Agenda

Planning & Zoning Commission Meeting
City of St. Peters Justice Center
1020 Grand Teton Drive, St. Peters, MO 63376
August 5, 2026, at 6:30 PM

A. Call to Order

B. Invocation

C. Pledge of Allegiance

D. Attendance

E. Approval of Minutes

1. Minutes - July 1, 2026

F. Communications and Reports of Officers

1. Staff Recommendations

2. Supplemental Staff Recommendations

G. New Business

1. Other:

a. Ace Hardware: west side of Mid Rivers Mall Drive, north of McMenamy Road. (Ward 1)

b. Coughing Cardinal USA (Greatest Shop Ever): west side of Cave Springs Blvd, south of Old Mill Parkway.

2. Record Plats:

a. Jungermann-McClay Station Plat Five: north side of McClay Road, east of Jungermann Road. (Ward 4)

b. Townhomes at Lienemann Park Plat Six: south side of Highway 364/South St. Peters Parkway, east of Cinnamon Hills Drive. (Ward 4)

3. Site Plans:

a. Farmers Co-Op Elevator Association, Inc: north side of Main Street at the terminus of Depot Street. (Ward 1)

b. Chick-fil-A: east side of Mid Rivers Mall Drive, north side of Mid Rivers Mall Circle. (Ward 1)

4. Public Hearings:

a. Land Use and Development Master Plan

b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code

(fence regulations)

H. Adjournment

Revised Agenda Posted at City Hall: August 3, 2026 at 3:30 p.m.
By: M. Vollmer, Planning, Community & Economic Development Specialist

Next Planning and Zoning Meeting: September 2, 2026

The meeting is available for viewing at www.sptvnow.net

MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JULY 1, 2026 6:30 P.M.

CALL TO ORDER:
Chairman Luehrs called the meeting to order at approximately 6:30 p.m.

INVOCATION:
A moment of silent prayer was observed.

PLEDGE OF ALLEGIANCE:
All in attendance said the Pledge of Allegiance.

ATTENDANCE:
Those in attendance were Dr. Gregg Sartorius, Renee Tillman, Charles McBride; Alderman Judy Bateman; Shirley Moore; Leah Petras; Chairman John Luehrs; Madaline Barteau; Chris Jones; Steven Bailey; Ken Braunfeld Planning Coordinator; Tony Friedman, City Engineer; Melissa Vollmer, Recording Secretary and George Olivas, Building Commissioner. City Attorney John Young was also present. Julie Powers, Director of Planning, Community & Economic Development; Joseph Markus and Terry Lesinski were absent.

MINUTES:
A motion was made by Mr. Bailey and seconded by Ms. Barteau to approve the minutes of the Junne 3, 2026 Planning and Zoning Commission meeting. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:
Chairman Luehrs explained the procedures for this evening's meeting. Mr. Braunfeld noted that the items requiring Board action will be on the July 23rd BOA meeting Agenda.

OLD BUSINESS

1. Public Hearings:

a. Petition SU 26-02 – Gorilla Express Autowash: a request for a special use permit in the C-2 Community Commercial District for a 1.21 +/- acre tract to allow a car wash. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road – 7860 Mexico Road.

Mr. Joe McKenzie, owner of Gorilla Express Autowash, presented this to the Commission for approval. Mr. McKenzie explained that the proposed project, Gorilla Express Autowash is planned on the north side of Mexico Road, east of Old Salt Lick Road. The proposed development will reuse the existing one-story, 3,100 +/- square foot tunnel carwash and self-serve vacuum stations. The existing carwash was originally approved in August 2003. Since that time the carwash operated under a variety of brands ending when Zips carwash let their business license expire in December 2023. In December 2025 the current owner purchased the property with the intent to operate a carwash. The new carwash will be modernized with new interior equipment, a complete update to the exterior façade of the building, new fencing and landscaping. The dryer system will be modified to comply with the more restrictive residential sound requirements. The new owners had a sound study completed and it was determined that to mitigate noise a twelve-foot-tall wall

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will be required along a portion of the property line. The new façade will include a complete update which will include the resurfacing of the building in brick and blocks with EFIS accents and a new cornice. A masonry wainscot around the perimeter with the addition of pilasters will provide additional interest. Chairman Luehrs opened the public hearing at 6:57 p.m. and asked anyone wishing to speak on this petition to please come forward. The Commission received an email from Steve Snarzyk in favor of the re-use of the building as a carwash. Seeing no one present to comment Chairman Luehrs closed the public hearing at 6:57 p.m. Ms. Petras made a motion and Ms. Tillman seconded to approve this special use permit. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Yes Lesinski: Absent Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

b. Gorilla Express Autowash: north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road.

Mr. Joe McKenzie, owner of Gorilla Express Autowash, presented this to the Commission for approval. Mr. McKenzie explained that the proposed project is planned for a 0.86-acre site on the north side of Mexico Road, east of Old Salt Lick Road. The proposed development will reuse the existing one-story, 3,100 +/- square foot tunnel carwash and self-serve vacuum stations. The existing carwash was originally approved in August 2003. Since that time the carwash operated under a variety of brands ending when Zips carwash let their business license expire in December 2023. In December 2025 the current owner purchased the property with the intent to operate a carwash. The new carwash will be modernized with new interior equipment, a complete update to the exterior façade of the building, new fencing and landscaping. The dryer system will be modified to comply with the more restrictive residential sound requirements. The new owners had a sound study completed and it was determined that to mitigate noise a twelve-foot-tall wall will be required along a portion of the property line. The new façade will include a complete update which will include the resurfacing of the building in brick and blocks with EFIS accents and a new cornice. A masonry wainscot around the perimeter with the addition of pilasters will provide additional interest. The previous carwash facility operated with no stacking or traffic concerns. The proposed layout allows for the stacking of two rows of approximately six cars through the check in station and then seven single lane stacking to the carwash entrance. Mr. Bailey made a motion and Mr. Jones seconded to approve this site plan with the following contingencies:

1. Finalize the elevation drawings with the Planning Department.
2. Provide details of the planned noise mitigation wall for Planning Department review; include textured treatment and landscaping along the wall.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Yes Lesinski: Absent Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

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2. Other:

a. Everhome Suites: south side of Interstate 70, west of Salt Lick Road – site plan and special use permit re-approval.

Mr. Jeff Wilkins, General Manager of Woodspring Suites, presented this to the Commission for approval. Mr. Wilkins explained that the Everhome Suite hotel site plan and special use permit were approved by the Planning and Zoning Commission on August 7, 2024. On August 6, 2025, the special use permit was granted a six-month extension to February 4, 2026. Also, at that time the site plan was re-approved for one year, being August of 2026. At this time the developer is seeking an additional six-month extension of the special use permit to February 2027 and a one-year extension of the site plan to August 2027. The are actively working on the project but are not ready to begin construction. Alderman Bateman left the meeting in progress at 7:09 p.m. Nothing about the project has changed since the original approval. Ms. Petras made a motion and Ms. Barteau seconded to re-approve this site plan and special use permit extension. The motion was approved.

Bailey: No Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Absent Lesinski: Absent Luehrs: Yes Barteau: Yes
AYES: 8 NAYS: 1 ABSTENTIONS: 0 ABSENT: 2

Alderman Bateman returned to the meeting in progress at 7:11 p.m.

b. Baucom's Life Celebration Center: south side of Veterans Memorial Parkway, east of Jungermann Road – site plan re-approval.

Ms. Leah Hurt, Chiodini Architects and Mr. Mike Meiners, St. Charles Engineering, presented this to the Commission for approval. Ms. Hurt explained that the Baucom's Life Celebration Center received site plan approval from the Planning and zoning Commission on August 6, 2025. The applicant is interested in pursing the project; however, construction has been delayed and they are requesting a one-year extension of the site plan to August of 2027. The project remains the same as what was approved in August 2025 which includes the reuse of the site for a celebration of life center that will operate much like a funeral home but without the funeral services, including embalming. Dr. Sartorius made a motion and Mr. McBride seconded to approve this site plan time extension. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Yes Lesinski: Absent Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

NEW BUSINESS

1. Other:

a. Aahaar Vihaar, LLC: north side of North St. Peters Parkway, east of Jungermann Road – 3603 North St. Peters Parkway – use approval: temporary food truck.

Mr. Shaik Mohammad, owner, presented this to the Commission for approval. Mr. Mohammad explained that he is proposing a food truck location in the parking lot at the Crown Pointe Plaza shopping center at

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3603 North St. Peters Parkway. The proposed use is for a food truck selling South Indian cuisine. The food truck will come to the location on most days of the week with a two-three-hour break. Food will be cooked in the food truck and the operator will use the bathroom inside the shopping center and the trash enclosure on site. Ample customer parking is available in the parking lot. Mr. Braunfeld noted that the Health Department has requested the following contingency be added: The operator shall access their commissary once per day or as directed by the Health Department. Ms. Petras made a motion and Mr. Jones seconded to add the requested contingency. The motion was approved. Mr. Jones made a motion and Ms. Petras seconded to approve this temporary use with the following contingencies:

1. Obtain approval form the Business Licensing Department, Health Department and the Building Department for food sales.
2. Request re-approval at the October 2026 P&Z meeting to operate after September 2026 if desired.
3. The operator shall access their commissary once per day or as directed by the Health Department.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Yes Lesinski: Absent Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

2. Record Plats:

b. Townhomes at Lienemann Park Plat Five: south side of Highway 364/South St. Peters Parkway, east of Cinnamon Hills Drive.

Mr. Karl Schoenike, CEC, Inc., presented this to the Commission for approval. Mr. Schoenike explained that the subject development was recommended by the Commission in November, 2023 and approved by the Board of Aldermen on November 9, 2023. The development is under construction and will include 226 attached townhome units and amenities. The development will occur in two phases and includes 19.34 acres which was donated to the City for use as a public, passive park. Plats One through Four have been approved. This current plat will create an additional twelve lots that are under development along Sesame Loop and Ginger Drive. Mr. Bailey made a motion and Ms. Barteau seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Label previously established right-of-way and easements as existing and provide the book and page for the establishment.
2. Submit paperwork for the easement vacation shown on Lots 197-200.
3. The following items are to be provided prior to recording:
    a. Provide signature and seal.
    b. Provide verification that all taxes have been paid.
    c. Provide a digital media copy of the plat.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Yes Lesinski: Absent Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

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3. Public Hearings:

a. Petition SU 26-05 – Pack Leader Training Academy, LLC c/o Rachael Skaggs: a request for a special use permit in the I-1 Light Industrial District for a 0.6 acre property to allow the training and boarding (kenneling) of dogs. The subject site is located on the west side of Harvestowne Industrial Drive, south of South St. Peters Parkway – 1339 Harvestowne Industrial Drive.

Ms. Rachael Skaggs, owner, presented this to the Commission for approval. Ms. Skaggs explained that the proposed use will be located within an existing industrial building in Harvestowne Industrial park. Ms. Skaggs noted that she is planning to use the site for dog training, which is a permitted use in the I-1 Light Industrial District; however, they also plan to kennel dogs as part of the training business and this requires a special use permit. The kennels will be within the existing building. There are some improvements planned for the building including new paint, an updated awning and the overhead door facing Harvestowne Industrial Drive may be shifted to an attractive glass man door. Ms. Skaggs further explained that she will be training 15-20 dogs and will include 6-8 dog runs. Hours of operation will be from 10:00 a.m. to 2:00 p.m. Monday through Friday. There are nine parking spaces on site and each client will arrive one-at-a-time. Chairman Luehrs opened the public hearing at 7:43 p.m. and asked anyone wishing to speak on this petition to please come forward. Chairman Luehrs noted that the Commission received two emails in opposition to this petition. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 7:43 p.m. Dr. Sartorius made a motion and Alderman Bateman seconded to approve this special use permit. The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Yes Lesinski: Absent Luehrs: Yes Barteau: Yes

AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

4. Site Plans:

a. Cherokee Industrial: east side of Patmos Drive, south side of Cherokee Drive.

Mr. Clay Vance, Vange Engineering and Mr. David Dial, Dial Architects, presented this to the Commission for approval. Mr. Vance explained that the proposed project will be located on a 2.2 +/- acre lot at the southeast corner of Cherokee Drive and Patmos Drive. The project will include a 42,400 +/- square foot office/warehouse building. The site will be accessed from two curb cuts along Cherokee Drive and one to Patmos Drive. The site will include forty-two parking spaces. Truck access has been designed so that full size semi-trailers can navigate the site and back up into the truck dock with little to no interference to Cherokee or Patmos Drive. The construction of the building will be tilt up concrete. Paint and scoring of the walls will be used to provide interest to the façade. Three truck docks will face west towards Patmos Drive with two pull in overhead doors facing north towards Cherokee Drive. The office entrances will have glass storefronts each with a metal canopy. Mr. Bailey made a motion and Mr. Jones seconded to approve this site plan with the following contingencies:

1. Coordinate the consolidation of the two lots with the Planning Department.
2. Note the book and page of the City easement vacation on the site plan.
3. Provide a landscape plan, including street trees.
4. Provide a lighting plan including downcast building and wall lighting; provide a light pole at each curb cut.

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5. Coordinate the material for the trash enclosure with the Planning Department.
6. Call out a fence along the truck dock and note all fencing to be vinyl coated and/or decorative.

The motion was approved.

Bailey: Yes Jones: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Yes Bateman: Yes Lesinski: Absent Luehrs: Yes Barteau: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

Mr. Bailey made a motion and Dr. Sartorius seconded to adjourn the meeting at 7:52 p.m. The motion was approved.

Respectfully submitted:

_____
Melissa Vollmer,
Recording Secretary

_____
John K. Luehrs, Chairman
Planning and Zoning Commission

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STAFF RECOMMENDATIONS TO THE
PLANNING AND ZONING COMMISSION MEETING
AUGUST 5, 2026

g. New Business

1. Other

Name/Location of Development:

a. Ace Hardware: west side of Mid Rivers Mall Drive, north of McMenamy Road. (Ward 1)

Staff Evaluation:

The project includes the reuse of the vacant 55,000+/- square foot Party City space for an Ace Hardware franchised by Niemann. It is noted the existing Ace Hardware on Jungerman Road is franchised to Westlake. The site is located in the Mid Rivers Plaza shopping center, on the north side of McMenamy Road, west of Mid Rivers Mall Drive.

Ace Hardware will re-use the building "as-is", which includes the façade update previously added by Party City. As with other hardware stores, there will be some outside storage/display of materials. On the south side of the building, a small greenhouse and a display area will be added. To the east, a portion of the parking lot will also have a display area.

At this time the proposed greenhouse will be temporary and covered with a flexible plastic. Therefore, the greenhouse will be installed at the beginning of the season and taken down at the end of the season. The business owner may decide to construct a semi-permanent greenhouse with plexiglass style windows, which would allow it to remain year-round.

Although fencing is not proposed at this time, any future use of fencing will need to be a decorative wrought iron style. Staff is also coordinating an updated landscape plan, which will include more shrubs than trees, due to the overhead power lines.

Overall, the proposed reuse of the building with the location of the proposed greenhouse and display areas will be appropriate and a welcome addition to the Mid Rivers Plaza.

Staff Recommendation:

Based on the review above, staff recommends approval of the architecture and outside display area with the following contingencies:

Recommended Contingencies:

1. The outside display area shall be as generally shown on the site plan.

2. Coordinate the landscaping along the south and east side of the site with the Planning Department.

3. The greenhouse shall be placed on the south side of the building, unless otherwise approved by the Planning Department.

4. All fencing shall be decorative wrought iron style.

2. Record Plats:

Name/Location of Development:

a. Jungermann-McClay Station Plat Five: north side of McClay Road, east of Jungermann Road.

Staff Evaluation:

The Jungermann-McClay Station development wraps around the QuikTrip at the northeast corner of Jungermann Road and McClay Road. During the development of Jungermann-McClay Station, the developer changed their plan several times, before going out of business. Because of this, the development was left with several odd lot configurations that will be corrected with this plat.

This includes Lot B which is located behind Lot C, with the exception of a narrow unusable strip of property extending to McClay Road. With this plat, this narrow strip will be added to Lot C. In addition, a portion of the parking lot behind Lot C is contained within Lot D to the west. With this plat, the parking lot behind Lot C will also be incorporated into Lot C.

It is noted that the nursing home to the east also owns Lot C and operates their offices from this building. Subsequent to the platting, a small parking lot addition will be made to the rear parking lot on Lot C. In addition, the nursing home parking lot along McClay Road will be expanded west onto Lot C, via a cross-access parking agreement. It is noted the existing Lot C parking lot and the proposed parking lot will not connect due to concerns over cut through traffic.

Overall, the proposed resubdivison of the properties will provide for a more straight forward lot configuration and create more usable property.

The issues related to this plat are standard plat contingencies which can all be easily addressed.

Staff Recommendation:

Based on the review above, staff recommends approval of the plat with the following contingencies:

Recommended Contingencies:

1. The following items are to be provided prior to recording:
   a. Provide signature and seal.
   b. Provide verification that all taxes have been paid.
   c. Provide a digital media copy of the plat

Name/Location of Development:

b. Townhomes at Lienemann Park Plat Six: south side of Highway 364/South St. Peters Parkway, east of Cinnamon Hills Drive.

Staff Evaluation:

The subject development was recommended by the Commission in November, 2023 and approved by the Board of Aldermen on Nov. 9, 2023. The development is under construction and will include 226 attached townhome units and amenities. The development will occur in two phases and includes 19.34 acres which was donated to the City for use as a public, passive park.

Plat One was approved in February 2024; it created the phased areas of development and the park tract, thereby allowing the park donation to the City to move forward at the closing of the property between the property owner and developer. Plats Two, Three and Four established lots and easements within the first phase of development. This phase extends from the western property line along Cinnamon Hills Drive to the development entrance from South St. Peters Parkway. Plat 5 was approved in July, 2026 and created an additional twelve lots along Sesame Loop and Ginger Drive in Phase One.

This current plat – Plat 6 – will create twelve additional lots within the central area of the site, also in Phase One. The issues related to this plat are standard plat contingencies which can all be easily addressed.

Staff Recommendation:

Based on the review above, staff recommends approval of the plat with the following contingency:

Recommended Contingencies:

1. The following items are to be provided prior to recording:
   a. Provide signature and seal.
   b. Provide verification that all taxes have been paid.
   c. Provide a digital media copy of the plat

3. Site Plans:

Name/Location of Development:

a. Farmers Co-Op Elevator Association, Inc: north side of Main Street at the terminus of Depot Street.

Staff Evaluation:

The Farmers Coop at the northwest corner of Mid Rivers Mall Drive and Main Street is proposing to add an additional 30,000-gallon propane tank on the east side of the large grain bins. The site is

zoned I-1 light Industrial District which permits a variety of light industrial uses; however, the storage of fuels or chemicals is a special use in the I-2 Heavy Industrial District.
In 1996, the site received approval to construct eight, 12,000-to-20,000-gallon tanks to dispense diesel, kerosene, and gasoline fuels. This was in addition to an existing 30,000-gallon propane tank on the west side of the elevator grain bins. At that time, these tanks and the dispensing of fuel were considered an accessory use to the existing Farmer Coop operations. It is noted that with this approval the main gravel drive through the site was paved; however, other non-conforming items were not addressed.

Staff considers the proposed additional 30,000-gallon propane tank to be placed on the site as an accessory use to the Farmers Coop. However, with the placement of this tank staff has determined that the site has reached the maximum amount of fuel that may be stored on the site as an accessory use to the Farmers Coop. Therefore, any future modification/expansion of the fuel storage/sales will require the property owner to apply for and be granted a special use permit for fuel storage.

In conjunction with this site plan, a timeline has been established for the removal of the elevator and grain bins on the site. Specifically, the six smaller empty bins on the south side of the site are not being used and are in poor condition and will be removed by August 31, 2027. In addition, the grain elevator is no longer being used; however, these larger bins still contain grain that is being sold. When the grain is sold, but not later than December 31, 2028, the elevator and bins will be removed.

In addition, the ongoing industrial nature of the site with outside storage triggers the need for a buffer. Based on the topography and existing foliage, a dense double row evergreen/deciduous tree buffer will be planted along the south property line (Burger King/QuikTrip) and east property line (Mid Rivers Mall Drive), to buffer the view into site.

With the age of the site, much of it was developed before today's City Code; therefore, the property contains a number of legal non-conforming conditions. This includes paving, lighting, landscaping, outside storage/screening, and architectural design. Therefore, if a special use permit is granted to permit more fuel storage, or it is rezoned and redeveloped for a new industrial or commercial use, the site will be required to meet all current code requirements.

Staff Recommendation:

Staff recommends approval of the site plan subject to the following contingencies:

Recommended Contingencies:

1. Note on the site plan that any future expansion of the fuel storage use will require a special use permit, as required by City Code.

Name/Location of Development:

b. Chick-fil-A: east side of Mid Rivers Mall Drive, north side of Mid Rivers Mall Circle.

Staff Evaluation:

The proposed project is a Chick-Fil-A on an outlot of Mid Rivers Mall adjacent to Mid Rivers Mall Drive. The one-story 4,877+/- square foot restaurant will be constructed on a 1.81 acre site. The property currently contains a Ruby Tuesday Restaurant and associated parking lot which will be removed as part of the proposed project

It is noted that in 2018, Chick-Fil-A purchased the property that Ruby Tuesday leased. Subsequent to this, On December 5, 2018, Chick-Fil-A obtained site plan/elevation approval from the Planning and Zoning Commission. Chick-Fil-A later obtained re-approval on November 4, 2020, with the expectation Ruby Tuesday would not renew their lease. Durning this time, Ruby Tuesday exercised their last renewal that expires at the end of 2026. Based on this, Chick-Fil-A has resubmitted for approval with the expectation to begin construction in early 2027.

Full access to the site will be from the exiting cross access drive with the Drury Hotel to the north which connects to Mid River Mall Circle. The existing right-in/right-out on the south side of the site will also remain. Ample parking will be provided on the site. The project will include seventy-four parking spaces, which is well over the minimum forty-nine required.

The drive-through includes dual drive through lanes and ordering stations, which can accommodate thirty-eight vehicles. For reference the newly redesigned and expanded Chick-Fil-A drive-through by Home Depot has thirty-two spaces. To further facilitate peak demands, the order area and pick-up window will be staffed outside to speed up ordering and food pick-up. It is noted that these areas will be covered by a canopy to protect the employees and customers from the weather. Staff has reviewed the traffic circulation and stacking and find it reasonable with every expectation that the facility will be able to handle peak demands. It is noted that even in the rare event of an overflow, it would be within their own parking lot long before it could reach the private Mid Rivers Circle, the mall ring road.

The proposed project will be the latest concept from Chick-Fil-A which includes a diverse and attractive landscape package. The proposed building design has a modern appearance and will be all masonry, including a block base and two-tone brick walls. To provide additional interest, large metal awnings will project from the building, decorative lights will illuminate at night, and the top and bottom quarter of the building will have a solider course of brick. In addition, the building parapet will extend to the height of and screen the roof top mechanical equipment. Overall, staff is of the opinion the building design is attractive and includes high quality materials.

Staff Recommendation:

Staff recommends approval of the site plan and elevations with no contingencies.

4. Public Hearings:

Name/Location of Development:

a. Land Use and Development Master Plan

Staff Evaluation:

Staff Recommendation:

The City contracted with H3 Studios to complete a Land Use and Development Master Plan as an amendment to the Comprehensive Plan for the City of St. Peters. The consultant attended the P&Z meeting on June 3, 2026 to provide an overview of the plan. At that time, the Planning and Zoning Commission adopted the Land Use and Development Master Plan as an amendment of the comprehensive plan via resolution.

Subsequent to the June 2026 P&Z meeting, the plan was reviewed by the Board of Aldermen at their June 25, 2026 meeting. The Board advised staff that the following actions were needed:

- additional time for review of the plan
- posting of the plan to allow public comments
- a review of the plan for typos and grammatical edits
- staff contact of large landowners who are referenced in the plan
- an additional public hearing at the Planning and Zoning Commission to review any additional comments from the public and/or Board of Aldermen.

These actions have all been completed, and staff will summarize additional comments that have been received and recommended related modifications to the plan at the meeting of Aug. 5, 2026.

Staff Recommendation:

Staff recommends the Commission approve the draft resolution re-adopting the Land Use and Development Master Plan as presented in June 2026 with modifications.

Name/Location of Development:

b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code (fence regulations).

Staff Evaluation:

Chapter 405 of the City Code addresses all planning and zoning regulations including fence requirements in all districts. Staff has noted recently that the code, as written, does not address all the scenarios related to fencing. Therefore, staff is recommending changes to the fence regulations that include:

Code section	Recommended amendments
Fence regs. - Residential	• Reference residential developments in the Special District, Old Town District, and Planned Districts • Clarify that chain link for non-residential uses and non-residential accessory uses (i.e. pools) is allowed
Fence regs. – Commercial and Industrial	• Minor clarifications • Add sections (industrial and commercial) related to fences that are not buffers – allow chain link in industrial districts and require decorative fences along primary road frontages (reflects current practices)

A review of the proposed changes will be provided at the meeting of August 5, 2026.

Staff Recommendation:

Staff recommends modification to the City Code per the attached draft ordinance.

SUPPLEMENTAL STAFF RECOMMENDATIONS TO THE PLANNING AND ZONING COMMISSION MEETING AUGUST 5, 2026

g. New Business

1. Other

Name/Location of Development:

b. Coughing Cardinal USA (Greatest Shop Ever): west side of Cave Springs Blvd., south of Old Mill Parkway. (Ward 3)

Staff Evaluation:

The Greatest Shop Ever is located on the west side of Cave Springs Blvd., south of Old Mill Parkway. The shop sells tobacco and smoking related materials including pipes and smoking paraphernalia along with a variety of products including shirts, hats, and other accessory and gift items.

Staff received a concern regarding the absence of a trash enclosure for the business' trash cans. The cans are lined up outside the building but are not screened. Staff advised the owner and the business operator of this issue. After some time and review, the owner has inquired regarding the ability to place the cans inside the store and bring them outside only for trash pick-up. All other times the trash cans will be stored within the building.

Staff notes that the code (Section 405.395) states:

> A trash enclosure is required in all non-residential and multiple-family developments unless otherwise waived by the Planning Commission;

In this case, staff is of the opinion the trash cans can be placed inside without issue. The items sold at the store are not food related where smells could occur from waste, and the amount of waste does not appear to be excessive. Also, given the site size and layout, the addition of a dumpster may be difficult and could be challenging for a waste collector to service.

Staff Recommendation:

Based on this analysis, staff recommends approval of the waiver of an exterior trash enclosure subject to the contingencies below:

Recommended Contingencies:

1. Trash cans may be placed outside for trash pick-up only; trash cans shall be returned to the inside of the store within six (6) hours of trash pick-up.

2. Any future user of the site shall comply with City Code and construct an exterior dumpster unless a trash enclosure waiver is obtained per City Code.

