



Agenda

Planning & Zoning Commission Regular Meeting
City of St. Peters Justice Center
1020 Grand Teton Drive, St. Peters, MO 63376
September 2, 2026, at 6:30 PM

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
 - 1. Minutes - August 5, 2026
- F. Communications and Reports of Officers
 - 1. Staff Recommendations - September 2, 2026
- G. Old Business
 - 1. Public Hearings
 - a. Land Use and Development Master Plan
- H. New Business
 - 1. Other
 - a. Taco Fest STL: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary event at Mid Rivers Mall. (Ward 1)
 - 2. Site Plans
 - a. Chase Bank: west side of Mid Rivers Mall Drive, south of Highway N. (Ward 4)
 - b. Walmart Drone Compound: East side of Jungermann Road, south of South St. Peters Parkway. (Ward 4)
 - 3. Public Hearings
 - a. Petition SU 26-06 – Tiffany Ruby: a request for a special use permit in the SD-RC Special District-Retail/Service Commercial District for a 1.9-acre property to allow body art (tattoo/permanent makeup). The subject site is located on the east side of Spencer Road, south of Mexico Road – 221 Spencer Road. (Ward 3)
 - 4. Public Hearings and Site Plans
 - a. Petition SU 26-07 – Angela Garland/Exit 11 Coffee: a request for a special use permit in the C-2 Community Commercial District for a 0.35-acre property to allow a freestanding restaurant. The subject site is located on the west side of Grand Teton Drive, north of Mexico Road – 6710 Mexico Road. (Ward 1)

b. Exit 11 Coffee: west side of Grand Teton Drive, north of Mexico Road. (Ward 1)

I. Adjournment

Agenda Posted at City Hall: 8/31/2026

By: M. Vollmer, Planning, Community & Economic Development Specialist

Next Meeting: October 7, 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 AUGUST 5, 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, Charles McBride; Alderman Judy Bateman; Shirley Moore; Leah Petras; Chairman John Luehrs; Madaline Barteau; William Oliver; Terry Lesinski; Joseph Markus; Julie Powers, Director of Planning, Community & Economic Development; Ken Braunfeld Planning Coordinator; Leland Maize, Engineer; Melissa Vollmer, Recording Secretary and George Olivas, Building Commissioner. City Attorney Drew Weber was also present. Steven Bailey, Chris Jones and Renee Tillman were absent.

MINUTES:

A motion was made by Ms. Petras and seconded by Dr. Sartorius to approve the minutes of the July 1, 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. Ms. Powers noted that the items requiring Board action will be on the August 27th BOA Meeting Agenda.

NEW BUSINESS

1. Other:

- a. Ace Hardware: west side of Mid Rivers Mall Drive, north of McMenamy Road.

Mr. Glendon Griesbaum, Niemann Foods, Inc., presented this to the Commission for approval. Mr. Griesbaum explained that the project will include the reuse of the vacant 55,000 +/- square foot Party City space for an Ace Hardware franchised by Niemann. Ace Hardware will re-use the building "as-is", which includes the façade update previously added by Party City. There will be some outside storage/display of materials. On the south side of the building, a small greenhouse and display area will be added. To the east, a portion of the parking lot will also have a display area. At this time the greenhouse will be temporary and covered with a flexible plastic. Mr. Lesinski made a motion and Ms. Barteau seconded to approve this architecture and outside display area with the following 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.

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4. All fencing shall be decorative wrought iron style.

The motion was approved.

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

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

Mr. Charlie Brown, owner, presented this to the Commission for approval. Mr. Brown explained that the Greatest Shop Ever is located on the west side of Cave Springs Boulevard, south of Old Mill Parkway. The shop sells tobacco and smoking related products including pipes and smoking paraphernalia along with a variety of products including shirts, hats and other accessories. Staff received a concern regarding the absence of trash enclosure for the business' trash cans. The cans are lined up outside the building but are not screened. After some time and review, Mr. Brown 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 inside the building. Mr. Lesinski made a motion and Ms. Barteau seconded to approve the waiver of an exterior trash enclosure with the following 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.

The motion was approved.

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

2. Record Plats:

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

Ms. Jennifer Gettman, McClay Senior Care Center, presented this to the Commission for approval. Ms. Gettman explained that 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 the plat. This includes Lot B which is located behind Lot C, with the exception of a narrow unstable strip of property extending to McClay Road. With this plat, the 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. 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 easement. Ms. Petras made a motion and Dr. Sartorius seconded to recommend approval of this Record Plat to the Board of Aldermen with the following 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.

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- c. Provide a digital media copy of the plat.

The motion was approved.

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

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

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained 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 Five have been approved. This current plat will create an additional twelve lots within the central area of the site, also in Phase 1. Ms. Petras made a motion and Dr. Sartorius seconded to recommend approval of this record plat to the Board of Aldermen with the following contingency:

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.

The motion was approved.

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

3. Site Plans:

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

Mr. Dan Bax, Bax Engineering, presented this to the Commission for approval. Mr. Bax explained that the Farmers Co-Op 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 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 Farmers Co-op operations. With the placement of this 30,000-gallon propane tank the site will have reached the maximum amount of fuel that may be stored on the site as an accessory use to the Farmers Co-op. In addition to this site plan, a timeline has been established for the removal of the elevator and grain bins on the site. Specifically, the 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, the 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. A tree buffer will be added to the existing foliage along the south property line

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and east property line. Dr. Sartorius made a motion and Ms. Barteau seconded to approve this site plan with the following contingency:

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.

The motion was approved.

Oliver: Yes Markus: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes

Tillman: Absent Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes

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

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

Mr. Justin Lurk, Chick-fil-A, presented this to the Commission for approval. Mr. Lurk explained that the proposed Chick-fil-A project is 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. Full access to the site will be from the existing cross access drive with the Drury Hotel to the north which connects Mid Rivers 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. The proposed building design has a modern appearance and will be all masonry, including a block base and two-tone brick walls. 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 soldier course of brick. Dr. Sartorius made a motion and Mr. McBride seconded to approve this site plan with no contingencies. The motion was approved.

Oliver: Yes Markus: Yes McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes

Tillman: Absent Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes

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

4. Public Hearings:

b. Land Use Development Master Plan.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that 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 required: 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, 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. Ms. Powers summarized the comments that were received and related modifications to the plan. There was general discussion among the Commission members regarding the reference to missing middle house and the definition and how it's used in the plan. Chairman Luehrs opened the public hearing at 7:32 p.m. and asked anyone wishing to speak on this item to please come

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forward. Alderman David Kuppler, 345 Revolutions Drive, spoke in favor of the plan and the modifications presented by Ms. Powers. Seeing no one else present to comment, Chairman Luehrs closed the public hearing at 7:36 p.m. Ms. Petras made a motion and Mr. Lesinski seconded to postpone action on this item until the September 2nd Planning and Zoning Commission meeting. The motion was approved.

Oliver: Yes Markus: No McBride: Yes Petras: Yes Sartorius: Yes Moore: Yes
Tillman: Absent Bateman: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 9 NAYS: 1 ABSTENTIONS: 0 ABSENT: 1

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

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that 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: Referencing residential developments in the Special District, Old Town District and Planned Districts; Clarifying that chain link for non-residential uses and non-residential accessory uses (i.e. pools) is allowed and minor clarifications for Commercial and Industrial fence regulations and adding 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). Chairman Luehrs opened the public hearing at 8:06 p.m. and asked anyone wishing to speak on this item to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 8:06 p.m. Dr. Sartorius made a motion and Mr. Markus seconded to recommend approval of these code changes to the Board of Aldermen. The motion was approved.

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

Ms. Barteau made a motion and Mr. Oliver seconded to adjourn the meeting at 8:07 p.m. The motion was approved.

Respectfully submitted:

Melissa Vollmer,
Recording Secretary

John K. Luehrs, Chairman
Planning and Zoning Commission

**STAFF RECOMMENDATIONS TO THE
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 2, 2026**

g. Old Business

1. 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 summarized additional comments that were received and recommended related modifications to the plan at the meeting of Aug. 5, 2026. At that time the Commission held the public hearing and then postponed action until the Sept. 2, 2026 meeting to allow additional time for plan review.

Staff has forwarded the plan, with final edits, to the Commission for review prior to the meeting. Staff will provide an overview of the final edits in the plan at the Sept. 2nd meeting.

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.

h. New Business

1. Other

Name/Location of Development:

- a. Taco Fest STL: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary event at Mid Rivers Mall.

Staff Evaluation:

The subject use approval application is for a food event at Mid Rivers Mall. The event will be held September 12th and 13th. The location will be in the parking area near the former Sears Department store towards Best Buy. As shown on the layout, there will be food booths, non-food booths for crafts and similar, and “food halls” where tables will be available for eating. The focus of the event is tacos; various local taco vendors, in addition to several from other areas, will sell tacos. Related events will include a taco eating competition and sauce competition. A DJ will be at the event to play background music. Restrooms are planned just outside the event area.

Staff notes that the area planned for the event is typically minimally used for parking and the mall parking would not be impacted by this event. The parking for the vacant Sears store is not used, so this event will not take up typically used spaces. The parking spaces for event patrons, which may number up to 6,000 over the course of the day but up to 2,000 at the peak lunch and dinner times, will be in areas adjacent to the event area. The mall has 5,064 spaces in total so there should be ample parking for mall and event patrons, such that the overall parking situation is unlikely to be impacted.

The event hours will be 7:00 a.m. to 10:00 p.m. on the 12th and 8:00 a.m. to 8:00 p.m. on the 13th.

Staff notes that temporary events can be accommodated in the parking area; even with large amounts of traffic for this temporary use there is ample area for vehicles to park without impacting the parking or other mall operations. To ensure traffic management and safety, the operator is coordinating with the City’s Police Dept. to arrange for a security team. Noting that, staff believes there will be no land use or site issues because of this use. Also, staff notes that proper licensing must be obtained; the applicant has been communicating with the City’s Licensing Dept. Finally, staff notes that this event was held last year at this location without issue.

Staff Recommendation:

Based on the review above, staff is of the opinion this temporary use can operate safely with the following contingencies:

Recommended Contingencies:

1. Obtain all required licenses including multi-vendor and food licenses.

2. Any tents or canopies must be located so as to not impact a traffic lane.
3. Temporary signage shall comply with City Code.
4. Coordinate with City of St. Peters Police Dept. to facilitate security and traffic control.

2. Site Plans:

Name/Location of Development:

- a. Chase Bank: west side of Mid Rivers Mall Drive, south of Highway N. (Ward 4)

Staff Evaluation:

Chase Bank is proposing to reoccupy the 5,900+/- square foot former Beauty Brands building, constructed in 2002. The site is located along Mid Rivers Mall Drive within a 0.76 acre outlot of Dierbergs 94 Crossing. In addition, Chase Bank will be adding an ATM in the shopping center parking lot to the west.

The layout of the site will remain the same. Access to the site will be from the rear of the site to an internal drive, connecting to a signalized intersection with Mid Rivers Mall Drive (north) and a separate right-in/right-out curb cut (south).

With this development the existing non-conforming trail/sidewalk along Mid Rivers Mall Drive will be curbed and raised above the adjacent roadway. This new trail/sidewalk will provide a safer and wider defined path for pedestrians and bicycles.

The City will work with the engineer to include/group the City's standard development notes into one location on the plan, to insure compliance. In addition, the roof top screening note will also be added to the elevation drawings. Chase may decide to use the existing parking lot light fixtures, but if not, a fixture detail will be needed with the site plan.

The existing brick building will remain the same, except for the replacement of the EFIS front entrance feature with Chase Banks signature gray wood grain cement board panels. This same feature will also be added to the Mid Rivers Mall Drive side of the building. Overall, the updated design of the building will continue to be in keeping with surrounding architectural designs.

Staff Recommendation:

Based on the review above, staff recommends approval of the site plan and elevations with the following contingencies:

Recommended Contingencies:

1. Include and coordinate the location of the City's standard general notes.
2. Note on the site plan and elevation drawings all roof top utilities to be screened on all sides to the height of the unit with a architecturally appropriate material.
3. Provide downcast light fixture detail.

Name/Location of Development:

- b. Walmart Drone Compound: East side of Jungermann Road, south of South St. Peters Parkway.
(Ward 4)

Staff Evaluation:

Walmart is implementing their drone delivery from the Walmart Supercenter at 1661 Jungermann Road. This includes the construction of fenced compound to securely store and launch the drones. Products will be brought to the compound along a striped path from the building. Within the compound there will be a series of drone launch/retrieval pads, from which the drones will be loaded with products for delivery.

The compound will be located in the parking lot near the automotive service bays on the north side of the building. A six foot tall wide decorative wrought iron style fence will secure the 128 foot long by 30 foot compound. Concrete bollards will be installed around the fence and sleaved with a plastic cover to provide a more finished appearance. Downcast lights will be added to the inside of the fence to provide additional lighting.

Parking on the site will also remain compliant. The site will include 793 spaces, which is above the 824 required spaces. It is noted this parking ratio takes into account a 20% parking reduction as granted by the Planning and Zoning Commission on March 7, 2007.

A drone storage shed will also be installed within the compound. The shed will be twenty foot long by ten foot wide. The walls of the shed will be cement siding with a stucco finish with a standing seam metal roof. Staff is of the opinion the compound, including the shed and fence, can be accommodated on the site with no issues.

Within the compound, the drones are powered by a separate battery unit, similar in size to a medium size back-up generator. The unit is brought to the drone nest fully charged, powering the drone pads and lights within the nest. The generator's battery typically lasts 20 to 25 days, after which it is removed and replaced with a fully charged unit. This unit is not charged on-site, but is provided by a third-party supplier in the area.

It is staff's understanding the flying of the drones for deliveries is under the jurisdiction of the Federal Government including the Federal Aviation Administration (FAA) and not the City of

St. Peters. Therefore, this review is for the compound and shed and how they relate to the site as the City cannot regulate the drone activity.

However, staff notes that the location of the compound is within a relatively unused portion of the parking lot that is not visible to Highway 364/94 or to Jungermann Road. In addition, it is located along a business commercial corridor and not located near any residential development. Therefore, there should be no negative effects from take/off landings, given the overall location and background noise from Highway 364/94.

Staff Recommendation:

Based on the review above, staff recommends approval of the site plan and elevations with no contingencies.

3. Public Hearings:

Name/Location of Development:

- a. Petition SU 26-06 – Tiffany Ruby: a request for a special use permit in the SD-RC Special District-Retail/Service Commercial District for a 1.9-acre property to allow body art (tattoo/permanent makeup). The subject site is located on the east side of Spencer Road, south of Mexico Road – 221 Spencer Road.

Staff Evaluation:

The proposed use will be located within a tenant space in an existing retail shopping center, known as Spencer Crossing, which is south of Mexico Road, on the east side of Spencer Road. A special use permit is required by code for the proposed use, a tattoo establishment.

The facility will provide tattoos to individual clients. The business will be located in a tenant space within the shopping center. The property owner has approved of the application and believes the proposed use can be accommodated within the building. Staff notes the applicant has indicated the services provided include body art and permanent make-up which are offered by appointment only. Staff has included body piercing as an additional use as this is often an associated use with body art/tattoo facilities and could be added in the future.

The applicant has indicated they want to operate an attractive facility that adheres to the highest professional standards including cleanliness. The facility will comply with all State and City license and health requirements related to tattoo and piercing establishments and will be state of the art. Multiple tattoo facilities have been approved in the City, including another in the Special District on Mexico Road in 2025, two in 2012 and three in 2014, one replacing a facility approved in 2012, and another added in 2015. Three more were approved in 2017, 2020, and 2021; all are located in various locations in the City. Another tattoo establishment was annexed into the City as part of the

Harvestowne Industrial area involuntary annexation approximately fifteen years ago. To date, City staff has never had any concerns or issues associated with these existing tattoo establishments.

Included in the special use are provisions that prohibit the sale of tobacco or tobacco related products and paraphernalia, bath salts or herbs, sexually explicit material, or the sale or consumption of alcohol on the premises unless served as part of a special event. In addition, the tattoo/piercing establishment will be required to be in compliance with all local, State, and Federal regulations related to tattoo/piercing establishments.

Staff is of the opinion the facility can operate without detriment to the area with the restrictions as set forth in the special use permit. The business will be located in a self-contained commercial shopping center with a variety of uses which is near Mexico Road, a major thoroughfare, and fronting on Spencer Road which is also a major roadway. The property includes plenty of off-street parking to accommodate clients. The applicant has indicated the facility will be very professional and will be larger than her previous spaces so she can have special events for clients. Staff believes the facility will be very attractive and a complement to the center.

Per the City of St. Peters Zoning Code, the review of any proposed special use must include consideration of certain standards; these are addressed below:

- a. *Conformity with the City Code:* The proposed facility, with the conditions contained in the special use permit, will be in keeping with the requirements of the City Code. No variances from the code requirement are proposed.
- b. *Matters pertaining to general welfare:* The facility will be located within an existing shopping center and will be an additional option for residents of the community. Similar to other tattoo facilities in the community, it can be easily accessed by residents and visitors of the area.
- c. *Character of the surrounding area:* The site is within an existing retail shopping center which fronts a major roadway in the Special District. The proposed use would be compatible with the area and the shopping center.
- d. *Compatibility with surrounding uses and neighborhood:* The area is zoned as part of the Special District which is developed with a mix of office and commercial uses. Residential uses have also developed in the area in recent years. The proposed facility will be part of an established shopping center and will be available to the workers and residents of the area. This light commercial use will be compatible with adjacent properties and also appropriate to the general area.
- e. *Impact on value of neighboring property.* The tattoo facility, with the conditions contained in the special use permit, will be compatible with adjacent properties. The center includes a mix of uses including a bakery, medical offices (chiropractor and physical therapy), a financial office, and available space for lease. Staff does not anticipate any negative impact on the value of surrounding properties.

- f. *The Comprehensive Plan:* The City's Comprehensive Plan, as amended in 2026, indicates the site area is planned for a mix of commercial, service and residential uses. The proposed use of a tattoo establishment would be consistent with the plan.
- g. *Parking:* The site is developed for commercial uses and the center's parking meets or exceeds Code requirements.
- h. *Traffic conditions in the surrounding area:* The site is served from Spencer Road and Mexico Road which have been adequately improved to serve the land uses in the area and are designed to accommodate commercial traffic levels.
- i. *Public Utility facilities:* The existing shopping center is currently served with all utilities; utility services are readily available in this area.
- j. *Conditions:* Specific conditions have been recommended to ensure the use is developed in a manner compatible to the area.
- k. *Time limits:* A time limit is not deemed necessary for the proposed development.

Staff Recommendation:

Based on this analysis, staff recommends approval of Petition SU 26-06 subject to the Special Use permit.

4. Public Hearings and Site Plans:

Name/Location of Development:

- a. Petition SU 26-07 – Angela Garland/Exit 11 Coffee: a request for a special use permit in the C-2 Community Commercial District for a 0.35-acre property to allow a freestanding restaurant. The subject site is located on the west side of Grand Teton Drive, north of Mexico Road – 6710 Mexico Road.

Staff Evaluation:

Exit 11 Coffee is proposing the development of a 0.35 acre lot, adjacent to Country Hill Plaza, at the northwest corner of Mexico Road and Grand Teton Drive. The property previously contained a Shell Gas Station that was closed and the building removed in the mid 1990's. Since that time, the property has remained vacant. The property is zoned C-2 Community Commercial District, which allows drive-through restaurants as a special use.

The proposed project is located at the northwest corner of Mexico Road and Grant Teton Drive. Mexico Road is a commercial corridor which contains a variety of commercial uses including retail strip centers, convenience stores, automotive services, gas stations, restaurants, pharmacies, fast

food, and multi-family and single-family residential uses. Specific to this site, the adjacent use to the west is the Country Hill Plaza shopping center, with the Dollar General to the north, both of which are connected via an existing cross-access drive. To the east across Grand Teton Drive is the Dollar Tree Shopping Center and a 7-Eleven. To the south is Mexico Road, beyond which is a vacant commercial lot.

This section of Mexico Road is one of the older commercial corridors in the City and has slowly been redeveloping. This includes the recent renovation of the adjacent Country Hill Plaza that is now fully leased. Staff notes there has not been any conflicts between the commercial and residential developments in this area.

The primary access into the site will be from an existing curb cut to Mexico Road and the Country Hill Plaza Shopping Center. Secondary access will be to Grand Teton Drive through the Dollar General site.

Exit 11 Coffee utilizes a double drive-through, with vehicle stacking on both sides of the building, in opposite directions. The site will provide five stacking spaces on each side of the drive-through for a total of ten spaces. As noted on the site plan, the peak hours of operation are 7am to 9am, with an average of three to four cars stacked on each side. The maximum observed stacking was five to six vehicles.

Exit 11 Coffee operates several stores throughout the area including an existing location in St. Peters. It is noted that Exit 11 Coffee does not operate at the same scale as Starbucks or 7 Brew, which require extensive vehicle stacking. Anecdotally, staff has not observed stacking of more than a few cars at a time at the existing St. Peters location. It is also noted that in the event that more than five cars are stacked, the overflow will be on the Country Hill Plaza parking lot and not onto a public street.

The proposed building is attractive and provides an appropriate design for a drive-through coffee house that will complement the existing commercial corridor. The building is predominately cement hardiboard with a pitched standing seam metal roof. Landscaping will also be added to the site.

Overall, staff notes the site is located along a major commercial corridor and is of the opinion the site would be an appropriate location for a motor vehicle oriented use, such as the proposed Exit 11 coffee shop. The use can operate on the site as designed and will be consistent with the land uses in the area.

Per the City of St. Peters Zoning Code, the review of any proposed special use must include consideration of certain standards; these are addressed below:

- a. *Conformity with the City Code:* The drive-through coffee shop, with the conditions contained in the special use permit, will be in keeping with the requirements of the City Code. No variances from the code requirements are proposed.
- b. *Matters pertaining to general welfare:* The drive through coffee shop provides additional beverage options and will be compatible with the commercial corridor where it will be located, providing options to the community.
- c. *Character of the surrounding area:* The site is within a commercially zoned property adjacent to a mix of commercial uses surrounding the intersection of Mexico Road and Grand Teton Drive, all of which are major roadways within the City. Along Mexico Road the general area is predominantly commercial, intermingled with residential developments.
- d. *Compatibility with surrounding uses and neighborhood:* The site is within a commercially zoned property adjacent to a mix of commercial uses at the intersection of Mexico Road and Grand Teton Drive, both of which are major roadways within the City. Along Mexico Road, the general area is predominantly commercial, intermingled with residential. The property was previously used as a gas station before being vacant for approximately thirty years. The proposed drive-through coffee shop will not result in any appreciable impact on the adjacent area.
- e. *Impact on value of neighboring property.* The proposed drive-through coffee shop, with the conditions contained in the special use permit, will be compatible with adjacent properties. The change in use from a vacant commercial property to a drive-through coffee shop will not result in any appreciable impact on the adjacent area. Therefore, staff does not anticipate any negative impact on the value of surrounding properties.
- f. *The Comprehensive Plan:* The City's 2026 Master Land Use Plan indicates the site area is appropriate for commercial uses and zoning. The drive-through coffee shop is consistent with the plan. The plan notes this area is zoned to allow non-residential uses along roadway corridors.
- g. *Parking:* The site is parked and has sufficient drive-through stacking to accommodate the use, which meets or exceeds Code requirements.
- h. *Public Utility facilities:* The area is currently served with all utilities. Utility services are readily available in this area.
- i. *Traffic conditions in the surrounding area:* The site is served by Mexico Road and Grant Teton Drive, and internal cross-access driveways, which have been adequately improved to serve the land uses in the area.

Staff Recommendation:

Noting the above review, staff recommends approval of Petition SU 26-07 subject to the requirements of the attached Special Use Permit.

Name/Location of Development:

- b. Exit 11 Coffee: west side of Grand Teton Drive, north of Mexico Road.

Staff Evaluation:

Exit 11 Coffee is proposing the development of a 0.35 acre lot, adjacent to Country Hill Plaza, at the northwest corner of Mexico Road and Grand Teton Drive. The property previously contained a Shell Gas station that was closed and the building removed in the mid 1990's. Since that time, the property has remained vacant. The property is zoned C-2 Community Commercial District, which allows drive-through restaurants as a special use.

The primary access into the site will be from an existing curb cut to Mexico Road and the Country Hill Plaza Shopping Center. Secondary access will be to Grand Teton Drive through Dollar General site.

Exit 11 Coffee utilizes a double drive-through, with vehicle stacking on both sides of the building, in opposite directions. The site will provide five stacking spaces on each side of the drive-through for a total of ten spaces. As noted on the site plan, the peak hours of operation are 7am to 9am, with an average of three to four cars stacked on each side. The maximum observed stacking was five to six vehicles.

Exit 11 Coffee operates several stores throughout the area including an existing location in St. Peters. It is noted that Exit 11 Coffee does not operate at the same scale as Starbucks or 7 Brew, which require extensive vehicle stacking. Anecdotally, staff has not observed stacking of more than a few cars at a time at the existing St. Peters location. It is also noted that in the event that more than five cars are stacked, the overflow will be on the Country Hill Plaza parking lot and not onto a public street.

Staff is working with the developer to work out the detail on several contingencies. This includes working with the adjacent property owner to the north, to obtain an easement to connect to the City's sanitary sewer. In addition, the proposed parking will be defined and protected by a curb. Also, the trash enclosure will be called out as masonry, per code. Staff is also working with the owner to finalize a landscape and lighting plan.

The proposed building is attractive and provides an appropriate design for a drive-through coffee house that will compliment the existing commercial corridor. It is noted that signage is approved separately and the proposed roof sign will require a variance, as was approved at their other location along Highway 94. The building appears to be predominately cement hardiboard with a pitched exposed fastener, standing seam metal roof. Staff will be requesting that concealed fasteners be used on the roof to provide a more finished appearance. In addition, staff will also work with the owner to screen the air conditioning unit on the rear of the building.

Staff Recommendation:

Based on the review above, staff recommends approval of the site plan and elevations with the following contingencies:

Recommended Contingencies:

1. Provide the book and page of the recorded sanitary sewer easement.
2. Call out curbing around the new parking spaces.
3. Coordinate the landscaping plan with the Planning Department.
4. Coordinate the lighting plan with the Planning Department.
5. Call out the trash dumpster as masonry.
6. Coordinate the final architectural design of the building with the Planning Department.

August 27, 2026

Architectural Review For:

Wal-Mart Drone Garage
East Side of Jungermann, South of South St. Peters Parkway.
St. Peters, MO

Brief Project Description:

This project includes a new small shed for drone storage and a fenced enclosure, on the side parking lot of the Wal-Mart Supercenter. The rendered building elevations were provided by SGA Architecture, P.C., and the site plans have been provided by BFA Engineering and Surveying.

Summary:

The proposed building is a small (200 s.f.) shed. The proposed shed is indicated to be constructed inside a larger fenced area (128'x30"). The shed is finished with cement fiber panels and a standing seam metal roof. The shed will be built atop a 4x6 treated skid and anchored to the pavement. The max height of the shed is noted to be 11'-0" max. The fence is indicated to be 8'-0" high steel wrought iron style. With the shed being placed inside the fenced enclosure and located, such that the entire project is practically screened from view from the adjacent streets by the topography and landscaping, the visual impact of the project is minimal. Therefore, the project will minimally impact the site and visually aesthetics.

Questions / Comments / suggestions:

1. Maintain the wrought iron fencing and remove the welded woven wire fence by Wing Fence detail from the plan.
2. Confirm there is no HVAC proposed for the shed. Therefore, no screening will be required for HVAC equipment
3. Confirm that no additional trash enclosures will be required.

The project as presented and with the comments listed above, will have minimal impact on the remainder of the property. The project, in consideration of the comments above will be compatible with the other adjacent buildings and similar uses in the city.

Please let me know if you have questions. I will be happy to answer any questions with my thoughts and comments.



Kevin W. Harms
Casco / Consulting Architect

Cc: File

Direct: 314.238.2037
Cell: 314.504.9091
kevin.harms@thecdcompanies.com

cc: ACT/File

August 27, 2026

Architectural Review For:

Chase Bank
West Side of Mid-Rivers north of State Hwy 94.
St. Peters, MO

Brief Project Description:

This project is the reuse of the existing outlot building that was formerly Beauty Brands. The project includes a minor façade changes. The changes are the addition of new windows on the east, south and west sides. Also, the developer is proposing to Construct a new façade element of the east side similar in design to the existing north side tower at the entry doors. The rendered building elevations were provided by BRR Architecture, Inc., and the site plans have been provided by Kimley Horn and Associates, Inc.

Summary:

The proposed project includes limited façade renovations to the existing brick building. The new windows that are being added are assumed to match the existing storefront framing, on the north side of the building, as shown to remain. The existing tower element on the north side is to be re-faced with new cement fiber panels in a gray-brown color (Nichiha - Vintage Ash). The new tower element to be added to the east side of the building, while similar will be slightly shorter and centered on the façade. The new tower element will be faced with the same cement fiber-panels as the north side element. It appears the new tower element on the east side is being constructed to provide a more enhanced background for the signage. Overall, the windows and exterior building improvements are consistent with the existing building design and will be clad in quality, durable materials. Therefore, the changes will be attractive and fit with the existing building in remainder of the larger shopping center property.

Questions / Comments / suggestions:

1. Describe the finishes on the After-Hours Depository equipment proposed to be located on the north elevation? Is this painted or stainless steel?
2. Existing rooftop equipment must be completely screened from view by the parapet walls or an approved secondary screen. The project has notes showing the new rooftop equipment will be screened with unit-mounted screens. The notes state B.O. screen elevation, however, the top of any screen must be equal in height to the top of the new rooftop equipment. Please confirm that intent is to screen the rooftop equipment completely.

The project as presented and with the comments listed above, will be consistent and complimentary to the existing building and other existing buildings in the shopping center. The project, in consideration of the questions, will be consistent and compatible with the other adjacent buildings.

Please let me know if you have questions. I will be happy to answer any questions with my thoughts and comments.



Kevin W. Harms
Casco / Consulting Architect

Cc: File

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Cell: 314.504.9091
kevin.harms@thecdcompanies.com

cc: ACT/File

August 27, 2026

Architectural Review For:

Exit 11 Coffee
North Side of Mexico Road, West of Grand Teton.
St. Peters, MO

Brief Project Description:

This project includes the construction of a 318 s.f. frame building with siding and metal roof. The developer provided photos of similar buildings from another site. The site plans have been provided by Altera, LLC, consulting Land Surveyor.

Summary:

The proposed project is a small new frame structure. The photos do not indicate building materials on the submittal. Therefore, the review is based on assumptions, and the material may be different than the assumptions in the review below. The commissioners are cautioned to determine if the materials meet the standards of the city. The metal roof appears to be an exposed fastener panel, concealed fasteners are the standard for new construction. The siding in the photos appears to be a composite material, however, it should be noted that cement fiber siding would be standard for new construction in the city. There is a fabric awning shown over the service windows.

