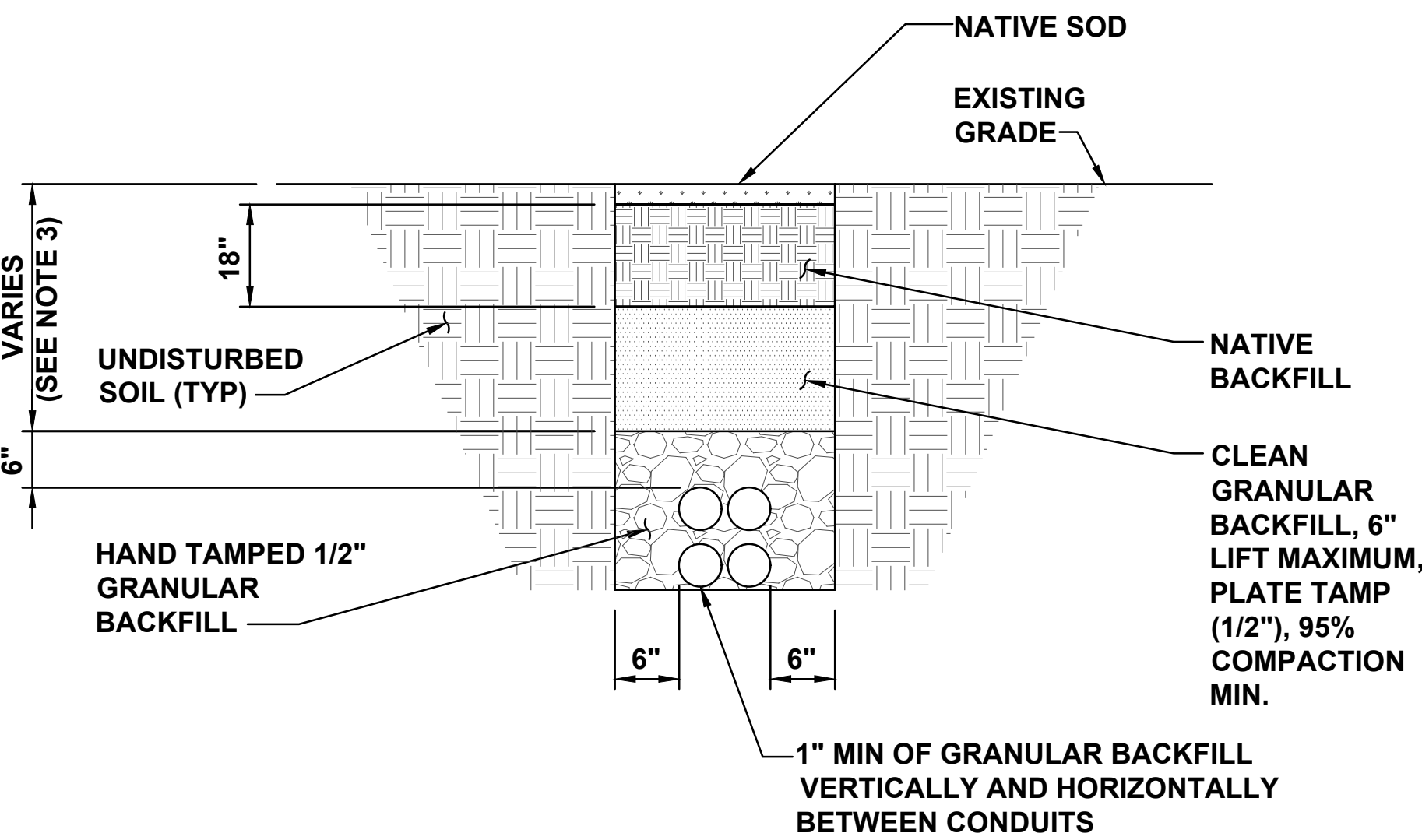
NOTES #

- 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.

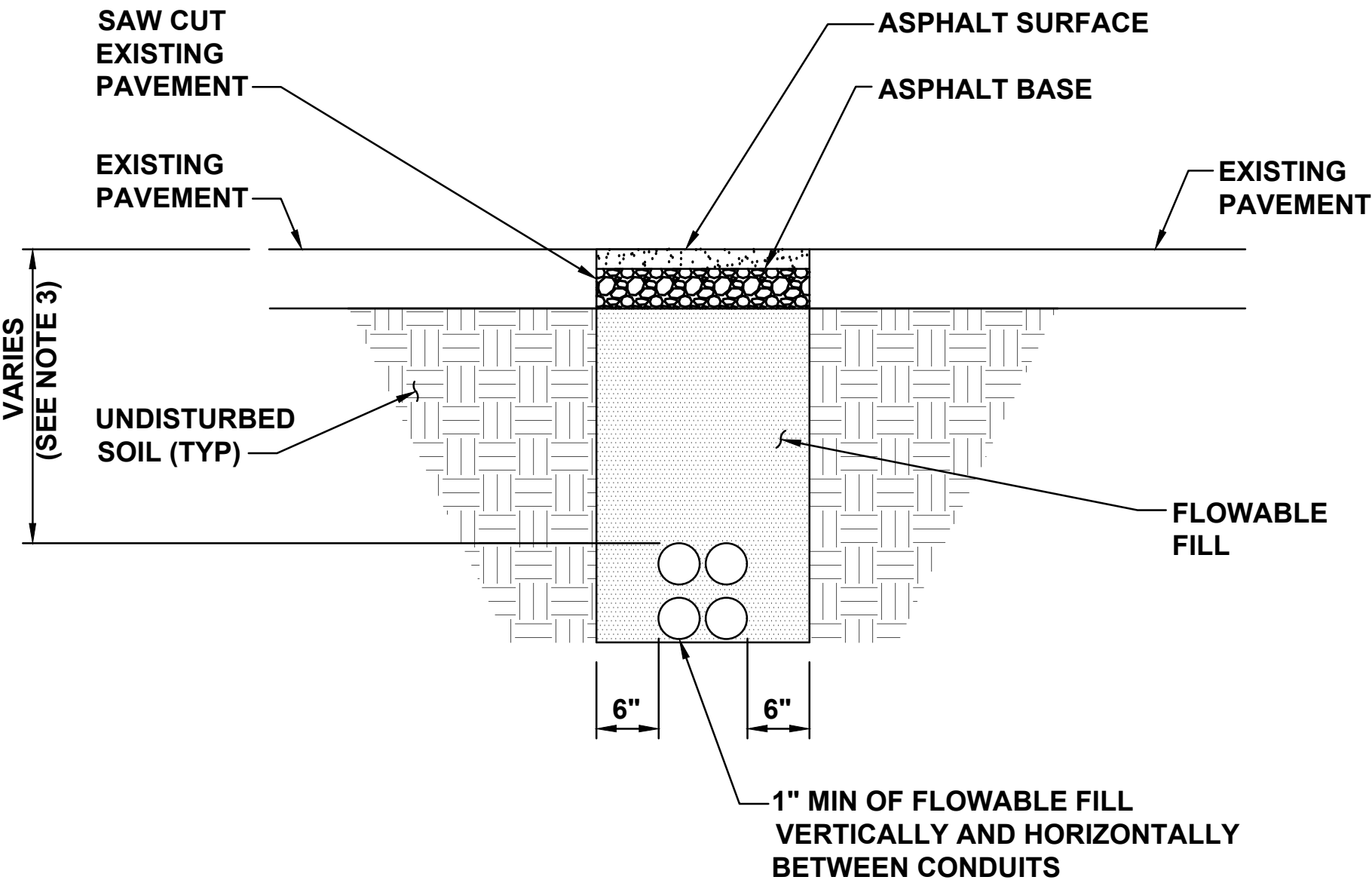
PENDING UTILITY DESIGN



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:

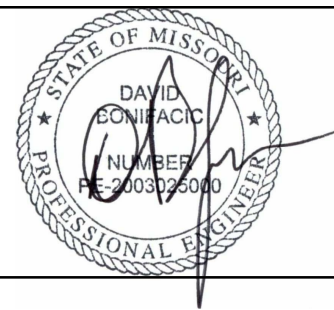


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11835 W OLYMPIC BLVD STE 900 E
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Job Name:
PLAZA SHOPS

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



SHEET DESCRIPTION:
ELECTRICAL DETAILS

Project #: P42811
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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: 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.

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

Attachment: Applicant's Materials (Ev Go)

Packet Pg. 45

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
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Job Name:
PLAZA SHOPS

745 N NEW BALLAS RD.-EV
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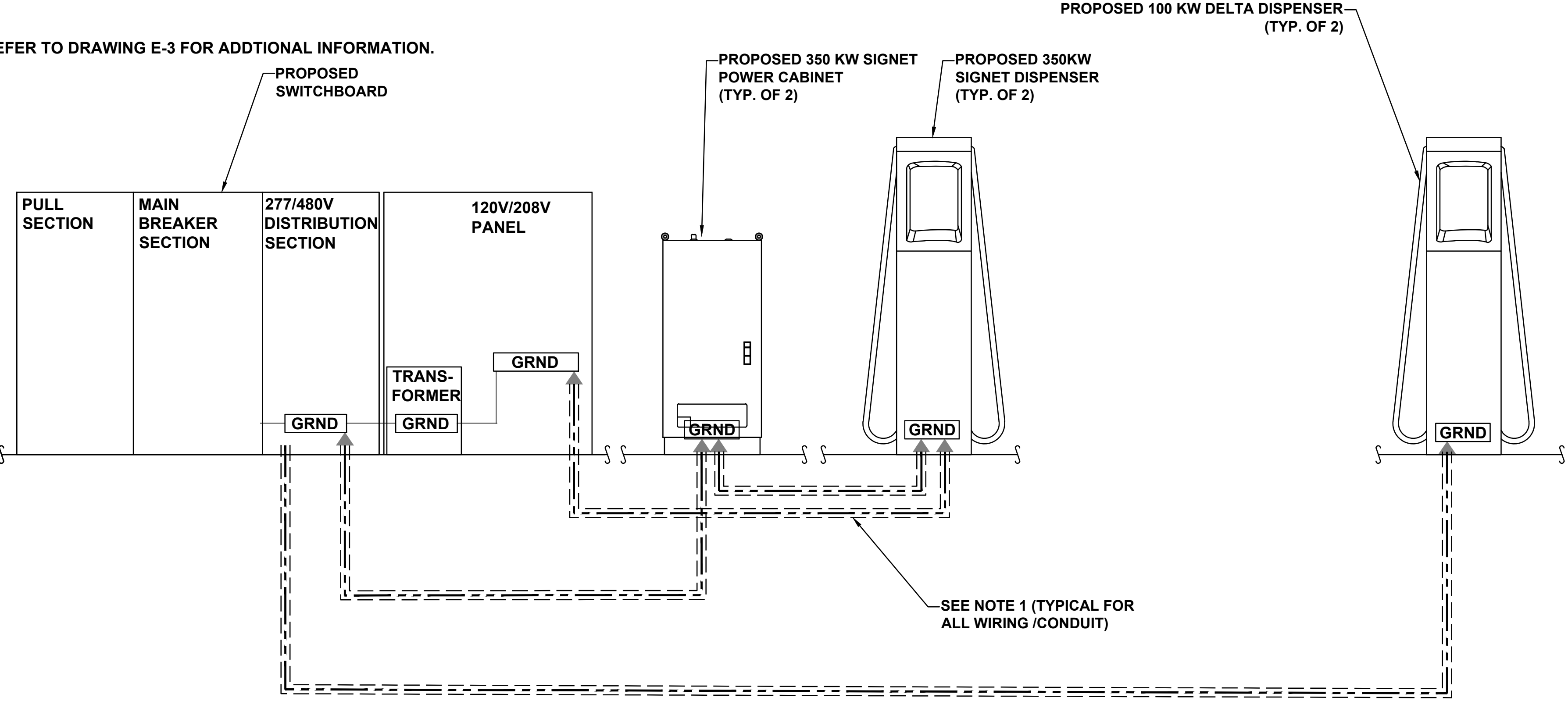
SHEET DESCRIPTION:
ELECTRICAL SYMBOLS,
& ABBREV & GEN. NOTES

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

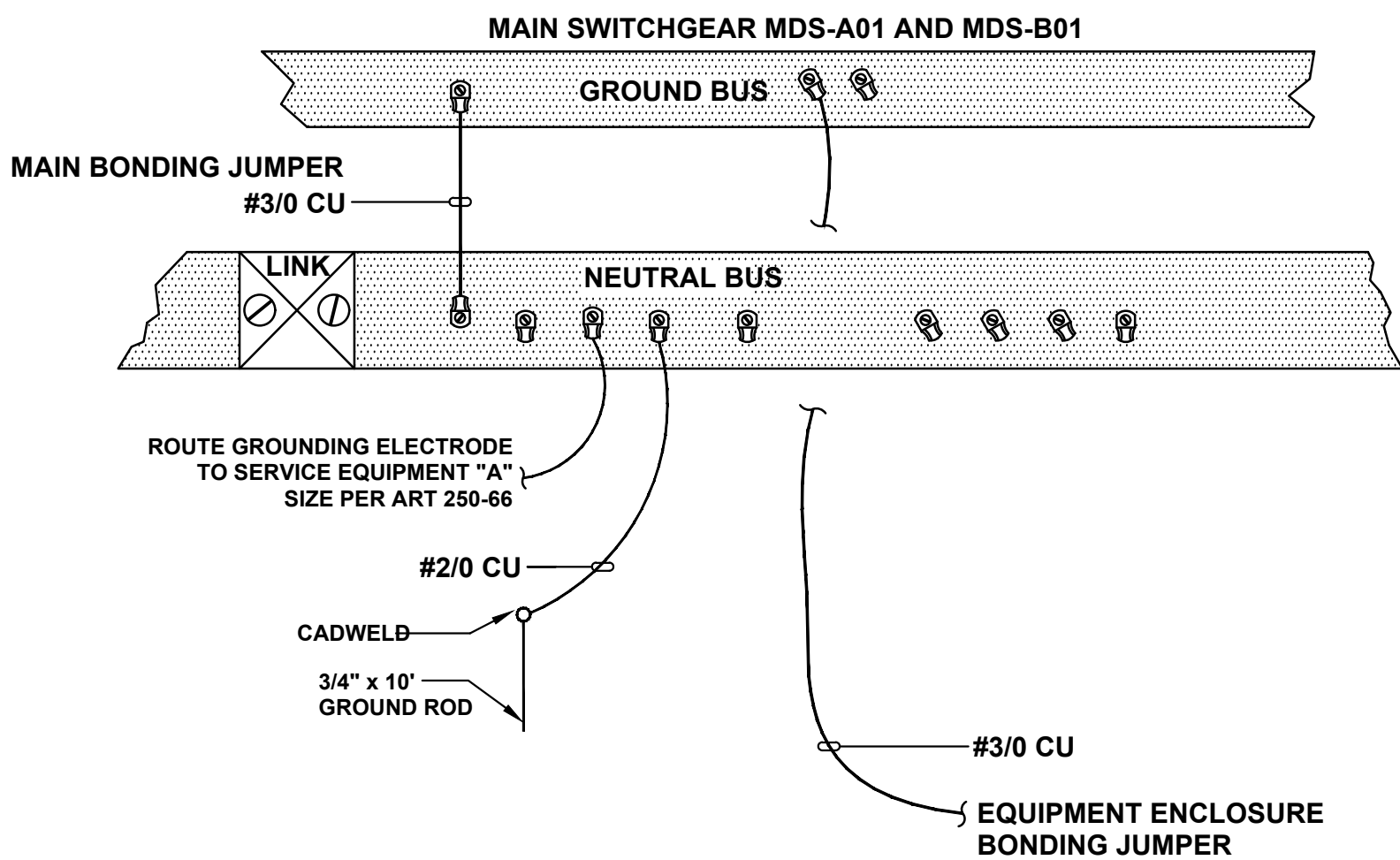


NOTE:

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



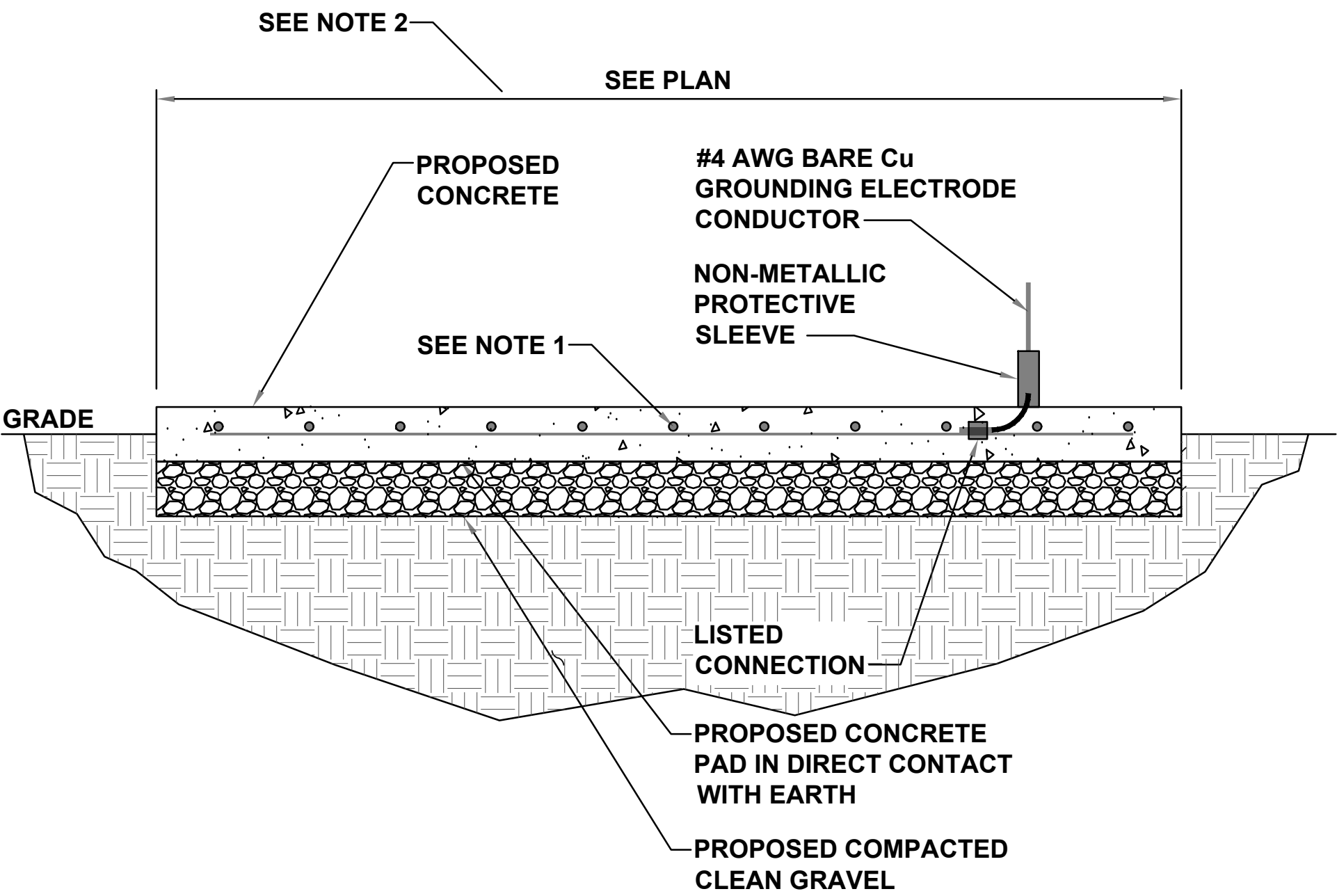
A
G-1
SCALE: N.T.S.
GROUNDING SCHEMATIC



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. 49

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

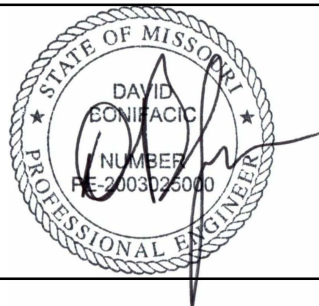


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



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.

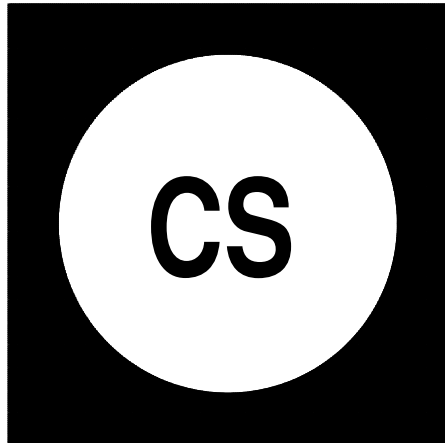
CALL BEFORE YOU DIG

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



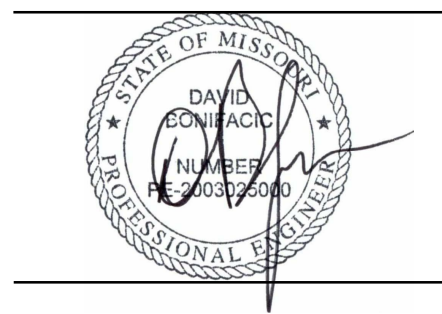


EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



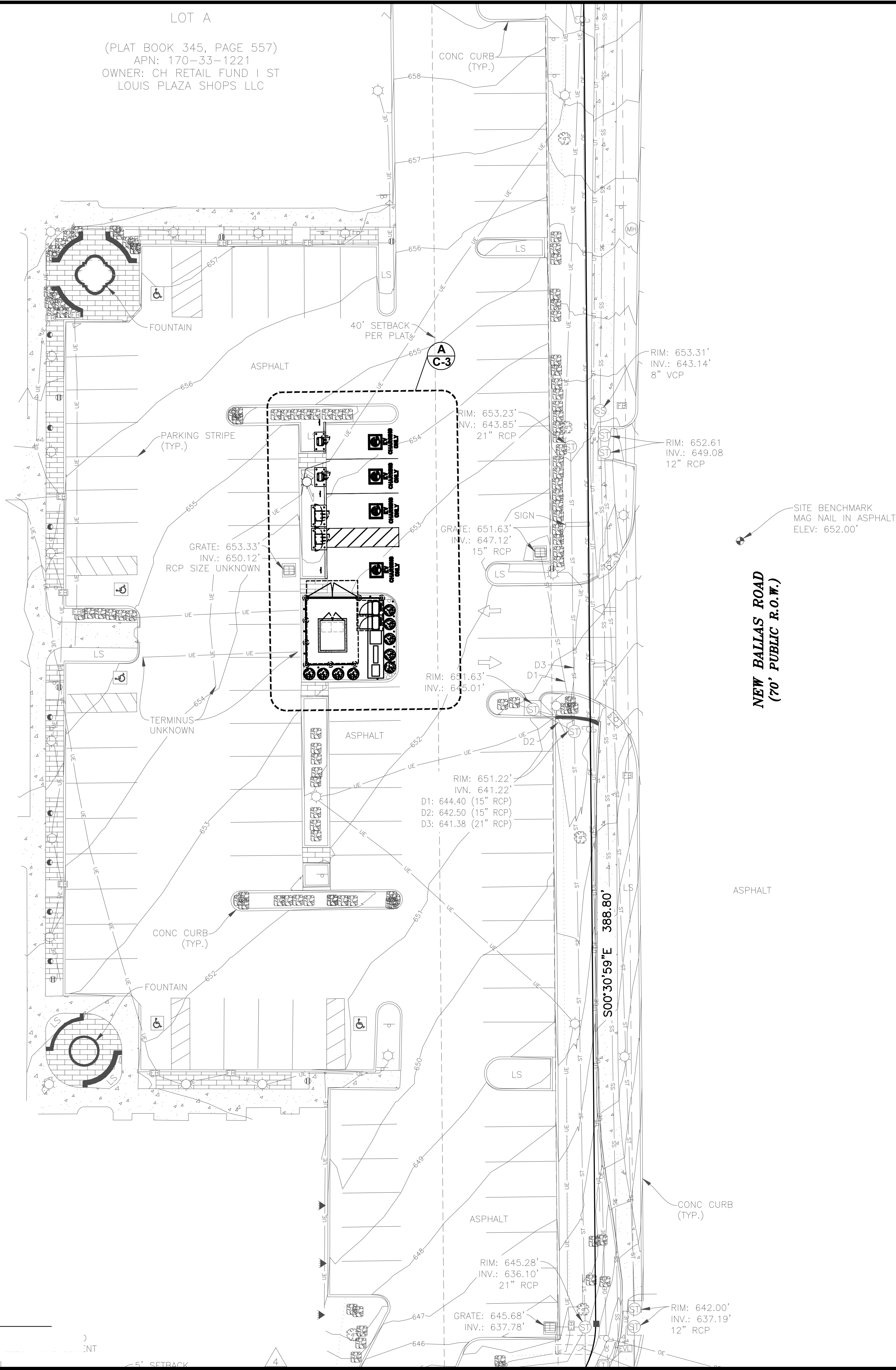
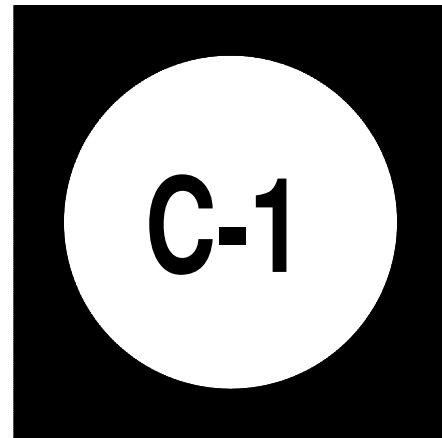
Job Name:
PLAZA SHOPS

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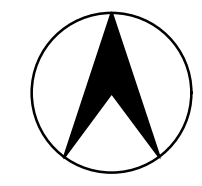


SHEET DESCRIPTION:
OVERALL SITE PLAN

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



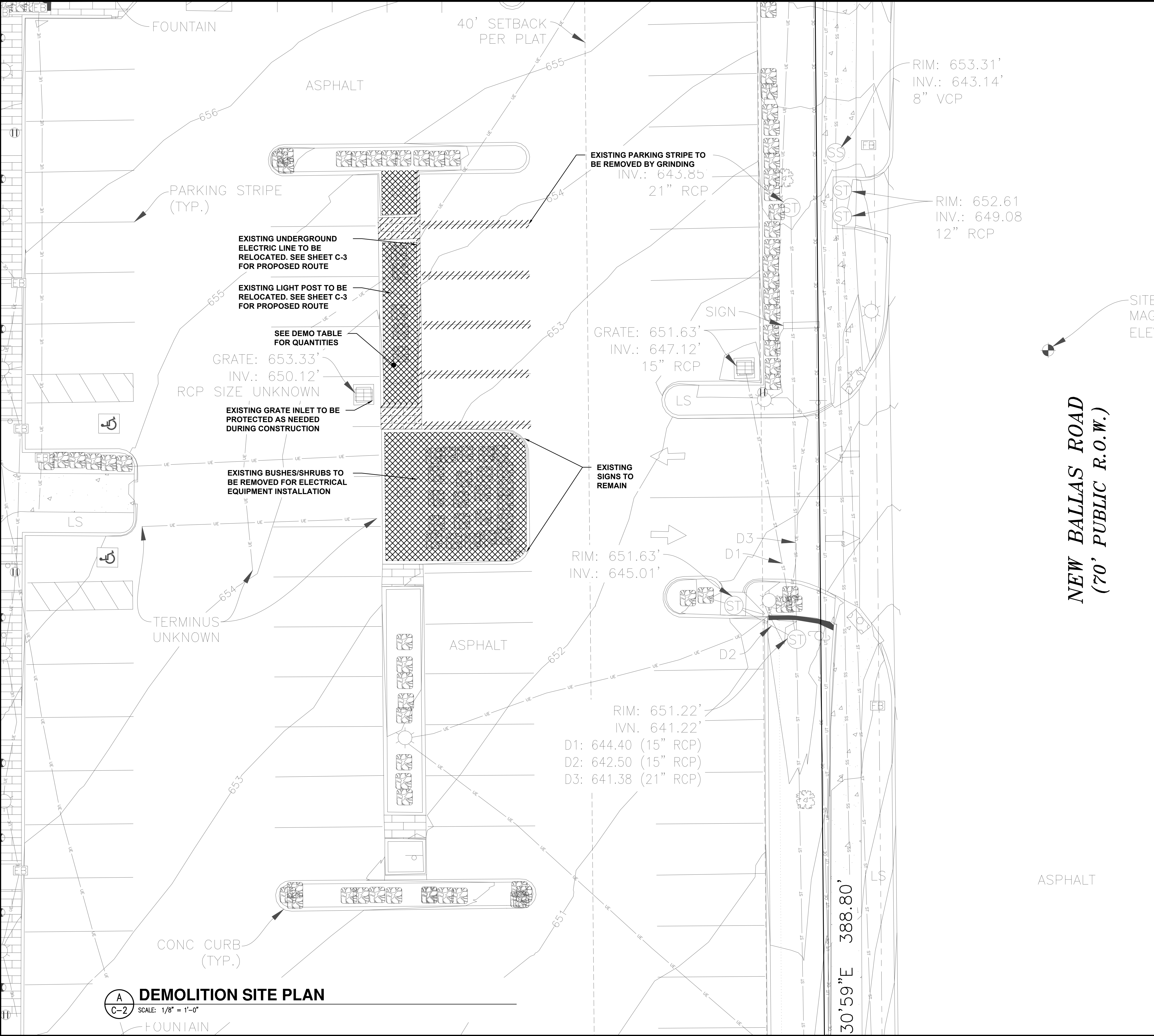
A
C-1 **OVERALL SITE PLAN**
SCALE: 1/16" = 1'-0"



N00°50'00"W 392.17'

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

S00°30'59"E 388.80'



A
C-2 **DEMOLITION SITE PLAN**
SCALE: 1/8" = 1'-0"

DEMO QUANTITIES TABLE		
	BRICK	60 SQ FT
	PARKING LINES	GRINDING
	CURB	40 SQ FT
	LANDSCAPING	750 SQ FT
	CONCRETE SIDE WALK	-

- NOTES**
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.

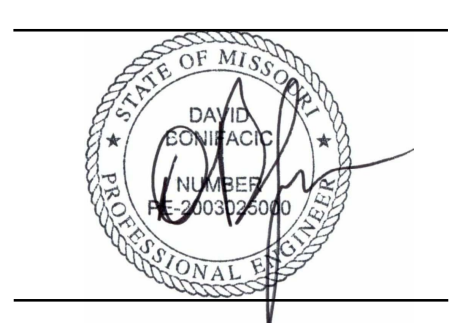
FAST CHARGING

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

Engineers+Consultants

Job Name:
PLAZA SHOPS

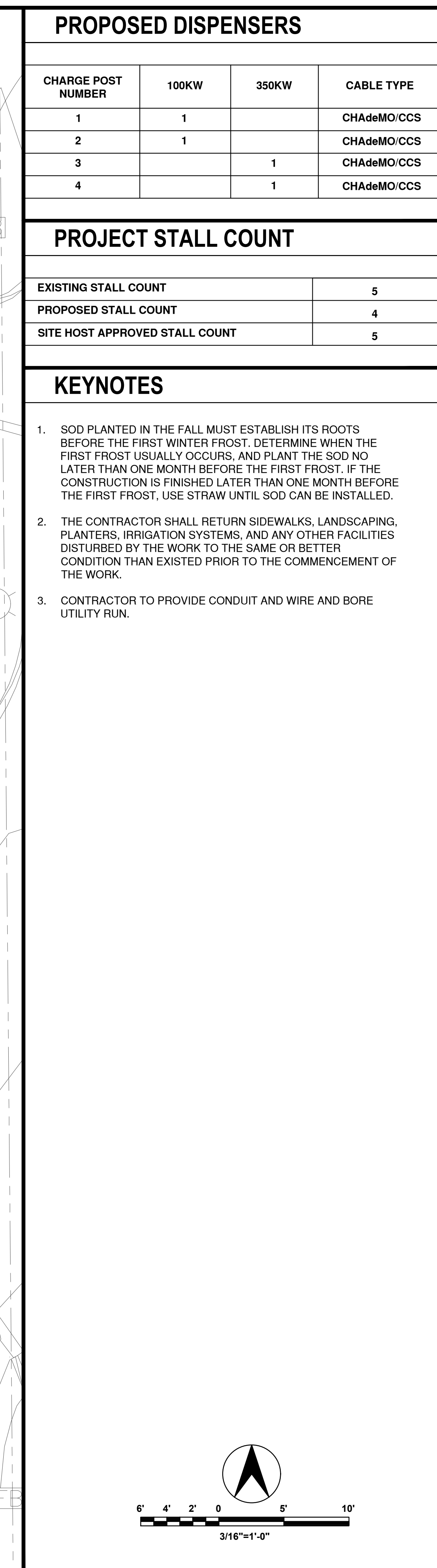
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CREVE COEUR, MO 63141



SHEET DESCRIPTION:
DEMOLITION 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

Attachment: Applicant's Materials (Ev Go)



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.

EVgo
FAST CHARGING

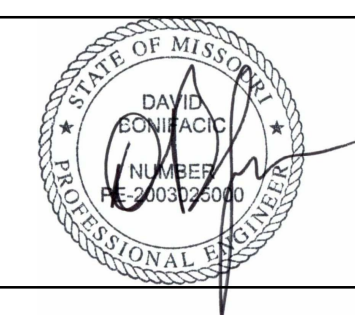
EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900
LOS ANGELES, CA 90064



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

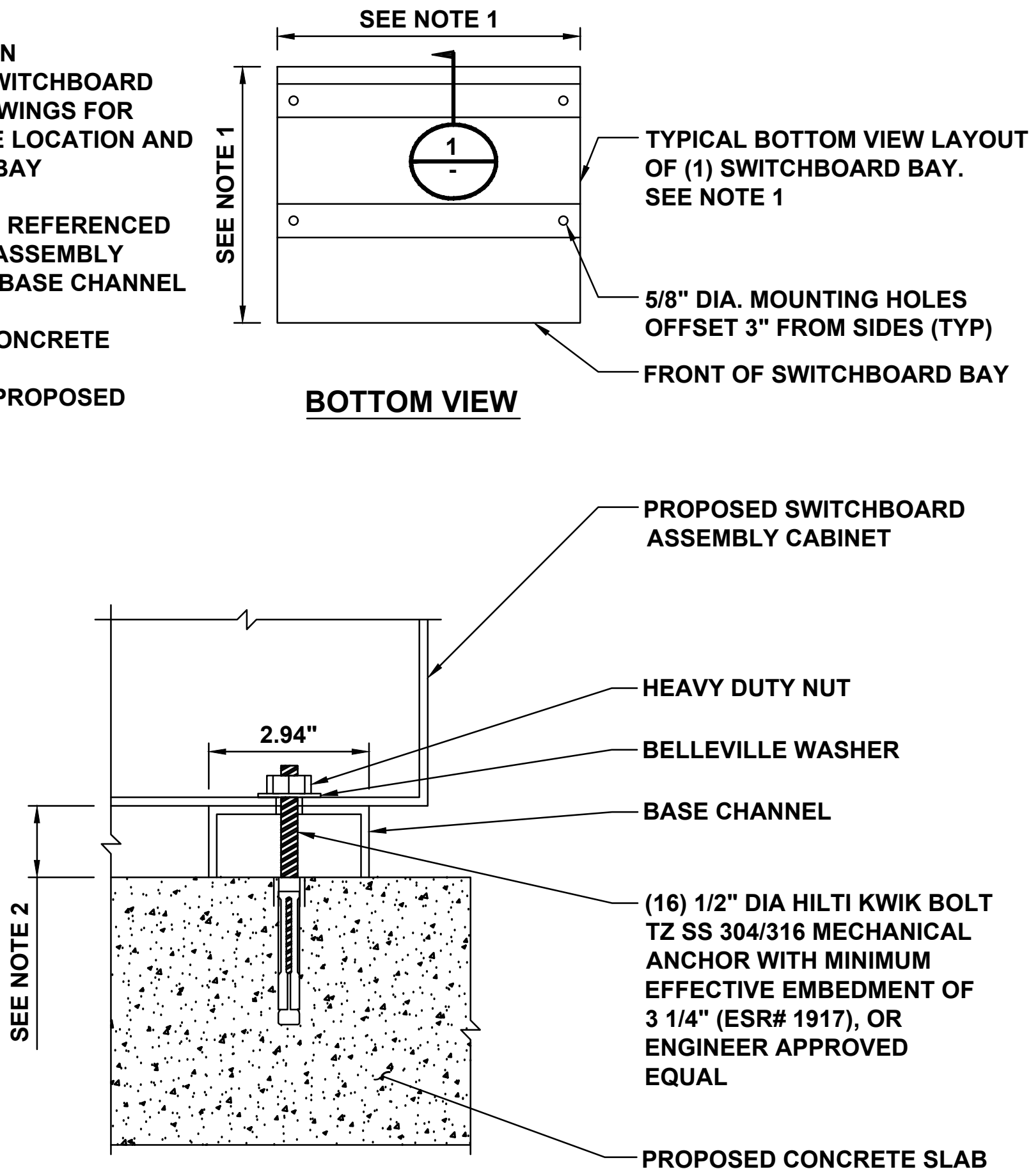
03/31/2022 – DD100 REV 1

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D-1

NOTES

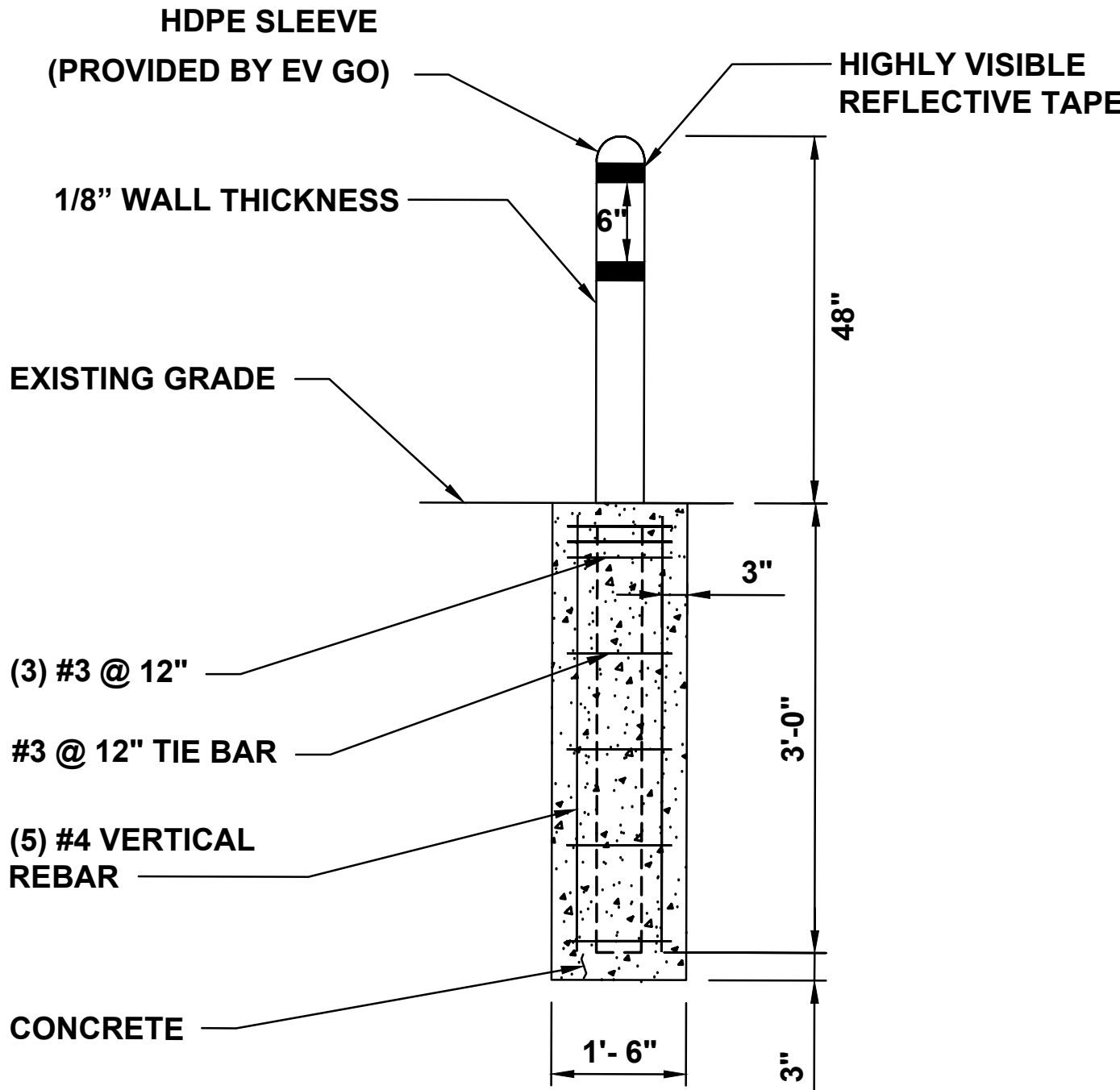
1. SEE FLOOR PLAN IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR MOUNTING HOLE LOCATION AND SWITCHBOARD BAY DIMENSIONS.
2. SEE ELEVATION IN REFERENCED SWITCHBOARD ASSEMBLY DRAWINGS FOR BASE CHANNEL DIMENSION.
3. MINIMUM 10 1/2" CONCRETE EDGE DISTANCE REQUIRED FOR PROPOSED ANCHORAGE.



A SWITCHBOARD MOUNTING DETAIL
D-2 SCALE: N.T.S.

NOTES

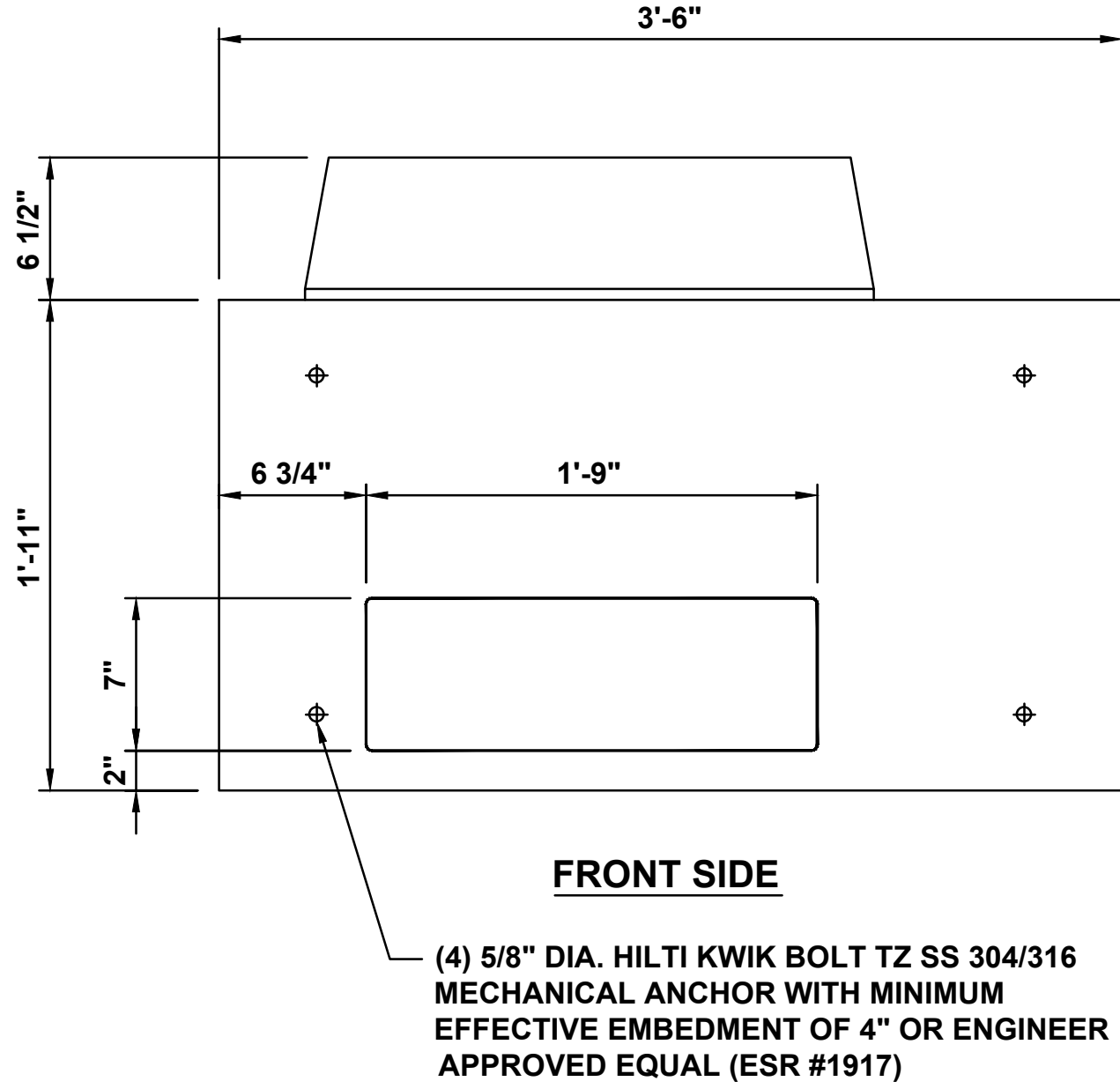
1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND EV GO EQUIPMENT.



B WARNING BOLLARD DETAIL
D-2 SCALE: N.T.S.