ACE Hardware Development Notes:

1. **The proposed temporary greenhouse shall be maintained in good condition and shall be removed at the end of each season.**

2. **The temporary greenhouse may be replaced with a permanent greenhouse, subject to Planning Department approval.**

3. **All display areas shall be maintained in an orderly fashion**

4. **All display area fencing shall be of a decorative wrought iron style, as approved by the Planning Department.**

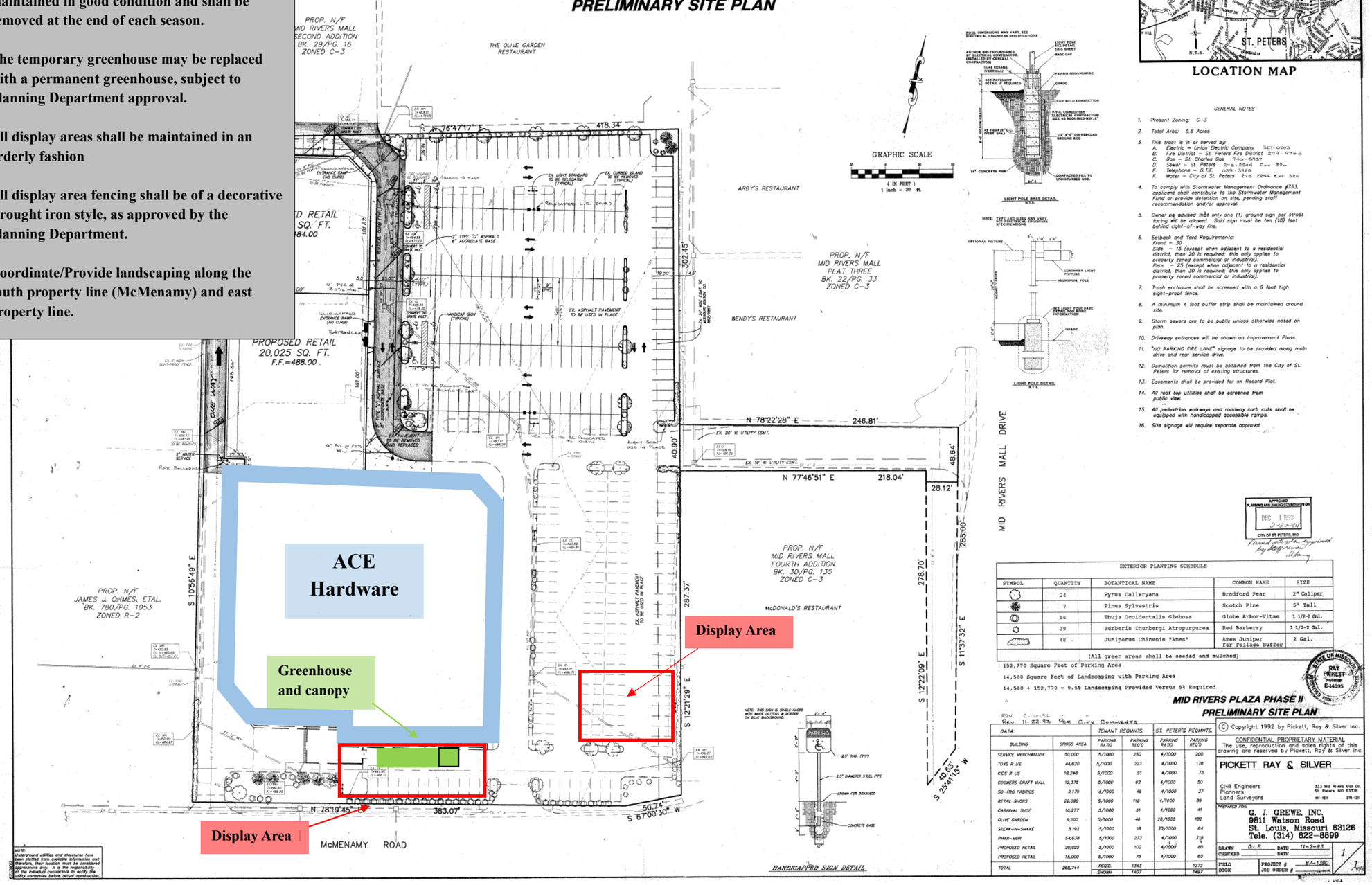
5. **Coordinate/Provide landscaping along the south property line (McMenamy) and east property line.**

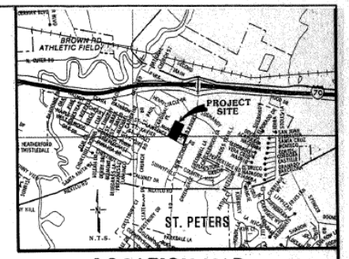
MID-RIVERS PLAZA PHASE II

MID RIVERS MALL~THIRD ADDITION

BEING PART OF HENRY DEPPE AND HENRY REINEKE 2ND ADDITION TO ST. PETERS, MID RIVERS MALL PLAT ELEVEN PARCEL 11, PLAT BOOK 25 PAGE 70
PART OF PARCEL 10 OF MID RIVERS MALL PLAT BOOK 21 PAGES 198 & 199 AND OF U.S. SURVEY 30, TOWNSHIP 47 NORTH, RANGE 3 & 4 EAST, ST. CARLES COUNTY, MISSOURI

PRELIMINARY SITE PLAN





LOCATION MAP

GENERAL NOTES

1. Present Zoning: C-3
2. Total Area: 5.8 Acres
3. This tract is in or served by:
   A. Electric - Union Electric Company 327-0205
   B. Fire District - St. Peters Fire District 279-9700
   C. Gas - St. Charles Gas 946-6857
   D. Sewer - St. Peters 278-2244 Ext. 320
   E. Telephone - G.T.E. 458-3428
   F. Water - City of St. Peters 278-2244 Ext. 320
4. To comply with Stormwater Management Ordinance #753, applicant shall contribute to the Stormwater Management Fund or provide detention on site, pending staff recommendation and/or approval.
5. Owner be advised that only one (1) ground sign per street facing will be allowed. Said sign must be ten (10) feet behind right-of-way line.
6. Setback and Yard Requirements:
   Front - 30
   Side - 15 (except when adjacent to a residential district, then 20 is required, this only applies to property zoned commercial or industrial).
   Rear - 25 (except when adjacent to a residential district, then 30 is required, this only applies to property zoned commercial or industrial).
7. Trash enclosure shall be screened with a 6 foot high sight-proof fence.
8. A minimum 4 foot buffer strip shall be maintained around site.
9. Storm sewers are to be public unless otherwise noted on plan.
10. Driveway entrances will be shown on Improvement Plans.
11. "NO PARKING FIRE LANE" signage to be provided along main drive and rear service drive.
12. Demolition permits must be obtained from the City of St. Peters for removal of existing structures.
13. Easements shall be provided for on Record Plat.
14. All roof top utilities shall be screened from public view.
15. All pedestrian walkways and roadway curb cuts shall be equipped with handicapped accessible ramps.
16. Site signage will require separate approval.

APPROVED PLANNING AND ZONING COMMISSION DEC 1 1993 2-22-94 CITY OF ST PETERS, MO.

EXTERIOR PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANTICAL NAME	COMMON NAME	SIZE
	24	Pyrus Calleryana	Bradford Pear	2" Caliper
	7	Pinus Sylvestris	Scotch Pine	5' Tall
	55	Thuja Occidentalis Globosa	Globe Arbor-Vitae	1 1/2-2 Gal.
	39	Berberis Thunbergi Atropurpurea	Red Barberry	1 1/2-2 Gal.
	48	Juniperus Chinenis "Ames"	Ames Juniper for Foliage Buffer	2 Gal.

(All green areas shall be seeded and mulched)

153,770 Square Feet of Parking Area
14,560 Square Feet of Landscaping with Parking Area
14,560 ÷ 152,770 = 9.5% Landscaping Provided Versus 5% Required

STATE OF MISSOURI REGISTERED LANDSCAPE ARCHITECT RAY PICKETT NUMBER E-14399

MID RIVERS PLAZA PHASE II
PRELIMINARY SITE PLAN

Rev. 2-10-94
Rev. 11-22-93 Per City Comments

DATA:		TENANT REQMNTS.		ST. PETER'S REQMNTS.	
BUILDING	GROSS AREA	PARKING RATIO	PARKING REQ'D	PARKING RATIO	PARKING REQ'D
SERVICE MERCHANDISE	50,000	5/1000	250	4/1000	200
TOYS R US	44,620	5/1000	223	4/1000	178
KIDS R US	18,248	5/1000	91	4/1000	73
COOMERS CRAFT MALL	12,375	5/1000	62	4/1000	50
50-YRS FABRICS	9,179	5/1000	46	4/1000	37
RETAIL SHOPS	22,090	5/1000	110	4/1000	88
CARNIVAL SHOE	10,277	5/1000	51	4/1000	41
OLIVE GARDEN	9,100	5/1000	46	20/1000	182
STEAK-N-SHAKE	3,192	5/1000	16	20/1000	64
PHAR-MOR	54,638	5/1000	273	4/1000	219
PROPOSED RETAIL	20,025	5/1000	100	4/1000	80
PROPOSED RETAIL	15,000	5/1000	75	4/1000	60
TOTAL	268,744	REQ'D.	1,343		1272
		SHOWN	1427		1427

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PICKETT ROY & SILVER
Civil Engineers
Planners
Land Surveyors
533 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1251 278-1251

PREPARED FOR
G. J. GREWE, INC.
9611 Watson Road
St. Louis, Missouri 63126
Tele. (314) 822-8899

DRAWN D.L.P. DATE 11-2-93
CHECKED ____ DATE ____
FIELD BOOK ____ PROJECT # 87-1360 JOB ORDER # ____
1/1


Niemann
ACE


Niemann
ACE
MATTRESS FIRM
AMERICA'S MINE


OLD MILL PKWY
BLUE SPRINGS DR
CAVE SPRINGS BLVD
1111
1125
1259
trash cans

(sent via email)

Hello Julie,

I would like to make a request for consideration by the P&Z commission to issue a waiver to have our Trash and Recycle 96 Gallon totes stored inside our building and still remain in compliance at the address 1125 Cave Springs Blvd St Peters MO 63376.

Please let me know if there is anything else I need to do.

Thanks Julie I appreciate your help

Charlie Brown
314-581-8469

PARCEL IDENTIFICATION NUMBER(S)

3-0010-C353-00-0004.0000000, 3-0010-C353-00-0002.0000000,
3-0010-C353-00-0007.0000000, 3-0010-S009-00-0040.0000000

RECORD PLAT

CURRENT SITE ZONING CLASSIFICATION(S)

C-2 COMMUNITY COMMERCIAL DISTRICT

JUNGERMANN-MCCLAY STATION PLAT FIVE

LOT 4, LOT 2, AND LOT 7 OF JUNGERMANN- MCCLAY STATION PLAT FOUR
PLAT BOOK: 48, PAGE: 338
AND A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 9 IN TOWNSHIP 46 NORTH, RANGE 4 EAST
CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND ADJUSTED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "JUNGERMANN-MCCLAY STATION PLAT FIVE".

THIS PLAT DOES CREATE A NEW 5 FOOT UTILITY EASEMENT.

A PERPETUAL, NON-EXCLUSIVE, RECIPROCAL CROSS ACCESS & PARKING EASEMENT OVER AND ACROSS THE AREA DEPICTED HEREON AS "NEW CROSS ACCESS & PARKING EASEMENT FOR THE USE OF 3801 MCCLAY ROAD" AND AS SHOWN CROSS HATCHED [XXXXXXXXX] IS HEREBY GRANTED TO THE OWNERS OF LOT "A" AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS TO, FROM AND ACROSS LOT "A" FOR PARKING FOR THE OWNERS OF LOT "A" AND THEIR RESPECTIVE LICENSEES AND INVITEES.

THE UNDERSIGNED DEDICATE THE AREA DEPICTED HEREON AS "UTILITY EASEMENTS" TO THE CITY OF ST. PETERS, MISSOURI, ST. CHARLES GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE CO. AND AT&T CABLE SERVICES, AS APPLICABLE, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING MAINTAINING AND REPAIRING SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED APPURTENANCES AND EQUIPMENT AND FOR ANY OTHER PUBLIC UTILITY PURPOSES, 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 AND RELATED APPURTENANCES, EQUIPMENT, AND FACILITIES.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

DELTA CENTER PERSONAL ATTENDANT SERVICES

_____
BY

_____ _____ _____ _____
SIGNATURE DATE SIGNATURE DATE

_____ _____
PRINT NAME PRINT NAME

STATE OF MISSOURI)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME APPEARED _____, WHO BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MEMBER OF DELTA CENTER PERSONAL ATTENDANT SERVICES, IN THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID DELTA CENTER PERSONAL ATTENDANT SERVICES, BY THE AUTHORITY OF ITS MEMBERS AND THAT SAID _____, DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID DELTA CENTER PERSONAL ATTENDANT SERVICES.

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

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND ADJUSTED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "JUNGERMANN-MCCLAY STATION PLAT FIVE".

THIS PLAT DOES CREATE A NEW 5 FOOT UTILITY EASEMENT.

A PERPETUAL, NON-EXCLUSIVE, RECIPROCAL CROSS ACCESS & PARKING EASEMENT OVER AND ACROSS THE AREA DEPICTED HEREON AS "NEW CROSS ACCESS & PARKING EASEMENT FOR THE USE OF 3801 MCCLAY ROAD" AND AS SHOWN CROSS HATCHED [XXXXXXXXX] IS HEREBY GRANTED TO THE OWNERS OF LOT "A" AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS TO, FROM AND ACROSS LOT "A" FOR PARKING FOR THE OWNERS OF LOT "A" AND THEIR RESPECTIVE LICENSEES AND INVITEES.

THE UNDERSIGNED DEDICATE THE AREA DEPICTED HEREON AS "UTILITY EASEMENTS" TO THE CITY OF ST. PETERS, MISSOURI, ST. CHARLES GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE CO. AND AT&T CABLE SERVICES, AS APPLICABLE, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING MAINTAINING AND REPAIRING SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED APPURTENANCES AND EQUIPMENT AND FOR ANY OTHER PUBLIC UTILITY PURPOSES, 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 AND RELATED APPURTENANCES, EQUIPMENT, AND FACILITIES.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

RANDALL AND JENNIFER GETTMAN TRUST,

_____ _____ _____ _____
RANDALL GETTMAN, SIGNATURE DATE JENNIFER GETTMAN, SIGNATURE DATE
(TRUSTEE) (TRUSTEE)

_____ _____
PRINT NAME PRINT NAME

STATE OF MISSOURI)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME PERSONALLY APPEARED RANDALL GETTMAN AND JENNIFER GETTMAN, TRUSTEES OF THE RANDALL AND JENNIFER TRUST U/T/I, SEPTEMBER 12, 2011, 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN. IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND ADJUSTED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "JUNGERMANN-MCCLAY STATION PLAT FIVE".

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A PERPETUAL, NON-EXCLUSIVE, RECIPROCAL CROSS ACCESS & PARKING EASEMENT OVER AND ACROSS THE AREA DEPICTED HEREON AS "NEW CROSS ACCESS EASEMENT FOR THE USE OF 3801 MCCLAY ROAD" AND AS SHOWN CROSS HATCHED [XXXXXXXXX] IS HEREBY GRANTED TO THE OWNERS OF LOT "A" AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS TO, FROM AND ACROSS LOT "A" FOR PARKING FOR THE OWNERS OF LOT "A" AND THEIR RESPECTIVE LICENSEES AND INVITEES.

THE UNDERSIGNED DEDICATE THE AREA DEPICTED HEREON AS "UTILITY EASEMENTS" TO THE CITY OF ST. PETERS, MISSOURI, ST. CHARLES GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE CO. AND AT&T CABLE SERVICES, AS APPLICABLE, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING MAINTAINING AND REPAIRING SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED APPURTENANCES AND EQUIPMENT AND FOR ANY OTHER PUBLIC UTILITY PURPOSES, 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 AND RELATED APPURTENANCES, EQUIPMENT, AND FACILITIES.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

GREGORY GETTMAN,
MANAGING MEMBER OF MCCLAY HEALTH REAL ESTATE, LLC

_____
TITLE

_____
SIGNATURE

_____
PRINT NAME

STATE OF MISSOURI)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME APPEARED _____, WHO BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MANAGING MEMBER OF MCCLAY HEALTH REAL ESTATE, LLC, IN THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID MCCLAY HEALTH REAL ESTATE, LLC, BY THE AUTHORITY OF ITS MEMBERS AND THAT SAID _____, DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID MCCLAY HEALTH REAL ESTATE, LLC.

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

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS 3801 MCCLAY RD.

LIEN HOLDER SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS MCCLAY RD (PARCEL 3-0010-C353-00-0007-0000000).

LIEN HOLDER SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS 3821 MCCLAY RD.

LIEN HOLDER SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS 3837 MCCLAY RD.

MUNICIPALITY CERTIFICATION

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED FOR RECORDING BY THE CITY OF ST. PETERS, MISSOURI.

CITY ENGINEER

_____

LIANE SARGENT, P.E. CITY ENGINEER

I, LISA L. SCHROEDER CITY CLERK, CITY OF ST. PETERS MISSOURI, DO HEREBY CERTIFY THAT THE ATTACHED RECORD PLAT OF "JUNGERMANN-MCCLAY STATION PLAT FIVE" WAS APPROVED FOR RECORDING BY THE CITY OF ST. PETERS CITY ENGINEER AND WAS APPROVED BY THE BOARD OF ALDERMEN BY ORDINANCE NO. _____ OF CITY OF ST. PETERS, MISSOURI DATED _____. I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF ST. PETERS OF MISSOURI ON THE _____ DAY OF _____ 202____.

PROPERTY DESCRIPTION

3837 MCCLAY ROAD AND PARCEL ID: 3-0010-C353-00-007.0000000: DEED DOCUMENT 2025R-052622

LOT 4 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 338 OF THE ST. CHARLES COUNTY RECORDS.

LOT 7 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 338 OF THE ST. CHARLES COUNTY RECORDS.

3821 MCCLAY ROAD: DEED BOOK 6418, PAGE 1830

LOT 2 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 338 OF THE ST. CHARLES COUNTY RECORDS.

3801 MCCLAY ROAD: DEED DOCUMENT 2025R-047160

A TRACT OF LAND BEING PART OF NORTHWEST QUARTER OF SECTION 9 IN TOWNSHIP 46 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "THE COMMONS" A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 28 PAGE 163 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; SAID POINT BEING ON THE WEST LINE OF HORSTMEIER ROAD; THENCE ALONG SAID WESTERN LINE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS WEST 420.88 FEET TO A POINT; THENCE SOUTH 45 DEGREES 06 MINUTES 34 SECONDS WEST, 26.89 FEET TO A POINT ON THE NORTHERN LINE OF MCCLAY ROAD (80 FEET WIDE); THENCE ALONG SAID NORTHERN LINE NORTH 89 DEGREES 55 MINUTES 49 SECONDS WEST, 245.29 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF "JUNGERMANN-MCCLAY STATION PLAT ONE", A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 39 PAGES 282 AND 283 TO THE AFORESAID RECORDER'S OFFICE; THENCE ALONG THE EASTERN LINE OF SAID LOT 2 NORTH 00 DEGREES 04 MINUTES 11 SECONDS EAST, 175.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE THE NORTHERN LINE OF SAID LOT 2 AND LOT 3 OF SAID PLAT AND THE NORTHERN LINE OF LOT 4 OF "JUNGERMANN-MCCLAY STATION PLAT THREE" AS RECORDED IN PLAT BOOK 41 PAGE 10 OF THE AFORESAID RECORDER'S OFFICE NORTH 89 DEGREES 55 MINUTES 49 SECONDS WEST, 315.02 FEET TO A POINT ON THE EASTERN LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MEREITH PROPERTY INC., AS RECORDED IN BOOK 1127 PAGE 530 OF THE AFORESAID RECORDER'S OFFICE; THENCE ALONG SAID EASTERN LINE NORTH 00 DEGREES 26 MINUTES 59 SECONDS WEST, 30.0 FEET TO A POINT ON THE SOUTHERN LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO PAUL AND MARTHA MURAWSKI AS RECORDED IN BOOK 1156 PAGE 1783 OF THE AFORESAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID TRACT, SOUTH 88 DEGREES 40 MINUTES 27 SECONDS EAST 13.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 06 MINUTES 15 SECONDS EAST, 115.01 FEET TO A POINT ON THE SOUTHERN LINE OF LOT 5 OF "JUNGERMANN-MCCLAY STATION PLAT TWO" AS RECORDED IN PLAT BOOK 40 PAGES 204 AND 205 OF THE AFORESAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHERN AND EASTERN LINE OF LOT 5 SOUTH 88 DEGREES 43 MINUTES 07 SECONDS EAST, 86.62 FEET TO A POINT; THENCE NORTH 12 DEGREES 39 MINUTES 56 SECONDS EAST, 146.33 FEET TO A POINT; THENCE NORTH 48 DEGREES 47 MINUTES 17 SECONDS EAST, 7.68 FEET TO A POINT; THENCE NORTH 41 DEGREES 12 MINUTES 43 SECONDS WEST, 75.77 FEET TO A POINT ON THE SOUTHEASTERN LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO BRIAN AND TAMARA HEITGERD; THENCE ALONG SAID SOUTHEASTERN LINE NORTH 52 DEGREES 24 MINUTES 12 SECONDS EAST, 86.73 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE SOUTH 41 DEGREES 12 MINUTES 43 SECONDS EAST, 181.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 56 MINUTES 13 SECONDS EAST, 300.36 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART OF THE THE ABOVE DESCRIBED PROPERTY DEEDED TO JACK W. HECKENKAMP BY DEED RECORDED IN BOOK 5039 PAGE 1371 OF THE ST. CHARLES COUNTY RECORDS. FURTHER EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO DELTA CENTER PERSONAL ATTENDANT SERVICES, A MISSOURI NOT-FOR-PROFIT CORPORATION, BY CORRECTED SPECIAL WARRANTY DEED RECORDED IN BOOK 6080 PAGE 320 OF THE ST. CHARLES COUNTY RECORDS.

BEING THE SAME PROPERTY ACQUIRED BY INSTRUMENT RECORDED IN BOOK 6330 PAGE 941.

PROPERTY DESCRIPTION (SURVEYED)

LOT A:

A TRACT OF LAND BEING PART OF NORTHWEST QUARTER OF SECTION 9 IN TOWNSHIP 46 NORTH, RANGE 4 EAST, AND PART OF LOT 7 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338, OF THE ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS, SAID POINT BEING ON THE NORTHERN RIGHT-OF-WAY LINE MCCLAY ROAD, 80 FEET WIDE; THENCE NORTH 01 DEGREES 40 MINUTES 38 SECONDS EAST, 439.40 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 06 SECONDS EAST, 203.00 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF HORSTMEIR ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 40 MINUTES 38 SECONDS WEST, 420.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 15 SECONDS WEST, 26.89 FEET TO THE NORTHERN RIGHT-OF-WAY LINE MCCLAY ROAD, 80 FEET WIDE; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 88 DEGREES 24 MINUTES 08 SECONDS WEST, 184.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.04 ACRES (89,066.16 SQUARE FEET MORE OR LESS).

LOT B:

A TRACT OF LAND BEING PART OF LOT 7 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 7, SOUTH 01 DEGREES 40 MINUTES 38 SECONDS WEST, 233.42 FEET; THENCE DEPARTING FROM SAID EAST LINE, NORTH 88 DEGREES 14 MINUTES 31 SECONDS WEST, 125.29 FEET TO THE WESTERN CORNER OF SAID LOT 7; THENCE ALONG THE WESTERN LINE THE FOLLOWING COURSE AND DISTANCES, NORTH 01 DEGREES 40 MINUTES 38 SECONDS EAST, 126.18 FEET; THENCE NORTH 16 DEGREES 19 MINUTES 47 SECONDS EAST, 110.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 88 DEGREES 32 MINUTES 50 SECONDS EAST, 97. 40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.63 ACRES (27,717.45 SQUARE FEET) MORE OR LESS.

LOT C

A TRACT OF LAND BEING LOT 2 AND PART OF LOT 7 AND PART OF LOT 4 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS AND DESCRIBED AS FOLLOWS:

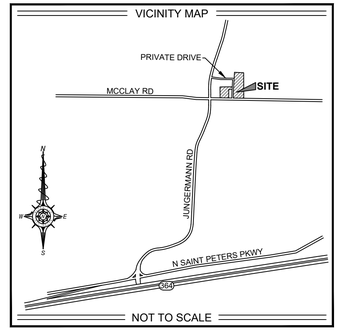
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS; SAID POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF MCCLAY ROAD, 80 FEET WIDE; THENCE ALONG THE WESTERN LINE OF SAID LOT 2, NORTH 01 DEGREES 40 MINUTES 38 SECONDS EAST, 175.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERN LINE OF SAID LOT 2, SOUTH 88 DEGREES 22 MINUTES 18 SECONDS EAST, 13.00 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 38 SECONDS EAST, 31.30 FEET TO THE NORTHERN LINE OF LOT 4 OF JUNGERMANN-MCCLAY STATION PLAT FOUR; THENCE ALONG SAID NORTHERN LINE OF LOT 4 AND ITS EXTENSION, SOUTH 88 DEGREES 14 MINUTES 31 SECONDS EAST, 125.29 FEET TO A POINT ON THE EASTERN LINE OF LOT 7; THENCE ALONG THE EASTERN LINE OF SAID LOT 7, SOUTH 01 DEGREES 40 MINUTES 38 SECONDS WEST, 206.03 FEET TO THE NORTHERN RIGHT-OF WAY LINE MCCLAY ROAD, 80 FEET WIDE; THENCE ALONG SAID RIGHT OF WAY, NORTH 88 DEGREES 22 MINUTES 02 SECONDS WEST, 139.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.65 ACRES (28,105.69 SQUARE FEET) MORE OR LESS.

LOT D:

A TRACT OF LAND BEING PART OF LOT 4 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF JUNGERMANN-MCCLAY STATION PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 338 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS, SAID POINT BEING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF MCCLAY ROAD, 80 FEET WIDE; THENCE ALONG THE WESTERN LINE OF SAID LOT 4, NORTH 01 DEGREES 06 MINUTES 58 SECONDS EAST, 206.87 FEET; THENCE ALONG THE NORTHERN LINE OF SAID LOT 4, SOUTH 88 DEGREES 14 MINUTES 31 SECONDS EAST, 251.64 FEET; THENCE DEPARTING FROM SAID NORTHERN LINE, SOUTH 01 DEGREES 40 MINUTES 38 SECONDS WEST, 31.30 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 18 SECONDS WEST, 92.31 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 38 SECONDS WEST, 175.00 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF MCCLAY ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 88 DEGREES 22 MINUTES 02 SECONDS WEST, 157.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.82 ACRES (35,620.94 SQUARE FEET) MORE OR LESS.

VICINITY MAP



NOT TO SCALE

ABBREVIATIONS

I.P.	=	IRON PIPE	I.R.	=	IRON ROD
B.M.	=	BENCH MARK	ELEV.	=	ELEVATION
P.B.	=	PLAT BOOK	PG.	=	PAGE
BK.	=	BOOK	S.F.	=	SQUARE FEET
ESMT.	=	EASEMENT	BLDG.	=	BUILDING
N/F	=	NOW OR FORMERLY	CONC	=	CONCRETE
ASPH.	=	ASPHALT	R.O.W.	=	RIGHT-OF-WAY
PROP.	=	PROPERTY	COR.	=	CORNER
FL	=	FLOW LINE	CL	=	CENTERLINE
(R)	=	RECORD	(S)	=	SURVEYED
(C)	=	CALCULATED	(NR)	=	NON-RADIAL
T.F.	=	TOP OF FOUNDATION	F.F.	=	FINISHED FLOOR
R.O.W.	=	RIGHT-OF-WAY			
P.V.C.	=	POLYVINYL CHLORIDE PIPE			
R.C.P.	=	REINFORCED CONCRETE PIPE			
V.C.P.	=	VITRIFIED CLAY PIPE			

SURVEYOR'S NOTES

1. THIS PLAT CONTAINS 4.14 ACRES MORE OR LESS. (180,510.24 SQUARE FEET MORE OR LESS).

2. SOURCE OF RECORD DESCRIPTION: DOC: 2025R-052622. DOC: 2025R-047160, AND DEED BOOK 6418 PAGE 1830 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

3. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

4. *BASIS OF BEARINGS ARE GRID NORTH, DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON FEBRUARY 4, 2026 WITH THE FOLLOWING PARAMETERS:*

   ZONE:
   MISSOURI EAST 2401
   HORIZONTAL DATUM: NAD83
   VRS BASE STATION PRS1258813930 (CORS-ID MOOF)
   N (Y) = 324131.152 (METERS)
   E (X) = 232983.491 (METERS)
   ELEVATION = 497.01'
   COMBINED FACTOR = 0.99993690
   VERTICAL DATUM: NAVD88 (GEOID12B)

5. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN HEREON ARE BASED ON PLAT BOOK 48, PAGE 338, OF THE ST. CHARLES, MISSOURI RECORDS.

   THE UNDERSIGNED DEDICATE THE AREA DEPICTED HEREON AS "UTILITY EASEMENTS" TO THE CITY OF ST. PETERS, MISSOURI, ST. CHARLES GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE CO. AND AT&T CABLE SERVICES, AS APPLICABLE, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING MAINTAINING AND REPAIRING SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED APPURTENANCES AND EQUIPMENT AND FOR ANY OTHER PUBLIC UTILITY PURPOSES, 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 AND RELATED APPURTENANCES, EQUIPMENT, AND FACILITIES.