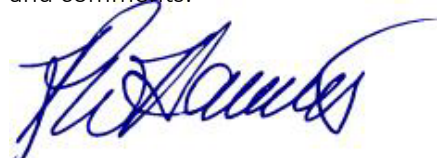
The basic design for the project is consistent with other similar construction in the city, however the material need to meet the city standards. The submittal needs to be clarified to ensure the standards are being met.

Questions / Comments / suggestions:

1. Describe the proposed material for the building. Concealed fastener roof panels are preferred. Cement fiber horizontal siding is preferred. Cement fiber shake siding (at service window) is preferred.
2. The HVAC is not indicated to be screened. The HVAC will need to be appropriately screened from view. The screening of the HVAC unit will likely cause the site plan to change to allow the screening to fit inside the curb areas and be protected from vehicular traffic.
3. Details for the trash enclosure facility have not been provided. Be advised that the trash enclosure is to be constructed of materials consistent with the main building materials. Ensure compliance is planned.

The project as presented and with implementation of the comments listed above, will be consistent and complimentary to similar construction in the city. Please work with staff to ensure compliance with the city standards for materials and HVAC screening.

Please let me know if you have questions. I will be happy to answer any questions with my thoughts and comments.



Kevin W. Harms
Casco / Consulting Architect

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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



USE APPROVAL APPLICATION

CITY OF ST. PETERS

Name of Applicant: STL TACO FEST

ADDRESS: 1212 highway J, New Florence, MO 63363

TELEPHONE NUMBER: FAX: E-MAIL: stltacofest@gmail.com

Name of Property Owner: MID RIVERS MALL CMBS LLC

ADDRESS: 2030 HAMILTON PLACE BLVD STE 500 CHATTANOOGA, TN 37421-6000

APPLICANT IS: Tenant

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR EACH USE APPROVAL
--

- Location of Property: 1600 MID RIVERS MALL DR, ST PETERS, MO 63376
- Written consent of the property owner - Attached
- Details explaining the nature of the business and activity requested for use approval. (see page 2)
- A sketch/layout of the subject site indicating the project location and details, if applicable. - Attached

Explain project details: We are a taco festival with music, shopping and fun. September 12/13, 2026

Applicant's Signature: on file **Date:** 8/17/26

Property Owner's Signature: attached **Date:** 8/17/26

Applicant or their representative must attend the Planning and Zoning Commission Meeting to obtain use approval. The Planning and Zoning Commission typically meets on the first Wednesday of every month at 6:30 p.m. at the St. Peters Justice Center located at the intersection of Suemandy Drive and Grand Teton Drive.

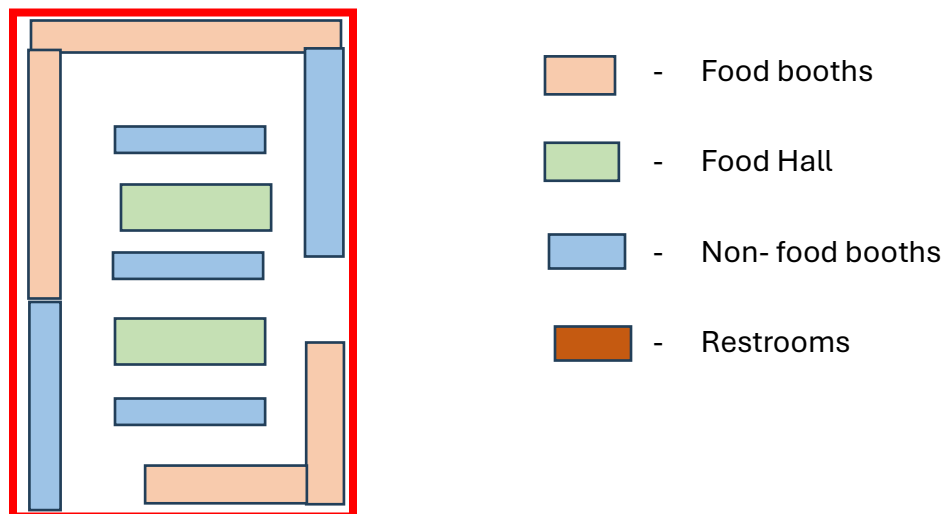
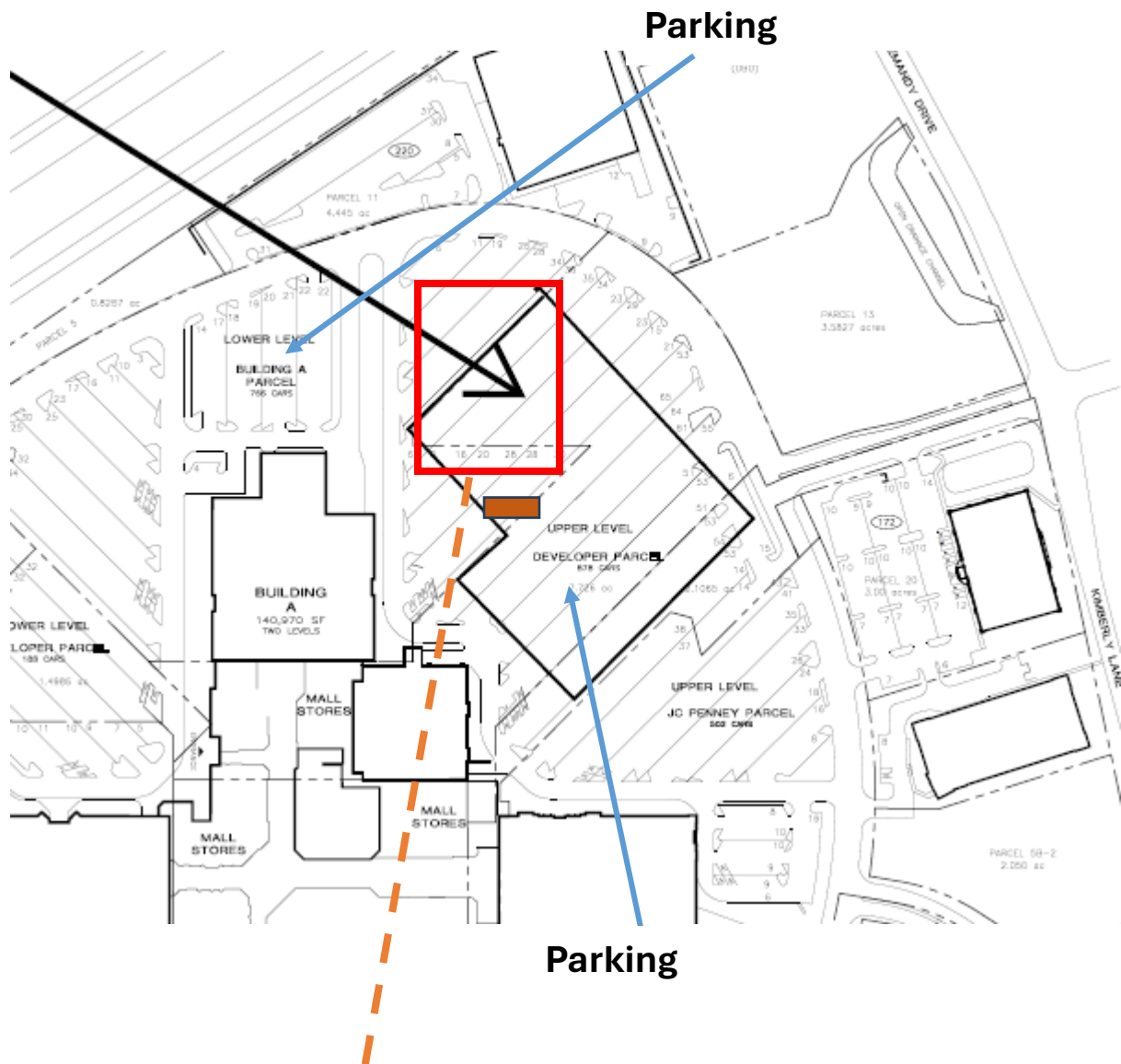
For Office Use

Zoning District: C-4

Application Number: UA26-000016

Planning and Zoning Commission Meeting Date: September 2, 2026

Taco Fest – location/layout





1600 Mid Rivers Mall
St. Peters, MO 63376
Ph: (636) 970-2610

July 17, 2026

St. Peters City Hall
C/O Business Licensing Office
One St. Peters Centre Blvd
P.O. Box 9
St. Peters, MO 63376

SUBJECT: STL Taco Fest

To Whom it May Concern:

This is to inform you that **Kyle Garcia DBA: STL Taco Fest** has permission to apply for and obtain all liquor licenses and permits as related to **Taco Fest** located at **parking lot** space **#PL-03A** , located on the **Mid Rivers Mall** property. This business will be on property and in operation for the days of **9/12/2026-9/13/2026**.

If you have any questions, please call me at 636.697.1155. I will help in any way possible.

Best,

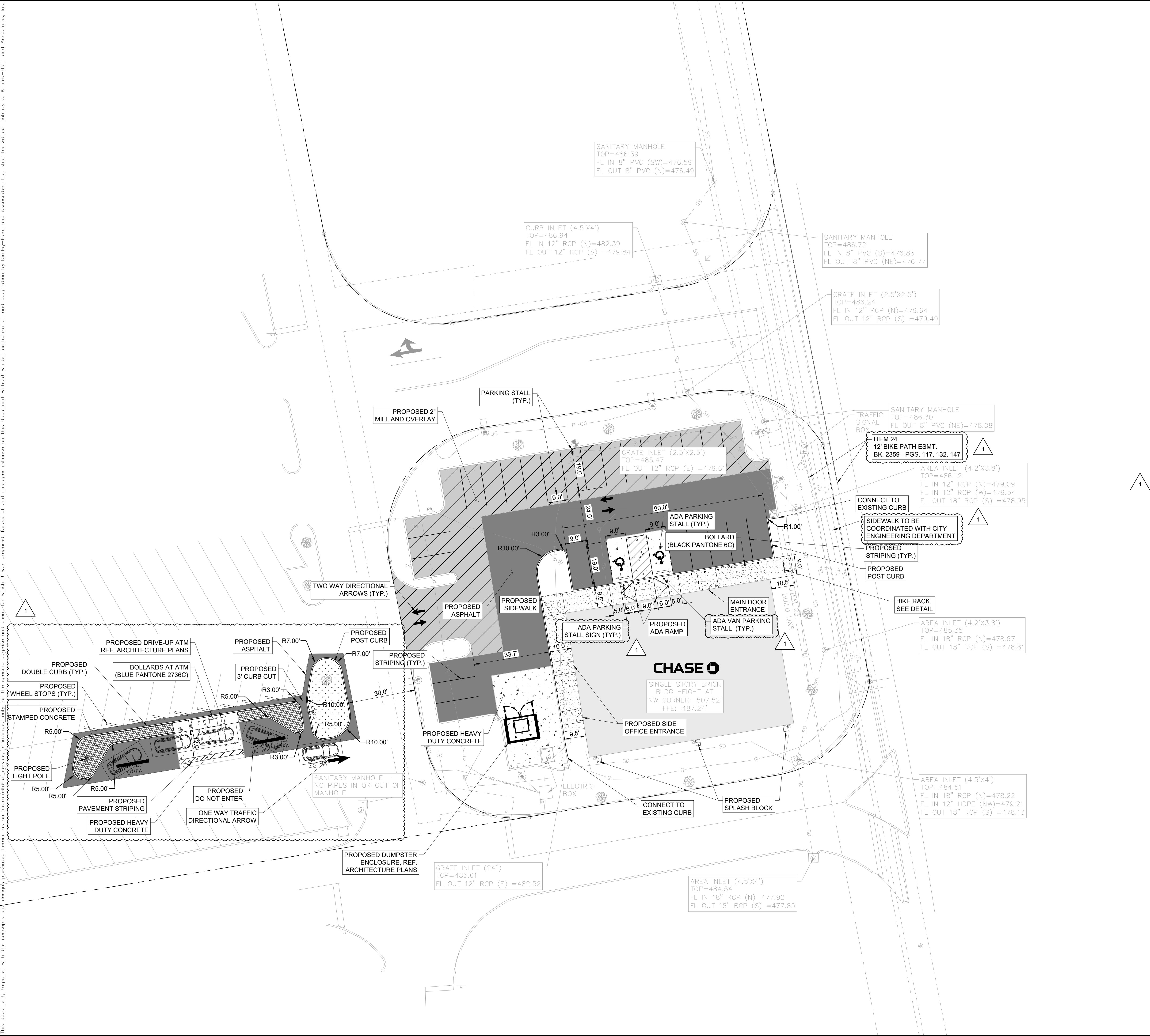
Rachel Vogel

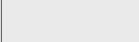
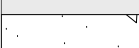
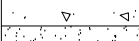
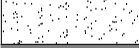
CBL & Associates Management, Inc

Rachel Vogel
Senior Local Leasing and Advertising Manager
Mid Rivers Mall Management

CHASE BANK - ST.PETERS

INITIAL SUBMITTAL: 07/31/2026



PAVING LEGEND	
	BUILDING
	HEAVY DUTY CONCRETE PAVEMENT SEE DETAIL 3, SHEET C-500
	CONCRETE SIDEWALK SEE DETAIL 2, SHEET C-500
	STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL 1, SHEET C-500
	GRASS SOD SEE DETAILS, SHEET C-500
	2" THICK MILL AND OVERLAY
	STAMPED CONCRETE PAVEMENT

SITE LAYOUT NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH LOCAL, CITY, COUNTY, AND STATE REGULATIONS AND CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH U.S.A. STANDARDS.
3. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN.
4. PROVIDE EXISTING CURBS TO REMAIN TO MATCH EXISTING PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
5. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
6. AVOID DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
8. PROVIDE CONTRACTOR TO BE RESPONSIBLE TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
9. ALL LANDSCAPE SIDEWALKS SHALL BE MOUNTED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE PROPER DRAINAGE.
10. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE LATEST EDITION OF THE MCDONOUGH DESIGN STANDARDS. LATEST EDITION. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
11. ALL ENTRY GATES SHALL MEET THE REQUIREMENTS OF SECTION D 103.5 OF THE INTERNATIONAL CODE.
12. REMOVE ANY VEGETATION THAT OBSTRUCTS PROPER SIGHT DISTANCE.
13. THE FINAL SITE PLAN BUILDING PERMIT SITE PLAN SHALL DEPICT THE LOCATION OF ALL CURBS, SIDEWALKS, DRIVEWAYS, STAIRS OR FRONTS, DRIVEWAYS, AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONT YARD. ALL EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
14. ALL EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED TO MAINTAIN ADEQUATE SIGHT DISTANCE.
15. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, CONFORMING TO THE CURRENT MUTCD STANDARDS.
16. ALL SIGNAGE TO BE PERMITTED SEPARATELY.

PAVING NOTES

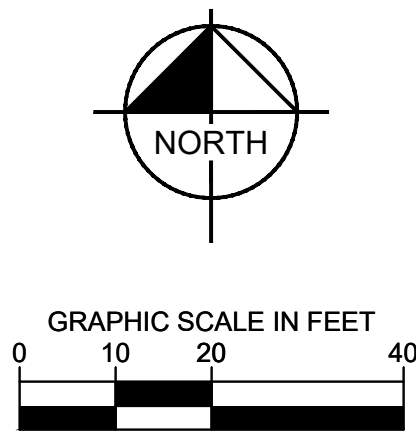
1. EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES.
2. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE/INVERTED GUTTER PITCH.

SITE DATA TABLE

SITE ADDRESS:		6183 MID RIVERS MALL DR ST. PETERS, MO 3-0113-9282-00-000M 0000000 29183C0435G DATED 01/20/2016 C-3 IMPROVED COMMERCIAL	
PARCEL: U.S. FEMA FIRM PANEL EXISTING ZONING EXISTING LAND USE			
OVERALL AREA		EXISTING	PROPOSED
SITE AREA		± 0.76 AC	± 0.48 AC
DISTURBED AREA		N/A	± 0.65 AC
IMPERVIOUS AREA		± 0.73 AC	± 0.51 AC
PERVIOUS AREA		± 0.03 AC	± 0.25 AC
BUILDING			
BUILDING AREA		± 5,980 SF	
MAX ALLOWABLE BUILDING HEIGHT		N/A	
PROPOSED BUILDING HEIGHT		23 FT	
MAX ALLOWABLE F.A.R.		N/A	
PROPOSED F.A.R.		0.09	
ADJACENT ZONINGS			
NORTH		COMMERCIAL DISTRICT (C-2) AND (C-3)	
SOUTH		COMMERCIAL DISTRICT (C-3)	
EAST		COMMERCIAL DISTRICT (C-3)	
WEST		COMMERCIAL DISTRICT (C-3)	
PARKING		REQUIRED	PROVIDED
STANDARD		27	28
ACCESSIBLE		2	2
TOTAL VEHICULAR PARKING		29	30
BICYCLE PARKING		0	5

NOTES

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT, OF OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER, SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ST. PETERS STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE MO STATE PLANE COORDINATE SYSTEM AND NAD 83 DATUM.
4. THE PROPOSED SITE FALLS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), PER THE FEMA FIRM MAP NUMBER 21983C0435E, DATED 01/20/2016.



CHASE BANK -
ST. PETERS
PREPARED FOR
JP MORGAN CHASE BANK
ST. PETERS MO

SITE LAYOUT

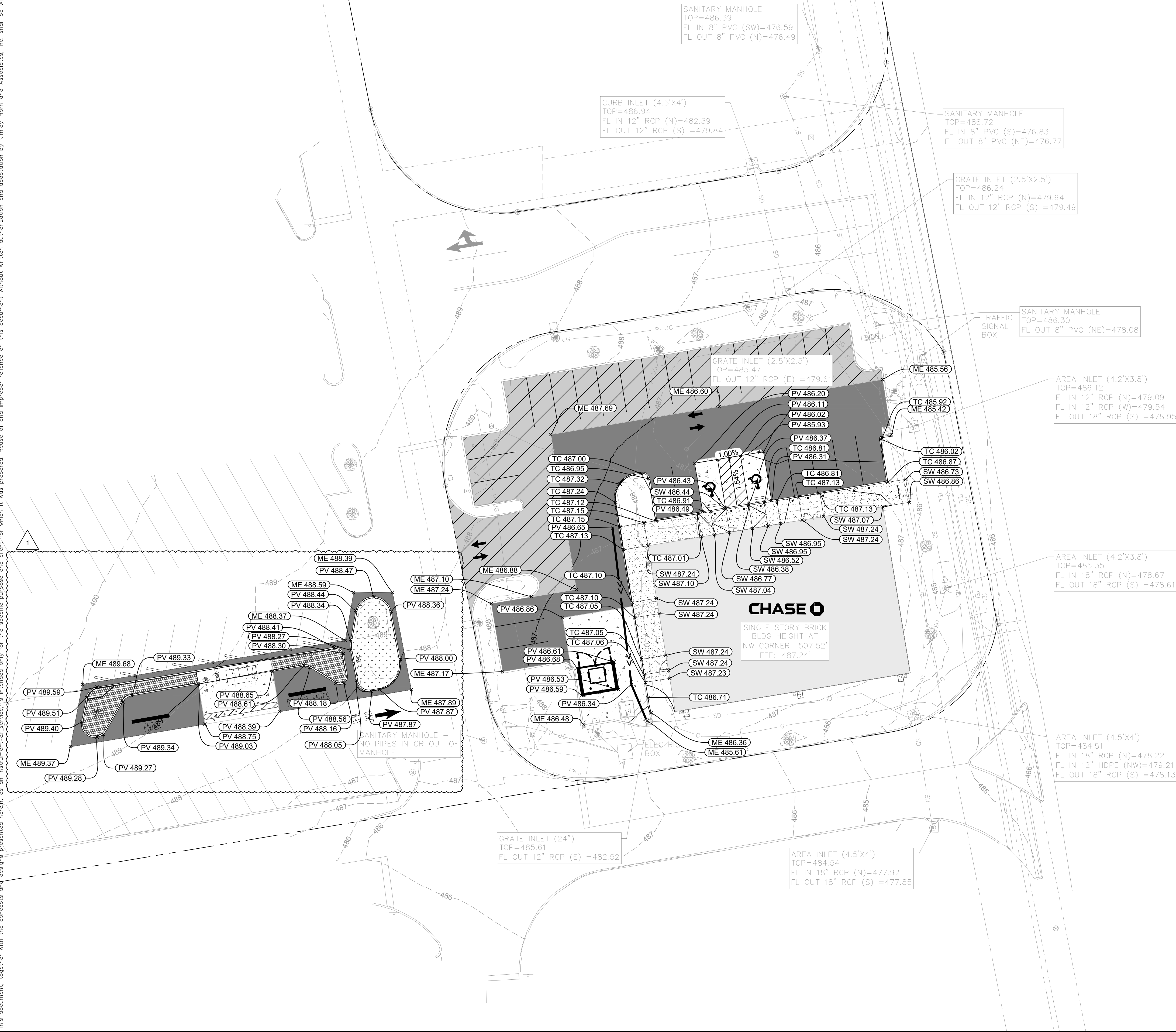
KHA PROJECT 168370013	DATE 8/28/2026	SCALE AS SHOWN	DESIGNED BY BPM	DRAWN BY BPM	CHECKED BY BG
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Kimley»»Horn

© ### KIMLEY-HORN AND ASSOCIATES, INC.
7300 COLLEGE BLVD, SUITE 500, OVERLAND PARK, KS 66210
PHONE: 913-408-4208
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
-----	-----------	------	----

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



GRADING PLAN LEGEND

SPOT ELEVATION

HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	BT	BOTTOM OF CURB / GUTTER LINE
PV	TOP OF PAVEMENT	ME	MATCH EXISTING
TW	FINISH GRADE ADJACENT TO RETAINING WALL		
BW	FINISH GRADE ADJACENT TO RETAINING WALL		
SW	TOP OF SIDEWALK		

FINISH FLOOR ELEVATION

— 500 — EXISTING CONTOUR

— 500 — PROPOSED CONTOUR

— GRADE BREAK

— ADA PATH

— UNDERDRAIN

PAVING LEGEND

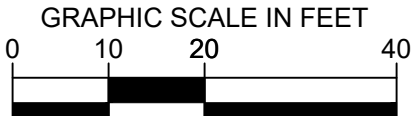
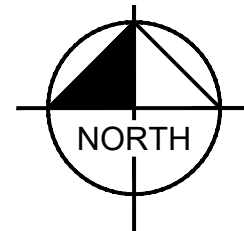
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	GRASS SOD SEE DETAILS, SHEET C-500
	2" THICK MILL AND OVERLAY
	STAMPED CONCRETE PAVEMENT

GRADING & DRAINAGE NOTES

1. SITE AREA: 0.76 ACRES
DISTURBED AREA: 0.48 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE. UNLESS NOTES AS A RAMP GRADES WITHIN ADA PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD ZONE/BOUNDARY MAP" COMMUNITY PLANE NUMBER 29183040435G, DATED 01/20/2016.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 3H:1V.
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF MISSOURI.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FULL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE SITE SHALL COMPLY WITH CITY CODE CHAPTER 530 GRADING REGULATIONS.

AMERICANS WITH DISABILITIES ACT COMPLIANCE NOTES

1. WALKING SURFACES, WHEN ON AN ACCESSIBLE ROUTE SHALL NOT HAVE POST CONSTRUCTION SLOPES EXCEEDING 1/48 (2%) CROSS SLOPE OR 1/20 (5%) RUNNING SLOPE, EXCEPT IN AREAS DESIGNED AS ADA RAMPS.
2. WALKING SURFACES, WHEN ON AN ACCESSIBLE ROUTE, CHANGES IN LEVEL OF 1/4" INCH ARE NOT PERMITTED. CHANGES IN LEVEL SHALL NEVER EXCEED 1/4" INCH AND 1/4" INCH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/4" INCH MUST BE RAMPED.
3. HANDICAP PARKING AREAS WITH THE ADA COMPLIANT SLOPE OF THE POST CONSTRUCTION SLOPES EXCEEDING 1/48 (2%) CROSS SLOPE OR 1/12 (8.3%) RUNNING SLOPE, RAMP LANDING AREAS SHALL NOT EXCEED POST CONSTRUCTION SLOPES GREATER THAN 1:50 (2%) IN ANY DIRECTION. RAMPS MUST HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN.
4. WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN THE HANDRAILS SHALL BE 36" MINIMUM ON RAMP AND 30" MINIMUM ON FLAT.
5. ACCESSIBLE AREAS WILL BE CONSTRUCTED WITH SLIP RESISTANT FINISH.
6. HANDICAP PARKING AREAS INCLUDING ACCESSIBLE PARKING SPACES AND ACCESS AISLES, SHALL NOT HAVE POST CONSTRUCTION SLOPES EXCEEDING 1/48 (2%) IN ANY DIRECTION.
7. HANDICAP PARKING WIDTH SHALL NOT BE LESS THAN 96 INCHES FOR CAR PARKING OR 132 INCHES FOR VAN ACCESSIBLE PARKING. STRIPED ACCESS AISLES BETWEEN HANDICAP SPACES SHALL NOT BE LESS THAN 5 FEET. STRIPES SHALL BE MAINTAINED FROM THE CENTER OF PAINTED STRIPE BORDERS. WIDTHS SHOULD BE MEASURED FROM THE EDGE OF ANY PHYSICAL BOUNDARY, SUCH AS A CURB OR EDGE OF PAVEMENT.
8. CURB RAMP RUNNING SLOPE SHALL NOT EXCEED 1:12 (8.3%) MAXIMUM. CROSS SLOPE SHALL NOT EXCEED 1/48 (2%) MAXIMUM. SIDE FLARES MUST NOT BE STEEPER THAN 1:10 (10%) MAXIMUM. SIDE FLARE LENGTHS SHALL BE 10 FEET MINIMUM. SIDE FLARE MINIMUM CLEAR LENGTH SHALL BE 36" MINIMUM. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO CURB RAMPS MUST NOT BE STEEPER THAN 1:50 (2%) MAXIMUM. THE ADJACENT SIDEWALK OR PAVEMENT SURFACES OF CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE THE SAME LEVEL.

[illegible]

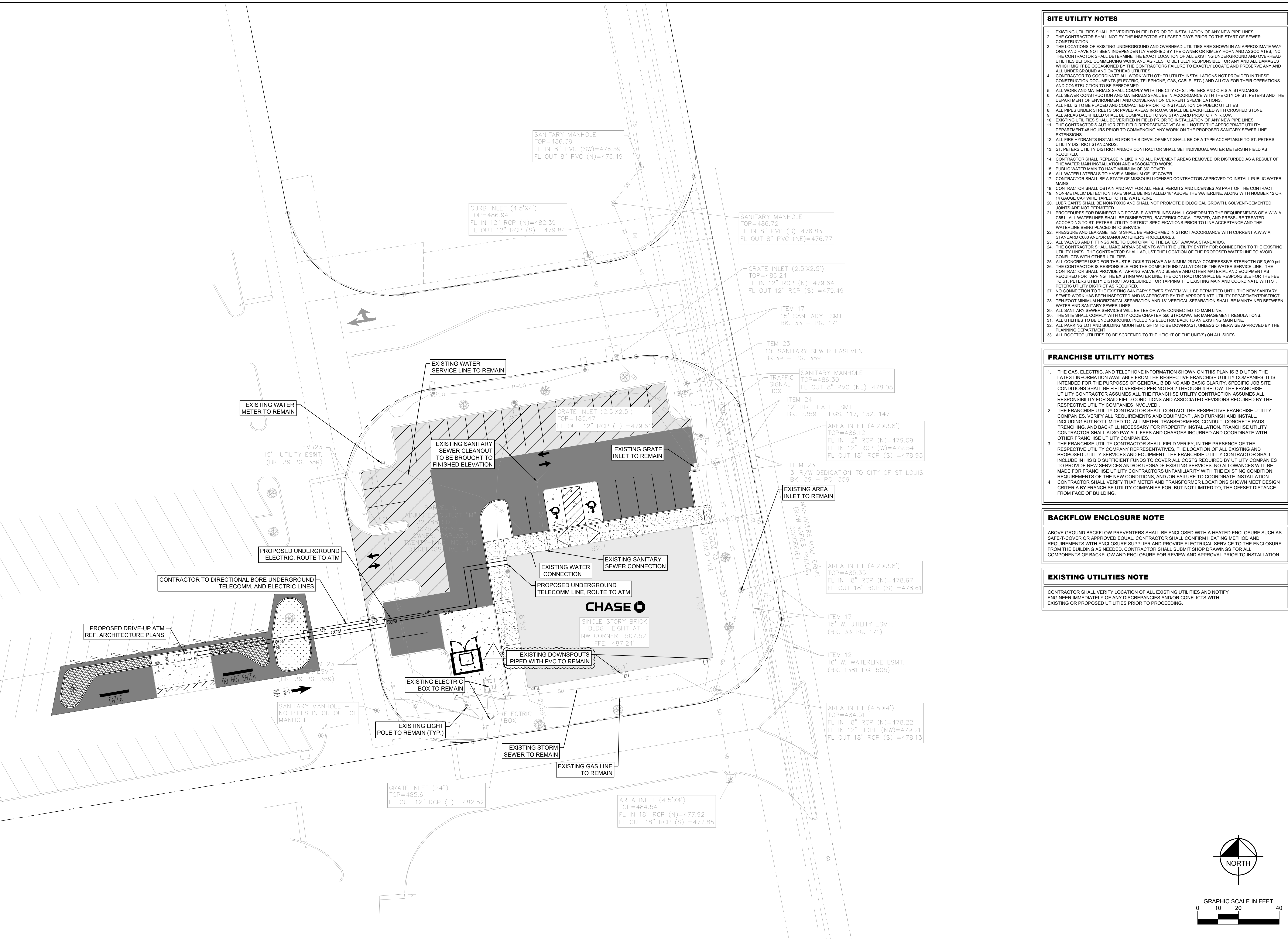
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GRADING PLAN

CHASE BANK -
ST. PETERS
PREPARED FOR
JP MORGAN CHASE BANK
ST. PETERS MO

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SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
3. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ON THE PLANS AND THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES DUE TO THE CONTRACTOR'S NEGLIGENCE AND/OR NEGLIGENCE AND/OR ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
4. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE SPECIFICATIONS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, EASEMENTS AND ALLOWANCES FOR PLACEMENT AND CONSTRUCTION TO BE PERFORMED.
5. ALL WORK AND MATERIALS SHALL BE COMPLETED WITH THE CITY OF ST. PETERS AND O.H.S.A. STANDARDS.
6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS AND THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION CURRENT SPECIFICATIONS.
7. ALL SLOPES AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS AND THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION CURRENT SPECIFICATIONS.
8. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
9. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
10. ALL SLOPES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
11. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE UTILITY DEPARTMENT 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SANITARY SEWER LINE ELEVATIONS.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO ST. PETERS CITY.
13. ST. PETERS UTILITY DISTRICT AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PUBLIC WATER LATERALS TO HAVE MINIMUM OF 36" COVER.
16. ALL WATER LATERALS TO HAVE A MINIMUM OF 36" COVER.
17. CONTRACTOR SHALL BE A STATE OF MISSOURI LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
18. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
19. NON-METALLIC DETECTION TAP SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 BARBED WIRE TO BE USED TO PROTECT THE TAPPING OPERATION.
20. LUBRICANTS SHALL BE NON-TOXIC AND CONTRACTOR SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
21. ALL WATER LINES INCLUDING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO ST. PETERS UTILITY DISTRICT SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREATMENT AND TESTING.
22. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARDS.
23. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A W W A STANDARDS.
24. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TAPPING OPERATION AND WATER TO BE USED IN CONFLICTS WITH OTHER UTILITIES.
25. ALL CONCRETE USED FOR THRUST BLOCS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE TO THE PROPERTY. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED TO TAP THE EXISTING WATER MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TAPPING OPERATION AND WATER TO BE USED IN CONFLICTS WITH OTHER UTILITIES.
27. ALL TAPPING OPERATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. PETERS UTILITY DISTRICT AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH ST. PETERS UTILITY DISTRICT AS REQUIRED.
28. THE SANITARY SEWER SYSTEM SHALL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK HAS BEEN INSPECTED AND IS APPROVED BY THE APPROPRIATE UTILITY DEPARTMENT/DISTRICT. TEN-FOOT MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL SANITARY SEWER SERVICES WILL BE TEE OR WYE CONNECTION TO MAIN LINE.
29. THE SITE SHALL COMPLY WITH CITY CODE CHAPTER 155.0 STORMWATER MANAGEMENT REGULATIONS.
30. ALL UTILITIES TO BE UNDERGROUND, INCLUDING ELEVATION BACK TO AN EXISTING MAIN LINE.
31. ALL PARKING LOT AND BUILDING MOUNTED LIGHTS TO BE DOWNCAST, UNLESS OTHERWISE APPROVED BY THE CITY OF ST. PETERS.
32. ALL ROOF TOP UTILITIES TO BE SCREENED TO THE HEIGHT OF THE UNIT(S) ON ALL SIDES.