NOTES

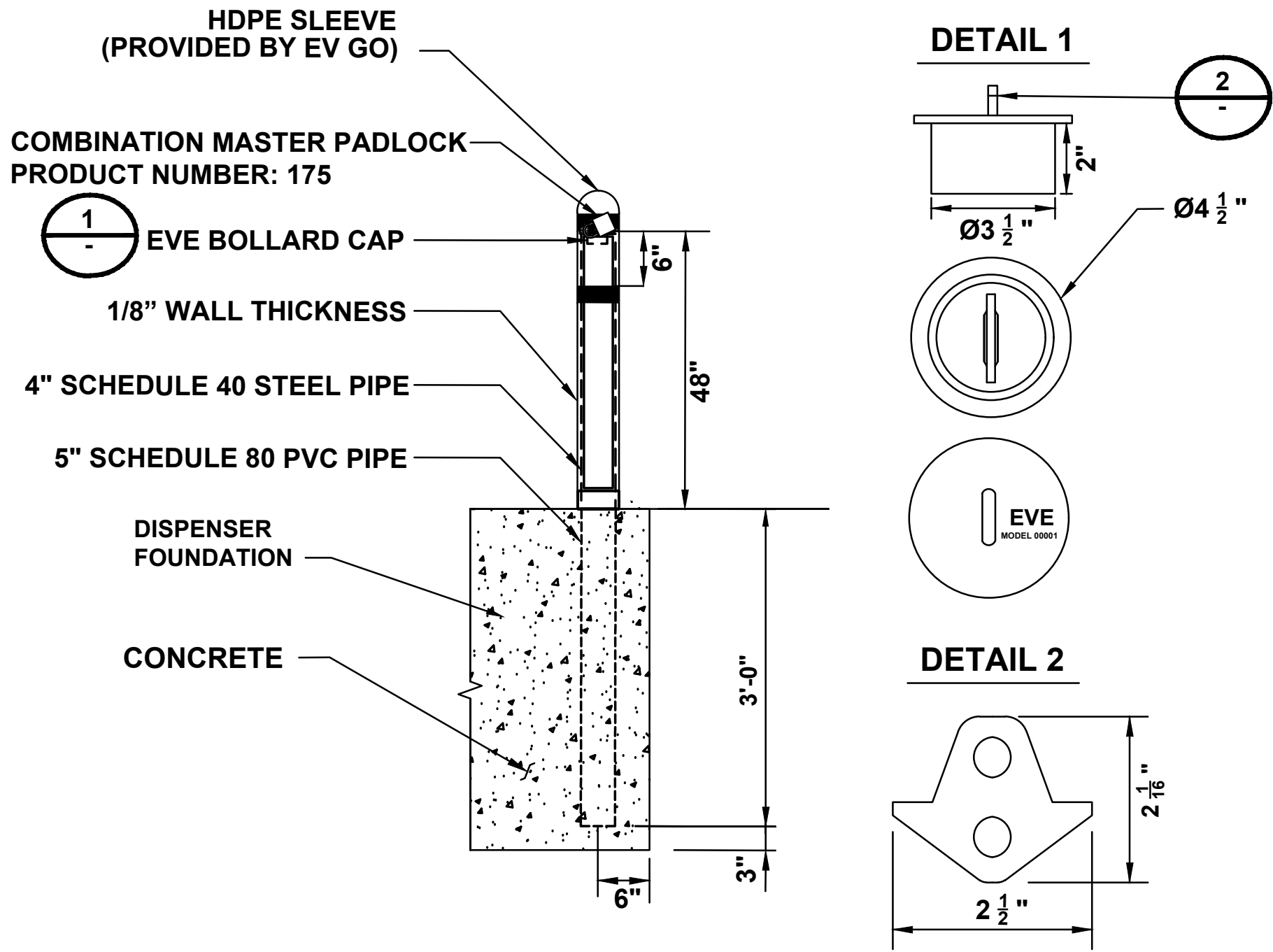
1. MINIMUM CONCRETE EDGE DISTANCE FOR PROPOSED ANCHORS SHALL BE 6".
2. MINIMUM CLEAR SPACING BETWEEN ANCHOR AND CONDUIT SHALL BE 3 INCHES.



C POWER UNIT ANCHORAGE AND CONDUIT ENTRY DETAIL
D-2 SCALE: N.T.S.

NOTES

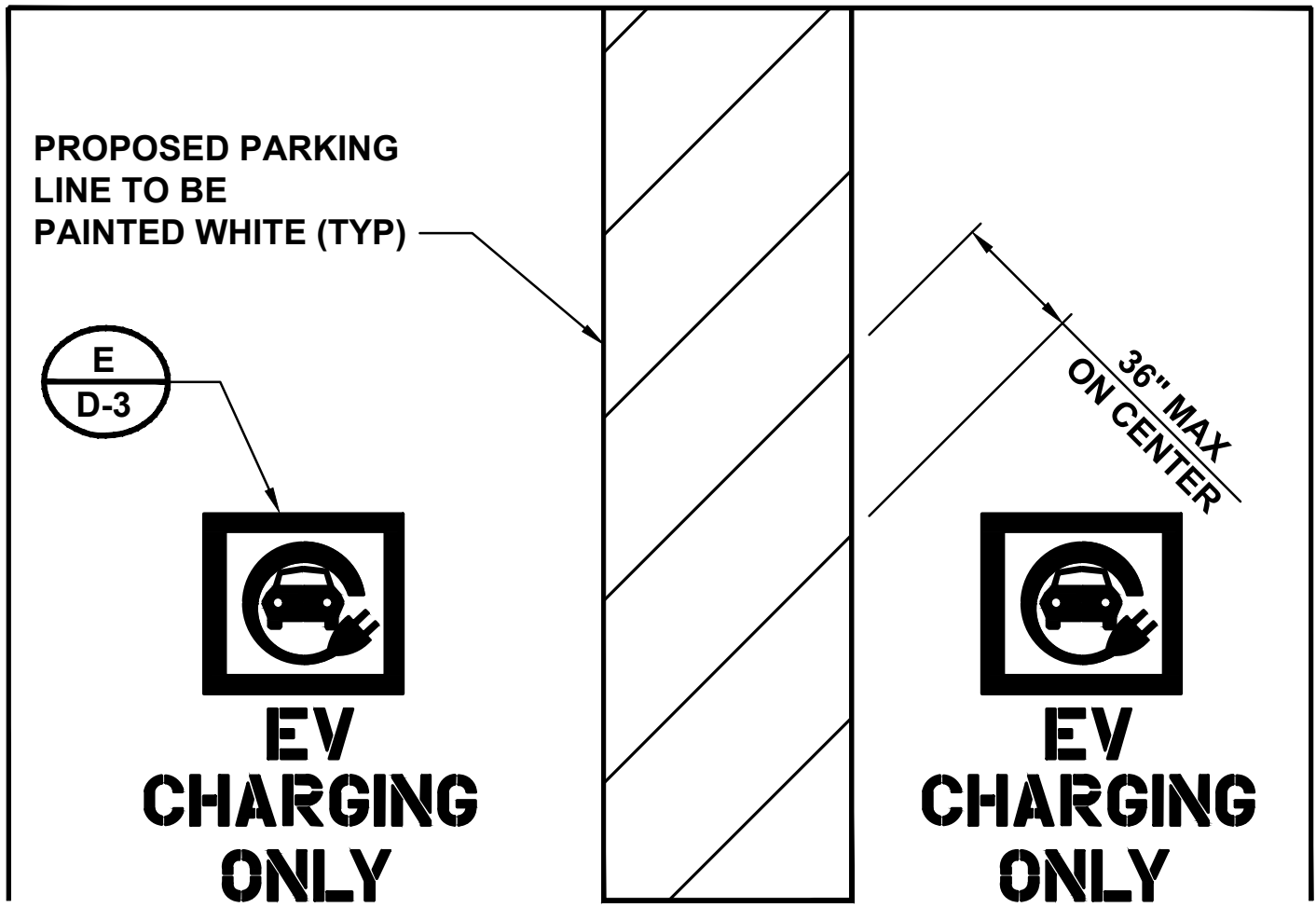
1. BOLLARD DETAIL FOR BOLLARDS INFRONT OF EVGO CHARGING DISPENSERS.
2. PRODUCT DETAILS: EVE LOCKING BOLLARD CAP, PART NUMBER: 00001



D 4 REMOVABLE LOCKING BOLLARD
D-2 SCALE:

NOTES

1. PROPOSED ACCESSIBLE STALLS AND ACCESS AISLE SHALL BE 2% MAX SLOPE IN ALL DIRECTIONS.
2. REFER TO SHEET C-3 FOR PROPOSED SITE PLAN.
3. LOWER SIDE OF MARKING SHOULD BE ALIGNED WITH THE END OF THE PARKING SPACE.
4. THE CENTER OF THE TEXT SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE VEHICLE SPACE.



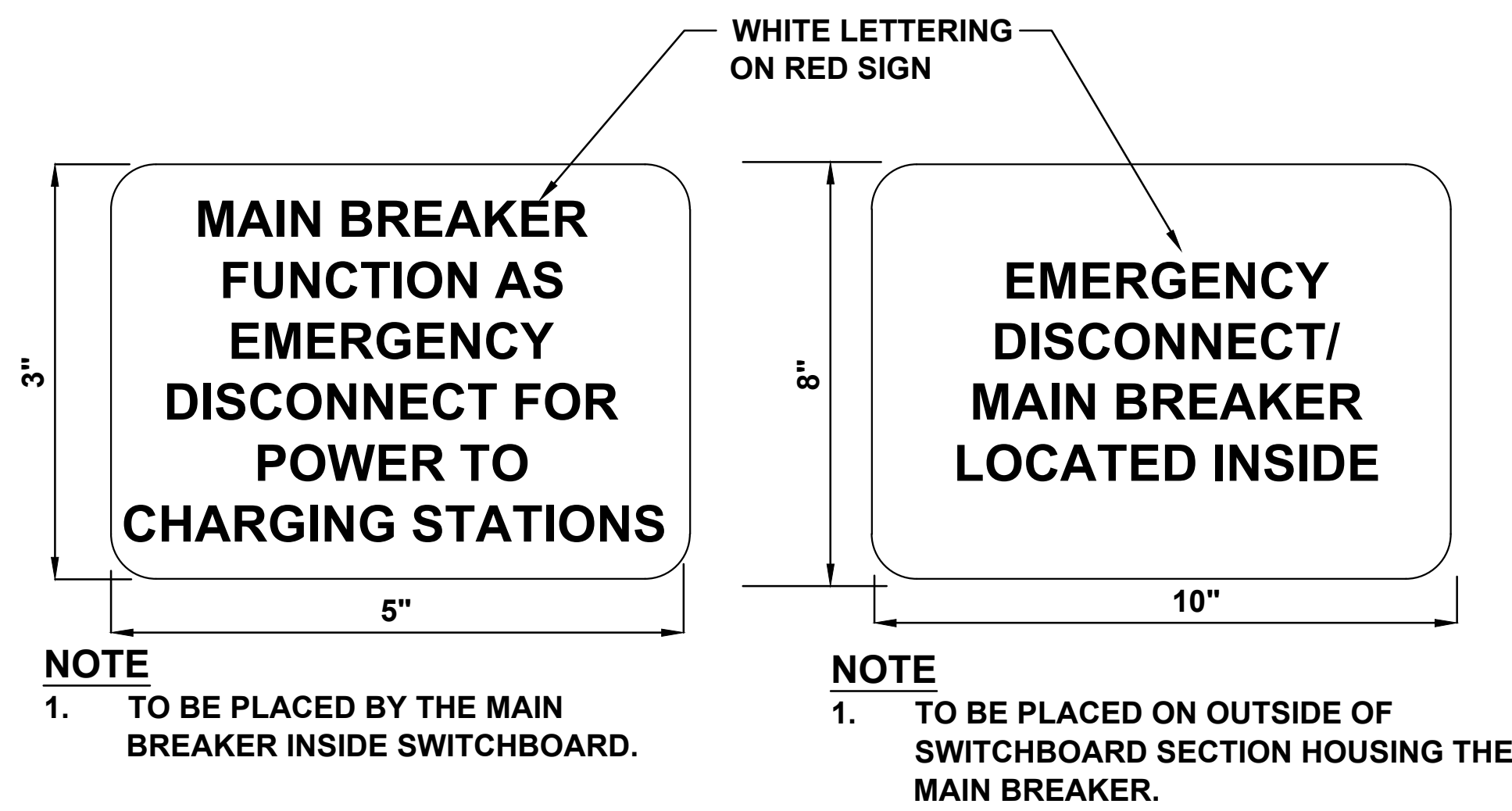
E EVCS ACCESSIBLE STALL MARKING PLAN
D-2 SCALE: N.T.S.

NOTES

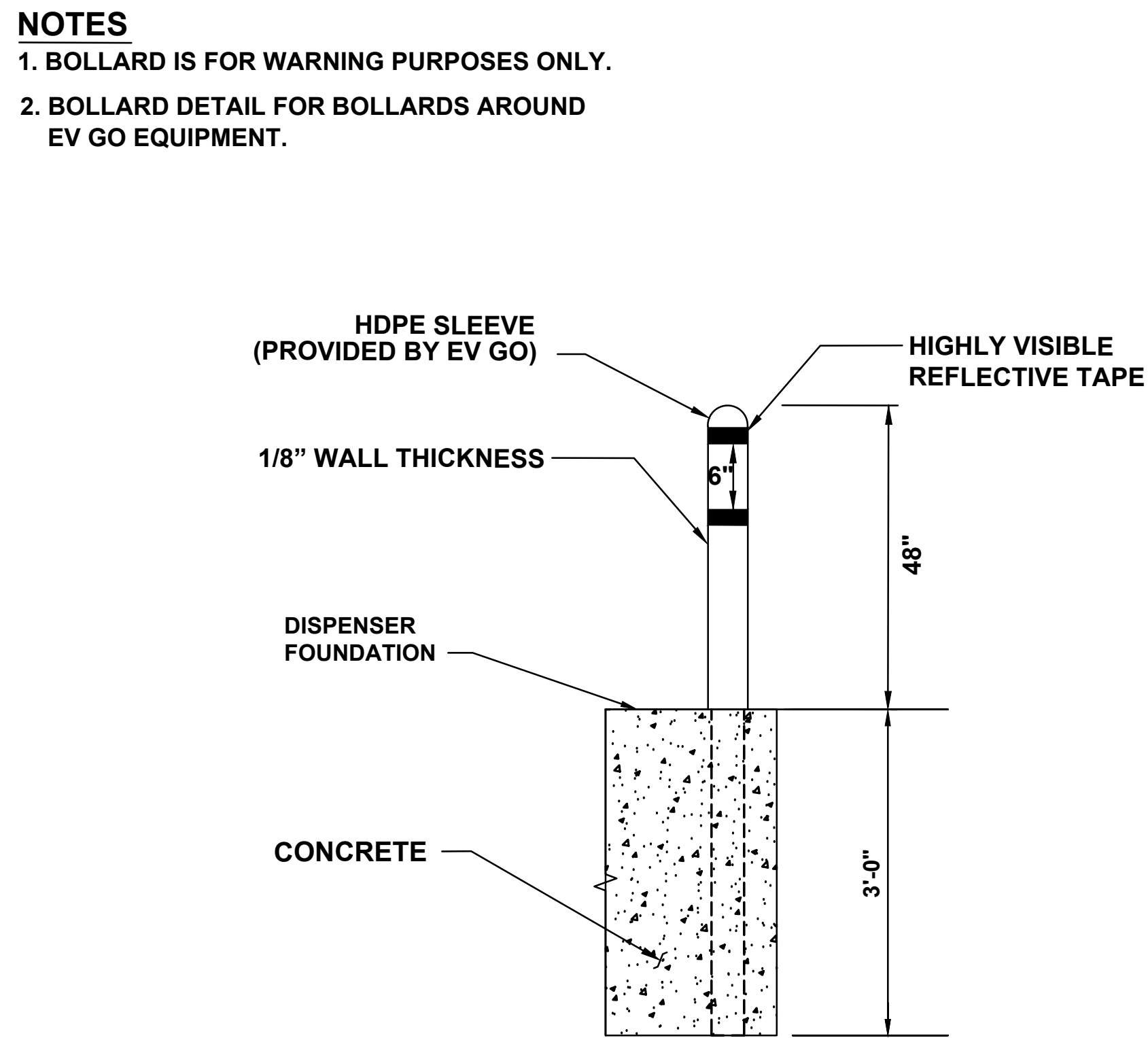
1. CONTRACTOR TO SELECT APPROPRIATE SIGN PER PROPOSED SIGN LOCATION.
2. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED 66" ABOVE GRADE.



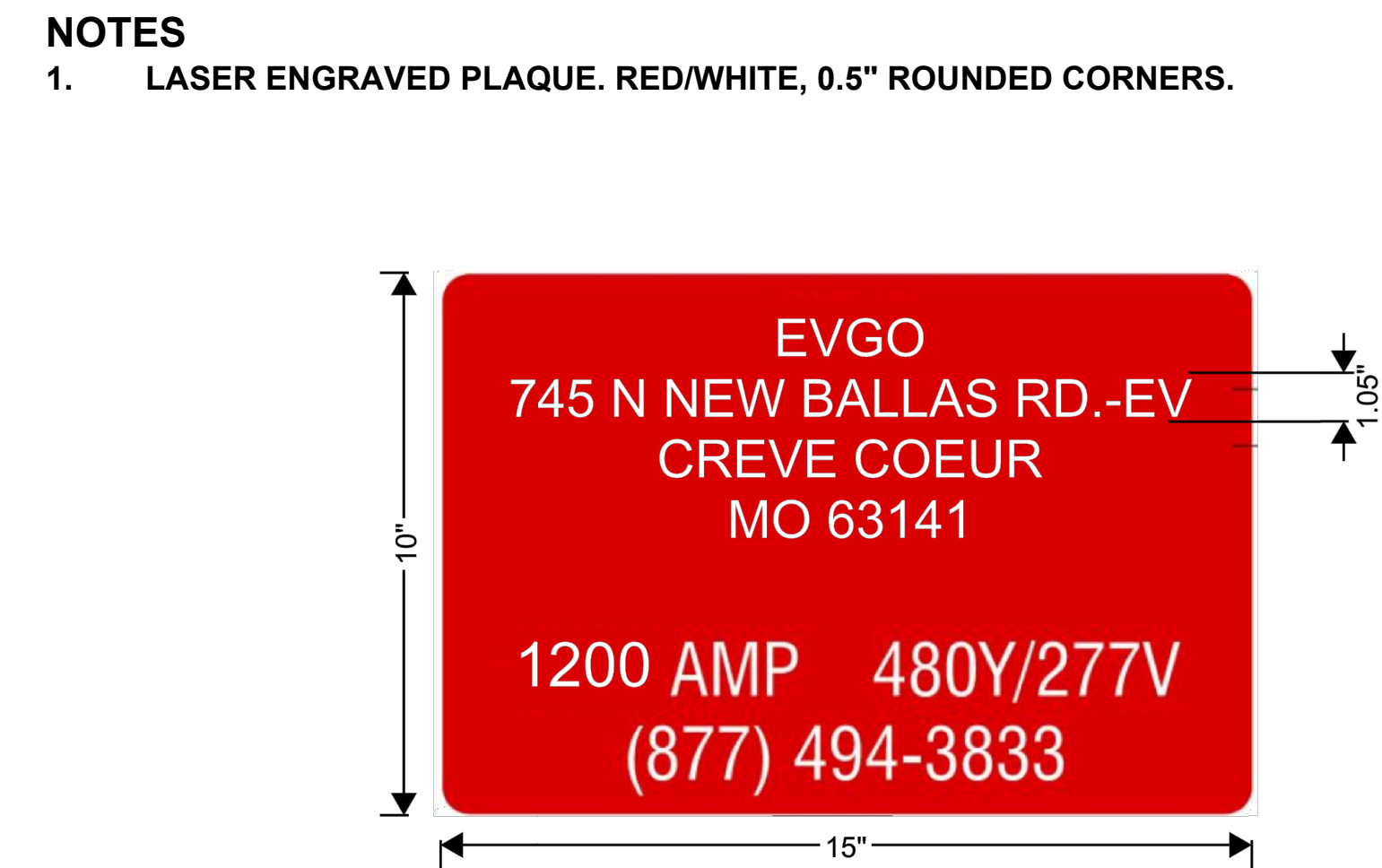
F NO PARKING SIGN
D-2 SCALE: N.T.S.



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

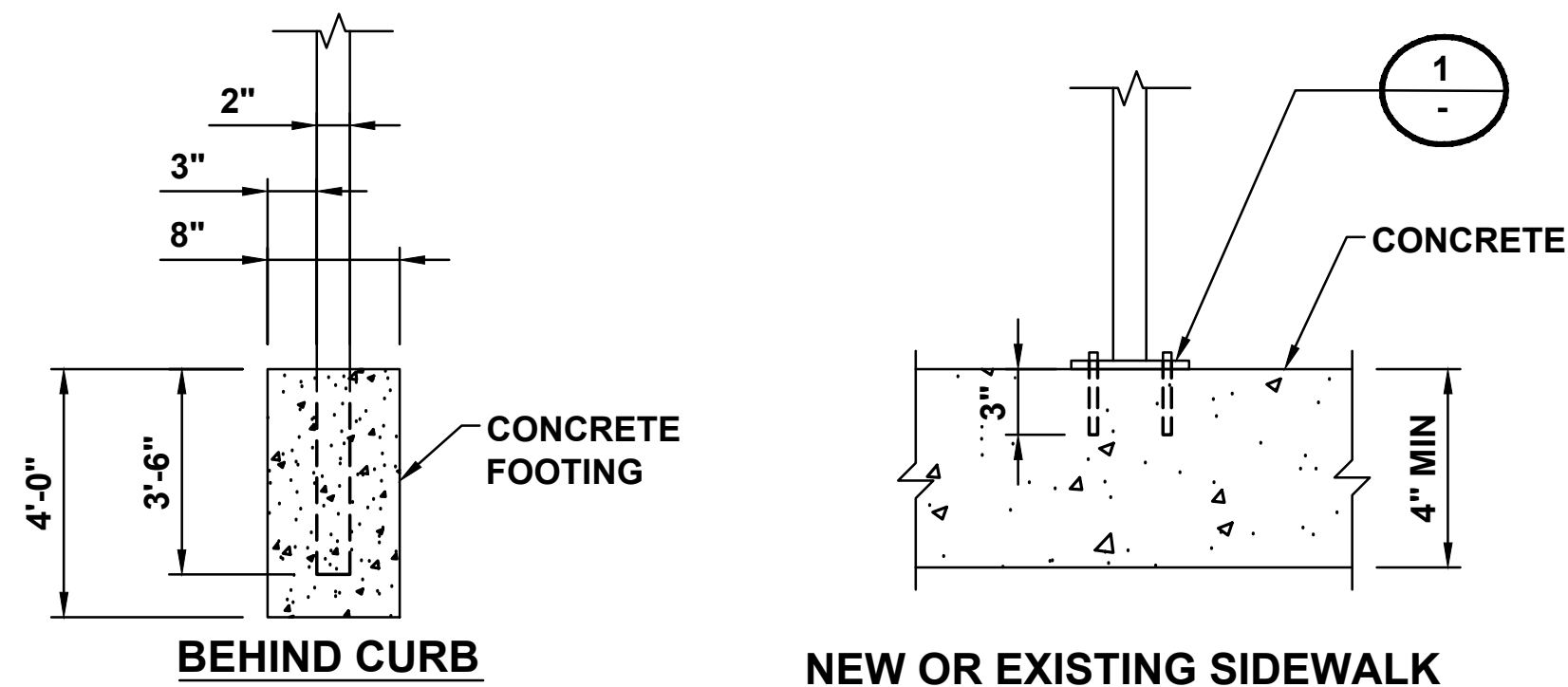


B DISPENSER WARNING BOLLARD DETAIL
D-3 SCALE: N.T.S.

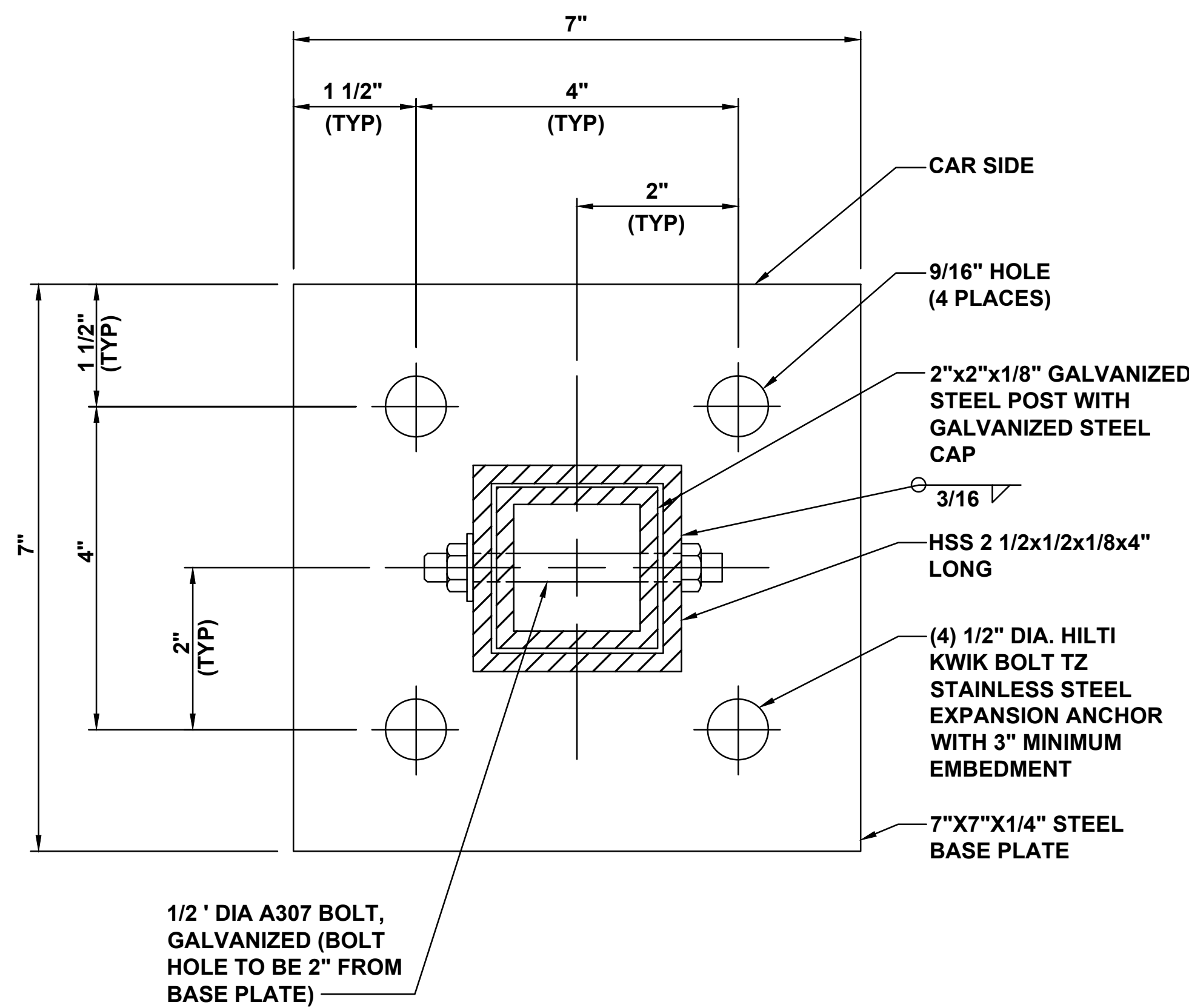


C ADDRESS AND PLACARD DETAIL
D-3 SCALE: N.T.S.

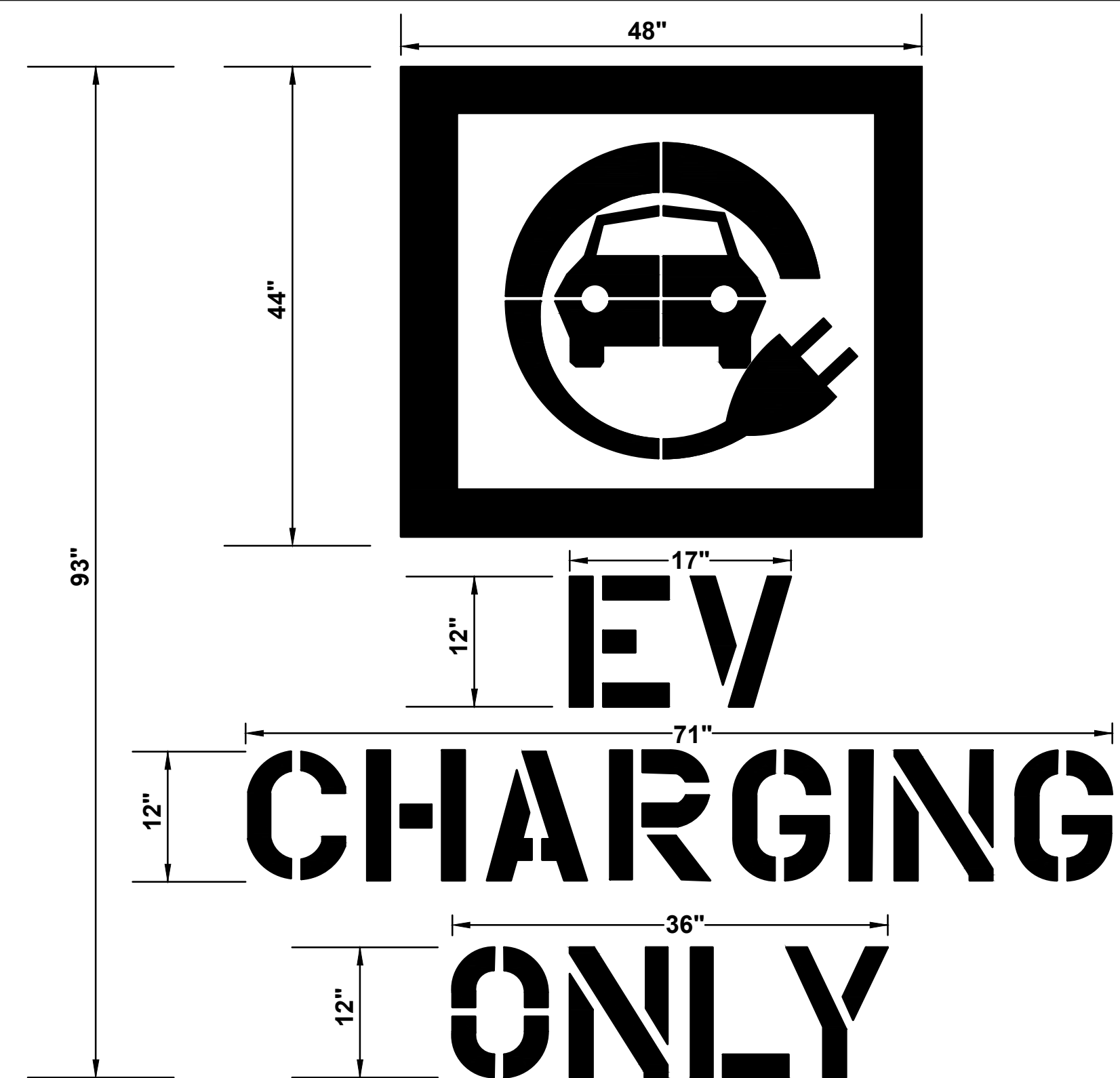
- NOTES**
- CONTRACTOR TO SELECT CONCRETE FOOTING OR BOLT DOWN BASED ON EXISTING CONDITIONS.
 - SEE SHEET C-3 FOR PLACEMENT.
 - BOTTOM OF LOWEST SIGN TO BE INSTALLED 66" ABOVE GRADE.
 - ADDITIONAL PARKING SIGNS TO BE INSTALLED 2" ABOVE TOP OF PREVIOUS SIGN.
 - SIGN, SIGN POST, AND SIGN FASTENERS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO PROVIDE SIGN POST FASTENERS IF REQUIRED AND PAINTED TO MATCH.
 - IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED.
 - 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**
- CONTRACTOR TO PROVIDE AND INSTALL SIGN POST, BASE PLATE ASSEMBLY, EXPANSION ANCHORS, AND 1/2" DIA A307 BOLT.
 - BASE PLATE ASSEMBLY TO BE HOT DIPPED GALVANIZED. PAINT TO MATCH SIGN POST.
 - PROVIDE 1/4" DIA. DRAIN HOLE TO PREVENT WATER FROM COLLECTING IN HSS.



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



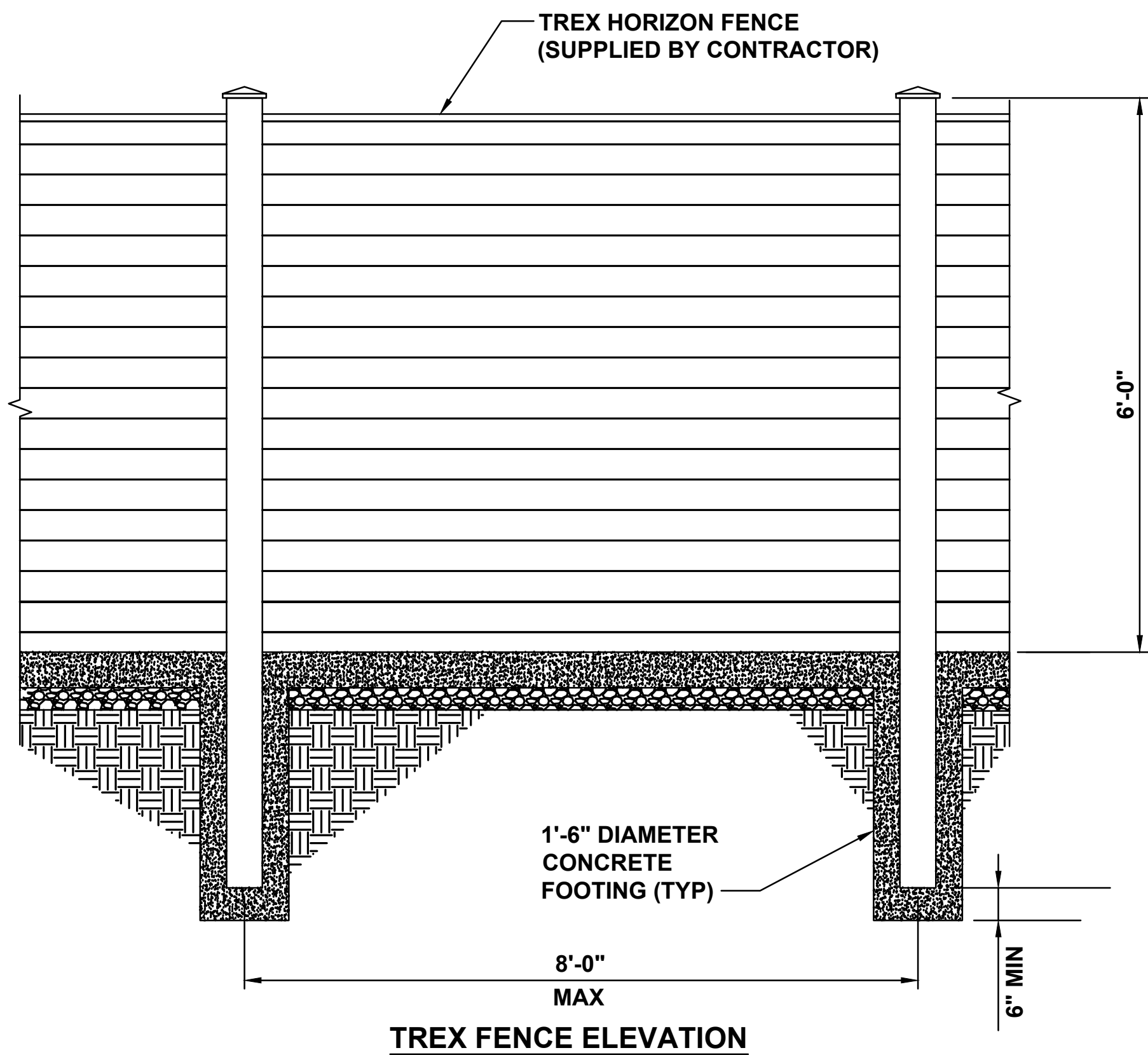
E BASE PLATE DETAIL
-DETAIL 1



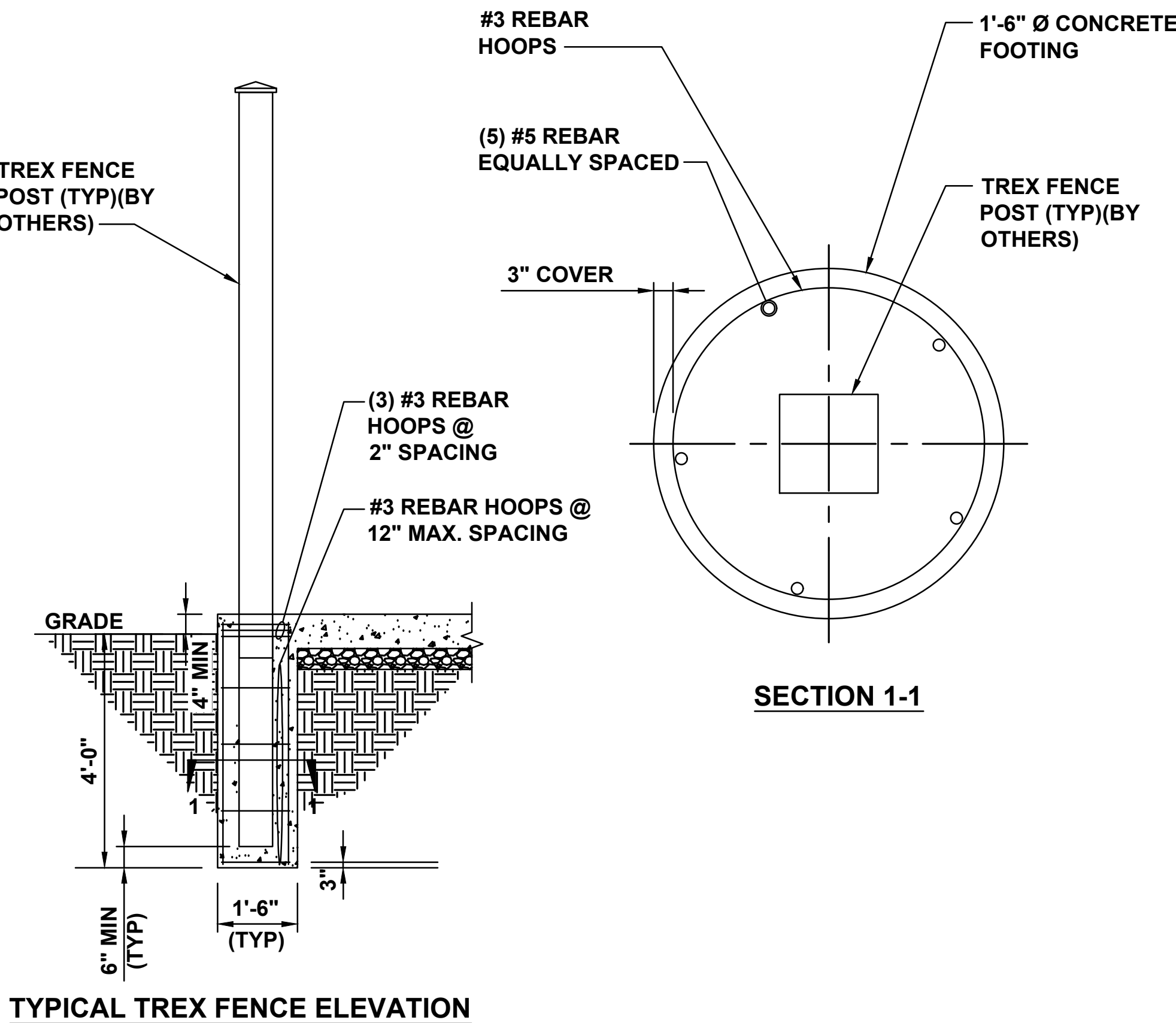
- NOTES:**
- PROVIDE 4.5" SPACING BETWEEN STENCILS
 - LOCATION: CENTER AT FOOT OF PARKING STALL
 - FONT: STANTARDGOTHIC
 - COLOR: WHITE ON EXISTING SURFACE (NO FILL INSIDE STENCIL)

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

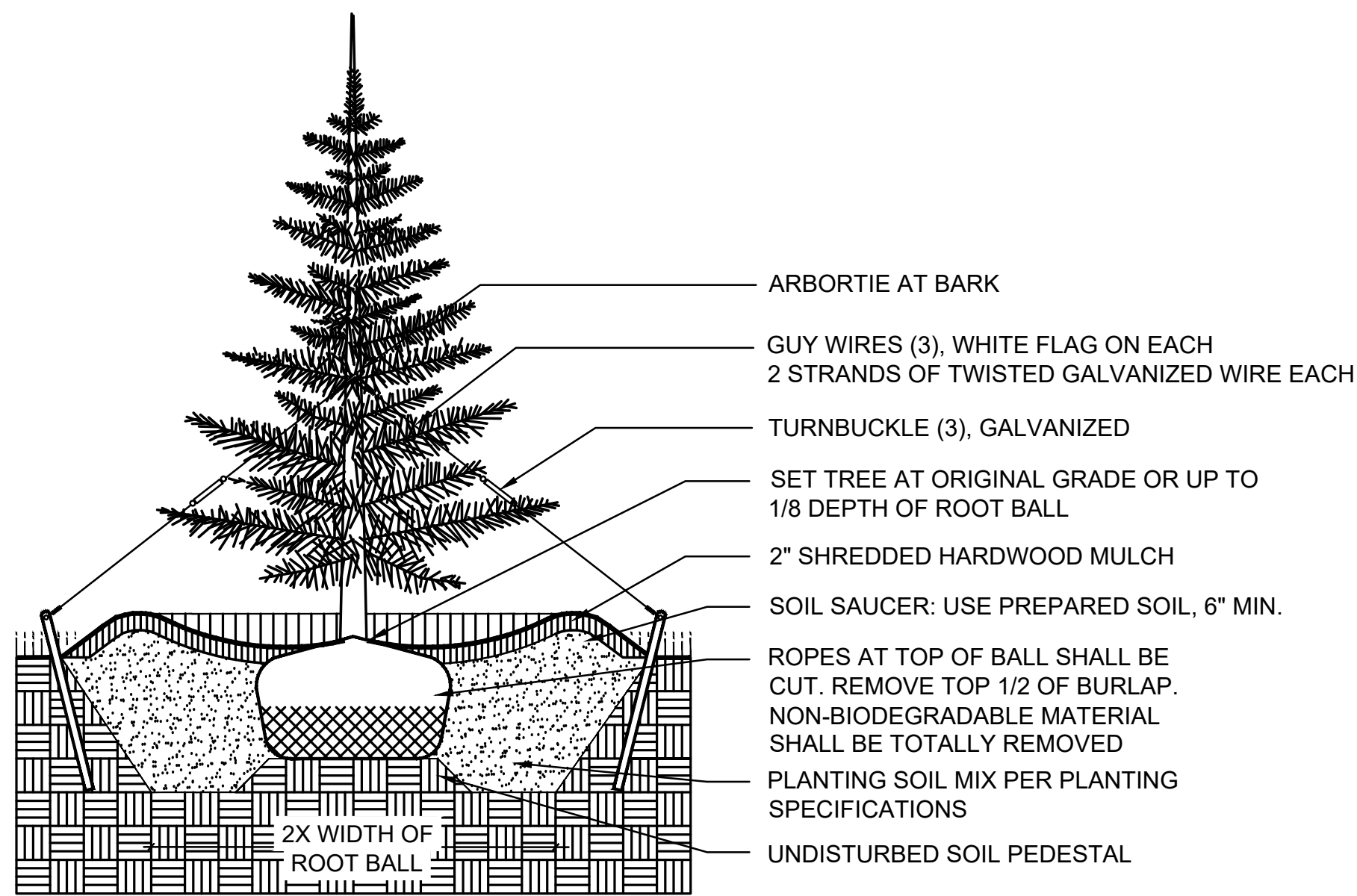
- NOTES:
- 1. COLOR: WOODLAND BROWN
 - 2. PICK TREX HORIZON COMPOSITE FENCE THAT MEETS LOCAL JURISDICTION REQUIREMENTS FOR WIND SPEED AND SEISMIC



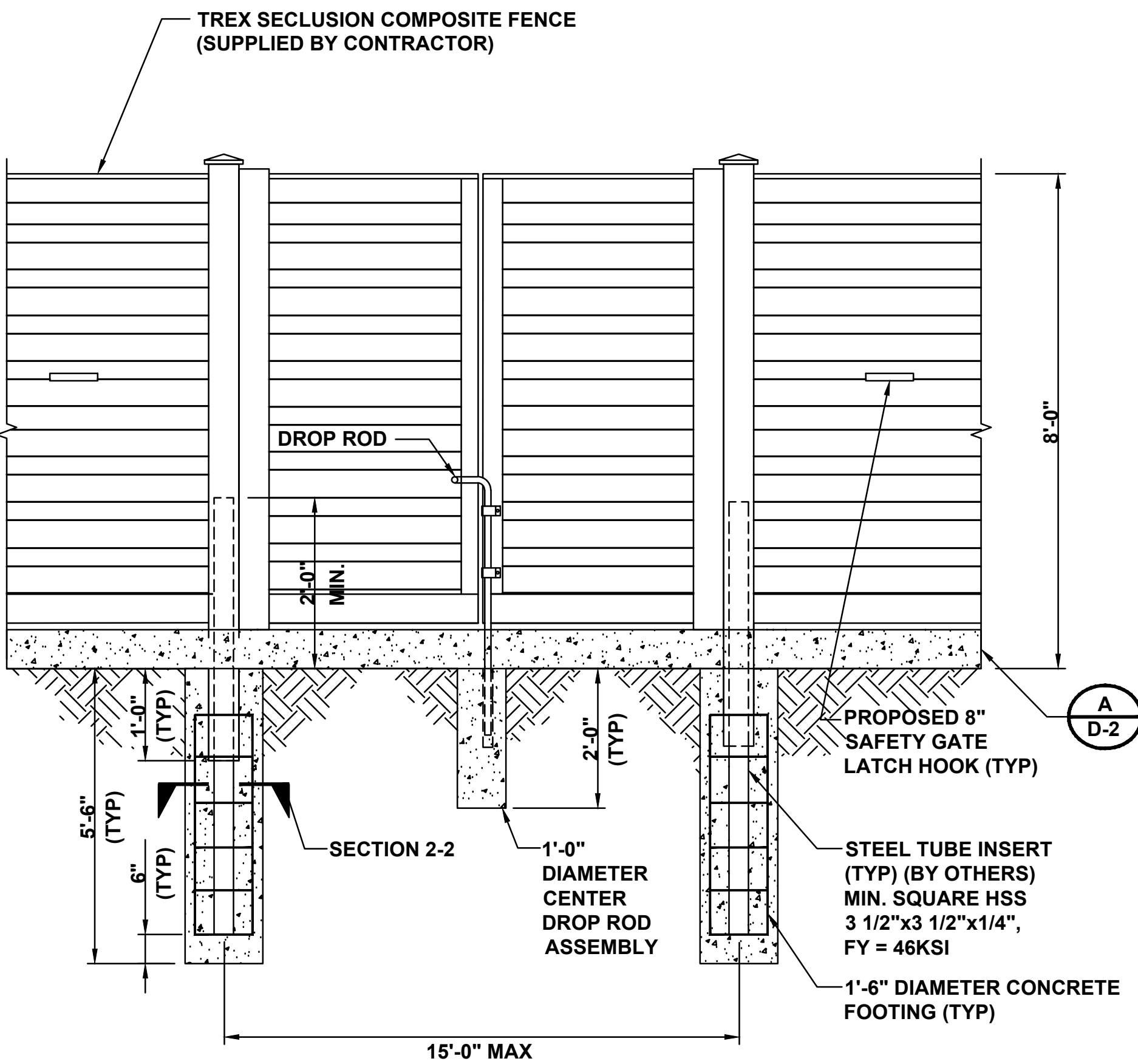
A
D-4
SCALE: N.T.S.
TYPICAL TREX FENCE DETAIL