1"=0.08'	
2"=0.17'	
3"=0.25'	
4"=0.33'	
5"=0.42'	
6"=0.5'	
7"=0.58'	
8"=0.67'	
9"=0.75'	
10"=0.83'	
11"=0.92'	

SURVEYOR'S STATEMENT

AT THE REQUEST OF GREG GETTMAN, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2026, EXECUTED A RESURVEY OF A TRACT OF LAND BEING LOT 4, LOT 2, AND LOT 7 OF JUNGERMANN- MCCLAY STATION PLAT FOUR AS RECORDED IN PLAT BOOK: 48, PAGE: 338 AND A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 9 IN TOWNSHIP 46 NORTH, RANGE 4 EAST ST. CHARLES COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC
DATE 6-24-26

STATE OF MISSOURI
JAMES JOSEPH DWYER NUMBER LS-1552
REGISTERED LAND SURVEYOR

REVISIONS

NO.	REVISION / ISSUE	DATE

PREPARED FOR

GREG GETTMAN
PHONE: (314) 368-3247
GGETTMAN1@GMAIL.COM

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM © 2026 ALTEA, LLC

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION
BOUNDARY ADJUSTMENT

PROJECT NUMBER
26-0191-BA-U4

FIELD CREW:	*CKL*
SURVEYED:	*2/24/2026*
DRAFTER:	*LD/RM*
DRAFTED:	*2/25/2026*
REVIEWER:	*BLH*
REVIEWED:	*2/25/2026*

SHEET
1
OF 2

PARCEL IDENTIFICATION NUMBER(S)

3-0010-C353-00-0004.0000000, 3-0010-C353-00-0002.0000000, 3-0010-C353-00-0007.0000000, 3-0010-S009-00-0040.0000000

RECORD PLAT

CURRENT SITE ZONING CLASSIFICATION(S)

C-2 COMMUNITY COMMERCIAL DISTRICT

JUNGERMANN-MCCLAY STATION PLAT FIVE

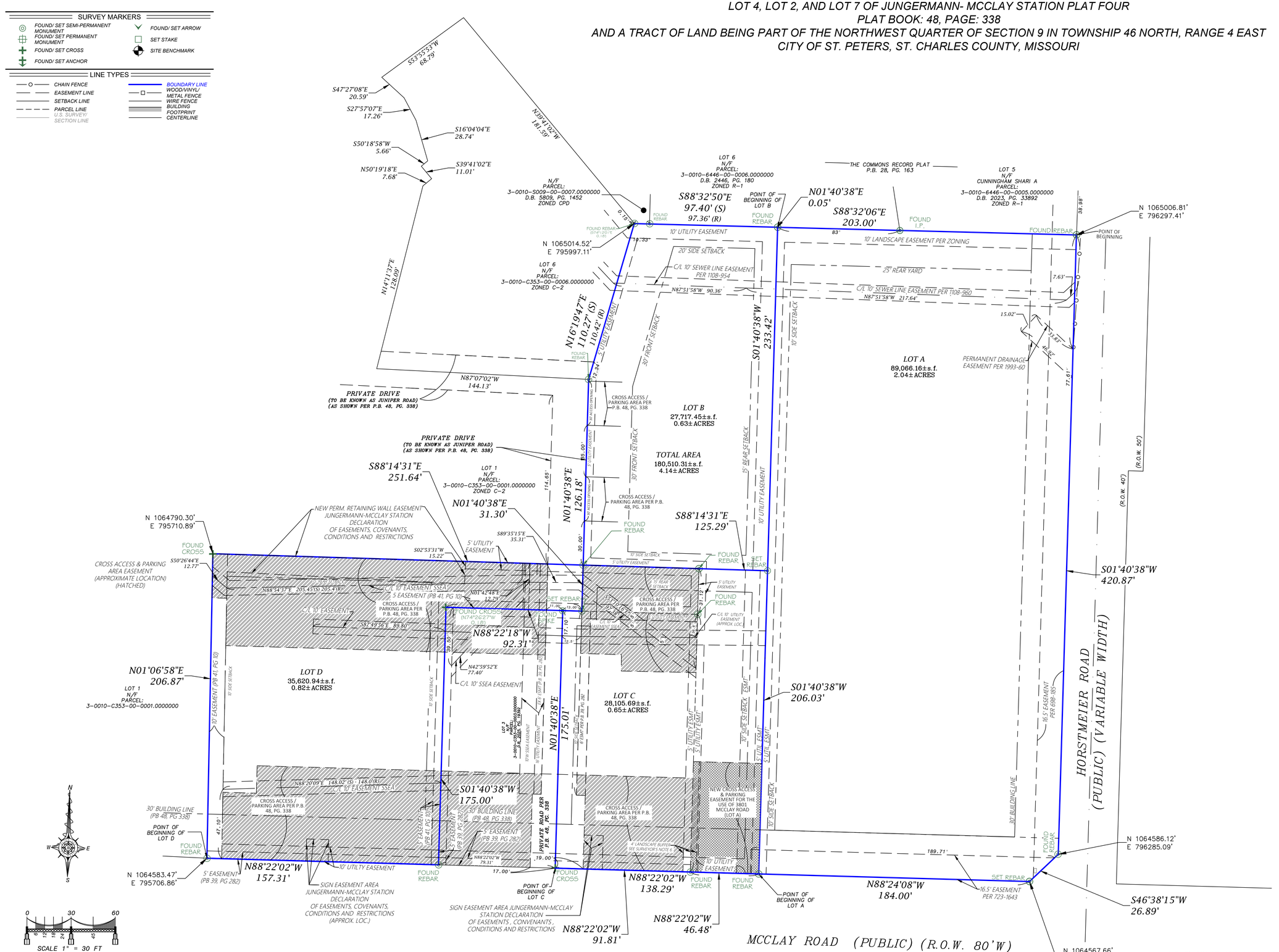
LOT 4, LOT 2, AND LOT 7 OF JUNGERMANN- MCCLAY STATION PLAT FOUR
PLAT BOOK: 48, PAGE: 338
AND A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 9 IN TOWNSHIP 46 NORTH, RANGE 4 EAST
CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI

SURVEY MARKERS

- FOUND/ SET SEMI-PERMANENT MONUMENT
- FOUND/ SET PERMANENT MONUMENT
- FOUND/ SET CROSS
- FOUND/ SET ANCHOR
- FOUND/ SET ARROW
- SET STAKE
- SITE BENCHMARK

LINE TYPES

- CHAIN FENCE
- EASEMENT LINE
- SETBACK LINE
- PARCEL LINE
- U.S. SURVEY/ SECTION LINE
- BOUNDARY LINE
- WOOD/VINYL/ METAL FENCE
- WIRE FENCE
- BUILDING FOOTPRINT
- CENTERLINE



CONTROLLING CORNERS USED:
CONC MONUMENT - NORTHEAST CORNER LOT 6

ABBREVIATIONS

I.P.	=	IRON PIPE	I.R.	=	IRON ROD
B.M.	=	BENCH MARK	ELEV.	=	ELEVATION
P.B.	=	PLAT BOOK	PG.	=	PAGE
BK.	=	BOOK	S.F.	=	SQUARE FEET
ESMT.	=	EASEMENT	BLDG.	=	BUILDING
N/F	=	NOW OR FORMERLY	CONC	=	CONCRETE
ASPH.	=	ASPHALT	R.O.W.	=	RIGHT-OF-WAY
PROP.	=	PROPERTY	COR.	=	CORNER
FL	=	FLOW LINE	CL	=	CENTERLINE
(R)	=	RECORD	(S)	=	SURVEYED
(C)	=	CALCULATED	(NR)	=	NON-RADIAL
T.F.	=	TOP OF FOUNDATION	F.F.	=	FINISHED FLOOR
R.O.W.	=	RIGHT-OF-WAY			
P.V.C.	=	POLYVINYL CHLORIDE PIPE			
R.C.P.	=	REINFORCED CONCRETE PIPE			
V.C.P.	=	VITRIFIED CLAY PIPE			

SURVEYOR'S NOTES

1. THIS PLAT CONTAINS 4.14 ACRES MORE OR LESS. (180,510.31 SQUARE FEET MORE OR LESS).
2. SOURCE OF RECORD DESCRIPTION: DOC: 2025R-052622. DOC: 2025R-047160, AND DEED BOOK 6418 PAGE 1830 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.
3. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
4. *BASIS OF BEARINGS ARE GRID NORTH, DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON FEBRUARY 4, 2026 WITH THE FOLLOWING PARAMETERS:*

   ZONE:
   MISSOURI EAST 2401
   HORIZONTAL DATUM: NAD83
   VRS BASE STATION PRS1258813930 (CORS-ID MOOF)
   N (Y) = 324131.152 (METERS)
   E (X) = 232983.491 (METERS)
   ELEVATION = 497.01'
   COMBINED FACTOR = 0.99993690
   VERTICAL DATUM: NAVD88 (GEOID12B)
5. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN HEREON ARE BASED ON PLAT BOOK 48, PAGE 338, OF THE ST. CHARLES, MISSOURI RECORDS.

   THE UNDERSIGNED DEDICATE THE AREA DEPICTED HEREON AS "UTILITY EASEMENTS" TO THE CITY OF ST. PETERS, MISSOURI, ST. CHARLES GAS COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE CO. AND AT&T CABLE SERVICES, AS APPLICABLE, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING MAINTAINING AND REPAIRING SANITARY SEWERS, STORM SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED APPURTENANCES AND EQUIPMENT AND FOR ANY OTHER PUBLIC UTILITY PURPOSES, 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 AND RELATED APPURTENANCES, EQUIPMENT, AND FACILITIES.

1"=0.08"	
2"=0.17"	
3"=0.25"	
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7"=0.58"	
8"=0.67"	
9"=0.75"	
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SURVEYOR'S STATEMENT

AT THE REQUEST OF GREG GETTMAN, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2026, EXECUTED A RESURVEY OF A TRACT OF LAND BEING LOT 4, LOT 2, AND LOT 7 OF JUNGERMANN- MCCLAY STATION PLAT FOUR AS RECORDED IN PLAT BOOK: 48, PAGE: 338 AND A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 9 IN TOWNSHIP 46 NORTH, RANGE 4 EAST ST. CHARLES COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC
DATE 6-24-26

STATE OF MISSOURI
JAMES JOSEPH DWYER
NUMBER LS-1552
REGISTERED LAND SURVEYOR

REVISIONS

NO.	REVISION / ISSUE	DATE

PREPARED FOR

GREG GETTMAN
PHONE: (314) 368-3247
GGETTMAN1@GMAIL.COM

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM © 2026 ALTEA, LLC

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION
BOUNDARY ADJUSTMENT

PROJECT NUMBER
26-0191-BA-U4

FIELD CREW:	CKL
SURVEYED:	2/24/2026
DRAFTER:	LD/RM
DRAFTED:	2/25/2026
REVIEWER:	BLH
REVIEWED:	2/25/2026

SHEET 2 OF 2

TOWNHOMES AT LIENEMANN PARK
PLAT SIX

A TRACT OF LAND BEING A SUBDIVISION OF LOT "A" OF "TOWNHOMES AT LIENEMANN PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2024R-008529, AND ALSO BEING PART OF SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST
CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION, HAS CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AS SHOWN ON THIS RECORD PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "TOWNHOMES AT LIENEMANN PARK PLAT SIX".

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS RECORD PLAT SHALL BE SUBJECT TO AND BENEFITED BY THE EASEMENTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, AND

PROTECTIVE COVENANTS FOR TOWNHOMES AT LIENEMANN PARK RECORDED AS DOCUMENT

NO. 2025R-042837 OF THE ST. CHARLES COUNTY RECORDS.

PERMANENT AND SEMI-PERMANENT SURVEY MONUMENTS SHALL BE SET WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT WHICH MEET OR EXCEED THE REQUIREMENTS OF 20 CSR 2030-16.090, CHAPTER 16 – MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF

_____, 2026.

LOMBARDO HOMES OF ST LOUIS LLC

BY:_____

PRINT NAME: _____

TITLE:_____

DATE: _____

LOMBARDO HOMES OF ST LOUIS LLC

STATE OF _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS _____ OF THE LOMBARDO HOMES OF ST LOUIS LLC, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME IN THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE / SHE EXECUTED THE SAME VOLUNTARILY ON BEHALF OF LOMBARDO HOMES OF ST LOUIS LLC ON THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF

_____, 2026.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

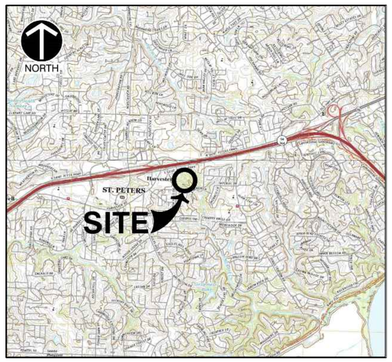
MY COMMISSION EXPIRED:_____

_____
NOTARY PUBLIC

AS SURVEYED LAND DESCRIPTION:
TOWNHOMES AT LIENEMANN PARK LOT "A" :

A TRACT OF LAND BEING LOT A OF TOWNHOMES AT LIENEMANN PARK AS RECORDED AS DOCUMENT NO. 2024R-008529 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND ALSO BEING PART OF SECTION 16, TOWNSHIP 46 NORTH RANGE 4 EAST ST CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF FOREST SPRING ESTATES PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 19, PAGE 78 OF THE ST. CHARLES COUNTY RECORDERS OFFICE; THENCE NORTH 87°44'24" WEST 555.00 FEET TO A POINT; THENCE SOUTH 02°14'12" WEST 107.51 FEET TO A POINT; THENCE NORTH 87°42'14" WEST 755.31 FEET TO THE EASTERN RIGHT OF WAY LINE OF CINNAMON HILLS DRIVE; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE NORTH 02°22'02" EAST 14.35 FEET TO A POINT; THENCE NORTH 29°47'29" WEST 718.56 FEET TO THE POINT OF TRUE BEGINNING; THENCE CONTINUING NORTH 29°47'29" WEST 208.16 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF HIGHWAY 364; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE NORTH 14°27'33" EAST 173.90 FEET TO A POINT; THENCE NORTH 68°43'28" EAST 167.96 FEET TO A POINT; THENCE NORTH 85°25'16" EAST 131.60 FEET TO A POINT; THENCE SOUTH 88°56'31" EAST 133.23 FEET TO A POINT; THENCE SOUTH 85°44'03" EAST 202.14 FEET TO A POINT; THENCE NORTH 81° 07' 55" EAST 164.04 FEET TO A POINT; THENCE NORTH 69°17'53" EAST 327.74 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 08°40'33" EAST 91.40 FEET TO A POINT ON A CURVE TO THE LEFT, THENCE ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET AND ARC LENGTH OF 31.42, WHOSE LONG CHORD BEARS SOUTH 53°40'33"EAST FOR A CHORD DISTANCE OF 28.28 FEET; THENCE, NORTH 81°19'27" EAST 93.77 FEET TO A POINT; THENCE SOUTH 08°40'33" EAST 86.39 FEET TO A POINT; THENCE, SOUTH 01°49'29" WEST 157.64 FEET TO A POINT; THENCE, SOUTH 43°10'31" 49.13 FEET TO A POINT; THENCE, SOUTH 01°49'29" WEST 485.85 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 117.35 FEET WHOSE LONG CHORD BEARS NORTH 18°32'59" WEST FOR A CHORD DISTANCE OF 114.89 FEET; THENCE, NORTH 01°49'29" EAST 368.26' TO A POINT; THENCE, NORTH 88°10'31" WEST 250.53 FEET TO A POINT; THENCE, NORTH 20°39'17" WEST 161.00 FEET TO A POINT; THENCE, SOUTH 69°17'53" WEST 87.12 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 525.00 FEET AND AN ARC LENGTH OF 103.96 FEET WHOSE LONG CHORD BEARS SOUTH 74°58'15" WEST FOR A CHORD DISTANCE OF 103.79 FEET; THENCE, SOUTH 80°38'36" WEST 1.01 FEET; THENCE, SOUTH 03°14'01" EAST 166.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 259.18 FEET WHOSE LONG CHORD BEARS SOUTH 41°45'59" WEST FOR A CHORD DISTANCE OF 233.35 FEET; THENCE, SOUTH 86°45'59" WEST 297.52 FEET TO A POINT ON A CURVE; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 157.14 FEET WHOSE LONG CHORD BEARS NORTH 65°57'05" WEST FOR A CHORD DISTANCE OF 151.26 FEET; THENCE, NORTH 38°40'08" WEST 72.49 FEET TO A POINT; THENCE, SOUTH 60°12'13" WEST 52.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 483,995 SQUARE FEET OR 11.11 ACRES MORE OR LESS.



SITE USGS AND VICINITY MAP

U.S.G.S. 7.5 TOPOGRAPHIC MAP, "CHESTERFIELD" QUADRANGLE, "MO", DATED "2021" SCALE 1" = 4000'

GENERAL NOTES

1. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS INC.
2. BASIS OF BEARING ADOPTED FROM MODOT VRS SYSTEM EASTERN ZONE (2401).
3. (M) = MEASURED DIMENSION (R) = RECORD DIMENSION.
4. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 20 CSR 2030-16.010 AND THE RESULTS ARE SHOWN HEREON.
5. THIS PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER NATIONAL FLOOD HAZARD LAYER FIRMETTE, MAP NO. 29183C0410G, DATED 01/20/2016.
6. TOTAL AREA OF THIS PLAT IS 483,995 SQUARE FEET, OR 11.11 ACRES, MORE OR LESS.
7. TYPICAL STREET ADDRESS: (###)
8. THERE ARE NO EXISTING PIPELINES FACILITIES WITHIN THE LIMITS OF THIS SUBDIVISION.
9. ◉ DENOTES PERMANENT MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
10. CROSSES TO BE CUT AT ALL CENTERLINE INTERSECTIONS AND AT ALL P.C.'S AND P.T.'S OF CURVES AT THE STREET CENTERLINE.
11. CROSSES TO BE CUT AT A PROLONGATIONS OF THE SIDE LOT LINES AFTER THE COMPLETION OF STREET CONSTRUCTION,
12. SEMI-PERMANENT MONUMENTS TO BE SET AT THE REAR LOT CORNERS AFTER COMPLETION OF CONSTRUCTION ACTIVITIES.

LAND DESCRIPTION:
LOTS 37, 38, 39, 40, 41, AND 42:

A TRACT OF LAND BEING PART OF LOT A OF TOWNHOMES AT LIENEMANN PARK AS RECORDED AS DOCUMENT NO. 2024R-008529, AND ALSO PART OF FUTURE DEVELOPMENT AREA "B" OF TOWNHOMES AT LIENEMANN PARK PLAT TWO AS RECORDED AS DOCUMENT NO. 2025R-042838 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, ALL WITHIN SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF LOT 36 OF THE TOWNHOMES AT LIENEMANN PARK PLAT FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2026R-022293 OF SAID ST. CHARLES COUNTY, MISSOURI RECORDS, SAID POINT ALSO BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SESAME LOOP (50' WIDE); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 03°14'01" EAST A DISTANCE OF 4.37 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 39.27 FEET WITH A RADIUS OF 25.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86° 45' 59" WEST A DISTANCE OF 77.77 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOTS; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 86° 45' 59" WEST A DISTANCE OF 144.17 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 03°14'01" WEST A DISTANCE OF 69.00 FEET TO A POINT; THENCE NORTH 86°45'59" EAST A DISTANCE OF 144.17 FEET TO A POINT; THENCE SOUTH 03°14'01" EAST A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,948 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

LAND DESCRIPTION:
LOTS 49, 50, 51, 52, 53, AND 54:

A TRACT OF LAND BEING PART OF LOT A OF TOWNHOMES AT LIENEMANN PARK AS RECORDED AS DOCUMENT NO. 2024R-008529, AND ALSO PART OF FUTURE DEVELOPMENT AREA "B" OF TOWNHOMES AT LIENEMANN PARK PLAT TWO AS RECORDED AS DOCUMENT NO. 2025R-042838 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, ALL WITHIN SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHEAST CORNER OF LOT 31 OF THE TOWNHOMES AT LIENEMANN PARK PLAT FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2026R-022293 OF SAID ST. CHARLES COUNTY, MISSOURI RECORDS, SAID POINT ALSO BEING ON THE WESTERN RIGHT-OF-WAY LINE OF SESAME LOOP (50' WIDE); THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 23.16 FEET WITH A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 60° 03'15" WEST A CHORD DISTANCE OF 21.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86° 45' 59" WEST A DISTANCE OF 82.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOTS; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 03° 14' 01" EAST A DISTANCE OF 69.00 FEET TO A POINT; THENCE SOUTH 86°45'59" WEST A DISTANCE OF 144.17 FEET TO A POINT; THENCE NORTH 03°14'01" WEST A DISTANCE OF 69.00 FEET TO A POINT; THENCE NORTH 86°45'59" EAST A DISTANCE OF 144.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,948 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED FOR RECORDING BY THE CITY OF ST. PETERS, MISSOURI CITY ENGINEER

_____
LIANE SARGENT, P.E, CITY ENGINEER

I, LISA L. SCHROEDER, CITY CLERK, CITY OF ST. PETERS, MISSOURI, DO HEREBY CERTIFY THAT THE ATTACHED RECORD PLAT OF TOWNHOMES AT LIENEMANN PARK PLAT FIVE WAS APPROVED FOR RECORDING BY THE CITY OF ST. PETERS CITY ENGINEER AND WAS APPROVED BY THE BOARD OF ALDERMEN BY ORDINANCE NO. _____ OF THE CITY OF ST. PETERS, MISSOURI DATED _____, _____. I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF ST. PETERS OF MISSOURI ON THE _____DAY OF _____, 2025_.

_____
LISA L. SCHROEDER, CITY CLERK

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2024, BY THE HARVEY FRED LIENEMANN UNIFIED CREDIT TRUST DATED DECEMBER 13, 2005, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF SECTION 16, TOWNSHIP 46 NORTH RANGE 4 EAST, A TRACT OF LAND RECORDED IN DEED BOOK 4624, PAGE 2180 AS RECORDED IN ST CHARLES COUNTY, MISSOURI. THIS SURVEY AND THE PLAT SHOWN HEREON WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

_____
B. AUSTIN DESAIN, P.L.S. #2017040268
STATE OF MISSOURI
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CERTIFICATION/LICENSE NO. LS-2007031293

REVISION RECORD

NO	DATE	DESCRIPTION

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

LOMBARDO HOMES OF ST. LOUIS LLC
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304

TOWNHOMES AT LIENEMANN PARK
PLAT SIX
RECORD PLAT

DATE:	JULY, 2026
DWG SCALE:	N/A
PROJECT NO.	337-20S.0106
DRAWN BY:	DWD
CHECKED BY:	KAS
APPROVED BY:	DRAFT

DRAWING NO.:
SV06
SHEET 1 OF 3

P:\337-0001\337-2021\Survey\Dwg\337202-SV06-RECORD PLAT 6.dwg(01) 1/17/2/2026 - ddesaun - LP: 7/2/2026 11:06 AM

EXISTING EASEMENT AND ROW NOTES:

UNLESS SPECIFIED OTHERWISE ALL EASEMENTS AND RIGHT OF WAYS FOR GINGER DRIVE, SESAME LOOP, AND CINNAMON SPICE DRIVE SHOWN ON THE PLAT WERE ESTABLISHED ON THE RECORDED PLAT FOR TOWNHOMES AT LIENEMANN PARK PLAT 2 PER DOCUMENT NUMBER 2025R-042838.

HIGHWAY 364 A.K.A. OLD HIGHWAY 94 & ST PETERS PARKWAY (VARIABLE WIDTH)

N 68°43'28" E 167.96'

N 85°25'16" E 131.60'

S 88°56'31" E 133.23'

S 85°44'03" E 202.14'

N 81°07'55" E 164.04'

STATE PLANE COORDINATES: US SURVEY FEET: 1061476.114, E:799299.748 METERS: N:323537.920, E:243626.563

STATE PLANE COORDINATES: US SURVEY FEET: 1061396.871, E:798515.187 METERS: N:323513.766, E:243387.429

N 14°27'23" E 173.50'

STATE PLANE COORDINATES: US SURVEY FEET: 1061228.479, E:798471.766 METERS: N:323462.440, E:243374.194

STATE PLANE COORDINATES: US SURVEY FEET: 1061047.833, E:798575.187 METERS: N:323407.379, E:243405.717

STATE PLANE COORDINATES: US SURVEY FEET: 1061085.794, E:799238.549 METERS: N:323418.950, E:243607.910

TOWNHOMES AT LIENEMANN PARK PLAT TWO
2025R-042838
FUTURE DEVELOPMENT AREA "A"
131,365 SQ FT

TOWNHOMES AT LIENEMANN PARK PLAT FIVE
2026R-XXXXXX

TOWNHOMES AT LIENEMANN PARK PLAT TWO
2025R-042838
FUTURE DEVELOPMENT AREA "B"
70,547 SQ FT

TOWNHOMES AT LIENEMANN PARK PLAT TWO
2025R-042838
FUTURE DEVELOPMENT AREA "C"
72,571 SQ FT

TOWNHOMES AT LIENEMANN PARK PLAT TWO
2025R-042838
FUTURE DEVELOPMENT AREA "C"
72,571 SQ FT

GINGER DRIVE (50'W) (PUBLIC)
109,156 SQ FT

SESAME LOOP (50'W) (PUBLIC)

CINNAMON HILLS DRIVE (50'W)

PUBLIC PARK OUTLOT
856,057 SQ FT
19.65 AC

LOT 202 1920 SF | LOT 201 1592 SF | LOT 200 1604 SF | LOT 199 1595 SF | LOT 198 1576 SF | LOT 197 1899 SF

LOT 49 1897 SQ. FT. | LOT 50 1538 SQ. FT. | LOT 51 1538 SQ. FT. | LOT 52 1538 SQ. FT. | LOT 53 1538 SQ. FT. | LOT 54 1897 SQ. FT.

LOT 42 1897 SQ. FT. | LOT 41 1538 SQ. FT. | LOT 40 1538 SQ. FT. | LOT 39 1538 SQ. FT. | LOT 38 1538 SQ. FT. | LOT 37 1897 SQ. FT.

LOT 13 1897 SF | LOT 14 1538 SF | LOT 15 1538 SF | LOT 16 1538 SF | LOT 17 1538 SF | LOT 18 1897 SF

LOT 19 1,884 SF | LOT 20 1,527 SF | LOT 21 1,546 SF | LOT 22 2,091 SF

LOT 31 1893 SQ. FT. | LOT 32 1538 SQ. FT. | LOT 33 1538 SQ. FT. | LOT 34 1538 SQ. FT. | LOT 35 1538 SQ. FT. | LOT 36 1897 SQ. FT.

LOT 30 1884 SQ. FT. | LOT 29 1533 SQ. FT. | LOT 28 1533 SQ. FT. | LOT 27 1891 SQ. FT. | LOT 26 1891 SQ. FT. | LOT 25 1535 SQ. FT. | LOT 24 1605 SQ. FT. | LOT 23 2291 SQ. FT.

TOWNHOMES AT LIENEMANN PARK PLAT FOUR 2026R-022293

TOWNHOMES AT LIENEMANN PARK PLAT THREE 2026R-006147

EX. EASEMENT BK 2637, PGS 1619-1623 (TO REMAIN)

EX. EASEMENT 2637/1619-1623 (TO BE VACATED)

EX. TEMP EASEMENT 2637/1622

EX. EASEMENT 2637/1620

EX. 40'W TEMP CONST ESMT TO DUCKETT CREEK 1017/1652

EX. 20'W SEWER ESMT TO DUCKETT CREEK 1017/1652

MONUMENT ESMT 169 SF

10' SEWER EASEMENT 70.00'

SEE SHEET 03

NORTH

SCALE IN FEET 0 30 60

REVISION RECORD

NO	DATE	DESCRIPTION

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

LOMBARDO HOMES OF ST. LOUIS LLC
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304

TOWNHOMES AT LIENEMANN PARK
PLAT SIX
RECORD PLAT

DATE:	JULY, 2026
DWG SCALE:	1"=30'
PROJECT NO:	337-203.0106
DRAWN BY:	DWD
CHECKED BY:	KAS
APPROVED BY:	DRAFT

DRAWING NO.:
SV06
SHEET 2 OF 3

P:\300-000\337-203\1_Survey\Dwg\337203-SV06-RECORD PLAT 6.dwg(02) LS(7/2/2026 - dstewart) - LP: 7/2/2026 11:19 AM

NORTH
SCALE IN FEET
0 30 60

EXISTING EASEMENT AND ROW NOTES:

UNLESS SPECIFIED OTHERWISE ALL EASEMENTS AND RIGHT OF WAYS FOR GINGER DRIVE, SESAME LOOP, AND CINNAMON SPICE DRIVE SHOWN ON THE PLAT WERE ESTABLISHED ON THE RECORDED PLAT FOR TOWNHOMES AT LIENEMANN PARK PLAT 2 PER DOCUMENT NUMBER 2025R-042838.

HIGHWAY 364 A.K.A. OLD HIGHWAY 94 & ST PETERS PARKWAY (VARIABLE WIDTH)

STATE PLANE COORDINATES:
US SURVEY FEET:
1061591.973, E:799606.330
METERS:
N:323573.233, E:243720.009

N 69°17'53" E 327.74'

S08°40'33"E 3.13'

L=7.07'
R=4.50'

37.83'

UTILITY ESMT 124 SF

MONUMENT ESMT 137 SF

FUTURE 25'W GENERAL UTILITY EASEMENT

S 08°40'33" E 91.40'

CINNAMON SPICE DRIVE (74'W) (PUBLIC)

N08°40'33"W 80.04'

5'W ESMT

N08°40'33"W 88.18'

S08°40'33"E 86.18'

COMMON GROUND "E"
839 SQ FT

L=31.42'
R=20.00'
CHB=S53°40'33"E
CH=28.28'

N 81°19'27" E 93.77'

25'W GENERAL UTILITY EASEMENT

LOT 192 1,884 SF

LOT 191 1,527 SF

LOT 190 1,527 SF

LOT 189 1,878 SF

TOWNHOMES AT LIENEMANN PARK PLAT TWO
2025R-042838

FUTURE DEVELOPMENT AREA "A"
131,365 SQ FT

10'W ESMT

S 14°27'21" E 97.48'

L=27.22'
R=20.00'

11.56'

S 08°40'33" E 86.39'

25.00'

150.77'
S81°19'27"W 162.33'

162.33'

5'W ESMT
S81°19'27"W 175.83'

A=31.48'
R=150.00'
CHB=S75°18'40"W
CH=31.43'

GINGER DRIVE (50'W) (PUBLIC)

10'W ESMT 127.61'

218.59'

S69°17'53"W 223.51'

136.39'

S58°27'53"W 125.06'

S 88°10'31" E 10.00

S 69°17'53" W 87.12'

ESMT

N80°22'12"E 154.10'

L=103.96'
R=525.00'
CHB=S74°58'15"W
CH=103.79'

S 35°22'12" W 20.81

S 80°22'12" W 4.83

N 20°29'17" W 161.00'

N20°29'17"W 113.98'

S09°39'11"E 110.84'

3'W ESMT

ESMT

S 81°30'18" E 52.96

S 88°10'31" E 26.43

N 66°41'17" W 12.01

S 81°30'18" E 28.76

N1°49'29"E 167.79'

10'W ESMT.