FRANCHISE UTILITY NOTES

1. THE GAS, ELECTRIC, AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BID UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR THE PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED BY THE FRANCHISE UTILITY CONTRACTOR PRIOR TO THE UTILITY CONTRACTOR ASSUMES ALL OF THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES IS INVOLVED.
2. THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANY TO OBTAIN ALL REQUIRED PERMITS, REQUIREMENTS, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METER, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPERTY INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH THE RESPECTIVE FRANCHISE UTILITY COMPANY.
3. THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL IN ADDITION BE RESPONSIBLE FOR COORDINATING WITH THE RESPECTIVE UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTORS UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION. CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN REQUIREMENTS OF THE FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.

BACKFLOW ENCLOSURE NOTE

ABOVE GROUND BACKFLOW PREVENTERS SHALL BE ENCLOSED WITH A HEATED ENCLOSURE SUCH AS A SAFE-T-COVER OR APPROVED EQUAL. CONTRACTOR SHALL CONFIRM HEATING METHOD AND REQUIREMENTS WITH ENCLOSURE SUPPLIER AND PROVIDE ELECTRICAL SERVICE TO THE ENCLOSURE FROM THE BUILDING AS NEEDED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS OF BACKFLOW AND ENCLOSURE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

CHASE BANK -
ST.PETERS

PREPARED FOR

JP MORGAN CHASE BANK

ST. PETERS

KHA PROJECT
168370013

DATE 8/28/2026

SCALE AS SHOWN

DESIGNED BY BP

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CHECKED BY	D

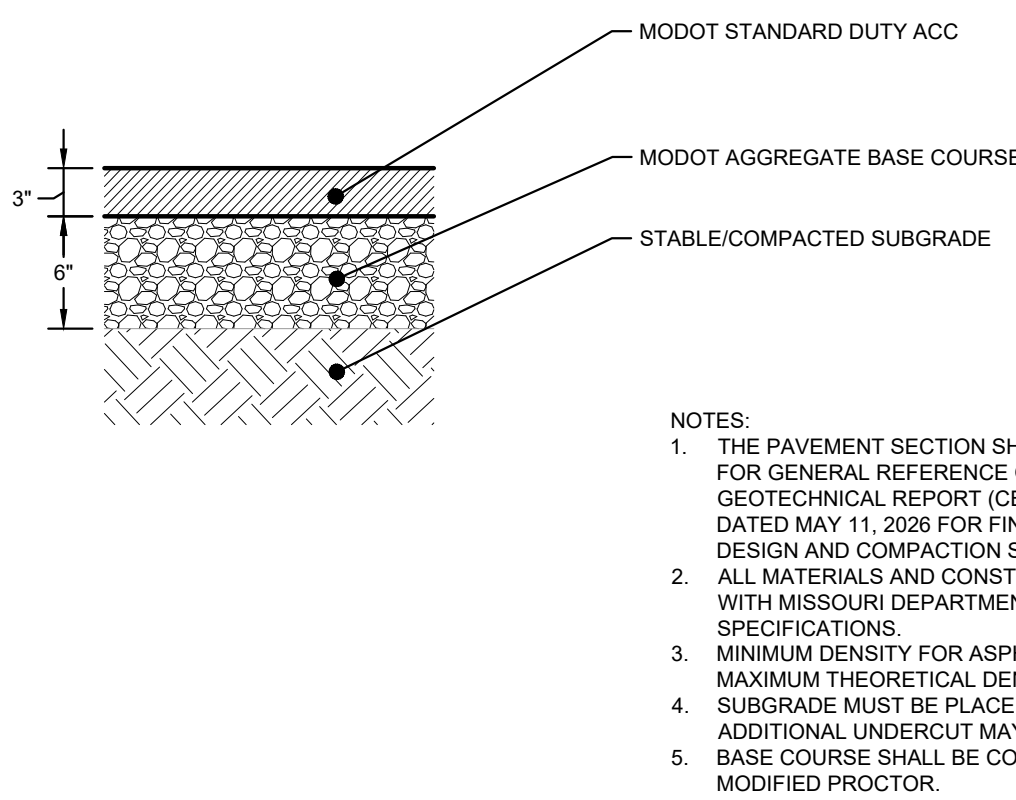
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UTILITY PLAN

SHEET NUMBER
C-400

Page 34 of 34

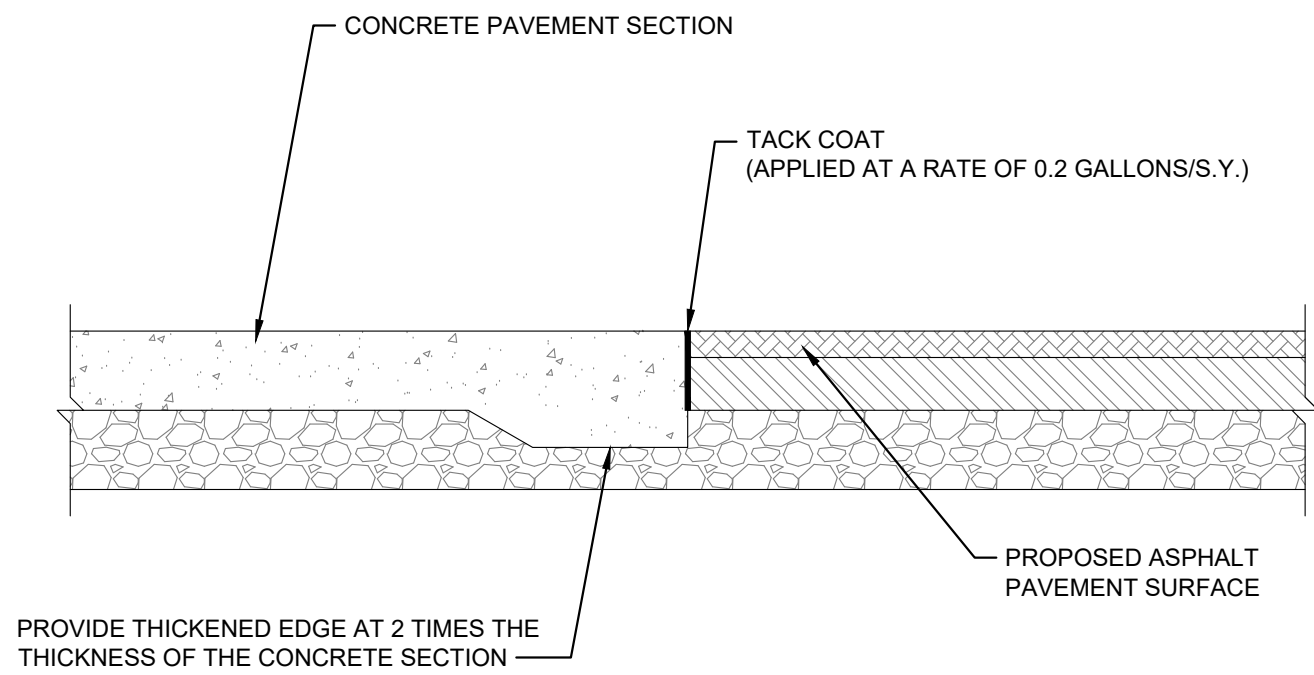
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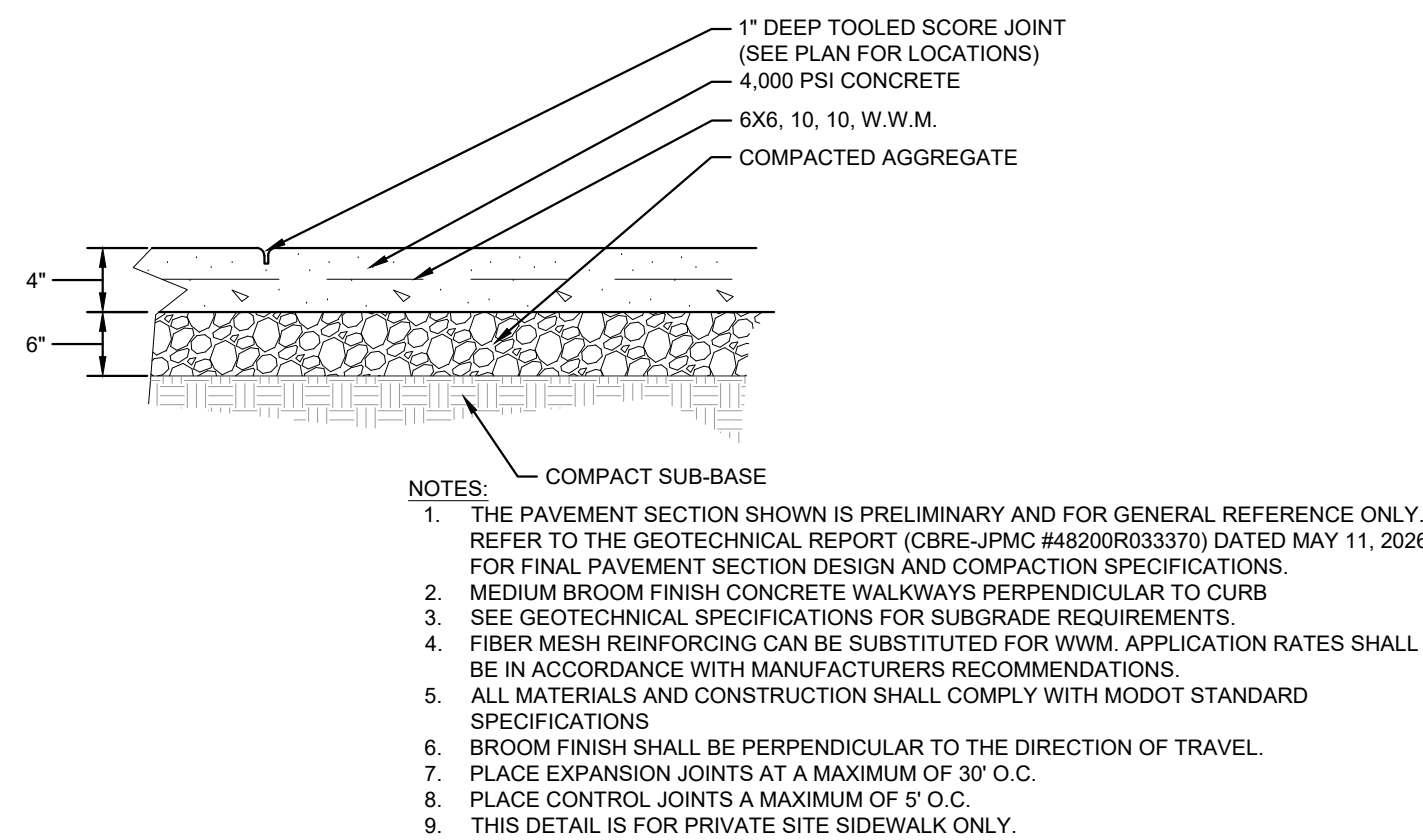
1 STANDARD DUTY ASPHALT PAVEMENT SECTION
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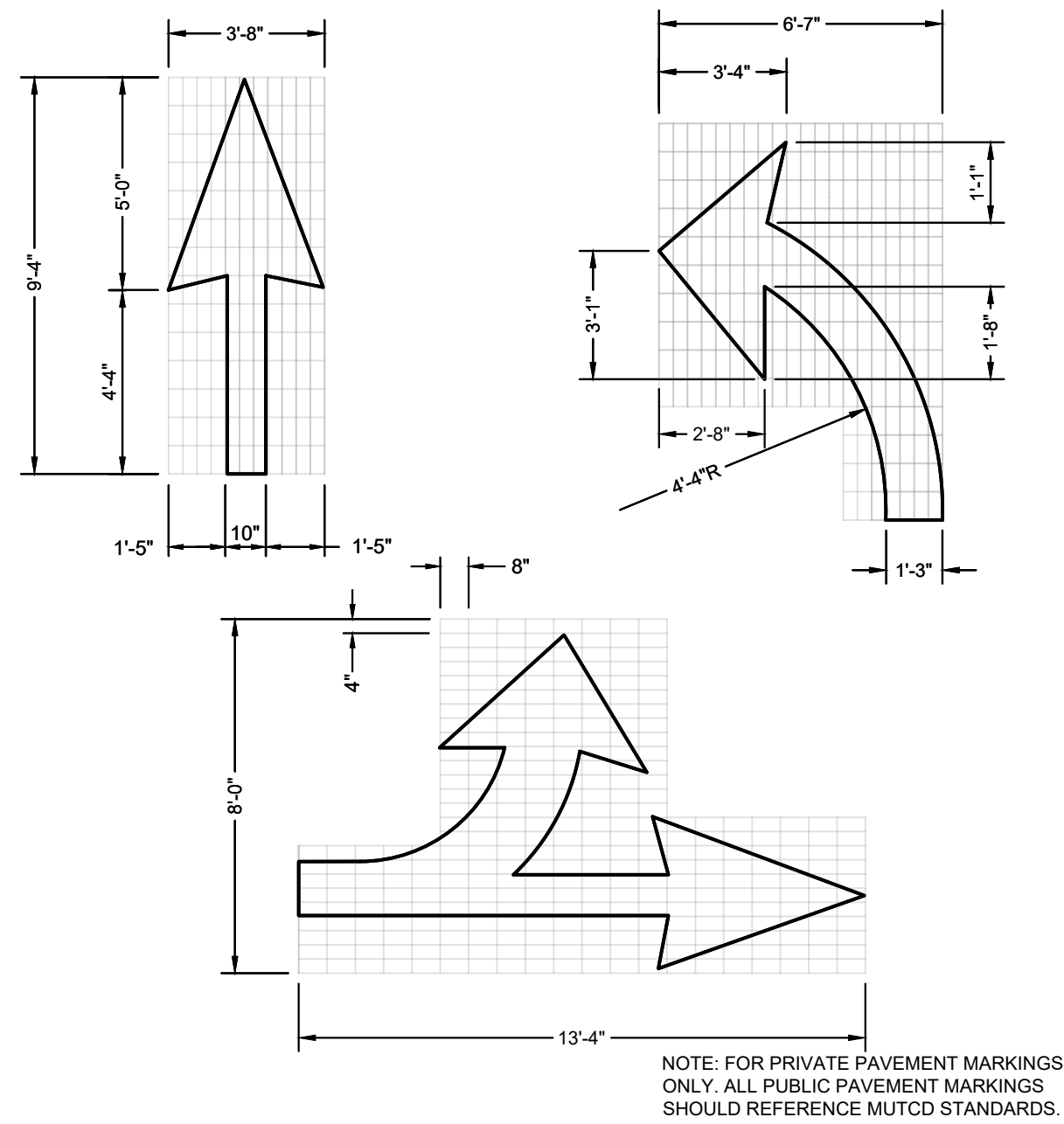
5 BICYCLE RACK DETAIL
NOT TO SCALE



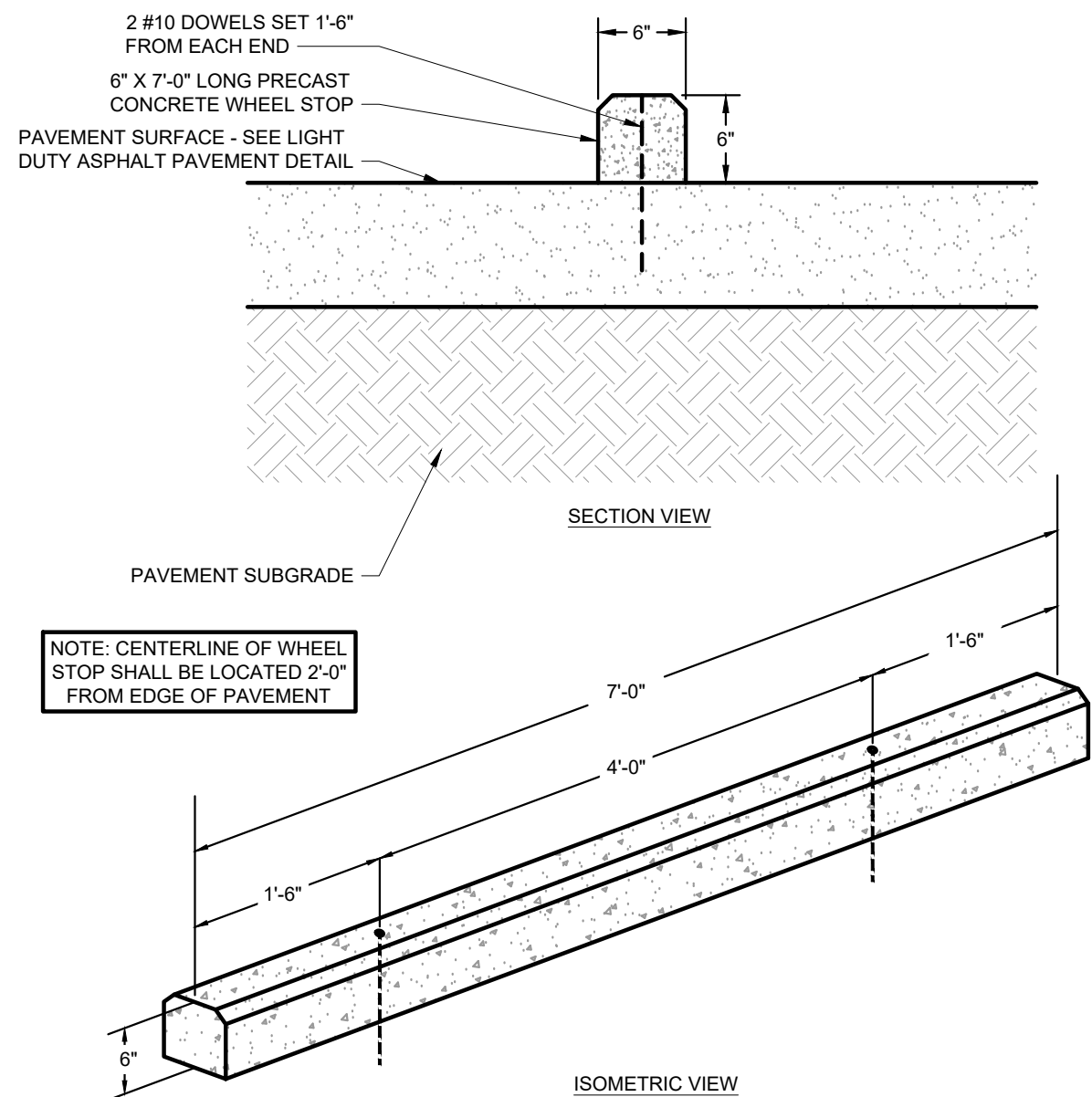
9 CONCRETE TO ASPHALT TRANSITION (FLUSH)
NOT TO SCALE



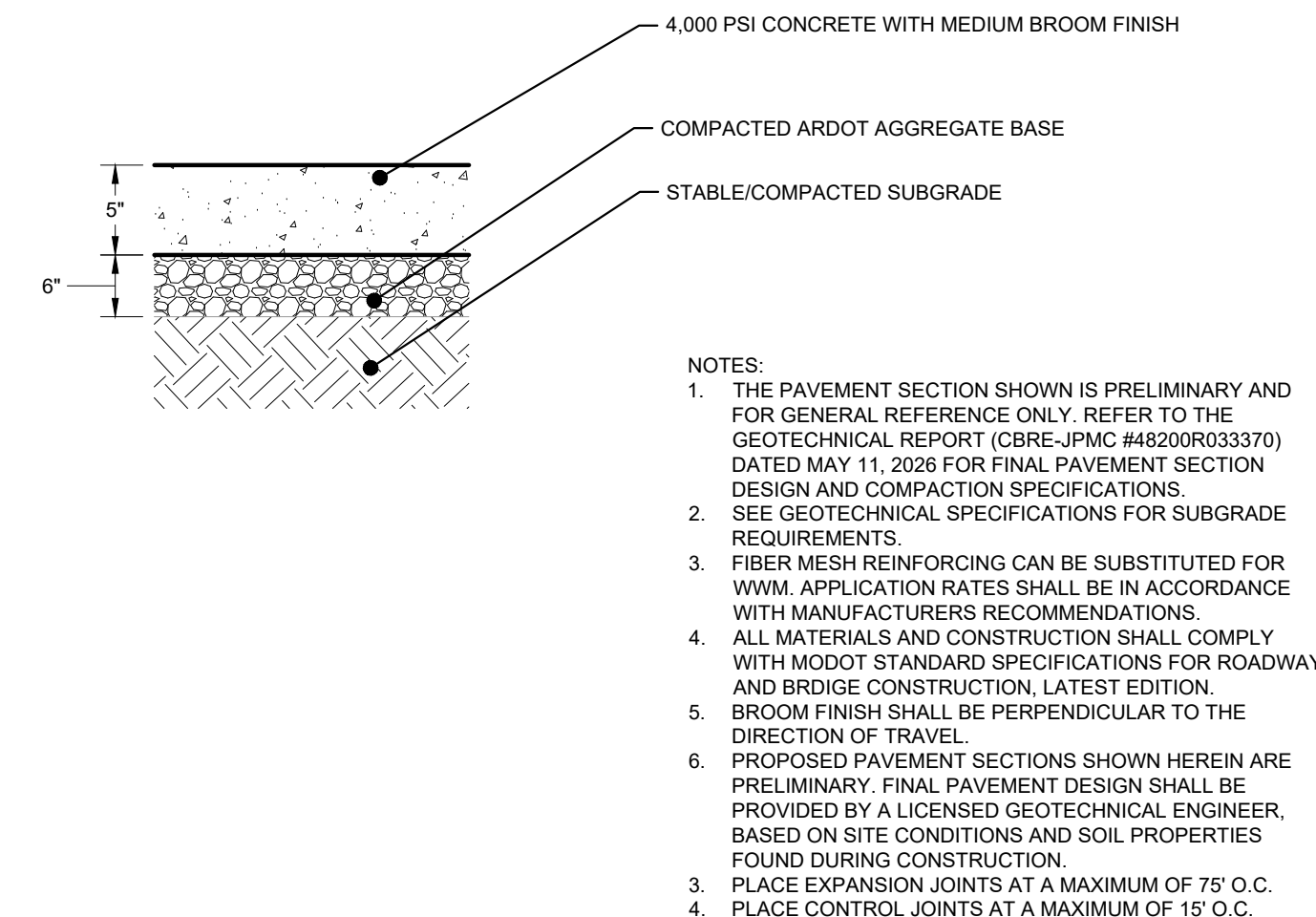
2 CONCRETE SIDEWALK
NOT TO SCALE



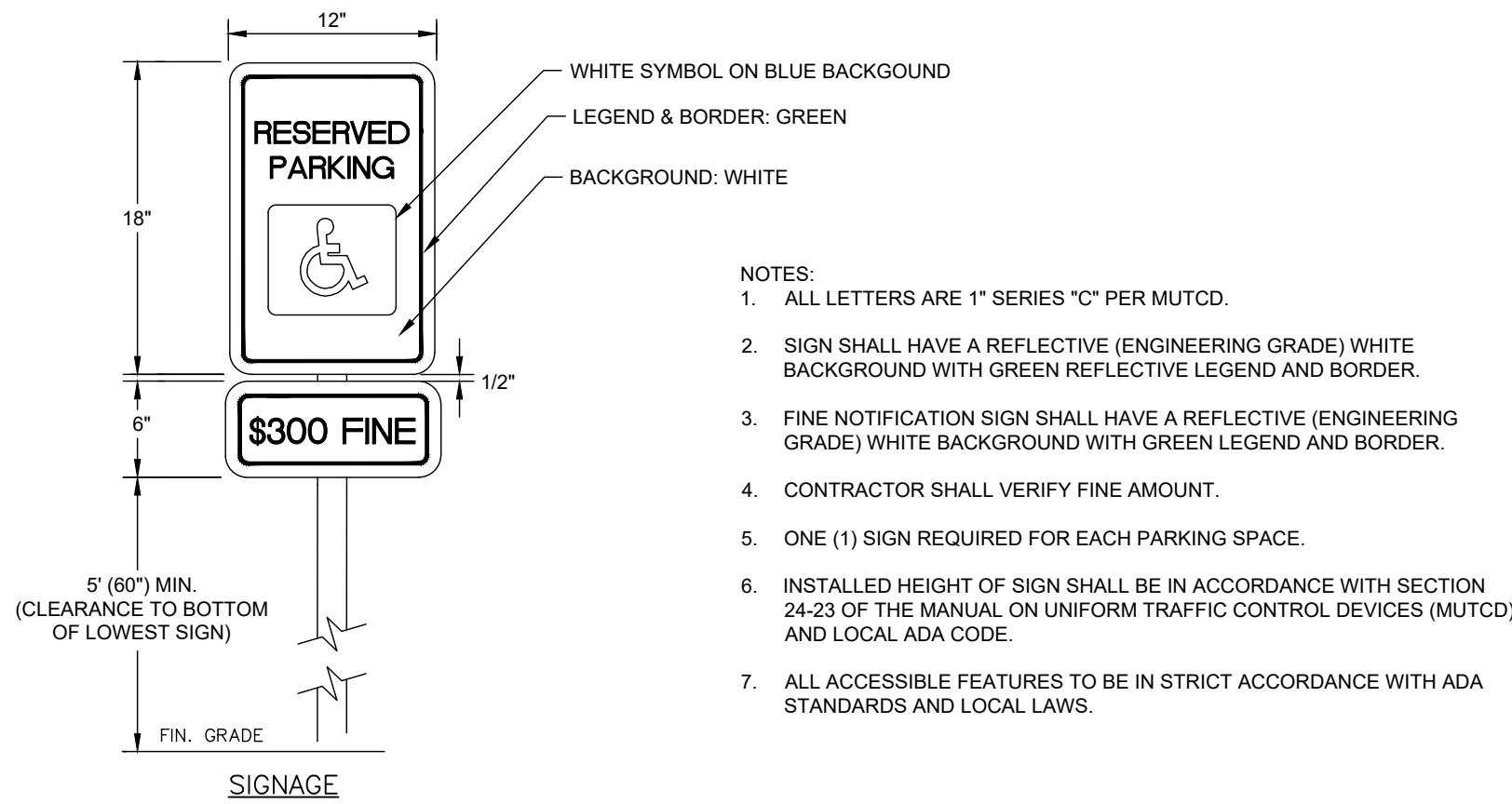
6 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