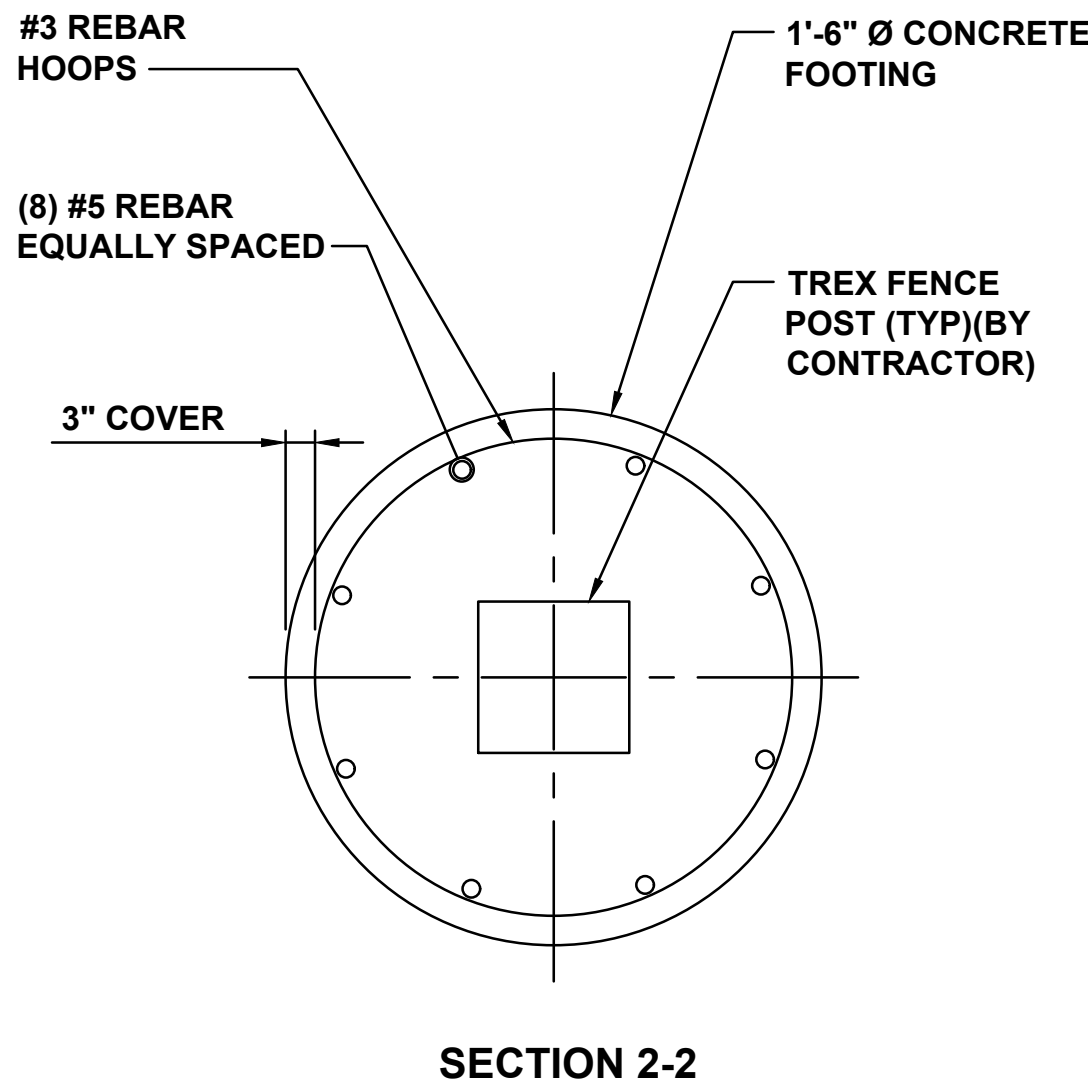
PLANTING SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SPACING
9	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE 'EMERALD GREEN'	8'-0" HEIGHT; 4'-6" SPREAD	SEE SHEET C-3



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

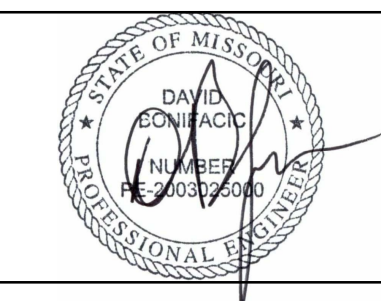


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Job Name:
PLAZA SHOPS

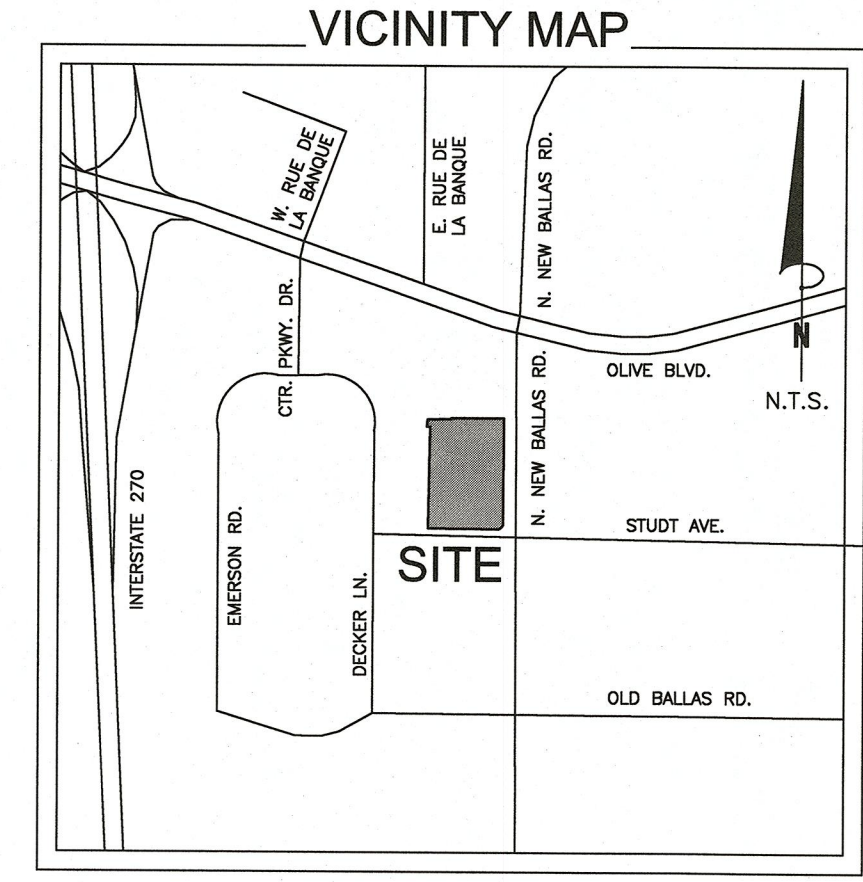
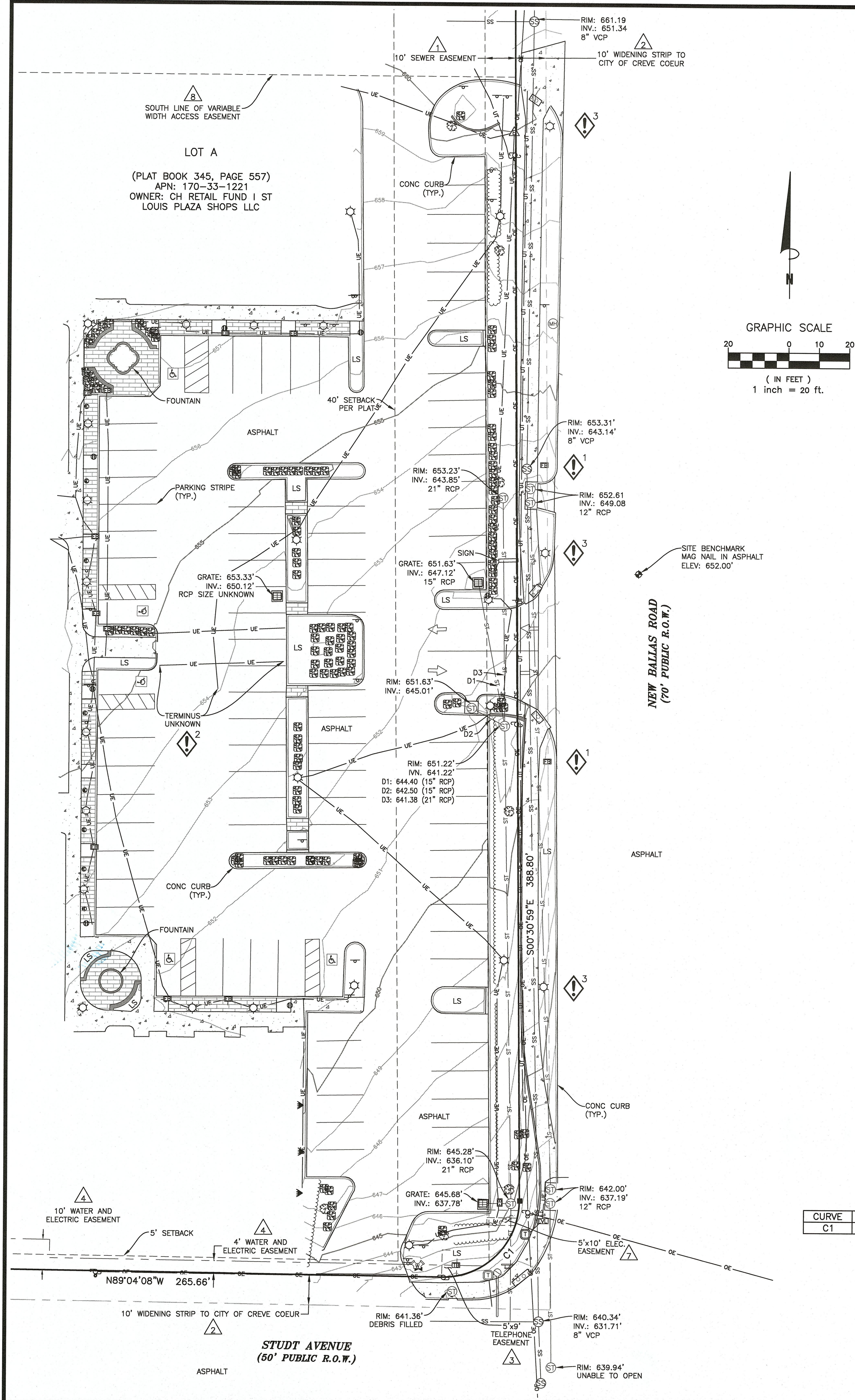
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



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:

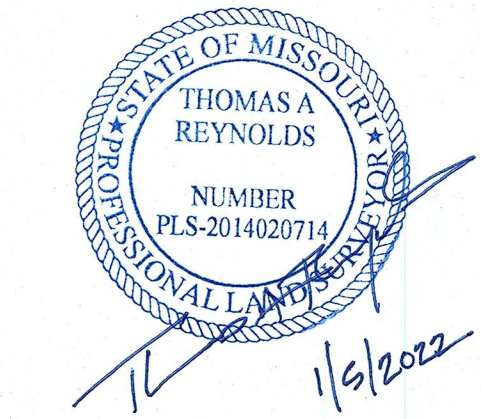
- This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only. This does not constitute an actual Property Boundary Survey in accordance 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.
- 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.
- 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).
- 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.
- Elevations are based on NAVD 88 datum.
- BENCHMARK: MAG nail in asphalt, as shown. Elevation: 652.00' (NAVD 88).
- BASIS OF BEARINGS: Bearings are relative to NAD 83 (2011), Missouri State Plane Coordinate System, Missouri East (2401).
- Field work for this survey was completed on December 8, 2021.
- 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.
- 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.

Clark Land Surveying, Inc.
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
www.clarkls.com

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

Date: 1/3/2022

Drawn By: TCM

Checked By: TR

Sheet 1 of 1

Revisions

No.	Description	By	Date

SITE NAME:

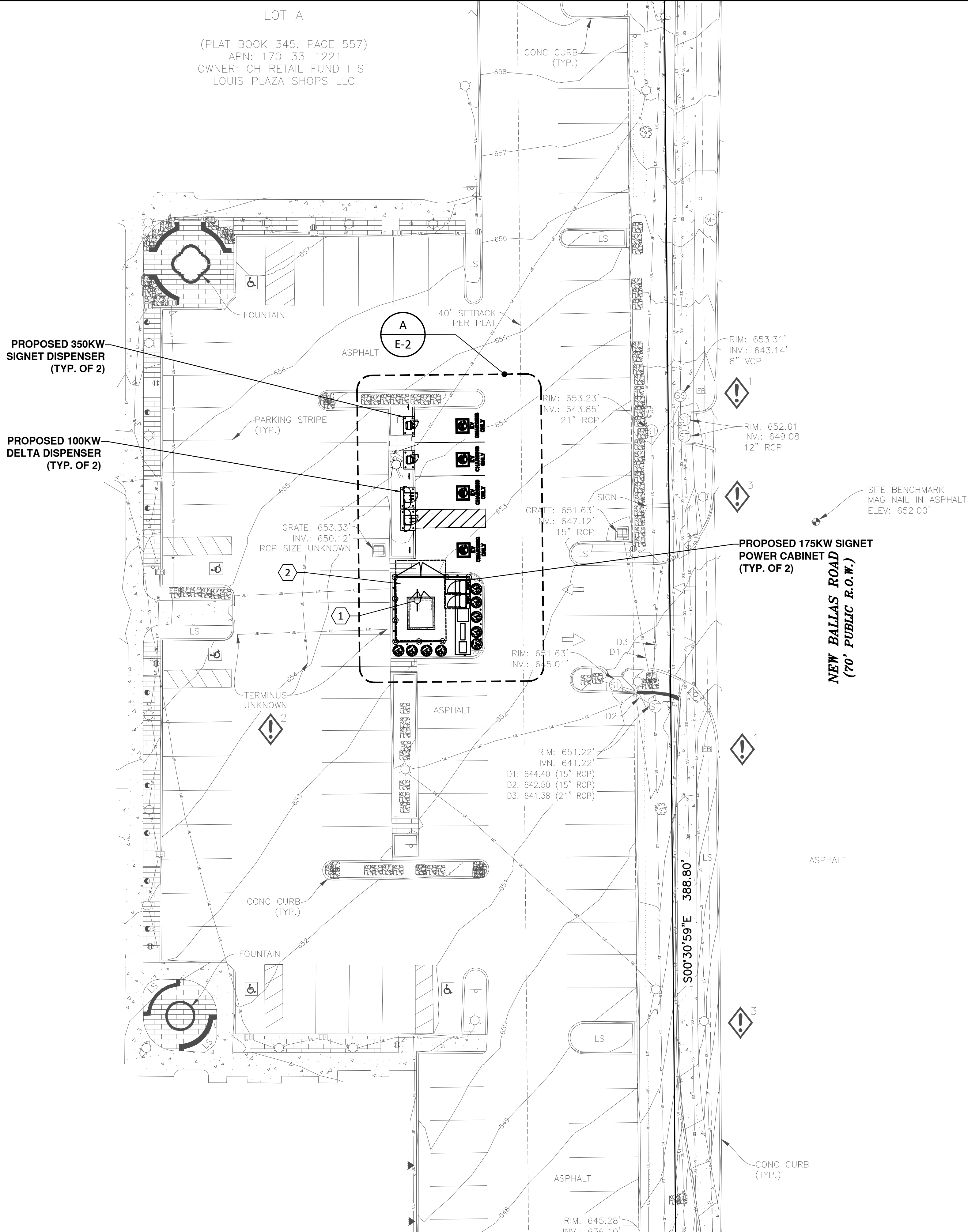
P48211 - PLAZA SHOPS

Attachment: Applicant's Materials (Ev Go)

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.

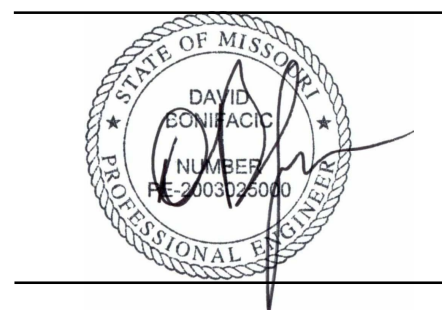


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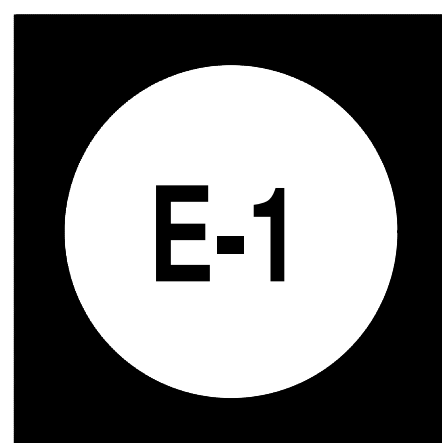
Job Name:
PLAZA SHOPS

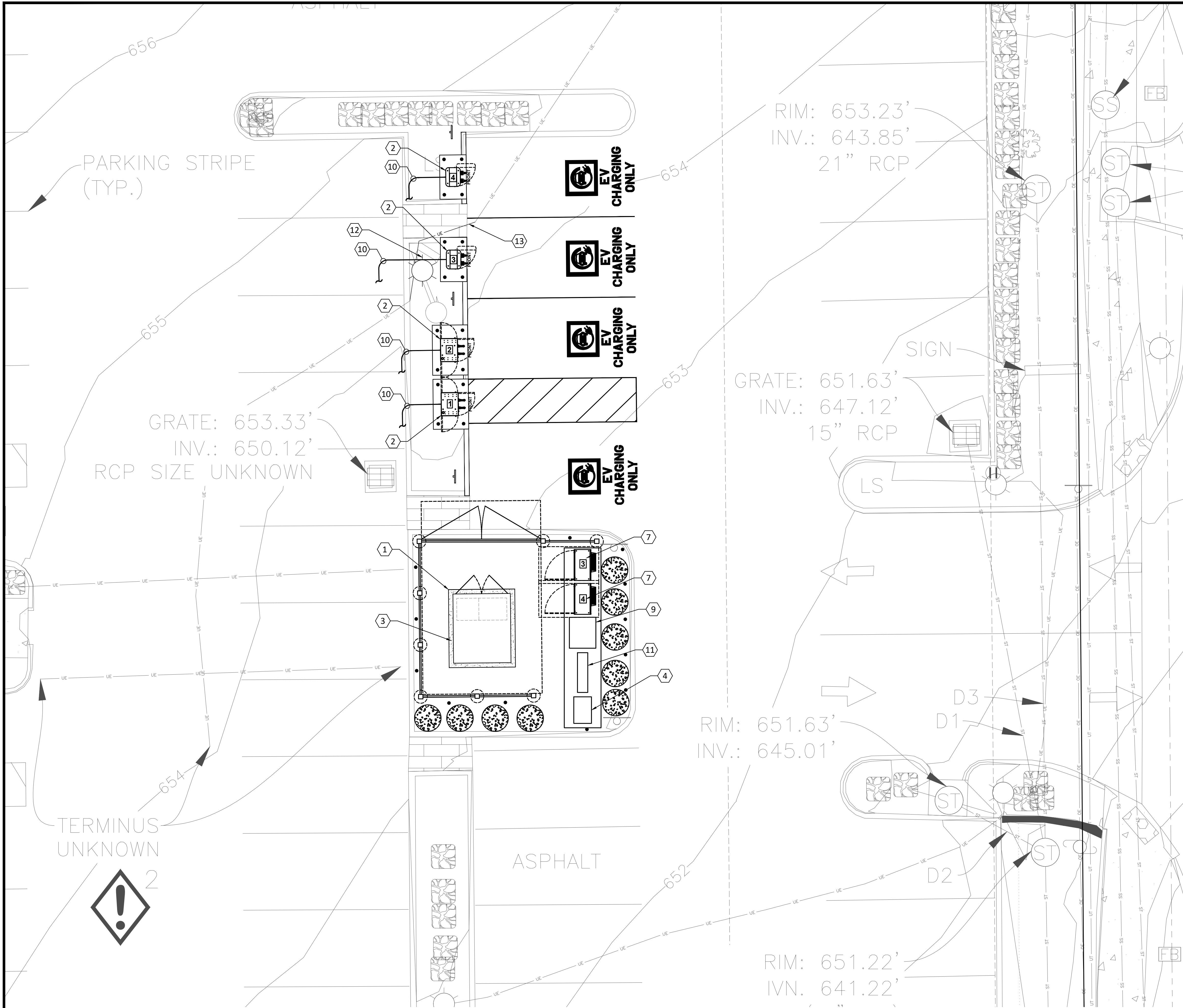
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



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





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

- KEY NOTES** #
- PROPOSED LOCATION OF NEW CONCRETE PAD.
 - PROPOSED DISPENSER (OFCI).
 - PROPOSED LOCATION FOR UTILITY TRANSFORMER.
 - 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.
 - NOT USED.
 - PROPOSED 120/208V, 3PH, 4W PANEL & 480V-120/208V 3PH TRANSFORMER COMBO (OFCI).
 - PROPOSED POWER CABINET (OFCI).
 - 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.
 - PROPOSED SWITCHGEAR ASSEMBLY (OWNER FURNISHED- CONTRACTOR-INSTALLED), COORDINATE IN FIELD FOR EXACT LOCATION AND DIMENSION AS REQUIRED.
 - PROVIDE CONDUIT(S) AND WIRING PER POWER RISER. REFER TO DRAWING E-3 FOR ADDITIONAL INFORMATION.
 - 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.
 - 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.
 - RELOCATE EXISTING UNDERGROUND ELECTRICAL LINE. SPLICE AND EXTEND CIRCUITRY (WIRING/CONDUIT) TO NEW LOCATION AS REQUIRED. REFER TO DRAWING C-2 FOR EXISTING LOCATION.



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Job Name:

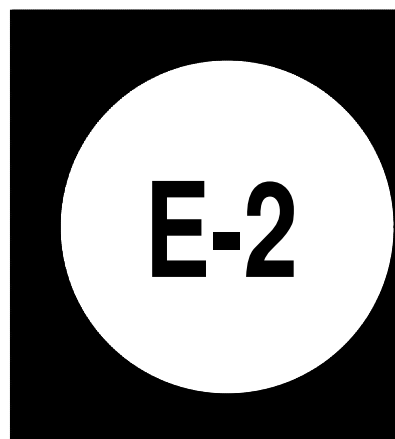
PLAZA SHOPS

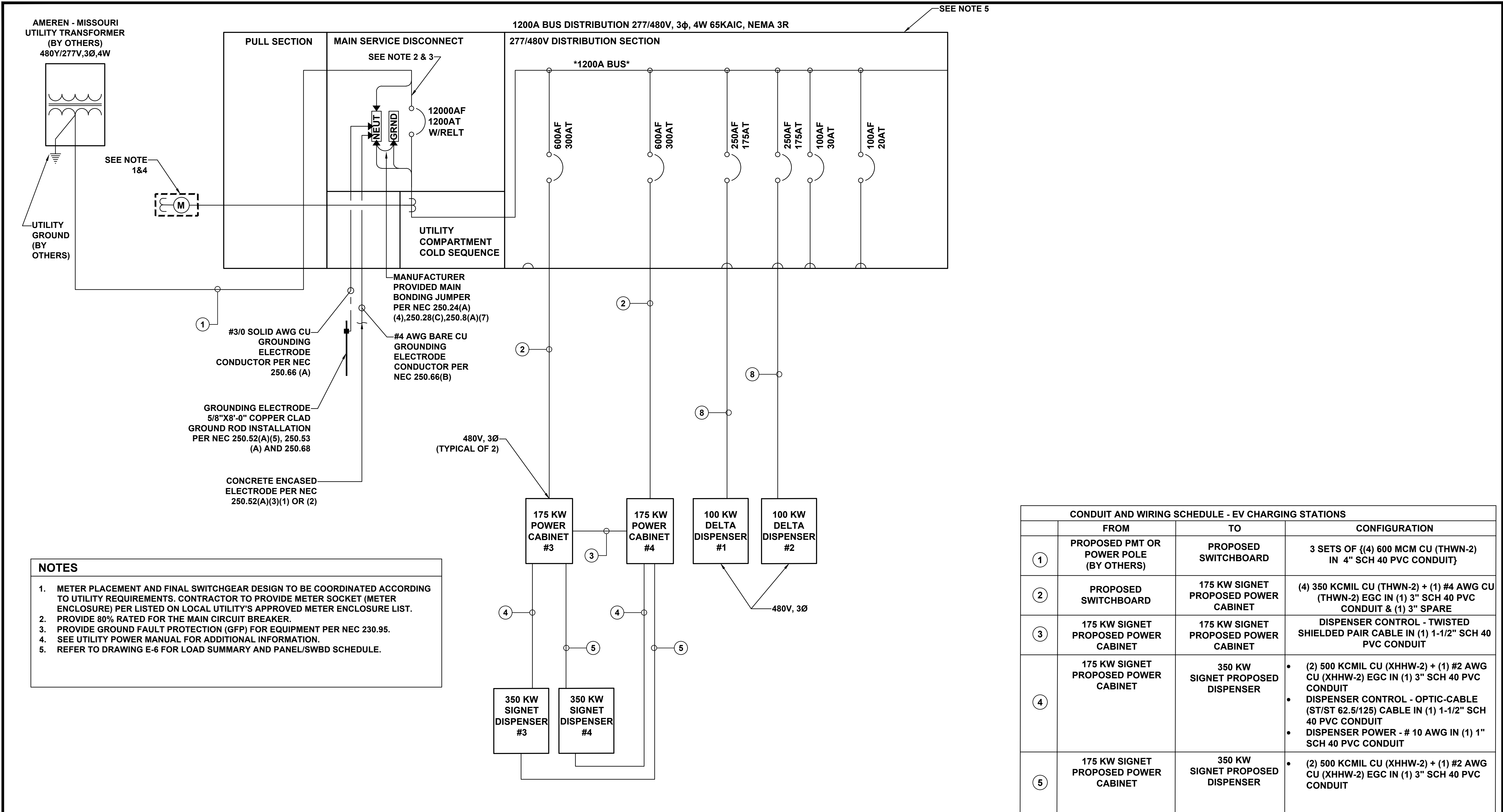
745 N NEW BALLAS RD.-EV
CREVE COEUR, MO 63141



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





SINGLE LINE DIAGRAM
SCALE: N.T.S.

CONDUIT AND WIRING SCHEDULE - EV CHARGING STATIONS			
	FROM	TO	CONFIGURATION
①	PROPOSED PMT OR POWER POLE (BY OTHERS)	PROPOSED SWITCHBOARD	3 SETS OF {(4) 600 MCM CU (THWN-2) IN 4" SCH 40 PVC CONDUIT}
②	PROPOSED SWITCHBOARD	175 KW SIGNET PROPOSED POWER CABINET	(4) 350 KCMIL CU (THWN-2) + (1) #4 AWG CU (THWN-2) EGC IN (1) 3" SCH 40 PVC CONDUIT & (1) 3" SPARE
③	175 KW SIGNET PROPOSED POWER CABINET	175 KW SIGNET PROPOSED POWER CABINET	DISPENSER CONTROL - TWISTED SHIELDED PAIR CABLE IN (1) 1-1/2" SCH 40 PVC CONDUIT
④	175 KW SIGNET PROPOSED POWER CABINET	350 KW SIGNET PROPOSED DISPENSER	(2) 500 KCMIL CU (XHHW-2) + (1) #2 AWG CU (XHHW-2) EGC IN (1) 3" SCH 40 PVC CONDUIT - DISPENSER CONTROL - OPTIC-CABLE (ST/ST 62.5/125) CABLE IN (1) 1-1/2" SCH 40 PVC CONDUIT - DISPENSER POWER - # 10 AWG IN (1) 1" SCH 40 PVC CONDUIT
⑤	175 KW SIGNET PROPOSED POWER CABINET	350 KW SIGNET PROPOSED DISPENSER	(2) 500 KCMIL CU (XHHW-2) + (1) #2 AWG CU (XHHW-2) EGC IN (1) 3" SCH 40 PVC CONDUIT
⑥	PROPOSED SWITCHBOARD	100 KW DELTA PROPOSED DISPENSER	(4) 3/0 KCMIL CU (THWN-2) + (1) #6 AWG CU (THWN-2) EGC IN (1) 3" SCH 40 PVC CONDUIT & (1) 3" SPARE

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



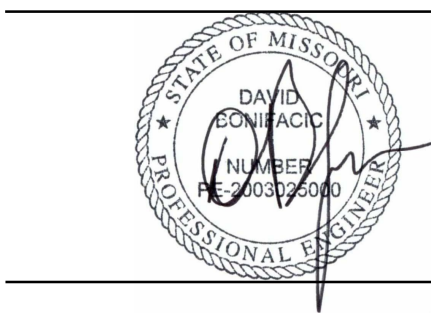
EVgo SERVICES, LLC
11835 W OLYMPIC BLVD STE 900 E
LOS ANGELES, CA 90064



Job Name:

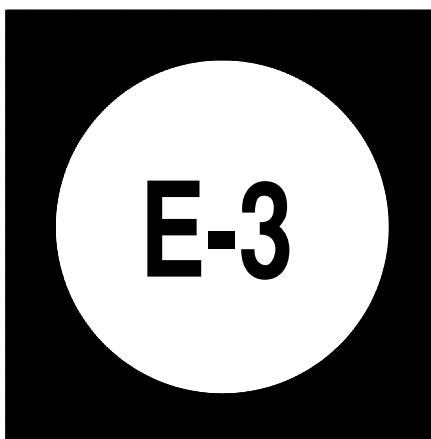
PLAZA SHOPS

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



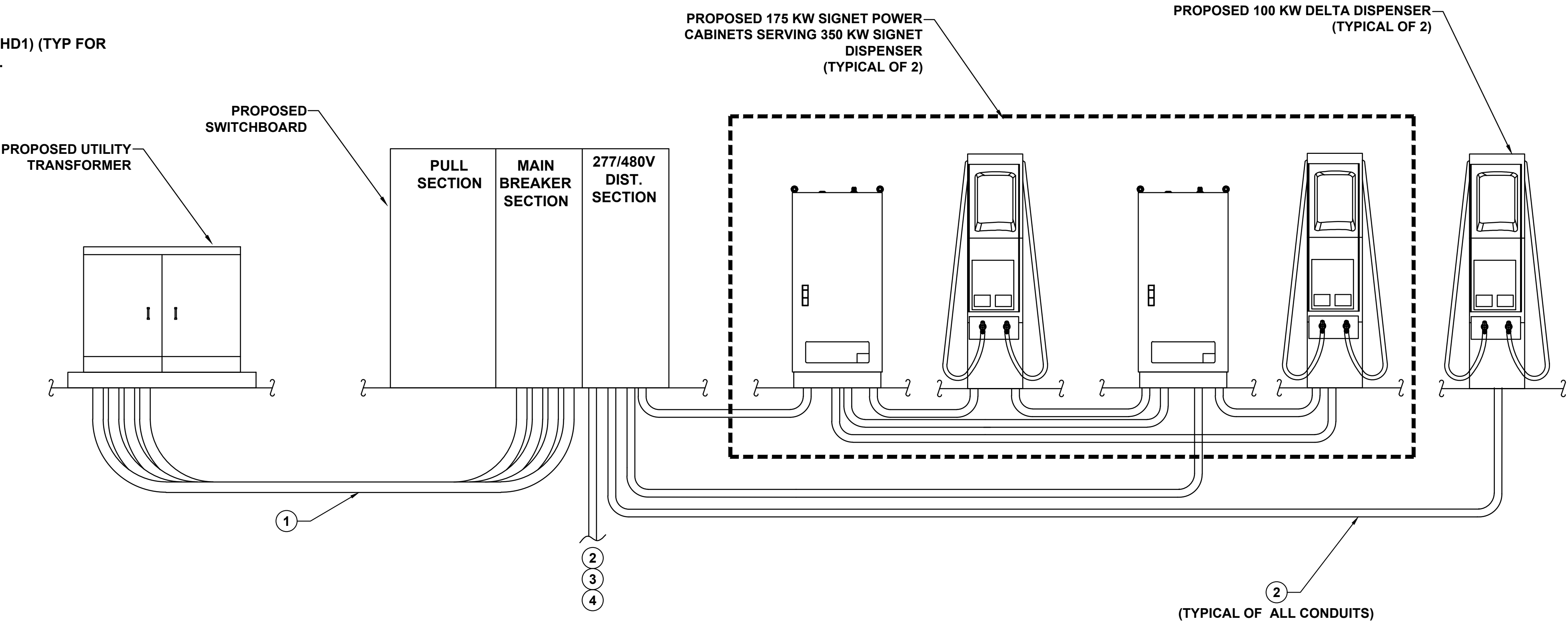
SHEET DESCRIPTION:
ELECTRICAL
SINGLE LINE DIAGRAM

Project #: P42811
File:
Drawn by: AM
Date(s): 03/28/2022
03/31/2022 — DD100 REV 1
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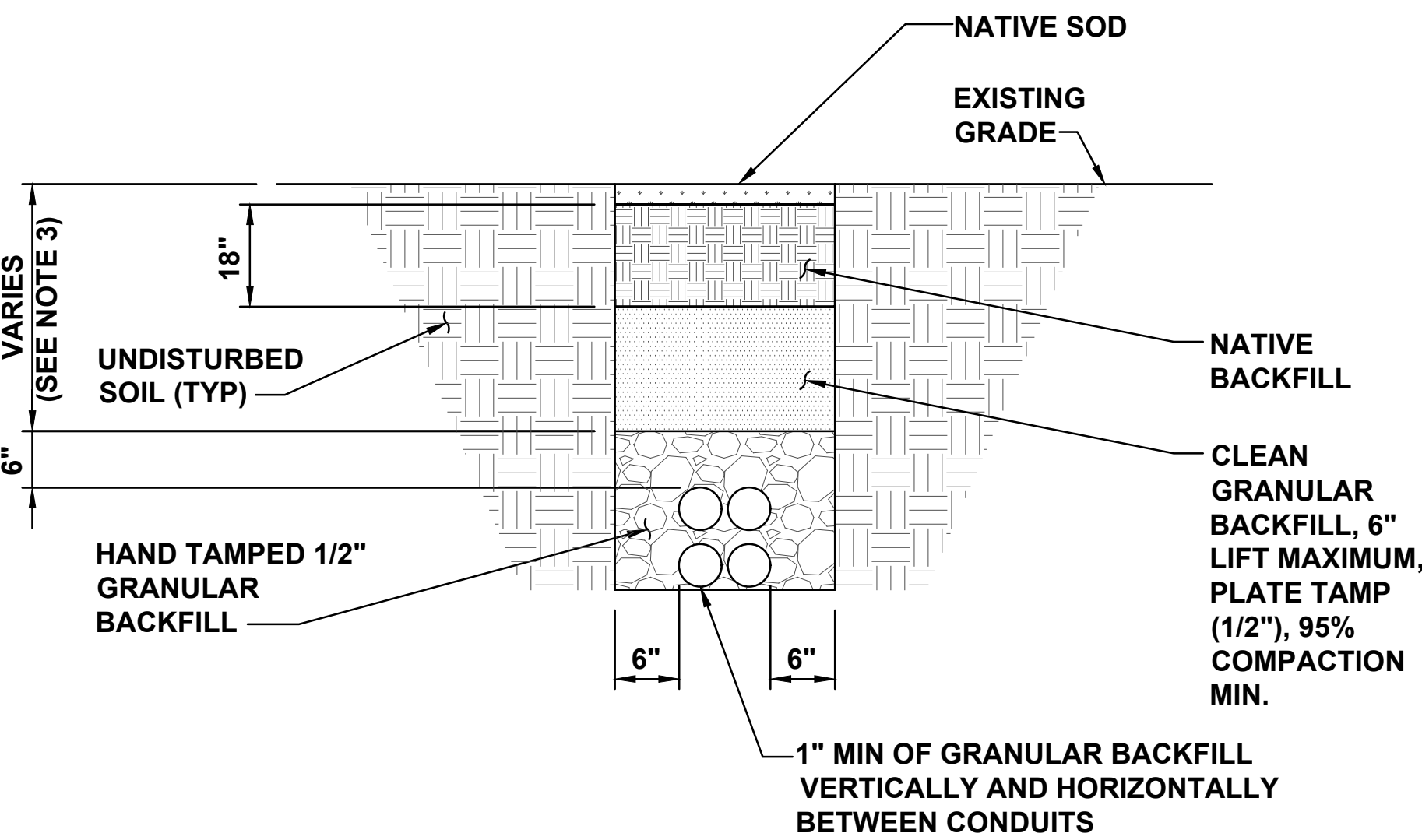
NOTES #

- 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.

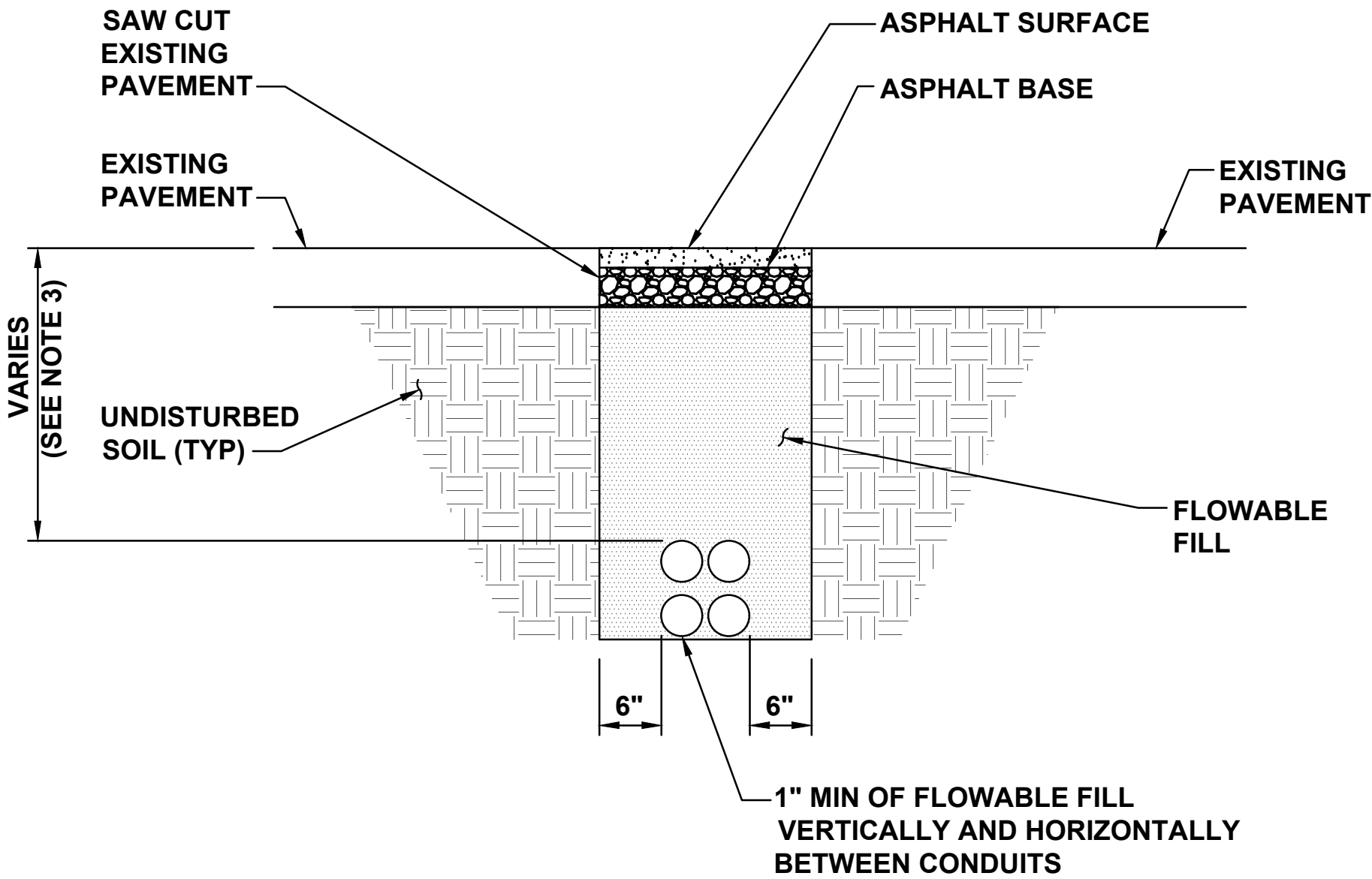
PENDING UTILITY DESIGN



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:

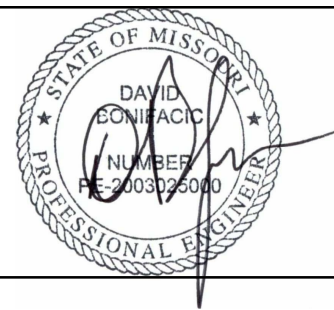


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11835 W OLYMPIC BLVD STE 900 E
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Job Name:
PLAZA SHOPS

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



SHEET DESCRIPTION:
ELECTRICAL DETAILS

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



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.