N1°49'29"E 168.41'

TOWNHOMES AT LIENEMANN PARK PLAT TWO
2025R-042838
COMMON GROUND "D" &
RECREATION AREA
59,588 Sq.Ft.

S88°10'31"E 204.03'

ESMT

S88°10'31"E 195.54'

N 88°10'31" W 250.53'

N 88°10'31" W 4.05'

S 01°49'29" W 157.64'

N 08°32'28" E 44.94

S 43°10'31" E 49.53'

STATE PLANE COORDINATES:
US SURVEY FEET:
1061256.045, E:799743.615
METERS:
N:323470.842, E:243761.854

N 1°49'29" E 368.26'

10'W ESMT

S 1°49'29" W 485.65'

N0°16'07"E 211.63'

S0°16'07"W 221.49'

FUTURE DEVELOPMENT
18,745 Sq.Ft.

LOT B
474,994 SQ FT
10.90 AC

PUBLIC PARK OUTLOT
856,057 SQ FT
19.65 AC

PUBLIC PARK OUTLOT
856,057 SQ FT
19.65 AC

SEE SHEET 02

SEE INSET

SEE INSET

N 1°49'29" E 568.26'

S 1°49'29" W 485.65'

N1°46'08"E 209.95'

10'W ESMT

S1°46'08"W 232.36'

FUTURE DEVELOPMENT
18,745 Sq.Ft.

LOT B
474,994 SQ FT
10.90 AC

L=117.35'
R=165.00'
CHB=N18°32'59"W
CH=114.89'

A=24.39'
R=165.00'
CHB=S22°23'53"E
CH=24.36'

S1°46'08"W 41.84'

N1°46'08"E 18.04'

S16°14'52"E 123.48'

10'W ESMT

N16°14'52"W 127.19'

S39°33'44"W 155.62'

10'W ESMT

N39°33'44"E 155.51'

EX. 15'W WATERLINE ESMT
TO ST PETERS 1807/1716

N 87°44'24" W 555.00'

S 02°14'12" W 107.51'

N1°56'50"E 81.98'

S1°56'50"W 127.40'

10'W ESMT

N/F
JAIMESON & CARA GANNON
6839/439

EX. 35' X 30' DRAINAGE ESMT TO
LIENEMANN FOREST TOWNHOME
OWNERS ASSOC 1785/1900

N 27°17'35" W 24.45

ESMT

20.82'

21.84'

N 87°42'14" W 755.31'

N/F
LIENERMANN FOREST
HOMEOWNERS ASSOCIATION
2114/425

N/F
CHRISTOPHER P &
KATHERINE L
MARSHALL
2022R-008369

INSET: 1"=30'

REVISION RECORD

NO	DATE	DESCRIPTION

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com

Civil & Environmental Consultants, Inc.

LOMBARDO HOMES OF ST. LOUIS LLC
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304

TOWNHOMES AT LIENEMANN PARK
PLAT SIX
RECORD PLAT

DATE:	JULY, 2026
DRAWN BY:	DWD
DWG SCALE:	1"=30'
CHECKED BY:	KAS
PROJECT NO:	337-203.0106
APPROVED BY:	DRAFT

DRAWING NO.:
SV06
SHEET 3 OF 3

P:\330-000\337-2031 - Survey\Dwg\337203-SV06-RECORD PLAT 6.dwg(03) LS(7/2/2026 - dstinson) - LP: 7/2/2026 11:19 AM

A SITE PLAN FOR
FARMERS COOP ELEVATOR ASSOCIATION INC.
PART OF U.S. SURVEY NO. 1754
TOWNSHIP 47 NORTH, RANGE 4 EAST,
CITY OF ST. PETERS
ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES:

1. AREA OF TRACT: 2.33 ACRES
2. PRESENT ZONING: I-1 LIGHT INDUSTRIAL (CITY OF ST.PETERS)
3. PROPOSED USE: STORAGE
4. THE RESTRICTIONS FOR "I-1" DISTRICT ZONING ARE AS FOLLOWS:

   BUILDING HEIGHT: 45 FEET
   FRONT YARD SETBACK: 30 FEET
   SIDE YARD SETBACK: 10 FEET
   REAR YARD SETBACK: 15 FEET; 40 FEET WHEN ADJOINING RESIDENTIAL

   NOT MORE THAN 40% OF LOT MAY BE USED FOR OPEN STORAGE
5. WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAPS (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0261G WITH AN EFFECTIVE DATE OF JANUARY 20, 2016 AND INCLUDES COMMUNITY NUMBER 290319 (CITY OF ST. PETERS). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:
   - ZONE X (SHADED) – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
6. PROPERTY OWNER: FARMERS COOP ELEVATOR ASSN INC
   216 2ND STREET
   ST PETERS MO, 63376
7. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES:

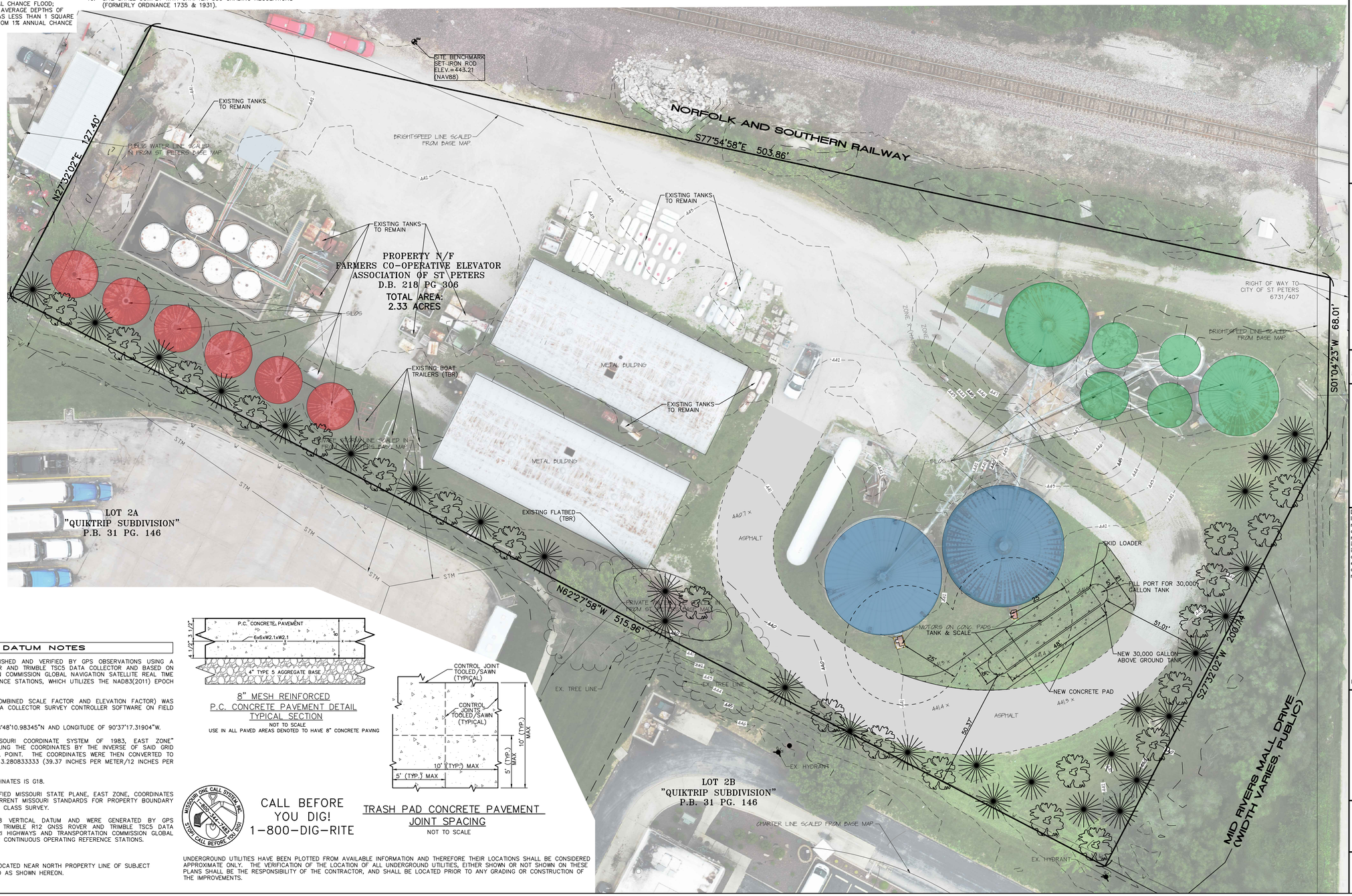
AMEREN UE ELECTRIC	636-357-2978
BRIGHTSPEED	765-273-0705
SPIRE ENERGY GAS	636-946-8937
CITY OF ST. PETERS WATER	636-477-6600, ext. 1573
CITY OF ST. PETERS SANITARY	636-278-2244
CENTRAL COUNTY FIRE	636-970-9700

8. ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF ST. PETERS.
9. SITE SHALL COMPLY WITH CHAPTER 550 STORMWATER MANAGEMENT (FORMERLY ORDINANCE #753). SITE DETENTION HAS BEEN PROVIDED FOR IN THE CITY'S REGIONAL BASIN FOR THIS DEVELOPMENT AND WILL NOT BE REQUIRED ONSITE.
10. SITE SHALL COMPLY WITH CHAPTER 530 GRADING REGULATIONS (FORMERLY ORDINANCE 1735 & 1931).
11. SITE SHALL COMPLY WITH CHAPTER 535 OF THE CITY CODE FOR LANDSCAPING. LANDSCAPING CALCULATIONS/PLAN TO BE SUBMITTED BY OTHERS.
12. ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY ADA; THE ACCESS MUST BE AT GRADE OR THE RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
13. ADDITIONAL PERMITS WILL BE REQUIRED PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION BY THE CITY ENGINEERING DEPARTMENT AND THE CITY BUILDING DEPARTMENT.
14. THESE PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION.
15. REMOVE ANY CONCRETE FOUNDATIONS ALONG WITH THE REMOVAL OF SILOS.
16. REMOVE ANY PALLETS, PARTS, TRASH AND DEBRIS FROM THE SOUTHERN PROPERTY LINE OF SITE.

LEGEND

- TELECOM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- CROSS
- FOUND MONUMENT
- SET MONUMENT
- GAS — UNDERGROUND GAS
- F.M. — SANITARY FORCE MAIN
- W — UNDERGROUND WATER
- FO — UNDERGROUND FIBER
- CTV — UNDERGROUND CABLE
- EXISTING GRAIN BINS TBR BY AUG. 2027
- EXISTING GRAIN BINS TBR BY DEC. 2028
- EXISTING GRAIN BINS TBR BY DEC. 2028
- QTY. ~ (30) INDICATES PROPOSED EVERGREEN TREES (MIN. 2" CALIPER)
- QTY. ~ (22) INDICATES PROPOSED DECIDUOUS TREE (MIN. 2" CALIPER)

NOTE:
LANDSCAPING AS DEPICTED IS SHOWN TO MEET CITY CODE REQUIREMENTS AND SHOULD BE USED FOR BID PURPOSES. REVISIONS OR ALTERATIONS SUGGESTED BY CONTRACTOR (USING A QUALIFIED LANDSCAPE DESIGNER) SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL COORDINATE WITH OWNER ON MATERIALS AND PLACEMENT.



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

CONTROL DATUM NOTES

THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R12 GNSS ROVER AND TRIMBLE TSC5 DATA COLLECTOR AND BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS, WHICH UTILIZES THE NAD83(2011) EPOCH 2010.00 GPS NETWORK.

A SITE GRID AZIMUTH AND GRID FACTOR (COMBINED SCALE FACTOR AND ELEVATION FACTOR) WAS CALCULATED UTILIZING THE TRIMBLE TSC5 DATA COLLECTOR SURVEY CONTROLLER SOFTWARE ON FIELD CONTROL POINT 1.

FIELD CONTROL POINT 1 HAS A LATITUDE OF 38°48'10.98345"N AND LONGITUDE OF 90°37'17.31904"W.

PROJECT COORDINATES ARE MODIFIED "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" COORDINATES AND WERE GENERATED BY SCALING THE COORDINATES BY THE INVERSE OF SAID GRID FACTOR (1.000081547 6) ABOUT FIELD CONTROL POINT. THE COORDINATES WERE THEN CONVERTED TO FEET BY MULTIPLYING THE METRIC VALUES BY 3.280833333 (39.37 INCHES PER METER/12 INCHES PER FOOT).

THE GEOID UTILIZED TO OBTAIN PROJECT COORDINATES IS G18.

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY STANDARDS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040) AS AN URBAN CLASS SURVEY.

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R12 GNSS ROVER AND TRIMBLE TSC5 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS.

DESCRIPTION:

SITE BENCHMARK (NAVD 88)– SET IRON ROD LOCATED NEAR NORTH PROPERTY LINE OF SUBJECT PROPERTY (ELEVATION=443.21) AND IS LOCATED AS SHOWN HEREON.

8" MESH REINFORCED
P.C. CONCRETE PAVEMENT DETAIL
TYPICAL SECTION
NOT TO SCALE
USE IN ALL PAVED AREAS DENOTED TO HAVE 8" CONCRETE PAVING

TRASH PAD CONCRETE PAVEMENT
JOINT SPACING
NOT TO SCALE

MISSOURI ONE CALL SYSTEM, INC. "IT'S THE LAW!" STOP! CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
1-800-DIG-RITE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

A SITE PLAN FOR
FARMERS COOP ELEVATOR ASSOCIATION INC.
398 DEPOT ST.
CITY OF ST. PETERS, ST. CHARLES, MO 63367

PREPARED FOR:
FARMERS COOP ELEVATOR ASSOCIATION, INC.
216 2nd STREET
ST. PETERS, MO 63376
(636) 278-8444

BAX
ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

7-28-26	CITY COMMENTS

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.

STATE OF MISSOURI
DANIEL D. BAX
NUMBER PE-2013019016
07/26/2026
PROFESSIONAL ENGINEER

DANIEL D. BAX
CIVIL ENGINEER
ENGINEER'S LICENSE PE-2013019016

7-2-26
DATE
26-19826
PROJECT NUMBER
19826PRE.DWG
FILE NAME
AJW
DRAWN
AJW DDB
DESIGNED CHECKED

COVER SHEET

C-1



PERSPECTIVE VIEW - SOUTH



PERSPECTIVE VIEW - WEST



PERSPECTIVE VIEW - NORTH



PERSPECTIVE VIEW - EAST



EXTERIOR ELEVATION - NORTHEAST

3/16" = 1'-0"



EXTERIOR ELEVATION - SOUTHWEST

3/16" = 1'-0"



EXTERIOR ELEVATION - NORTHWEST

3/16" = 1'-0"



EXTERIOR ELEVATION - SOUTHEAST

3/16" = 1'-0"

EXTERIOR FINISHES

BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

ST-1
STOREFRONT
COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE SE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C4-B	Exterior Canopy	3	5' - 4"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"	Yes
Grand total		4				

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
TEL: 847.298.6900

CHICK-FIL-A
MID RIVERS MALL AT I-70 (MO) FSU
190 MID RIVERS MALL CIRCLE
ST. PETERS, MO 63376

FSR#04363

BUILDING TYPE / SIZE: P15 SE BASE
RELEASE: 26.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

DESIGN DEVELOPMENT

CONSULTANT PROJECT # 26-4156.00
PRINTED FOR DESIGN DEVELOPMENT
DATE 06/08/2026
DRAWN BY ZJ
CHECKED BY ZJ

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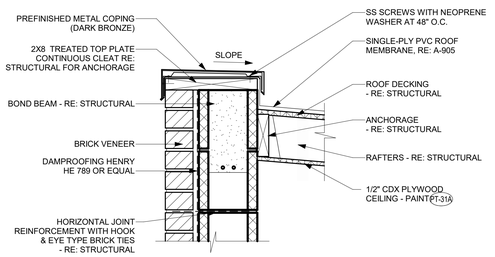
SHEET
DESIGN OVERVIEW

SHEET NUMBER
X-900

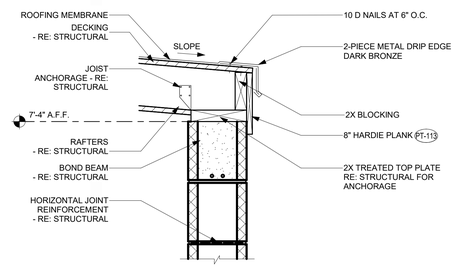
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XX-SE-04363-X-900-DESIGN OVERVIEW



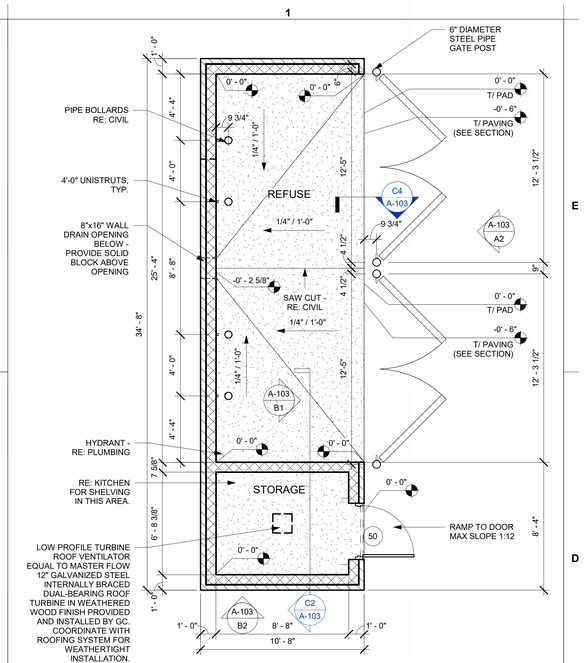
PERSPECTIVE VIEW - REFUSE ENCLOSURE



E3 REFUSE ENCLOSURE ROOF EDGE DETAIL
1 1/2" = 1'-0"



E2 REFUSE ENCLOSURE DRIP EDGE
1 1/2" = 1'-0"



NORTH D1 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"

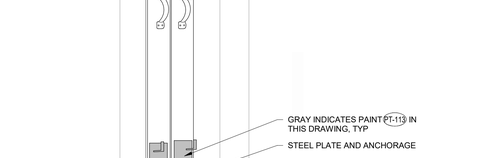
REF. ENCLOSURE FINISHES

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

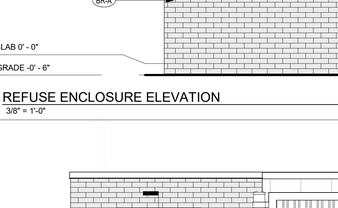
BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

REFUSE ENCLOSURE NOTES

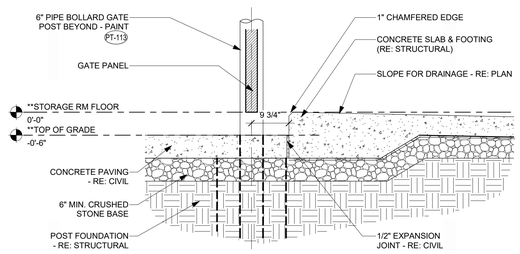
1. ** IN THE ARCHITECTURAL DRAWINGS, REFUSE ENCLOSURE AND MAIN BUILDING ARE BOTH NOTED WITH FINISH SLAB AT 0'-0". ACTUAL FINISH SLAB HEIGHTS WILL VARY BETWEEN MAIN BUILDING AND REFUSE ENCLOSURE. REFER TO CIVIL FOR ALL FINISH SLAB HEIGHTS.



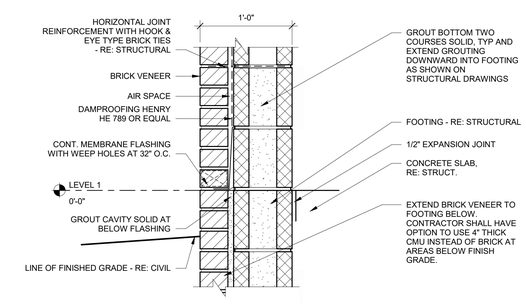
D3 REFUSE ENCLOSURE DOOR HEAD DETAIL
1 1/2" = 1'-0"



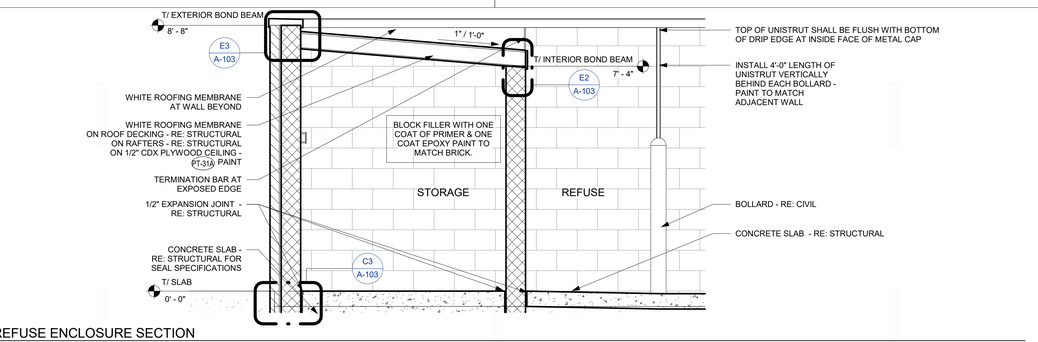
D2 REFUSE ENCLOSURE DOOR JAMB DETAIL
1 1/2" = 1'-0"



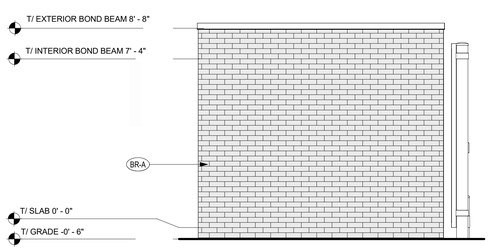
C4 REFUSE PAD AT CONCRETE PAVING DETAIL
3/4" = 1'-0"



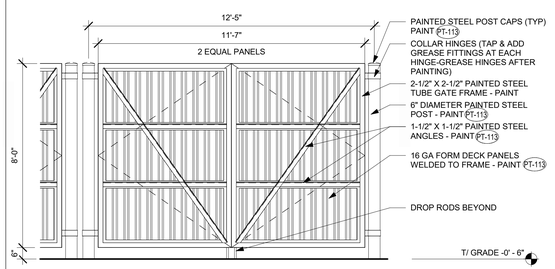
C3 REFUSE ENCLOSURE BASE DETAIL
1 1/2" = 1'-0"



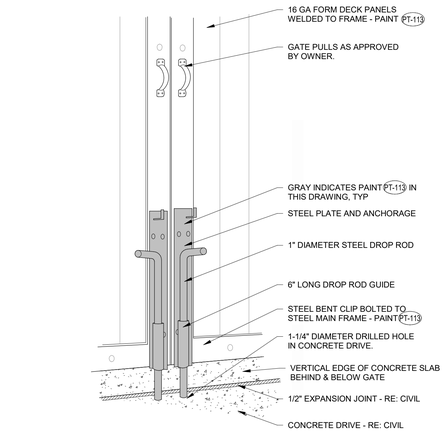
C2 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"



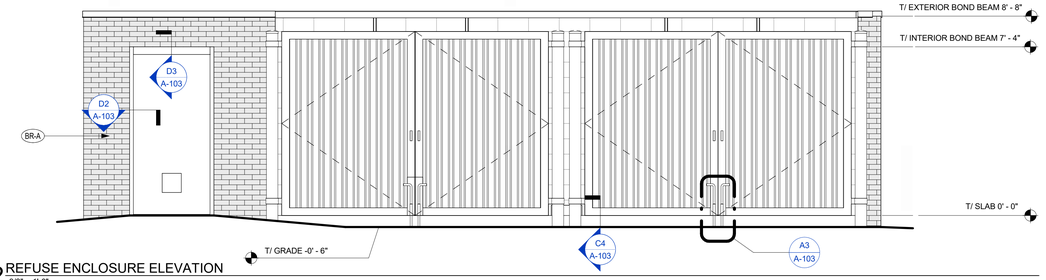
B2 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"



B1 REFUSE ENCLOSURE GATE REAR ELEVATION
3/8" = 1'-0"



A3 REFUSE ENCOSURE DROP ROD 3-D DECK PANEL DETAIL
1/2" = 1'-0"



A2 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"

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TEL: 847.298.6900

CHICK-FIL-A
MID RIVERS MALL AT I-70 (MO) FSU
190 MID RIVERS MALL CIRCLE
ST. PETERS, MO 63376

FSR#04363

BUILDING TYPE / SIZE: P15 SE BASE
RELEASE: 26.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

DESIGN DEVELOPMENT

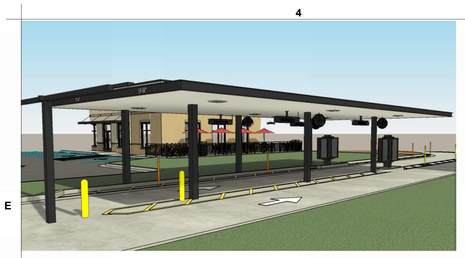
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SHEET REFUSE ENCLOSURE

SHEET NUMBER **A-103**

6/3/2026 1:36:40 PM Autodesk Docs://MO_04363_Mid Rivers Mall FSU_2020.10_FSR/04363_Mid Rivers Mall FSU_ARC.rvt
10-SE-04363-A-103-REFUSE ENCLOSURE



PERSPECTIVE VIEW - ORDER POINT

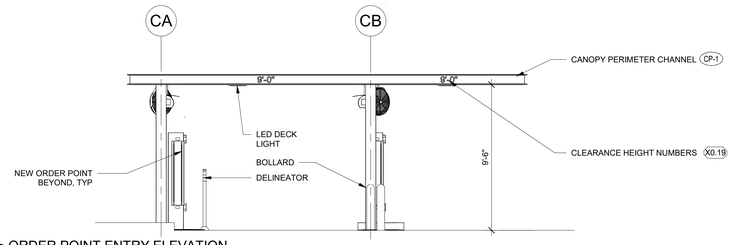
OP CANOPY FINISHES

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

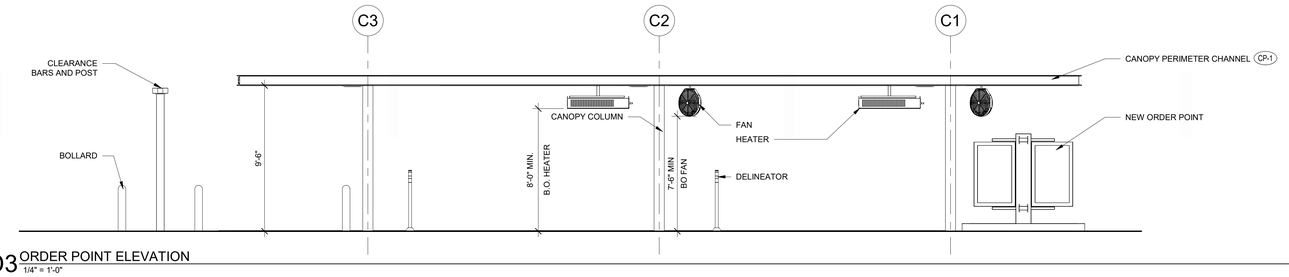
CP-2
METAL DECKING
COLOR: WHITE

ORDER POINT EQUIPMENT SCHEDULE

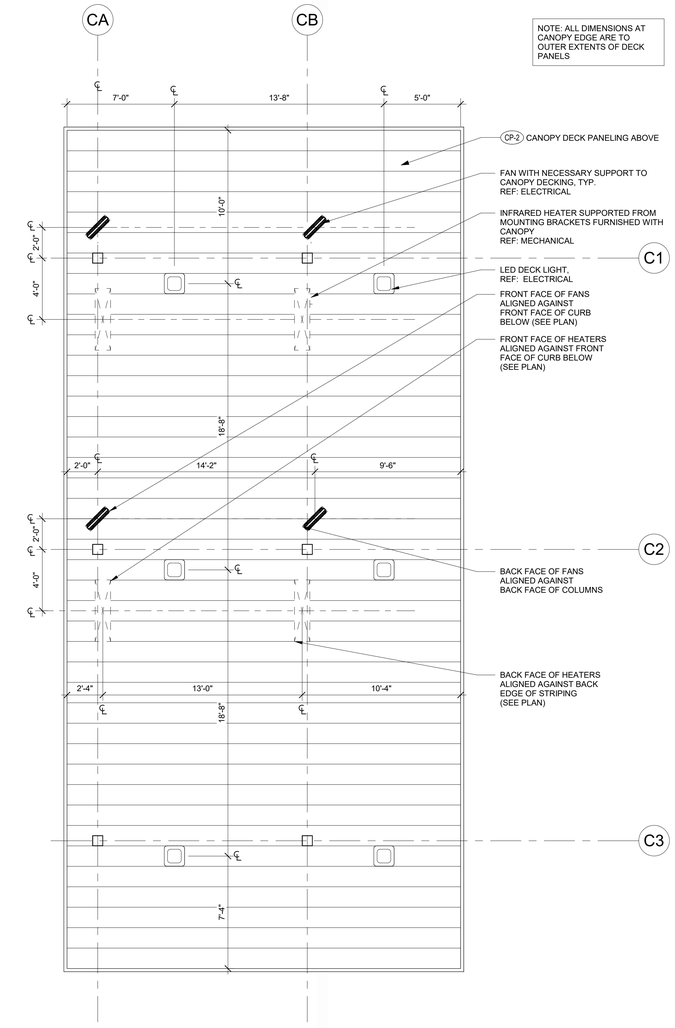
TAG	EQUIPMENT	APPLICABLE TIER 1	2	3	SUPPLIER	CONTACT	MANUFACTURER	MODEL NUMBER	COMMENTS
X0.3	BOLLARD SLEEVE	-	X	X	GC	-	INTERSTATE PRODUCTS OR EQUAL	1736YRS - EAGLE 6"	-
X0.6	C7 DOUBLE CLEARANCE BAR	-	BY SITE	BY SITE	UNISTRUCTURES OR CHANDLER SIGNS	Carolyn Ward (678-974-1759) c.ward@unistructures.com OR Kristen Hamilton, Amy McCann, or Scarlett Quintero (210-349-3804) CFA@chandlersigns.com	UNISTRUCTURES OR CHANDLER SIGNS	-	14'-6 1/2" L x 9'-0" H; See shop drawings for more information; Dark Bronze textured finish
X0.19	CLEARANCE TEXT	-	X	X	LANE OR FASHION	Larry Tolbert (705-545-7615) ltolbert@lanesupplyinc.com OR Jason Holmes (785-242-8111) jholmes@fashioninc.com	LANE OR FASHION	-	-