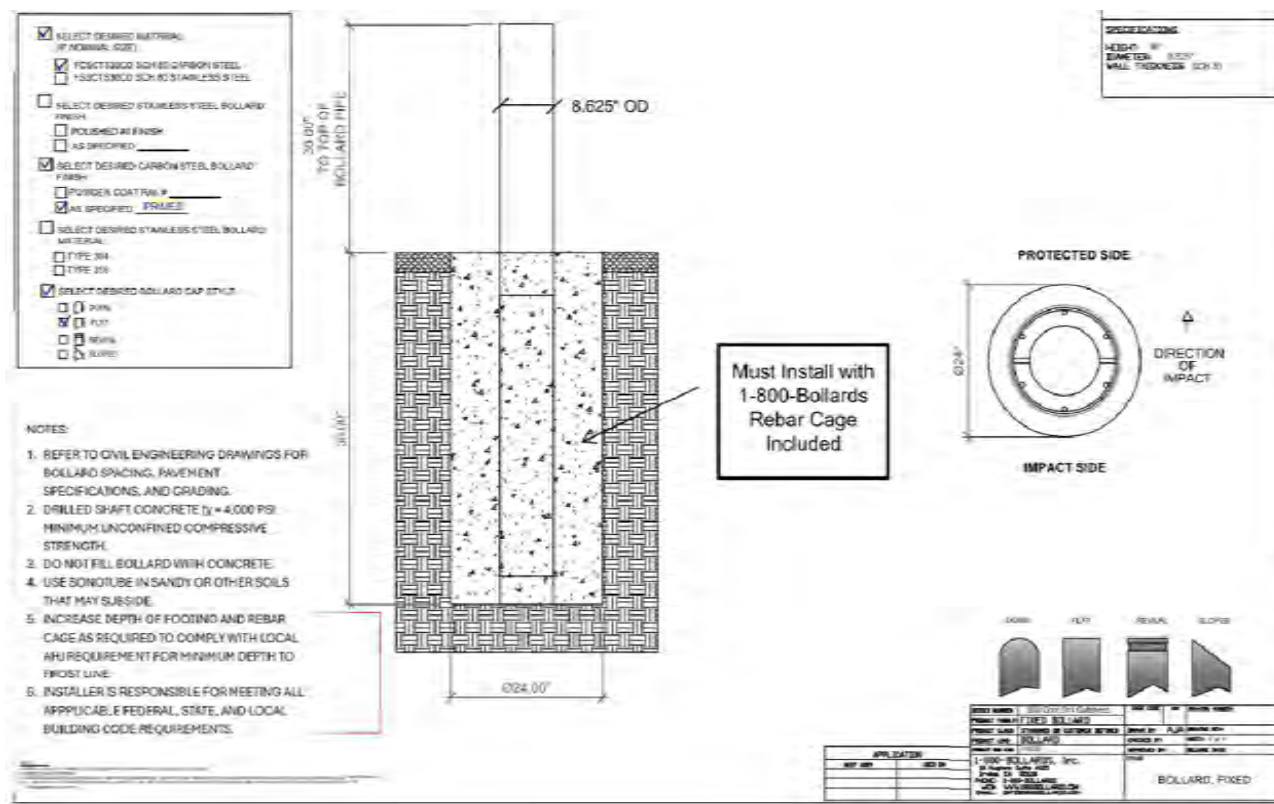
10 CONCRETE WHEEL STOP
NOT TO SCALE



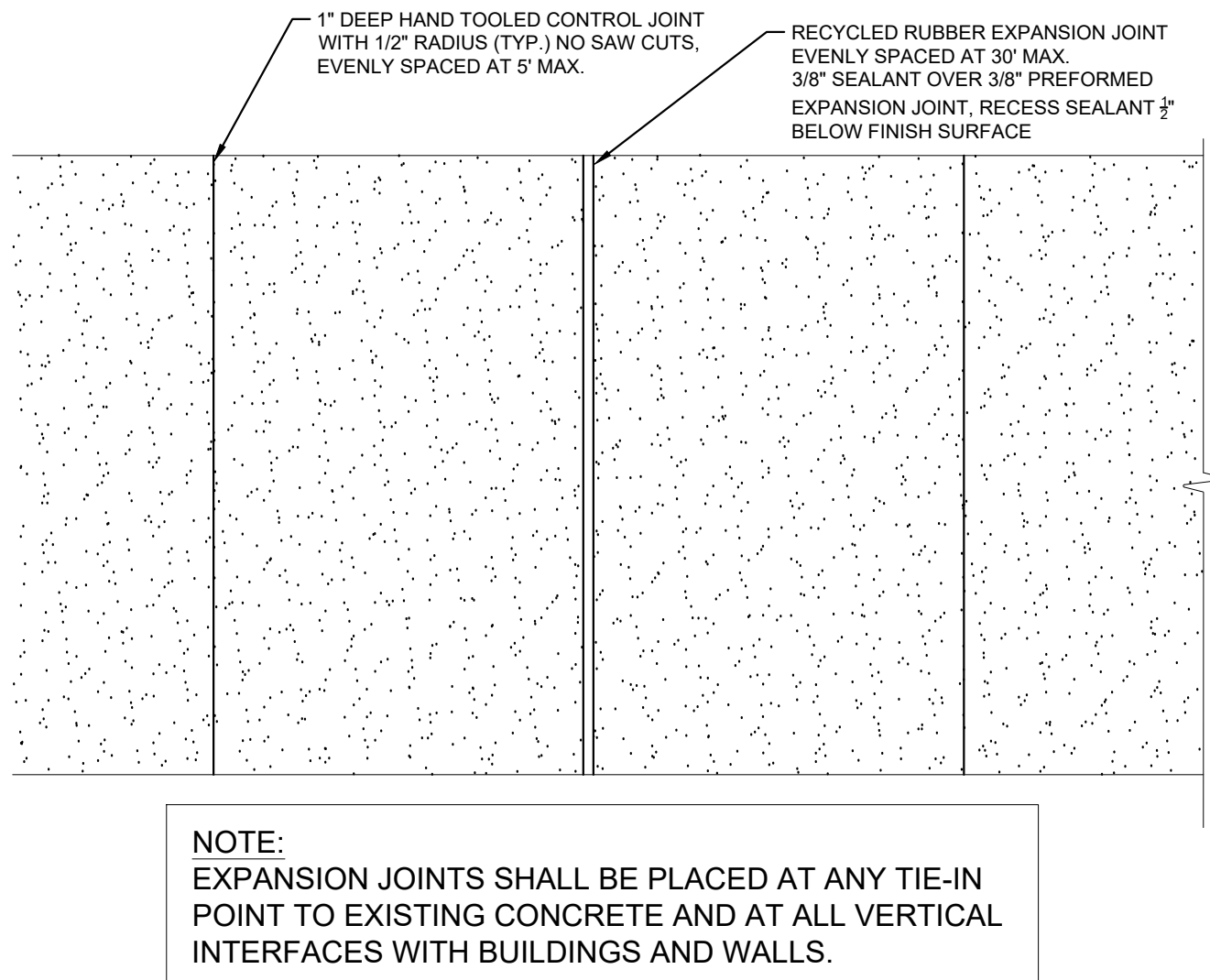
3 TYPICAL HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



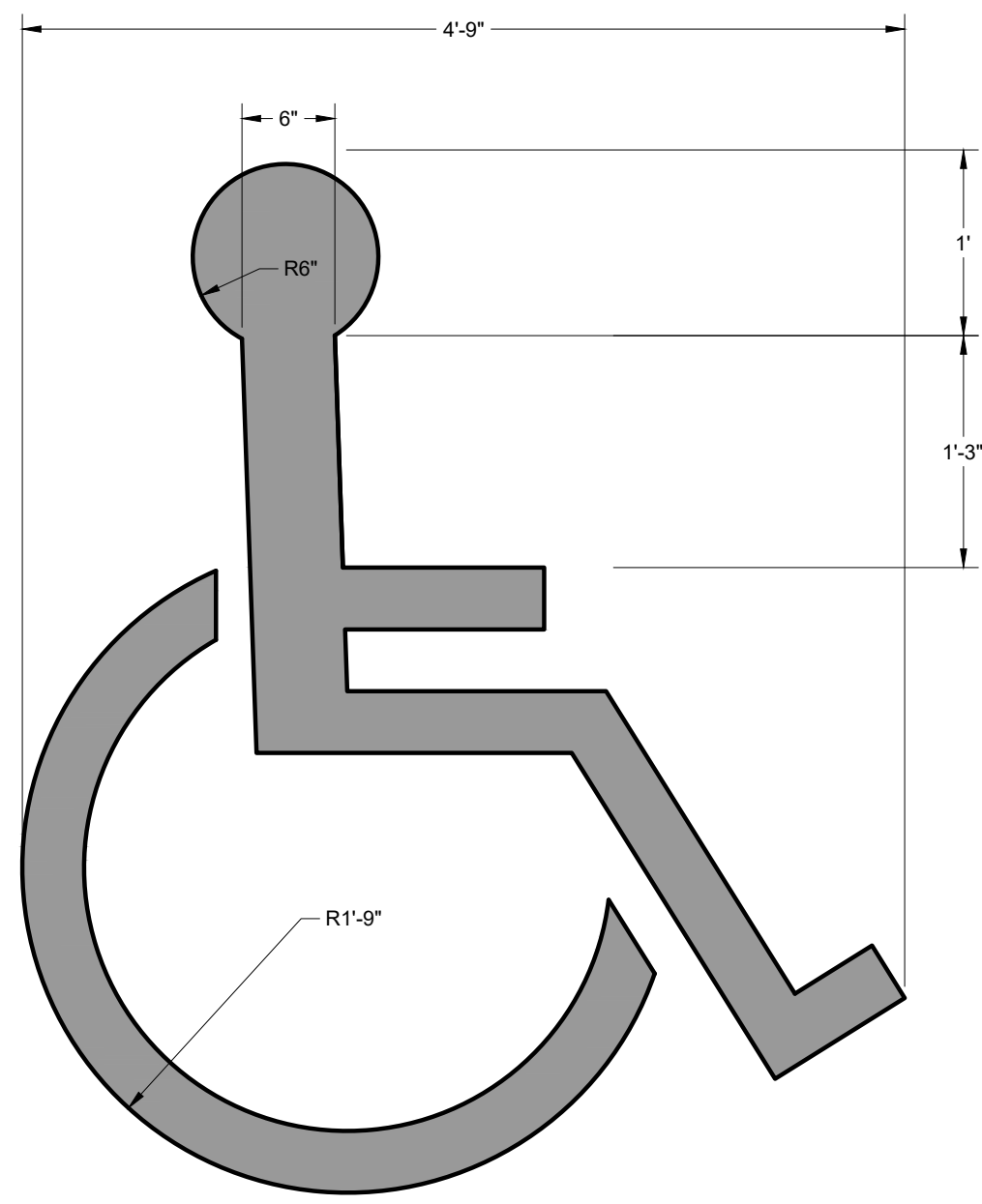
7 ADA PARKING SPACE SIGN
NOT TO SCALE



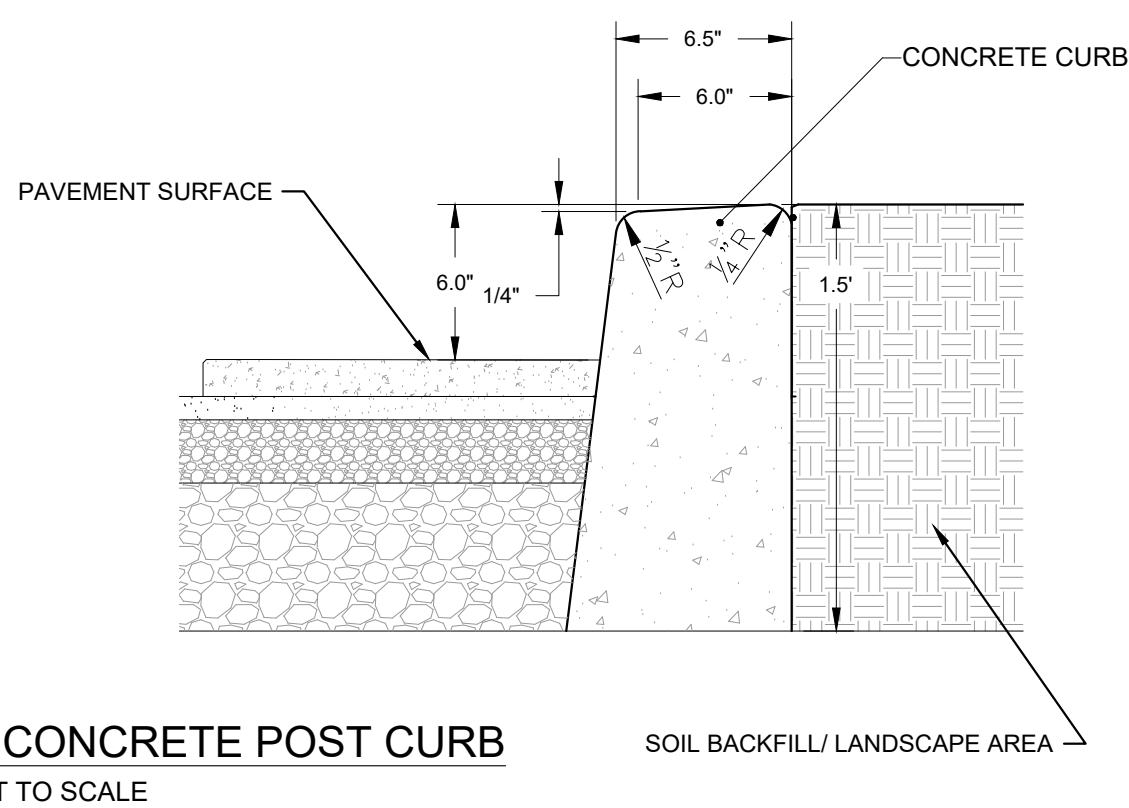
11 PIPE BOLLARD
NOT TO SCALE



4 LIGHT DUTY CONCRETE JOINT
NOT TO SCALE

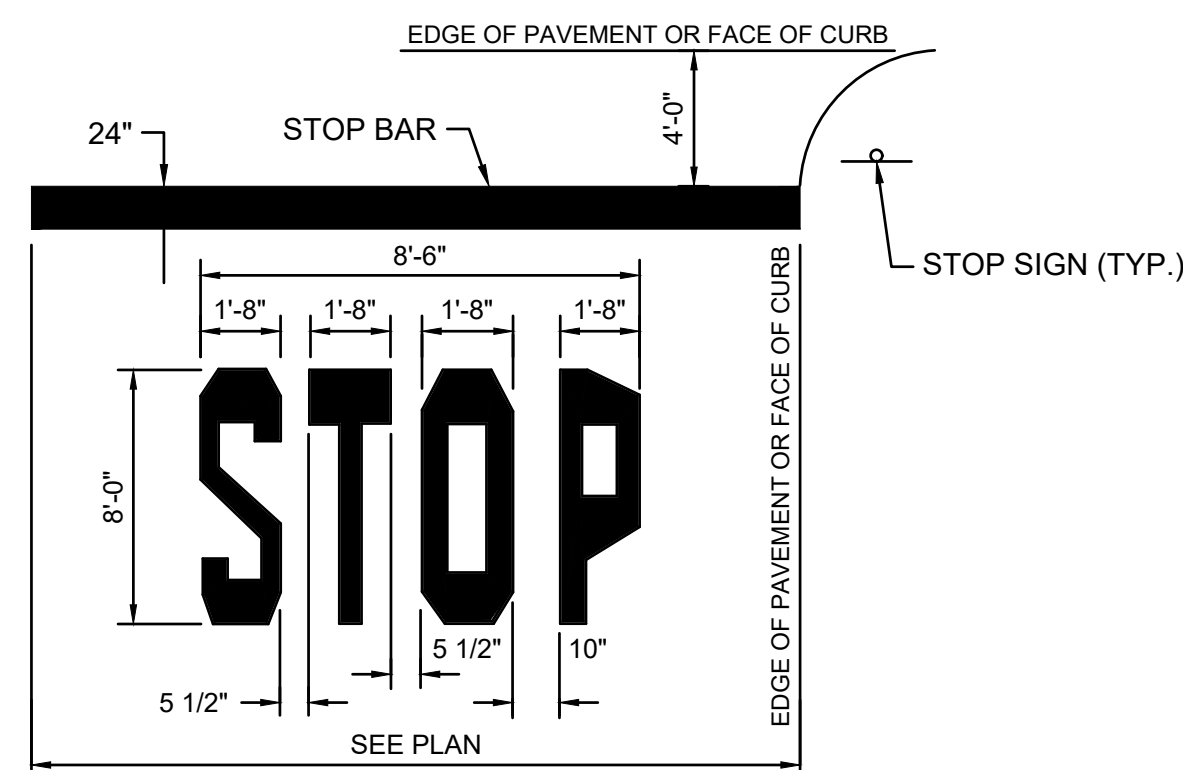


8 ADA PARKING SPACE SYMBOL
NOT TO SCALE



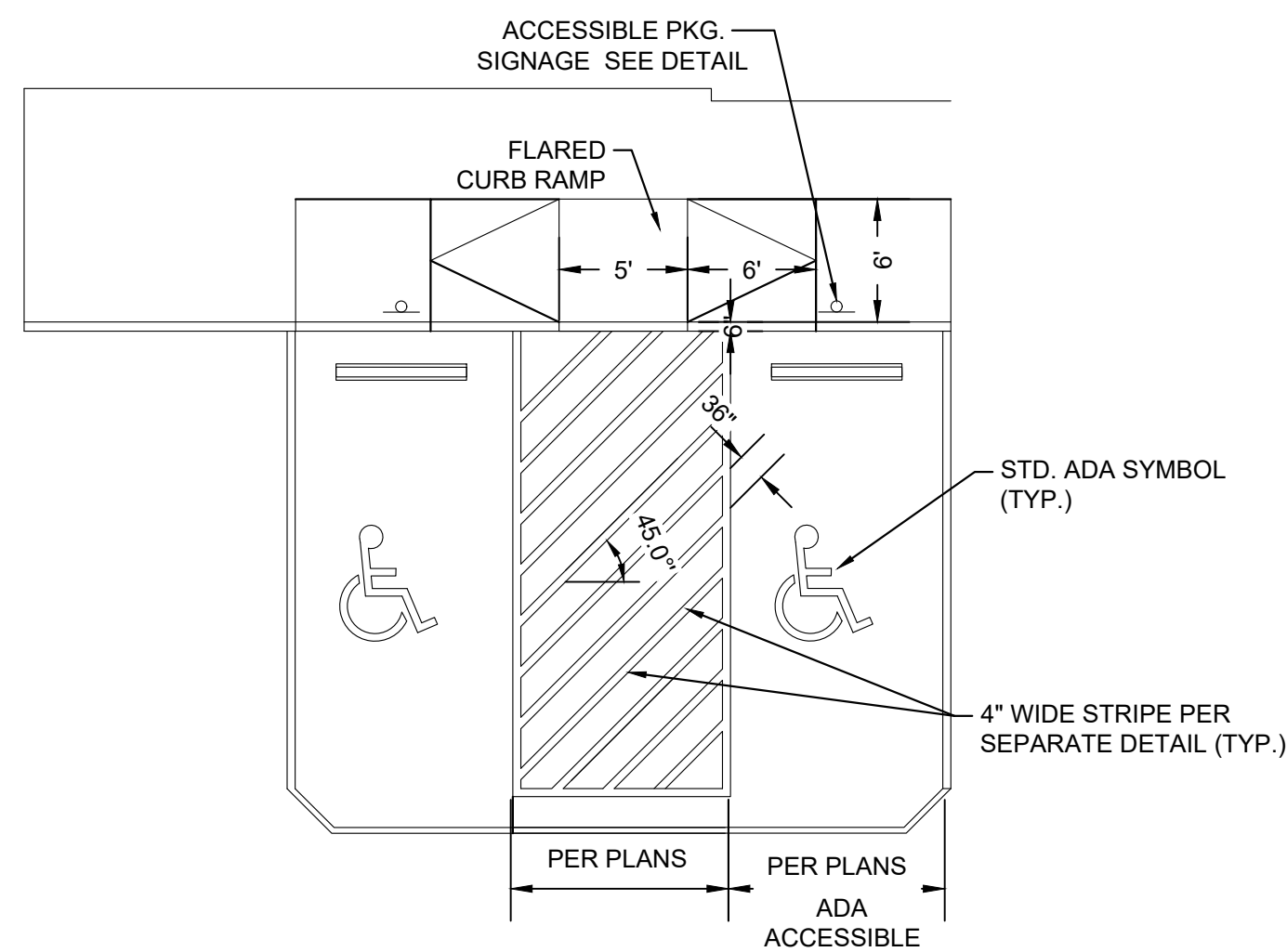
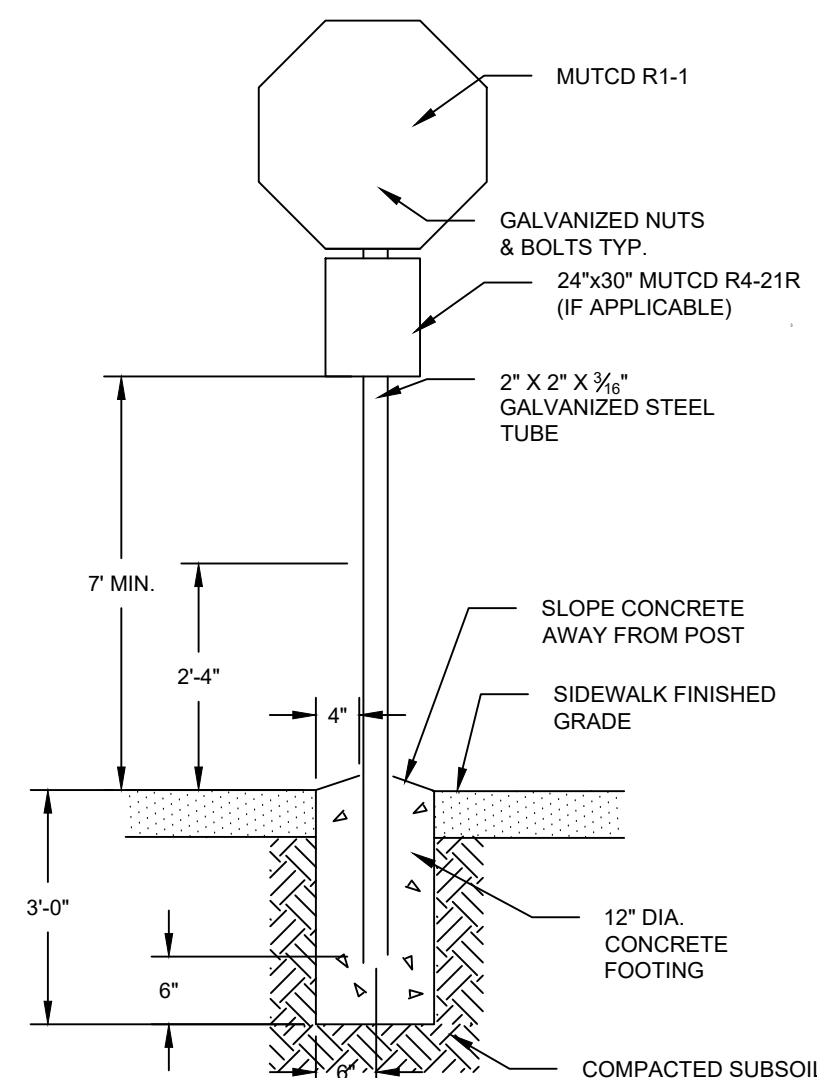
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JP MORGAN CHASE BANK				SHEET NUMBER			
ST. PETERS				C-500			

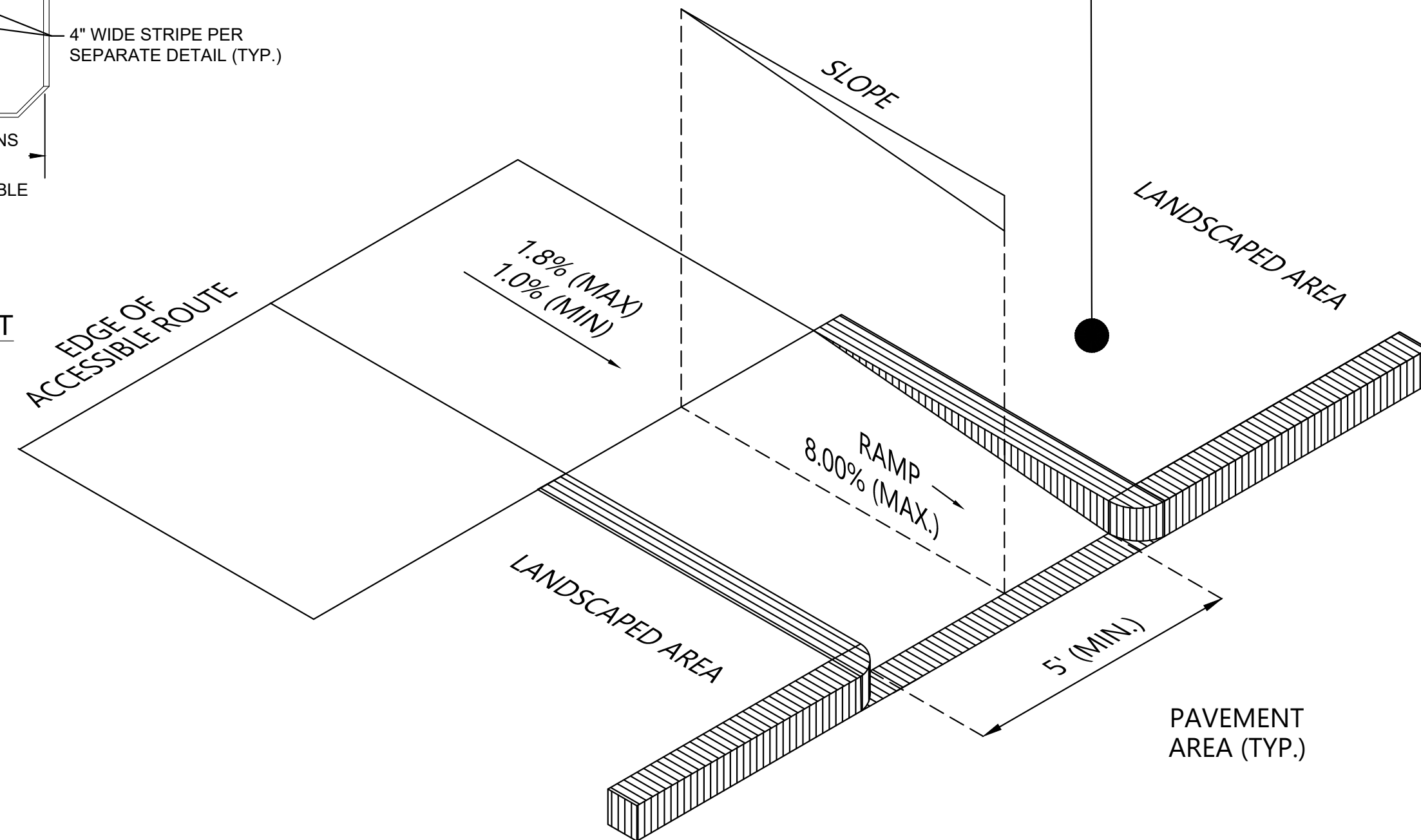


NOTES:

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

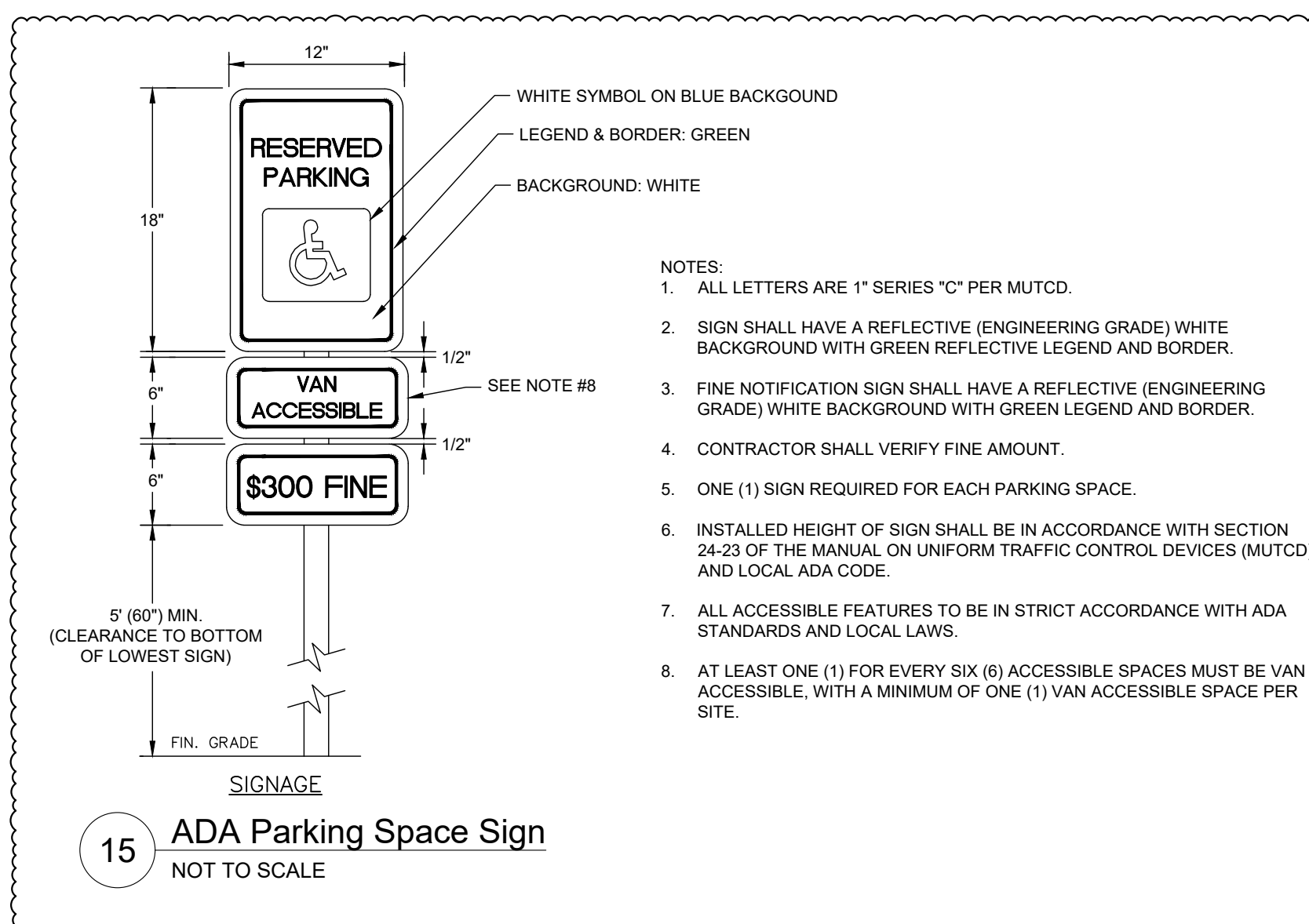


AVOID TRIPPING HAZARDS.
ONLY ADD CURB BEHIND RAMP TO
KEEP A CONSISTENT ELEVATION IN
LOCATIONS WHERE PEDESTRIANS
CAN NOT OR SHOULD NOT WALK
(BUILDING FACE / LANDSCAPED AREA)



13 STOP BAR

NOT TO SCALE



14 STOP SIGN & LEFT TURN ONLY SIGN

NOT TO SCALE



16 ADA PARKING STALL LAYOUT

NOT TO SCALE

CHASE BANK -
ST. PETERS
PREPARED FOR
JP MORGAN CHASE BANK
ST. PETERS

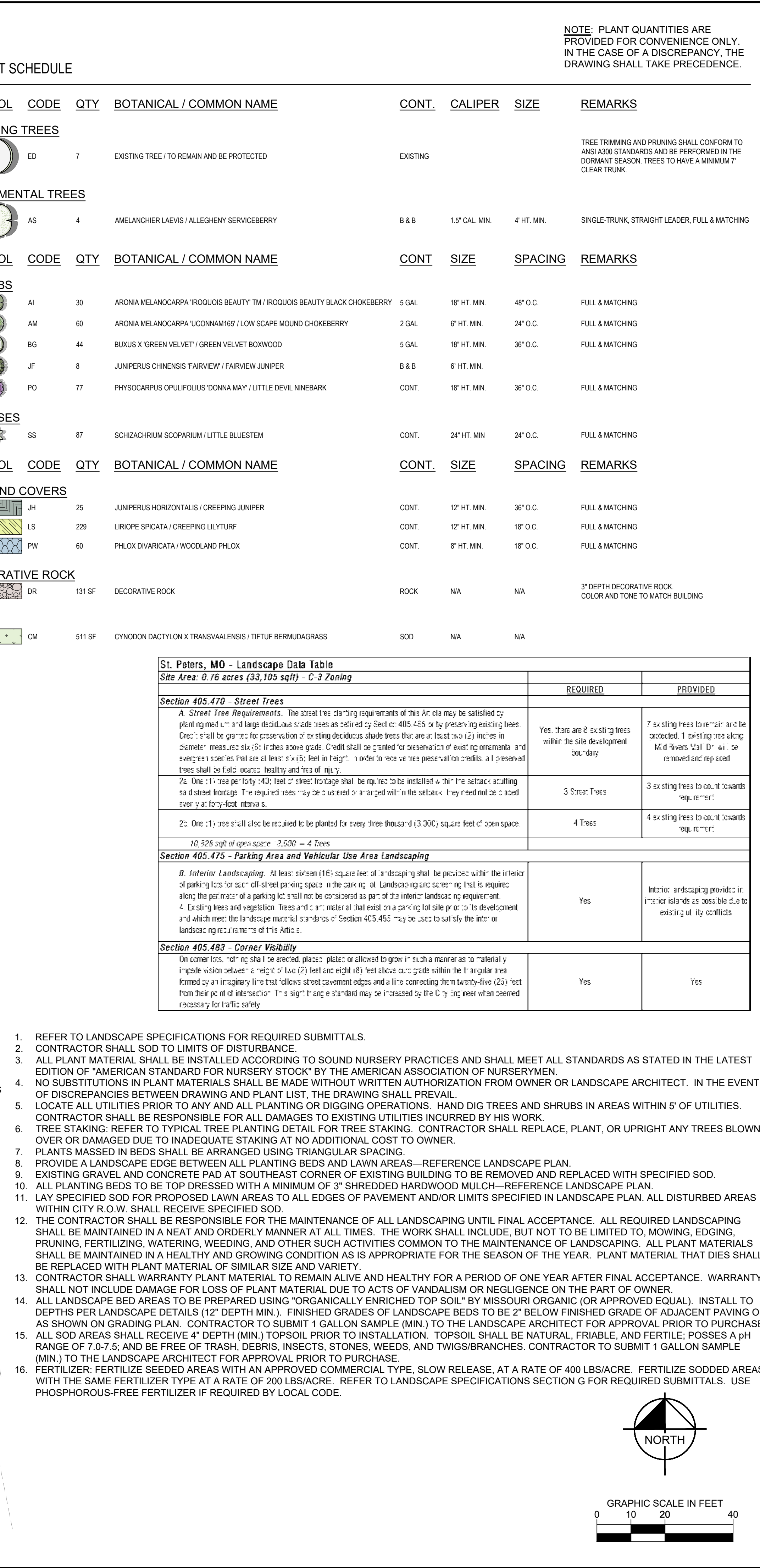
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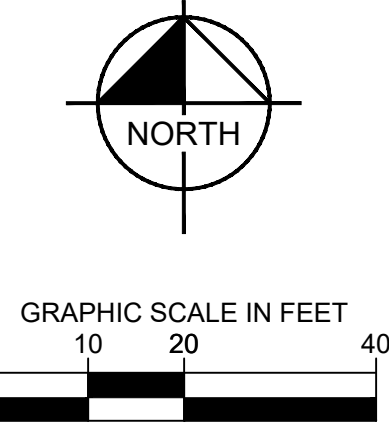
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No.	REVISIONS	DATE	BY



1. REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
2. CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
3. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
5. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
6. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
7. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
8. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
9. SODS BEHIND PERIMETER CONCRETE PART OF SOUTHERN COURSE SHALL BE REPLACED WITH SPECIFIED SOD.
10. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
11. LAY SPECIFIED SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE SPECIFIED SOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITHIN 90 DAYS.
13. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
14. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" (BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
15. ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
16. FERTILIZER: FERTILIZE SEEDBED AREAS WITH AN APPROVED COMMERCIAL TYPE, AND SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.