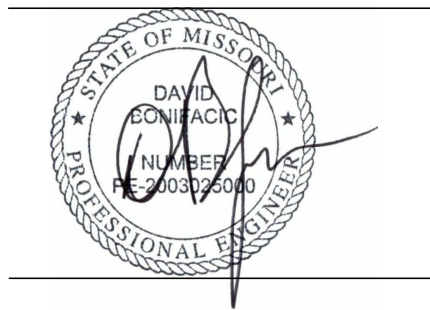
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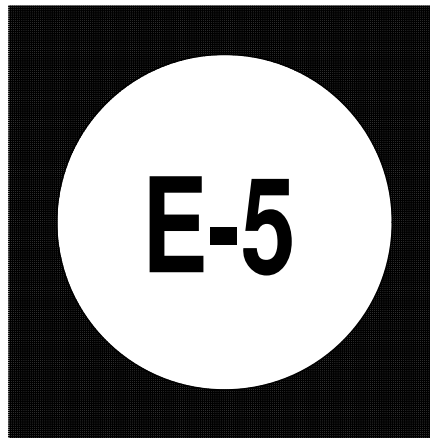
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ELECTRICAL SPECIFICATIONS

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
-
- Attachment: Applicant's Materials (Ev Go)
- Packet Pg. 73

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



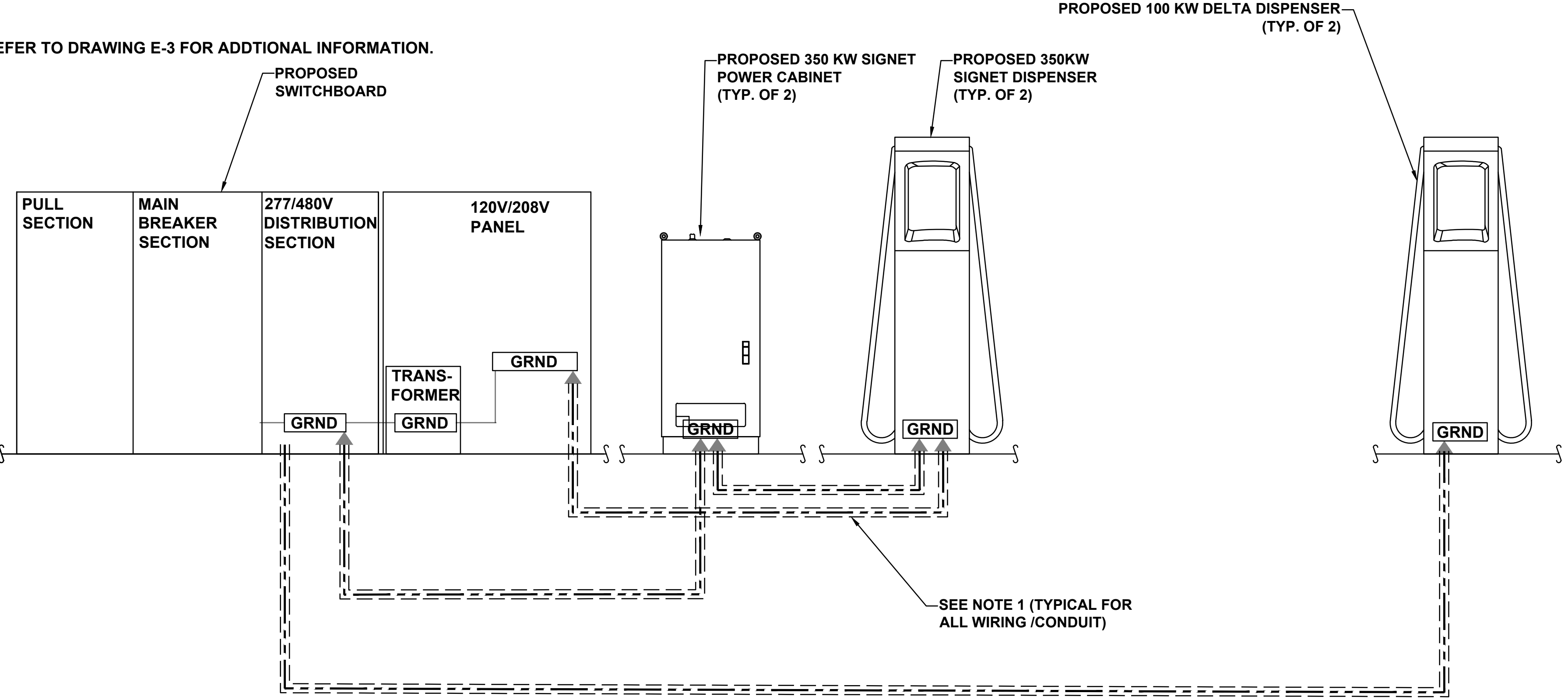
SHEET DESCRIPTION:
ELECTRICAL SYMBOLS,
& ABBREV & GEN. NOTES

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



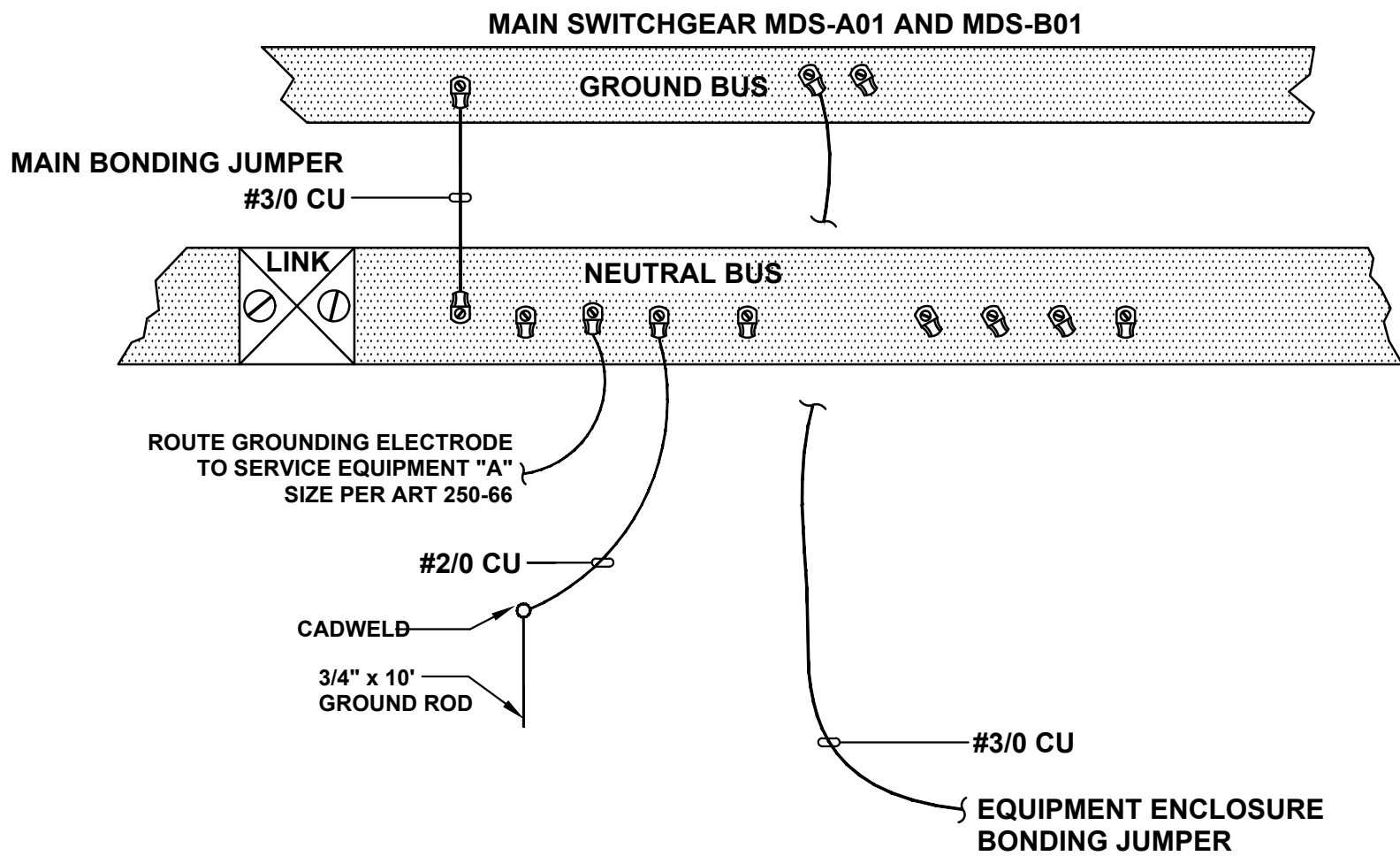
NOTE:

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



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

GROUNDING SCHEMATIC

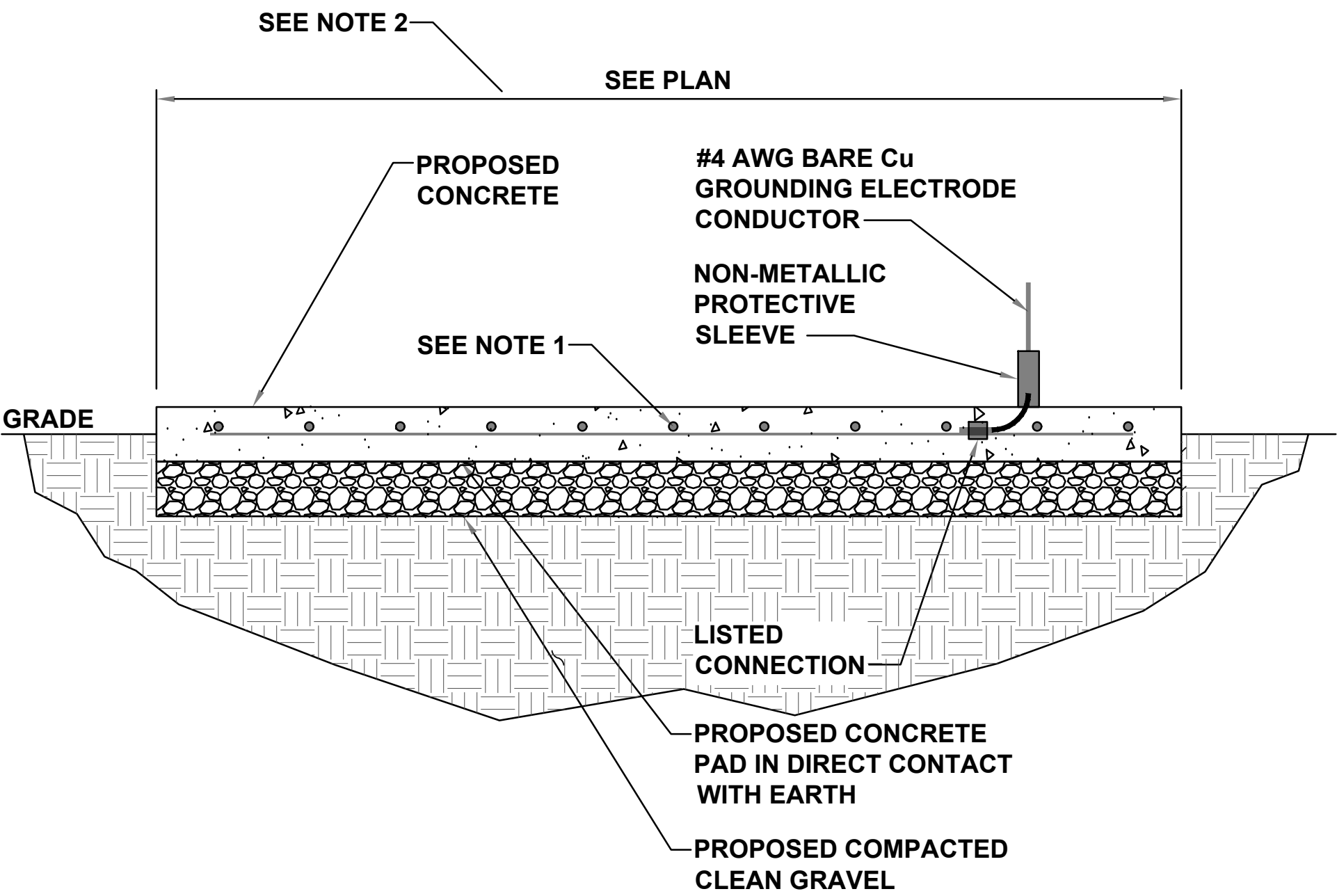


E
G-1
SCALE: N.T.S.

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. 76



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)



city of

CREVE COEUR

7.1.a

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 #22-018 FOR APPROVAL OF THE FINAL PLAT FOR 700 NORTH MOSLEY ROAD, A TWO-LOT SUBDIVISION AND THE ASSOCIATED SUBDIVISION IMPROVEMENT PLANS

FOR THE MEETING OF: Monday, August 15, 2022

LOCATION: 700 North Mosley Road. Zoned C Single Family Residential District.

REQUEST: Mark Manlin, of the Manlin Company, has submitted a request for final 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. The subdivision improvement plans are also submitted for approval.

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 and both lots exceed this size requirement. Both lots will have frontage along North Mosely Road and Lot 1 will also have frontage on Benwood Lane. The preliminary plat was approved by the Planning and Zoning Commission on July 5, 2022.

Key Issues:

- Is the final plat in substantial conformance with the approved preliminary plat?
- Does the subdivision meet the zoning district requirement?

Creve Coeur 2030 Comprehensive Plan References

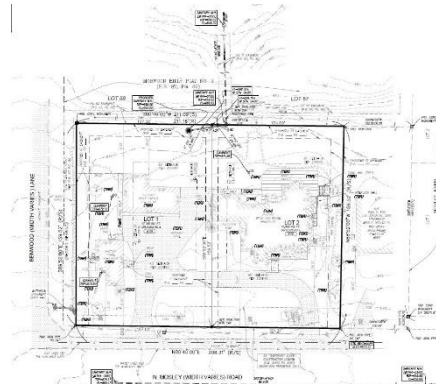
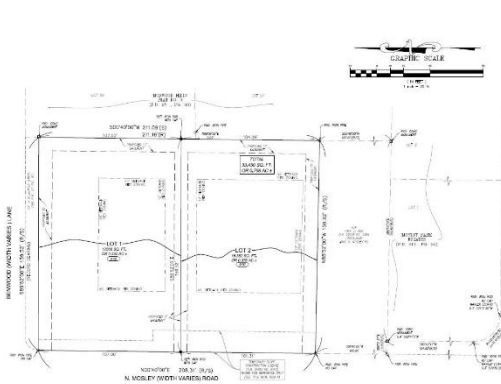
- Estate Neighborhood 1 (ER-1)

Zoning Code References

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

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: 8/9/22

ATTACHMENTS: Draft Ordinance

Applicant's Final Plat and Improvement Plans submitted on July 27, 2022

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residence	C-Single-family Residential	Benwood Lane
South	Single-family residence	C-Single-family Residential	N/A
East	Single-family residence	C-Single-family Residential	N/A
West	Single-family residence	C-Single-family Residential	North Mosley Road

BACKGROUND

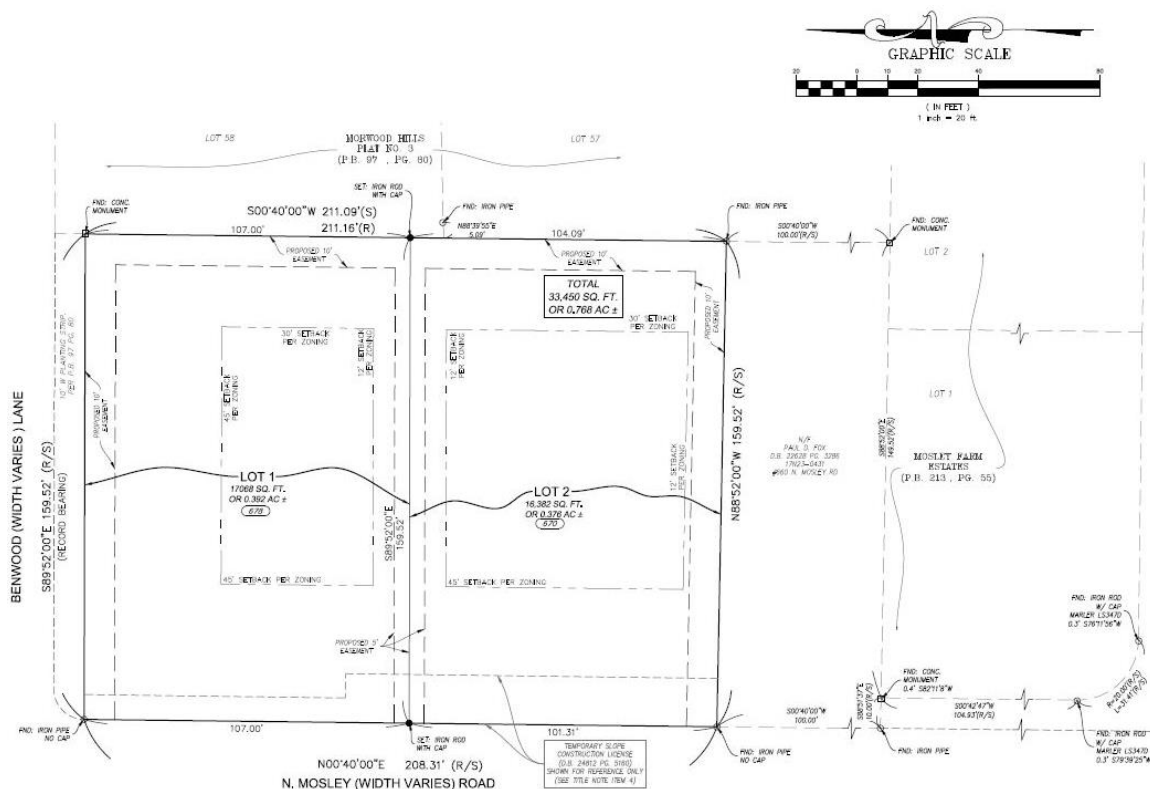
The preliminary plat was reviewed and approved by the Planning and Zoning Commission on July 5, 2022. The final plat and subdivision improvement drawings have been submitted for review and final approval by the Planning and Zoning Commission and City Council pursuant to Sections 410.130 and 410.140 of city's subdivision code. If approved, the applicant may apply for construction permits immediately after the final plat is executed and recorded with St. Louis County.

ANALYSIS

Conformance with the Preliminary Plat

The final plat contains the same lot layout with two lots that comply with the minimum district requirements for the C Single Family Residential District that requires a minimum lot area of 15,000 square feet, with a minimum lot width of 75 feet along the road, and a minimum lot depth of 100 feet. The driveway location for Lot 1 has been altered on the final plat to utilize the existing curb cut from North Mosely Road per Public Works request. This revision moves the driveway for Lot 1 further away from the corner of North Mosley Road and Benwood Lane.

Below is the proposed final plat drawing:



Subdivision Improvements

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

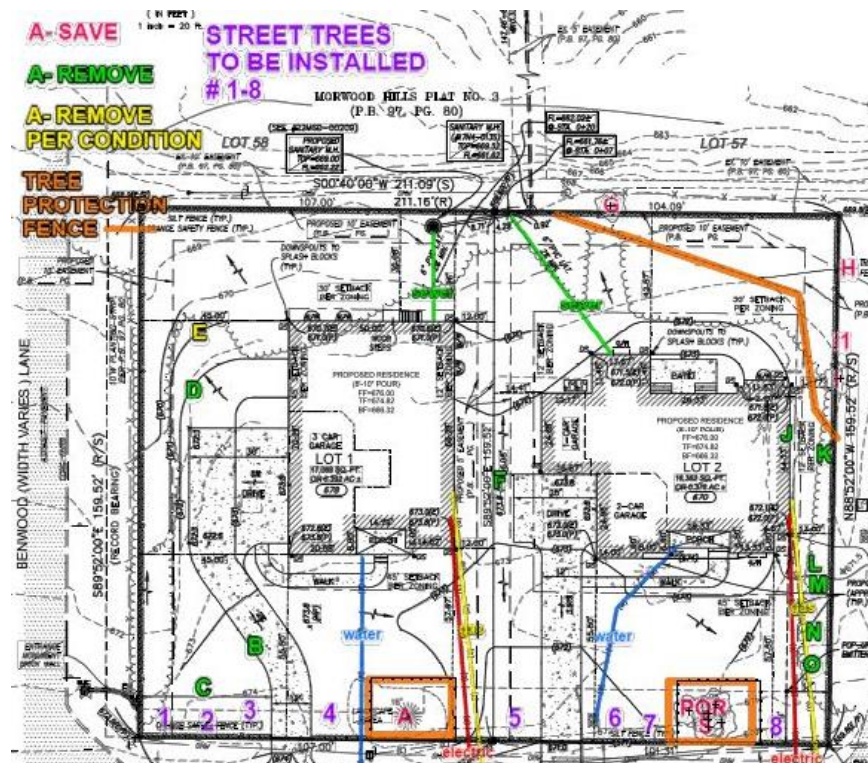
Stormwater Management

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.

Tree Conservation and Street Trees

A condition of approval for the preliminary plat was to provide the tree conservation plan as a separate sheet with the final plat. The applicant has submitted the Tree Conservation plan for each of the lots incorporating the information from the tree study to include existing trees to remain, trees to be removed and the proposed street trees to be planted. The total number of trees to be removed is 11 out of 20 existing trees measuring 8-caliper inches or greater, or 55% of the existing trees removed, as was shown on the preliminary plat when 75% of such 8-caliper inch trees maximum are allowed for removal. The Tree Conservation code (Section 410.320 of the Subdivision Ordinance) allows an additional 10 percent tree removal based on site conflicts without replacement. Further tree removal requires replacement on a 3:1 ratio for staff approval.

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



CONCLUSION AND ACTION

Subdivision Improvement Plan

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

1. The Residential Development Permit for each new home shall be in substantial compliance with the improvement plans dated July 27, 2022 by The Sterling Company, with the tree conservation and landscape plans by Frontenac Forestry with a prepared date of July 26, 2022.
2. Any additional tree removal shall be approved by the Zoning Administrator and replaced as required by Section 410.310 of the Subdivision Ordinance.

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

"I move to approve the subdivision improvement plans for the two-lot subdivision at 700 North Mosley Road as shown in the "Leeds Meadow Subdivision" drawings prepared by The Sterling Company, and dated July 27, 2022 by Jamey A. Henson with the conditions recommended by staff as provided in the staff report for the meeting of August 15, 2022" (Other conditions may be added, eliminated, altered, and modified by prior motion).

Final Plat

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

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

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

"I move to recommend approval of the final subdivision plat for the Leeds Meadow Subdivision with the conditions recommended by staff as provided in the staff report and draft ordinance for the meeting of August 15, 2022." (other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

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

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

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

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

APPENDIX 4: AERIAL MAP



Attachment: 22-018 Leeds Subdivision Final Plat Staff Report 8.15.22 (Leeds Subdivision Final Plat)

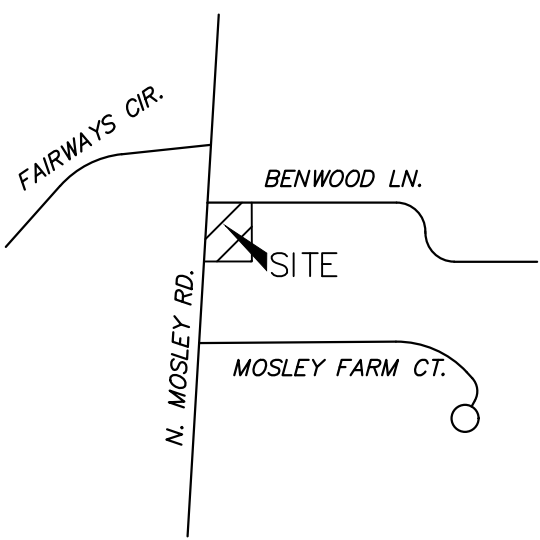
APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 10/13/2021

	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*



LOCATION MAP
N.T.S.

OVERALL RECORD DESCRIPTION: (D.B. 14138 PG. 2054)

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST IN ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF MOSLEY ROAD, 40 FEET WIDE, DISTANT SOUTH 0 DEGREES 40 MINUTES WEST 35 FEET FROM THE CENTER LINE OF BENWOOD LANE, A STREET SHOWN ON THE PLAT OF MORWOOD HILLS PLAT NO. 3, RECORDED IN PLAT BOOK 97 PAGE 80 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID MOSLEY ROAD, SOUTH 0 DEGREES 40 MINUTES 208.31 FEET TO A POINT; THENCE LEAVING SAID ROAD AND RUNNING SOUTH 88 DEGREES 52 MINUTES EAST 159.52 FEET TO A POINT; THENCE NORTH 0 DEGREES 40 MINUTES EAST 211.16 FEET TO A POINT; THENCE NORTH 88 DEGREES 52 MINUTES WEST 159.52 FEET TO A POINT OF BEGINNING, ACCORDING TO A SURVEY MADE BY GEORGE W. KROOP & ASSOCIATES ON MAY 20, 1964.

SURVEYOR'S DESCRIPTION:

LOT 1

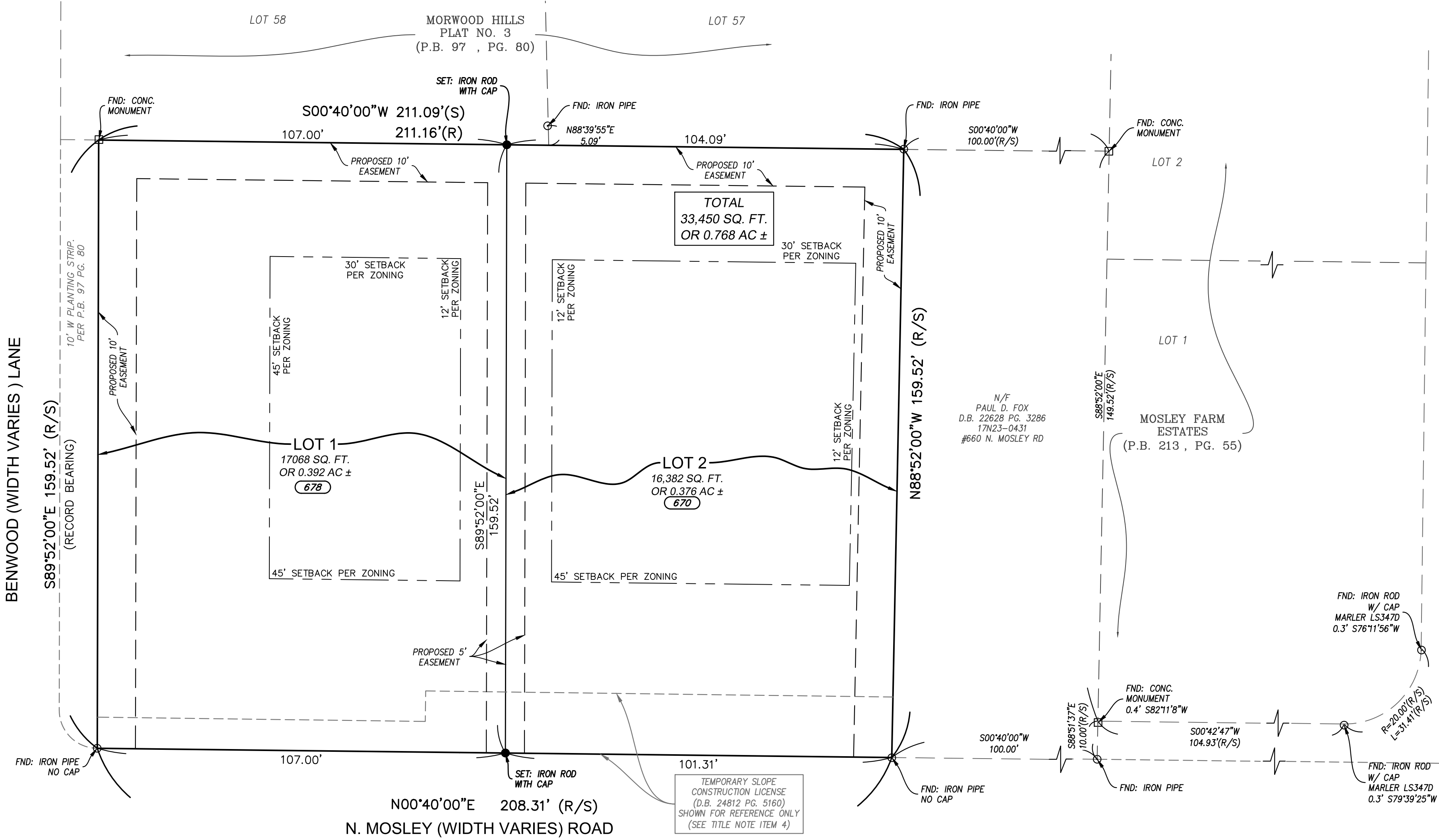
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT ON THE WEST LINE OF LOT 58 OF MORWOOD HILLS PLAT NO. 3, AS RECORDED IN PLAT BOOK 97, PAGE 80 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°40'00" WEST, 10.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 58, SAID POINT ALSO BEING 10.00 FEET FROM THE SOUTH RIGHT-OF-WAY LINE OF BENWOOD (50' WIDE) LANE OF THE ABOVEMENTIONED MORWOOD HILLS PLAT NO. 3; THENCE ALONG SAID WEST LINE OF LOT 58, SOUTH 0°40'00" WEST, 107.00 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID WEST LINE, NORTH 89°52'00" WEST, 159.52 FEET TO A POINT OF NON-TANGENCY ON THE EAST RIGHT-OF-WAY LINE OF NORTH MOSLEY (VARIABLE WIDTH) ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 0°40'00" EAST, 107.00 FEET TO A POINT OF NON-TANGENCY, WHERE AN IRON ROD WAS FOUND AT THE INTERSECTION OF THE RIGHT-OF-WAY LINES OF SAID NORTH MOSLEY ROAD AND ABOVEMENTIONED BENWOOD LANE, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A 10 FOOT WIDE PLANTING STRIP, AS SHOWN ON THE ABOVEMENTIONED PLAT OF MORWOOD HILLS PLAT NO. 3; THENCE ALONG THE SOUTH LINE OF SAID PLANTING STRIP, SOUTH 89°52'00" EAST, 159.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 17,068 SQUARE FEET OR 0.39, MORE OR LESS ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MAY 2022.

LOT 2

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO PAUL D. FOX, AS RECORDED IN DEED BOOK 22628, PAGE 3286 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH MOSLEY (VARIABLE WIDTH) ROAD; THENCE LEAVING SAID CORNER ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°40'00" EAST, 101.31 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°52'00" WEST, 159.52 FEET TO A POINT OF NON-TANGENCY ON THE WEST LINE OF LOT 58 OF MORWOOD HILLS PLAT NO. 3, AS RECORDED IN PLAT BOOK 97, PAGE 80 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF LOT 57 OF SAID MORWOOD HILLS PLAT NO. 3, SOUTH 00°40'00" WEST, 104.09 FEET TO A POINT OF NON-TANGENCY, WHERE AN IRON PIPE WAS FOUND AT THE NORTHEAST CORNER OF THE ABOVEMENTIONED FOX PROPERTY; THENCE LEAVING SAID WEST LINE OF LOT 57 AND ALONG THE NORTH LINE OF SAID FOX PROPERTY, NORTH 88°52'00" WEST, 159.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 16,382 SQUARE FEET OR 0.38, MORE OR LESS ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MAY 2022.



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
FND - FOUND

LEGEND

- 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
- FOUND IRON ROD MONUMENT

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. ±

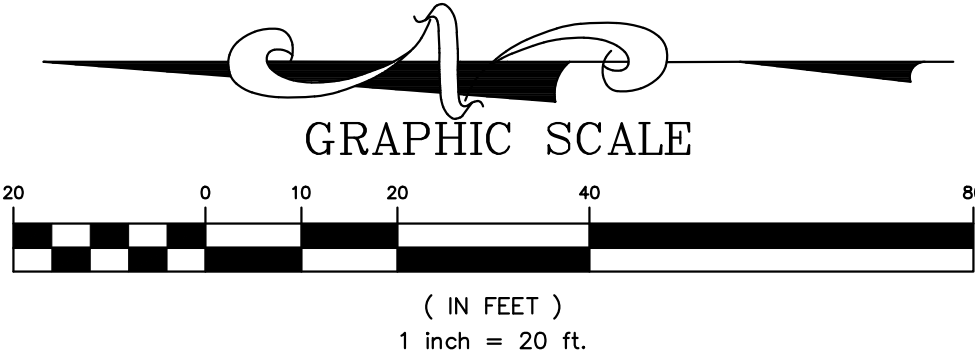
ZONING INFO:

1ST 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%

THE **STERLING** CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	H.H.H.	MSD P# -	N/A
CHECKED BY:	J.E.W.	DATE:	07/26/2022
JOB NO.:	22-03-109	MINOR SUBDIVISION	



OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATION HAS CAUSED THE SAME TO BE SURVEYED AND BOUNDARY ADJUSTED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "LEEDS MEADOW SUBDIVISION".

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CREVE COEUR, MISSOURI, MISSOURI AMERICAN WATER COMPANY, SPIRE MISSOURI, INC., UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P., D/B/A AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELEVANT CABLE TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, ROADWAYS, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED PER THE CURRENT ZONING REQUIREMENT.

NO EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT. (SEE TITLE NOTES)

IT IS HEREBY CERTIFIED THAT ALL TAXES DUE SHALL HAVE BEEN PREVIOUSLY PAID.

BY: ROBERT E. NIEMEIER

BY: MOIRA A. NIEMEIER

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED, ROBERT E. AND MOIRA A. NIEMEIER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S NOTES

- THIS TRACT CONTAINS 33,450 SQUARE FEET OR 0.768 ACRES, MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF MORWOOD HILLS PLAT NO. 3 (P.B. 97 PG. 80).
- 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.
- 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.

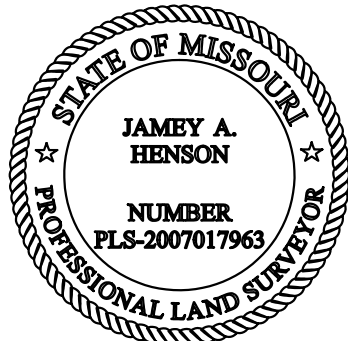
ITEMS 5-6: GENERAL EXCEPTIONS NOT PERTAINING TO SURVEY - NO COMMENT BY SURVEYOR.

NOTE: BUILDING SETBACK LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF THE CITY OF CREVE COEUR.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO ROBERT E. AND MOIRA A. NIEMEIER THAT THE STERLING COMPANY HAS, DURING THE MONTH OF APRIL 2022, PERFORMED A BOUNDARY SURVEY AND DURING THE MONTH OF MAY 2022, MADE A MINOR SUBDIVISION PLAT OF A TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY AND MINOR SUBDIVISION ARE AS SHOWN HEREON AND THIS SURVEY MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AN URBAN CLASS PROPERTY, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

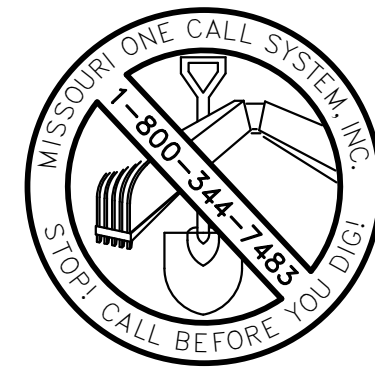
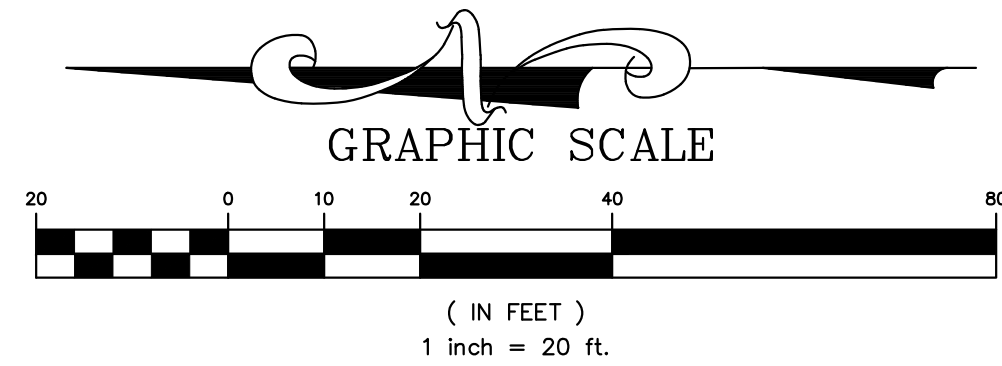


JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE

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

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

Attachment: Applicant's Materials (Leeds Subdivision Final Plat)

NOT APPROVED
FOR CONSTRUCTION!
FOR REVIEW ONLY!

Date:
Michael G. Boeringer, PE
License # E28843
Professional Engineer
Vice President

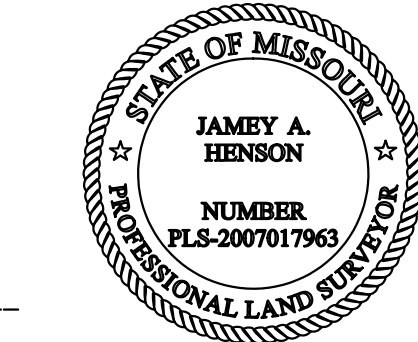
Job Number
22-03-109

Date
07/27/2022

Designed: HHH Sheet

Drawn: HHH 1.1

Checked: MGB IMP



MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE

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 wood frame with 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.

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

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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.

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
DS - DOWNSPOUT

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.

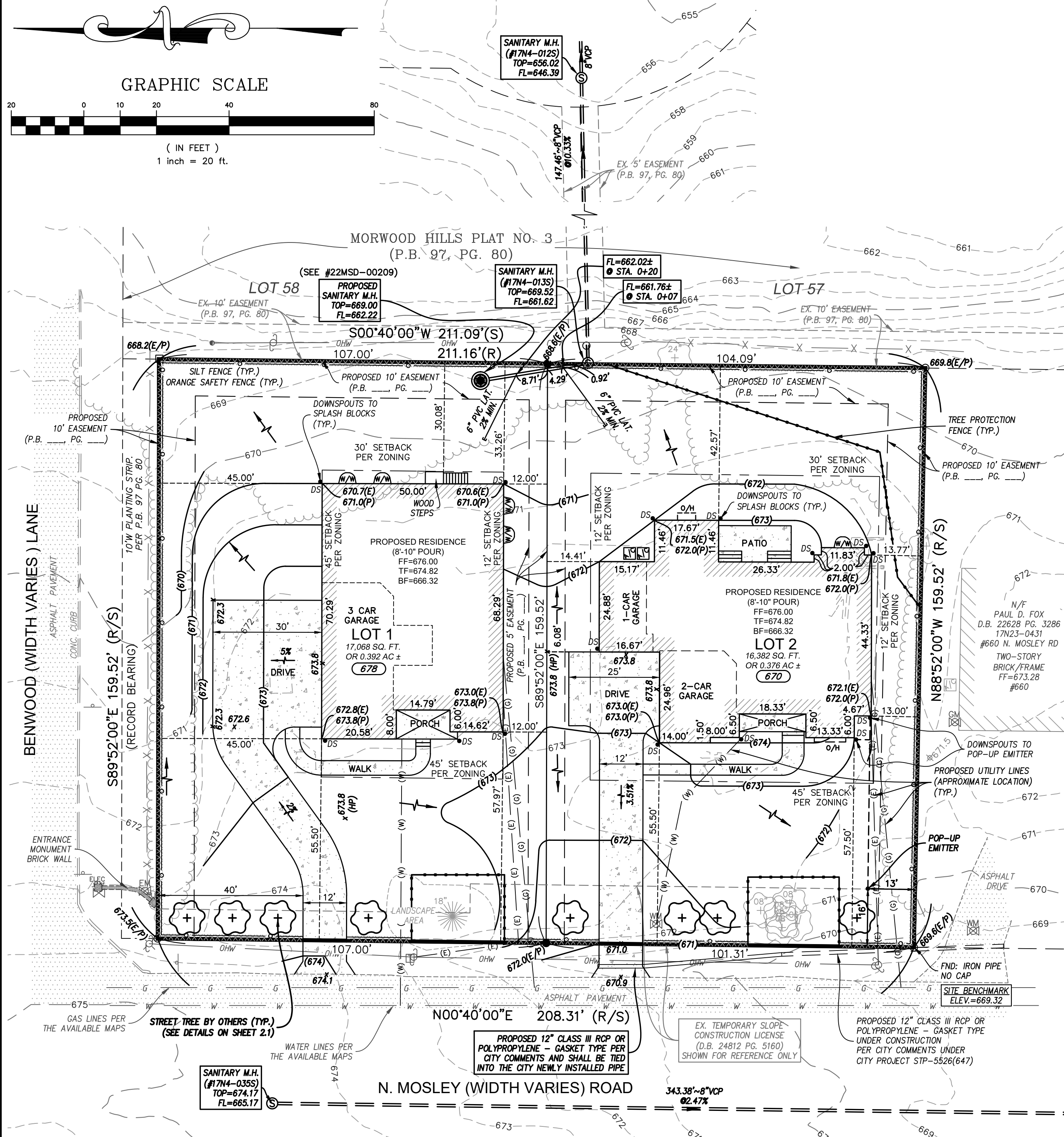
GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:

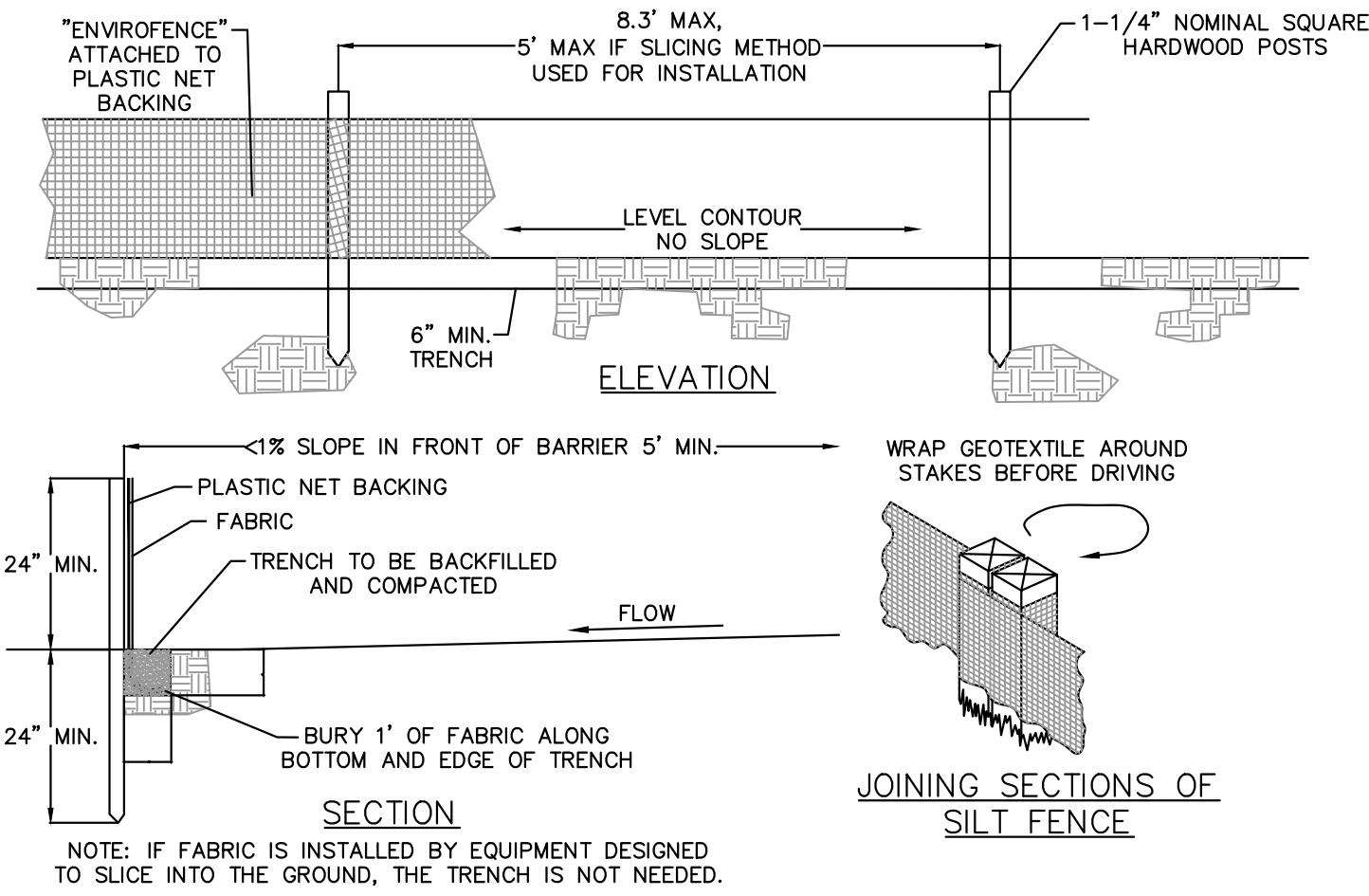
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE DISTRICT
LADUE SCHOOL DISTRICT

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



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 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.



MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

Job Number 22-03-109	
Date 07/27/2022	
Designed: HHH	Sheet 2.1
Drawn: HHH	
Checked: MGB	IMP



*Based upon MSD 15 Year, 20 Min PI Factors



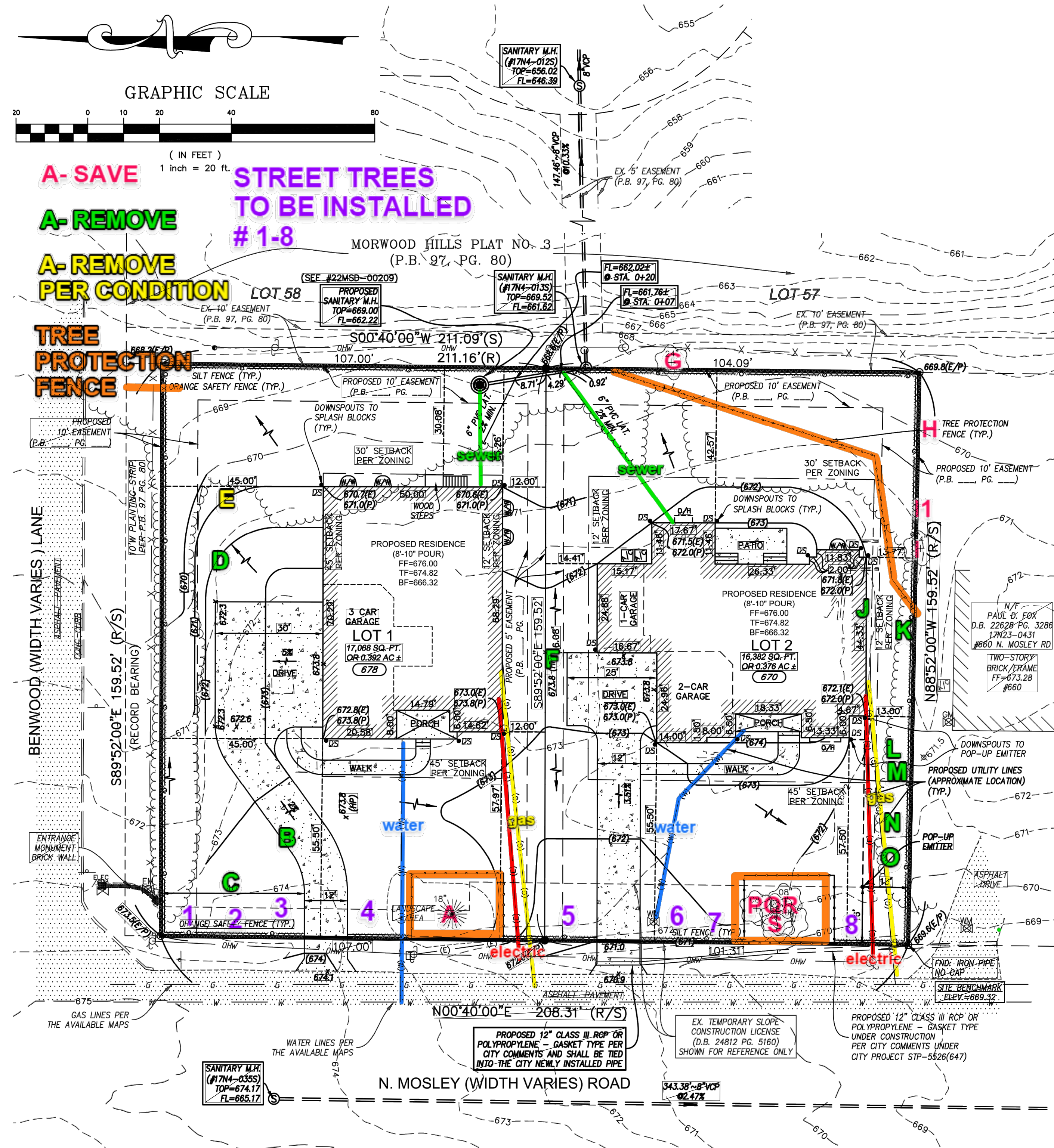
*Based upon MSD 15 Year, 20 Min PI Factors

MSD Base Map 17N4
MSD P # 22MSD-00209
Highway & Traffic #

Job Number		22-03-109
Date		07/27/2022
Designed: HHH	Sheet	3.1
Drawn: HHH		
Checked: MGB	IMP	

TREE PLAN

PROVIDED TREE STUDY SITE PLAN REVIEW
DATED ON 07/26/2022 BY FRONTENAC FORESTRY



TREE STUDY
SITE PLAN REVIEW
7-26-2022

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 WILL DISTURB ROOT SYSTEM	\$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 elm	16"	REMOVE		201	co-dominant at 15', deadwood FOUNDATION/ UTILITIES	\$520	56
N	Siberian elm	18"	REMOVE		254	major ivy, storm damage UTILITIES	\$585	50
O	mimosa	2x10"	REMOVE		158	dead leader, branch dieback UTILITIES	\$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
S	flowering crabapple	2x6"	SAVE		56	grove of trees, growing in triplex secondaries and communication wires	\$350	62
1	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
2	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
3	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
4	snowdrift flowering crabapple	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
5	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
6	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
7	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
8	Okame cherry	2.5"	INSTALL			to be installed in accordance with street tree guidelines set forth by the City of Creve Coeur		
TOTAL CSA SQ IN				CSA REMOVED (EXCLUDING POOR/ DEAD)		% CSA REMOVED		
6,640				4,589 SQ IN		69%		



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)

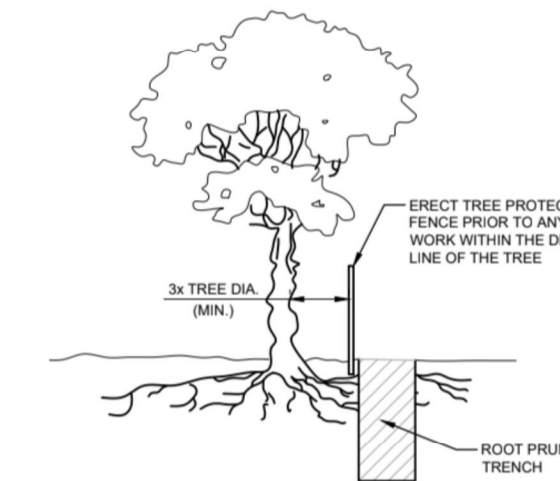
I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended application of tree protection fencing prepared by me or under my supervision. 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.