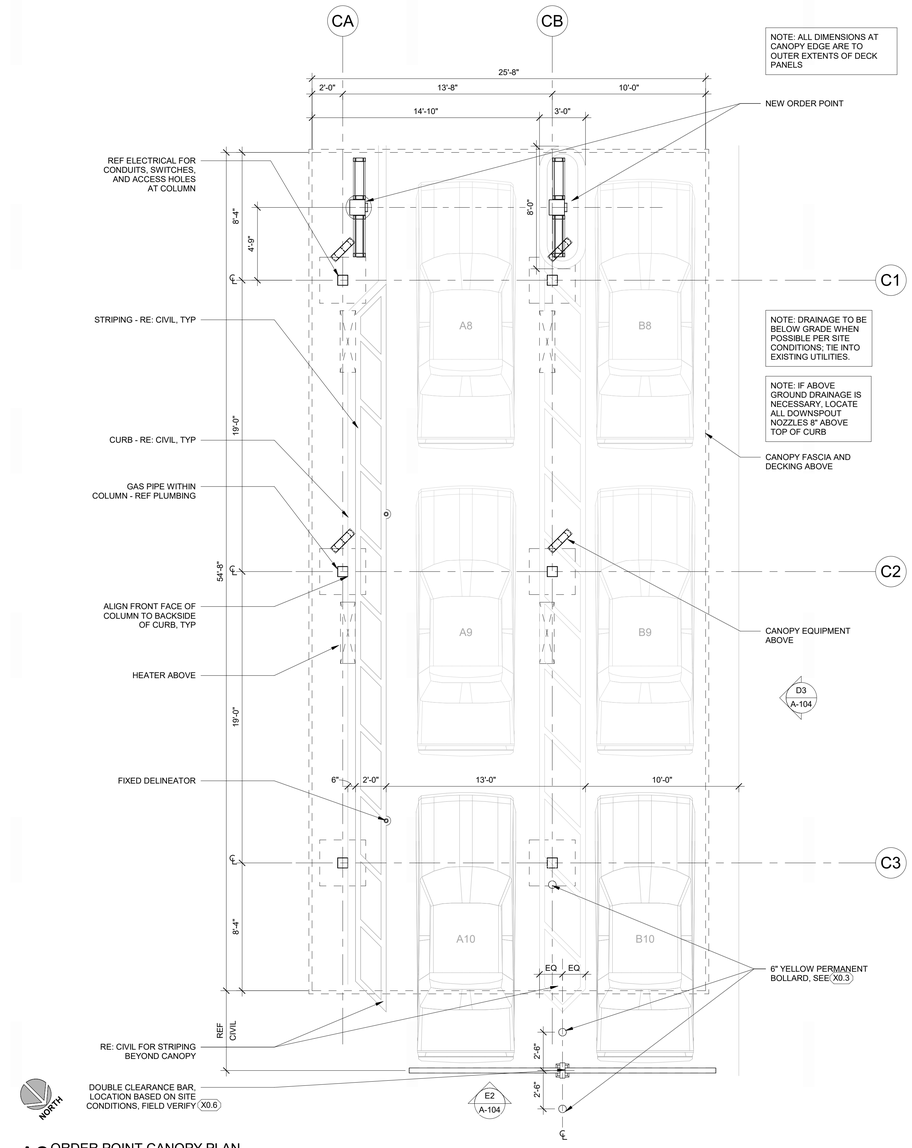
E2 ORDER POINT ENTRY ELEVATION
1/4" = 1'-0"



D3 ORDER POINT ELEVATION
1/4" = 1'-0"



A3 ORDER POINT CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



A2 ORDER POINT CANOPY PLAN
1/4" = 1'-0"

THIS SHEET IS FOR DESIGN INTENT ONLY. REFER TO SHOP DRAWINGS FOR ENGINEERING DETAILS AND CALCULATIONS AS REQUIRED. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW BY GENERAL CONTRACTOR.

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Atlanta, Georgia
30349-2998

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TEL: 847.298.6900

CHICK-FIL-A
MID RIVERS MALL AT I-70 (MO) FSU
190 MID RIVERS MALL CIRCLE
ST. PETERS, MO 63376

FSR#04363

BUILDING TYPE / SIZE: P1S SE BASE
RELEASE: 26.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

DESIGN DEVELOPMENT

CONSULTANT PROJECT # 26-4156.00
PRINTED FOR DESIGN DEVELOPMENT
DATE 06/08/2026
DRAWN BY Author
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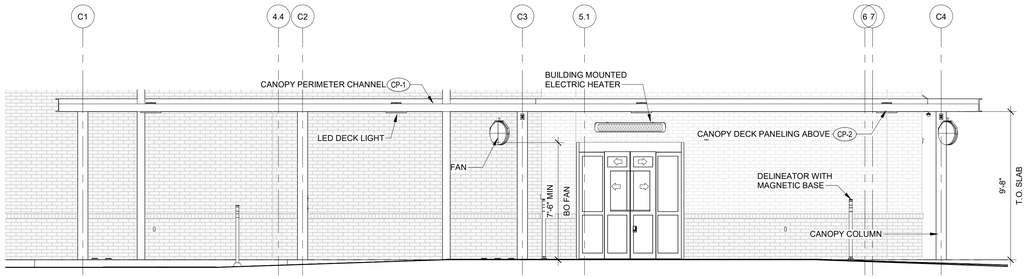
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SHEET ORDER POINT CANOPY

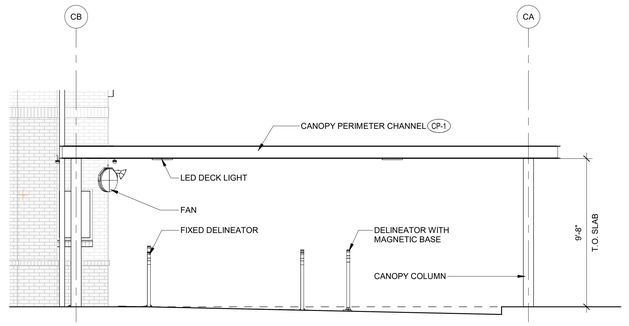
SHEET NUMBER **A-104**

6/3/2026 1:37:10 PM Autodesk Docs://MO_04363_Mid Rivers Mall FSU_2020.10_FSR04363_Mid Rivers Mall FSU_ARC.rvt
10-SE-04363-A-104-ORDER POINT CANOPY

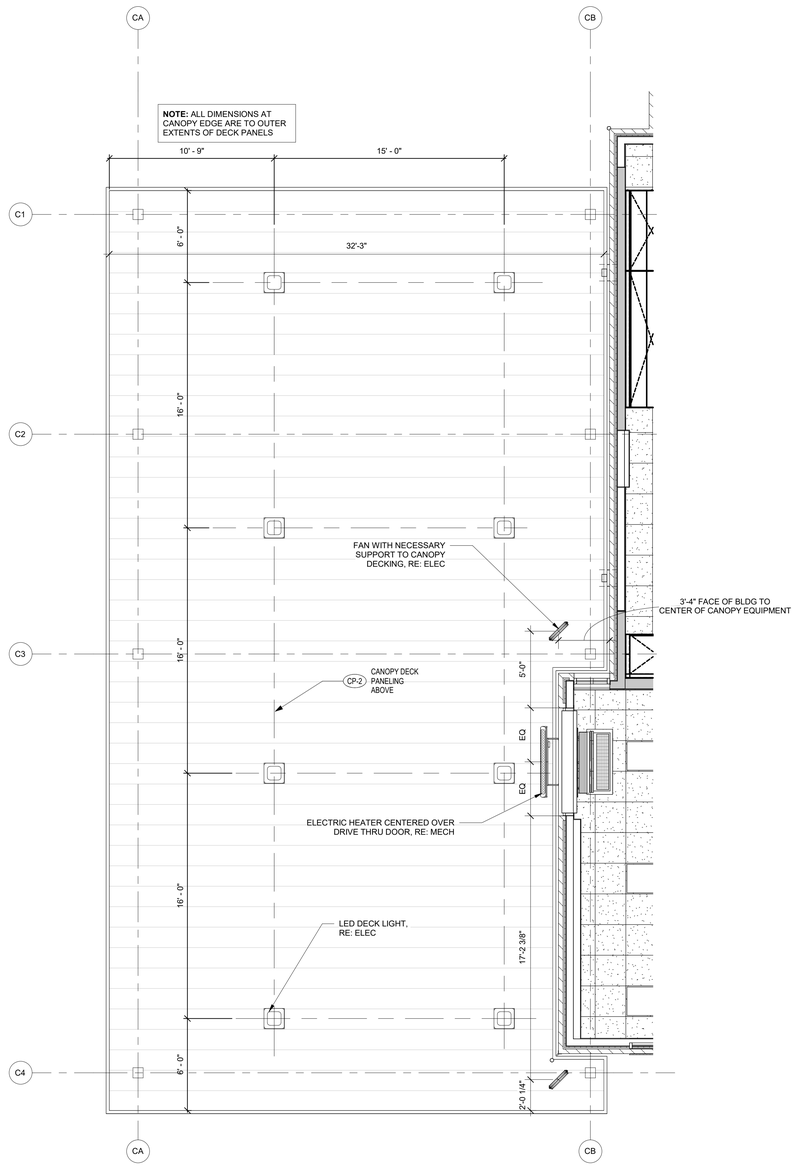
THIS SHEET IS FOR DESIGN INTENT ONLY. REFER TO SHOP DRAWINGS FOR ENGINEERING DETAILS AND CALCULATIONS AS REQUIRED. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW BY GENERAL CONTRACTOR.



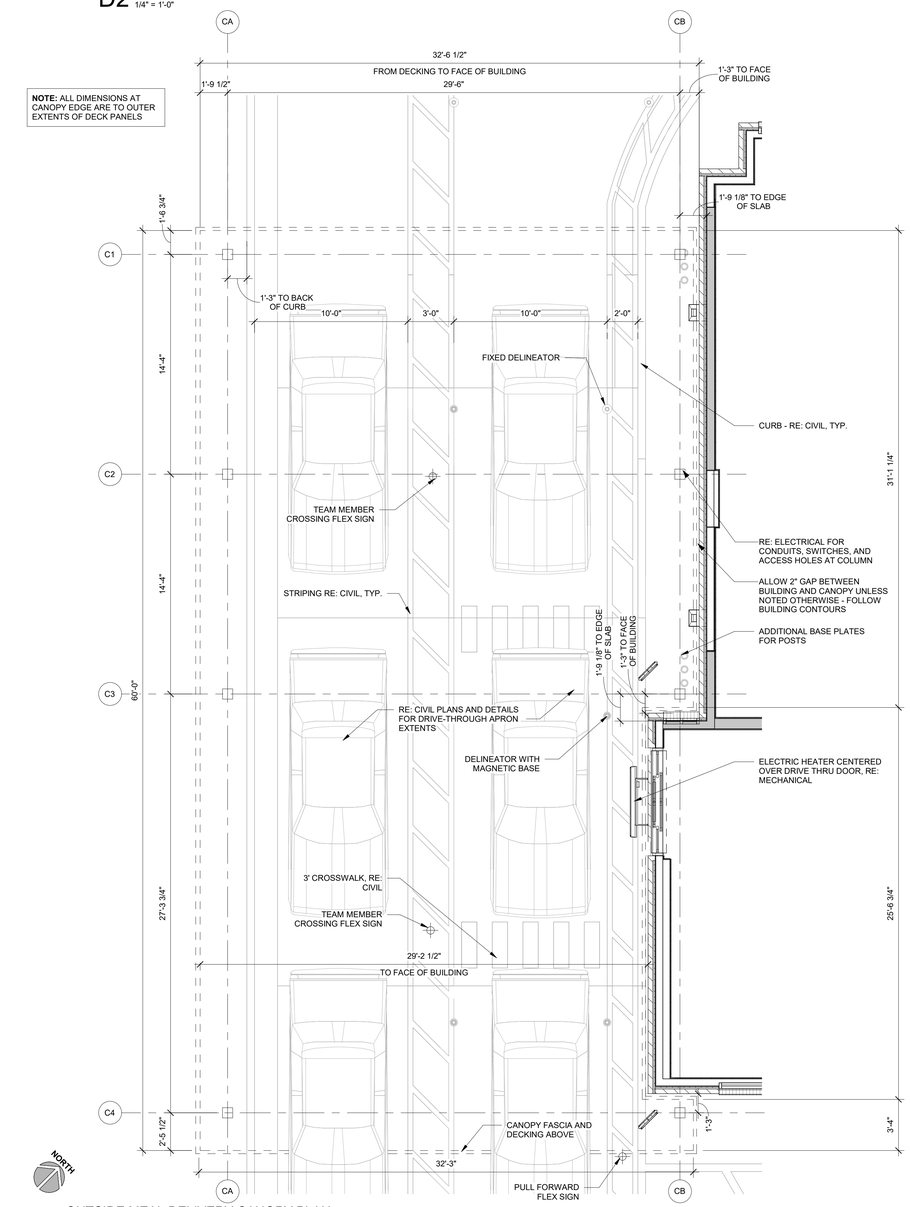
D4 ORDER MEAL DELIVERY - SIDE ELEVATION
1/4" = 1'-0"



D2 ORDER MEAL DELIVERY - FRONT ELEVATION
1/4" = 1'-0"



A4 OUTSIDE MEAL DELIVERY CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



A2 OUTSIDE MEAL DELIVERY CANOPY PLAN
1/4" = 1'-0"

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FSR#04363

BUILDING TYPE / SIZE: P15 SE BASE
RELEASE: 26.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

DESIGN DEVELOPMENT

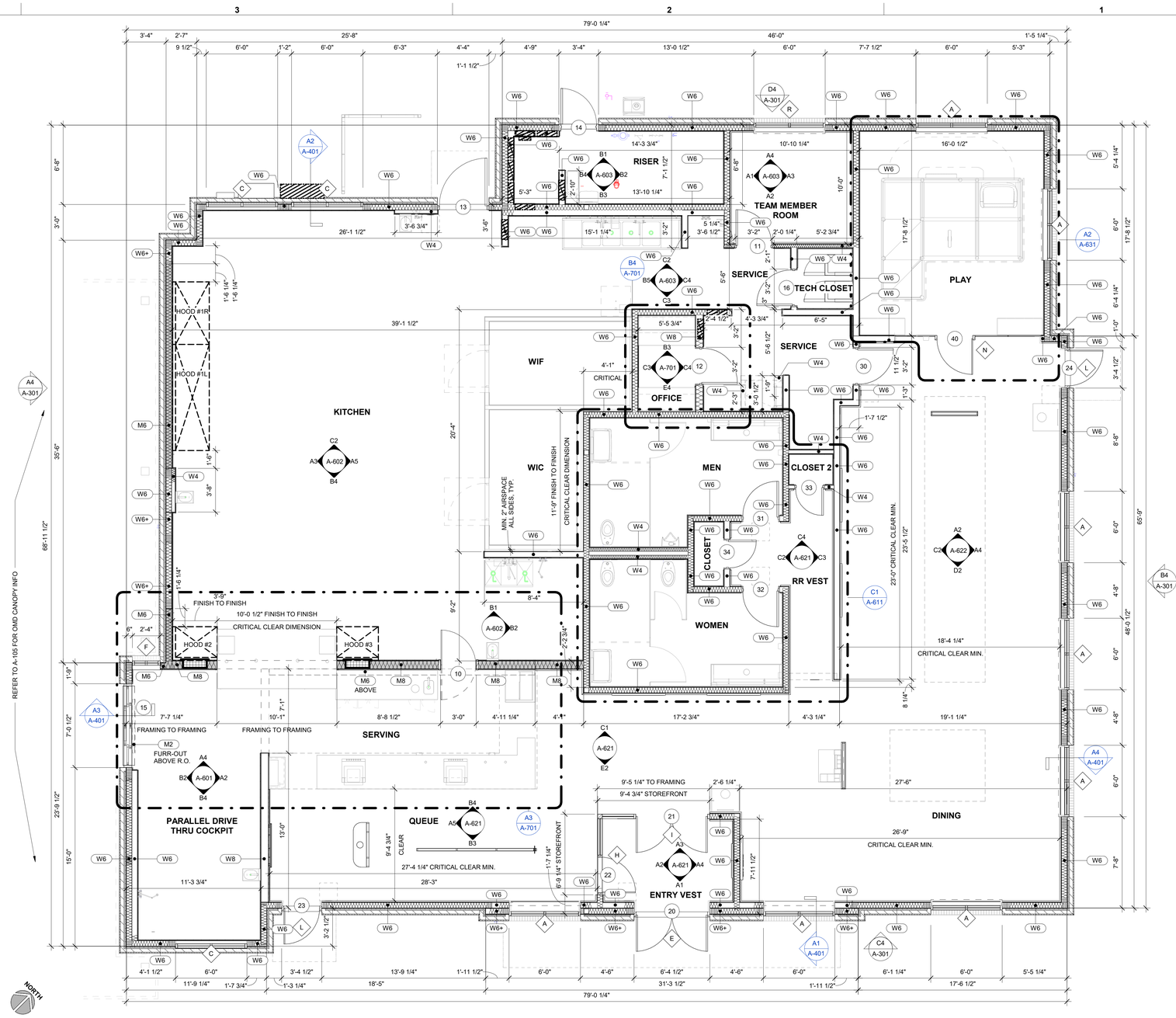
CONSULTANT PROJECT # 26-4156.00
PRINTED FOR DESIGN DEVELOPMENT
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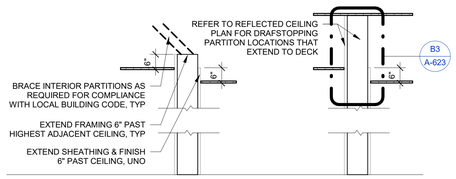
SHEET
OUTSIDE MEAL DELIVERY CANOPY

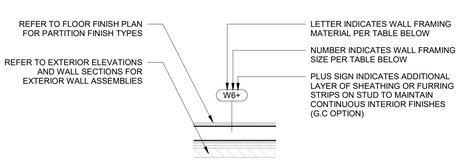
SHEET NUMBER
A-105

6/3/2026 1:37:13 PM Autodesk Docs://MO_04363_Mid Rivers Mall FSU_2020.10_FSR/04363_Mid Rivers Mall FSU_ARC.rvt
10-SE-04363-A-105-OUTSIDE MEAL DELIVERY CANOPY



B3 FLOOR PLAN
1/4" = 1'-0"





NOTE 1: WALL BLOCKING SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. BLOCKING SHALL INCLUDE, BUT IS NOT LIMITED TO: AREAS INDICATED ON INTERIOR ELEVATIONS FOR GRAB BARS, SHELVING BRACKETS, MONITORS, FIXTURES, ETC, AS WELL AS BLOCKING FOR WINDOWS, CANOPIES ROOF FRAMING, ROOF TOP UNITS, ETC.

NOTE 2: REFER TO STRUCTURAL DRAWINGS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

NOTE 3: REFER TO FINISH PLAN FOR WALL FINISH INFO AND SPECIFICATIONS FOR WALL SHEATHING INFO. DIMENSIONS SHOWN ARE FROM FLOOR FINISH, TYP.

NOTE 4: GENERAL CONTRACTOR TO PROVIDE AND/OR VERIFY FIRE BLOCKING AT 10' MAX VERTICAL SPACING AND AT CEILING HEIGHT IN ALL COMBUSTIBLE STUD WALLS, ACCORDING TO LOCAL CODE REQUIREMENTS.

NOTE 5: NON STRUCTURAL FRAMING INSTALLED AT 16" O.C..

WALL FRAMING LEGEND
N.T.S.

WOOD STUD WALL		
W4		2x4 WOOD STUDS
W6		2x6 WOOD STUDS
W8		2x8 WOOD STUDS
W10		2x10 WOOD STUDS
METAL STUD WALL		
M4		3 5/8" METAL STUDS
M6		6" METAL STUDS
M8		8" METAL STUDS
M10		10" METAL STUDS
BATT INSULATION		

INSULATION SCHEDULE

2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
TABLE C402.2.3 - ZONE 4A

LOCATION	R-VALUE	ESTIMATED THICKNESS*
ROOF	R- 30ci	4" RIGID
METAL FRAMED WALLS	R-13 + R-7.5ci REQUIRED	3-1/2" BATT + 1-1/2" RIGID REQUIRED
	R-19 + R-7.5ci PROVIDED	5-1/2" BATT + 1 1/2" RIGID PROVIDED
WOOD FRAMED WALLS	R-20 REQUIRED / PROVIDED	5-1/2" BATT PROVIDED
SLAB	R-15 FOR 24" BELOW SLAB	2" RIGID

NOTES:
1. REFER TO FLOOR PLAN AND WALL SECTION SHEETS FOR INSULATION EXTENTS AND LOCATIONS.
2. REFER TO SPECIFICATIONS FOR INSULATION PRODUCT INFORMATION.
3. SLAB INSULATION PERIMETER ONLY, EXTEND 24" BELOW SLAB VERTICALLY AND 24" HORIZONTALLY FROM INSIDE OF FOUNDATION WALL.
4. INSULATING MATERIALS, WHERE EXPOSED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
5. *ALL VALUES IN THICKNESS COLUMN ARE ESTIMATES AND MUST BE CONFIRMED PER MANUFACTURER SPEC TO MEET REQUIRED R-VALUE.

FLOOR PLAN GENERAL NOTES

A.1 ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
A.2 FASTENERS, ANCHORS, CLIPS, STRAPS, ETC WHICH ARE IN CONTACT WITH PRESERVATIVE AND/OR FIRE TREATED WOOD SHALL BE OF G-185 HOT DIPPED ZINC-COATED GALVANIZED STEEL. STAINLESS STEEL, OR AN APPROVED EQUAL.
A.3 REFER TO CIVIL AND LANDSCAPE FOR LOCATIONS OF WALKS, BOLLARDS, LANDSCAPING AREAS, FLAG POLE, AND OTHER SITE ITEMS.
A.4 REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
A.5 CONTRACTOR TO COORDINATE LOCATION OF POLE MOUNTED EXTERIOR CAMERA WITH STRONG SYSTEMS AND INSTALL UNDERGROUND CONDUIT AS REQUIRED. RE: ELECTRICAL.
A.6 REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS. CONTACT: OWNER.
A.7 REFER TO ACCESSIBILITY PLAN AND OWNER DRAWINGS FOR CONDIMENT COUNTERS AND TRASH RECEPTACLES.
A.8 REFER TO IT WALLBOARD USER GUIDE FOR WALLBOARD INSTALLATION. IF APPLICABLE.
A.9 REFER TO MILLWORK PLAN FOR RAISED CONCRETE CURB LOCATIONS.
A.10 FREEZER AND COOLER DOORS AND HARDWARE SUPPLIED BY FREEZER/COOLER MANUFACTURER

FLOOR PLAN LEGEND:

GAS METER
RE: PLUMBING

CT CABINET
RE: ELECTRICAL

MDP RE: ELECTRICAL

STEEL WALL BY OWNER
RE: FURNITURE PLANS FOR DIMENSIONS AND DETAILS

ITEM BY OWNER

SOFFIT OR BULKHEAD ABOVE RE: REFLECTED CEILING PLAN

TRIM OPENING

2-SIDED BRAND ICON
RE: OWNER DRAWINGS

RECESSED PIN AND SLEEVE BOX. RE:A2 / A-604 & MEP DRAWINGS.