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EXTERIOR FINISH MATERIALS

MARK	MANUFACTURER	PRODUCT	COLOR	SIZE	GROUT	NOTES
ALUMINUM COMPOSITE MATERIAL						
ACM-1	ARCINIC ARCHITECTURAL PRODUCTS	REYNOLBOND	COLORWELD 900 SERIES TWO SILVERSMITH	-	-	-
BR-01	GLEN-GERY	CUSHWA	ROSE FULL RANGE	-	MATCH EXISTING BUILDING GROUT	MATCH 'DIERBERG' BRICK EXISTING SPEC. USE TO PATCH AND REPAIR EXISTING BUILDING BRICK AND TO CLAD NEW TRASH ENCLOSURE.
DF-1	TO TO	STOQUICK GOLD	MATCH SW 6995 SUPERWHITE	-	-	STOUT 1.0
EXTERIOR PAINT						
EPT-1	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7045 INTELLECTUAL GRAY	SATIN (#44)	-	-
EPT-2	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7039 ACCESSIBLE BEIGE	SATIN (#44)	-	-
EPT-8	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 6995 SUPERWHITE	SATIN (#44)	-	-
EPT-9	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7675 SEAL SKIN	SATIN (#44)	-	-
EPT-10	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7018 DOVE TAIL	SATIN (#44)	-	-
FIBER CEMENT PANEL						
FC-2	NICHHA FIBER CEMENT	VINTAGEWOOD AWP 1818	ASH	18" x 72" & 18" x 120" NOMINAL	-	INCLUDE 3/4" MANUFACTURED CORNERS AND MANUFACTURER'S ESSENTIAL FLASHING SYSTEM
ROOF COPING						
RC-1	PETERSEN ALUMINUM / PAC-CLAD	PAC-CONTINUOUS	MATTE BLACK STEEL / BLACK ALUM	-	-	-

FINISH LEGEND



NOTE:
ALL ROOF TOP UTILITIES WILL BE SCREENED TO THE HEIGHT OF THE UNITS ON ALL SIDES. GC TO FIELD VERIFY.

EXT. ELEVATION NOTES

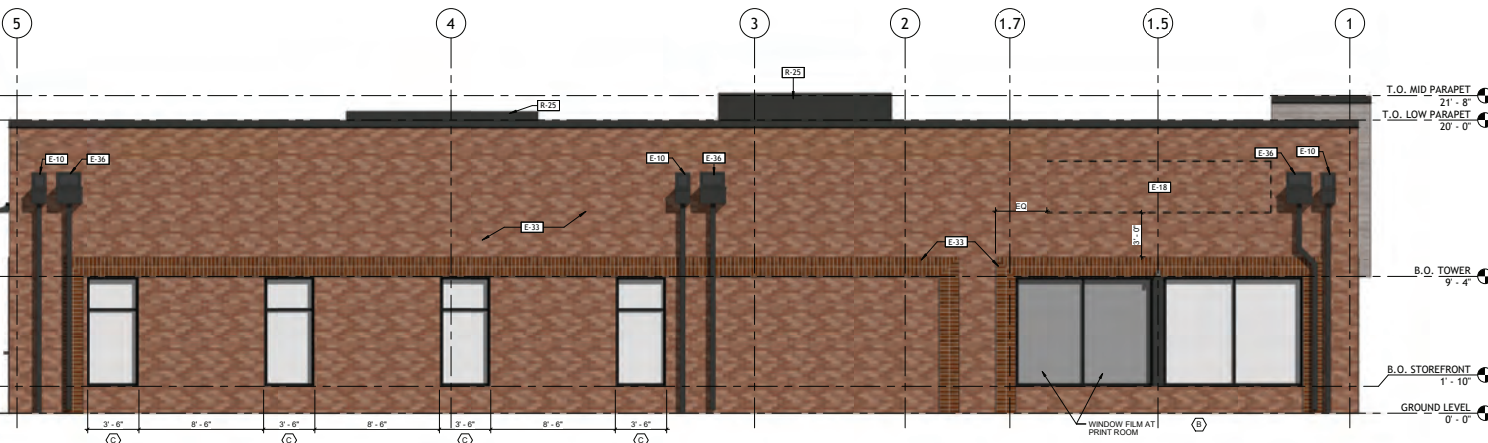
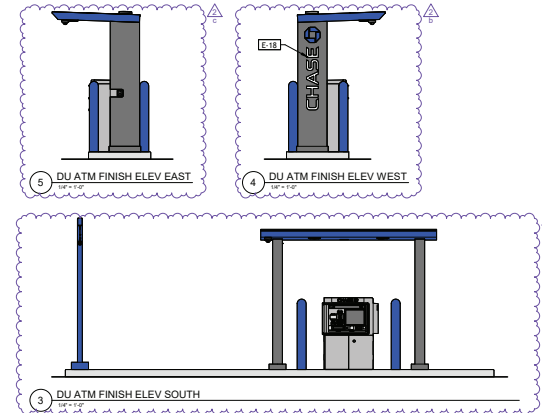
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2. COORDINATE ELEVATION DRAWINGS WITH PLAN OPTION SELECTIONS.
3. AT SLOPING SITE, CURB ISLAND AND DRIVE PAVING SHALL ADJUST AS REQUIRED TO MATCH TOPOGRAPHY - CANOPY MASONRY COURSING AND SOFFIT DETAILS SHALL ALIGN WITH BUILDING COURSING AS DRAWN.
4. REF TO DRAWINGS FOR CAMERA LOCATIONS, CAMERAS TO BE BLACK FINISH.

KEYNOTES

- E-10 EXISTING SCUPPER & DOWNSPOUT.
- E-12 EXISTING MOUNT EMERGENCY LIGHT FIXTURE: TO BE PROVIDED ONLY WHEN DOOR BELOW IS A REQUIRED OR MARKED EXIT. REFER TO REFLECTED CEILING PLAN AND LIGHT FIXTURE SCHEDULE.
- E-18 SCORING: BY OWNER'S SIGN VENDOR, N.I.C. PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION.
- E-20 EXISTING ELECTRICAL SERVICE CT / METER CABINET.
- E-33 EXISTING BRICK TO REMAIN, TYP. PATCH AND REPAIR DAMAGED BRICK TO MATCH AS NEEDED. CLEAN ALL EXISTING BRICK PER GLEN-GERY RECOMMENDED CLEANING PROCEDURES AND SOLUTIONS.
- E-34 EXISTING GAS METER.
- E-36 NEW COLLECTOR HEAD AND DOWNSPOUT. SPLASH TO GRADE. FINISH TO MATCH STOREFRONT MULLIONS.
- R-25 UNIT MOUNTED ROOF TOP SCREENING, REF SPECS. BO SCREEN TO BE 2.84' ABOVE THE ROOF MN.



2 PLAN WEST ELEVATION
1/4" = 1'-0"



1 PLAN SOUTH ELEVATION
1/4" = 1'-0"

ARCHITECT:

brr

ARCHITECT OF RECORD:
BRR Architecture, Inc.
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ST PETERS, MO 63304
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STAMP:

8/18/2026

MEGAN C. WHITMAN
ARCHITECT
LICENSE NO. 20240000298

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 0000460

CHASE

DESIGN STANDARDS DRAWINGS, VERSION 20.7

6133 MID RIVERS MALL
DR
ST PETERS, MO 63304

ISSUED FOR:
ADDENDUM 1

DATE:
08/19/26

REVISION	DATE	DESCRIPTION
1	08/19/26	ADDENDUM 1

PROJECT MANAGER:
NO.

CHECKED BY:
NO.

DRAWN BY:
NO.

PROJECT NUMBER:
33000504

CONTENTS

EXTERIOR ELEVATIONS

SHEET

A2.10

EXTERIOR FINISH MATERIALS

MARK	MANUFACTURER	PRODUCT	COLOR	SIZE	GROUT	NOTES
ALUMINUM COMPOSITE MATERIAL						
ACM-1	ARCONIC ARCHITECTURAL PRODUCTS	REYNOBOND	COLORWELD 900 SERIES TWO SILVERSMITH	-	-	-
BRICK						
BR-01	GLEN-GERY	CUSHWA	ROSE FULL RANGE	-	MATCH EXISTING BUILDING GROUT	MATCH 'DIERBERG' BRICK EXISTING SPEC. USE TO PATCH AND REPAIR EXISTING BUILDING BRICK AND TO CLAD NEW TRASH ENCLOSURE.
DIRECT APPLY FINISH SYSTEM (ALT. TO PAINTED STEEL DECK)						
EF-1	TD TO	STOQUICK GOLD	MATCH SW 6995 SUPERWHITE	-	-	STOUT 1.0
EXTERIOR PAINT						
EPT-1	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7045 INTELLECTUAL GRAY	SATIN (#44)	-	-
EPT-2	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7039 ACCESSIBLE BEIGE	SATIN (#44)	-	-
EPT-8	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 6995 SUPERWHITE	SATIN (#44)	-	-
EPT-9	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7675 SEALSKIN	SATIN (#44)	-	-
EPT-10	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7018 COVEAL	SATIN (#44)	-	-
FIBER CEMENT PANEL						
FC-2	NICHHA FIBER CEMENT	VINTAGEWOOD AWP 1818	ASH	18" x 72" & 18" x 120" NOMINAL	-	INCLUDE 3" MANUFACTURED CORNERS AND MANUFACTURER'S ESSENTIAL FLASHING SYSTEM
ROOF COPING						
RC-1	PETERSEN ALUMINUM / PAC-CLAD	PAC-CONTINUOUS	MATTE BLACK STEEL / BLACK ALUM	-	-	-

FINISH LEGEND



NOTE:
ALL ROOF TOP UTILITIES WILL BE SCREENED TO THE HEIGHT OF THE UNITS ON ALL SIDES. GC TO FIELD VERIFY.

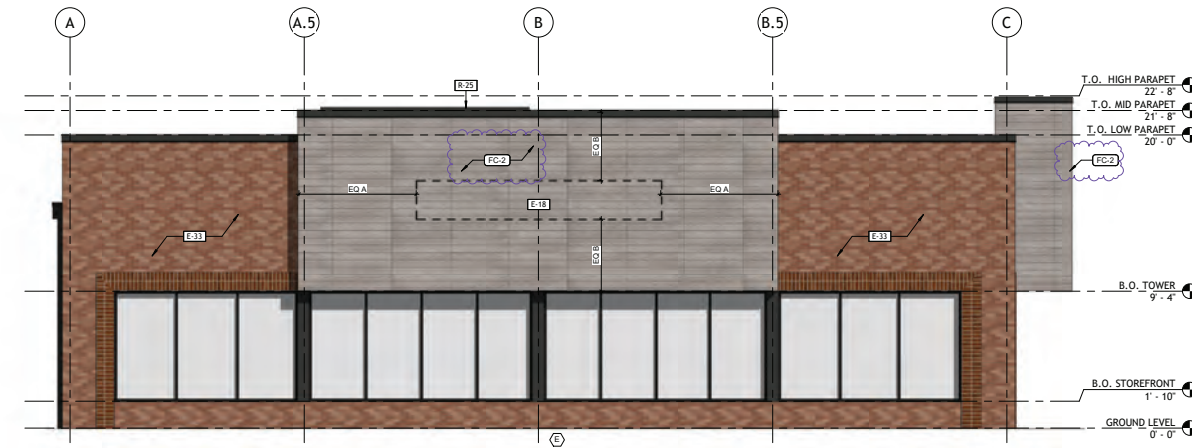
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2. COORDINATE ELEVATION DRAWINGS WITH PLAN OPTION SELECTIONS.
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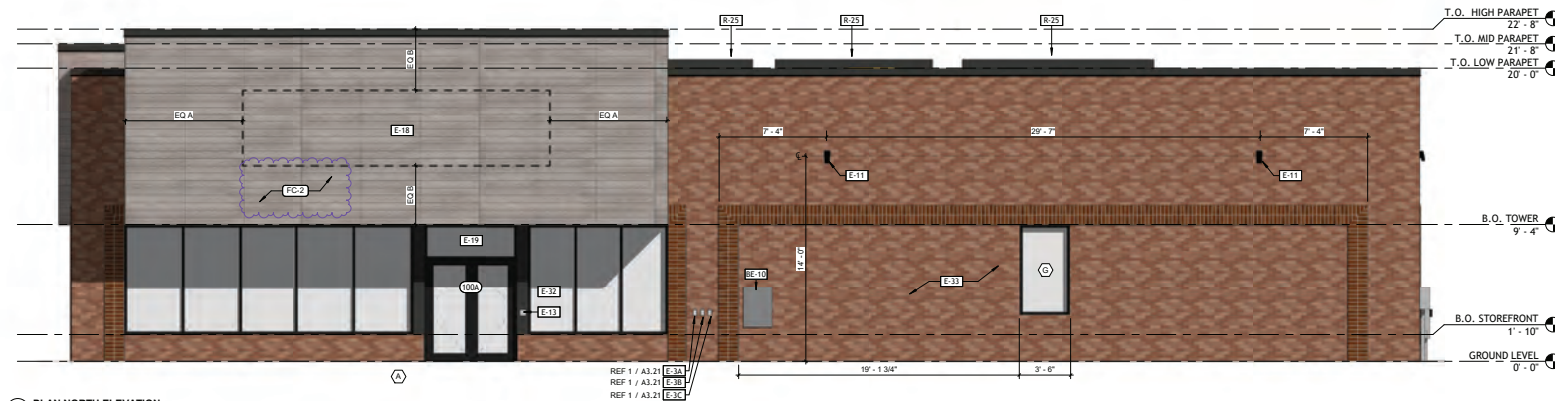
KEYNOTES

- BE-10 AFTER HOURS DEPOSITORY
E-3A EMERGENCY ACCESS KEY BOX: REFER TO MISC. EQUIPMENT SCHEDULE #ME-14. RECESS MOUNT IN WALL CONSTRUCTION AS REQD. TO SET FACE FLUSH WITH ADJACENT WALL FINISH. VERIFY FINAL LOCATION WITH AHJ.
- E-3B OWNER'S ACCESS KEY BOX: REFER TO MISC. EQUIPMENT SCHEDULE #ME-13 FOR WALL MOUNT LOCK BOX.
- E-3C ATM KEY BOX: REFER TO MISC. EQUIPMENT SCHEDULE #ME-12. RECESS MOUNT.
- E-11 SURFACE MOUNT DECORATIVE LIGHT FIXTURE: REFER TO REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS.
- E-13 AUTOMATIC DOOR OPERATOR BUTTON AND KEYCARD READER RECESSED FLUSH WITH WALL SURFACE. DO NOT SURFACE-MOUNT.
- E-18 SIGNAGE: BY OWNER'S SIGN VENDOR. N.C.: PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION.
- E-19 BUILDING ADDRESS NUMBER: WHITE VINYL NUMBERS WITH 1/2" WIDE STROKE APPLIED TO INTERIOR FACE OF GLASS TRANSOM. MIN. 6" HEIGHT OR AS REQD. BY LOCAL CODE.
- E-32 NO SMOKING SIGNAGE PROVIDED AND INSTALLED BY BANK'S MERCHANDISING VENDOR AT ALL ENTRIES A MINIMUM OF 10'-0" FROM DOOR OPENING.
- E-33 EXISTING BRICK TO REMAIN, TYP. PATCH AND REPAIR DAMAGED BRICK TO MATCH AS NEEDED. CLEAN ALL EXISTING BRICK PER GLEN-GERY RECOMMENDED CLEANING PROCEDURES AND SOLUTIONS.
- R-25 UNIT MOUNTED ROOF TOP SCREENING, REF. SPECS. NO SCREEN TO BE 2.84' ABOVE THE ROOF MIN.

ARCHITECT:	
ARCHITECT OF RECORD: BRR Architecture, Inc. 8331 METCAL AVE. OVERLAND PARK, KS 66204 www.brrarch.com TEL: 913.242.0999 FAX: 913.242.0995	
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CHASE	
DESIGN STANDARDS DRAWINGS, VERSION 2.0.7	
6183 MID RIVERS MALL DR ST PETERS, MO 63304	
ISSUED FOR:	
ADDENDUM 1	
ISSUE DATE:	
08/19/26	
REVISION 1	DATE 08/19/26
2	DESCRIPTION ADDENDUM 1
PROJECT MANAGER: NO.	
CHECKED BY: NO.	
DRAWN BY: NO.	
PROJECT NUMBER: 33000504	
CONTENTS	
EXTERIOR ELEVATIONS	
SHEET	
A2.11	



2 PLAN EAST ELEVATION
1/8" = 1'-0"



1 PLAN NORTH ELEVATION
1/4" = 1'-0"

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www.kimley-horn.com
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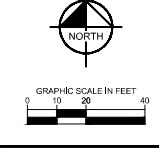


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	REMARKS
EXISTING TREES							
	EC	3	EXISTING TREE TO REMAIN AND BE PROTECTED	EXISTING			TREE TRIMMING AND PRUNING SHALL CONFORM TO AND ALSO BE PERFORMED IN ACCORDANCE WITH THE CITY OF COTTLEVILLE, MISSOURI TREE TRIMMING AND PRUNING ORDINANCE. TREES TO HAVE A MINIMUM 10' CLEAR TRUNK.
ORNAMENTAL TREES							
	AD	4	AMELANCHIER LARUS / ALLEGHENY SERVICEBERRY	8.6.8	1 1/2" CAL. MIN.	4' HT. MIN.	SINGLE TRUNK, STRAIGHT LEADER, FULL & MATURING
SHRUBS							
	AR	30	ARONIA MELANOCARPA / WOODS BEAUTY™ / WOODS BEAUTY BLACK CHERRYBERRY	3 GAL.	18" HT. MIN.	48" O.C.	FULL & MATURING
	AR	30	ARONIA MELANOCARPA / WOODS BEAUTY™ / WOODS BEAUTY BLACK CHERRYBERRY	3 GAL.	18" HT. MIN.	48" O.C.	FULL & MATURING
	AR	40	BURGON GREEN VELVET™ / GREEN VELVET BURNING	3 GAL.	18" HT. MIN.	36" O.C.	FULL & MATURING
	AR	10	LAUREL CHERRYBERRY / LAUREL CHERRYBERRY	3 GAL.	18" HT. MIN.	36" O.C.	FULL & MATURING
	AR	10	LAUREL CHERRYBERRY / LAUREL CHERRYBERRY	3 GAL.	18" HT. MIN.	36" O.C.	FULL & MATURING
GRASSES							
	GR	10	STACHYRHOZON BICOLOR / LITTLE BLUESTEM	CONT.	34" HT. MIN.	24" O.C.	FULL & MATURING
GROUND COVERS							
	GC	20	LAUREL CHERRYBERRY / CREEPING LAUREL	CONT.	12" HT. MIN.	36" O.C.	FULL & MATURING
	GC	20	LAUREL CHERRYBERRY / CREEPING LAUREL	CONT.	12" HT. MIN.	36" O.C.	FULL & MATURING
	GC	20	LAUREL CHERRYBERRY / CREEPING LAUREL	CONT.	12" HT. MIN.	36" O.C.	FULL & MATURING
DECORATIVE ROCK							
	DR	10	DECORATIVE ROCK	ROCK	N/A	N/A	2" NORTH DECORATIVE ROCK COLOR AND TONE TO MATCH BUILDING
SOD							
	SO	10	STACHYRHOZON BICOLOR / LITTLE BLUESTEM	SOD	N/A	N/A	

Cottleville, MO - Landscape Data Table			Site Area: 8.76 acres (33,103 sqft) - C-3 Zoning	
Section 405.470 - Street Trees			REQUIRED	PROVIDED
1. Street Tree Requirements. The street tree planting requirements of this Article may be satisfied by planting mature and large landscape shrubs as defined by Section 405.405 or by preserving existing trees. Credit shall be granted for preservation of existing landscape shrubs that are at least two (2) inches in diameter, measured at 45 degrees above grade. Credit shall be granted for preservation of existing ornamental and evergreen species that are at least six (6) feet in height. In order to receive tree preservation credits, all preserved trees shall be fully irrigated, healthy and free of decay.			Yes, there are 8 existing trees within the site development boundary.	7 existing trees to remain and be protected. 1 existing tree along Mid Rivers Mall Dr. will be removed and replaced.
2. One (1) tree per 1,000 sq. ft. of street frontage shall be required to be installed within the street frontage of the site. The required trees may be clustered or arranged within the setback. They need not be placed evenly at intervals.			3 Street Trees	3 existing trees to count towards requirement.
3. One (1) tree shall also be required to be planted for every three thousand (3,000) square feet of open space.			4 Trees	4 existing trees to count towards requirement.
Section 405.475 - Parking Area and Vehicular Use Area Landscaping			Yes	Interior landscaping provided in interior setbacks as possible due to existing utility conflicts.
Section 405.480 - Corner Visibility			Yes	Yes

1. REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
2. CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
3. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
5. LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
6. TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
7. PLANTS INSTALLED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
8. PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
9. EXISTING GRAVEL AND CONCRETE PAD AT SOUTHEAST CORNER OF EXISTING BUILDING TO BE REMOVED AND REPLACED WITH SPECIFIED SOD.
10. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
11. LAY SPECIFIED SOD FOR PROPOSED LAWN AREAS AT ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE SPECIFIED SOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. WARRANTY SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
13. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
14. ALL LANDSCAPE BED AREAS TO BE PREPARED USING ORGANICALLY ENRICHED TOP SOIL BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT A LETTER ON LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
15. ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRAGILE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5, AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGSBRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR ANALYSIS AND PURCHASE.
16. FERTILIZER: FERTILIZE SEEDBED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHORUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.



Kimley-Horn

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C 314.243.7700 WWW.KIMLEY-HORN.COM
MO CERTIFICATE OF AUTHORITY #202003550, EXPIRES 12/31/26 No.

CHASE BANK - COTTLEVILLE

PREPARED FOR
JP MORGAN CHASE BANK

ST. PETERS

LANDSCAPE PLAN

SHEET NUMBER
L-100

REVISIONS

NO.	DATE	BY
1	7/29/2026	ST. PETERS

PROJECT INFORMATION

KHA PROJECT	1800015
DATE	7/29/2026
SCALE	AS SHOWN
DESIGNED BY	H.
DRAWN BY	H.
CHECKED BY	CA

EXTERIOR FINISH MATERIALS

MARK	MANUFACTURER	PRODUCT	COLOR	SIZE	GROUT	NOTES
ALUMINUM COMPOSITE MATERIAL						
AC-1	AKZONIC ARCHITECTURAL PRODUCTS	REYNOBOND	COLORWELD 900 SERIES TWO SILVERSMITH	-	-	-
BRICK						
BR-01	GLEN-GERY	CUSHWA	ROSE FULL RANGE	-	MATCH EXISTING BUILDING GROUT	MATCH DIERBERG'S BRICK EXISTING SPEC. USE TO PATCH AND REPAIR EXISTING BUILDING BRICK AND TO CLAD NEW TRASH ENCLOSURE.
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DS-1	STO	STOQUICK GOLD	MATCH SW 6995 SUPERWHITE	-	-	STOLIT 1.0
EXTERIOR PAINT						
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EPT-2	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7036 ACCESSIBLE BEIGE	SATIN (#44)	-	-
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EPT-4	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7075 SEAL SKIN	SATIN (#44)	-	-
EPT-5	BENJAMIN MOORE	ULTRA SPEC EXT	MATCH SW 7318 COVE TAIL	SATIN (#44)	-	-
FIBER CEMENT PANEL						
FC-2	NICHHA FIBER CEMENT	VINTAGEWOOD AWP 1818	ASH	18" x 72" & 18" x 120" NOMINAL	-	INCLUDE 3.0" MANUFACTURED CORNERS AND MANUFACTURER'S ESSENTIAL FLASHING SYSTEM
ROOF CORING						
RC-1	PETERSEN ALUMINUM / PAC-CLAD	PAC-CONTINUOUS	MATTE BLACK STEEL / BLACK ALUM	-	-	-

FINISH LEGEND



EXT. ELEVATION NOTES

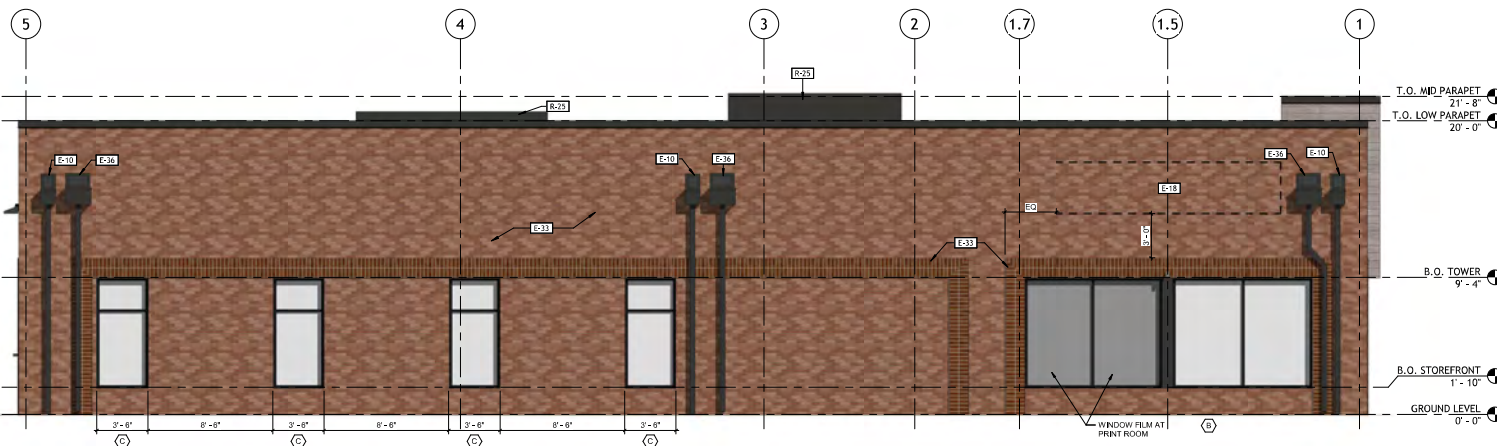
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E-16 STORAGE: BY OWNER'S SIGN VENDOR-N.L.C. PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION.
E-20 EXISTING ELECTRICAL SERVICE CT / METER CABINET.
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R-25 UNMOUNTED ROOF TOP SCREENING. REF SPEC. NO SCREEN TO BE 2.84 ABOVE THE ROOF MIN.