W. R. Murphy

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



Frontenac Forestry ~ 2460 Driftwood Ln. St. Louis, MO. 63146 ~ 314-496-2020



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 WITH DRIP LINE, THE CONTRACTOR SHALL FIRST CONSULT WITH THE ARBORIST 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 IT DOES NOT PUT THE ROOTS, BUT LIVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF THE ROOTS ARE 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.):

2. ROOT PRUNING SHALL BE MADE TO EXCEED ANS AND/OR APPROVED TREE CARE INDUSTRY STANDARDS.
3. DIGGING PROCESSES:
 1. THE PRUNING TRUNKS SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 2. USE HAND TOOLS OR AN ANK KNIFE IF DO NOT USE AN EXCAVATOR TO EXPOSE THE ROOTS. DO NOT PULL ON THE ROOTS, POSSIBLY DAMAGE THE TRUNK OR A ROOT LARGER THAN 2" DIAMETER. LEAVE THE ROOTS INTACT AND CONTACT LANDSCAPE SERVICES.
 3. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS TO A MINIMUM OF 1/2" BETWEEN 1/2" DIAMETER, TO THE DEPTH OF THE PROPOSED ROOTING.
 4. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAW, SHARP AXES, AND A ROOT CUTTING CHAIN SAW OR GRINDER. A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT.
 5. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS.
4. ALL ROOTS SHALL BE LEFT WITH A CLEAR, SMOOTH ENDS AND NO RAGGED EDGES
5. POST PRUNING
 - 1. TREE ROOTS MUST BE KEPT MOIST IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 24 HOURS. COVER THE HOLE WITH MOIST BURLAP.
 - 2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH 2" SAVED HARDWOOD TO A DEPTH OF 3" AND WATER WELL.

BILL NUMBER _____

ORDINANCE NUMBER _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A
SUBDIVISION KNOWN AS LEEDS MEADOW SUBDIVISION, CITY OF CREVE
COEUR, ST. LOUIS COUNTY, MISSOURI**

WHEREAS, an application has been submitted by The Manlin Company for approval of a final plat of a two-lot subdivision known as Leeds Meadow Subdivision, at the southeast corner of North Mosley Road and Benwood Lane consisting of 0.76 acres; and

WHEREAS, the final plat of the Leeds Meadow subdivision conforms to the preliminary plat approved by the Planning and Zoning Commission on July 5, 2022; and

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

WHEREAS, the Planning and Zoning Commission recommended approval of the Leeds Meadow subdivision final plat by a vote of ____ on August 15, 2022; and

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

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

SECTION 1: The Final Plat of the subdivision known as Leeds Meadow, described as 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, as heretofore submitted on July 27, 2022 is hereby approved subject to the following conditions:

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

SECTION 2: Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

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

Attachment: DRAFT ORDINANCE (Leeds Subdivision Final Plat)

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 ORDINANCE (Leeds Subdivision Final Plat)



300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-019 AND #22-020: APPLICATION FOR A CONDITIONAL USE
PERMIT AND SITE DEVELOPMENT PLAN WITH ASSOCIATED
BOUNDARY ADJUSTMENT FOR FIRST BANK LOCATED AT 11901 OLIVE
BOULEVARD**

FOR THE MEETING OF: Monday, August 15, 2022

LOCATION: 11901 Olive Boulevard, Zoned CB Core Business District.

REQUEST: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit, Site Development Plan and associated Boundary Adjustment for the construction of a new First Bank building and parking garage at 11901 Olive Boulevard in the “CB” Core Business Zoning District to replace the existing building. The project includes a 4-story, 85,000 square foot office building, separate 2-level parking garage and a drive through ATM with dedicated lane.

ADDITIONAL INFORMATION: NAICS 522110 Commercial Banking and CC NAICS 442100 All Drive-Through Services (excluding Food Services) are conditional uses in the “CB” Core Business district with review and approval by the City Council upon recommendation of the Planning and Zoning Commission. The project will be coming back to the Planning and Zoning Commission at the September 6, 2022 meeting for the final submission and review, including the recommendations of the Traffic Impact Study.

Key Issues:

- 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?
- Does the request follow the Design Guidelines?
- What are the potential impacts upon the area in the vicinity of the property?

**Creve Coeur 2030 Plan
References**

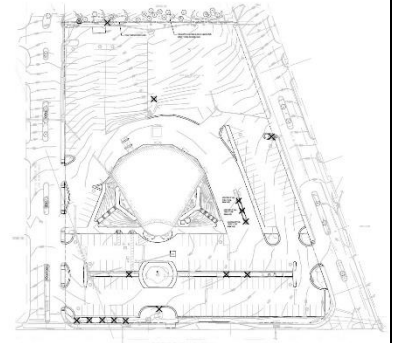
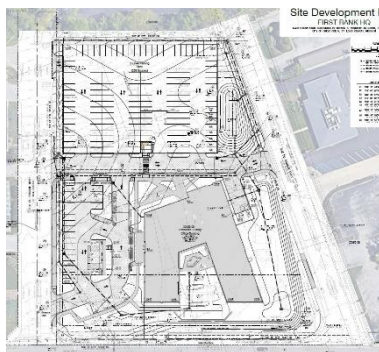
- Mixed Use District (MU)
- Central Business District (CBD)
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT’S
REPRESENTATIVE:** Jason Gray
First Bank
11901 Olive Boulevard
Creve Coeur, MO
63141

PROPERTY OWNER: First Bank
600 James S McDonnell Boulevard
Hazelwood, MO 63042



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 8/12/22

ATTACHMENTS: Applicant’s revised materials submitted August 5, 2022

PROPOSAL

First Bank is proposing a new 4-story, 85,000 square foot office building to serve as their headquarters and replace the existing building at 11901 Olive Boulevard. Banking and office operations will temporarily move to 11947 Olive Boulevard within the Creve Coeur Shopping Center while the new building is under construction. This project received approval from the Planning and Zoning Commission for a Conditional Use Permit at the August 1, 2022 meeting and is pending before the City Council.

The location of the proposed new building will be closer to Olive Boulevard than the existing building and parking will be provided within a two-level, 258-stall parking deck with 26 additional surface parking stalls located immediately west of the building. Integrated with the building design are exterior courtyard areas which will also function as meeting space. The parking which is concentrated at the rear half of the property in the 2-level parking structure allows for increased green space throughout the site. The location of the building meets the new Front-Yard setback requirements, in the CB zoning district north of Olive Boulevard, as approved by Ordinance 5792 by City Council on August 8th, 2022.

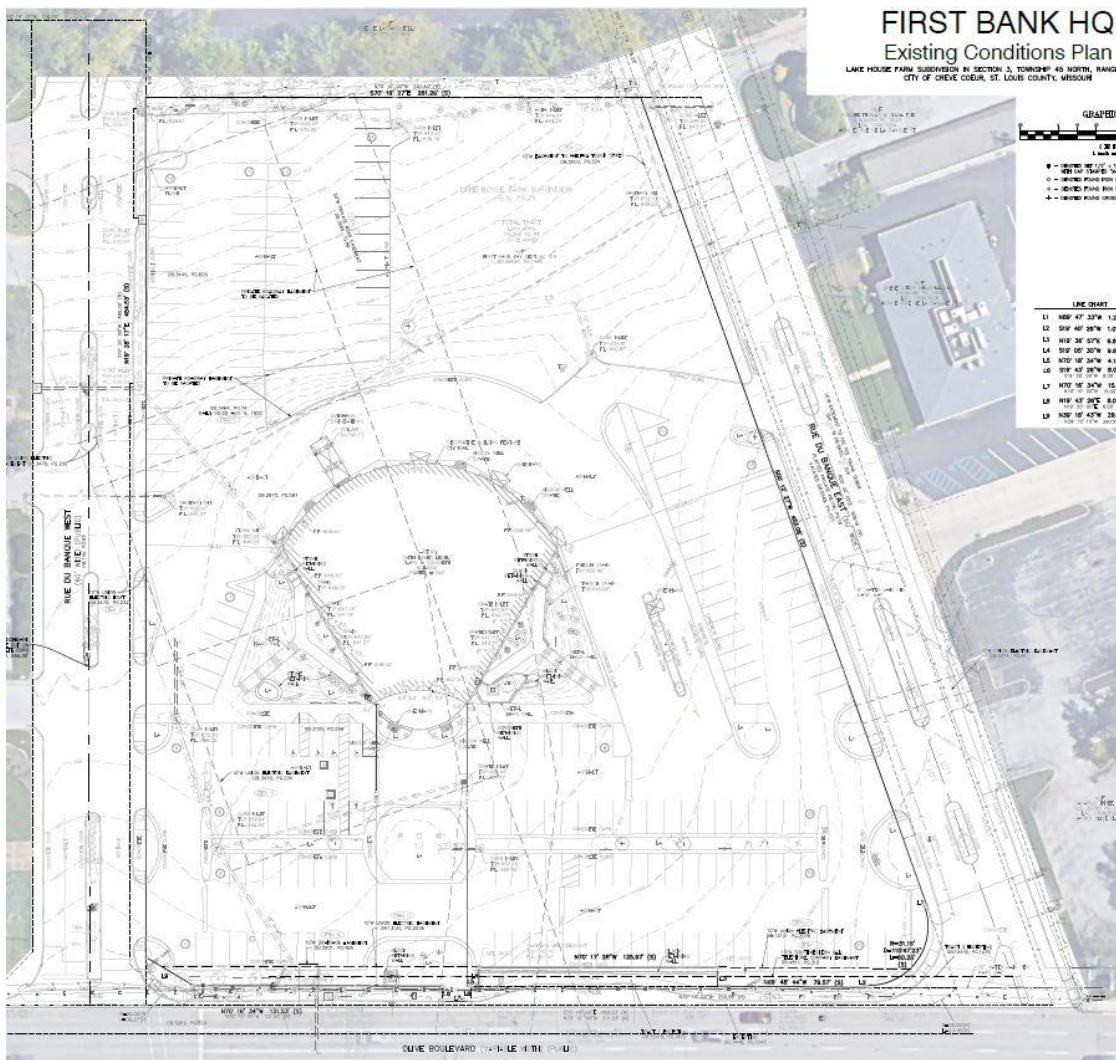


Figure 1: First Bank site Existing Conditions.

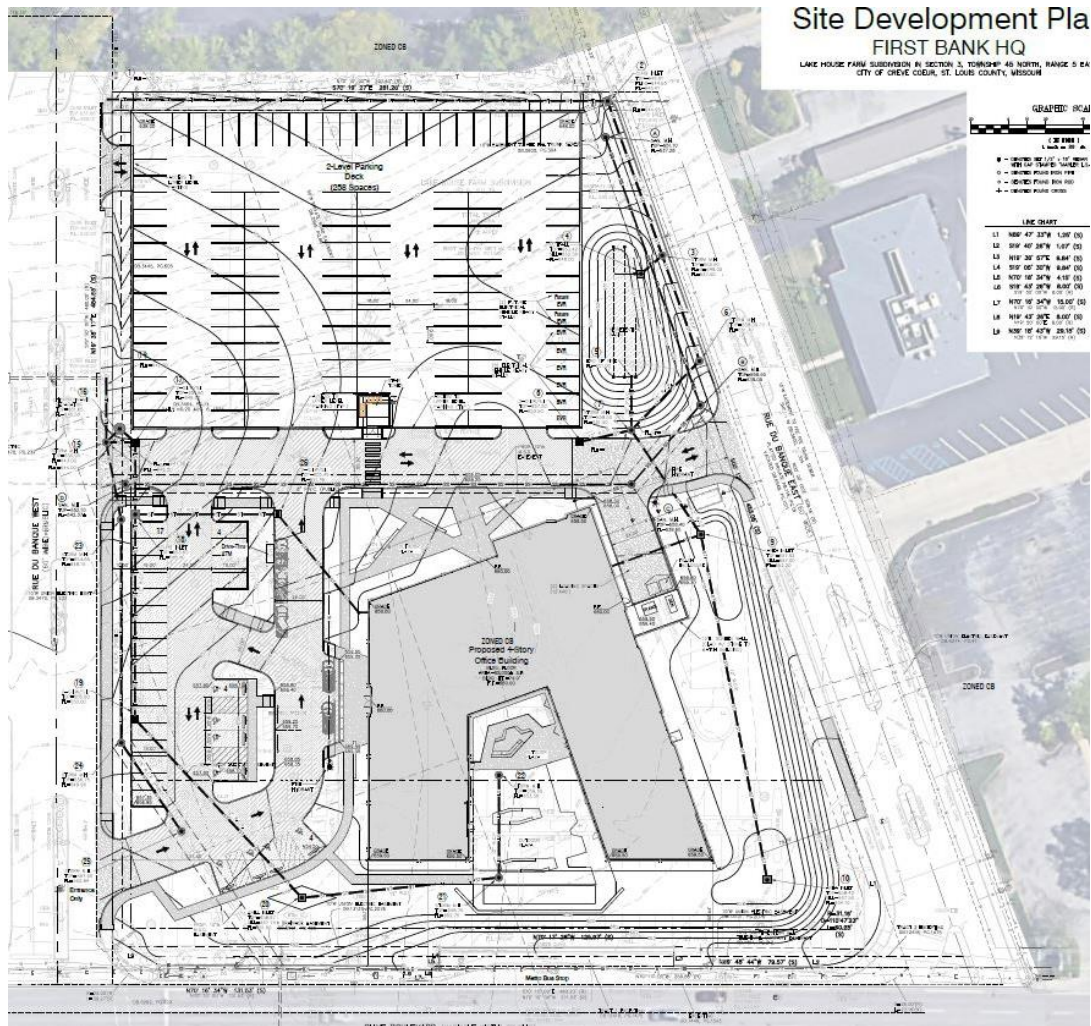


Figure 2: Proposed Site Development Plan for the new First Bank Headquarters and Garage.



Figure 3: Rendering of First Bank Headquarters looking North from Olive Boulevard.

lots is a ministerial act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission.

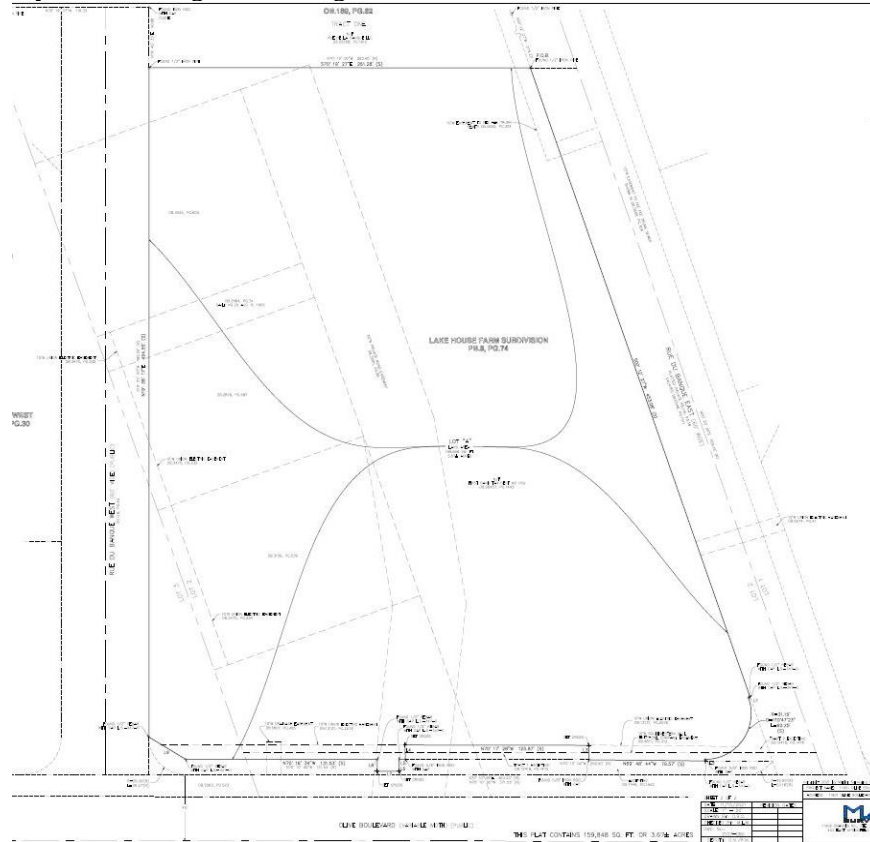


Figure 6: Close up of the Boundary Adjustment Plat.



Figure 7: Close up of GIS image of the First Bank location.

This project will be presented in two parts. The first presentation will be at the Monday, August 15, 2022 meeting and the second half of the project will be reviewed at the Tuesday, September 6, 2022 meeting once all materials have been submitted and following the completion of the Traffic Study. After all

materials have been submitted, reviewed and presented, the applicant will be seeking a recommendation for the project from the Planning and Zoning Commission to the City Council.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Multi-Family	Core Business Zoning District	N/A
South	Commercial	Core Business Zoning District	Olive Boulevard
East	Commercial	Core Business Zoning District	East Rue de la Banque
West	Commercial	Core Business Zoning District	West Rue de la Banque

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the subject property in both the Mixed-Use District (MU) and the overlapping Central Business District (CBD). The Mixed-Use District supports a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential through primarily vehicular access with improved walkability, pedestrian connections and beautifully landscaped streets (p.82). The Central Business District is designed to create a vibrant, walkable, amenity rich, mixed use commercial center surrounding a high intensity Downtown core that promotes a maximum front setback and designated landscape/public amenity zone along Primary Streets, limited parking along primary street frontages with parking located behind or on the sides of buildings, encourages public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets”, and other elements to promote district vibrancy and requires pedestrian connectivity between the street, parking facilities, and buildings (p.76).

The proposed project brings the new First Bank building closer to Olive Boulevard which would promote a more urban throughfare, provides large areas of greenspace and landscaping along both the Olive Boulevard and East Rue de la Banque street frontages, and provides the majority of the parking at the rear of the property in the two story garage. The site development plan also shows pedestrian connectivity from the parking areas to the building entrance and along all of the street frontages. The conceptual landscape plan also shows significant landscaping along the street frontages. An outdoor plaza is a significant component; however, this would be a private amenity for the users and guests of the office building. Overall, Staff believes the project is substantially consistent with the Comprehensive Plan; with the additional discussion regarding sidewalk and suggested streetscape improvements noted within this report.

DESIGN GUIDELINES ANALYSIS

The City’s Design Guidelines encourage unattractive project elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features be sited in areas which are generally not visible to the public or must also be screened from view (p. 4). High quality, pedestrian scale and walkable areas are the objective. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment. Plazas, courtyards, landscaping, public art and similar amenities or public assembly areas that are accessible and visible from the street are strongly encouraged. Circulation systems should be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic and pedestrian circulation should take precedence over vehicular circulation. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings should be utilized where pedestrian circulation paths cross a vehicular route.

The Guidelines also suggest special attention and detail should be given to the design of buildings at street level. Design elements at street level that attract pedestrians and reinforce street activity are strongly encouraged. Varied and interesting building facades are key to creating a "pedestrian oriented" place. Services and trash or utility areas should be positioned to minimize visual impact on public streets, surface parking lots and neighboring properties through design and/or screening. Setbacks should be landscaped in order to act as a buffer between the building and the street, and to create a more pleasing view to and from the building. The design of a landscape plan should not be utilized to screen-out an otherwise unacceptable building but enhance architectural features and details of a building.

The design of off-street parking areas should limit vast open areas of asphalt parking spaces, especially in the front of commercial buildings. Parking lots need to be broken up into small palatable spaces interconnected by landscaped pedestrian linkages. These linkages should be separate pedestrian walkways buffered with landscaping. Parking areas located to the side or rear of commercial buildings or parking structure to replace large open asphalt parking areas are encouraged.

The First Bank project exhibits many of the desired and encouraged elements of the Design Guidelines and overall staff believes the project is in general agreement with the guidelines with a few exceptions. Consistent with Chapter 2: General Architectural Guidelines, the proposed building is the type of interesting, articulated and high-quality structure that the City of Creve Coeur encourages. The project includes parking to the side and rear of the building with limited surface parking and the majority of the site parking contained to the two-story parking garage at the rear of the site. This encourages more open green space available for landscaping and pedestrian oriented elements that create a more vibrant streetscape along Olive Boulevard.

The site does include pedestrian access to the main entrance of the building off of Olive Boulevard at the corner of Olive and West Rue de la Banque from a sidewalk connected to the sidewalk along Olive Boulevard. Direct pedestrian access is not provided due to the grade change between Olive Boulevard and the First Bank. The trash enclosure provided is screened and of the same stone material existing on other elements of the building but the location is visible from Olive Boulevard and East Rue de la Banque. This is an area for which the applicant is still considering alternatives. The screening of the outdoor plaza located at the Olive Boulevard facade is also an area of consideration. The plaza does offer an interesting element when viewed from the street but the proposed landscaping, fencing and retaining wall create a visually closed off appearance that detracts somewhat from the streetscape. Staff suggests opening up this area in a way that provides a streetscape view into the plaza for pedestrians and motorists while also creating an amenity space for employees. The three project elements mentioned above, the direct pedestrian access from Olive Boulevard, the location of the trash enclosure, and the design of the front façade plaza along Olive Boulevard are areas that the Planning and Zoning Commission should take into consideration when reviewing the project.

ZONING REVIEW

Site Concept and Site Development Plan

In the "CB" Core Business District, per Section 405.370.D. of the zoning code, the submittal of a site concept plan and site development plan is required for all proposed developments; however, Section 405.1080.D states that the purpose of the site concept plan is to guide developments on larger parcels that involve multiple phases or that will be constructed over an extended period of time. The proposed development is to be constructed in a single phase under the same ownership; therefore, staff has determined that a separate site concept plan is not a necessary component of this request and would be redundant with the submitted Site Development Plan, which contains all of the required information for review.

A Site Development Plan is intended to provide a basis for review which include items such as landscaping, tree preservation, site grading, stormwater management, and shall include architectural

elevations, landscape plans, and specific information on the building's use, bulk, and placement. Section 405.370(A) of the Zoning Code states that site development plan approval by the Planning and Zoning Commission and the City Council shall be required to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services.

Section 405.370 (E)(3)(a) of the "CB" Core Business District states that developments on lots of 3 or more acres shall have no height limitations, provided that buildings exceeding 6 stories or 90 feet in height receive a conditional use permit. The building height is 4 floors, and an overall height to the top of the parapet is 74 feet.

Maximum site coverage for the CB District is 63% with the possibility of an increase up to 70% as a bonus in consideration of special or outstanding landscape and site planning features when approved by the Planning and Zoning Commission. The proposed new First Bank building, parking lot and parking garage will have a total site coverage of 56.91%. The total site area is 3.67 acres.

Per Ordinance 5792, approved by City Council on August 8th, 2022, Section 405.370 states for parcels north of Olive Boulevard, no building or structure shall be located closer than 10 feet from a public right-of-way and in every instance the first 10 feet of the front yard setback from the right-of way shall be provided with and maintained with sidewalks, landscaping and street trees at regular intervals. For front yards with Olive Boulevard frontage, a building or structure shall be located a minimum of 10 feet and a maximum of 80 feet from established Olive Boulevard right-of-way and the first 10 feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, landscaping and street trees at regular intervals.

The subject property is located north of Olive Boulevard with street frontage on Olive Boulevard, East Rue de la Banque and West Rue de la Banque. The furthest portion of the building on the east façade, the trash enclosure, sits 48.28 feet from the property line along East Rue de la Banque, the building sits 55.21 feet from the property line along Olive Boulevard and 137.86 feet from the property line along West Rue de la Banque.

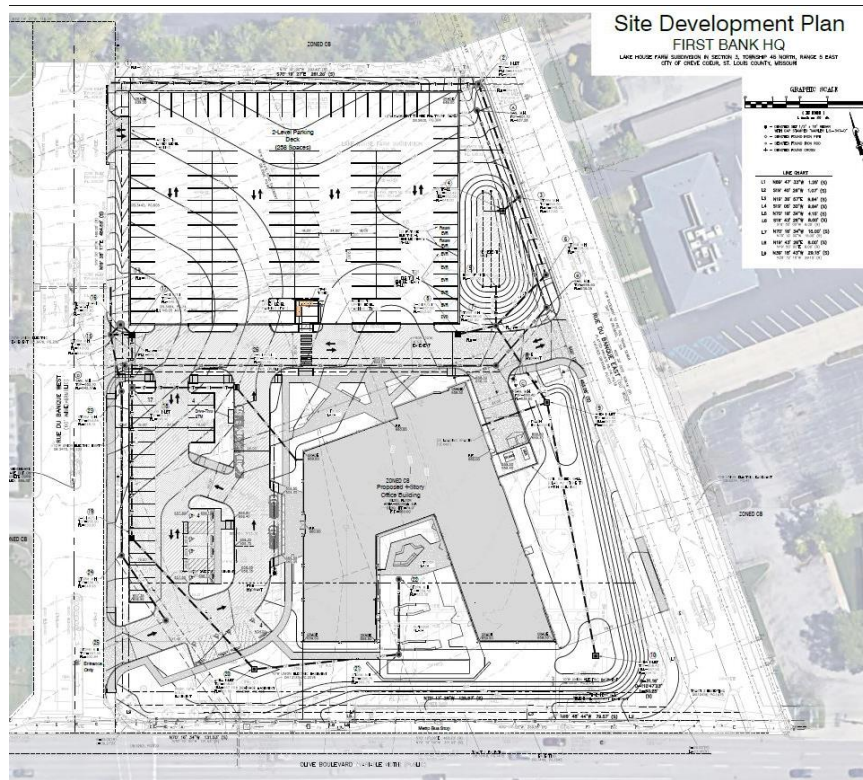


Figure 8: Site Development Plan

Exterior Design and Materials

The proposed building is a modern, 4-story design that wraps around a central employee amenity courtyard. The third and fourth floors extend over the first two floors and take advantage of the additional space to bring the outside in with outdoor spaces transitioning to the indoors. Materials include Viracon Radiant Low-E Glass for the majority of the exterior on all four facades with a natural-colored stoned material on the east side of the first floor that will tie into the trash enclosure of the same material. The proposal includes a wood finish Prodema soffit panel on the inside face of the courtyard and outdoor spaces and underside of the cornice. The roof screen metal panels will have a minimal profile that is mostly flat rather than a raised corrugated profile. The building will be LEED certified for sustainability efforts.

The exterior of the two-story garage structure will be a painted, cast in place concrete wall with form liner and painted cast in place columns. The upper level features a solid, 42-inch-tall guard rail that should block the majority of any headlight glare on the streets or adjoining properties. The parking garage will not be visible from Olive Boulevard due to the grade of the site. The top level of the garage will be built up to be at grade with the proposed building and the lower level will be flush with West Rue de la Banque. The entirety of the above ground portions of the garage structure will be at the rear of the site and only visible from East and West Rue de la Banque due to the significant slope of the site descending towards the north property line.



Figure 9: North Elevation facing the parking garage at the rear of the property.

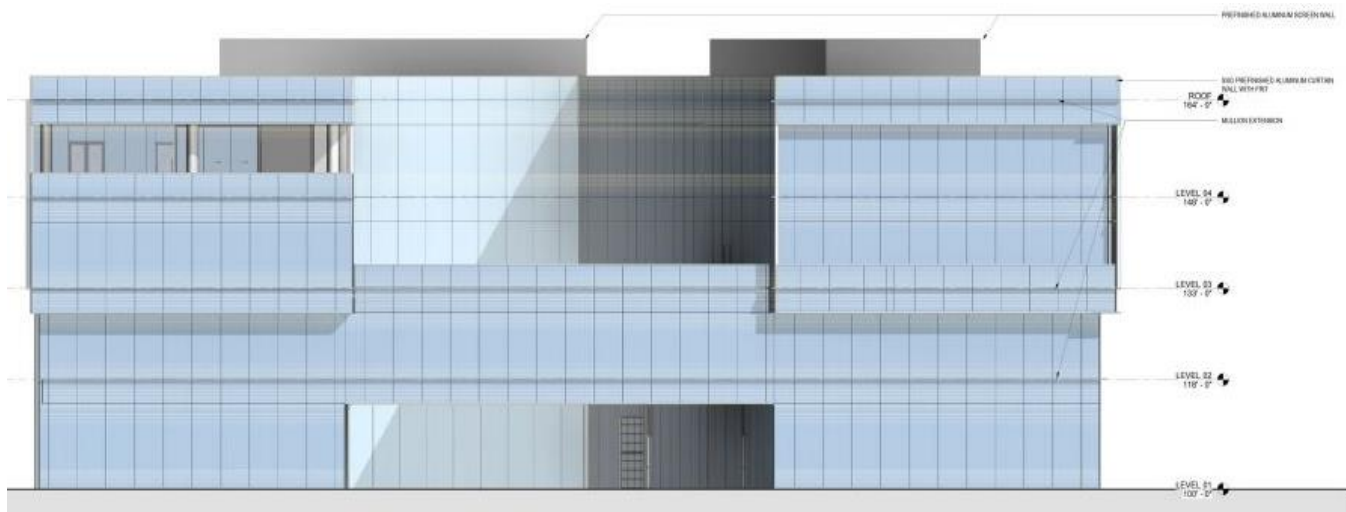


Figure 10: South Elevation facing Olive Boulevard.



Figure 11: two-story parking deck with top level accessible from building ground elevation.

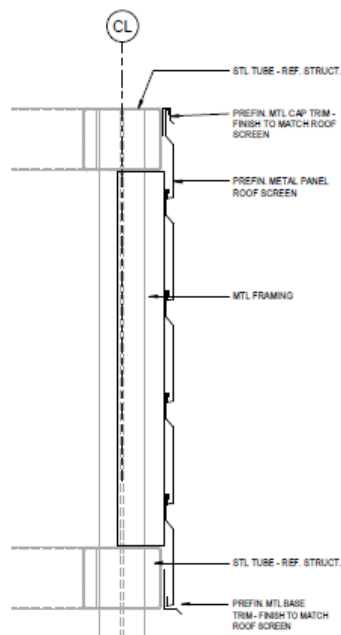


Figure 12: Roof Screen Sectional Detail.

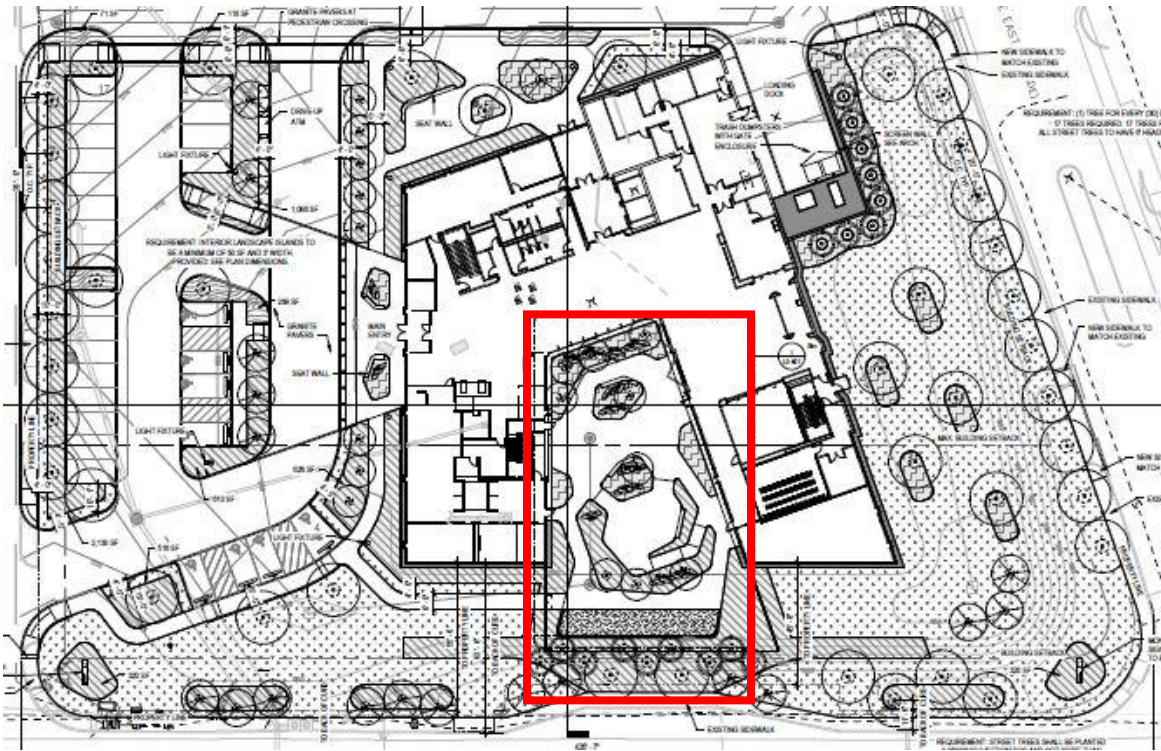


Figure 13: Amenity Courtyard.

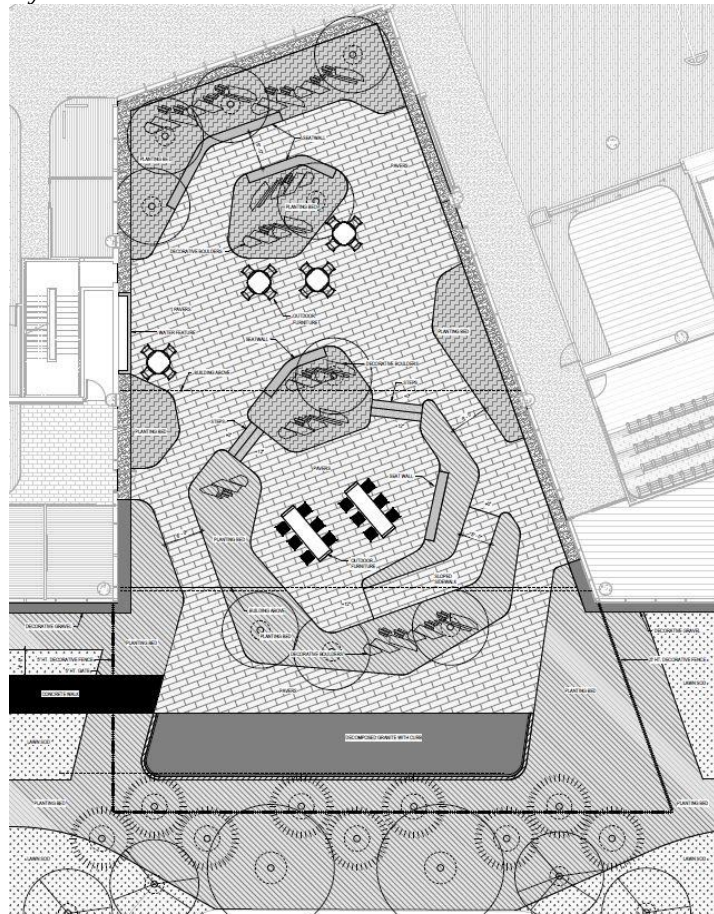


Figure 14: Courtyard Detail

Parking

The required parking for this proposal for 85,000 square feet of occupied building square footage is 281 parking spaces, per Section 405.820(A)(1) that provides the gross floor area is calculated as eighty-five percent (85%) of the gross floor area of the entire building and that under Section 405.820(G)(1)(a-b) for Finance and Insurance, the required off-street parking for buildings over 15,000 square feet, parking provided is 3.3 spaces per 1,000 square feet of gross leasable floor area. The provided parking includes 258 spaces in the 2-level parking garage and 28 spaces in the surface parking lot for a total of 286 parking spaces, representing a surplus of 5 spaces.

Per Section 405.830, required off-street parking spaces may be provided within parking garages provided that all other provisions of this section are met including all above ground structures shall be in compliance with the building setback requirements of the specific zoning district in which it is located. Those portions of a parking garage located below ground level may encroach into this setback, provided that no part of the parking garage extends into a public right-of-way or crosses any other property line. The plans show the parking garage structure 10.16 feet from the north property line when the minimum side yard required per Section 405.370 (E)(4)(b) is 10 feet.

Sidewalks

Section 405.730 Sidewalks requires that all internal sidewalks shall be safe, clearly defined and direct, buffered from the street vehicular traffic and parking areas by a minimum of 3 foot greenspace or landscape area, provide safe clearly defined and direct access between buildings from the principal building's entrance to the public side walk, and all internal sidewalks in non-residential developments shall be at least 6 feet in width and the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route. The subject property has three street frontages along East Rue de la Banque, Olive Boulevard and West Rue de la Banque. The plans were revised to include 6 wide public sidewalks extending the entire length of the West Rue de la Banque and East Rue de la Banque street frontages. The applicant intends to tie into the existing sidewalk along Olive Boulevard.

After review by Planning and Public Works staff, it is recommended that all existing sidewalks be replaced as part of this development. Portions of the sidewalks along East Rue de la Banque are in disrepair and in need of replacement. The existing sidewalks are adjacent to the curb along Olive Boulevard with portions in need of repair. Due to the existing placement of utility poles and signal control boxes, staff recommends that a detached, 6-foot wide sidewalk be provided along the entire Olive frontage to avoid these conflicts. The City's Pedestrian Plan recommends sidewalks in this area of Olive Boulevard to be between 6-8 feet in width. It should be noted that the applicant is exploring the possibility of burying the overhead lines along Olive Boulevard, which would be a significant improvement to the site; however, the cost is considerable. Should this activity come to fruition, the sidewalk placement along Olive may need to be revised.

Mass Transit

A Metro bus stop is located on Olive directly in front of this site. An image of the bus stop and bench is shown below in Figure 15. Other significant developments have provided an artistic bus shelter or upgraded shelter complimentary to the building as a component of the project. Staff would request the same consideration be made by the Commission to the applicant to obtain their agreement with providing a new shelter at this location. If amenable, the requirement for such a structure can be made as a condition of approval with design and P&Z approval at a later date.



Figure 15: Exiting bus stop and bench along Olive Boulevard.

Landscaping

The submitted landscaping plan is not complete with additional information to be submitted at a later date and will be reviewed at the September 6, 2022 Planning and Zoning Commission. The submitted information is enough to verify that the required amount of street trees on all three street frontages have been met and are shown on the plan. Staff asked for landscaping around the visible portions of the garage structure on both East and West Rue de la Banque and the landscaping plan shows a mix of tall fescue varieties, shrubs, ornamental grasses and perennials in addition to the required street trees. The landscaping plan also shows a mix of shrubs, ornamental grasses and perennials in addition to the street trees between the surface parking lot and West Rue de la Banque, although the exact location, plant material, and quantity is not specified in order to determine if it will be adequate enough to screen the headlight glare from the parking lot onto West Rue de la Banque. Evergreen trees around the entire perimeter of the trash enclosure have been provided to ensure additional screening of this element from the street as it is visible from both Olive Boulevard and East Rue de la Banque. At staff's request, additional landscaping was added between the building and East Rue de la Banque to break up the large expanse of open green space and add texture to the area.

Staff has suggested the addition of a pedestrian landscaping feature at each of the corners of the site along Olive Boulevard in order to create visual interest and promote a positive pedestrian experience such as the corner in front of the former Fresh Market location at City Place along Olive Boulevard and City Place Drive or the fountain feature at the West Oak Square shopping center at the corner of Olive Boulevard and Craig Road. Currently, the plan is showing a monument sign with the required landscaping area at each corner when only one is allowed. One of these signs can be removed and replace with the suggested landscaping feature. Substantial landscaping is also provided in front of the building to act as a buffer between Olive Boulevard and the amenity plaza. Staff has concerns about the pedestrian and streetscape experience when viewing this landscaping element, in addition to the proposed retaining wall and fencing, as it does not allow views into the plaza and instead projects a sense of fortification that extends into the front yard of the site. The Planning and Zoning Commission should review the headlight screening, the parking garage landscaping, the trash enclosure landscaping, the landscaping in front of the amenity plaza

along Olive Boulevard and the suggested pedestrian landscaping elements to determine the adequacy of each element if any instruction should be given to their alterations in order to enhance the site's streetscapes.



Figure 16: Pedestrian landscaping feature at the corner of Olive Boulevard and City Place Drive.



Figure 17: Pedestrian landscaping feature at the corner of Olive Boulevard and City Place Drive.

Lighting

Additional information will be submitted at a later date and will be reviewed at the September 6, 2022 Planning and Zoning Commission.

Boundary Adjustment

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

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be

required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The drawings are technically accurate, and the adjustment does not create any known non-conformities on the site, nor will it create any additional non-conformities. The minimum lot size and dimensions for properties in the CB District, under Section 405.370 of the zoning regulations are a minimum of ½ acre lot area, with a lot width of 100 feet and lot depth of 100 feet. The adjusted Lot A is 3.67 acres with a lot width along Olive Blvd of roughly 400 feet and roughly 260 feet along the north property line with a lot depth of 453.08 feet on the east property line along East Rue de la Banque and 454.55 feet on the west property line along West Rue de la Banque. Staff concludes that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

TRAFFIC IMPACT STUDY

A traffic scoping meeting was held with MoDOT and the Traffic Impact Study is underway, but is not complete and has not been reviewed by the City's consulting traffic engineer. Additional information will be submitted at a later date, including any necessary traffic impact mitigation methods, for review at the September 6, 2022 Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION

The materials submitted for the Conditional Use Permit, Site Development Plan, and Boundary Adjustment are overall consistent with the City's Comprehensive Plan, the Design Guidelines, and the CB-Core Business District. The new building is representative of a modern design that will create a strong visual impact along the Olive corridor within the Central Business District. Staff has identified a few areas for additional discussion that would improve the streetscape aspects of the proposed development.

Areas of requested Planning and Zoning Commission Review include:

- Pedestrian access from Olive Boulevard to the main entrance of the building.
- The location and screening of the trash enclosure and a service area on the east facade of the building facing East Rue de la Banque.
- The design and screening of the amenity courtyard and its impacts on the Olive Boulevard streetscape and pedestrian experience.
- Incorporating a decorative bus shelter at the Metro Bus stop on Olive
- Incorporating a landscaped/site feature on the corners of the site along Olive for greater pedestrian interest

Staff recommends that the Commission provide feedback on these issues to the applicant. Based on this direction, any revisions to the plans can be made and submitted for further consideration at the September 6th meeting. A previously discussed, the revised landscape plan, traffic impact study and lighting plan will also be presented at the next meeting.

ACTION

An appropriate motion to continue this agenda item until the next meeting would be as follows:

I move to continue applications #22-019 and #22-020 to the September 6, 2022 Planning and Zoning Commission meeting.

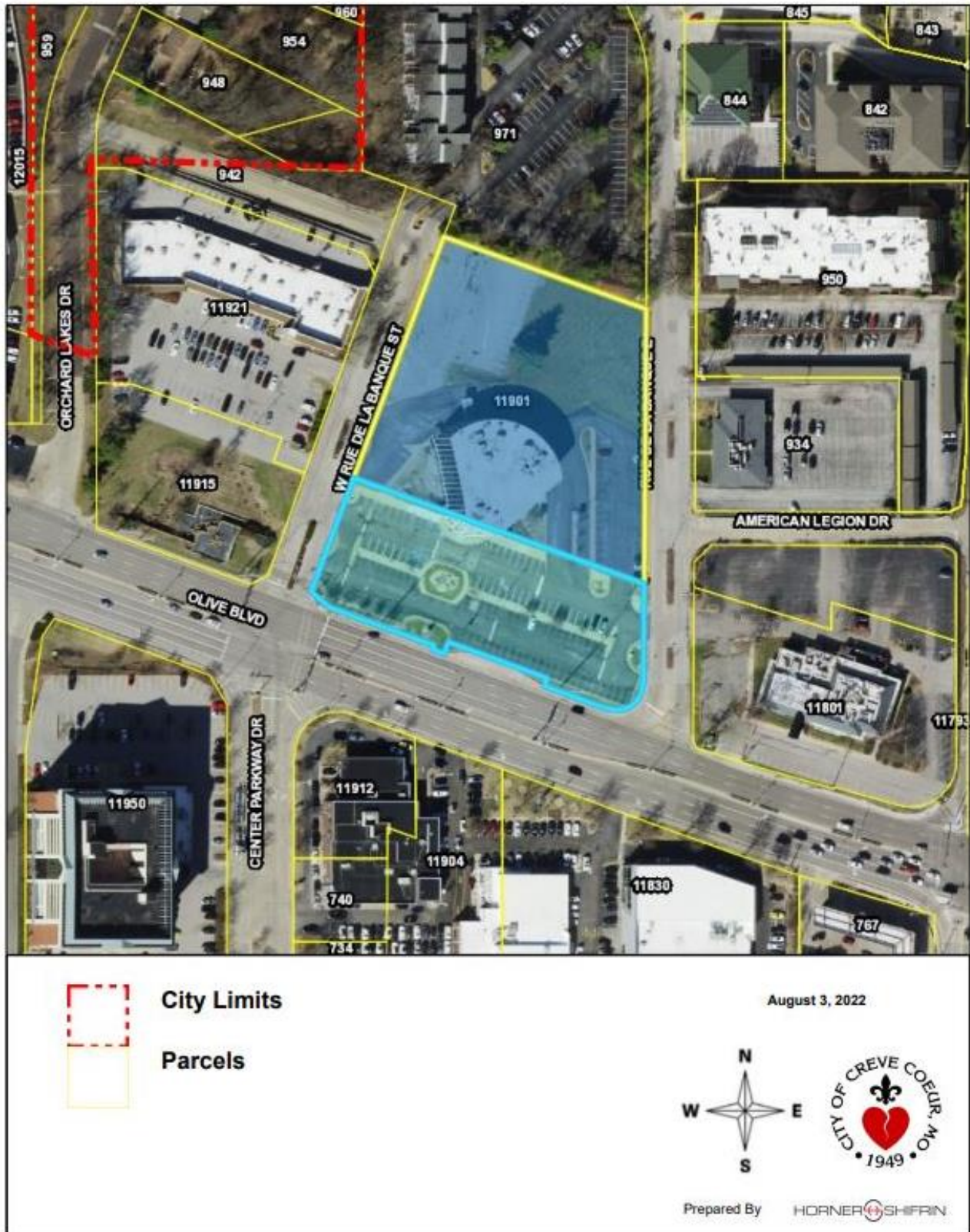
APPENDIX 1: COMPREHENSIVE PLAN

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.