ELECTRICAL PANEL
RE: ELECTRICAL

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1350 E TOUHY AVE
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DES PLAINES, IL 60018
TEL:847.298.6900

CHICK-FIL-A
MID RIVERS MALL AT I-70 (MO) FSU
190 MID RIVERS MALL CIRCLE
ST. PETERS, MO 63376

FSR#04363

BUILDING TYPE / SIZE: P15 SE BASE
RELEASE: 26.02

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

DESIGN DEVELOPMENT

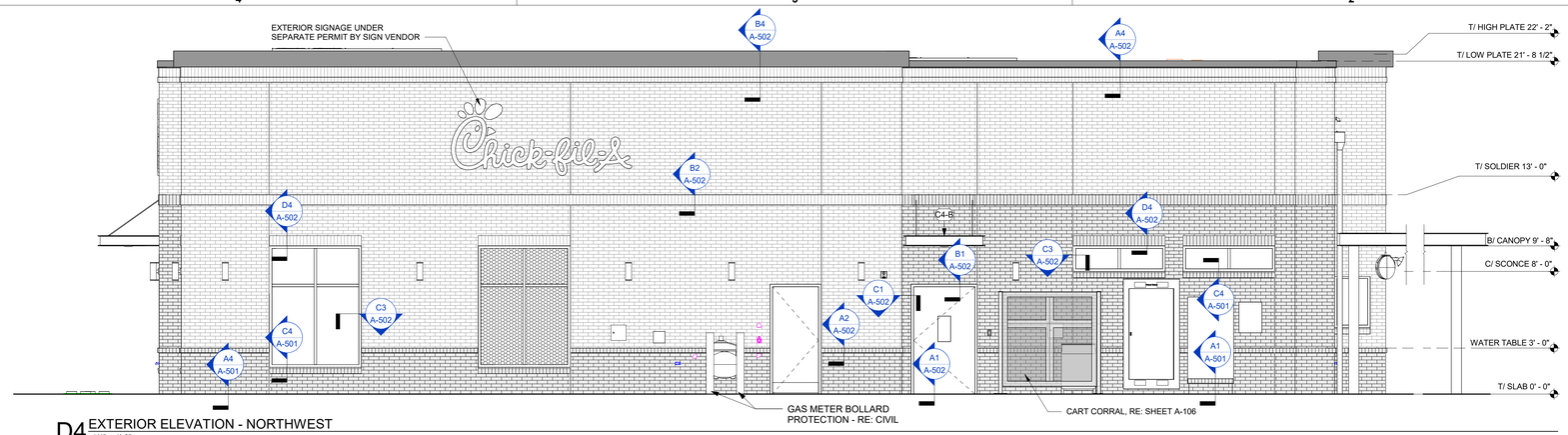
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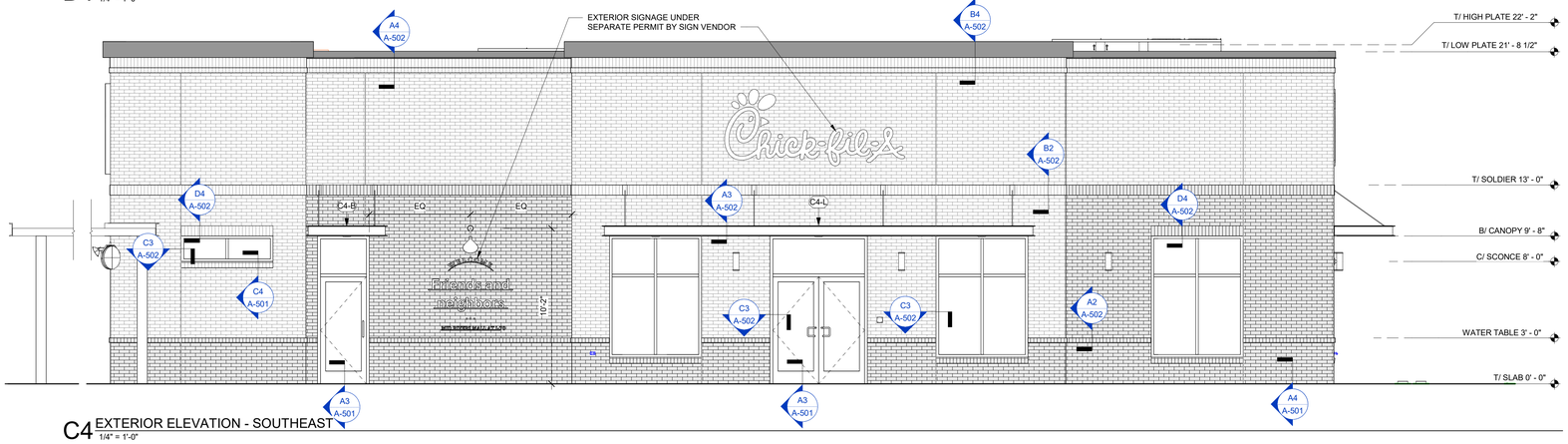
SHEET
FLOOR PLAN

SHEET NUMBER
A-201

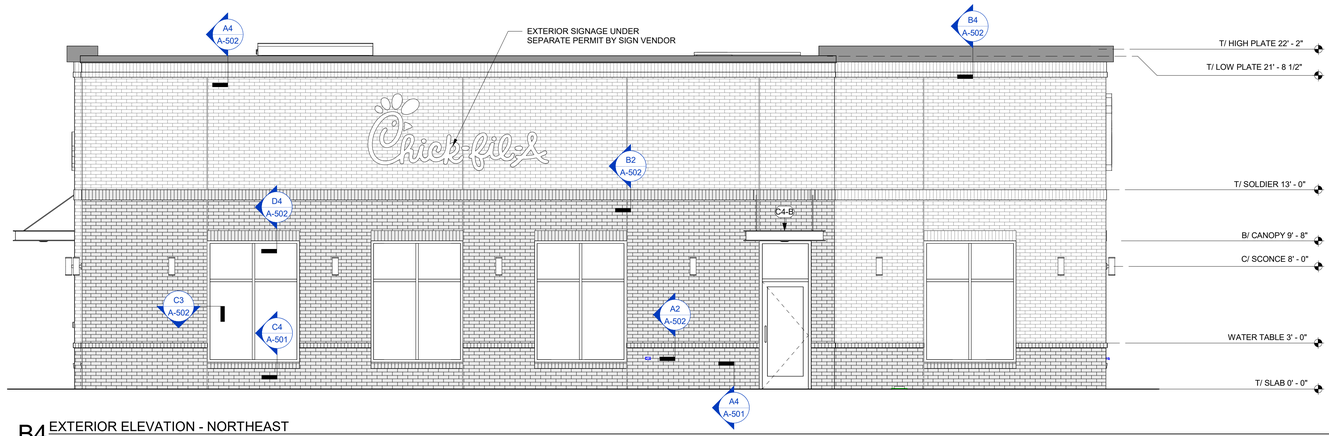
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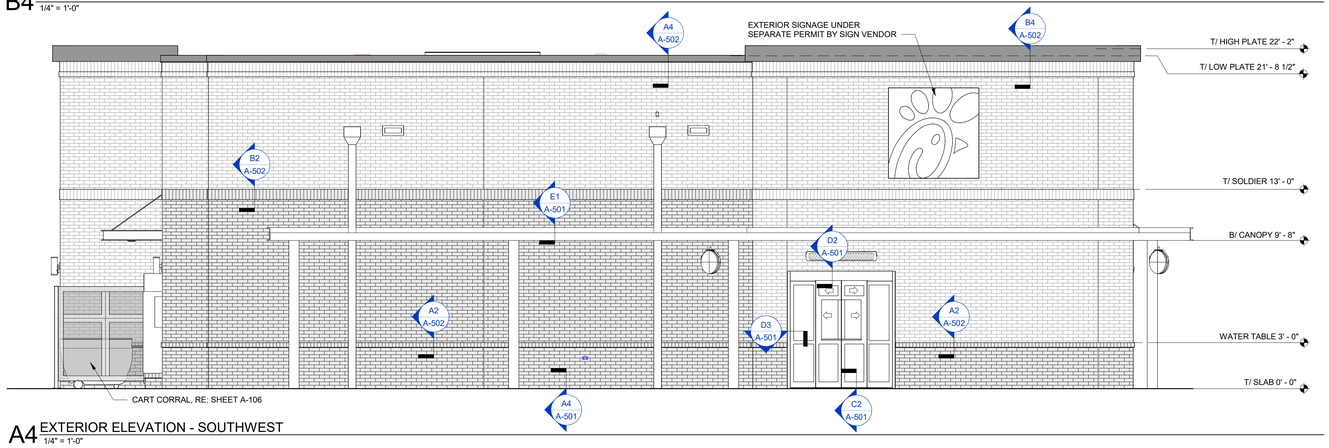
D4 EXTERIOR ELEVATION - NORTHWEST
1/4" = 1'-0"



C4 EXTERIOR ELEVATION - SOUTHEAST
1/4" = 1'-0"



B4 EXTERIOR ELEVATION - NORTHEAST
1/4" = 1'-0"



A4 EXTERIOR ELEVATION - SOUTHWEST
1/4" = 1'-0"

APPROVED BRICK ALTERNATES
(SEE NATIONAL ACCOUNTS LIST FOR CONTACT INFORMATION)

FINISH	MANUFACTURER	MODEL	MORTAR	PLANT LOCATION	PREFERRED REGION(S)
BR-A (PRIMARY BRICK)					
BR-02	ACME BRICK	PALOMA GRAY	ARGOS, SAN TAN	ELGIN, TX	SOUTHWEST
BR-18	MUTUAL MATERIALS	IMPERIAL GRAY	ARGOS, SAN TAN	MICA, WA	WEST
BR-20	GLEN-GERY	KHAKI MATT	ARGOS, SAN TAN	CHESWICK, PA	ATLANTIC, NORTHEAST, MIDWEST
BR-30	CHEROKEE BRICK	LIGHT GRAY SMOOTH	ARGOS, SAN TAN	MACON, GA	SOUTHEAST
BR-B (ACCENT BRICK)					
BR-03	ACME BRICK	RUSTIC WHITE	ARGOS, SAN TAN	MALVERN, AR	SOUTHWEST
BR-19	MUTUAL MATERIALS	DESERT WHITE	ARGOS, SAN TAN	MICA, WA	WEST
BR-26	GLEN-GERY	WHITEHALL	ARGOS, SAN TAN	CHESWICK, PA	ATLANTIC, NORTHEAST, MIDWEST
BR-31	CHEROKEE BRICK	OATMEAL SMOOTH	ARGOS, SAN TAN	MACON, GA	SOUTHEAST

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	SIZE	NOTE
BR-A	BRICK VENEER (PRIMARY)	*	MODULAR	*	*	MODULAR	*SEE APPROVED BRICK ALTERNATES
BR-B	BRICK VENEER (ACCENT)	*	MODULAR	*	*	MODULAR	*SEE APPROVED BRICK ALTERNATES
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE		OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE		SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE		
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE		FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45TU		DARK BRONZE (MATTE)		

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. RE: SHEET A-201 FLOOR PLAN AND A-801 WINDOW LEGEND FOR STOREFRONT INFORMATION

ATTACHED CANOPY SCHEDULE SE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C4-B	Exterior Canopy	3	5' - 4"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"	Yes
Grand total		4				

CANOPY NOTES:

BUILDING MOUNTED CANOPIES
- 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)

COLUMN MOUNTED CANOPIES
- 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

LEGEND

BR-B
BR-A
EC-1
EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR, RE: SPECIFICATIONS
CARD READER BY SECURITY VENDOR - RE: ELEC
BRONZE SCUPPER - (PT-113) SEE A2 / A-503
BRONZE DOWNSPOUT - (PT-113) SEE A4 / A-503
MDP - (PT-113) RE: ELECTRICAL
OIL EXTRACTION PORT ACCESS BOX
CO2 FILL BOX - RE: KITCHEN
LIGHT FIXTURE - RE: ELECTRICAL
CT CABINET - (PT-113) RE: ELECTRICAL
LIGHT FIXTURE - RE: ELECTRICAL
KNOX BOX - RE: FIRE PROTECTION
HOSE BIB - RE: PLUMBING
DOOR BELL - RE: ELECTRICAL
FIRE ALARM HORN/STROBE

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5200 Buffington Road
Atlanta, Georgia
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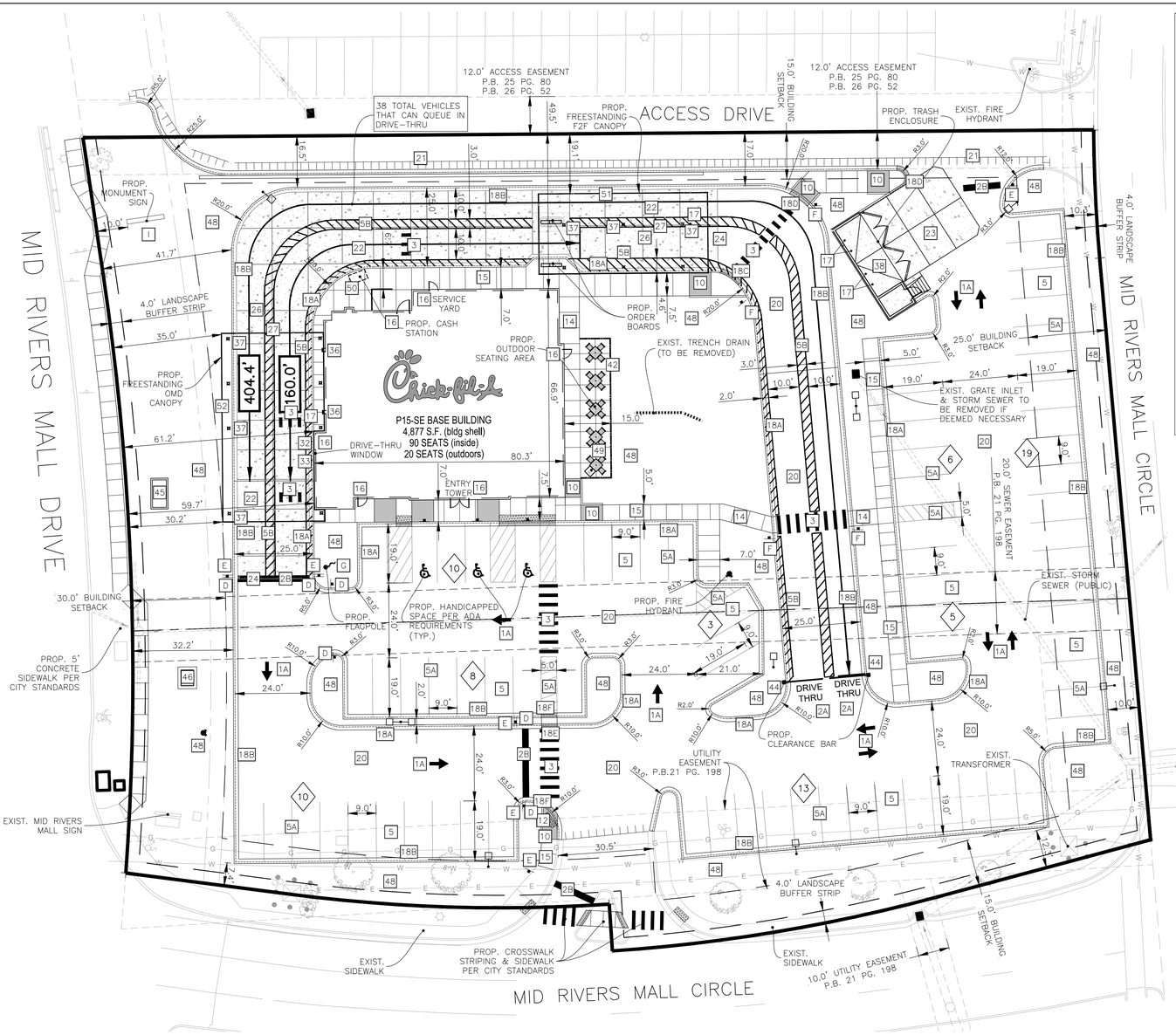
SHEET
EXTERIOR ELEVATIONS

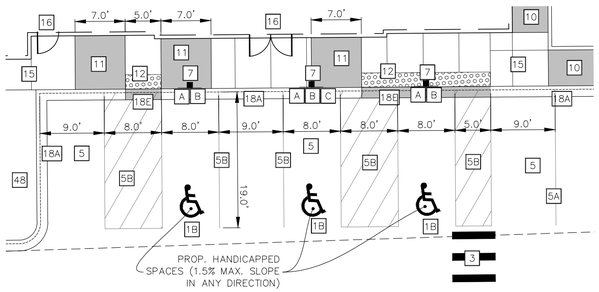
SHEET NUMBER
A-301

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10-SE-04363-A-301-EXTERIOR ELEVATIONS

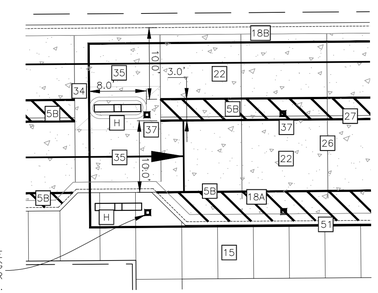
SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B PAINTED HANDICAP PARKING SYMBOL (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
3 CROSSWALK MARKINGS (3 C-400)
4 ~~MULTI-LANE DIRECTIONAL GRAPHICS~~ (4 C-400)
5 STANDARD OR HANDICAP PARKING STALL PER CODE (5 C-400)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C ~~4" SKIP DASH YELLOW STRIPING~~
6 ~~SOLID PLASTIC WHEEL STOP~~ (6 C-400)
7 BOLLARD MOUNTED SIGN (7 C-400)
8 ~~CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)~~ (8 C-400)
9 ~~CURB RAMP w/ FLARED SIDES (IN SIDEWALK)~~ (9 C-400)
10 RETURNED CURB HANDICAP RAMP (10 C-400)
11 SIDEWALK ACCESSIBLE RAMP (1 C-401)
12 DETECTABLE WARNING DEVICE (2 C-401)
13 ~~TYPICAL ADA RAMP & HANDRAIL~~ (3 C-401)
14 CONCRETE SIDEWALK (4 C-401)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-401)
16 ENTRY DOOR FROST SLAB DETAIL (6 C-401)
17 CONCRETE BOLLARD (7 C-401)
18 CONCRETE CURB & GUTTER (8 C-401)
18A SPILLING CURB & GUTTER
18B CATCHING CURB & GUTTER
18C DEPRESSED SPILLING CURB & GUTTER
18D DEPRESSED CATCHING CURB & GUTTER
18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
18G MOUNTABLE CURB & GUTTER
19 ~~LANDSCAPE & IRRIGATION PROTECTOR~~ (9 C-401)
20 TYPICAL HMAC PAVEMENT SECTION (6 C-402)
21 BUTT JOINT (2 C-402)
22 CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
23 CONCRETE APRON AT TRASH ENCLOSURE (4 C-402)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
25 CONCRETE PAVEMENT SECTIONS (6 C-402)
26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (7 C-402)
27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (8 C-402)
28 CONTRACTION JOINT (9 C-402)
29 KEYED CONSTRUCTION JOINT (10 C-402)
30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)
(28–31 FOR CONCRETE PAVING)
32 DRIVE-THRU PLAN – FLUSH WITH FFE (1 C-403)
33 DRIVE-THRU ISOMETRIC (2 C-403)
34 DRIVE-THRU ORDER POINT ISLAND (3 C-403)
35 MENU BOARD LOOP DETECTION SYSTEM (4 C-403)
36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (5 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-403)
38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
40 THICKENED PAVEMENT @ STRUCTURES (9 C-403)
41 STORM STRUCTURE WEEP HOLE DETAILS (10 C-403)
42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
43 OMITTED
44 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
45 GREASE TRAP
46 PROPOSED TRANSFORMER
47 ~~BIKE RACK~~
48 LANDSCAPED AREA
49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
50 CONCRETE PAD FOR OPTIONAL CASH STATION
51 FREE-STANDING ORDER POINT CANOPY
52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY





1 C-200 ADA PARKING STALL LAYOUT DETAIL
SCALE: 1"=10'



2 C-200 ORDER CANOPY LAYOUT DETAIL
SCALE: 1"=10'

SITE DATA:

- PARCEL ID #: 2-0110-6001-00-000B.0000000
- ZONING: C-3 (GENERAL COMMERCIAL DISTRICT)
- LOT SIZE: 78,966± SQ. FT. (1.81 ACRES)

BUILDING DATA:

- BUILDING GROSS FLOOR AREA: 4,877± SQ. FT.
- TOTAL NUMBER OF SEATS = 110
  - ** INDOOR SEATS = 90
  - ** OUTDOOR SEATS = 20

PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES: 71
- NUMBER OF ADA SPACES: 3
- TOTAL NUMBER OF SPACES PROVIDED: 74
- TOTAL NUMBER OF SPACES REQUIRED: 49
- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL 90° PARKING LENGTH: 19.0'
- MINIMUM ISLE WIDTH: 24.0' (90°)

PARKING FORMULA:

FAST FOOD RESTAURANTS INCLUDING DRIVE-THRU FACILITIES:

- 10 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA.

  ** TOTAL REQUIRED PARKING = 49 SPACES
  *** PER 5,000 SQ. FT. OF GROSS FLOOR AREA = 49 SPACES

HATCH LEGEND

- DENOTES STANDARD CONCRETE PAVEMENT SECTION
- DENOTES CONCRETE SECTION
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- DENOTES REVERSE CURB & GUTTER

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
- B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
- C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
- D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
- E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
- F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
- G FLAG POLE (SEE SIGNAGE PACKAGE)
- H DIGITAL DRIVE-THRU MENU BOARDS
- I CFA MONUMENT OR PYLON SIGN

**NOTE: ALL SIGNAGE TO BE APPROVED SEPARATELY FROM THE SITE PLAN AND ARCHITECTURAL ELEVATIONS

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE **CITY OF ST. PETERS** STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE **CITY** TO OBTAIN APPLICABLE **CITY** PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 18" (B6.12) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB. SEE DETAIL ON SHEET **C-400.**
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY".

CITY NOTES:

- SITE SHALL COMPLY WITH THE FOLLOWING CITY CODES
  - •• CHAPTER 550 STORMWATER MANAGEMENT
  - •• CHAPTER 530 GRADING
  - •• CHAPTER 535 TREE AND LANDSCAPING
- OFFSITE CONSTRUCTION EASEMENT WILL BE REQUIRED FOR ANY OFFSITE WORK.
- ISOLATION VALVES SHALL BE INSTALLED ON EITHER SIDE OF THE PUBLIC MAIN TAP CLUSTER.
- DOMESTIC, IRRIGATION AND FIRE SERVICES MUST HAVE SEPARATE TAPS AT THE CITY MAIN.
- BACKFLOW PREVENTERS WILL BE REQUIRED FOR ALL TAPS.
- ABANDONMENT/DEMOLISHMENT OF EXISTING TAPS SHALL BE PER CITY OF ST. PETERS REGULATIONS.
- REQUIRED BUILDING SETBACKS:
  - •• FRONT (WEST): 30' MIN. (59.7' PROVIDED)
  - •• REAR (EAST): 25' MIN. (173.1' PROVIDED)
  - •• SIDE (NORTH): 15' MIN. (49.5' PROVIDED)
  - •• SIDE (SOUTH): 15' MIN. (123.3' PROVIDED)

NORTH
0 20'
1" = 20'
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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Atlanta, Georgia
30349-2998

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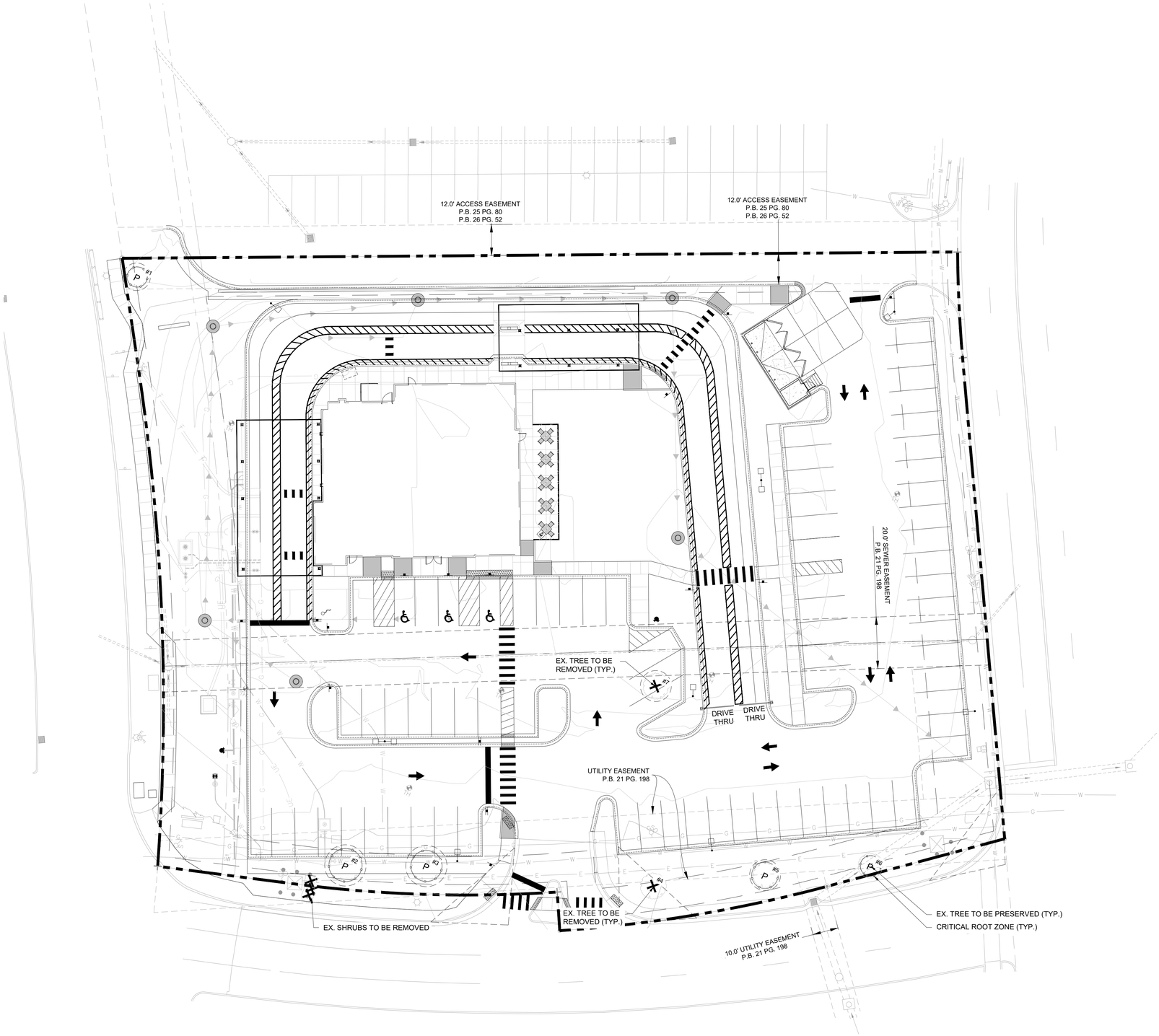
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SHEET
SITE PLAN
C-200



1 TREE PRESERVATION PLAN
SCALE: 1" = 20'-0"

NORTH

0 20
SCALE

TREE PROTECTION KEY

- EXIST. TREE TO BE PRESERVED
- EXIST. TREE TO BE REMOVED
- TRUNK PROTECTIVE FENCING
- CRITICAL ROOT ZONE

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

EXIST. TREES TO BE PRESERVED	5
EXIST. TREES TO BE REMOVED	2
TOTAL EXISTING TREES TAGGED	7

GENERAL NOTES

1. THE INTENT IS TO KEEP THE EXISTING TREES TO BE PRESERVED IN TACT THROUGHOUT THE DURATION OF CONSTRUCTION ON-SITE. IF THE TREES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPLACING PER THE MUNICIPALITY'S ORDINANCE.
2. CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF ALL TREES TO BE REMOVED.

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811 or 1-800-344-7483
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CALL: 811 or 1-800-344-7483
WITH THE FOLLOWING:
COUNTY St. Charles
CITY-TOWNSHIP St. Peters - T47N
PARCEL ID. NO.# 2-0110-6001-00-000B.0000000
48 hours before you dig
(Excluding Sat., Sun. & Holidays)

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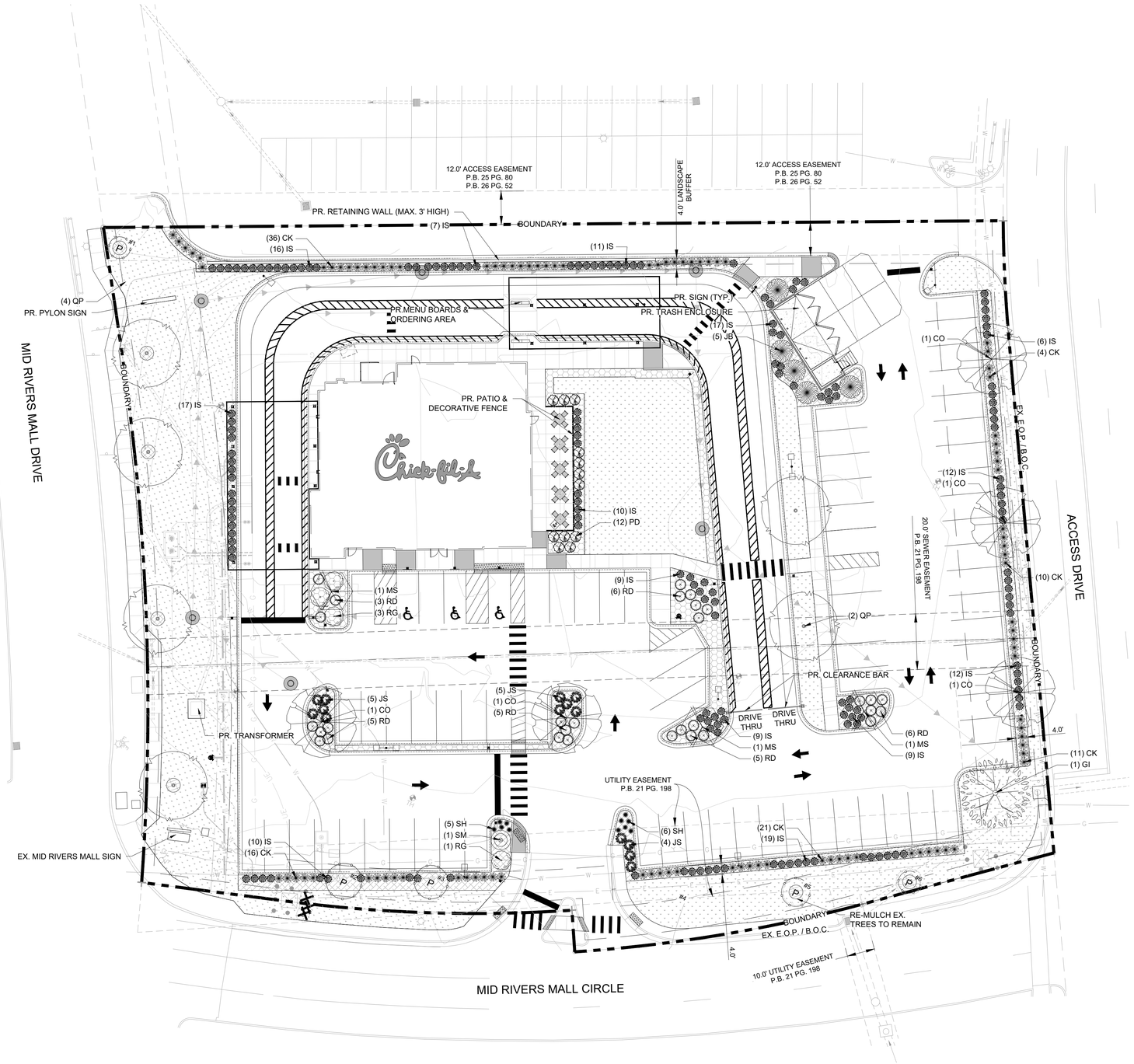
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SHEET
TREE PRESERVATION PLAN

SHEET NUMBER
L-100



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NORTH

0 20
SCALE

PLANT SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	MATURE HEIGHT	MATURE WIDTH	SF CREDIT	SF TOTAL
DECIDUOUS TREES								
	CO	5	CELTIS OCCIDENTALIS COMMON HACKBERRY	1.5" CAL.	40 - 65FT. HT.	40 - 65FT. W.	300	1500
	GI	1	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	1.5" CAL.	40 - 65FT. HT.	25 - 40FT. W.	300	300
	QP	6	QUERCUS PHELLOS WILLOW OAK	1.5" CAL.	40 - FFT. HT.	25 - 40FT. W.	300	1800
EVERGREEN TREES								
	JB	5	JUNIPERUS CHINENSIS 'BLUE POINT' BLUE POINT JUNIPER	6' HT.	10 - 15FT. HT.	6 - 10FT. W.	50	250
ORNAMENTAL TREES								
	MS	3	MALUS SARGENTII SARGENT CRABAPPLE	1.5" CAL.			200	600
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH	SF CREDIT	SF TOTAL
DECIDUOUS SHRUBS								
	PD	12	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	3 - 6FT. HT.	3 - 6FT. W.	10	120
	RG	4	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	18 - 36IN. HT.	3 - 6FT. W.	20	80
	RD	30	ROSA X 'RADTKOPINK' PINK DOUBLE KNOCK OUT® ROSE	5 GAL.	3 - 6FT. HT.	3 - 6FT. W.	4	120
	SM	1	SYRINGA PATULA 'MISS KIM' MISS KIM KOREAN LILAC	5 GAL.	3 - 6FT. HT.	3 - 6FT. W.	40	40
EVERGREEN SHRUBS								
	IS	164	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	5 GAL.	3 - 6FT. HT.	3 - 6FT. W.	40	6560
	JS	14	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	5 GAL.	18 - 36IN. HT.	3 - 6FT. W.	10	140
GRASSES								
	CK	98	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	3 - 6FT. HT.	1 - 3FT. W.	4	392
	SH	11	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	1 GAL.	18 - 36IN. HT.	1 - 3FT. W.	4	44
							TOTAL	11946

GROUND COVERS		
	1,870 SF	1-1/2" DECORATIVE ROCK
	4,348 SF	SHREDDED MULCH
	16,292 SF	TURF SOD

SITE CALCULATIONS
ZONING: C-3 (GENERAL COMMERCIAL DISTRICT)
TOTAL SITE AREA: 78,966 SF. 1.81 AC.