2 PLAN WEST ELEVATION
1/4" = 1'-0"



1 PLAN SOUTH ELEVATION
1/4" = 1'-0"

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CHASE

DESIGN STANDARDS DRAWING, VERSION 20.7

6183 MID RIVERS MALL
DR
ST PETERS, MO
63304

DESIGN FOR:

PERMIT SET

ISSUE DATE:

07/31/26

REVISIONS:

ISSUE	DATE	DESCRIPTION
-------	------	-------------

PROJECT MANAGER:

NO

DESIGNED BY:

NO

DRAWN BY:

NO

PROJECT NUMBER:

33000504

CONTENTS:

EXTERIOR ELEVATIONS

SHEET:

A2.10

PROPOSED WING DRONE DELIVERY PLANS FOR

Walmart #00648.1013

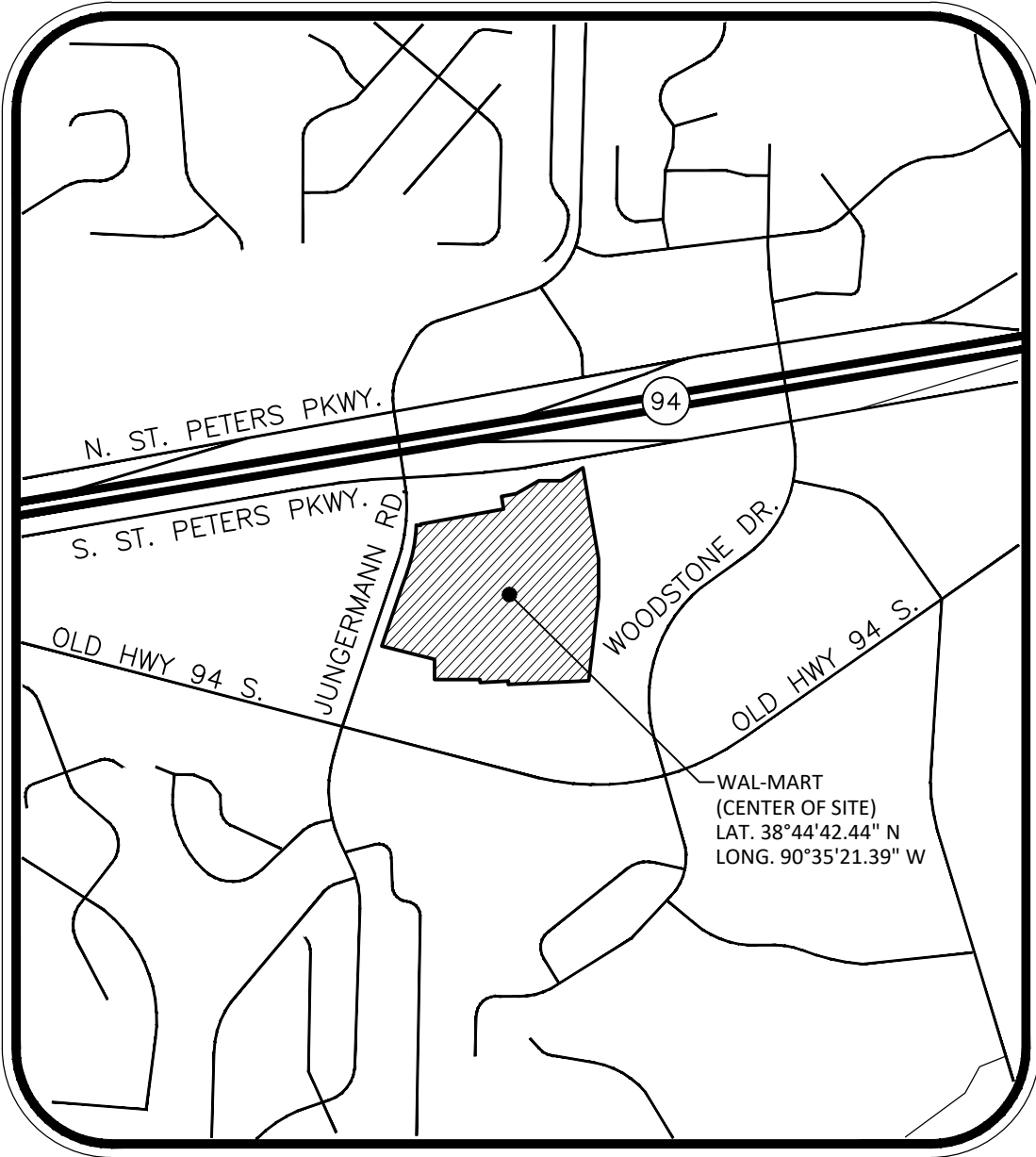
1661 JUNGERMANN ROAD

ST. PETERS, ST. CHARLES COUNTY, MISSOURI 63304

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JULIE POWERS - DIRECTOR OF PLANNING, COMMUNITY
AND ECONOMIC DEVELOPMENT
ONE ST. PETERS CENTRE BLVD.
ST. PETERS, MISSOURI 63376
TEL: (636) 477-6600, ext. 1305

ARCHITECT
TRAVIS HAGER
SGA DESIGN GROUP
1437 S. BOULDER AVE., SUITE 550
TULSA, OKLAHOMA 74119
TEL: (918) 587-8602, 310 (ext.)



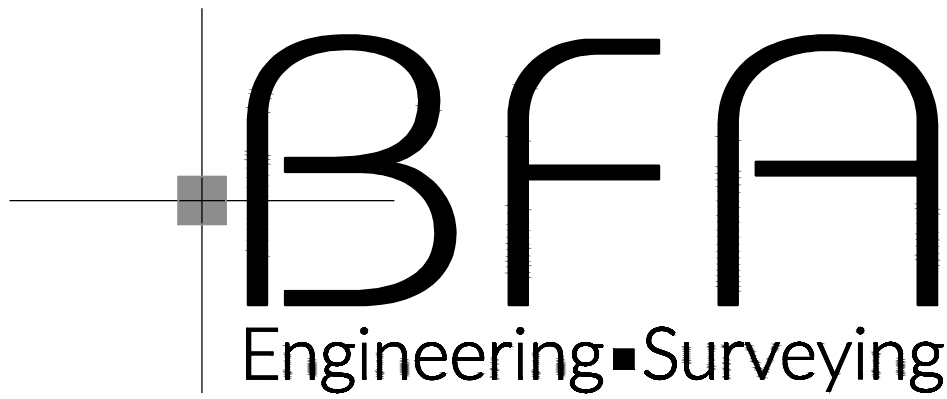
SHEET INDEX		
	SHEET TITLE	SHEET NUMBER
6000	COVER SHEET	CS-1
6010	DRONE DELIVERY OVERALL SITE PLAN	OSP-1
6020	DRONE DELIVERY DEMOLITION/SITE PLAN	DM/SP-1
6030	DRONE DELIVERY SECP AND STOP SIGN AND MARKINGS DETAIL SHEET	DTL-1
6031	DRONE DELIVERY WING DETAILS**	DTL-2
6032	DRONE DELIVERY WING DETAILS**	DTL-3
6033	DRONE DELIVERY SITE LIGHTING**	DTL-4
6040	DRONE DELIVERY SPECIFICATIONS SHEET	CSS-1

**PLANS PREPARED BY OTHERS AND NOT COVERED UNDER ENGINEER'S SEAL

ENGINEER:

BFA, INC.
RICK ROHLFING
103 Elm Street
Washington, MO 63090
TEL: (636) 231-4325

ENGINEER



103 ELM STREET
WASHINGTON, MISSOURI 63090

bfaeng.com
TELEPHONE: (636) 239-4751

OWNER

Walmart Inc.
814 Respect Dr.
Bentonville, AR 72716
TEL: (479) 273-4000

ALERT TO CONTRACTOR:

1. THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES
THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, PRIVATE WATER AND SANITARY LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.
ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

REVISIONS
1
By: App:
2
By: App:
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By: App:
4
By: App:

TELEPHONE: (636) 239-4751

bfaeng.com

BFA
Engineering & Surveying

103 ELM STREET
WASHINGTON, MISSOURI 63090

PRELIMINARY DRAWING

RICK G. ROHLFING
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
E-29409

00/00/2026

BFA, Inc. Professional Engineering Corporation #000472

Walmart #00648.1013

1661 Jungermann Road
St. Peters, St. Charles County, Missouri
Walmart Inc. 814 Respect Drive
Bentonville, AR 72716

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JOB No.
9142
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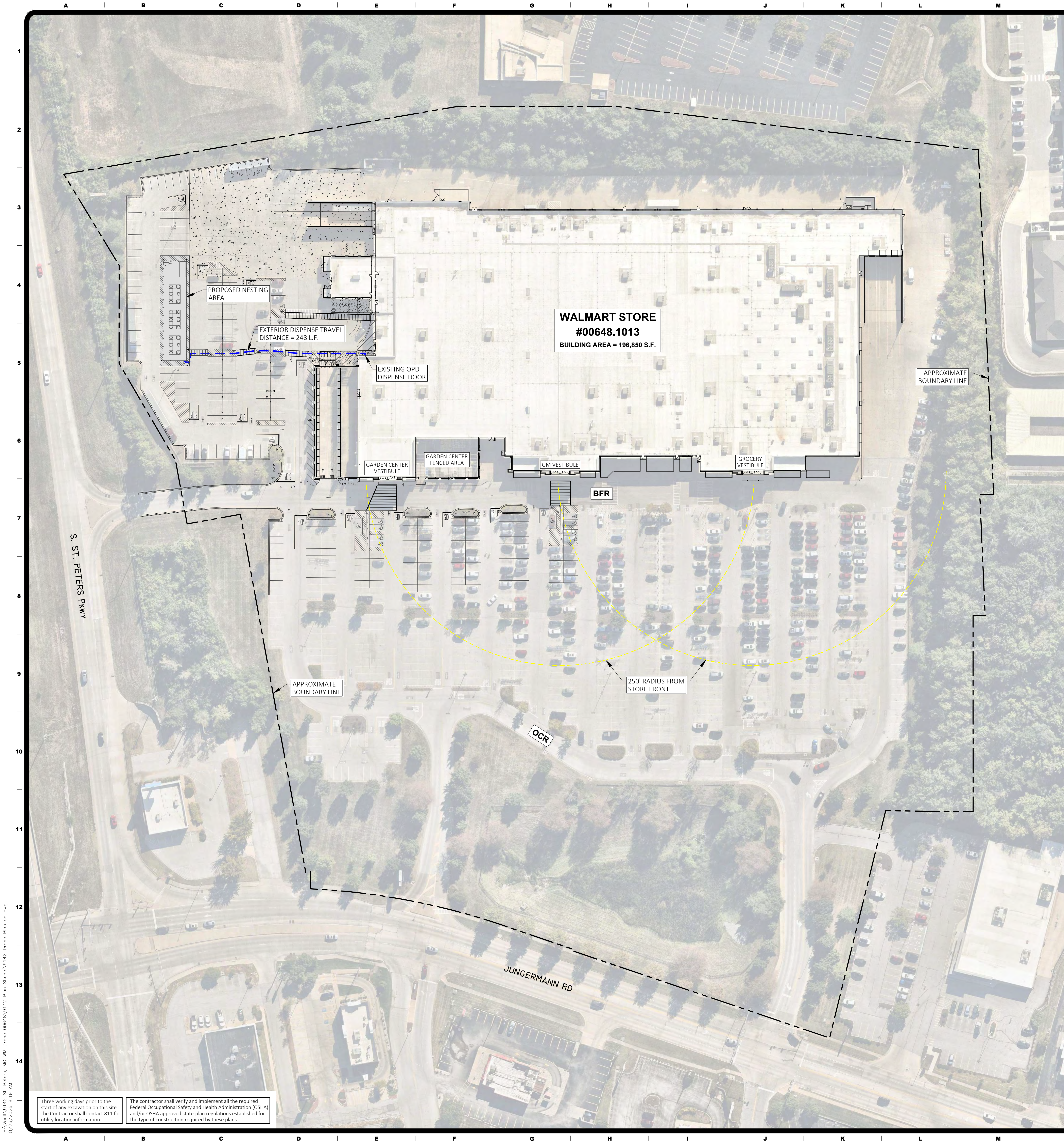
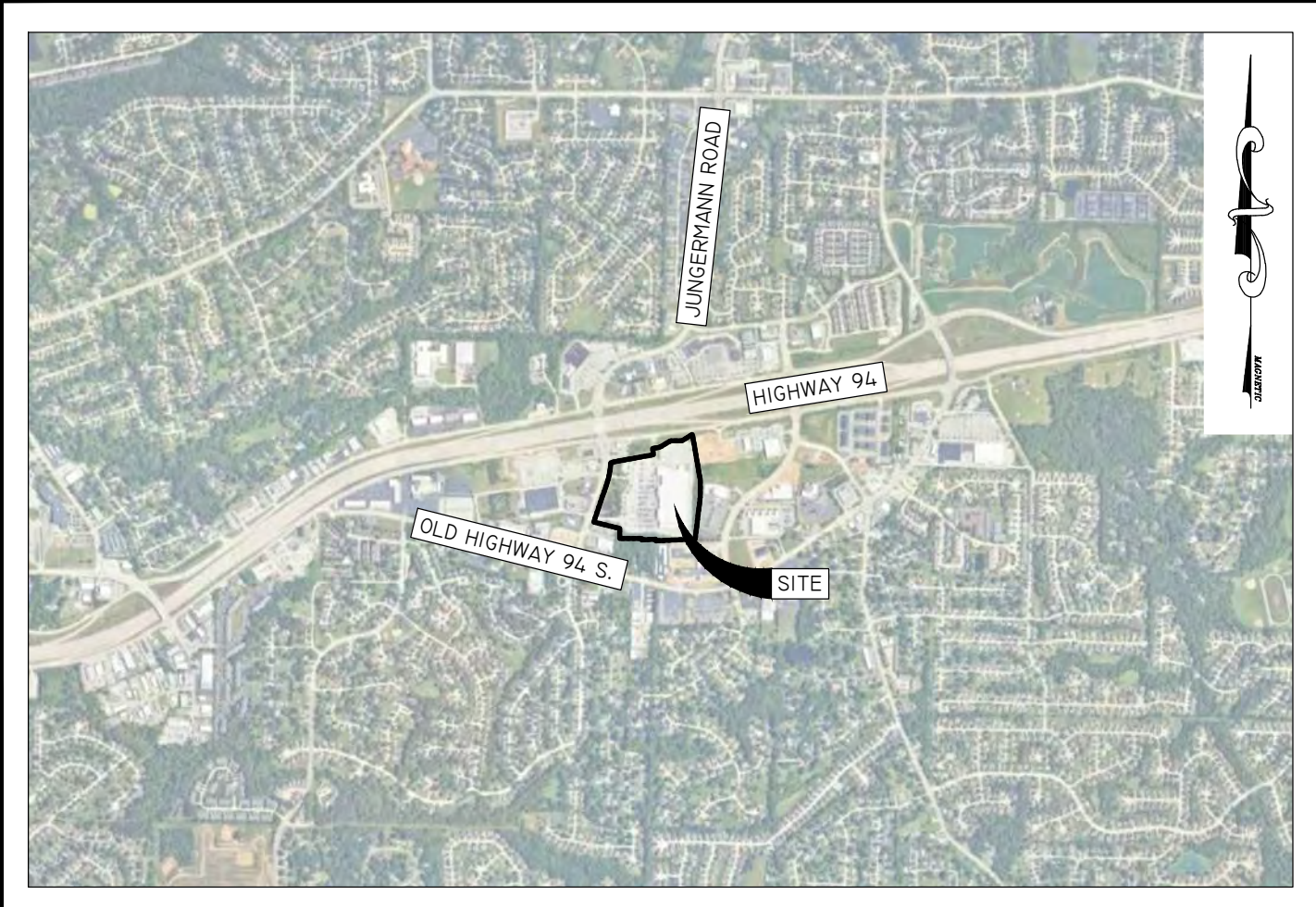


IMAGE SOURCE
(NEARMAP)



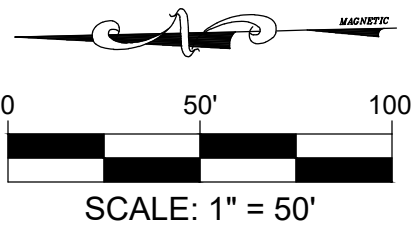
VICINITY MAP

SCALE:
1"=2000'

SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	196,850 S.F.	196,850 S.F.
REQUIRED PARKING (PER CITY OF ST. PETERS, MO)*	985 SPACES	985 SPACES
REQUIRED PARKING RATIO (PER CITY OF ST. PETERS, MO)*	5.00/1,000 S.F.	5.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	764 SPACES	733 SPACES
ACCESSIBLE PARKING	27 SPACES	27 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	33 SPACES	33 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	41 SPACES	41 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	824 SPACES	793 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.2/1,000 S.F.	4.0/1,000 S.F.

* PLANNING AND ZONING COMMISSION 20% PARKING REDUCTION:
985 * 20% = 788 REQUIRED PARKING SPACES

DRONE DELIVERY OVERALL SITE PLAN



REVISIONS	
1	
By:	App:
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By:	App:
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By:	App:
4	
By:	App:

TELEPHONE: (360) 239-4751
bfoeng.com
BFA
Engineering-Surveying
WASHINGTON, MISSOURI 63090
103 ELM STREET

PRELIMINARY DRAWING
00/00/2026
Rick G. Reeling, P.E. #29409
Registered Professional Engineer for
State of Missouri
BFA, Inc. Professional Engineering Corporation #000472

Walmart #00648.1013
1661 Jungermann Road
St. Peters, St. Charles County, Missouri
Walmart Inc. 814 Respect Drive
Bentonville, AR 72716

DRAWN
S.A.M.
CHECKED
R.G.R.
DATE
08-24-26
SCALE
1"=50'
JOB No.
9142
SHEET NAME
OSP-1

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

DEMOLITION PLAN

SITE PLAN

Notes:

- All site work shall meet or exceed site specific specifications.
- All necessary inspections, approvals, and/or certifications required by codes and/or authorities shall be completed prior to final acceptance by Walmart.
- Contractor shall be responsible for repairing any damage done to any existing items that will remain in place after construction and demolition are complete. Those items include, but are not limited to, drainage systems, utilities, curbing, pavement, lighting, landscaping, irrigation, etc. repairs shall be equal to or better than existing conditions. Any repairs not acceptable to Walmart Construction Manager or the Walmart Store Manager are to be replaced with new construction. Contractor is responsible for documenting any existing damage and notifying the Walmart Construction Manager prior to commencement of construction.
- Contractor shall keep all existing parking, sidewalks, drives, etc. (that are not in an active phase of construction) clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular access to and from the site. Contractor shall coordinate all construction activities with the Walmart Construction Manager and the Store Manager to minimize disturbance and inconvenience to the Walmart store's operation.
- All painted pavement markings such as directional arrows and lettering shall be painted using templates. All new striping shall be painted (two coats) per the site work specifications.
- Contractor shall protect all site improvements that are not to be removed or replaced.
- All pavement striping shall match striping details, unless noted otherwise. Restripe all areas affected by construction. Temporary pavement striping tape shall be used for any temporary striping applications.
- The Contractor shall immediately dispose of all debris, rubbish, soils, pavement, and other material resulting from demolition activities in accordance with local, state and federal regulations. Stockpiling of materials on the site shall not be allowed.
- Existing pipe bollards shall remain at existing locations upon completion of project. Any pipe bollards damaged during construction shall be replaced. See detail sheet, this set, for new pipe bollard construction.
- Contractor shall sawcut full depth along existing sawcut joints in areas of concrete and/or at the edge of pavement removal limits shown, to ensure a clean, straight, and sharp joint between existing and new surfaces.
- Contractor shall take measures to ensure the safety of the general public, Walmart customers, and Walmart associates at all times during construction.
- Dowel bars shall be installed anywhere new concrete pavement meets existing concrete pavement, concrete gutters, and concrete sidewalk and at all construction joints.
- It shall be the Contractor's responsibility to protect the public at all times. Fencing, barricades, enclosures, barrels, directional signage, etc. shall be used in the best possible manner and as approved by the Walmart Construction Manager.
- Contractor shall inform the Construction Manager of any site conditions that have changed since BFA's site visit and features shown on these plans. Cart corrals, associate break areas, trash containers, organic waste containers, racks, garden center seasonal displays, etc. that are within the proposed improvement areas shall be removed and relocated to a location coordinated with the Walmart Store Manager.

DEMOLITION PLAN NOTES:

- The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.
- The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.
- The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.
- The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.
- The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.
- The Contractor shall protect and maintain in a safe and operate condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as accepted to governing authorities and Owner.
- The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.
- Completely fill below grade areas and voids resulting from demolition or removal of structures, and/or utilities, using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.
- No burning of any material, debris, or trash on-site or off-site will be allowed, except when allowed by appropriate governing authority and Owner. Any permits required for doing so shall be obtained by the Contractor.
- Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Trenches shall then be backfilled and compacted as per the sitework specifications.
- Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.
- The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.
- The Contractor shall keep the premises clean and free of debris during construction.
- The Contractor shall maintain pedestrian safe access between the building and the parking lot at all times during construction. The Contractor shall coordinate all work which may affect customer access to the store with the Walmart Store Manager and the Walmart Construction Manager.
- The fire protection for the site shall remain in service at all times during construction.
- All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.
- The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. Depending on Contractor Means and Methods, this may mean more than one sawcut will be necessary. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of debris will not be permitted.
- The sitework for this project shall meet or exceed "The Site Specific Specifications".
- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- The demolition plan is intended to provide general information, only, regarding items to be demolished and/or removed. The contractor must also review the other site plan drawings and include in demolition activities all incidental work necessary for the construction of the new site improvements.
- Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and Walmart Construction Manager immediately of any conflicts with proposed improvements as indicated on these plans.
- Striping that is to be removed shall be removed in its entirety and then have a seal coat placed over that area. Limits of seal coat: Apply coat over all striping including where striping was removed and where new striping and pavement markings will be applied. Apply new striping and pavement markings over seal coat. In concrete areas, striping shall be removed in its entirety without a seal coat applied after. Striping removal within areas of pavement removal, can be removed with the pavement and does not need to be removed separately.
- Contractor shall maintain site lighting poles in operation throughout construction. Contractor shall provide temporary wiring, conduit, etc. in a safe manner as necessary to maintain site lighting. Contractor shall coordinate lighting construction and phasing with the Store Manager.

SITE NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- This site scales within Zone "X", areas of outside of the 0.2% annual flood chance, as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel 452 of 525, Map No. 29183C0402G, Map Effective Date January 20th, 2016.
- All unsurfaced areas are to receive six inches of topsoil. Contractor to seed, mulch, fertilize and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
- Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
- The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
- Contractor shall inform the Construction Manager of any site conditions that have changed since BFA's site visit and features shown on these plans. Cart corrals, associate break areas, trash containers, organic waste containers, racks, garden center seasonal displays, etc. that are within the proposed improvement areas shall be removed and relocated to a location coordinated with the Walmart Store Manager.
- All drone light fixtures to be downcast.

PAINTING STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE
EACH SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" - SINGLE BROWN YELLOW LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

DRONE NESTING LEGEND

A	4' WIDE PERSONNEL GATE (SEE DETAIL)
B	10'Wx20'Lx11'H SHED (SEE DETAIL)
C	PORTABLE GENERATOR (SEE DETAIL)
D	TWO 4' WIDE SERVICE GATES (SEE DETAIL)

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA	196,850 S.F.	196,850 S.F.
REQUIRED PARKING (PER CITY OF ST. PETERS, MO)*	985 SPACES	985 SPACES
REQUIRED PARKING RATIO (PER CITY OF ST. PETERS, MO)*	5.00/1,000 S.F.	5.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	764 SPACES	733 SPACES
ACCESSIBLE PARKING	27 SPACES	27 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	33 SPACES	33 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	41 SPACES	41 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	824 SPACES	793 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.2/1,000 S.F.	4.0/1,000 S.F.

* PLANNING AND ZONING COMMISSION 20% PARKING REDUCTION:
985 * 20% = 788 REQUIRED PARKING SPACES

DRONE DELIVERY

DEMOLITION AND SITE PLAN

REVISIONS

1			
2	By:	App:	
3	By:	App:	
4	By:	App:	

TELEPHONE: (636) 239-4751
BFA
Engineering • Surveying
WASHINGTON, MISSOURI 63090
103 ELM STREET
bfaeng.com

PRELIMINARY DRAWING

RICK G. ROHLF
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
E-9969
00/00/2026
Sick G. Roeling, P.E. #29409
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

Walmart #00648.1013
1601 Jungermann Road
St. Peters, St. Charles County, Missouri
Walmart Inc. 814 Respect Drive
Bentonville, AR 72716

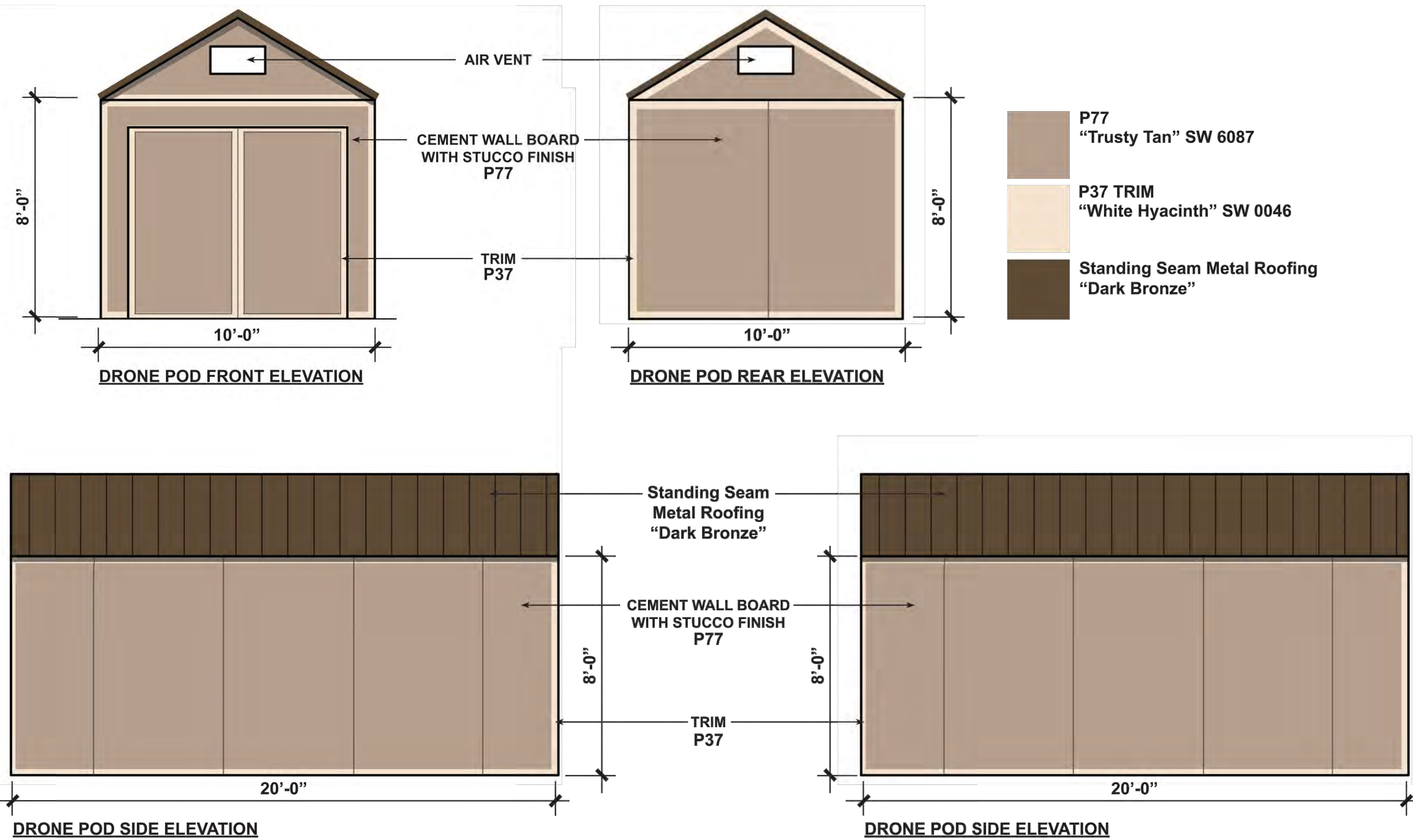
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R.G.R.
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08-24-26
SCALE
1"=20'
JOB No.
9142
SHEET NAME

DM/SP-1

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Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

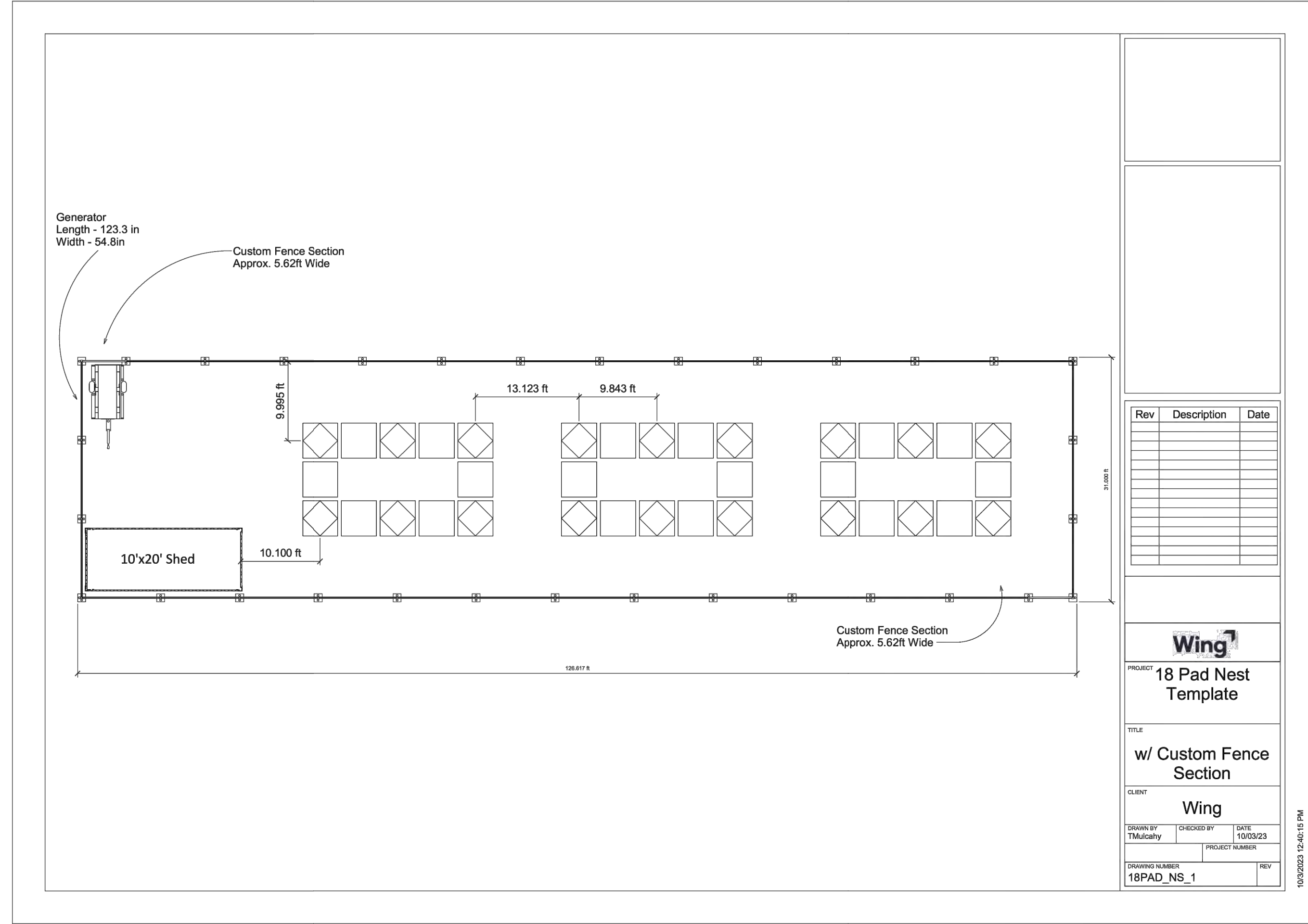
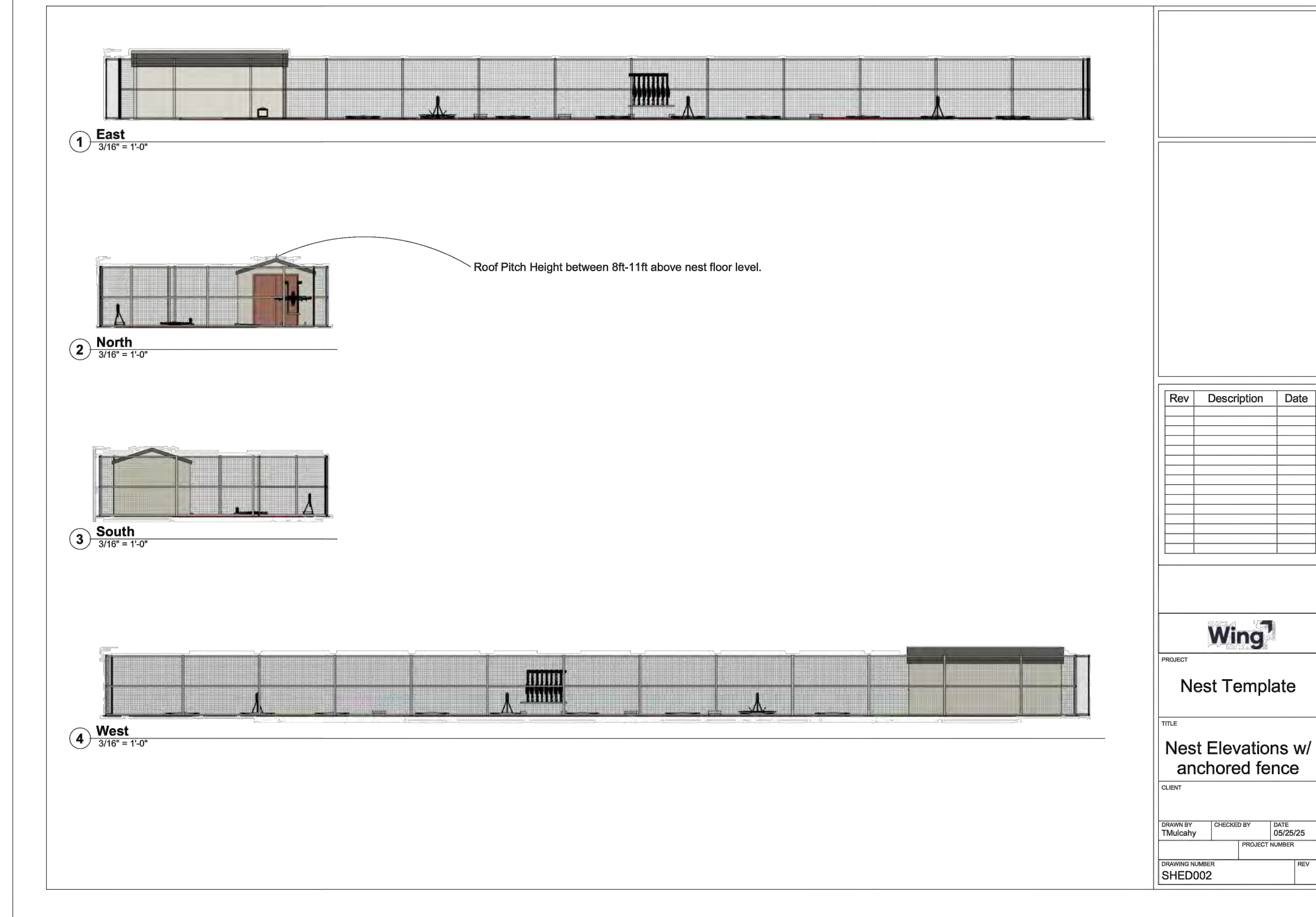
The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.