Aerial Photo



Attachment: Staff Report 8.15.22 (First Bank SDP CUP BA)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 8/11/2022
	Description: Existing First Bank building to be demolished.
	Description: Existing surface parking.
	Description: Existing on-site ATM.

	Description: Grade change from Olive Boulevard to project site.
	Description: Significant grade change on site looking from the northern property line towards Olive Boulevard.



city
of

CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

CONDITIONAL USE PERMIT + Site Development Plan

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Jason Gray for	WooYoung Kim
<i>Name</i>	<i>Name</i>
First Bank	Lamar Johnson Collaborative
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
11901 Olive Blvd.	2199 Innerbelt Business Center Dr.
<i>Address</i>	<i>Address</i>
Creve Coeur, MO 63141	St. Louis, MO 63114
<i>Address</i>	<i>Address</i>
Telephone # 618-641-2155	Telephone # 314-592-5682
<i>Telephone #</i>	<i>Telephone #</i>
Fax # _____	Fax # _____
<i>Fax #</i>	<i>Fax #</i>
Email: jason.gray@fbol.com	Email: kimw@theljc.com
<i>Email:</i>	<i>Email:</i>
	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
11901 Olive Blvd.	
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	
<i>Address</i>	<i>Company (If Applicable)</i>
First Bank Head Quarters	
<i>Development Name (if any)</i>	<i>Address</i>
"CB" Core Business District	
<i>Current Zoning</i>	<i>Address</i>
	Telephone # _____
<i>Prior CUP Approvals (if known)</i>	<i>Fax #</i>
	<i>Email:</i>
	<i>Owner's Signature</i>

Attachment: Applicant's Materials (First Bank SDP CUP BA)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Proposed 4-story, 85,000 s.f. office building and separate 2-level parking garage. Drive-thru ATM with dedicated lane within parking lot

Gross Floor Area – Existing and Proposed: 45,000 s.f. (existing) / 85,000 s.f. (proposed)

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: _____

Hours of Operation: _____

Current or Most Recent Use of the Property: Office building

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

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

Submittal Checklist

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

Preferred Public Hearing Date: Monday, August 15, 2022.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development

Bethany Moore, City Planner

Planning Department (314) 872-2501

Revised: 11/21

Attachment: Applicant's Materials (First Bank SDP CUP BA)

FIRST BANK HEADQUARTERS

11901 Olive Blvd.

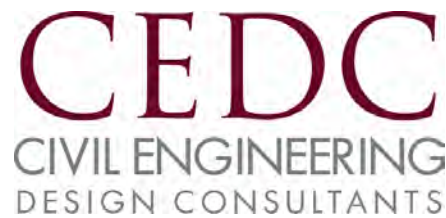
Rationale for Site Plan Approval Request

A new 4-story, 85,000 s.f. office building is proposed as the new headquarters for First Bank. Parking will be provided within a two-level, 258-stall, parking garage with 30 additional surface parking stalls located immediately west of the building. Integrated with the building design are exterior courtyard areas which will also function as meeting space. Pedestrian common areas extend from the building and the site has connectivity to the adjacent rights-of-way with pedestrian walkways.

The new office building will assist in providing a visually distinctive frontage along the Olive Blvd. corridor. The parking which is concentrated at the rear half of the property in the 2-level parking structure allows for increased green space throughout the site. The building envelope and the exterior courtyard areas and active spaces reflect the vibrancy of the district.

Rationale for Conditional Use Permit Request

The Conditional Use Permit request is for a drive-thru ATM which will be located on-site for the new First Bank Head Quarters office building. The drive-thru ATM is integral to the services offered by First Bank, and the new drive-thru ATM would replace the existing drive-thru ATM which currently exists on-site. The proposed First Bank Headquarters is intended to improve the presence of First Bank along the Olive Boulevard corridor without diminishing the services which are currently offered to customers. Access and queueing for the ATM will be internal to the new parking lot, and on-site circulation will not impact traffic to surrounding users and roadways.

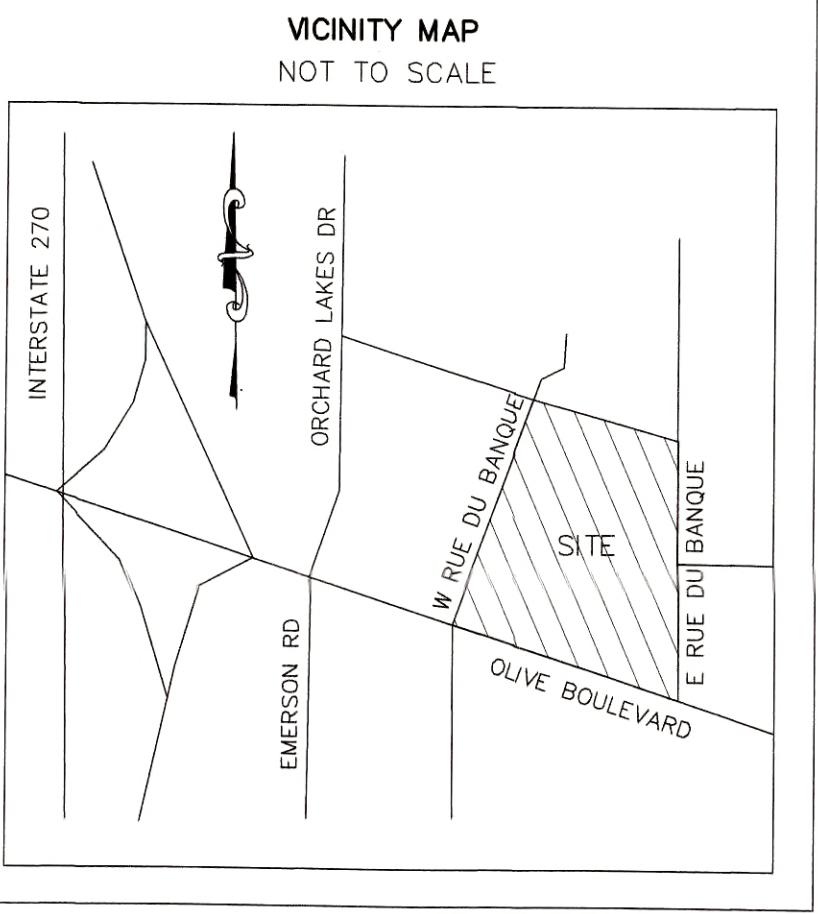


PROPOSED LOT "A" – LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF LAKE HOUSE FARM SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 9 PAGE 74 OF THE ST. LOUIS CITY (FORMERLY COUNTY) LAND RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN RIGHT OF WAY LINE OF RUE DE BANQUE EAST (60' WIDE) AS DEDICATED BY BOOK 6548 PAGE 1511 OF THE ST. LOUIS COUNTY RECORDS AND BEING THE SOUTHEAST CORNER OF AN EASEMENT PLAT RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF RUE DUE BANQUE EAST, SOUTH 00 DEGREES 12 MINUTES 27 SECONDS WEST A DISTANCE OF 453.08 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS DEDICATED BY BOOK 12418 PAGE 1475; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED, NORTH 89 DEGREES 47 MINUTES 33 SECONDS WEST A DISTANCE OF 1.25 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 31.16 FEET, AN ARC LENGTH OF 60.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 03 MINUTES 43 SECONDS WEST, 51.29 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE SOUTH 19 DEGREES 40 MINUTES 26 SECONDS WEST A DISTANCE OF 1.07 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D", BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED BY BOOK 7446 PAGE 1543 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 69 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 79.57 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 12418 PAGE 1475, NORTH 19 DEGREES 36 MINUTES 57 SECONDS EAST A DISTANCE OF 9.84 FEET TO A CUT CROSS; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AS WIDENED, NORTH 70 DEGREES 17 MINUTES 28 SECONDS WEST A DISTANCE OF 125.97 FEET TO A CUT CROSS; THENCE SOUTH 19 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 9.84 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 7446 PAGE 1543, NORTH 70 DEGREES 18 MINUTES 34 SECONDS WEST A DISTANCE OF 4.14 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED THE FOLLOWING COURSES AND DISTANCES, SOUTH 19 DEGREES 43 MINUTES 26 SECONDS WEST A DISTANCE OF 8.00 FEET TO A CUT CROSS; NORTH 70 DEGREES 16 MINUTES 34 SECONDS WEST A DISTANCE OF 15.00 FEET TO A CUT CROSS; NORTH 19 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 8.00 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D"; NORTH 70 DEGREES 16 MINUTES 34 SECONDS WEST A DISTANCE OF 131.53 FEET TO A FOUND 1/2" REBAR; NORTH 39 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 29.15 FEET TO A FOUND 1/2" REBAR BEING ON THE EASTERN RIGHT OF WAY LINE OF RUE DE BANQUE WEST (60' WIDE) AS DEDICATED BY PLAT BOOK 118 PAGE 93 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 19 DEGREES 38 MINUTES 17 SECONDS EAST A DISTANCE OF 454.55 FEET TO A FOUND 1/2" IRON PIPE, BEING ON THE SOUTHERN LINE OF EASEMENT PLAT AS RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID EASEMENT PLAT, SOUTH 70 DEGREES 19 MINUTES 27 SECONDS EAST A DISTANCE OF 261.28 FEET TO THE POINT OF BEGINNING CONTAINING 159,848 SQUARE FEET OF 3.67 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC.

Attachment: Applicant's Materials (First Bank SDP CUP BA)



CONSOLIDATION PLAT
OF
LAKE HOUSE FARM SUBDIVISION
IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST

ST. LOUIS COUNTY, MISSOURI

ZONED: "CB" CORE BUSINESS DISTRICT

GENERAL NOTES

1. THE BASIS OF BEARING OF THIS SURVEY IS NAD 83 GRID NORTH, MISSOURI COORDINATE SYSTEM EAST ZONE.
2. THE PROPERTY HAS AN AREA OF 159,848 SQUARE FEET OR 3.67± ACRES OF LAND.
3. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL #70610797 AND #70612337.
4. SOURCE OF DEED REFERENCE IS DEED BOOK 8457 PAGE 1445.
5. R = RECORD AND S. = SURVEYED.
6. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
7. THIS CONDOULATION PLAT DOESN T VACATE EXISTING EASEMENTS.
8. THE STRUCTURES AND ZONING USES ON THIS SITE ARE IN COMPLIANCE THE SITE DEVELOPMENT PLAN (SDP) APPROVED BY THE DEPARTMENT OF PLANNING. APPROVAL OF THIS CONSOLIDATION PLAT DOESN T AMEND THE SDP OR EXISTING APPROVED USES ON THIS SITE.
9. ANY PROPOSED EASEMENT DEDICATIONS OR EASEMENT VACATIONS WILL BE DONE THROUGH SEPARATE INSTRUMENTS.

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON AN INFORMATIONAL TITLE REPORT PREPARED BY ST. LOUIS TITLE, LLC FILE NO. 170525TL, DATED JUNE 25, 2021 AT 8:00 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY

B. BUILDING LINES, EASEMENTS, COVENANTS, RESTRICTIONS, AND SET BACKS WHICH ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 9 PAGE 74. (BENEFIT'S SUBJECT PROPERTY, DOCUMENT VACATING ALL EASEMENTS)

BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

CONSENT TO VACATION OF PLATS AND RELEASE OF RESTRICTIONS BY THE INSTRUMENT RECORDED IN BOOK 8705 PAGE 622. (BENEFIT'S SUBJECT PROPERTY, NOT A PLOTTABLE ITEM)

C. BUILDING LINES, EASEMENTS, COVENANTS, RESTRICTIONS, AND SET BACKS WHICH ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 116 PAGE 18 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY) AND PLAT BOOK 118 PAGE 93 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

D. EASEMENT GRANTED FOR ROAD PURPOSES BY THE INSTRUMENT RECORDED IN BOOK 2879 PAGE 587 AND BOOK 3484 PAGE 74. INDENTURE ABANDONING ROAD EASEMENT AND CREATING NEW ROAD EASEMENT BY THE INSTRUMENT RECORDED IN BOOK 3595 PAGE 86 (BENEFITED PREVIOUS OWNERS, SHOWN ON SURVEY).

E. EASEMENT GRANTED FOR ROAD PURPOSES BY THE INSTRUMENT RECORDED IN BOOK 3156 PAGE 539 (BENEFITED PREVIOUS OWNERS, NOT SHOWN ON SURVEY) AND BOOK 3445 PAGE 605 (BENEFITED PREVIOUS OWNERS, NOT SHOWN ON SURVEY).

F. EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 2921 PAGE 394 (BENEFITED PREVIOUS PROPERTY, UNABLE TO PLOT, NOT SHOWN ON SURVEY).

G. EASEMENTS GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 3470 PAGE 232 (BENEFITED PREVIOUS PROPERTY, SHOWN ON SURVEY). PARTIAL RELEASE OF EASEMENT BY UNION ELECTRIC COMPANY, FORMERLY UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 6945 PAGE 1169 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY).

H. EASEMENT GRANTED TO UNION ELECTRIC COMPANY OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 3470 PAGE 233 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY).

I. EASEMENTS AND RESERVATIONS OF EASEMENT FOR HIGHWAY CONSTRUCTION BY THE INSTRUMENT RECORDED IN BOOK 5262 PAGE 523 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

J. RIGHT OF WAY AND EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED IN BOOK 4811 PAGE 308 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY). BOOK 4811 PAGE 309 (DOES NOT BENEFIT SUBJECT PROPERTY, NOT SHOWN ON SURVEY) AND BOOK 4811 PAGE 312 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

K. EASEMENT GRANTED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI BY THE INSTRUMENT RECORDED IN BOOK 5134 PAGE 222. (EASEMENT TERMINATED UPON COMPLETION OF WORK, NOT SHOWN ON SURVEY)

L. EASEMENT GRANTED TO FEE FEE TRUNK SEWER, INC., ITS SUCCESSORS OR ASSIGNS BY THE INSTRUMENT RECORDED IN BOOK 5600 PAGE 305 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

M. EASEMENTS GRANTED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE INSTRUMENT RECORDED IN BOOK 5601 PAGE 485 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

N. TERMS AND PROVISIONS OF CONTRACT FOR SANITARY SEWER MAINTENANCE BY THE INSTRUMENT RECORDED IN BOOK 5991 PAGE 237 (BENEFIT'S SUBJECT PROPERTY, NOT A PLOTTABLE ITEM).

O. EASEMENT GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENT RECORDED IN BOOK 6274 PAGE 41 (LOCATED IN RUE DU BANQUE RIGHT OF WAY, SHOWN ON SURVEY).

P. EASEMENT GRANTED TO ST. LOUIS COUNTY WATER BY THE INSTRUMENT RECORDED IN BOOK 6386 PAGE 1183 (LOCATED IN RUE DU BANQUE RIGHT OF WAY, NOT SHOWN ON SURVEY).

Q. EASEMENT GRANTED TO LACLEDE GAS COMPANY BY THE INSTRUMENT RECORDED IN BOOK 6412 PAGE 1556 (LOCATED IN RUE DU BANQUE RIGHT OF WAY), BOOK 6412 PAGE 1558 (LOCATED IN RUE DU BANQUE RIGHT OF WAY), BOOK 6412 PAGE 1560 (LOCATED IN RUE DU BANQUE RIGHT OF WAY) AND BOOK 6412 PAGE 1562 (LOCATED IN RUE DU BANQUE RIGHT OF WAY).

R. TERMS AND PROVISIONS OF AGREEMENT BY AND BETWEEN CREVE COEUR COUNTRY CLUB, A MISSOURI CORPORATION AND OLIVE BOULEVARD CORPORATION, A MISSOURI CORPORATION BY THE INSTRUMENT RECORDED IN BOOK 6548 PAGE 1511 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

T. TEMPORARY EASEMENT GRANTED TO STATE OF MISSOURI, AND THE STATE OF MISSOURI, ACTING BY ANTI THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE INSTRUMENT RECORDED JANUARY 13, 2000 IN BOOK 12418 PAGE 1475 (EASEMENT TERMINATED UPON COMPLETION OF WORK, NOT SHOWN ON SURVEY).

U. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, D/B/A AMEREN UE BY THE INSTRUMENT RECORDED IN BOOK 13131 PAGE 2076 (BENEFIT'S SUBJECT PROPERTY, SHOWN ON SURVEY).

LEGAL DESCRIPTIONS (FROM TITLE COMMITMENT)

A TRACT OF LAND SITUATED IN THE SOUTH PART OF LOTS 2 AND 3 OF THE LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LAST LINE OF SAID LOT 2, BEING ALSO THE CENTER LINE OF RUE DU BANQUE, A ROADWAY AS RECORDED IN SAID COUNTY RECORDS, AT ITS INTERSECTION WITH THE NORTH LINE OF OLIVE BOULEVARD, 90.00 FEET WIDE; THENCE NORTH 0 DEGREES 20 MINUTES LAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 509.18 FEET TO A POINT; THENCE NORTH 70 DEGREES 10 MINUTES WEST, A DISTANCE OF 293.40 FEET TO A POINT IN THE EAST LINE OF RUE DU BANQUE WEST, AS SHOWN ON STREET DEDICATION PLAT FILED IN PLAT BOOK 118 PAGE 93 OF SAID COUNTY RECORDS; THENCE SOUTH 19 DEGREES 50 MINUTES WEST ALONG THE LAST LINE OF SAID ROAD, A DISTANCE OF 480.00 FEET TO A POINT IN THE NORTH LINE OF OLIVE BOULEVARD, 90.00 FEET WIDE; THENCE SOUTH 70 DEGREES 10 MINUTES LAST ALONG THE NORTH LINE OF SAID OLIVE BOULEVARD, A DISTANCE OF 463.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.1667 ACRES.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY GENERAL WARRANTY DEED DATED NOVEMBER 4, 1982 AND RECORDED NOVEMBER 29, 1982 IN BOOK 7446 PAGE 1543 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN PARTS OF LOTS TWO AND THREE OF THE LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS BEGINNING AT A POINT IN THE EXISTING LAST RIGHT OF WAY LINE OF RUE DU BANQUE - W (60 FEET WIDE) BEING ALSO THE WEST PROPERTY LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY FIRST MISSOURI BANK & TRUST COMPANY OF CREVE COEUR AS SET OUT BY DEED RECORDED IN BOOK 6930, PAGE 672 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING 25 FEET NORTH OF THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE LAST RIGHT OF WAY LINE OF RUE DU BANQUE - W AND THE WESTERLY PROLONGATION OF THE NORTH RIGHT OF WAY LINE OF OLIVE BOULEVARD (80 FEET WIDE); THENCE SOUTH 39 DEGREES 12 MINUTES 10 SECONDS LAST A DISTANCE OF 29.15 FEET TO A POINT; THENCE SOUTH 70 DEGREES 10 MINUTES EAST A DISTANCE OF 131.53 FEET TO A POINT; THENCE SOUTH 19 DEGREES 50 MINUTES WEST A DISTANCE OF 8 FEET TO A POINT; THENCE EASTERLY AT RIGHT ANGLES A DISTANCE OF 15 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES A DISTANCE OF 8 FEET TO A POINT ON THE PROPOSED NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD; THENCE SOUTH 70 DEGREES 10 MINUTES EAST A DISTANCE OF 25.95 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF RUE DU BANQUE - E (60 FEET WIDE); THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET FOR A DISTANCE OF 23.18 FEET TO A POINT IN THE EXISTING NORTH RIGHT OF WAY LINE OF OLIVE BOULEVARD; THENCE NORTH 70 DEGREES 10 MINUTES WEST ALONG SAID NORTH LINE OF OLIVE BOULEVARD A DISTANCE OF 371.03 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET FOR A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI, AND THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY GENERAL WARRANTY DEED DATED LINE 17, 1999 AND RECORDED JANUARY 13, 2000 IN BOOK 12418 PAGE 1475 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF GRANTOR'S LAND LOCATED IN THE SOUTH PART OF LOTS 2 AND 3 OF LAKE HOUSE FARM SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 74 IN THE ST. LOUIS CITY (FORMER COUNTY), RECORDER'S OFFICE AND AS SET OUT BY DEED RECORDED IN BOOK 6930 PAGE 672 IN THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE AND DESCRIBED IN THE FOLLOWING TWO (2) TRACTS.

TRACT NO. 1:

A TRACT OF LAND BOUNDED ON THE SOUTH BY GRANTOR'S SOUTH PROPERTY LINE, AS SET OUT IN THE ABOVE MENTIONED DEED; GRANTOR'S SAID SOUTH PROPERTY LINE BEING ALSO THE EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340; AND ON THE WEST, NORTH AND EAST BY A LINE DESCRIBED AS BEGINNING AT A POINT IN THE SAID EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340, BEING 18.719 METERS (54.85 FEET) PERPENDICULAR DISTANCE NORTH OF STATION 3+745.639 ON THE HEREINAFTER DESCRIBED BASELINE OF ROUTE 340; THENCE NORTHERLY TO A POINT 19.719 METERS (64.69 FEET) PERPENDICULAR DISTANCE NORTH OF SAID BASELINE STATION 3+745.639; THENCE EASTERLY TO A POINT 19.761 METERS (64.83 FEET) PERPENDICULAR DISTANCE NORTH OF BASELINE STATION 3+784.006; THENCE SOUTHERLY TO A POINT IN THE SAID EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340, BEING 16.761 METERS (54.99 FEET) PERPENDICULAR DISTANCE NORTH OF SAID BASELINE STATION 3+784.009.

TRACT NO. 2:

A TRACT OF LAND BOUNDED ON THE SOUTH, SOUTHEAST AND EAST BY GRANTOR'S SOUTH, SOUTHEAST AND EAST PROPERTY LINES AS SET OUT IN THE ABOVE MENTIONED DEED; GRANTOR'S SAID SOUTH PROPERTY LINE BEING ALSO THE EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340; AND GRANTOR'S SAID SOUTHEAST AND EAST PROPERTY LINES BEING ALSO THE EXISTING NORTHWEST AND WEST RIGHT OF WAY LINES OF RUE DE LA BANQUE EAST; AND ON THE NORTH, NORTHWEST AND WEST BY A LINE DESCRIBED AS BEGINNING AT A POINT IN THE SAID EXISTING NORTH RIGHT OF WAY LINE OF ROUTE 340, BEING 16.478 METERS (54.08 FEET) PERPENDICULAR DISTANCE NORTH OF STATION 3+808.262 ON THE HEREINAFTER DESCRIBED BASELINE OF ROUTE 340; THENCE NORTHERLY TO A POINT 15.860 METERS (55.31 FEET) PERPENDICULAR DISTANCE NORTH OF SAID BASELINE STATION 3+808.262; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 9.500 METERS (31.16 FEET) FOR A DISTANCE OF 0.117 METERS (59.44 FEET) TO A POINT BEING 9.142 METERS (31.66 FEET) PERPENDICULAR DISTANCE WEST OF STATION 1+965.140 ON THE HEREINAFTER DESCRIBED CENTERLINE OF RUE DE LA BANQUE EAST; THENCE EASTERLY TO A POINT IN THE SAID EXISTING WEST RIGHT OF WAY LINE OF RUE DE LA BANQUE EAST, BEING 9.362 METERS (30.72 FEET) PERPENDICULAR DISTANCE WEST OF CENTERLINE STATION 1+965.144.

LAND DESCRIPTION (LOT A)

A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF LAKE HOUSE FARM SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 9 PAGE 74 OF THE ST. LOUIS CITY (FORMERLY COUNTY) LAND RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE BEING ON THE WESTERN RIGHT OF WAY LINE OF RUE DE BANQUE EAST (60' WIDE) AS DEDICATED BY BOOK 6548 PAGE 1511 OF THE ST. LOUIS COUNTY RECORDS AND BEING THE SOUTHEAST CORNER OF AN EASEMENT PLAT RECORDED IN PLAT BOOK 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF RUE DU BANQUE EAST, SOUTH 70 DEGREES 10 MINUTES WEST, A DISTANCE OF 453.08 FEET TO A FOUND 1/2" REBAR WITH CAP STAMPED "MARLER 347-D" BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS DEDICATED BY BOOK 12418 PAGE 1475; THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED BY SAID 89 DEGREES 47 MINUTES 33 SECONDS WEST A DISTANCE OF 1.25 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 31.16 FEET, AN ARC LENGTH OF 60.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 03 MINUTES 43 SECONDS WEST, 51.29 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE SOUTH 19 DEGREES 40 MINUTES 28 SECONDS WEST A DISTANCE OF 1.07 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; BEING ON THE NORTHERN RIGHT OF WAY LINE OF OLIVE BOULEVARD AS WIDENED BY BOOK 7446 PAGE 1543 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 69 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 79.57 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 12418 PAGE 1475, NORTH 19 DEGREES 36 MINUTES 57 SECONDS EAST A DISTANCE OF 9.84 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE ALONG SAID RIGHT OF WAY LINE AS WIDENED, NORTH 70 DEGREES 17 MINUTES 28 SECONDS WEST A DISTANCE OF 129.97 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE ALONG SAID RIGHT OF WAY AS WIDENED, NORTH 70 DEGREES 17 MINUTES 28 SECONDS WEST A DISTANCE OF 9.84 FEET TO A FOUND 5/8" REBAR WITH ALUMINUM CAP; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED BY BOOK 7446 PAGE 1543, NORTH 70 DEGREES 18 MINUTES 34 SECONDS WEST A DISTANCE OF 4.14 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; THENCE CONTINUING ALONG SAID RIGHT OF WAY AS WIDENED THE FOLLOWING COURSES AND DISTANCES, SOUTH 19 DEGREES 43 MINUTES 28 SECONDS WEST A DISTANCE OF 8.00 FEET TO A FOUND 1/2" REBAR WITH CAP "MARLER 347-D"; NORTH 70 DEGREES 16 MINUTES 3 SECONDS WEST A DISTANCE OF 131.53 FEET TO A FOUND 1/2" REBAR, NORTH 39 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 29.15 FEET TO A FOUND 1/2" REBAR BEING ON THE 189 PAGE 62 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID EASEMENT PLAT, SOUTH 70 DEGREES 19 MINUTES 27 SECONDS EAST A DISTANCE OF 261.28 FEET TO THE POINT OF BEGINNING CONTAINING 159,848 SQUARE FEET OF 3.67 ACRES MORE OR LESS AS SURVEYED BY MARLER SURVEYING COMPANY INC.

OWNER'S SCRIPT

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACTS OF LAND TO BE CONSOLIDATED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "CONSOLIDATION PLAT OF LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST".

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____ 2021.

(OWNER'S NAME / TITLE (PRINT)) (OWNER'S SIGNATURE)

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

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____ OF _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____

THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIEN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS CONSOLIDATION PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____, 2021.

(OWNER'S NAME / TITLE (PRINT)) (OWNER'S SIGNATURE)

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

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF _____ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY SCRIPT

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED ON THE _____ DAY OF _____, 20____, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF CREVE COEUR, MISSOURI, AS OUTLINED IN SAID REGULATIONS IN SECTION 410.030 OF ORDINANCE NUMBER 5123.

PLANNING AND ZONING COMMISSION
CITY OF CREVE COEUR, MISSOURI

PLANNING AND ZONING CHAIR

I, KELLIE HENKE, CITY CLERK FOR AND WITHIN THE CITY OF CREVE COEUR, MISSOURI, DO HEREBY CERTIFY THAT THIS BOUNDARY ADJUSTMENT PLAT IS IN COMPLETE COMPLIANCE WITH ORDINANCE NO. _____ APPROVED ON THE _____ DAY OF _____, 20____, AS APPROVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR.

KELLIE HENKE
CITY CLERK

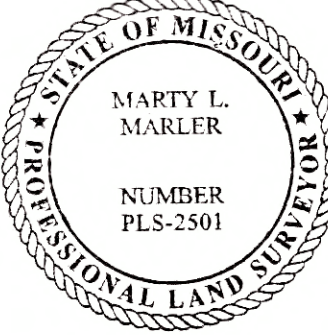
RECORDER OF DEEDS

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF First Bank WE HAVE DURING THE MONTH OF AUGUST 2021 PREPARED AN ALTA/NSPS LAND TITLE SURVEY ON PART OF LOT 2 AND LOT 3 OF LAKE HOUSE FARM SUBDIVISION RECORDED IN PLAT BOOK 9 PAGE 74 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND HAVE SUBSEQUENTLY PREPARED A CONSOLIDATION PLAT IN THE MANNER SHOWN HEREON AND SHALL HEREAFTER BE KNOWN AS "CONSOLIDATION PLAT OF LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI".

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF COMMERCE AND INSURANCE, DIVISION 2030 BOARD FOR ARCHITECTS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS CHAPTER 16 (20 CSR 2030-16.030), (20 CSR 2030-16.040), AND (20 CSR 2030-16.060), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER 31, 2019. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 14th DAY OF August, 2021.



MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. LSE 347-D

By: Marty L. Marler
MARTY L. MARLER
MISSOURI PLS-5591

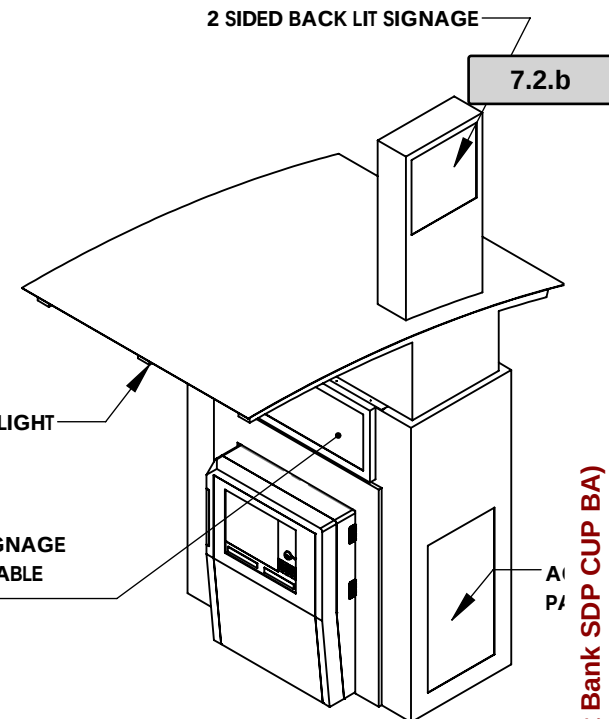
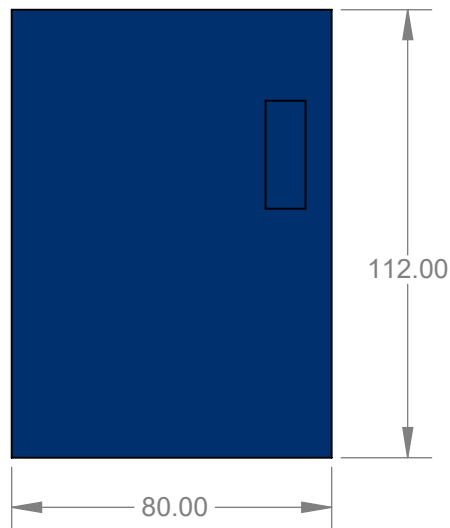
SHEET 1 OF 2

DATE: 11/15/2021	REVISION DATES
SCALE: 1" = 20'	
DRAWN BY: D.R.G.	
CHECKED BY: M.L.M.	
DWG. No. 2107-085	
DEPUTY: D.N./R.M.	

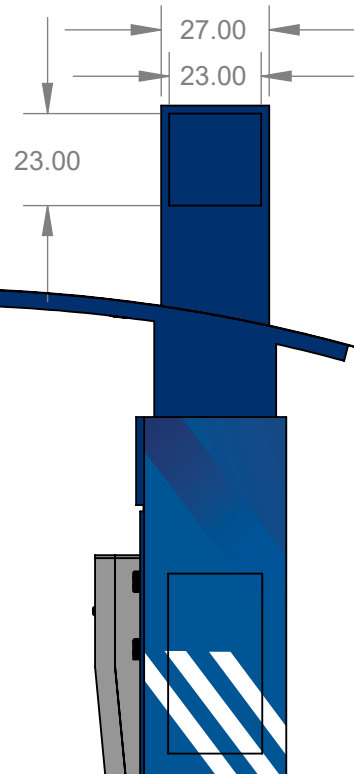
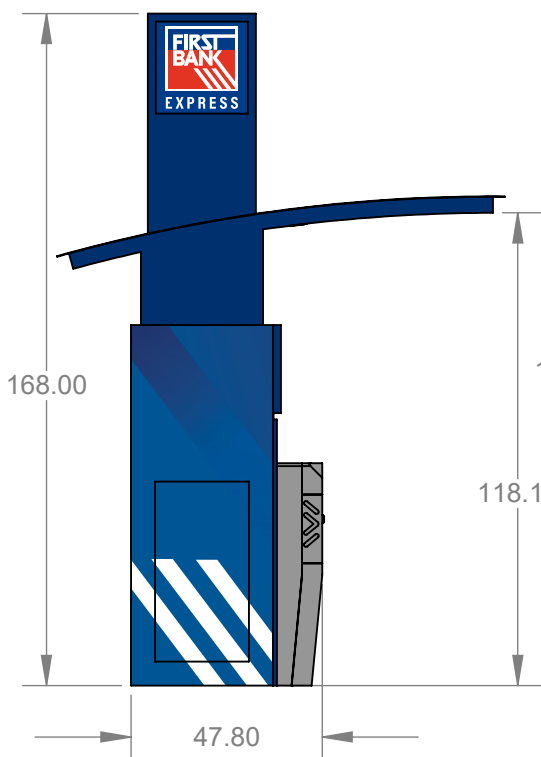
PROJECT NAME: 11901 OLIVE BOULEVARD PROJECT NO.: 2107-085
ADDRESS: 11901 OLIVE BOULEVARD CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI 63141

MARLER
SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

THIS PLAT CONTAINS 159,848 SQ. FT. OR 3.67± ACRES



Attachment: Applicant's Materials (First Bank SDP CUP BA)



UNIT TYPE: ENCLOSURE

UNIT #: 6538.55 ATM: NCR SS88

POWER REQUIREMENTS	110V/2A/200W (IF APPLICABLE)
OTHER	Blue 294c

- THIS DOCUMENT IS FOR REFERENCE ONLY AND SHOULD ONLY BE USED TO APPROVE PRODUCT SIZE AND SPECIFICATIONS.
- ATM HEIGHT SHOWN IS BASED ON THE HIGHEST OPERATING POINT (HOP) RECOMMENDED BY THE ATM MANUFACTURER IN RELATION TO THE WALK/DRIVE SURFACE. THE PRODUCT SHOWN IS PLACED IN THE RECOMMENDED LOCATION ACCORDING TO INTERNAL SPECIFICATIONS UNLESS OTHERWISE SPECIFIED, AND DOES NOT TAKE INTO ACCOUNT SITE CONDITIONS. STERLING ATM IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND THE ACTUAL ATM LOCATION OR ANY FITMENT ISSUES THAT ARISE DUE TO SITE CONDITIONS.



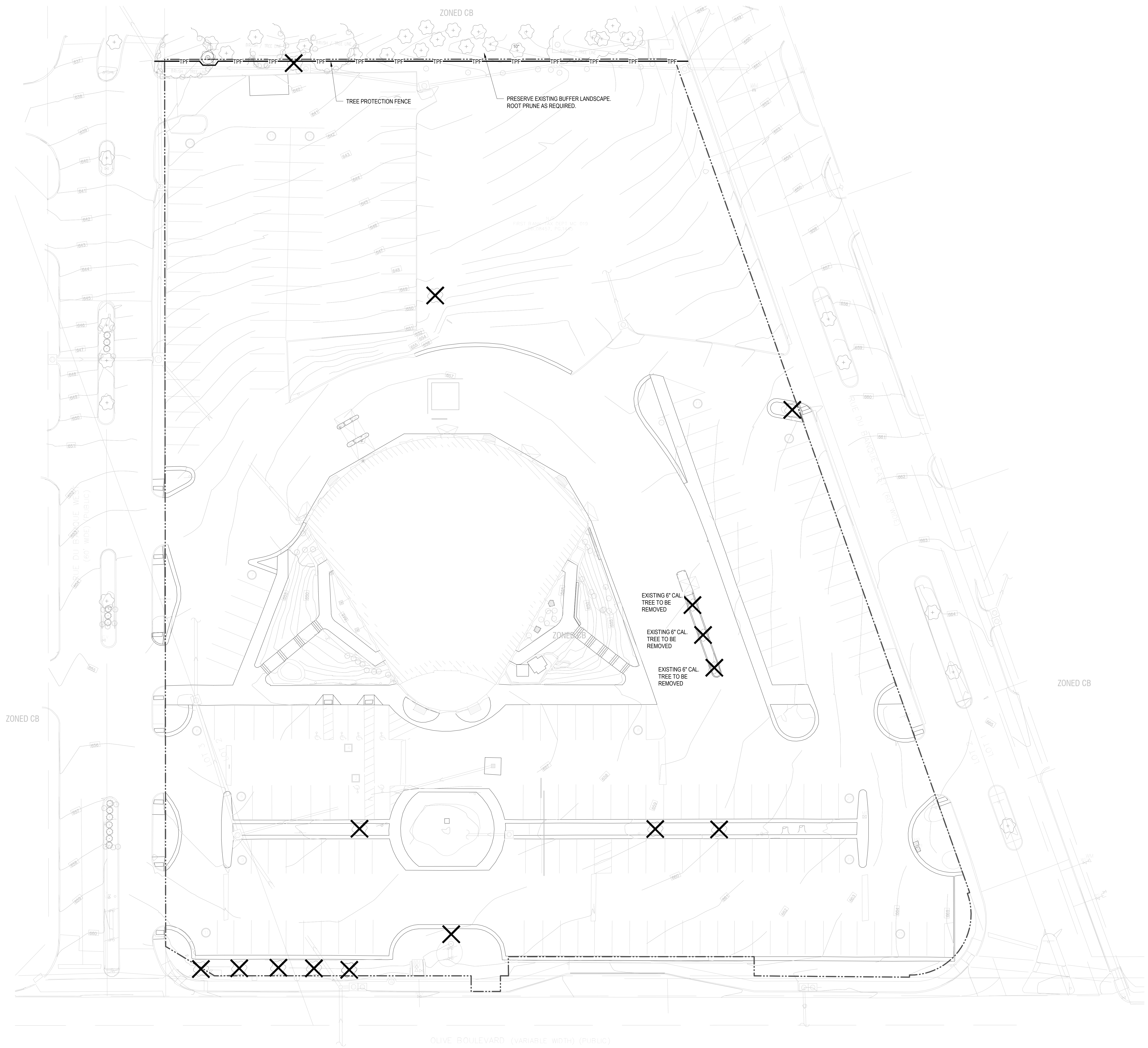
REVISION #:

2

DRAWN BY : Davids
COLOR BY : Casey A

DATE: 06/25/2020

Packet Pg. 117



TREE PROTECTION NOTES

- TREE PROTECTION NOTES:
1. ALL TREES TO BE PRESERVED AS INDICATED ON THE LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED BY 4' ORANGE SNOW FENCE. THE FENCE LOCATION SHALL BE DICTATED BY THE CRITICAL ROOT ZONE. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES OR STORAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE CONTRACTOR SHALL STAKE THE PROTECTIVE FENCING LOCATION. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE APPROVED ONSITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY SITE WORK.
 2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.
 3. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. WHEN REQUIRED, THE ARBORIST SHALL STAKE THE LIMIT OF ROOT PRUNING PER THE PLAN AND DETAILS. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING IN THE FIELD.
 4. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.

Lamar Johnson Collaborative
709 INHERIT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph: 314.429.5100



FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING TREE - PROTECT IN PLACE, TYP. (ALL EXCAVATION IN PARKWAY OR SIDEWALK AREAS ADJACENT TO TREES OR SHRUBS MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.)	
	TREE PROTECTION FENCE	
	EXISTING TREE - REMOVE TREE AND GRIND STUMP TO 3'-0" DEPTH, MIN.	

DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022

BUILDING MAP

DRAWING TITLE
TREE DEMOLITION AND PROTECTION PLAN

DRAWING NO.
L0.100

Job # **25.006246**



- FENCING TO BE PROVIDED AND MAINTAINED AS SPECIFIED PER PLAN
- CERTIFIED ARBORIST'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

1. MULCH LAYER, 6"-8" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

ZONE A (CRITICAL STRUCTURAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" DIAMETER REQUIRES ENGINEER'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S
APPROVAL. SURFACE PROTECTION* MEASURES REQUIRED TRENCHING ALLOWED AS FOLLOWS:

- EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
- LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A; MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
- TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

NOTE: REGARDING ALL TREES SELECTED FOR PRESERVATION, OUTSIDE THE TPZ, ROOTS SHALL BE PROPERLY PRUNED USING TRENCHING EQUIPMENT AND/OR SAWS. SOME PRUNING OF THE CANOPY MAY NEED TO TAKE PLACE TO ALLOW CLEARANCE FOR EQUIPMENT. IF EQUIPMENT CANNOT PROPERLY OPERATE DUE TO THE PROXIMITY TO TREES, THE TREE MAY NEED TO BE REMOVED, BUT WILL BE AT THE DISCRETION OF THE CERTIFIED ARBORIST.



TREE PROTECTION NOTES:

1. **CRITICAL ROOT ZONE (CRZ)** MEANS THE ZONE UNDER THE CANOPY AND AROUND THE TRUNK OF A TREE THAT CONTAINS THE TREE'S ROOT STRUCTURE AND THE SPACE ABOVE GROUND WITHIN THE TREE'S CANOPY DRIP LINE OR BEYOND. IT IS THE MINIMUM AREA OF A TREE'S ROOT ZONE THAT SHOULD BE PROTECTED. THE CRZ CAN BE OBSERVED ON SITE AND IS ALSO ESTIMATED TO BE 1.25 FEET FOR EVERY ONE INCH OF TREE DIAMETER BREAST HEIGHT (DBH) OR CALIPER. THE OBSERVED OR CALCULATED CRZ THAT IS LARGER WILL TAKE PRECEDENCE.

2. **TREE PROTECTION PLAN (TPP)** MEANS DRAWINGS THAT GRAPHICALLY ILLUSTRATE THE EXISTING TREES ON THE PROJECT SITE, ADJACENT TO THE SITE AND IN THE RIGHT-OF-WAY. THE TPP WILL INCLUDE GRAPHIC DEPICTIONS OF THE TREE PROTECTION ZONES (TPZ)/TREE PROTECTION FENCE, CRITICAL ROOT ZONE (CRZ), AND LOCATIONS OF TREE PROTECTION MEASURES (SUCH AS ROOT PRUNING, AERATION, ETC.) TO PROTECT TREES DURING CONSTRUCTION OR OTHER SITE DISRUPTIONS. A WRITTEN DESCRIPTION OF TREE PROTECTION MEASURES MUST ALSO BE INCLUDED ON THE DRAWING. REQUIRED ELEMENTS OF THE TPP CAN BE INCLUDED ON THE LANDSCAPE PLAN OR SUBMITTED AS A SEPARATE PLAN.

3. **TREE PROTECTION ZONE (TPZ)** MEANS THE ZONE AROUND THE TREE THAT WILL BE MAINTAINED AT THE ORIGINAL GRADE AND ORIGINAL CONDITIONS OVER THE COURSE OF THE DEVELOPMENT. THIS ZONE IS DETERMINED BY THE CRITICAL ROOT ZONE (CRZ) LOCATION AND MUST BE NO LESS THAN A FIVE-FOOT RADIUS FROM THE TRUNK PER CALIPER INCH OR DBH. TREE PROTECTION FENCE MUST BE PLACED AT THE PERIMETER OF THE TPZ. NO CONSTRUCTION EQUIPMENT CAN BE OPERATED WITHIN TREE PROTECTION ZONE (TPZ) OF THE TREES THAT ARE TO BE PROTECTED. ACCESS TO FENCED PRESERVATION AREAS BY CONSTRUCTION EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO PROTECTED TREES IS PROHIBITED.

4. **STRUCTURAL CRITICAL ROOT DISTANCE** IS THE MINIMUM DISTANCE THAT ANY ROOT SEVERANCE CAN OCCUR. IT IS CALCULATED BY MULTIPLYING THE TREE'S DIAMETER (IN INCHES) BY 4.5 TO DETERMINE THE RADIUS OF THE PROTECTED AREA. SEVERING ROOTS ANY CLOSER WILL GREATLY INCREASE THE CHANCE OF CATASTROPHIC TREE FAILURE DUE TO LOSS OF SUPPORTING ROOTS. THE DISTANCE IS BASED ON CODER, K. 1996. CONSTRUCTION DAMAGE ASSESSMENTS: TREES AND SITES. UNIVERSITY OF GEORGIA, OCTOBER, 1996. (TOOL #8).

5. **ACTION ITEM** INCLUDES ANY REQUIRED TREE PROTECTION ACTION TO BE TAKEN INCLUDING THE FOLLOWING:

- OK - TREE IS ADEQUATE DISTANCE AWAY FROM CONSTRUCTION ACTIVITY THAT NO PROTECTION MEASURES ARE REQUIRED
- TBR - TO BE REMOVED

STAKING – CONTRACTOR SHALL STAKE CLEARING LIMITS TO COORDINATE THE LOCATIONS FOR TREE PROTECTION MEASURES AND TREE PROTECTION FENCING INSTALLATION. STAKING LIMITS TO BE APPROVED BY CERTIFIED ARBORIST BEFORE FENCING IS ERECTED.