GENERAL REQUIREMENT
LANDSCAPING OPEN SPACE

ALL LOTS HAVING MORE THAN FORTY PERCENT OPEN SPACE MUST HAVE A MINIMUM TOTAL SQUARE FOOT CREDIT EQUAL TO TEN PERCENT OF THE TOTAL LOT.

ORDINANCE LANDSCAPE REQUIREMENTS
73,719 SF OPEN SPACE/ 78,966 SF SITE AREA = 93% OPEN SPACE

REQUIRED	PROVIDED LANDSCAPING
7,897 SF	11,946 SF (SEE PLANT SCHEDULE CHART FOR MATH)

LANDSCAPE / SCREENING (PARKING)
A MINIMUM OF TEN (10) SQUARE FEET OF LANDSCAPING SHALL BE PROVIDED FOR EACH SPACE WITHIN THE PARKING AREA OR LOT.
74 PARKING SPACES X 10 SF = 740 SF

REQUIRED	PROVIDED LANDSCAPING
740 SF	1,763 SF

ALL OFF-STREET PARKING FACILITIES SHALL BE APPROPRIATELY BROKEN BY LINEAR PLANTING STRIPS OR VARIABLE SHAPED ISLANDS IN THE INTERIOR OF THE FACILITY. SUCH PLANTING STRIPS OR ISLANDS SHALL BE SATISFACTORILY LANDSCAPED WITH TREES OR OTHER SUITABLE VEGETATION AND SHALL CONSTITUTE NO LESS THAN FIVE PERCENT (5%) OF THE TOTAL AREA OF THE OFF-STREET PARKING FACILITY
30,136 SF OF PARKING AREA X 5% =

REQUIRED	PROVIDED LANDSCAPING
1,507 SF	1,763 SF

STREET FRONTAGE TREES
TREES SHALL BE PLANTED AT A MAXIMUM SPACING OF SIXTY (60) FEET AND SHALL BE LOCATED IN OR PARALLEL TO THE ROW, NOT SET BACK MORE THAN TEN (10) FEET FROM THE PROPERTY LINE

222 LF OF FRONTAGE (MID RIVERS MALL DRIVE)/60 = 3.7 TREES

REQUIRED	PROVIDED TREES
4	4

240 LF OF FRONTAGE (MID RIVERS MALL CIRCLE)/60 = 4 TREES

REQUIRED	PROVIDED TREES
4	4 PRESERVED TREES

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REVISION SCHEDULE

NO.	DATE	DESCRIPTION

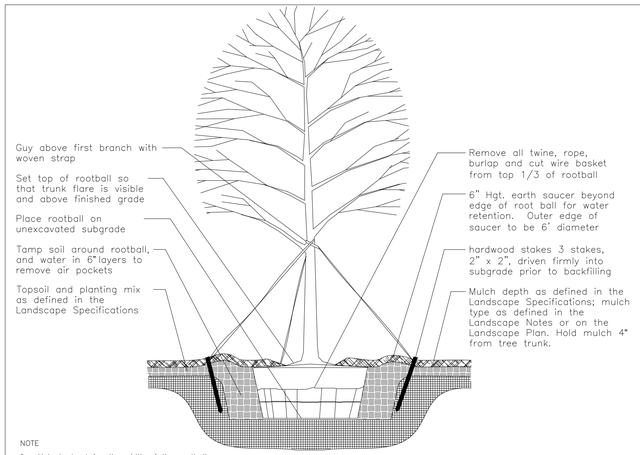
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ENGINEER'S PROJECT # 180932
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DRAWN BY: KAL
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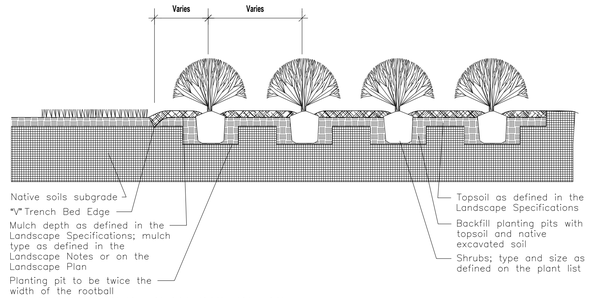
SHEET
LANDSCAPE PLAN

SHEET NUMBER
L-101

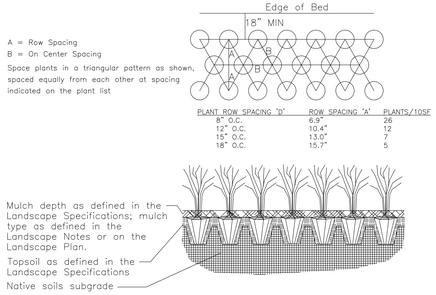


NOTE
1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING AND STAKING DETAIL
SCALE: NTS



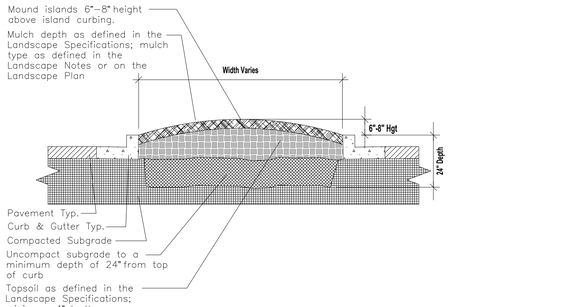
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



PLANT ROW SPACING 'B'	ROW SPACING 'A'	PLANTS/10SF
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5

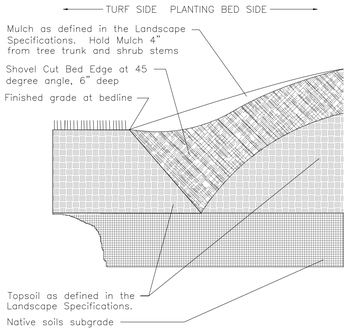
NOTE
1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



NOTE
1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND BERMING DETAIL
SCALE: NTS



5 "V" TRENCH BED EDGING
SCALE: NTS

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GENERAL NOTES

1. BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
2. THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF AND FIELD VERIFYING ALL RELATED EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING JULIE, THE COUNTY PUBLIC WORKS DEPARTMENT, THE MUNICIPALITY AND ANY OTHER PUBLIC OR PRIVATE AGENCIES NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. IF FIELD ADJUSTMENTS ARE NECESSARY DUE TO EXISTING UTILITY LOCATIONS THEY MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/STRUCTURES/ETC.
4. THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
6. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
8. ALL SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM STRUCTURES AND NOTED SITE FEATURES IN ALL AREAS AT A MINIMUM OF 2% SLOPE OR AS SHOWN ON THE CIVIL ENGINEERING PLANS. ALL AREAS SHALL POSITIVELY DRAIN AND ALL ISLANDS SHALL BE CROWNED 1" IN HEIGHT PER 1' IN ISLAND WIDTH.
9. THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS AND THE PERIMETER OF SHRUB/PERENNIAL BEDS PRIOR TO INSTALLATION AND CONTACT THE OWNER'S REPRESENTATIVE FOR APPROVAL. FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE ACCEPTED BY THE OWNER'S REPRESENTATIVE IN ADVANCE OF PLANTING.
10. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND PLANS, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO INSTALLATION.
11. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN THE PLANT LIST ARE FOR INFORMATION ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. IN CASE OF ANY DISCREPANCIES, PLANS TAKE PRECEDENCE OVER CALL-OUTS AND/OR THE PLANT LIST(S).
12. PLANTS ARE TO BE TYPICAL IN SHAPE AND SIZE FOR SPECIES. PLANTS PLANTED IN ROWS OR GROUPS SHALL BE MATCHED IN FORM. PLANTS SHALL NOT BE ROOT-BOUND OR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. FIELD COLLECTED MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
13. SHREDDED HARDWOOD MULCH, FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
14. MUSHROOM COMPOST SHALL BE FINELY SCREENED, HOMOGENOUS, DECOMPOSED ORGANIC MATERIAL SUITABLE FOR HORTICULTURAL USE. MIX THOROUGHLY IN PLANT BED BEFORE INSTALLING PLANTS.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SPECIFICATIONS (SHEET L-103) PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. CONTRACTOR RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
4. EDGER SHALL BE PLACED IN BETWEEN ALL CHANGES IN GROUNDCOVER MATERIALS.
5. ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
6. ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A 3 INCH MINIMUM LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
7. ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANTED ANNUAL AND PERENNIAL BEDS WITH 2 INCH DEPTH OF MINI NUGGETS.
8. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. BACK TO BE A MIX OF 4 PARTS TOPSOIL AND 1 PART ORGANIC SOIL CONDITIONER (IE. NATURE'S HELPER OR PRO MIX). BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
9. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE KILLED AND REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
10. ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TIRE MARKS AND INDENTIONS TO BE REPAIRED.
11. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS AND DISTRIBUTED PRIOR TO LAYING SOD.
12. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD IS TO BE "V" TRENCHED.
13. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
14. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
16. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
17. GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDING A MIN OF 4" OF CLEAN FRIABLE TOPSOIL IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SPECIFICATIONS FOR REQUIRED TOPSOIL CHARACTERISTICS.
18. IN ALL PARKING LOT ISLANDS, THE GENERAL CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEBRIS, FRACTURE/LOOSEN SUBGRADE TO A MIN. 24" DEPTH. ADD TOPSOIL TO A 6"-8" BERM HEIGHT ABOVE ISLAND CURBING; REFER TO LANDSCAPE SPECIFICATIONS AND LANDSCAPE ISLAND DETAIL.
19. PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
20. STAKE ALL EVERGREEN AND DECIDUOUS TREES AS SHOWN IN THE DETAILS THIS SHEET.
21. REMOVE ALL STAKES AND GUYING FROM ALL TREES AFTER ONE YEAR FROM PLANTING.
22. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
23. SITE TO BE 100% IRRIGATED IN ALL PLANTING BEDS AND GRASS AREA BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE IRRIGATION PLAN FOR DESIGN.
24. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
25. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
26. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
27. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
28. CONTRACTOR SHALL USE CAUTION WHEN DIGGING TREE PITS IN THE VICINITY OF UNDERGROUND UTILITY LINES AND MAY NEED TO HAND DIG THE PITS IN MANY OF THESE INSTANCES.

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SHEET
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L-102

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
PROVIDE TREES, SHRUBS, GROUND COVERS, SOD, AND ANNUALS/PERENNIALS AS SHOWN AND SPECIFIED ON THE LANDSCAPE PLAN. THE WORK INCLUDES:
1. SOIL PREPARATION.
2. TREES, SHRUBS, GROUND COVERS, AND ANNUALS/PERENNIALS.
3. PLANTING MIXES.
4. TOP SOIL, MULCH AND PLANTING ACCESSORIES.
5. MAINTENANCE.
6. DECORATIVE STONE.

RELATED WORK:
1. IRRIGATION SYSTEM; SEE IRRIGATION SPECIFICATIONS (NOT INCLUDED IN PACKAGE).

QUALITY ASSURANCE
PLANT NAMES INDICATED; COMPLY WITH "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.

COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.

ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

NURSERY STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST, AND PROVIDING THAT THE LARGER PLANTS WILL NOT BE CUT BACK TO SIZE INDICATED. PROVIDE PLANTS INDICATED BY TWO MEASUREMENTS SO THAT ONLY A MAXIMUM OF 25% ARE OF THE MINIMUM SIZE INDICATED AND 75% ARE OF THE MAXIMUM SIZE INDICATED.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL HAVE INVESTIGATED THE SOURCES OF SUPPLY AND BE SATISFIED THAT THEY CAN SUPPLY THE LISTED PLANTS IN THE SIZE, VARIETY AND QUALITY AS SPECIFIED. FAILURE TO TAKE THIS PRECAUTION WILL NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL PLANT MATERIALS IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTES OF PLANT MATERIAL, OR CHANGES IN PLANT MATERIAL SIZE, PRIOR TO THE LANDSCAPE CONTRACTOR SUBMITTING A BID.

DELIVER, STORAGE AND HANDLING
TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED
"ANTI-DESICCANT" IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK. PROTECT ALL PLANTS FROM DRYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, WET PEAT MOSS, OR IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. WATER HEELED-IN PLANTINGS DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

PROJECT CONDITIONS
PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.

A COMPLETE LIST OF PLANTS, *INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS ARE SHOWN ON THE DRAWINGS.* IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

THE IRRIGATION SYSTEM WILL BE INSTALLED PRIOR TO PLANTING. LOCATE, PROTECT AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS. REPAIR IRRIGATION SYSTEM COMPONENTS DAMAGED DURING PLANTING OPERATIONS; AT THE CONTRACTOR'S EXPENSE. REFER TO THE IRRIGATION SPECIFICATIONS, IRRIGATION PLAN AND IRRIGATION DETAILS.

DO NOT BEGIN LANDSCAPE ACCESSORY WORK BEFORE COMPLETION OF FINAL GRADING OR SURFACING.

WARRANTY
WARRANT PLANT MATERIAL TO REMAIN ALIVE, BE HEALTHY AND IN A VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER COMPLETION AND FINAL ACCEPTANCE OF ENTIRE PROJECT.

REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, ARE IN AN UNHEALTHY, OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT THE CONTRACTOR'S EXPENSE. WARRANT ALL REPLACEMENT PLANTS FOR 1 YEAR AFTER INSTALLATION.

WARRANTY SHALL NOT INCLUDE DAMAGE, LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD, SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, AND/OR ACTS OF VANDALISM OR NEGLIGENCE ON A PART OF THE OWNER.

REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
MAINTAIN AND PROTECT PLANT MATERIAL, LAWNS, AND IRRIGATION UNTIL FINAL ACCEPTANCE IS MADE.

ACCEPTANCE
INSPECTION OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
1. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.

UPON ACCEPTANCE, THE CONTRACTOR SHALL COMMENCE THE SPECIFIED PLANT MAINTENANCE.

CODES, PERMITS AND FEES
OBTAIN ANY NECESSARY PERMITS FOR THIS SECTION OF WORK AND PAY ANY FEES REQUIRED FOR PERMITS.

THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL ESTABLISHED CODES APPLICABLE THERETO; ALSO AS DEPICTED ON THE LANDSCAPE AND IRRIGATION CONSTRUCTION SET.

PART 2 - PRODUCTS

MATERIALS
PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY; WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES. PLANTS HELD ON STORAGE WILL BE REJECTED IF THEY SHOW SIGNS OF GROWTH DURING THE STORAGE PERIOD.

1. BALLED AND PLANTS WRAPPED WITH BURLAP. TO HAVE FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOMED BALLS, OR SIGNS OF CIRCLING ROOTS ARE NOT ACCEPTABLE.
2. CONTAINER- GROWN STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
   2.1. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
   2.2. CONTAINER STOCK SHALL NOT BE POT BOUND.
3. PLANTS PLANTED IN ROWS SHALL BE MATCHED IN FORM.
4. PLANTS LARGER THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
   4.1. IF THE USE OF LARGER PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
5. THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
6. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1" AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
7. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND OR AS SPECIFIED IN PLANT LIST.
8. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST
   8.1. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.
   8.2. SINGLE STEMMED OR THIN PLANTS WILL NOT BE ACCEPTED.
   8.3. SIDE BRANCHES SHALL BE GENEROUS, WELL-TWIGGED, AND THE PLANT AS A WHOLE WELL-BUSHED TO THE GROUND
   8.4. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES, OR OTHER ROOT OR BRANCH INJURIES.

ACCESSORIES
TOPSOIL: SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8.

NOTE: ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, RUBBLE, STONES, BUILDING MATERIAL, ETC.) PRIOR TO ADDING AND SPREADING OF THE TOP SOIL.
1. SOD AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
2. PLANTING BED AREAS: SPREAD A MINIMUM 4" LAYER OF TOP SOIL AND RAKE SMOOTH.
3. LANDSCAPE ISLANDS/MEDIANS: FRACTURE/LOOSEN EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. REMOVE AND REPLACE ANY SUBGRADE UNSUITABLE FOR PLANTING. ONCE SUBGRADE IS CLEAN OF DEBRIS AND LOOSENED, ADD TOPSOIL TO A MINIMUM BERM 6"-8" HEIGHT ABOVE ISLAND CURBING.
4. ANNUAL/PERENNIAL BED AREAS: ADD A MINIMUM OF 4" ORGANIC MATTER AND TILL TO A MINIMUM 12" DEPTH.

MULCH: TYPE SELECTED DEPENDENT ON REGION AND AVAILABILITY; SEE LANDSCAPE PLANS FOR TYPE OF MUCH TO BE USED. HOLD MULCH 4" FROM TREE TRUNKS AND SHRUB STEMS.
1. HARDWOOD: 6 MONTH OLD WELL ROTTED DOUBLE SHREDDED NATIVE HARDWOOD BARK MULCH NOT LARGER THAN 4" IN LENGTH AND ½" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST. INSTALL MINIMUM DEPTH OF 3".
2. PINE STRAW: PINE STRAW TO BE FRESH HARVEST, FREE OF DEBRIS, BRIGHT IN COLOR. BALES TO BE WIRED AND TIGHTLY BOUND. NEEDLES TO BE DRY. INSTALL MINIMUM DEPTH OF 3".
3. RIVER ROCK: (COLOR) LIGHT GRAY TO BUFF TO DARK BROWN, WASHED RIVER ROCK, 1" – 3" IN SIZE. INSTALL IN SHRUB BEDS TO AN EVEN DEPTH OF 3". WEED CONTROL BARRIER TO BE INSTALLED UNDER ALL ROCK MULCH AREAS. USE CAUTION DURING INSTALLATION NOT TO DAMAGE PLANT MATERIAL.
4. MINI NUGGETS: INSTALL TO A MINIMUM DEPTH OF 2"-3" AT ALL LOCATIONS OF ANNUAL AND PERENNIAL BEDS. LIFT THE STEMS AND LEAVES OF THE ANNUALS AND CAREFULLY SPREAD THE MULCH TO AVOID INJURING THE PLANTS. GENTLY BRUSH THE MULCH OFF THE PLANTS.

GUYING/STAKING:
1. ARBORTIE: GREEN (OR WHITE) STAKING AND GUYING MATERIAL TO BE FLAT, WOVEN, POLYPROPYLENE MATERIAL, ¾" WIDE 900 LB. BREAK STRENGTH. ARBORTIE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.
2. REMOVE GUYING/STAKING AFTER ONE YEAR FROM PLANTING.

TREE WRAP: TREE WRAPS SHOULD BE USED ON YOUNG, NEWLY PLANTED THIN-BARKED TREES (CHERRY, CRABAPPLE, HONEY LOCUST, LINDEN, MAPLE, MOUNTAIN ASH, PLUM) THAT ARE MOST SUSCEPTIBLE TO SUN SCALD/SUNBURN. STANDARD WATERPROOFED TREE WRAPPING PAPER, 2-1/2" WIDE, MADE OF 2 LAYERS OF CREPE DRAFT PAPER WEIGHING NOT LESS THAN 30 LBS. PER REAM, CEMENTED TOGETHER WITH ASPHALT. WRAP THE TREE IN THE FALL AND LEAVE THE WRAP IN PLACE THROUGHOUT THE WINTER AND EARLY SPRING. TREE WRAPS ARE TEMPORARY AND NO LONGER NEEDED ONCE TREES DEVELOP CORKY BARK.

PART 3 – EXECUTION

INSPECTION
PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOP SOIL PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

PREPARATION
PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

LOCATE PLANTS AS INDICATED ON THE PLANS OR AS APPROVED IN THE FIELD AFTER STAKING BY THE LANDSCAPE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT; SPACING OF PLANT MATERIAL SHALL BE AS SHOWN ON THE LANDSCAPE PLAN.

EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHRUB PITS AT LEAST 12" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 24" GREATER FOR TREES. DEPTH OF PIT SHALL ACCOMMODATE THE ROOT SYSTEM. PROVIDE UNDISTURBED SUB GRADE TO HOLD ROOT BALL AT NURSERY GRADE AS SHOWN ON THE DRAWINGS.

INSTALLATION
SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL 2" – 3" ABOVE THE FINISH GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACKFILL THE PIT WITH TOPSOIL MIX AND EXCAVATED MATERIAL. DO NOT USE FROZEN OR MUDDY MIXTURES FOR BACKFILLING. FORM A RING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.

AFTER BALLED AND WRAPPED IN BURLAP PLANTS ARE SET, MUDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
1. REMOVE ALL BURLAP, ROPES, AND WIRES FROM THE TOP 1/3 OF THE ROOT BALL

SPACE GROUND COVER PLANTS IN ACCORDANCE WITH INDICATED DIMENSIONS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED QUANTITY OF PLANTS. PLANT TO WITHIN 24" OF THE TRUNKS OF TREES AND SHRUBS WITHIN PLANTING BED AND TO WITHIN 18" OF EDGE OF BED.

MULCHING:
1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL (SEE LANDSCAPE PLAN FOR MULCH TYPE); DEPTH OF MULCH AS NOTED ABOVE. HOLD MULCH BACK 4" AWAY FROM TREE TRUNKS AND SHRUB STEMS. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

DECORATIVE STONE: (WHERE INDICATED ON LANDSCAPE PLAN)
1. INSTALL WEED CONTROL BARRIER OVER SUB-GRADE PRIOR TO INSTALLING STONE. LAP 6" ON ALL SIDES.
2. PLACE STONE WITHOUT DAMAGING WEED BARRIER.
3. ARRANGE STONES FOR BEST APPEARANCE AND TO COVER ALL WEED BARRIER FABRIC.

WRAPPING, GUYING, STAKING:
1. INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATION, AND IMPROPER PRUNING BEFORE WRAPPING.
2. WRAPPING:
   2.1. WRAP TRUNKS OF ALL YOUNG NEWLY PLANTED TREES KNOWN TO HAVE THIN BARK. WRAP SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE.
   2.2. OVERLAP ½ THE WIDTH OF THE TREE WRAP STRIP AND COVER THE TRUNK FROM THE GROUND TO THE HEIGHT OF THE SECOND BRANCH.
   2.3. SECURE TREE WRAP IN PLACE WITH TWINE WOUND SPIRALLY DOWNWARD IN THE OPPOSITE DIRECTION, TIED AROUND THE TREE IN AT LEAST 3 PLACES IN ADDITION TO THE TOP AND BOTTOM.
   2.4. WRAP THE TREES IN THE FALL AND LEAVE THE WRAP IN PLACE THROUGHOUT THE WINTER AND EARLY SPRING.
   2.5. TREE WRAPS ARE TEMPORARY AND NO LONGER NEEDED ONCE THE TREES DEVELOP CORKY BARK.
3. STAKING/GUYING:
   3.1. STAKE/GUY ALL TREES IMMEDIATELY AFTER LAWN SODDING OPERATIONS AND PRIOR TO ACCEPTANCE.
   3.2. STAKE DECIDUOUS TREES 2" CALIPER AND LESS. STAKE EVERGREEN TREES UNDER 7'-0" TALL.
      3.2.1. STAKES ARE PLACED IN LINE WITH PREVAILING WIND DIRECTION AND DRIVEN INTO UNDISTURBED SOIL.
      3.2.2. TIES ARE ATTACHED TO THE TREE, USUALLY AT THE LOWEST BRANCH.
   3.3. GUY DECIDUOUS TREES OVER 2" CALIPER. GUY EVERGREEN TREES 7'-0" TALL AND OVER.
      3.3.1. GUY WIRES TO BE ATTACHED TO THREE STAKES DRIVEN INTO UNDISTURBED SOIL, WITH ONE STAKE PLACED IN THE DIRECTION OF THE PREVAILING WIND.
      3.3.2. TIES ARE ATTACHED TO THE TREE AS HIGH AS PRACTICAL.
      3.3.3. THE ANGLE OF THE STAKE SHOULD BE AT 90 DEGREE ANGLE TO THE AXIS ON THE PULL OF THE GUY WIRE.
4. **REMOVE ALL GUYING AND STAKING AFTER ONE YEAR FROM PLANTING.**

PRUNING:
1. PRUNE DECIDUOUS TREES AND EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

WORKMANSHIP
DURING LANDSCAPE/IRRIGATION INSTALLATION OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF INSTALLATION OPERATIONS, ALL EXCESS MATERIALS, EQUIPMENT, DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE; UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. SWEEP PARKING AND WALKS CLEAN OF DIRT AND DEBRIS. REMOVE ALL PLANT TAGS AND OTHER DEBRIS FROM LAWNS AND PLANTING AREAS.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

MAINTENANCE
CONTRACTOR SHALL PROVIDE MAINTENANCE UNTIL WORK HAS BEEN ACCEPTED BY THE OWNER'S REPRESENTATIVE.

MAINTENANCE SHALL INCLUDE MOWING, FERTILIZING, MULCHING, PRUNING, CULTIVATION, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS AND LAWNS FREE OF INSECTS AND DISEASE.
1. RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
2. REPAIR GUY WIRES AND STAKES AS REQUIRED. REMOVE ALL STAKES AND GUY WIRES AFTER 1 YEAR.
3. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
4. WATER TREES, PLANTS AND GROUND COVER BEDS WITHIN THE FIRST 24 HOURS OF INITIAL PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE.

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR. AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING, THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS
ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS
ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE (GENERAL MANAGER OF THE RESTAURANT).

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE GENERAL MANAGER PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING
THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS

	LANDSCAPE TREES AND SHRUBS	TURF
pH RANGE	5.0 - 7.0	6.0 - 7.0
ORGANIC MATTER	> 1.5%	> 2.5%
MAGNESIUM (Mg)	100+ LBS/ACRE	100+ LBS/ACRE
PHOSPHORUS (P205)	150+ LBS/ACRE	150+ LBS/ACRE
POTASSIUM (KO)	120+ LBS/ACRE	120+ LBS/ACRE
SOLUBLE SALTS/ CONDUCTIVITY	NOT TO EXCEED 900PPM/1.9MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX.	NOT TO EXCEED 900PPM/1.9MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX.

WORKMANSHIP
DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES.

ANY DAMAGE TO THE LANDSCAPE, THE STRUCTURE, OR THE IRRIGATION SYSTEM CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP
PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING
WARM SEASON GRASSES (I.E. BERMUDA GRASS) SHALL BE MAINTAINED AT A HEIGHT OF 1" TO 2" DURING THE GROWING SEASON.

COOL SEASON GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: WEED EATERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING
EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

LIMING & FERTILIZING
A SOIL TEST SHALL BE TAKEN TO DETERMINE WHETHER AN APPLICATION OF LIMESTONE IN LATE FALL IS NECESSARY. IF LIMESTONE IS REQUIRED, THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE RATE, OBTAIN APPROVAL FROM THE OWNER AND APPLY IT AT AN ADDITIONAL COST. A UNIT PRICE FOR LIMING OF TURF SHALL ACCOMPANY THE BID BASED ON A RATE OF 50 POUNDS PER 1000 SQUARE FEET.

FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES
SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. **READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.**

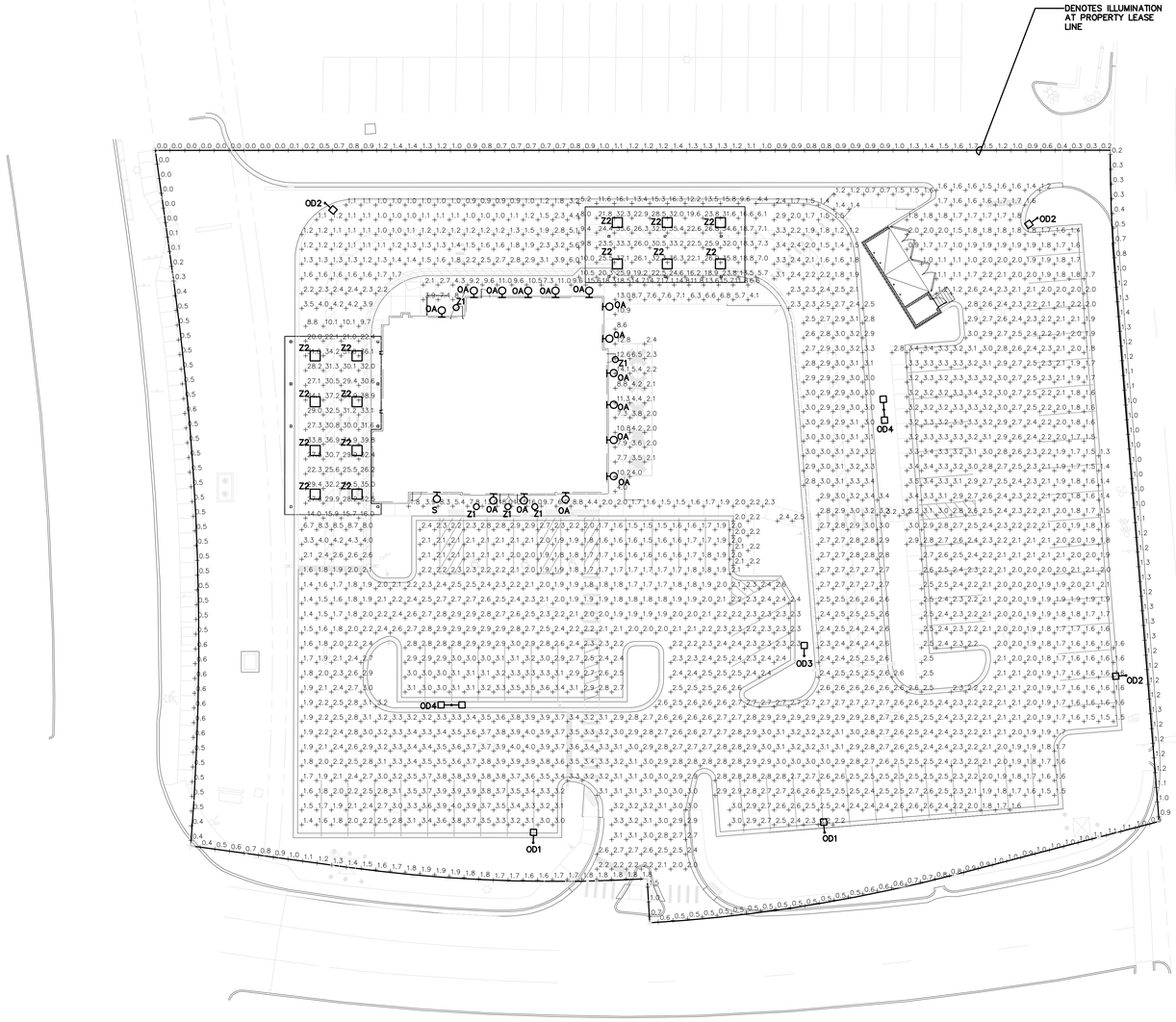
INSECT & DISEASE CONTROL FOR TURF
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING
ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. **DO NOT SHEAR TREES OR SHRUBS,** IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:
1. PRUNE THOSE THAT FLOWER BEFORE THE END OF JUNE IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE THOSE THAT FLOWER IN SUMMER OR AUTUMN IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS, PYRACANTHAS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   7.1. YEWS, JUNIPERS, HEMLOCKS, ARBORVITAE, AND FALSE-CYPRESS MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   7.2. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED I



1 PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

0 10 20 30 40

PHOTOMETRIC STATISTICS (MAINTAINED) IN PARKING LOT (NOT INCLUDING UNDER CANOPY LIGHTING)	
AVERAGE	2.5 FC
MAX	8.7 FC
MIN	0.9 FC
MAX/MIN	9.7:1 FC

2 TYPICAL POLE BASE DETAIL

NOT TO SCALE

FIXTURE	HEIGHT (UNLESS NOTED OTHERWISE)	LIGHT LOSS FACTOR	COLOR	LIGHT FIXTURE SPECIFICATION	POLE	COMMENTS
OD1	27'	.9	4000K	COOPER/LUMARK – PRV-C40-740-D-UNV-T3-SA-BZ-HS/VERD	SSS-4-A-25-S-F-M-1-4 (SINGLE LUMINAIRE)	
OD2	27'	.9	4000K	COOPER/LUMARK – PRV-C40-740-D-UNV-T4-SA-BZ-HS/VERD	SSS-4-A-25-S-F-M-1-4 (SINGLE LUMINAIRE)	
OD3	27'	.9	4000K	COOPER/LUMARK – PRV-C40-740-D-UNV-T5-SA-BZ	SSS-4-A-25-S-F-M-1-4 (SINGLE LUMINAIRE)	
OD4	27'	.9	4000K	COOPER/LUMARK – (2) PRV-C60-740-D-UNV-T5-SA-BZ	SSS-4-A-25-S-F-M-2-4 (TWO LUMINAIRE @ 180°)	
OA	8'	.9	3000K	PROGRESS LIGHTING – P5675-31 – WITH P8799 TOP COVER LENS		
OC	ON GROUND	.9	4000K	HUBBELL – FLL-42L-95-3K-7-N-U-K-DB		FLOODLIGHT AIMED AT FLAG AFTER DARK
OK	8'	.9	3000K	HUBBELL – LNC-5L-U-3K-3		
S	9'	.9	3000K	HI-LITE – H-18112-BK01/B-13-BK01/18/LED4/30/WBCM		
Z1	10'	.9	3000K	PROVIDED WITH CANOPY		
Z2	9'-6"	.9	3000K	LSI – CRUS-SC-LED-LW30-UE-WHT		

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FSR# 04363

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

ENGINEER'S PROJECT #	26009.20
PRINTED FOR	REVIEW
DATE	06/09/2026
DRAWN BY	BM

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SHEET

SHEET NUMBER

E-102

SF: 1.00 BM JN: H:\26009.20\PHOTOMETRIC FN: 50-04363-E-102-PHOTOMETRIC PLAN

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



Lumark

Prevail LED

Area / Site Luminaire

Product Features

Light ARchitect™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications

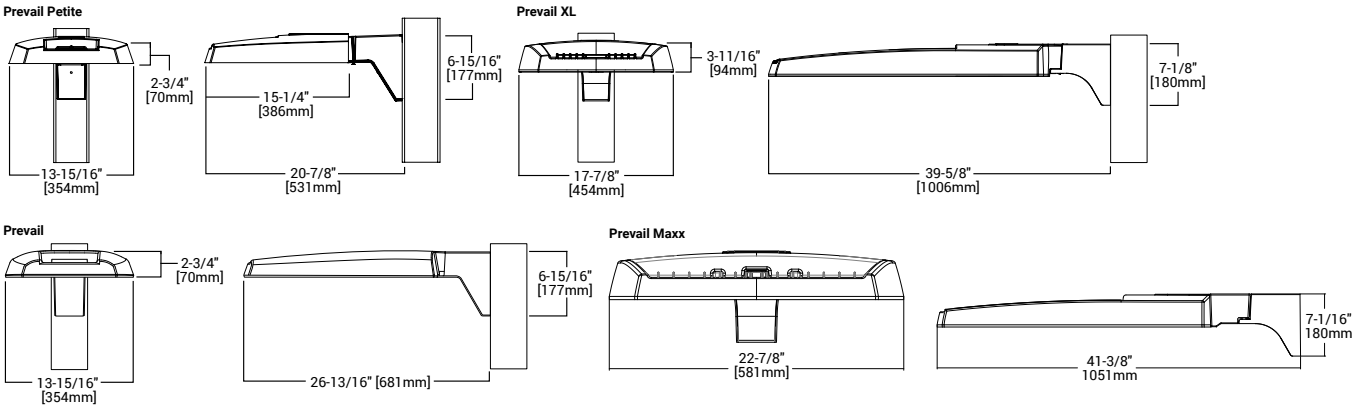
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

DATE: TYPE: OA

NAME: CFA - P12 exterior wall sconce

PROJECT:



Halogen/incandescent

P5675-31

Cylinder

5" up/down cylinder with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Wet location listed when used with P8799 top cover lens

Width: 5"
Height: 14"
Depth: 7-7/8"
H/CTR: 7"

Category: Outdoor

Finish: Black (powdercoat)

Construction: Cast aluminum construction

metal shade

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 4-1/2" sq.	Pre-wired 6" of wire supplied 120V	Quantity: 2 75W PAR-30 or BR-30 Medium base porcelain sockets With two General Electric retrofit lamps #LED12P30RW83025	cCSAus Damp location listed location listed 1 year warranty Companion fixtures are available

FLL LED FLOODLIGHT

Cat.#

Job

Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
Large LED flood with beam distribution for lighting applications such as safety/security, facade, area, or signs

Construction:
- Corrosion resistant, rugged die-cast aluminum housing with powder coat paint finish
- Tempered glass lens protects LEDs and allows for cleaning/debris removal
- Vented housing isolates LED module from driver, maximizing product life and performance
- Visor, louver and vandal accessories available

LED:
- 28 high power LED's (Stock/MTO)
- 42 high power LED's (MTO)
- 140 high power LED's (Stock)
- Ambient operating temperature -35°C to 40°C
- Stock Versions: 4000K and 5000K CCT
- MTO Versions: 3000K nominal with 80 CRI, 4000K and 5000K CCT nominal with 70 CRI

Optical/Electrical:
- Variety of NEMA distributions - N (3x3), M (4x4), RM (5x4) and W (6x6) - for wide range of lighting applications; Stock version Wide (6x6) only
- 120-277V operation, 50/60Hz, 95W, 1050mA, 100 LPW (Stock/MTO - 28LED)
- 120-277V operation, 50/60Hz, 150W, 158mA, 98 LPW (Stock only - 140LED)

Optical/Electrical (Cont.)
- 120-277V, 347V, and 480V operation, 50/60Hz, 95W, 700mA, up to 119 LPW (MTO only - 42LED)
- IP65 fixture, Driver IP66 and RoHS compliant
- 10KV surge protector comes standard
- 0-10V dimming driver standard, continuous dimming option to have leads pulled out for easy connection

Installation:
- Knuckle mount 15' aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes
- Heavy duty steel yoke with adjustable stainless steel hardware, mounting holes for one center - 3/4" bolt or two side - 3/8" bolts
- 3' SEOOW cord with yoke mount

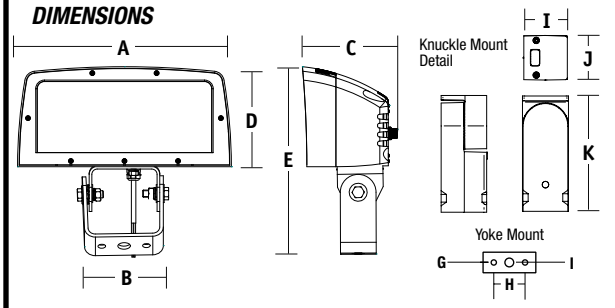
Listings:
- IP65, Listed to UL1598 for use in wet locations.
- DLC Qualified (4000K and 5000K models only); Consult DLC website for more details: https://www.designlights.org/QPL
- EPA = 1.0ft^2

Warranty:
For more information visit:
http://www.hubbelllighting.com/resources/warranty/

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	F	G	H	I	J	K
14.9"	5.5"	6.0"	7.0	14.57"	17/32"	7/8"	3-1/8"	3.0"	2.9"	7.57"
378mm	140mm	152mm	177mm	370mm	14mm	22mm	79mm	77mm	75mm	192mm

CERTIFICATIONS/LISTINGS

IP65

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
FLL (Single Carton)	25 (12.3) lbs	17.72" (45)	13.0" (33)	10.00" (25.5)

Carton dimensions for shipping purposes only

ORDERING INFORMATION - STOCK VERSION

Catalog Number	Mount	Max Candle Power	Beam Pattern	Wattage	# Drivers/ Current	Voltage	Color Temperature/ CRI	Lumens	LPW	Weight lbs. (kg)	Finish
FLL-95-Y	Yoke	7789	Wide	97w	1@700mA	120-277V	5000K/70	10600	109	20 (9.0)	Bronze
FLL-95-4K-Y	Yoke	7265	Wide	97w	1@700mA	120-277V	4000K/70	10173	105	20 (9.0)	
FLL-150-4K-U-Y	Yoke	5627	Wide	150w	1@158mA	120-277V	4000K/80	14665	98	20 (9.0)	
FLL-150-5K-U-Y	Yoke	5731	Wide	150w	1@158mA	120-277V	5000K/80	14764	98.4	20 (9.0)	
FLL-150-4K-U-K	Knuckle	5627	Wide	150w	1@158mA	120-277V	4000K/80	14665	98	20 (9.0)	
FLL-150-5K-U-K	Knuckle	5731	Wide	150w	1@158mA	120-277V	5000K/80	14764	98.4	20 (9.0)	

ORDERING INFORMATION - MADE TO ORDER

FLL - [ ] - [ ] - [ ] - 7 - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

FAMILY	# LEDS	WATTS	CCT	CRI	DISTRIBUTION	VOLTAGE	MOUNTING	FINISH	CONTROL OPTION	OPTIONS
FLL FACTOR Flood Large	**28L** 28 LED	**95** 95W	**3K** 3000K	**7** 70 CRI	**N** 3x3	**U** 120V-277V	**K** Knuckle	**DB** Bronze	**PC** Photocontrol (voltage specified and determined by voltage field)	**F** Fusing 120 or 277V only (determined by voltage field)
	42L 42 LED		**4K** 4000K		**M** 4x4	**1** 120V	**Y** Yoke	**BL** Black	**CD** Continuous dim-ming	
			5K 5000K		**RM** 5x4	**2** 208V		**WH** White		
					W 6x6	**3** 240V		**GR** Gray		
						4 277V		**PS** Platinum silver		
						5[1] 480V		**CC** Custom Color		
						F[1] 347V				

[1] 42L only

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ACCESSORIES & REPLACEMENT PARTS - Order Separately

Catalog Number	Description
FLL-VISOR-DB	Bronze top visor (Tap holes in lens frame for field installation)
93053186	FLL28, 95w, 120-277V Dimming driver, 1050mA (1 Qty)
93053187	FLL140, 95w, 120-277V Dimming driver, 700mA (1 Qty)
FLL-LOUVER-BL	Black adjustable louver
ARF-SPC	Polycarbonate vandal shield
4024C	Steel slipfitter for 2" pipe, 2 3/8" OD yoke mount, bronze finish
4040	Heavy-duty steel wall/pole bracket; bronze Lektrocote®



FLL-LOUVER-BL



ARF-SPC



FLL-VISOR-XX

PERFORMANCE DATA - Stock

				4K (4000K nominal)				5K (5000K nominal)		
# OF LEDS	DRIVE CURRENT (MILLIAMPS	SYSTEM WATTS	DISTRIBUTION TYPE	NEMA	LUMENS	LPW	MAX BEAM CANDLEPOWER	LUMENS	LPW	MAX BEAM CANDLEPOWER
28	1050mA	95W	W	6 x 6	8992	94.5	6805	9557	100.6	6935
140	158mA	150W	W	7 x 7	14665	98	5627	14764	98.4	5731

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown.
Actual performance may differ as a result of end-user environment, application and inherent performance tolerances of the electrical components.

PERFORMANCE DATA - MTO

						5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 80 CRI)		
# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	NEMA	FIELD ANGLE H° X V°	LUMENS	LPW[1]	MAX BEAM CANDLEPOWER	LUMENS	LPW[1]	MAX BEAM CANDLEPOWER	LUMENS	LPW[1]	MAX BEAM CANDLEPOWER
28	1050mA	95W	W	6 x 6	107° x 107°	9557	100.6	6935	-	-	-	-	-	-
42	700mA	97W	N	3 x 3	32° x 32°	10860	114	91770	10263	108	85000	7473	80	63093
			M	4 x 4	53° x 53°	11400	119	46836	10335	108	33566	7654	81	26201
			RM	5 x 5	84° x 86°	9806	102	17388	8889	93	14733	6702	71	11395
			W	6 x 6	107° x 107°	10967	113	8024	10173	105	7265	7694	79	5475

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS – FLL-28L					
AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.94	0.91	0.88	0.79	>149,000
40°C / 104°F	1.00	0.92	0.90	0.87	0.76	>132,000

Nichia 219B, 1080mA, 85°C

	OPERATING HOURS – FLL-42L					
AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°F	1.00	0.98	0.96	0.96	0.94	>625,000
40°C / 104°F	1.00	0.96	0.94	0.93	0.90	>435,000

	OPERATING HOURS – FLL-150					
AMBIENT TEMP.	0	25,000	50,000	[1]TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1.00	0.96	0.94	0.93	0.89	>331,000
40°C / 104°F	1.00	0.95	0.92	0.90	0.85	>237,000

Nichia NFSL757DT-V1, 150mA, 85°C

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (W)
28	1	1050mA	120	0.82	95
			277	0.36	95
42	1	700mA	120	.80	96
			277	.35	96
140	1	158mA	120	1.25	150
			277	0.54	150

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

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HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

LNC

COMPACT LED LITEPAK

FEATURES

- Compact LNC LED is designed for perimeter illumination and available in 3 lumen packages for safety, security and identity
- 3000K, 4000K, 5000K and Amber color temperatures
- Up to 4:1 spacing to mounting height ratio means fewer fixtures to install
- Acrylic diffuser included! Use for applications near entrances or locations where reduced brightness is desired. (Maximum spacing with diffuser 30ft)
- Die-cast aluminum housing with decorative Laredo styling
- Full cut-off neighbor friendly
- Listed to UL1598 for use in wet locations



LNC-5L



LNC-7L



LNC-9L



With diffuser

RELATED PRODUCTS

LNC2 INC3 LNC4

*3000K and warmer CCTs only

SPECIFICATIONS

CONSTRUCTION

- Decorative die-cast aluminum housing and door
- Rugged design protects internal components and provides excellent thermal management for long life
- Powder paint finishes provide lasting appearance in outdoor environments
- Full cut-off distribution; Ambient diffuser included, use for applications near enterances or locations where reduced brightness is desired

OPTICS

- Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

INSTALLATION

- Quick mount adapter provides quick installation, designed for recessed box 4" square junction box

ELECTRICAL

- 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11
- Minimum operating temperature is -40˚C/-40˚F
- 0-10V dimming 120-277V only
- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details

CONTROLS

- Photocontrol option is available to provide dusk-to-dawn control for additional energy savings

CERTIFICATIONS

- Listed and labeled to UL 1598 for wet locations, 25˚C ambient environments

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	800–2100
Wattage Range	13–22
Efficacy Range (LPW)	64–95
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

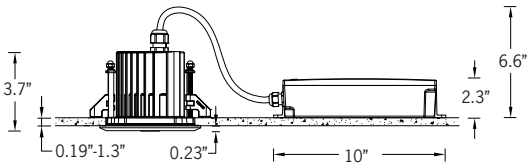
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UNI-80501
Nikon 1



TURTLE FRIENDLY

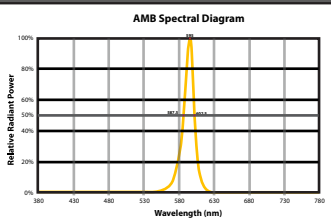
13w LED 1045 Lumens | 11w LED 753 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 1.1 lbs (A) 1.5 lbs (S)





Ceiling Cut ø4.17"

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 589 & 595 nanometers and a full width of 50% power no greater than 20 nanometers.

Amber LED driver maximum milliamps will be no greater than 550mA to the LED module.

Construction

Aluminum Casting
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Stainless Steel
Marine grade 316 stainless steel frame

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments.Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV restant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Ceiling-recessed exterior downlights.
Modern, clean and powerful downlighting family providing the best resilient under-canopy solutions in the marketplace.

A compact recessed exterior downlight with a round or square front frame design. Options of stainless steel or powder coated aluminum front frame. The luminaires are designed for use in interior and exterior applications. This fixture is totally waterproof. This means that the fixture can be exposed to the elements from above as well as below.

This luminaire is manufactured with integrated heat sinks that provides exceptional cooling and heat dissipation ensuring long LED life.

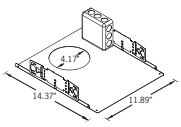
This fixture can also be provided with a concrete pour box for casting into concrete slabs, please see opions below.

Power is provided to the luminaire through a single PG9 watertight cable gland and 4ft of Outdoor Submersible #18/3 SOOW 600V power cable. Remote mounted transformer. Includes A80191 driver enclosure box.

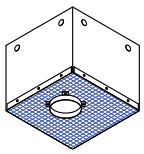
All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options. Not suitable for saunas and steamrooms.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Additional Options (Consult Factory For Pricing)



RT
Rough in Tray



CPB
Concrete Pour Box



HCL
Honeycomb Louvre



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

Catalog # : _____ Project : _____

Z2 Prepared By : _____ Date : _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire



OVERVIEW	
Lumen Package	6,000 - 22,000
Wattage Range	61 - 159
Efficacy Range (LPW)	95 - 148
Weight lbs(kg)	27 (12.2)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 3/4" profile die-cast housing, with flat glass lens. Unit is water-resistant, sealed and IP67 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K, 4000K, 3000K color temperature, 70 CRI.
- Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution.
- Five Lumen Packages: VLW (9,000), LW (10,000), SS (13,000), HO (18,000), VHO (22,000).

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional 10kV surge protection device meets a minimum Category C Low standards (per ANSI/IEEE C62.41.2).
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 50°C (-40°F to +122°F) ambient operating temperature.
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.

Hazardous Locaiton

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation intructions. See lsi-industries.com for specific guidance. LW and SS lumen packages only.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

Warranty

- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- Meets Buy American Act requirements.

RESOLUTION BY THE PLANNING AND ZONING COMMISSION

A RESOLUTION RE-ADOPTING A LAND USE AND DEVELOPMENT MASTER PLAN AS AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERS, THE OFFICIAL GUIDE FOR FUTURE PHYSICAL DEVELOPMENT IN THE CITY OF ST. PETERS

WHEREAS, the State Statutes of Missouri provides a mechanism for adoption of a Comprehensive Plan for cities; and

WHEREAS, the Planning and Zoning Commission is empowered by the statutes to develop, amend, and approve the Plan; and

WHEREAS, the Zoning and Subdivision Regulations of the City of St. Peters mandate the adoption and periodic updating of the Plan; and

WHEREAS, an advisory committee and business committee were formed to provide guidance and input during the planning process, and two community meetings were held;

WHEREAS, public input was solicited at a public hearing held on June 3, 2026, by posting the plan on the City of St. Peters' website, and at a second public hearing held on August 5, 2026; and

WHEREAS, the Land Use and Development Master Plan, as an amendment of the Comprehensive Plan, will provide guideline for future development in the City; and

WHEREAS, the Land Use and Development Master Plan includes among its elements Existing Conditions, Land Use & Development Goals & Strategies, Future Land Use Plan Update, and Land Use & Development Implementation Strategies in addition to informational appendices.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAINT PETERS, MISSOURI, THAT:

SECTION 1. The Planning and Zoning Commission hereby re-adopts the Land Use and Development Master Plan as an amendment to the Comprehensive Plan of 2008.

SECTION 2. The Planning and Zoning Commission encourages the Board of Aldermen to endorse the Land Use and Development Master Plan as an amendment to the Comprehensive Plan of 2008.

SECTION 3. In order for the Plan to remain relevant over time, the Plan should be periodically reviewed and updated to reflect changing conditions.

SECTION 4. During the review of said Plan and prior to amending any of its contents or elements, the Planning and Zoning Commission shall endeavor to seek public input through a public hearing.

SECTION 5. That following adoption of the Land Use and Development Master Plan as an amendment to the Comprehensive Plan of 2008, a copy shall be provided to the St. Charles County Recorder of Deeds and City Clerk's office.

Read and adopted this _____ day of _____2026.

ST. PETERS PLANNING AND ZONING COMMISSION

By_____
John K. Luehrs, Chairman

Attest:

_____
Secretary

BILL NO. 26-

(***bold italics*** and strikethroughs = changes)

ORDINANCE NO. ____

AN ORDINANCE AMENDING OR REPEALING CERTAIN SECTIONS AND ENACTING NEW SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS TITLE IV: LAND USE DEALING WITH THE ESTABLISHMENT OF ZONING AND REGULATING LAND USE IN THE CITY LIMITS OF THE CITY OF ST. PETERS, MISSOURI AND PROVIDING FOR THE ESTABLISHMENT OF REGULATIONS FOR LAND SUBDIVISION IN THE LIMITS OF THE CITY OF ST. PETERS, MISSOURI

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, AS FOLLOWS:

SECTION 1. That SECTION 405.360 FENCE REQUIREMENTS Subsection D.12.a. and D. 12. b. (1) of the Municipal Code of the City of St. Peters Title IV: Land Use be amended as follows:

D. Fence Regulations for "R" (Residential) Districts ***and residential developments in the "S-D" Special Old Town Overlay District, the St. Peters Centre Special District, and PUD Planned Urban Developments.***

12. Fence Materials.

a. Fences which are four (4) feet or less in height may be constructed of wood, masonry, vinyl materials, metal in the appearance of wrought iron, or chain link materials. Vinyl materials shall be considered slats or planks; vinyl coated chain link fencing or metal shall not be considered vinyl fencing. Slats of vinyl, metal, wood or other materials inserted within chain link fencing ***and fabric attachments*** shall not be permitted**.**

b. Fences which are greater than four (4) feet in height shall be constructed of wood, metal in the appearance of wrought iron, or vinyl materials. Vinyl materials shall be considered slats or planks; vinyl coated chain link fencing or other vinyl coated metal fencing shall not be considered vinyl fencing.

(1) Chain link and masonry may be used if approved by the Administrative Officer after substantial evidence has been provided indicating that other materials are not practical and that such fencing will not create an aesthetic problem. Slats of vinyl, metal, wood or other materials inserted within chain link fencing ***and fabric attachments*** shall not be permitted.

SECTION 2. That SECTION 405.360 FENCE REQUIREMENTS Subsection E., E.4., and E.8. of the Municipal Code of the City of St. Peters Title IV: Land Use be amended as follows:

E. Fence Regulations For All "C" (Commercial)***,*** ~~And~~ "I" (Industrial) Districts, and ***the "SL" St. Peters Lakeside 370 Special District, and for non-residential developments in the "S-D" Special Old Town Overlay District, the St. Peters Centre Special District, PUD Planned Urban Developments and CPD Commercial Planned Districts.***

4. Fences erected to screen waste receptacles shall be ***subject to*** the regulations of the applicable zoning district and Section 405.395.

5. All fences installed in commercial zoning districts and industrial zoning districts that abut residential properties that are used for the purpose of screening between districts shall be masonry, wood composite, or vinyl.

6. Fences constructed of chain link that are located within commercial and industrial zoning districts shall be coated with vinyl.

7. All other general provisions previously stated shall apply.

8. All areas approved for outside seating at restaurants and taverns shall be enclosed with a fence a minimum of thirty-six (36) inches in height. The fence ***style and*** materials shall be as approved by the Planning Department.

SECTION 3. That SECTION 405.360 FENCE REQUIREMENTS Subsection of the Municipal Code of the City of St. Peters Title IV: Land Use, item E.11. be added as follows:

11. Fences in non-residential industrial districts and developments that are not used for buffering shall be as approved on the Site Development Plan and may be constructed of metal in the appearance of wrought iron, coated chain link, or materials listed in item E.5. of this section of the City Code. Fences along primary road frontages shall be decorative as approved by the Planning Department.

12. Fences in non-residential commercial districts and developments that are not used for buffering shall be as approved on the Site Development Plan and may be constructed of metal in the appearance of wrought iron or materials listed in item E.5. of this section of the City Code. Fences along primary road frontages shall be decorative as approved by the Planning Department.

SECTION 4. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 6. Severability Clause.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 7. This ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this _____ day of August, 2026.

_____
As Presiding Officer and as Mayor
Len Pagano, Mayor

Attest:_____
Lisa L. Schroeder, City Clerk