Walmart

Saint Peters, MO - August 13, 2026

Kristine M. Pagano - Architect MO# A-2024000827
SGA Design Group, pc.



REVISIONS

1		
2		
3		
4		

TELEPHONE: (336) 239-4751

BFA

Engineering • Surveying

WASHINGTON, MISSOURI 63090

PRELIMINARY DRAWING

Walmart

#00648.1013

1661 Jungermann Road

St. Peters, St. Charles County, Missouri

Walmart Inc. 814 Respect Drive

Bentonville, AR 72716

DRAWN
S.A.M.

CHECKED
R.G.R.

DATE
08-24-26

SCALE
AS SHOWN

JOB No.
9142

SHEET NAME

DTL-3

DRONE DELIVERY WING DETAILS DTL-3

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

DRONE DELIVERY SITE LIGHTING

Walmart #00648.1013
1661 Jungermann Road
St. Peters, St. Charles County, Missouri
Walmart Inc. 814 Respect Drive
Bentonville, AR 72716

DRAWN
S.A.M.
CHECKED
R.G.R.
DATE
08-24-26
SCALE
AS SHOWN
JOB No.
9142
SHEET NAME

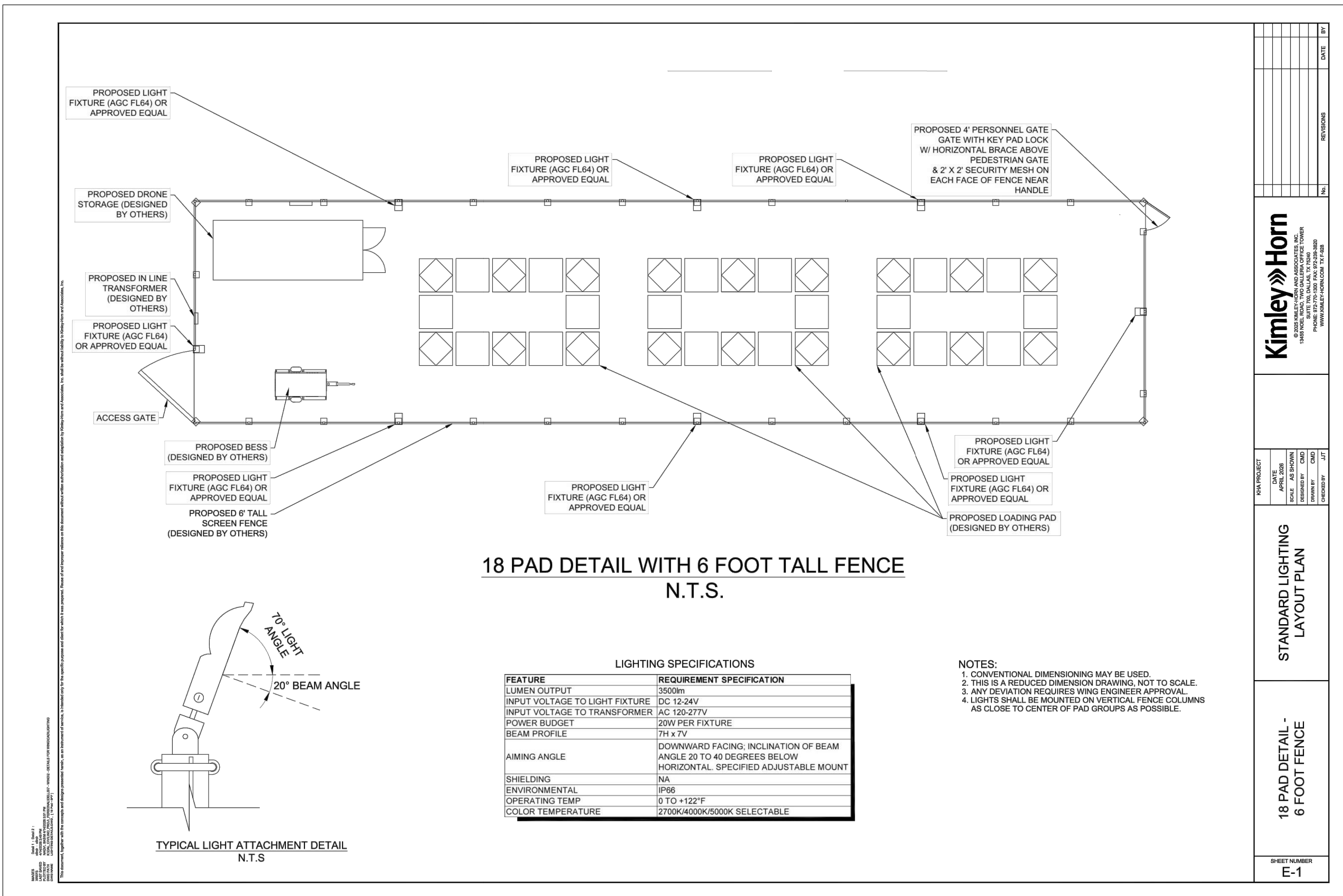
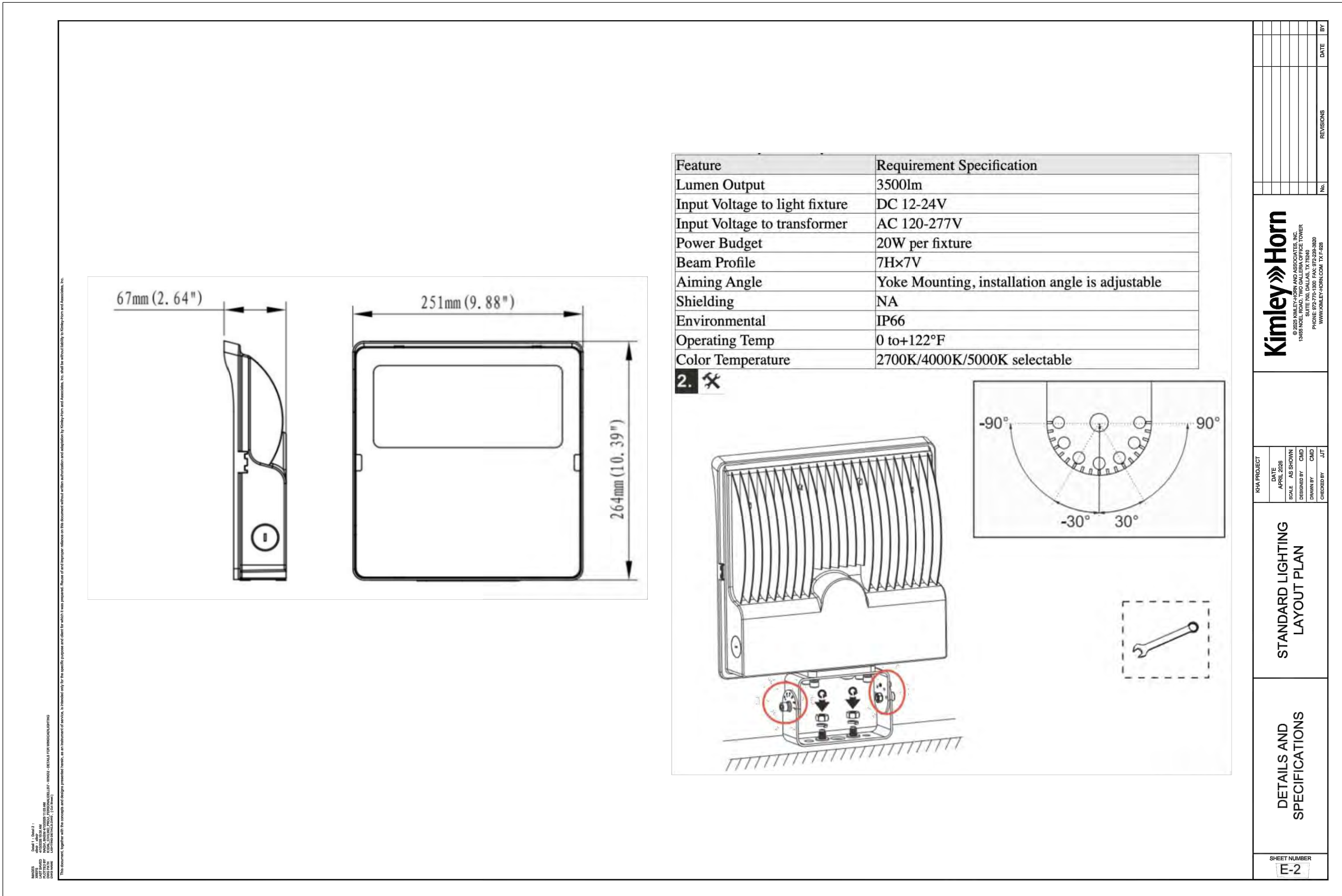
PRELIMINARY DRAWING

brseng.com
BFA
Engineering • Surveying
WASHINGTON, MISSOURI 63090
103 ELM STREET

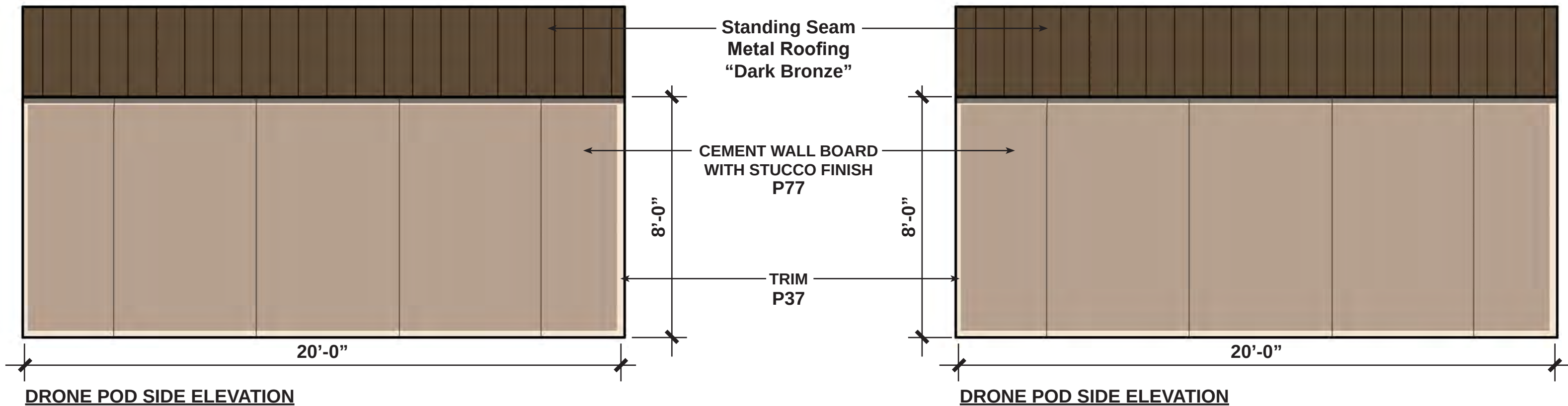
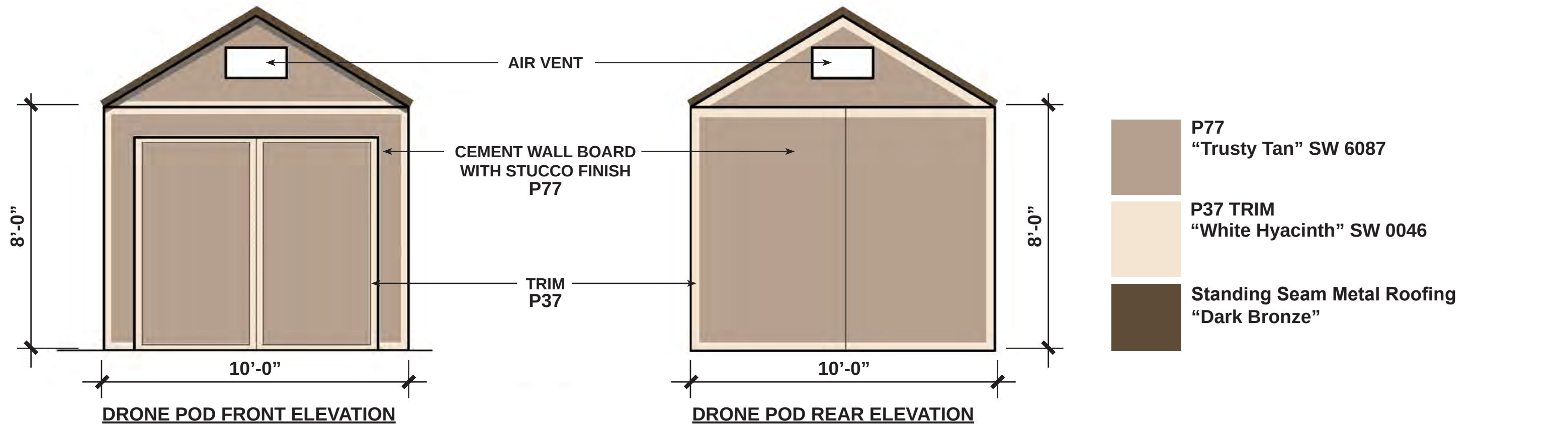
TELEPHONE: (636) 239-4751

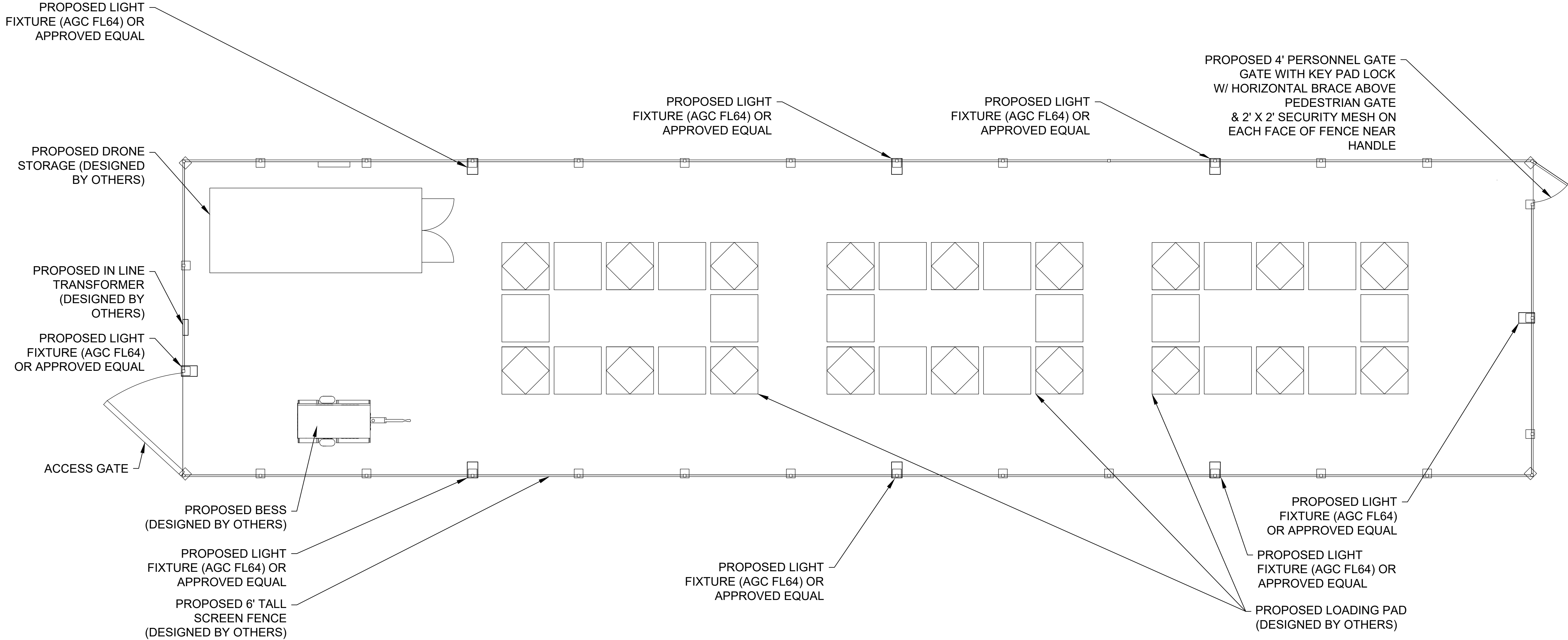
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DTL-4



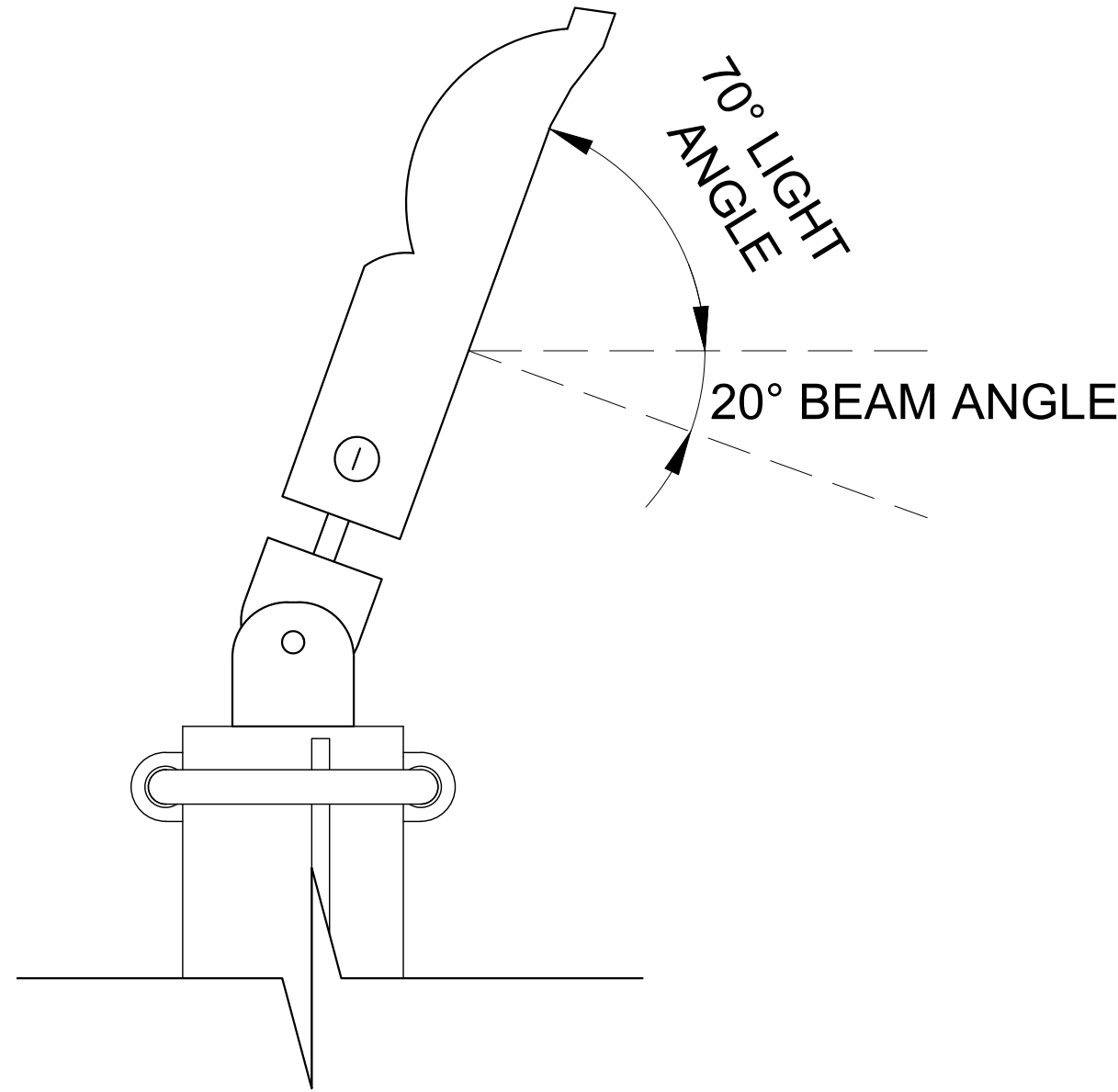


18 PAD DETAIL WITH 6 FOOT TALL FENCE N.T.S.

LIGHTING SPECIFICATIONS

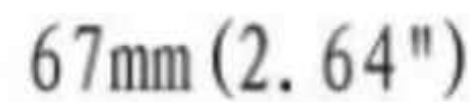
FEATURE	REQUIREMENT SPECIFICATION
LUMEN OUTPUT	3500lm
INPUT VOLTAGE TO LIGHT FIXTURE	DC 12-24V
INPUT VOLTAGE TO TRANSFORMER	AC 120-277V
POWER BUDGET	20W PER FIXTURE
BEAM PROFILE	7H x 7V
AIMING ANGLE	DOWNWARD FACING; INCLINATION OF BEAM ANGLE 20 TO 40 DEGREES BELOW HORIZONTAL. SPECIFIED ADJUSTABLE MOUNT
SHIELDING	NA
ENVIRONMENTAL	IP66
OPERATING TEMP	0 TO +122°F
COLOR TEMPERATURE	2700K/4000K/5000K SELECTABLE

- NOTES:
1. CONVENTIONAL DIMENSIONING MAY BE USED.
 2. THIS IS A REDUCED DIMENSION DRAWING. NOT TO SCALE.
 3. ANY DEVIATION REQUIRES WING ENGINEER APPROVAL.
 4. LIGHTS SHALL BE MOUNTED ON VERTICAL FENCE COLUMNS AS CLOSE TO CENTER OF PAD GROUPS AS POSSIBLE.

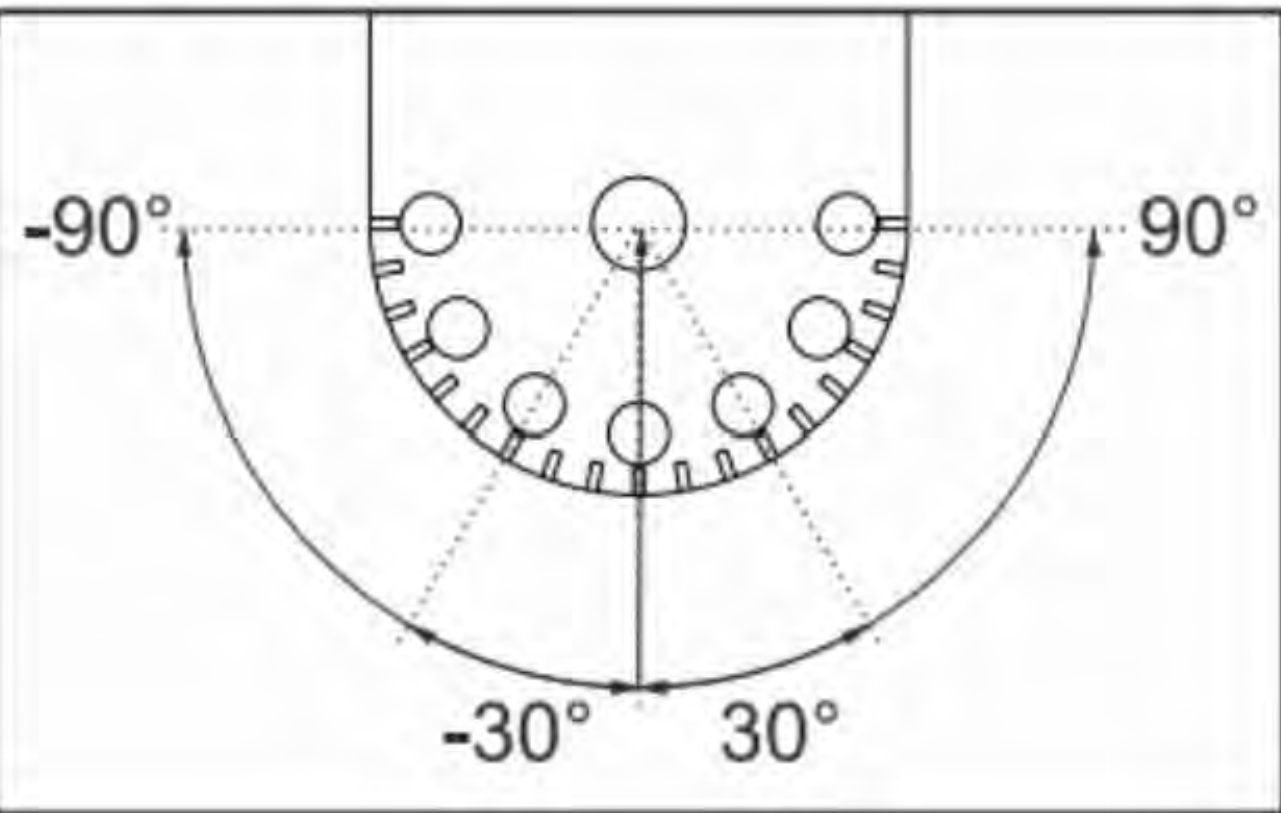


TYPICAL LIGHT ATTACHMENT DETAIL
N.T.S.

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DETAILS AND SPECIFICATIONS

STANDARD LIGHTING LAYOUT PLAN

KHA PROJECT

10

DATE _____

DATE
APR 11 1966

AFRIL 2020

SCALE AS SHOWN

DESIGNED BY CMD

DESIGNED BY CMD

DRAWN BY
CMD

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CHECKED BY JJI

Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER

13433 NOEL ROAD, TWO GALLERY OFFICE TOWER
SUITE 700 DALLAS TX 75240

SUITE 700, DALLAS, TX 75240
PHONE: 073 770 1200 FAX: 073 770 3930

PHONE: 912-770-1300 FAX: 912-239-3820
WWW.KIMLEY HORN.COM TY E 028

WWW.NIMBLETHORN.COM FAX-920

REVISIONS

No.

DM TX F-928

WWW
PHONE

CHECKED BY

53 of 85

SPECIAL USE PERMIT

Tiffany Ruby
(221 Spencer Road)

The Special Use Permit requested pursuant to Special Use Permit Application No. 26-06 (the “Application”) shall be, and hereby is GRANTED subject to the following terms and conditions:

- A. The St. Peters Planning and Zoning Commission considered:
1. The Application submitted by Tiffany Ruby on July 28, 2026.
 2. Testimony provided at a public hearing conducted by it on the Application;
 3. The Site Plan, a copy of which is attached hereto as **Exhibit B** and is incorporated by reference herein;
 4. The St. Peters City Code;
 5. The City’s Comprehensive Plan;
 6. The Zoning Map of the City; and
 7. The Report of the Director of Planning, Community and Economic Development with respect to the Application, a copy of which is attached hereto as **Exhibit D** and incorporated by reference herein.
- B. That Tiffany Ruby, hereinafter referred to as “Applicant”, is a lessee of a portion of the Property. Spencer Crossing Partners, LLC, hereinafter referred to as “Owner”, is the owner of fee simple title to the Property.
- C. That Applicant has submitted to the City a Site Plan (**Exhibit B**) with respect to the use of the Property (hereinafter the “Property”), which complies with the provisions of the Zoning and Subdivision Regulations, Title IV of the St. Peters City Code, Section 405.780 D.2.i.
- D. The design of the building shall be as substantially shown on **Exhibit C**. Any minor modifications to the building shall be as approved by the Planning Department. Any substantive changes to the approved building, including material changes, shall first be approved by the Planning and Zoning Commission.
- E. That the Applicant/Owner will use the Property more particularly depicted on the Site Plan (the “Premises”) for a body art (tattoo) establishment including body piercing in addition to all permitted uses in the SD -RC Special General Retail/Service Commercial District.