FENCE —

1. CONTRACTOR SHALL BUILD AND MAINTAIN TEMPORARY FENCES OF BRIGHTLY-COLORED PLASTIC TREE PROTECTION FENCING AND SIGNAGE SO THAT CONSTRUCTION WORKERS CAN CLEARLY SEE ZONES FROM WHERE EQUIPMENT MUST BE KEPT CLEAR. CONSTRUCTION FENCING WILL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
2. FENCING WILL BE 48" TALL ORANGE SNOW FENCE THAT IS ADEQUATELY SUPPORTED WITHOUT SAGGING.
3. WHILE FENCE IS IN PLACE THERE SHOULD BE NO GRADING, EQUIPMENT ACCESS, MATERIAL STORAGE, OR ROOT DISTURBANCE OF ANY KIND WITHIN THE "TREE PROTECTION ZONE" DELINEATED BY THE FENCING.
4. SIGNAGE WILL INDICATE "DO NOT ENTER," "DO NOT REMOVE," OR OTHER MESSAGES THAT COMMUNICATE THE IMPORTANCE OF THE TREE PROTECTION FENCING.
5. TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES. IT CANNOT BE REMOVED AT ANY TIME DURING THE CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, ALL BARRIERS, FENCING, AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
6. THE FENCE WILL DELINEATE AN AREA THAT IS CONSIDERED THE "TREE PROTECTION ZONE".
7. NO CLEARING OR GRADING SHALL BEGIN IN ANY AREA OF CONSTRUCTION SITE WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
8. FENCING WILL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT AND NO STORAGE IS ALLOWED AGAINST FENCE.
9. THE FENCE SHALL COMPLETELY ENCRICLE THE TREE AS SHOWN ON PLANS.
10. INSTALL FENCE POSTS USING PIER BOLTS IF APPROPRIATE. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. OWNER MAY PERMIT ALTERNATIVE FENCING METHODS IF SITE PROHIBITS INSTALLATION OF PIER BOLTS (STEEP SLOPES, SOFT SOILS, ETC.).
11. CONTRACTOR WILL BE PROHIBITED FROM CUTTING INTO TREE'S ROOTS, COMPACTING THE SOIL OVER ROOTS, OR CHANGING THE GROUND LEVEL AROUND THE TREE DURING CONSTRUCTION. ROOT PRUNING, A TREE PROTECTION MEASURE, MUST BE COMPLETED BY QUALIFIED EXPERTS (CERTIFIED ARBORIST) PRIOR TO ANY CONSTRUCTION.
12. ATTACHMENT OF ANY SIGNAGE OR FENCING TO ANY TREE IS STRICTLY PROHIBITED.

MULCH - APPLY AN 8-10 INCH DEEP LAYER OF WOOD CHIPS AROUND THE TREE AT A RADIUS EQUAL TO THE "CRITICAL ROOT ZONE RADIUS". DO NOT PILE UP

WOOD CHIPS AT THE TREE'S BASE. MULCH ONLY NEEDS TO BE APPLIED WHERE EQUIPMENT TRAFFIC IS REQUIRED THAT WILL IMPACT THE TREE'S CRITICAL ROOT ZONE. MULCH LAYER WILL REDUCE SOIL COMPACTION AND RUTTING. AN ADDITIONAL LAYER OF 3/4" PLYWOOD, PLASTIC, OR RUBBERIZED MATERIAL MAY BE NEEDED ON TOP OF MULCH TO REDUCE COMPACTION. REMOVE CHIPS AFTER PROJECT COMPLETION WITHOUT DAMAGING THE ORIGINAL GRADE AND WITHOUT DAMAGING ROOTS THAT MAY BE PRESENT UNDERNEATH.

TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION -

FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO EXCAVATION, STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION AREAS WEEKLY INSPECTION

WEEKLY INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT/CERTIFIED ARBORIST FOR ALL TREE PROTECTION AREAS. AREAS THAT DO NOT MEET THE REQUIREMENTS SET FORTH IN THE TREE PROTECTION DETAILS / NOTES WILL BE SUBJECT TO FINE. ASSESSMENTS OF FINES WILL BE SET BY CLIENT DURING THE PRE-CONSTRUCTION MEETING.



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11901 OLIVE BLVD.
CREVE COEUR, MO 63141

[illegible]

BUILDING MAINTENANCE

DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO

L0.101

Job #	25.006246
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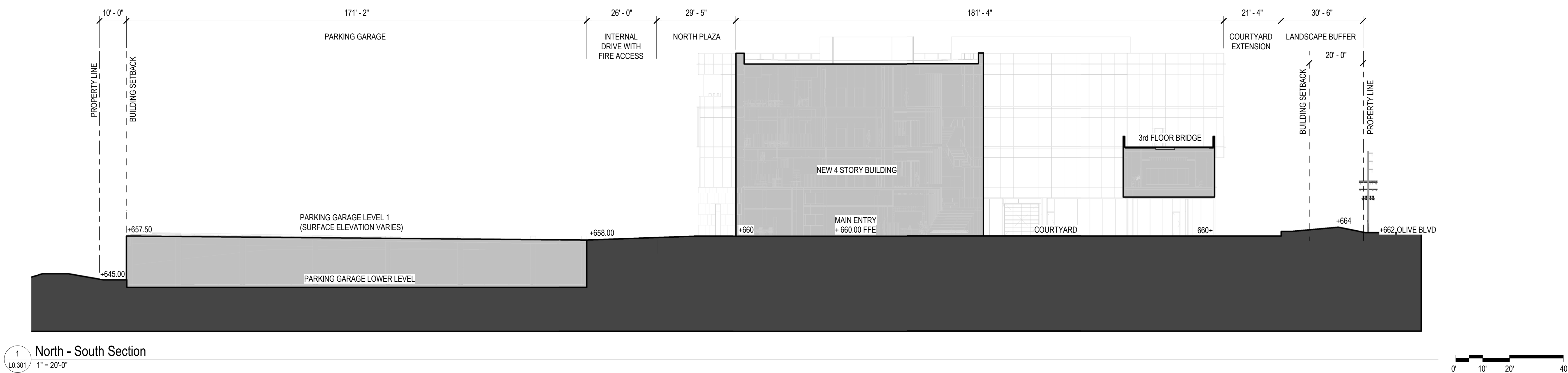
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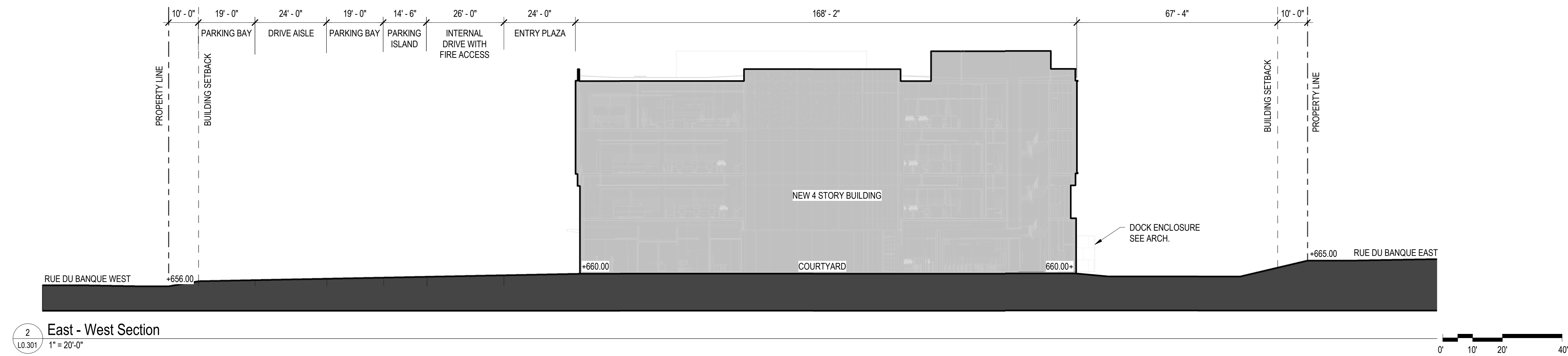
WING TITLE
SITE SECTIONS

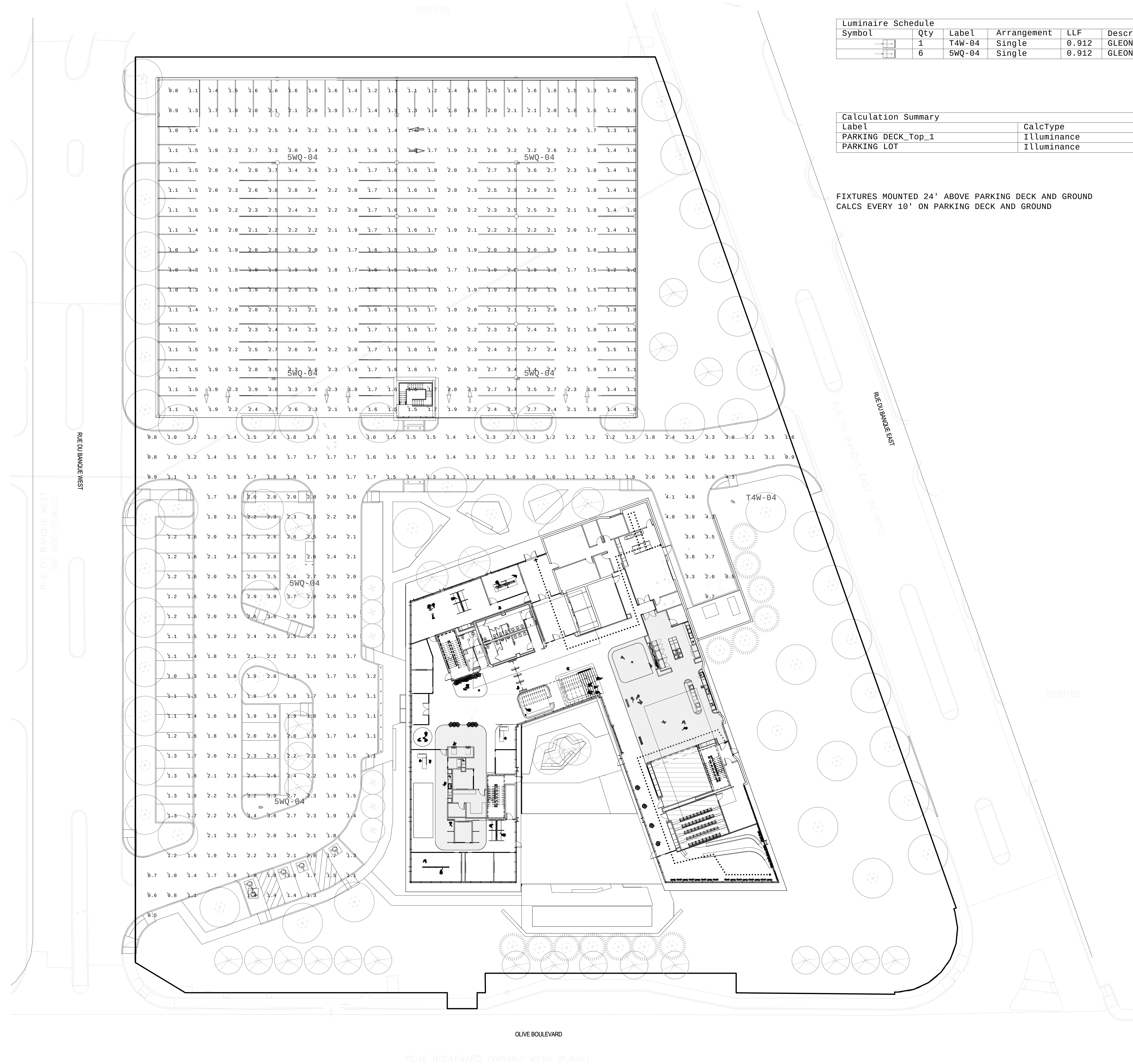
WING NO. **10001**

25.006246



2 East - West Section
10.301 1" = 20'-0"





Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
	1	T4W-04	Single	0.912	GLEON-SA4C-740-U-T4W	225	225
	6	5WQ-04	Single	0.912	GLEON-SA4C-740-U-5WQ	225	1350

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK_Top_1	Illuminance	Fc	1.90	3.7	0.7	2.71	5.29
PARKING LOT	Illuminance	Fc	1.95	5.0	0.5	3.90	10.00

FIXTURES MOUNTED 24' ABOVE PARKING DECK AND GROUND
CALCS EVERY 10' ON PARKING DECK AND GROUND

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

Lamar Johnson
Collaborative
2109 INHERIT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100



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11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
L0.600

Job # 25.006246



11901 OLIVE BLVD.
CREVE COEUR, MO 63141

[illegible]

BUILDING MAINTENANCE

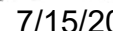
DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL
1

DRAWING NO.
A2.01

Job #	25.006246
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Packet Pg. 1





11901 OLIVE BLVD.

CREVE COEUR, MO 63141

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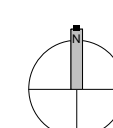
BUILDING MAP

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL
2

DRAWING NO.

A2.02

Job #	25.006246
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OVERALL FLOOR PLAN - LEVEL 2

$$2 \overline{) 1/8'' = 1'-0}$$

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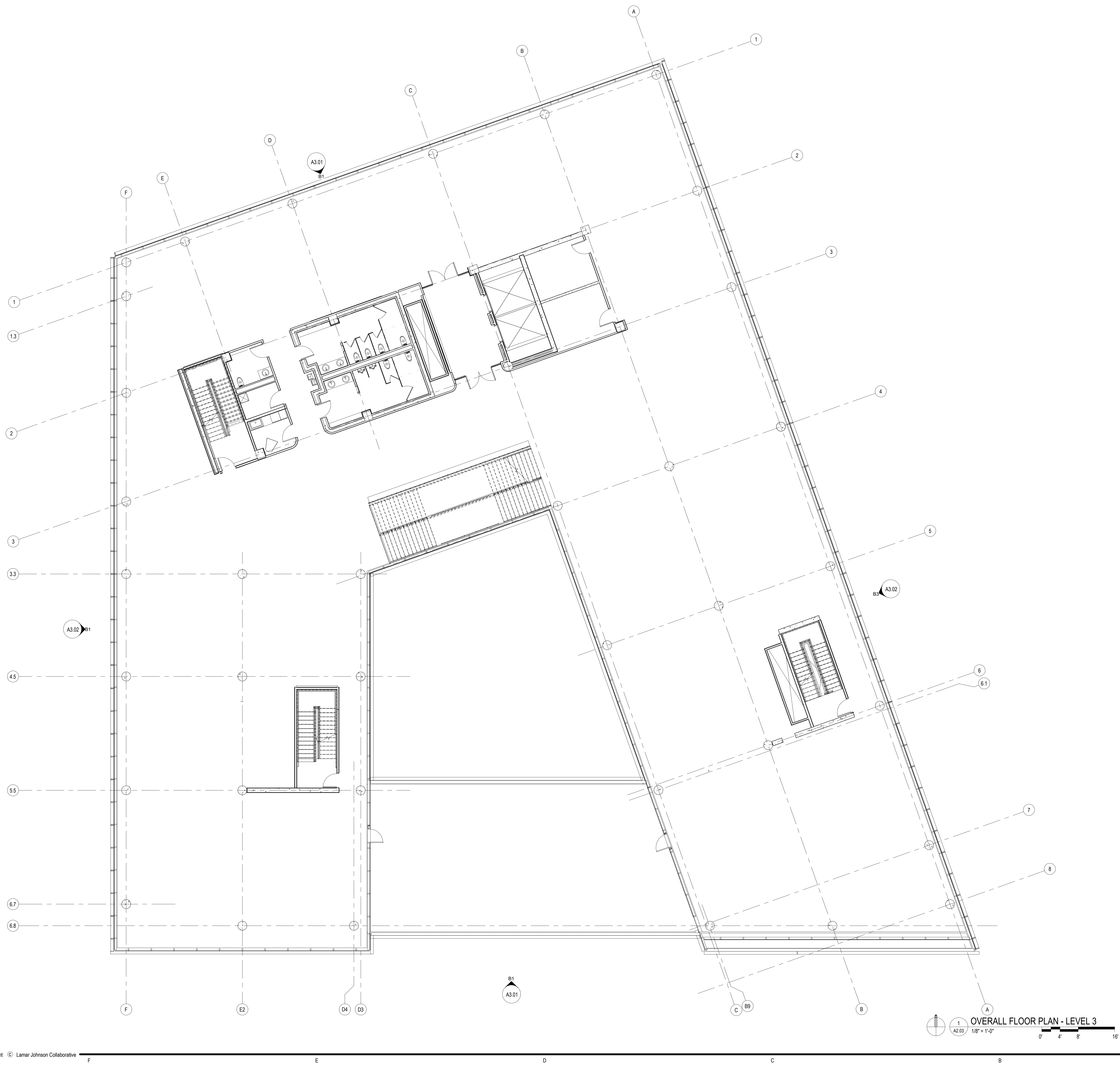
BUILDING MAP

DRAWING TITLE
OVERALL FLOOR PLAN - LEVEL
3

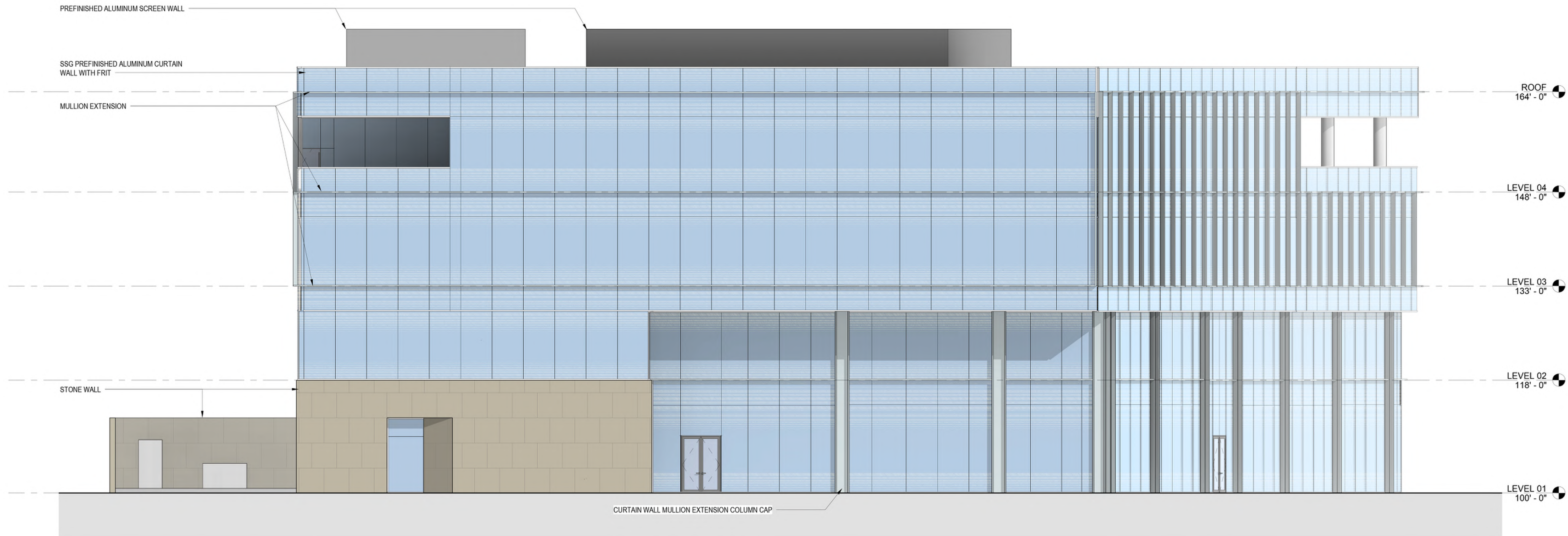
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A2.03

Job #	25.006246
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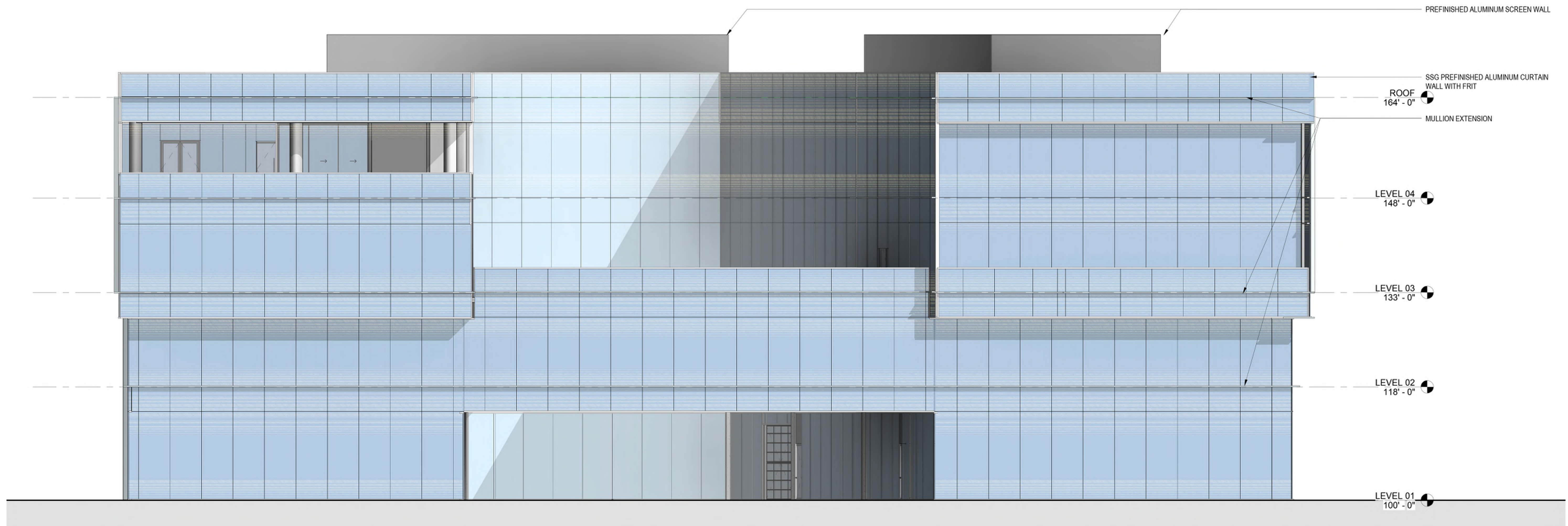
Packet Pg







B3
A3.01
ELEVATION - NORTH
1/8" = 1'-0"
0' 4' 8' 16'



B1
A3.01
SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

Lamar Johnson
Collaborative

2100 INHERIT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100



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11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022

BUILDING MAP

DRAWING TITLE
OVERALL BUILDING
ELEVATIONS

DRAWING NO.
A3.01

Job # 25.006246



Job #	25.006246
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Overall
Site Plan



Aerial



5

4

3

2

1

Lamar Johnson
Collaborative

200 INNERbelt BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100



7/15/2022



FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE

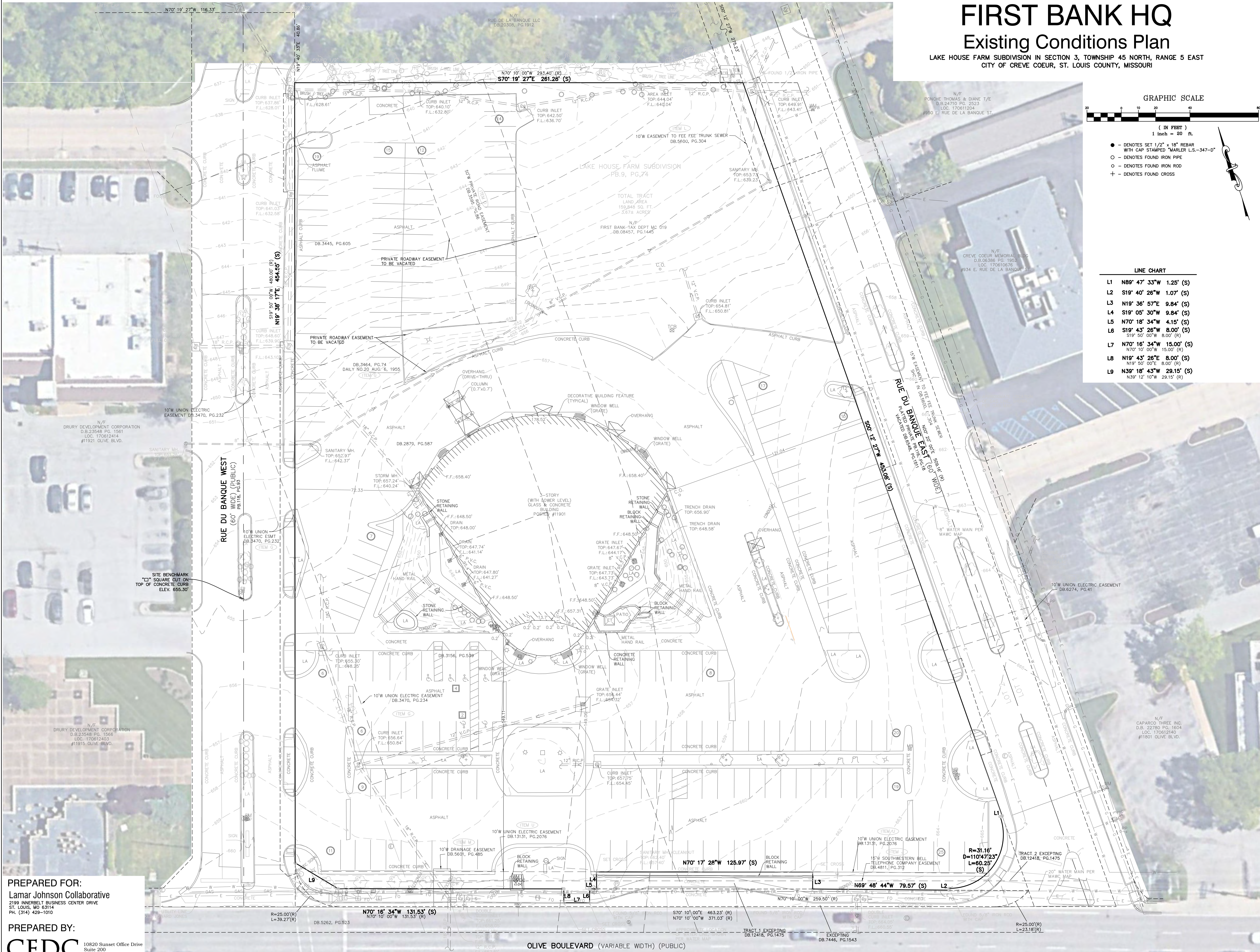
DESCRIPTION	DATE
SD SET	05/23/2022
DD PROGRESS SET	06/24/2022

BUILDING MAP

DRAWING TITLE
RENDERINGS / AXONS

DRAWING NO.
A3.102

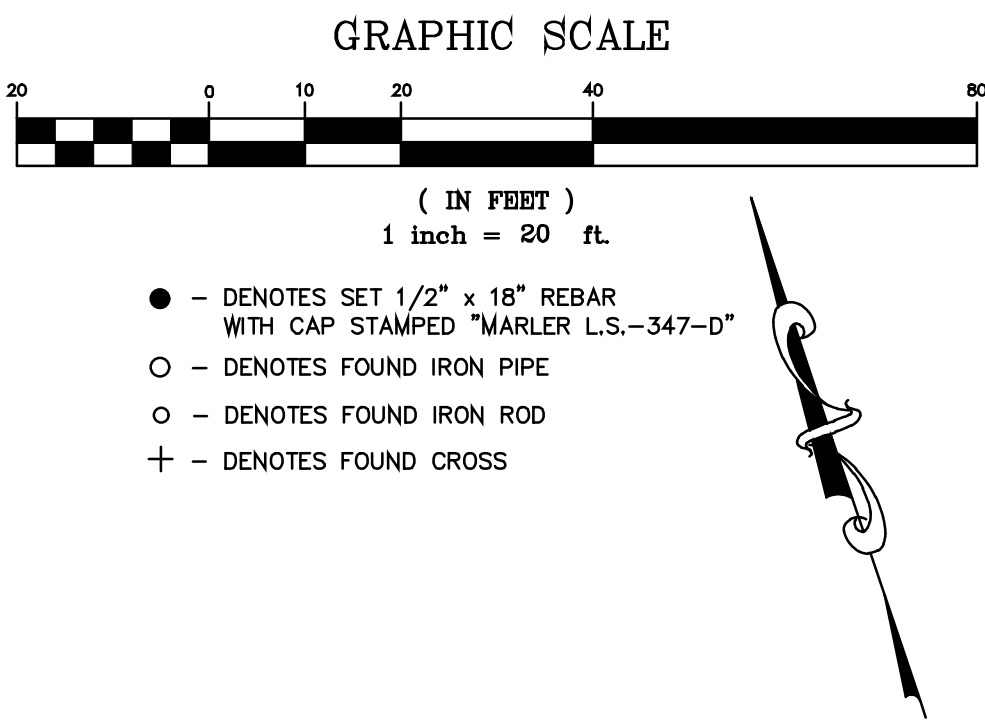
Job # 25.006246



FIRST BANK HQ

Existing Conditions Plan

LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LINE CHART	
L1	N89° 47' 33"W 1.25' (S)
L2	S19° 40' 26"W 1.07' (S)
L3	N19° 36' 57"E 9.84' (S)
L4	S19° 05' 30"W 9.84' (S)
L5	N70° 18' 34"W 4.15' (S)
L6	S19° 43' 28"E 8.00' (S)
L7	N70° 16' 34"W 15.00' (S)
L8	N19° 43' 28"E 8.00' (S)
L9	N39° 18' 43"W 29.15' (S)

PREPARED FOR:
Lamar Johnson Collaborative
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MO 63114
PH. (314) 429-1010

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
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FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
RESUBMITTAL	08/05/2022

BUILDING MAP

DRAWING TITLE
Existing Conditions Plan

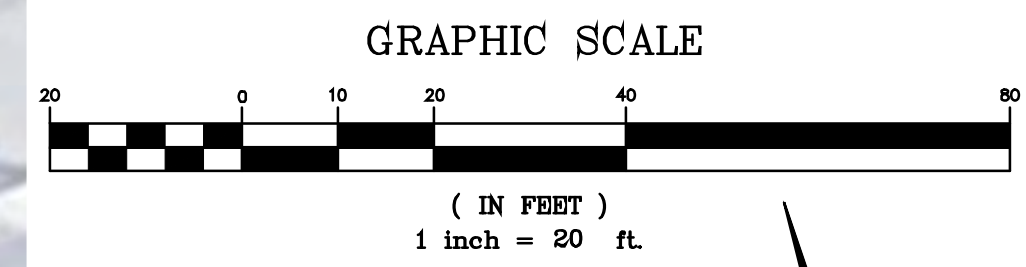
DRAWING NO.
SD2

Job # 2186

First Bank HQ

Grading and Sewer Plan

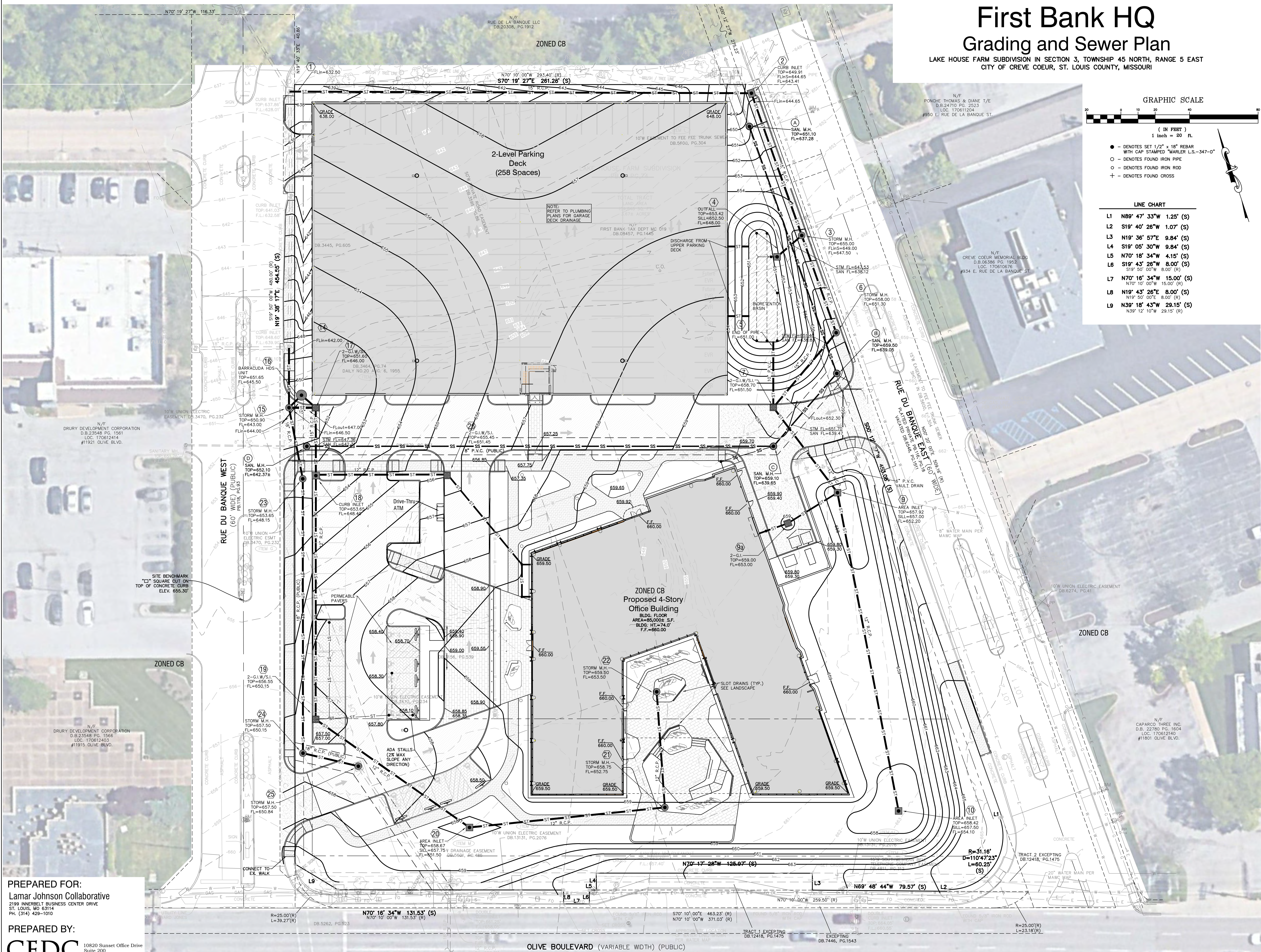
LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - DENOTES FOUND IRON PIPE
- - DENOTES FOUND IRON ROD
- ✚ - DENOTES FOUND CROSS

LINE CHART

L1	N89° 47' 33"W 1.25' (S)
L2	S19° 40' 26"W 1.07' (S)
L3	N19° 36' 57"E 9.84' (S)
L4	S19° 05' 30"W 9.84' (S)
L5	N70° 18' 34"W 4.15' (S)
L6	S19° 43' 28"W 8.00' (R)
L7	N70° 16' 34"W 15.00' (S)
L8	N19° 43' 28"E 8.00' (S)
L9	N39° 18' 43"W 29.15' (S)



PREPARED FOR:
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PREPARED BY:
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DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
RESUBMITTAL	08/05/2022

BUILDING MAP

DRAWING TITLE
Grading and Sewer Plan

DRAWING NO.
SD3

Job # 2186

LAKE HOUSE FARM SUBDIVISION IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



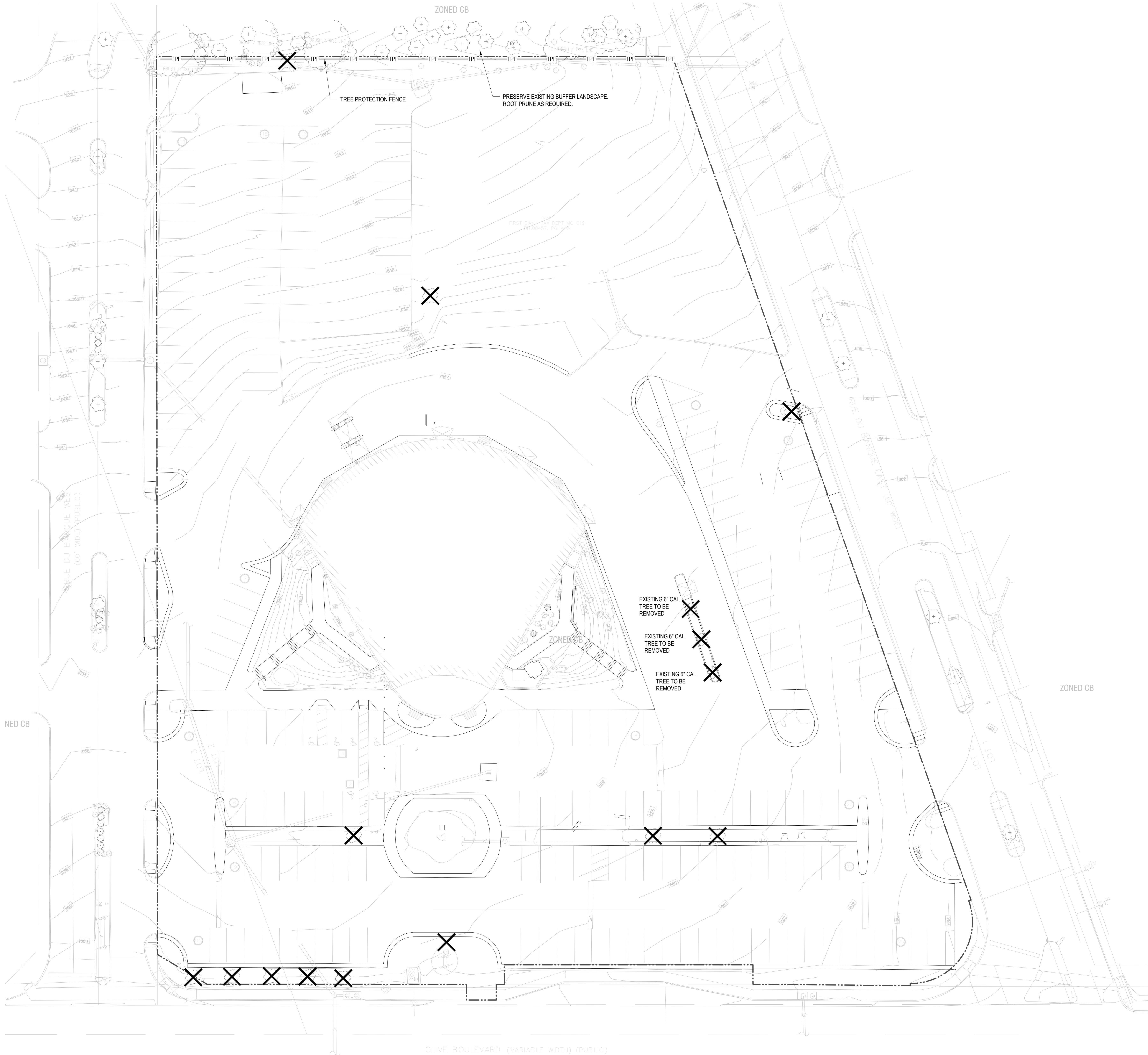
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Job #	2186
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1
L0.100
1" = 20'-0"

TREE DEMOLITION AND PROTECTION PLAN

TREE PROTECTION NOTES

- TREE PROTECTION NOTES:**
1. ALL TREES TO BE PRESERVED AS INDICATED ON THE LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED BY 4' ORANGE SNOW FENCE. THE FENCE LOCATION SHALL BE DICTATED BY THE CRITICAL ROOT ZONE. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES OR STORAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE CONTRACTOR SHALL STAKE THE PROTECTIVE FENCING LOCATION. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE APPROVED ONSITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY SITE WORK.
 2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.
 3. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. WHEN REQUIRED, THE ARBORIST SHALL STAKE THE LIMIT OF ROOT PRUNING PER THE PLAN AND DETAILS. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING IN THE FIELD.
 4. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.

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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING TREE - PROTECT IN PLACE, TYP. (ALL EXCAVATION IN PARKWAY OR SIDEWALK AREAS ADJACENT TO TREES OR SHRUBS MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.)	2
	TREE PROTECTION FENCE	
	EXISTING TREE - REMOVE TREE AND GRIND STUMP TO 3'-0" DEPTH, MIN.	

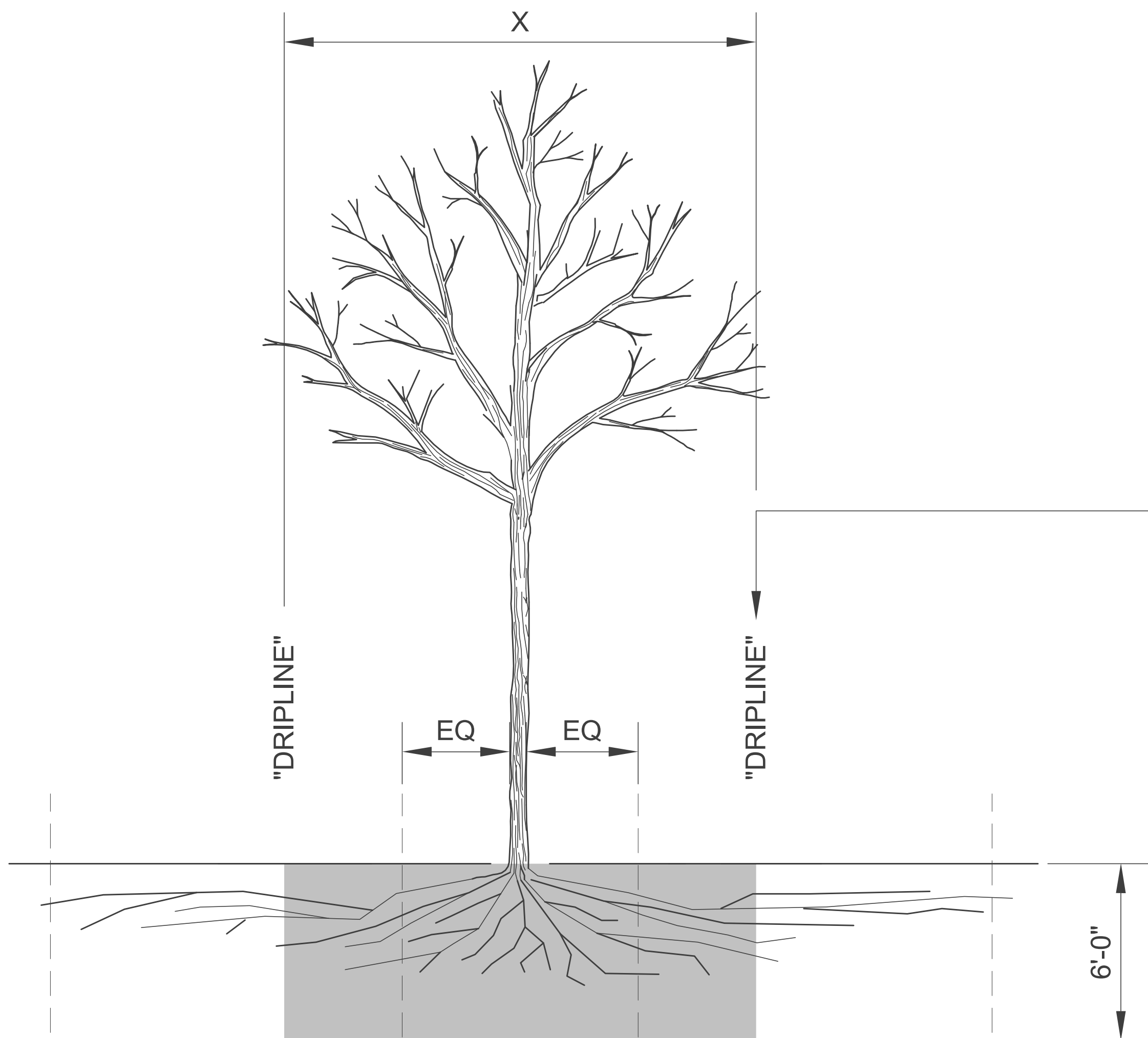
DRAWING ISSUE	
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BUILDING MAP

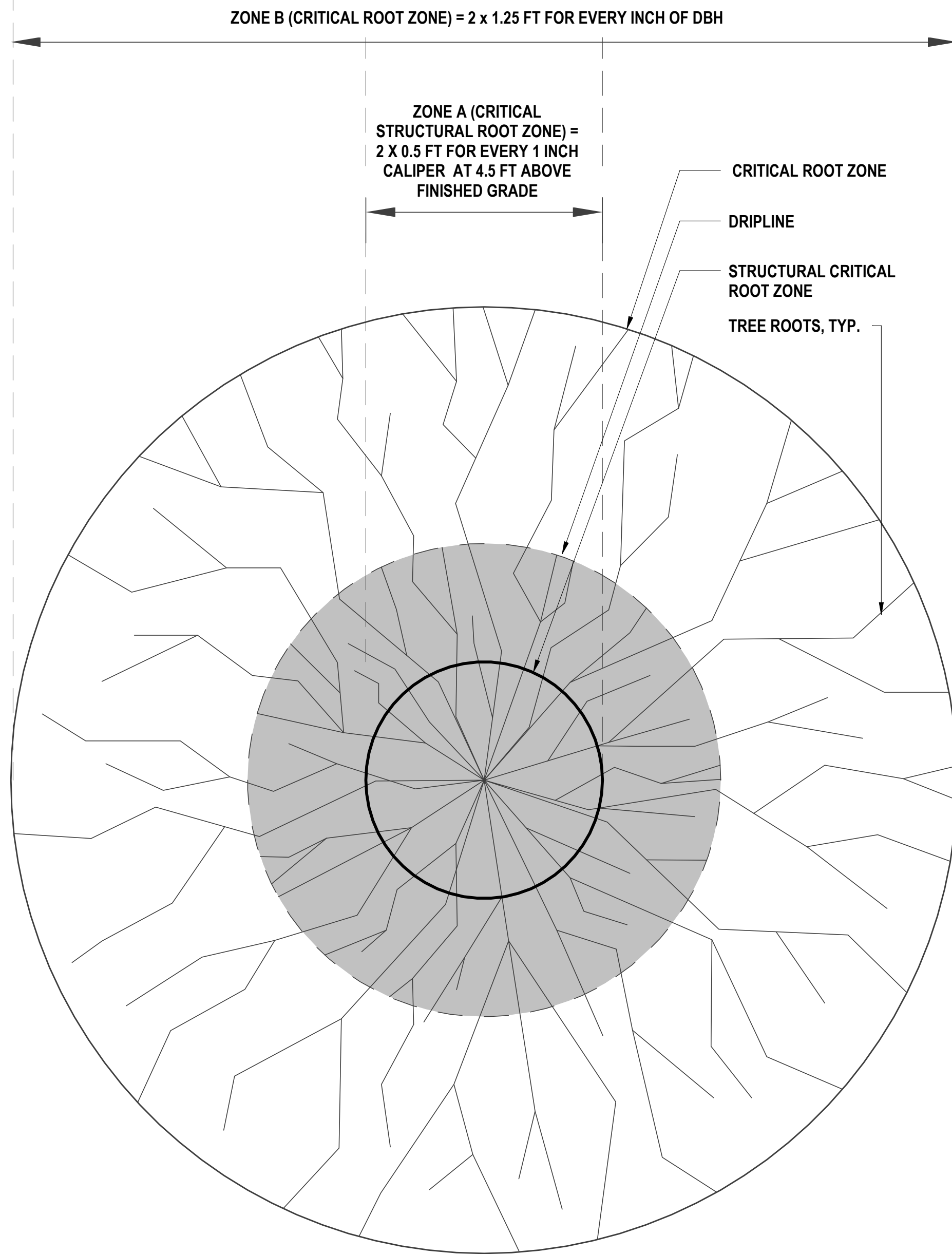
DRAWING TITLE
TREE DEMOLITION AND PROTECTION PLAN

DRAWING NO.
L0.100

Job # 25.006246



ELEVATION



PLAN VIEW

FENCING/ROOT PROTECTION

- FENCING TO BE PROVIDED AND MAINTAINED AS SPECIFIED PER PLAN
- CERTIFIED ARBORIST'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

* SURFACE PROTECTION MEASURES

- MULCH LAYER, 6"-8" DEPTH
- 3/4" PLYWOOD
- STEEL PLATES

TRENCHING / EXCAVATION

ZONE A (CRITICAL STRUCTURAL ROOT ZONE)

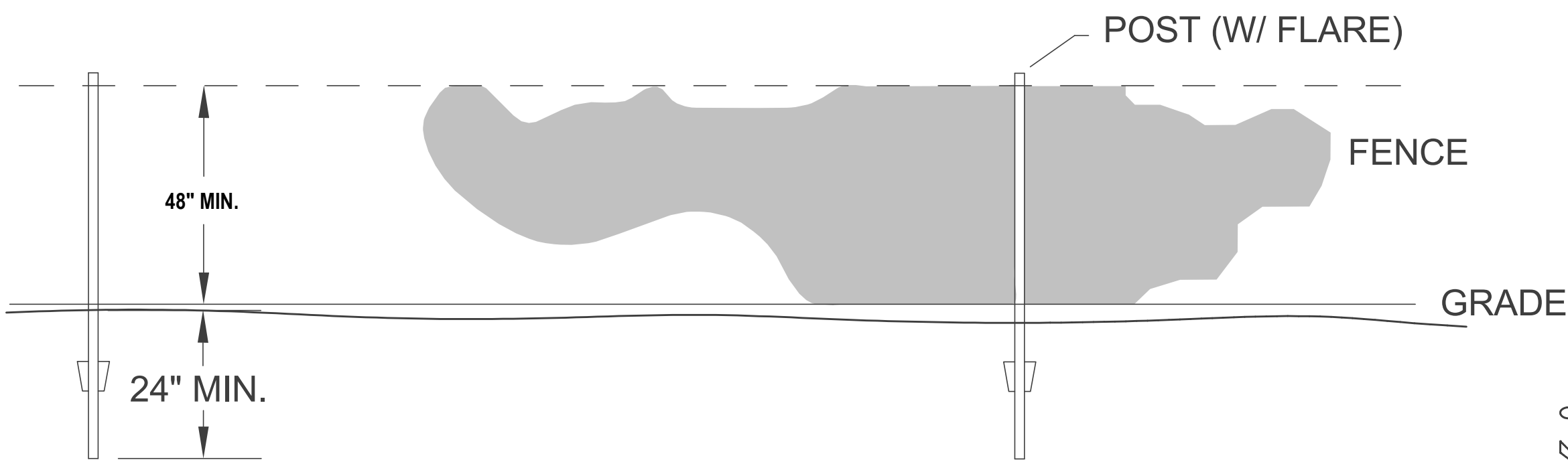
- NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
- SEVERANCE OF ROOTS LARGER THAN 2" DIAMETER REQUIRES ENGINEER'S APPROVAL
- TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (CRITICAL ROOT ZONE)

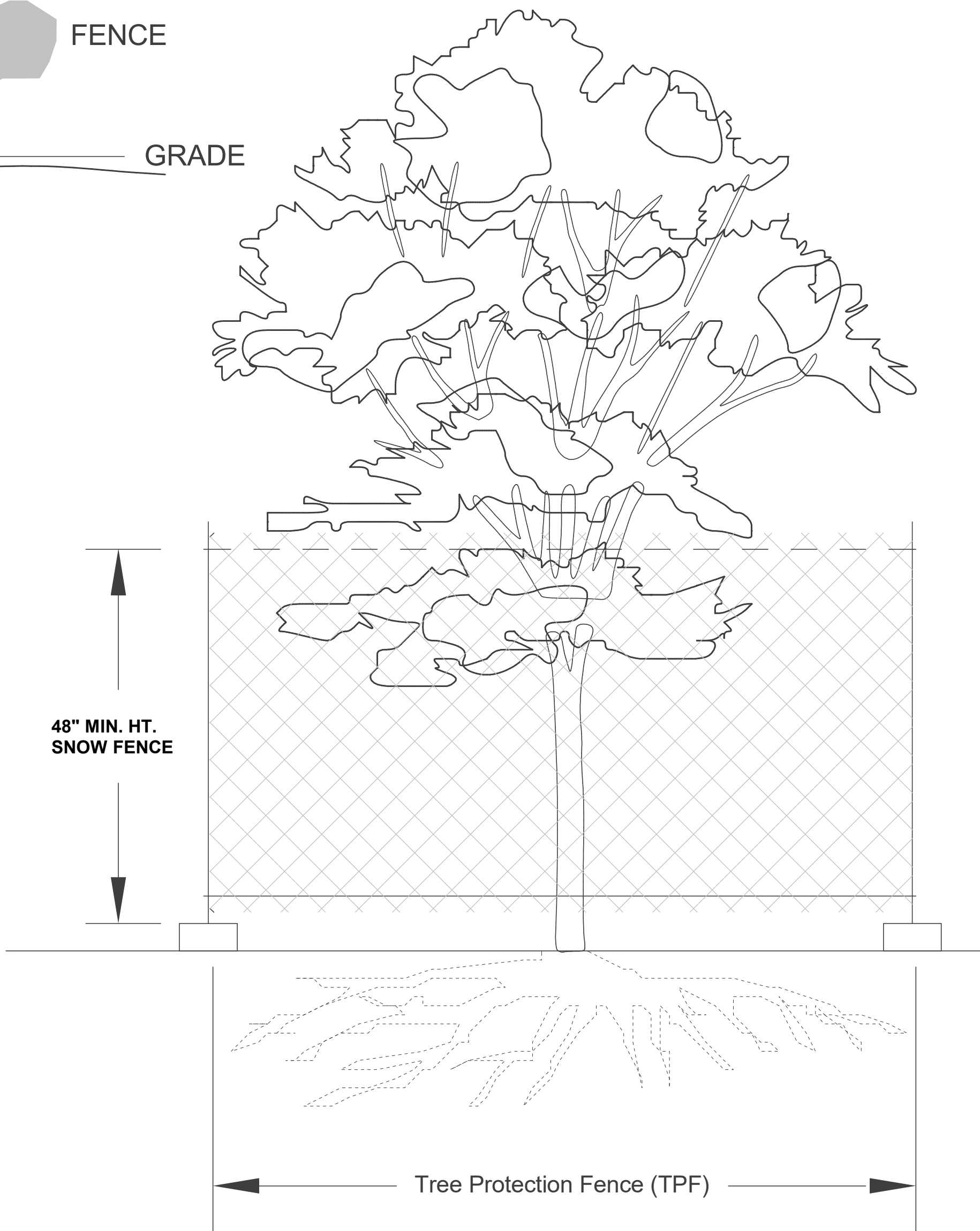
OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL. SURFACE PROTECTION* MEASURES REQUIRED TRENCHING ALLOWED AS FOLLOWS:

- EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
- LIMIT TRENCH WIDTH, DO NOT DISTURB ZONE A, MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
- TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

NOTE: REGARDING ALL TREES SELECTED FOR PRESERVATION, OUTSIDE THE TPZ, ROOTS SHALL BE PROPERLY PRUNED USING TRENCHING EQUIPMENT AND/OR SAWS. SOME PRUNING OF THE CANOPY MAY NEED TO TAKE PLACE TO ALLOW CLEARANCE FOR EQUIPMENT. IF EQUIPMENT CANNOT PROPERLY OPERATE DUE TO THE PROXIMITY TO TREES, THE TREE MAY NEED TO BE REMOVED, BUT WILL BE AT THE DISCRETION OF THE CERTIFIED ARBORIST.



TREE PROTECTION FENCE
N.T.S.



Tree Protection Fence (TPF)

TREE PROTECTION NOTES:

- CRITICAL ROOT ZONE (CRZ) MEANS THE ZONE UNDER THE CANOPY AND AROUND THE TRUNK OF A TREE THAT CONTAINS THE TREE'S ROOT STRUCTURE AND THE SPACE ABOVE GROUND WITHIN THE TREE'S CANOPY DRIP LINE OR BEYOND. IT IS THE MINIMUM AREA OF A TREE'S ROOT ZONE THAT SHOULD BE PROTECTED. THE CRZ CAN BE OBSERVED ON SITE AND IS ALSO ESTIMATED TO BE 1.25 FEET FOR EVERY ONE INCH OF TREE DIAMETER BREAST HEIGHT (DBH) OR CALIPER. THE OBSERVED OR CALCULATED CRZ THAT IS LARGER WILL TAKE PRECEDENCE.
 - TREE PROTECTION PLAN (TPP) MEANS DRAWINGS THAT GRAPHICALLY ILLUSTRATE THE EXISTING TREES ON THE PROJECT SITE, ADJACENT TO THE SITE AND IN THE RIGHT-OF-WAY. THE TPP WILL INCLUDE GRAPHIC DEPICTIONS OF THE TREE PROTECTION ZONES (TPZ)/TREE PROTECTION FENCE, CRITICAL ROOT ZONE (CRZ), AND LOCATIONS OF TREE PROTECTION MEASURES (SUCH AS ROOT PRUNING, AERATION, ETC.) TO PROTECT TREES DURING CONSTRUCTION OR OTHER SITE DISRUPTIONS. A WRITTEN DESCRIPTION OF TREE PROTECTION MEASURES MUST ALSO BE INCLUDED ON THE DRAWING. REQUIRED ELEMENTS OF THE TPP CAN BE INCLUDED ON THE LANDSCAPE PLAN OR SUBMITTED AS A SEPARATE PLAN.
 - TREE PROTECTION ZONE (TPZ) MEANS THE ZONE AROUND THE TREE THAT WILL BE MAINTAINED AT THE ORIGINAL GRADE AND ORIGINAL CONDITIONS OVER THE COURSE OF THE DEVELOPMENT. THIS ZONE IS DETERMINED BY THE CRITICAL ROOT ZONE (CRZ) LOCATION AND MUST BE NO LESS THAN A FIVE-FOOT RADIUS FROM THE TRUNK PER CALIPER INCH OR DBH. TREE PROTECTION FENCE MUST BE PLACED AT THE PERIMETER OF THE TPZ. NO CONSTRUCTION EQUIPMENT CAN BE OPERATED WITHIN TREE PROTECTION ZONE (TPZ) OF THE TREES THAT ARE TO BE PROTECTED. ACCESS TO FENCED PRESERVATION AREAS BY CONSTRUCTION EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO PROTECTED TREES IS PROHIBITED.
 - STRUCTURAL CRITICAL ROOT DISTANCE IS THE MINIMUM DISTANCE THAT ANY ROOT SEVERANCE CAN OCCUR. IT IS CALCULATED BY MULTIPLYING THE TREE'S DIAMETER (IN INCHES) BY 4.5 TO DETERMINE THE RADIUS OF THE PROTECTED AREA. SEVERING ROOTS ANY CLOSER WILL GREATLY INCREASE THE CHANCE OF CATASTROPHIC TREE FAILURE DUE TO LOSS OF SUPPORTING ROOTS. THE DISTANCE IS BASED ON CODER, K. 1996. CONSTRUCTION DAMAGE ASSESSMENTS: TREES AND SITES. UNIVERSITY OF GEORGIA, OCTOBER, 1996. (TOOL #8).
 - ACTION ITEM INCLUDES ANY REQUIRED TREE PROTECTION ACTION TO BE TAKEN INCLUDING THE FOLLOWING:
 - OK - TREE IS ADEQUATE DISTANCE AWAY FROM CONSTRUCTION ACTIVITY THAT NO PROTECTION MEASURES ARE REQUIRED.
 - TBR - TO BE REMOVED
- STAKING - CONTRACTOR SHALL STAKE CLEARING LIMITS TO COORDINATE THE LOCATIONS FOR TREE PROTECTION MEASURES AND TREE PROTECTION FENCING INSTALLATION. STAKING LIMITS TO BE APPROVED BY CERTIFIED ARBORIST BEFORE FENCING IS ERECTED.
- FENCE -
- CONTRACTOR SHALL BUILD AND MAINTAIN TEMPORARY FENCES OF BRIGHTLY-COLORED PLASTIC TREE PROTECTION FENCING AND SIGNAGE SO THAT CONSTRUCTION WORKERS CAN CLEARLY SEE ZONES FROM WHERE EQUIPMENT MUST BE KEPT CLEAR. CONSTRUCTION FENCING WILL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
 - FENCING WILL BE 48" TALL ORANGE SNOW FENCE THAT IS ADEQUATELY SUPPORTED WITHOUT SAGGING.
 - WHILE FENCE IS IN PLACE THERE SHOULD BE NO GRADING, EQUIPMENT ACCESS, MATERIAL STORAGE, OR ROOT DISTURBANCE OF ANY KIND WITHIN THE 'TREE PROTECTION ZONE' DELINEATED BY THE FENCING.
 - SIGNAGE WILL INDICATE 'DO NOT ENTER' 'DO NOT REMOVE' OR OTHER MESSAGES THAT COMMUNICATE THE IMPORTANCE OF THE TREE PROTECTION FENCING.
 - TREE PROTECTION FENCE MUST BE MAINTAINED AT ALL TIMES. IT CANNOT BE REMOVED AT ANY TIME DURING THE CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, ALL BARRIERS, FENCING, AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION.
 - THE FENCE WILL DELINEATE AN AREA THAT IS CONSIDERED THE 'TREE PROTECTION ZONE'.
 - NO CLEARING OR GRADING SHALL BEGIN IN ANY AREA OF CONSTRUCTION SITE WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
 - FENCING WILL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT AND NO STORAGE IS ALLOWED AGAINST FENCE.
 - THE FENCE SHALL COMPLETELY ENCLOSE THE TREE AS SHOWN ON PLANS.
 - INSTALL FENCE POSTS USING PIER BLOCKS IF APPROPRIATE. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. OWNER MAY PERMIT ALTERNATIVE FENCING METHODS IF SITE PROHIBITS INSTALLATION OF PIER BLOCKS (STEEP SLOPES, SOFT SOILS, ETC.).
 - CONTRACTOR WILL BE PROHIBITED FROM CUTTING INTO TREES ROOTS, COMPACTING THE SOIL OVER ROOTS, OR CHANGING THE GROUND LEVEL AROUND THE TREE DURING CONSTRUCTION. ROOT PRUNING, A TREE PROTECTION MEASURE, MUST BE COMPLETED BY QUALIFIED EXPERTS (CERTIFIED ARBORIST) PRIOR TO ANY CONSTRUCTION.
 - ATTACHMENT OF ANY SIGNAGE OR FENCING TO ANY TREE IS STRICTLY PROHIBITED.

MULCH - APPLY AN 8-10 INCH DEEP LAYER OF WOOD CHIPS AROUND THE TREE AT A RADIUS EQUAL TO THE 'CRITICAL ROOT ZONE RADIUS'. DO NOT PILE UP

WOOD CHIPS AT THE TREE'S BASE. MULCH ONLY NEEDS TO BE APPLIED WHERE EQUIPMENT TRAFFIC IS REQUIRED THAT WILL IMPACT THE TREE'S CRITICAL ROOT ZONE. MULCH LAYER WILL REDUCE SOIL COMPACTION AND RUTTING. AN ADDITIONAL LAYER OF 3/4" PLYWOOD, PLASTIC, OR RUBBERIZED MATERIAL MAY BE NEEDED ON TOP OF MULCH TO REDUCE COMPACTION. REMOVE CHIPS AFTER PROJECT COMPLETION WITHOUT DAMAGING THE ORIGINAL GRADE AND WITHOUT DAMAGING ROOTS THAT MAY BE PRESENT UNDERNEATH.

TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION -

FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO EXCAVATION, STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

TREE PROTECTION AREAS WEEKLY INSPECTION

WEEKLY INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT/CERTIFIED ARBORIST FOR ALL TREE PROTECTION AREAS. AREAS THAT DO NOT MEET THE REQUIREMENTS SET FORTH IN THE TREE PROTECTION DETAILS / NOTES WILL BE SUBJECT TO FINE. ASSESSMENTS OF FINES WILL BE SET BY CLIENT DURING THE PRE-CONSTRUCTION MEETING.

Lamar Johnson
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FIRST BANK HQ

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CREVE COEUR, MO 63141

DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2022
P&Z RESPONSE	08/05/2022

BUILDING MAP

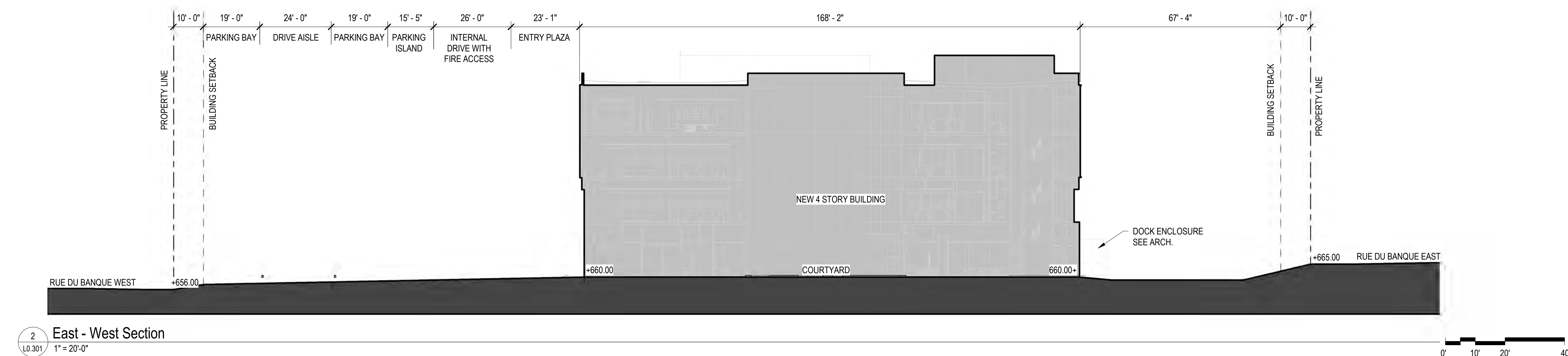
DRAWING TITLE
TREE PROTECTION DETAILS

DRAWING NO.
L0.101

Job # 25.006246

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Job #	25.006246
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- 3

Job # 25.006246

Attachment: Applicant's Materials (First Bank SDB CIP BA)



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DRAWING ISSUE		
DESCRIPTION	DATE	
P&Z RESPONSE	08/05/2022	

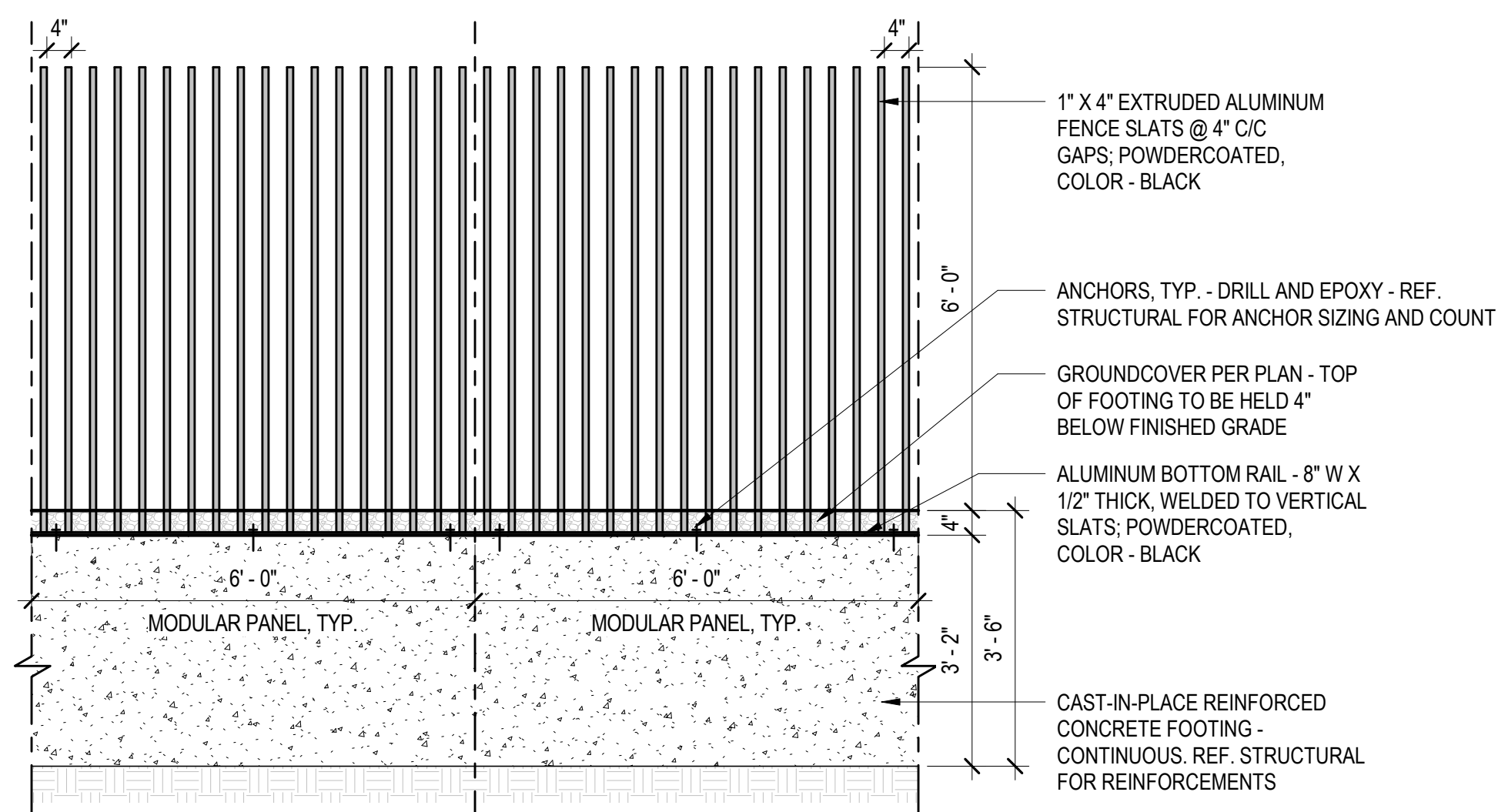
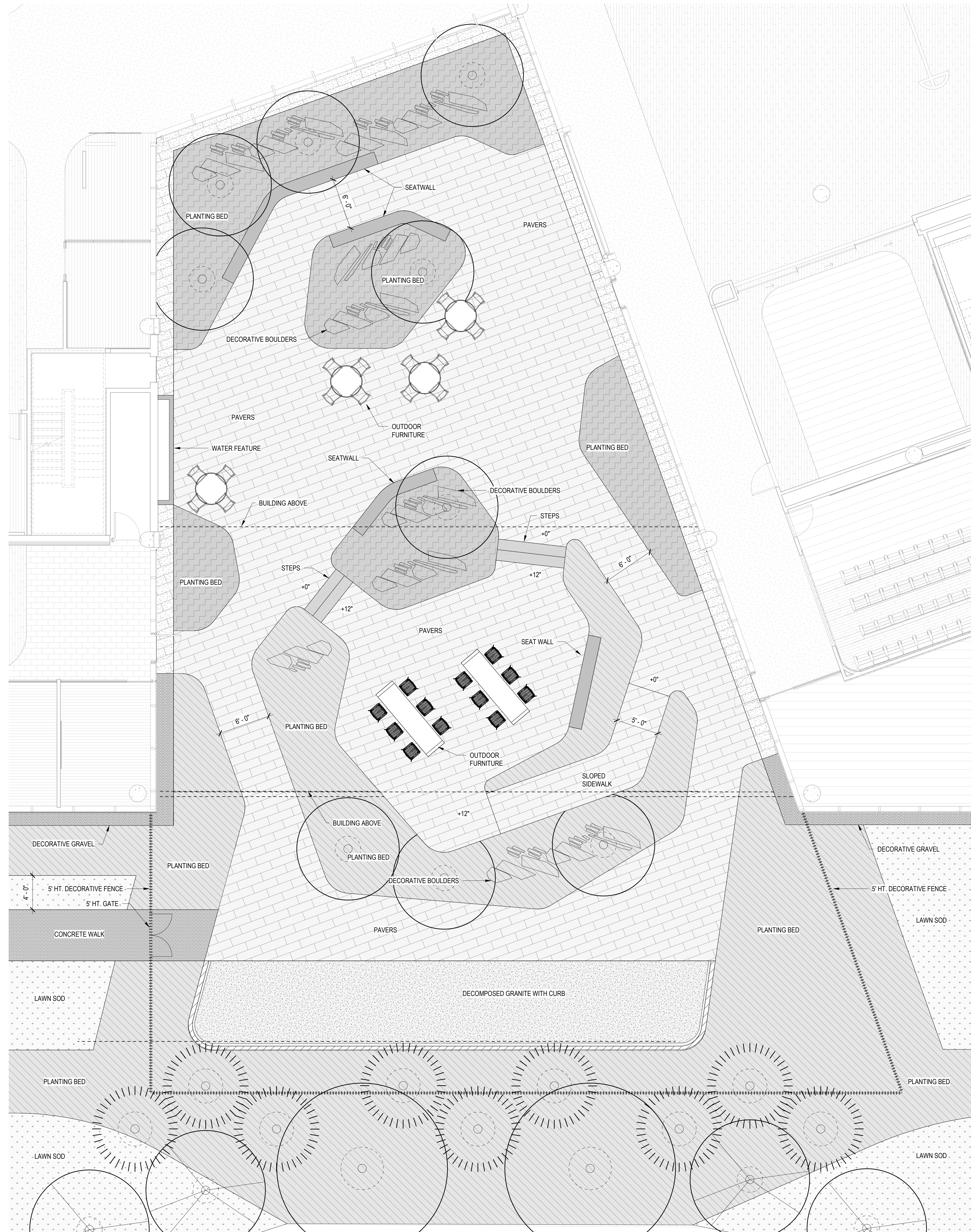
BUILDING MAP

DRAWING TITLE
COURTYARD ENLARGEMENT
PLAN

DRAWING NO.
L0.401

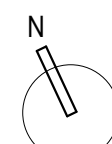
Job # 25.006246

Attachment: Applicant's Materials (First Bank SOP CUP BA)



2 DECORATIVE FENCE ELEVATION
1/2\"/>

1 COURTYARD ENLARGEMENT - MATERIALS PLAN
3/16\"/>



PROBABLE PLANT PALETTE

DECIDUOUS CANOPY TREES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	AC RU	Acer rubrum	Frank Jr.	Redpointe Maple	3" Cal.	B & B	See Plan	
	GL TR	Gleditsia triacanthos var. inermis	Skyline	Thornless Honeylocust	3" Cal.	B & B	See Plan	
	MA GR	Magnolia grandiflora		Southern Magnolia	3" Cal.	B & B	See Plan	
	NY SY	Nyssa sylvatica		Black Gum	3" Cal.	B & B	See Plan	
	PL AC	Platanus x acerifolia	Morton Circle	EXCLAMATION™ London planetree	3" Cal.	B & B	See Plan	
	QU BI	Quercus bicolor		Swamp White Oak	3" Cal.	B & B	See Plan	
	QU RU	Quercus macrocarpa		Bur Oak	3" Cal.	B & B	See Plan	
	QU RP	Quercus x warei	'Long' REGAL PRINCE	Regal Prince Oak	3" Cal.	B & B		
	UL PA	Ulmus parvifolia	'Emer II' ALLEE	Allee Lacebark Elm	3" Cal.	B & B	See Plan	

DECIDUOUS ORNAMENTAL TREES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	AC GR	Acer griseum		Paparbark Maple	Cal.	B & B	See Plan	
	AM GR	Amelanchier x grandiflora	Autumn Brilliance	Autumn Brilliance Serviceberry	6' Ht. Min.	B & B	See Plan	Multi-stemmed
	CE CA	Cercis canadensis	Merlot	Merlot Redbud	3" Cal.	B & B	See Plan	
	CO SW	Cornus x	Stellar White	Stellar White Dogwood	3" Cal.	B & B	See Plan	
	MA GM	Magnolia virginiana	Green Mile	Green Mile Sweetbay Magnolia	3" Cal.	B & B	See Plan	
	SY RE	Syringa reticulata		Japanese Tree Lilac	3" Cal.	B & B	See Plan	
	VI RU	Viburnum rufidulum		Rusty Blackhaw Viburnum	6' Ht. Min.	B & B	See Plan	Multi-stemmed

EVERGREEN TREES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	JU VI	Juniperus virginiana	'Caracoor'	Emerald Sentinel Juniper	6' Ht. Min.	B & B	See Plan	
	JU TA	Juniperus virginiana	Taylor	Taylor Juniper	6' Ht. Min.	B & B	See Plan	
	PI AB	Picea abies		Norway Spruce	6' Ht. Min.	B & B	See Plan	
	PI EC	Pinus echinata		Short-Leaf Pine	6' Ht. Min.	B & B	See Plan	
	TH NP	Thuja occidentalis	'Art Boe' NORTH POLE	North Pole Arborvitae	6' Ht. Min.	B & B	See Plan	
	TH GG	Thuja plicata x standishii	Green Giant	Green Giant Arborvitae	6' Ht. Min.	B & B	See Plan	

DECIDUOUS SHRUBS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ae pa	Aesculus parvifolia		Bottlebrush Buckeye	3 Gallon	Container	10' O.C.	24" Ht. Min.
	ar me	Aronia melanocarpa	Autumn Magic	Black Chokeberry	3 Gallon	Container	48" O.C.	24" Ht. Min.
	de cp	Deutzia gracilis	'Duncan' CHARDONNAY PEARLS	Chardonnay Pearl's Deutzia	3 Gallon	Container	30" O.C.	24" Ht. Min.
	di ko	Diervilla x	Kodiak Orange	Kodiak Orange Diervilla	3 Gallon	Container	36" O.C.	24" Ht. Min.
	ha ve	Hamamelis vernalis			3 Gallon	Container	10' O.C.	24" Ht. Min.
	hy an	Hydrangea arborescens	Annabelle	Annabelle Smooth Hydrangea	3 Gallon	Container	48" O.C.	24" Ht. Min.
	hy gg	Hydrangea quercifolia	Gatsby Gal	Gatsby Gal Hydrangea	3 Gallon	Container	60" O.C.	24" Ht. Min.
	hy lh	Hydrangea quercifolia	Little Honey	Little Honey Hydrangea	3 Gallon	Container	48" O.C.	24" Ht. Min.
	hy ll	Hydrangea paniculata	Little Lime	Little Lime Panicle Hydrangea	3 Gallon	Container	48" O.C.	24" Ht. Min.
	li be	Lindera bezoin		Spicebush	3 Gallon	Container	72" O.C.	24" Ht. Min.
	rh ar	Rhus aromatica		Fragrant Sumac	3 Gallon	Container	72" O.C.	24" Ht. Min.
	rh gr	Rhus aromatica	Gro-Low	Gro-Low Sumac	3 Gallon	Container	48" O.C.	24" Ht. Min.

EVERGREEN SHRUBS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ju gr	Juniperus virginiana	Grey Owl	Grey Owl Juniper	3 Gallon	Container	48" O.C.	24" Ht. Min.
	ta de	Taxus x media	Densaformis	Densaformis Yew	3 Gallon	Container	48" O.C.	24" Ht. Min.
	ta me	Taxus x media	Taunton	Taunton Yew	3 Gallon	Container	36" O.C.	24" Ht. Min.
	th fc	Thuja occidentalis	Fire Chief	Fire Chief Arborvitae	3 Gallon	Container	36" O.C.	24" Ht. Min.

ORNAMENTAL GRASSES AND SEDGES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	cb	Calamagrostis brachytricha		Reed Grass	1 Quart	Container	24" O.C.	
	ck	Calamagrostis x acutiflora	Karl Foerster	Feather Reed Grass	1 Quart	Container	24" O.C.	
	cz	Carex flacca	Blue Zinger	Blue Zinger Sedge	1 Quart	Container	12" O.C.	
	hm	Hakonechloa macra		Japanese Forest Grass	1 Quart	Container	12" O.C.	
	pn	Panicum virgatum	Northwind	Northwind Switchgrass	1 Quart	Container	24" O.C.	

HERBACEOUS PERENNIALS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ab	Agastache	Blue Fortune	Blue Fortune Hyssop	1 Quart	Container	18" O.C.	
	ah	Amsonia hubrichtii		Hubricht's Bluestar	1 Quart	Container	30" O.C.	
	ar	Aralia cordata	Sun King	Sun King Japanese Spikenard	1 Quart	Container	36" O.C.	
	ap	Astilbe chinensis	'Purpurkerze' PURPLE CANDLE	Purple Candle Chinese Astilbe	1 Quart	Container	18" O.C.	
	ge	Geranium macrorrhizum	Bevan's Variety	Bevan's Variety Geranium	1 Quart	Container	18" O.C.	
	nc	Nepeta	Cat's Pajamas	Cat's Pajamas Catmint	1 Quart	Container	18" O.C.	
	or	Origanum	Drops of Jupiter	Drops of Jupiter Oregano	1 Quart	Container	24" O.C.	
	ph	Penstemon digitalis	Husker Red	Husker Red Beardtongue	1 Quart	Container	12" O.C.	
	pb	Perovskia atriplicifolia	Blue Jean Baby	Blue Jean Baby Russian Sage	1 Quart	Container	24" O.C.	
	pf	Pensicaria amplexicaulis	Firetail	Firetail Mountain Fleece	1 Quart	Container	36" O.C.	
	ru	Rudbeckia	American Goldrush	American Goldrush Black-Eyed Susan	1 Quart	Container	18" O.C.	
	ve	Veronicastrum virginicum		Culver's Root	1 Quart	Container	24" O.C.	

BIORETENTION AREA - DECIDIOUS SHRUBS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	il bh	Ilex verticillata	Berry Heavy	Berry Heavy Winterberry	3 Gallon	Container	72" O.C.	24" Ht. Min.
	il jd	Ilex verticillata	Jim Dandy	Jim Dandy Winterberry	3 Gallon	Container	48" O.C.	24" Ht. Min.
	il rs	Ilex verticillata	'Nana' RED SPRITE	Red Sprite Winterberry	3 Gallon	Container	30" O.C.	24" Ht. Min.
	il sg	Ilex verticillata	Southern Gentleman	Southern Gentleman Winterberry	3 Gallon	Container	72" O.C.	24" Ht. Min.

BIORETENTION AREA - HERBACEOUS PERENNIALS								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	ai	Amsonia illustris		Shining Bluestar	1 Quart	Container	24" O.C.	
	cl	Coreopsis lanceolata		Lanceleaf Coreopsis	1 Quart	Container	12" O.C.	
	eu	Eupatorium perfoliatum		American Boneset	1 Quart	Container	36" O.C.	
	rf	Rudbeckia fulgida		Orange Coneflower	1 Quart	Container	24" O.C.	
	ss	Solidago speciosa		Goldenrod	1 Quart	Container	24" O.C.	
	so	Symphoricaricum oblongifolium	October Skies	October Skies Aster	1 Quart	Container	18" O.C.	

BIORETENTION AREA - ORNAMENTAL GRASSES								
QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL COMMENTS
	mu	Muhlenbergia capillaris		Pink Muhlygrass	1 Quart	Container	24" O.C.	
	pm	Panicum virgatum	Heavy Metal	Heavy Metal Switchgrass	1 Quart	Container	24" O.C.	
	ps	Panicum virgatum	Shenandoah	Shenandoah Switchgrass	1 Quart	Container	24" O.C.	
	sc	Schizachyrium scoparium		Little Bluestem	1 Quart	Container	24" O.C.	
	sp	Sporobolus heterolepis	Prairie Dropseed		1 Quart	Container	24" O.C.	

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Lamar Johnson Collaborative



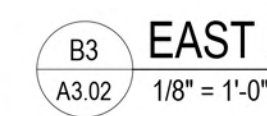
FIRST BANK HQ
11901 OLIVE BLVD.
CREVE COEUR, MO 63141

DRAWING ISSUE
DESCRIPTION DATE
P&Z RESPONSE 08/05/2022

BUILDING MAP

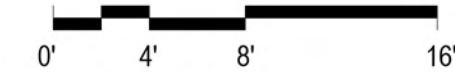
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Job # 25.006246

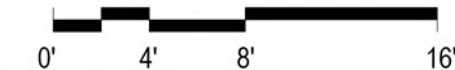


EAST ELEVATION

2) $1/8'' = 1'-0''$



WEST ELEVATION

$$1/8'' = 1'-0''$$


FIRST BANK HQ

11901 OLIVE BLVD.
CREVE COEUR MO 63141

CREVE COEUR MO 63141

DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMISSION	07/15/2011
P&Z RESPONSE	08/05/2011

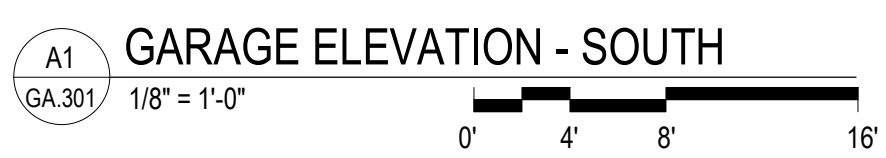
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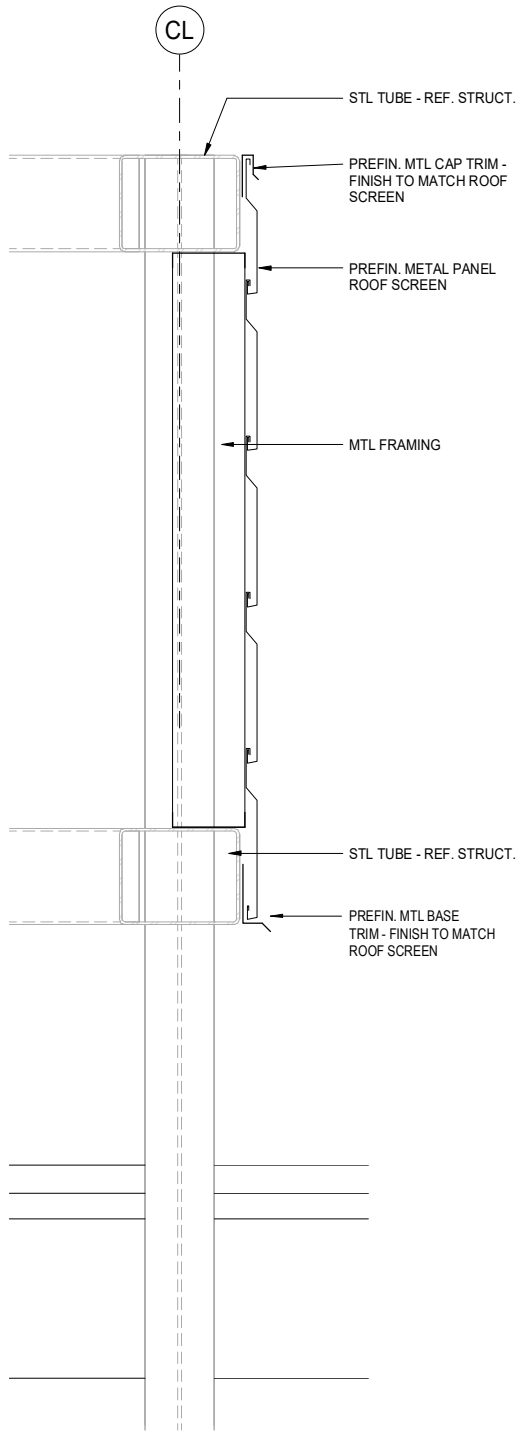
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OVERALL BUILDING
ELEVATIONS

DRAWING NO.

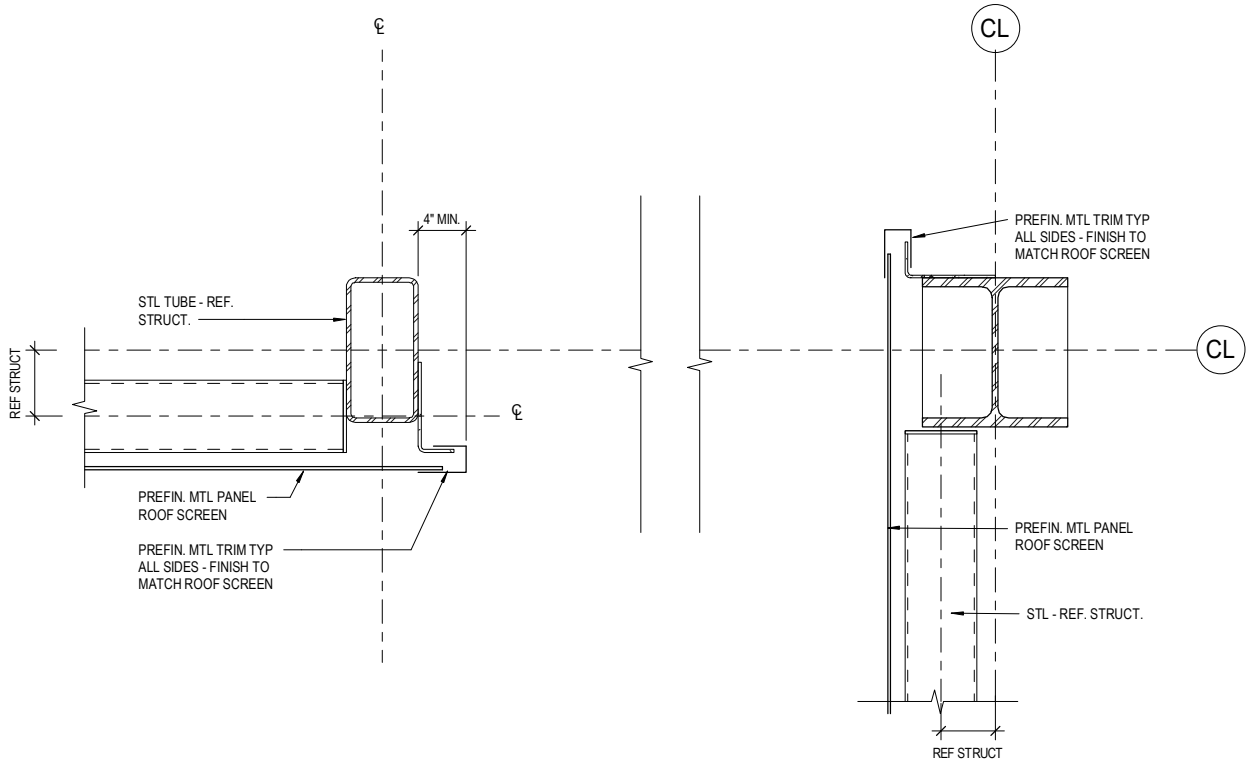
A3.02

Job #	25.006246
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ROOF SCREEN SECTION DETAIL



ROOF SCREEN PLAN DETAIL

Attachment: Applicant's Materials (First Bank SDP CUP BA)



HWPB12 PANEL
PROFILE



HORIZONTAL WALL PANEL HWP is a single skin panel which can be used in a wide range of applications. The product is a directional system by design. The HWP series offers a very flexible panel design and works well for both new construction and retrofit applications. The wide range of profiles be mixed and matched giving your building a distinct custom look.

ASSEMBLIES

The HWP series can be applied over substrates including: open framing, rigid insulation, hat channels & various solid substrates including plywood sheathing.

PRODUCT USES AND APPLICATIONS

Product uses include walls, soffits, vertical fascia, equipment screens, curtain walls and as a visual design element giving your building a unique aesthetic appearance.

PRODUCT OFFERING

24 ga., 22 ga., 20 ga. Steel, .032, .040, .050 Aluminum, 24 ga. (.7mm), 22 ga. (.8mm), 20 ga. (1.0mm)

RHEINZINK®, and 16 oz., 20 oz. Copper

- HWP_12 series at 12" o.c. width

- HWP_16 series at 16" o.c. width

7/8" Panel Depth

Minimum panel length is 4'0"

22 ga. & 20 ga. Steel and .040 & .050 aluminum are not stocked in all colors.

Minimum order quantities and extended lead times may accompany panel orders when utilizing these substrates.

PERFORMANCE TESTED

- ASTM E283 Air Leakage
- ASTM E331 Water Penetration

HWP ADVANTAGES

- Contributes to enhanced visual impact
- Can be installed horizontally, vertically or diagonally
- Gives your existing building a clean, contemporary look
- Common interlocking engagement hem allows for mixing and matching of various HWP series profiles
- Inside and outside mitered corners available
- Warranties Available: For total confidence