- F. The Property is currently zoned SD-RC Special General Retail/Service Commercial District.
- G. Section 405.260 N of the St. Peters City Code provides that a Special Use within the SD-RC General Retail/Service Commercial District includes “Body art establishments, body piercing, and branding”.

TERMS AND CONDITIONS

The approval of this Special Use Permit and the related uses of the Premises as shown on the Site Plan are subject to the following terms and conditions:

A. Uses:

This Special Use Permit shall authorize the use of the Premises for body art (tattoo) establishment and body piercing. Any modifications to the exterior of the Property shall be subject to approval by the Planning and Zoning Commission, with minor modifications to be approved by the City’s Planning Department.

B. General Requirements:

1. The Applicant, Owner, and their successors in interest, may use the Premises for a body art (tattoo) establishment and body piercing, in addition to all permitted uses in the SD-RC General Retail Service Commercial District.
2. It shall be prohibited to conduct the following activities at the Premises in conjunction with the operation of a tattoo establishment and body piercing
 - a. The sale, barter, or trade of any tobacco or tobacco related products and paraphernalia.
 - b. The sale, barter, or trade of bath salts or herbs.
 - c. The sale, barter, or trade of sexually explicit material.
 - d. The sale or consumption of alcohol unless served in conjunction with a special event.
3. The Applicant, Owner, and their successors in interest, shall be in compliance with all local, State, and Federal laws and regulations related to a body art (tattoo) establishment and body piercing while such body art (tattoo) establishment and body piercing is operated at the Premises.
4. The configuration of the site shall be as substantially shown on the Site Plan shown on **Exhibit B**. Any minor modifications to the site design shall be as approved by the Planning Department. Any substantive changes to the approved site configuration shall first be approved by the Planning and Zoning Commission.

5. The design of the building shall be as substantially shown on **Exhibit C**. Any minor modifications to the building shall be as approved by the Planning Department. Any substantive changes to the approved building shall first be approved by the Planning and Zoning Commission.
- C. If any provision of the permit shall to any extent be invalid or unenforceable, the remainder of the permit shall not be affected thereby, and each such provision of the permit shall be valid and enforceable to the fullest extent permitted by law.
- D. The Special Use Permit shall only be valid for a period of one (1) year from the date of its approval by the Planning Commission, unless within such period:
 1. a building permit is obtained and the erection or alteration of the real property and related structures is commenced, or the herein permitted use of the Premises is lawfully commenced; or
 2. the Board of Aldermen, upon written request of the Owner, grants an extension not exceeding one hundred and eighty (180) days, without notice of hearing.
- E. The terms and conditions herein set forth shall be deemed to be covenants running with the Premises.
- F. The Owner shall comply with all other requirements of the City's Zoning and Subdivision Regulations, including but not limited to parking and signage requirements, and any other city, state, or federal regulations that are applicable unless otherwise stated herein.

ST. PETERS PLANNING AND ZONING
COMMISSION

By _____
John K. Luehrs, Chairman

Attest:

Secretary

EXHIBIT A
Legal Description

Lot 2-C of St. Peters Commercial Plat Two as recorded in
Plat Book 35 Pages 15-16 at the St. Charles County Recorder of Deeds

5



EXHIBIT C Building Elevations



EXHIBIT D

Report of the Director of Planning, Community and Economic Development

Staff Evaluation:

The proposed use will be located within a tenant space in an existing retail shopping center, known as Spencer Crossing, which is south of Mexico Road, on the east side of Spencer Road. A special use permit is required by code for the proposed use, a tattoo establishment.

The facility will provide tattoos to individual clients. The business will be located in a tenant space within the shopping center. The property owner has approved of the application and believes the proposed use can be accommodated within the building. Staff notes the applicant has indicated the services provided include body art and permanent make-up which are offered by appointment only. Staff has included body piercing as an additional use as this is often an associated use with body art/tattoo facilities and could be added in the future.

The applicant has indicated they want to operate an attractive facility that adheres to the highest professional standards including cleanliness. The facility will comply with all State and City license and health requirements related to tattoo and piercing establishments and will be state of the art. Multiple tattoo facilities have been approved in the City, including another in the Special District on Mexico Road in 2025, two in 2012 and three in 2014, one replacing a facility approved in 2012, and another added in 2015. Three more were approved in 2017, 2020, and 2021; all are located in various locations in the City. Another tattoo establishment was annexed into the City as part of the Harvestowne Industrial area involuntary annexation approximately fifteen years ago. To date, City staff has never had any concerns or issues associated with these existing tattoo establishments.

Included in the special use are provisions that prohibit the sale of tobacco or tobacco related products and paraphernalia, bath salts or herbs, sexually explicit material, or the sale or consumption of alcohol on the premises unless served as part of a special event. In addition, the tattoo/piercing establishment will be required to be in compliance with all local, State, and Federal regulations related to tattoo/piercing establishments.

Staff is of the opinion the facility can operate without detriment to the area with the restrictions as set forth in the special use permit. The business will be located in a self-contained commercial shopping center with a variety of uses which is near Mexico Road, a major thoroughfare, and fronting on Spencer Road which is also a major roadway. The property includes plenty of off-street parking to accommodate clients. The applicant has indicated the facility will be very professional and will be larger than her previous spaces so she can have special events for clients. Staff believes the facility will be very attractive and a complement to the center.

Per the City of St. Peters Zoning Code, the review of any proposed special use must include consideration of certain standards; these are addressed below:

- a. *Conformity with the City Code:* The proposed facility, with the conditions contained in the special use permit, will be in keeping with the requirements of the City Code. No variances from the code requirement are proposed.
- b. *Matters pertaining to general welfare:* The facility will be located within an existing shopping center and will be an additional option for residents of the community. Similar to other tattoo facilities in the community, it can be easily accessed by residents and visitors of the area.
- c. *Character of the surrounding area:* The site is within an existing retail shopping center which fronts a major roadway in the Special District. The proposed use would be compatible with the area and the shopping center.
- d. *Compatibility with surrounding uses and neighborhood:* The area is zoned as part of the Special District which is developed with a mix of office and commercial uses. Residential uses have also developed in the area in recent years. The proposed facility will be part of an established shopping center and will be available to the workers and residents of the area. This light commercial use will be compatible with adjacent properties and also appropriate to the general area.
- e. *Impact on value of neighboring property.* The tattoo facility, with the conditions contained in the special use permit, will be compatible with adjacent properties. The center includes a mix of uses including a bakery, medical offices (chiropractor and physical therapy), a financial office, and available space for lease. Staff does not anticipate any negative impact on the value of surrounding properties.
- f. *The Comprehensive Plan:* The City's Comprehensive Plan, as amended in 2026, indicates the site area is planned for a mix of commercial, service and residential uses. The proposed use of a tattoo establishment would be consistent with the plan.
- g. *Parking:* The site is developed for commercial uses and the center parking meets or exceeds Code requirements.
- h. *Traffic conditions in the surrounding area:* The site is served from Spencer Road and Mexico Road which have been adequately improved to serve the land uses in the area and are designed to accommodate commercial traffic levels.
- i. *Public Utility facilities:* The existing shopping center is currently served with all utilities; utility services are readily available in this area.
- j. *Conditions:* Specific conditions have been recommended to ensure the use is developed in a manner compatible to the area.
- k. *Time limits:* A time limit is not deemed necessary for the proposed development.

Staff Recommendation:

Based on this analysis, staff recommends approval of Petition SU 26-06 subject to the draft Special Use permit.

SPECIAL USE PERMIT

Exit 11 Coffee LLC

The Special Use Permit requested pursuant to Special Use Permit Application No. 26-07 (the “Application”), shall be, and hereby is GRANTED subject to the following terms and conditions:

- A. The St. Peters Planning and Zoning Commission considered:
 - 1. The Application submitted by Exit 11 Coffee LLC on August 1, 2026;
 - 2. Testimony provided at a public hearing conducted by it on the Application;
 - 3. The Site Plan, a copy of which is attached hereto as **Exhibit B** and is incorporated by reference herein;
 - 4. The St. Peters City Code;
 - 5. The City’s Comprehensive Plan;
 - 6. The Zoning Map of the City; and
 - 7. The Report of the Director of Planning, Community and Economic Development with respect to the Application, a copy of which is attached hereto as **Exhibit D** and incorporated by reference herein.
- B. That Exit 11 Coffee LLC, hereinafter referred to as “Applicant”, is the “Applicant for the property.
- C. That JWG Investments, LLC, hereinafter referred to as “Owner”, is the owner of fee simple title to the Property.
- D. That Applicant has submitted to the City a Site Plan **Exhibit B** with respect to the use of the Property (hereinafter the “Property”), which complies with the provisions of the Zoning and Subdivision Regulations, Title IV of the St. Peters City Code, Section 405.526.B.2.j.
- E. The Applicant will use the Property more particularly depicted on the Site Plan (the “Premises”) for a restaurant with drive-through.
- F. The Property is currently zoned C-2 Community Commercial District.
- G. Section 405.200 D.2 of the St. Peters City Code provides that a Special Use within the C-2 Community Commercial District includes “Freestanding restaurants and food establishments, including drive-in food establishments”.

TERMS AND CONDITIONS

The approval of this Special Use Permit and the related uses of the Premises as shown on the Site Plan are subject to the following terms and conditions:

A. Uses:

This Special Use Permit shall authorize the use of the Property for a freestanding restaurant with a drive-through in addition to all permitted uses in the C-2 Community Commercial District. Any modifications to the Premises shall be subject to prior approval by the Planning and Zoning Commission, with minor modifications to be approved by the City's Planning Department.

B. General Requirements:

1. The configuration of the site shall be as substantially shown on the Site Plan shown on **Exhibit B**. Any minor modifications to the site design shall be as approved by the Planning Department. Any substantive changes to the approved site configuration shall first be approved by the Planning and Zoning Commission.
 2. The design of the building shall be as substantially shown on **Exhibit C**. Any minor modifications to the building shall be as approved by the Planning Department. Any substantive changes to the approved building shall first be approved by the Planning and Zoning Commission.
- C. If any provision of the permit shall to any extent be invalid or unenforceable, the remainder of the permit shall not be affected thereby, and each such provision of the permit shall be valid and enforceable to the fullest extent permitted by law.
- D. The Special Use Permit shall only be valid for a period of one (1) year from the date of its approval by the Planning and Zoning Commission, unless within such period:
1. a building permit is obtained and the erection or alteration of the real property and related structures is commenced, or the herein permitted use of the Premises is lawfully commenced; or
 2. the Planning and Zoning Commission, upon written request of the Owner, grants an extension not exceeding one hundred and eighty (180) days, without notice of hearing.
- E. The terms and conditions herein set forth shall be deemed to be covenants running with the Premises.
- F. The Owner shall comply with all other requirements of the City's Zoning and Subdivision Regulations, including but not limited to parking and signage requirements, and any other city, state, or federal regulations that are applicable unless otherwise stated herein.

ST. PETERS PLANNING AND ZONING
COMMISSION

By _____
John K. Luehrs, Chairman

Attest:

Secretary

EXHIBIT A
Legal Description

A 0.35 acre portion of the 0.599 acre lot, as shown on the Country Hill Shell Plat,
as recorded in Book 22 Page 68 at the St. Charles Recorder of Deeds.

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5



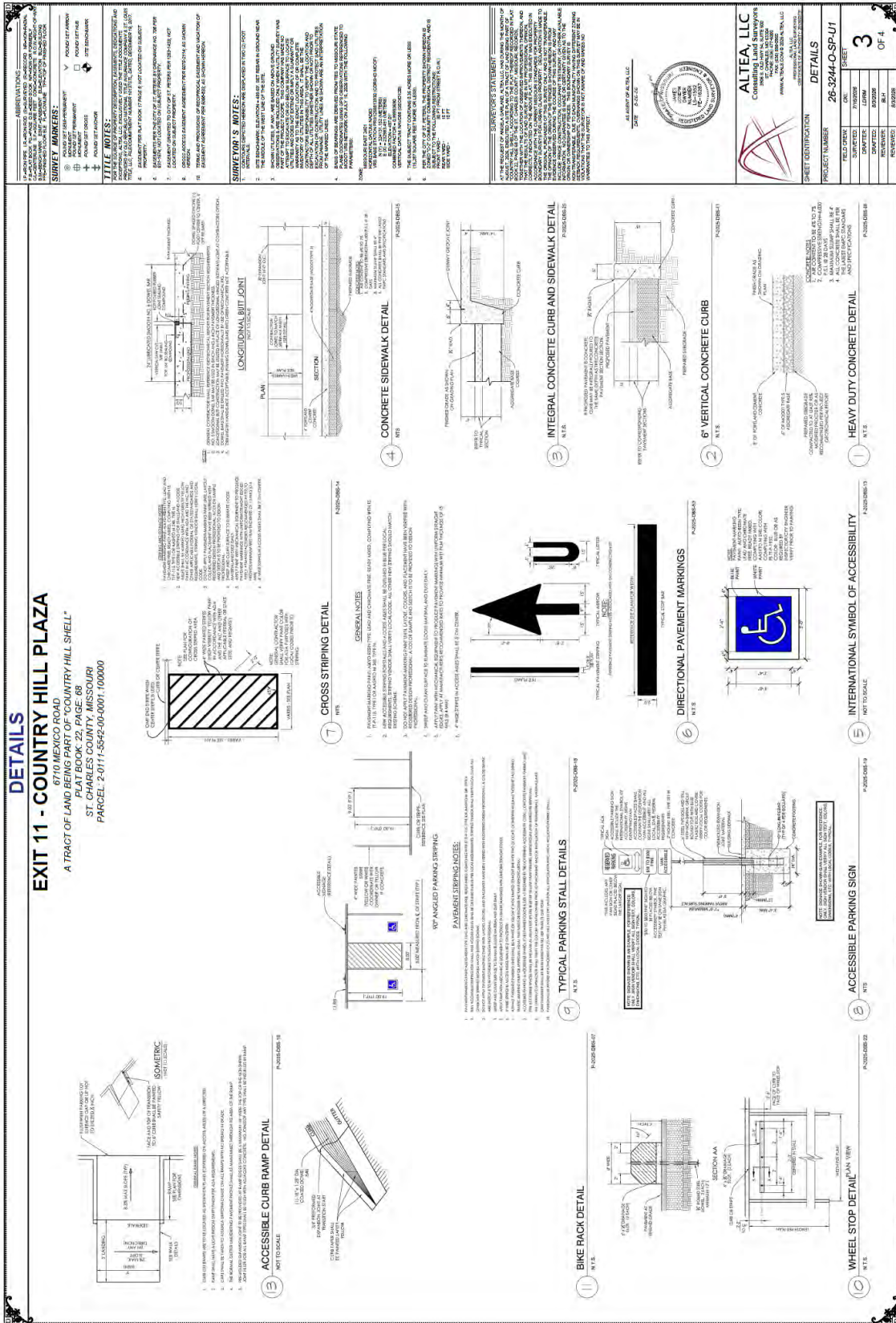


EXHIBIT C
Building Elevations





EXHIBIT D

Report of the Director of Planning, Community and Economic Development

Name Of Development:

Petition SU 26-07 – Angela Garland/Exit 11 Coffee: a request for a special use permit in the C-2 Community Commercial District for a 0.35-acre property to allow a freestanding restaurant. The subject site is located on the west side of Grand Teton Drive, north of Mexico Road – 6710 Mexico Road. (Ward 1)

Staff Evaluation:

Exit 11 Coffee is proposing the development of a 0.35 acre lot, adjacent to Country Hill Plaza, at the northwest corner of Mexico Road and Grand Teton Drive. The property previously contained a Shell Gas Station that was closed and the building removed in the mid 1990's. Since that time, the property has remained vacant. The property is zoned C-2 Community Commercial District, which allows drive-through restaurants as a special use.

The proposed project is located at the northwest corner of Mexico Road and Grand Teton Drive. Mexico Road is a commercial corridor which contains a variety of commercial uses including retail strip centers, convenience stores, automotive services, gas stations, restaurants, pharmacies, fast food, and multi-family and single-family residential uses. Specific to this site, the adjacent use to the west is the Country Hill Plaza shopping center, with the Dollar General to the north, both of which are connected via an existing cross-access drive. To the east across Grand Teton Drive is the Dollar Tree Shopping Center and a 7-Eleven. To the south is Mexico Road, beyond which is a vacant commercial lot.

This section of Mexico Road is one of the older commercial corridors in the City and has slowly been redeveloping. This includes the recent renovation of the adjacent Country Hill Plaza that is now fully leased. Staff notes there has not been any conflicts between the commercial and residential developments in this area.

The primary access into the site will be from an existing curb cut to Mexico Road and the Country Hill Plaza Shopping Center. Secondary access will be to Grand Teton Drive through the Dollar General site.

Exit 11 Coffee utilizes a double drive-through, with vehicle stacking on both sides of the building, in opposite directions. The site will provide five stacking spaces on each side of the drive-through for a total of ten spaces. As noted on the site plan, the peak hours of operation are 7am to 9am, with an average of three to four cars stacked on each side. The maximum observed stacking was five to six vehicles.

Exit 11 Coffee operates several stores throughout the area including an existing location in St. Peters. It is noted that Exit 11 Coffee does not operate at the same scale as Starbucks or 7 Brew, which require extensive vehicle stacking. Anecdotally, staff has not observed stacking of more than a few cars at a time at the existing St. Peters location. It is also noted that in the event that

more than five cars are stacked, the overflow will be on the Country Hill Plaza parking lot and not onto a public street.

The proposed building is attractive and provides an appropriate design for a drive-through coffee house that will compliment the existing commercial corridor. The building is predominately cement hardiboard with a pitched standing seam metal roof. Landscaping will also be added to the site.

Overall, staff notes the site is located along a major commercial corridor, and is of the opinion the site would be an appropriate location for a motor vehicle oriented use, such as the proposed Exit 11 coffee shop. The use can operate on the site as designed and will be consistent with the land uses in the area.

Per the City of St. Peters Zoning Code, the review of any proposed special use must include consideration of certain standards; these are addressed below:

- a. *Conformity with the City Code:* The drive-through coffee shop, with the conditions contained in the special use permit, will be in keeping with the requirements of the City Code. No variances from the code requirements are proposed.
- b. *Matters pertaining to general welfare:* The drive through coffee shop provides additional beverage options and will be compatible with the commercial corridor where it will be located, providing options to the community.
- c. *Character of the surrounding area:* The site is within a commercially zoned property adjacent to a mix of commercial uses surrounding the intersection of Mexico Road and Grand Teton Drive, all of which are major roadways within the City. Along Mexico Road the general area is predominantly commercial, intermingled with residential developments.
- d. *Compatibility with surrounding uses and neighborhood:* The site is within a commercially zoned property adjacent to a mix of commercial uses at the intersection of Mexico Road and Grand Teton Drive, both of which are major roadways within the City. Along Mexico Road, the general area is predominantly commercial, intermingled with residential. The property was previously used as a gas station before being vacant for approximately thirty years. The proposed drive-through coffee shop will not result in any appreciable impact on the adjacent area.
- e. *Impact on value of neighboring property.* The proposed drive-through coffee shop, with the conditions contained in the special use permit, will be compatible with adjacent properties. The change in use from a vacant commercial property to a drive through coffee shop will not result in any appreciable impact on the adjacent area. Therefore, staff does not anticipate any negative impact on the value of surrounding properties.
- f. *The Comprehensive Plan:* The City's 2026 Master Land Use Plan indicates the site area is appropriate for commercial uses and zoning. The drive-through coffee shop is consistent

with the plan. The plan notes this area is zoned to allow non-residential uses along roadway corridors.

- g. *Parking:* The site is parked and has sufficient drive-through stacking to accommodate the use, which meets or exceeds Code requirements.
- h. *Public Utility facilities:* The area is currently served with all utilities. Utility services are readily available in this area.
- i. *Traffic conditions in the surrounding area:* The site is served by Mexico Road and Grant Teton Drive, and internal cross-access driveways, which have been adequately improved to serve the land uses in the area.

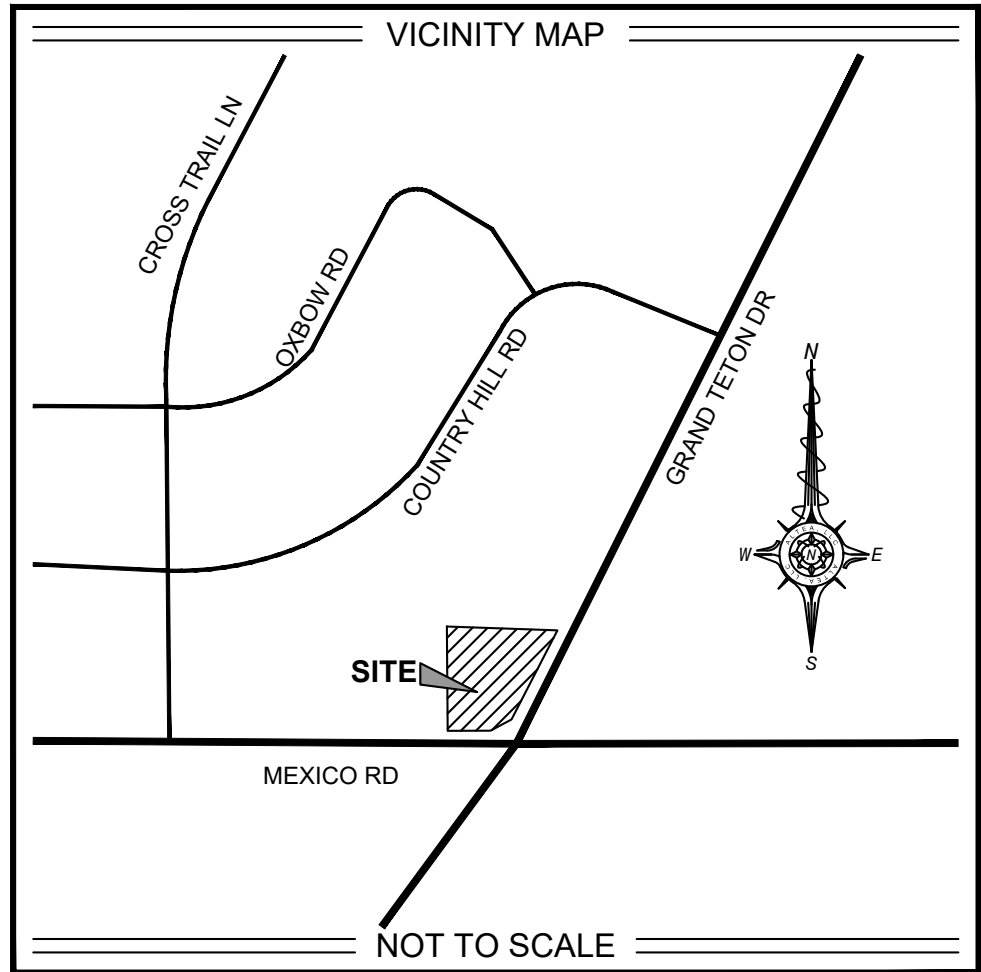
Staff Recommendation:

Noting the above review, staff recommends approval of Petition SU 26-07 subject to the requirements of the attached Special Use Permit.

OVERALL SITE PLAN

EXIT 11 - COUNTRY HILL PLAZA

6710 MEXICO ROAD
A TRACT OF LAND BEING PART OF "COUNTRY HILL SHELL"
PLAT BOOK: 22, PAGE: 68
ST. CHARLES COUNTY, MISSOURI
PARCEL: 2-0111-5542-00-0001.100000



PROJECT DESCRIPTION:

DESCRIPTION: PROPOSED BUILDING (33.5' x 9.5')
(DESIGNED BY OTHERS)
PLANS, RENDERINGS, LAYOUT, DIMENSIONS, AND SPECIFICATIONS ARE
PRELIMINARY, CONCEPTUAL, AND SUBJECT TO CHANGE WITHOUT NOTICE.
ACTUAL BUILT CONDITIONS MAY VARY DUE TO FIELD CONDITIONS. SITE
ENGINEERING, ZONING REQUIREMENTS, OR MUNICIPAL APPROVALS.

LEGEND:

—○— CHAIN FENCE	—■— BOUNDARY LINE
—○— EASEMENT LINE	—■— WOOD/MINYL/METAL FENCE
—○— SETBACK LINE	—X— WIRE FENCE
—○— PARCEL LINE	—■— BUILDING FOOTPRINT
—○— U.S. SURVEY SECTION LINE	—○— 10' CONTOUR LINE
—○— CENTERLINE	—○— 2' CONTOUR LINE
—○— SANITARY SEWER	—○— GAS
—○— OVERHEAD WIRE	—○— NATURAL GAS LINE
—○— UNDERGROUND TELEPHONE LINE	—○— UTE
—○— UGE	—○— STORM SEWER LINE
—○— WATER LINE	—○— CABLE TELEVISION LINE
—○— LANDSCAPING AREA	
—○— SANITARY MANHOLE	—○— CABLE BOX
—○— AREA INLET	—○— COMMUNICATION VAULT
—○— DOUBLE AREA INLET	—○— ELECTRIC METER
—○— PVC PIPE CAP	—○— AIR CONDITIONING UNIT
—○— STORM MANHOLE	—○— ELECTRIC PEDESTAL
—○— GAS METER	—○— ELECTRIC VAULT
—○— GAS VALVE	—○— STREET LIGHT
—○— WATER METER	—○— HIGH BASE LIGHT
—○— WATER VALVE	—○— TELEPHONE BOX
—○— FIRE HYDRANT	—○— TELEPHONE PEDESTAL
—○— FIBER OPTIC VAULT	—○— TRAFFIC SIGNAL
—○— WOOD POST	—○— STREET/TRAFFIC CONTROL SIGN
—○— UTILITY POLE	—○— TRAFFIC VAULT
—○— GUY WIRE WITH ANCHOR	—○— BOLLARD
—○— VEHICLE REPRESENTATION	—○— HANDI-CAP PARKING
—○— TRAFFIC DIRECTIONAL ARROWS	—○— HANDI-CAP PARKING SIGN

TITLE NOTES:

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & ST. LOUIS TITLE, LLC, FILE/COMMITMENT NUMBER 10137STL, DATED, DECEMBER 19, 2017.

- EASEMENT PER PLAT BOOK 17 PAGE 6, NOT LOCATED ON SUBJECT PROPERTY.
- EASEMENTS PER THE CITY OF ST. PETERS BY ORDINANCE NO. 706 PER 931-1574, NOT LOCATED ON SUBJECT PROPERTY.
- EASEMENT GRANTED TO CITY OF ST. PETERS PER 1253-1433, NOT LOCATED ON SUBJECT PROPERTY.
- CROSS ACCESS EASEMENT AGREEMENT PER 5075-2114, AS SHOWN HEREON.
- TERMS AND PROVISIONS OF RECIPROCAL EASEMENT AND VACATION OF EASEMENT AGREEMENT PER 5098-833, AS SHOWN HEREON.



GENERAL NOTES:

THE SITE WILL COMPLY WITH CITY CODE CHAPTER 550 STORMWATER MANAGEMENT REGULATIONS.

THE SITE WILL COMPLY WITH CITY CODE CHAPTER 530 GRADING REGULATIONS.

THE SITE WILL COMPLY WITH CITY CODE CHAPTER 353 THE TREE AND LANDSCAPE REGULATIONS.

ALL SIGNAGE TO BE PERMITTED SEPARATELY.

ALL UTILITIES TO BE UNDERGROUND, INCLUDING ELECTRIC BACK TO AN EXISTING MAIN LINE.

ALL PARKING LOT AND BUILDING MOUNTED LIGHTS TO BE DOWNCAST, UNLESS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT.

STANDARD PARKING SPACE DIMENSIONS 9'x19'. HANDICAPPED PARKING STALLS 9'x19'.

DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. PETERS SPECIFICATIONS.

SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

ALL UTILITY TAPS AND CONNECTIONS ARE TO BE PERFORMED PER UTILITY SERVICE PROVIDER SPECIFICATIONS.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF ST. PETERS. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH AS BEEN ACCEPTED/ APPROVED BY THE CITY OF ST. PETERS.

ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE CITY OF ST. PETERS SPECIFICATIONS.

THE CONDITION AND TYPE OF MATERIAL FOR EXISTING WATER CONNECTION, STORM SEWER AND SANITARY LINE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF IN POOR CONDITION AND/OR NOT UP TO CURRENT CITY OF ST. PETERS REQUIREMENTS, IT SHALL BE REPLACED.

ABBREVIATIONS

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD (NR)=NON-RADIAL
P.B.=PLAT BOOK P.C.=PAGE D.B.=DEED BOOK NF=NOW OR FORMERLY
C/L=CENTERLINE S.F.=SQUARE FEET CONC=CONCRETE R.O.W.=RIGHT-OF-WAY
B.M.=BENCH MARK ESMT=EASEMENT ELE=ELEVATION BLD=BUILDING
FFE=FINISHED FLOOR ELE. FL=FLOWLINE TFF=TOP OF FINISHED FLOOR

SURVEY MARKERS:

⊕ FOUND/SET SEMI-PERMANENT MONUMENT	✓ FOUND/SET ARROW
⊙ FOUND/SET PERMANENT MONUMENT	□ FOUND/SET HUB
⊕ FOUND/SET CROSS	⊙ SITE BENCHMARK
⊕ FOUND/SET ANCHOR	

SURVEYOR'S NOTES:

- CONTOURS DEPICTED HEREON ARE DISPLAYED IN TWO (2) FOOT INTERVALS.
- SITE BENCHMARK: ELEVATION = 489.69'. SET REBAR IN GROUND NEAR THE MIDDLE OF THE WEST LINE OF THE SITE.
- SHOWN UTILITIES, IF ANY, ARE BASED ON ABOVE GROUND OBSERVATIONS & ARE INCLUDED ONLY WHEN A UTILITY SURVEY WAS PART OF THE PROJECT SCOPE. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE. UTILITY LINES AS SHOWN ARE AN INTERPRETATION OF THE MARKED LINES.
- BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON JULY 16, 2025 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: NAVD83 (GEOID12B)
- THE SUBJECT TRACT CONTAINS 0.35 ACRES MORE OR LESS (15,287 SQUARE FEET MORE OR LESS).
- PER THE CITY OF ST. PETERS, THE PROPERTY SHOWN HEREON IS ZONED "C-2" COMMUNITY COMMERCIAL DISTRICT RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
FRONT YARD - 30 FT FROM STREET (R.O.W.)
REAR YARD - 15 FT
SIDE YARD - 10 FT

TRAFFIC TECHNICAL MEMO:

- PEAK TIMES AND STACKING: 7AM - 9AM
- AVERAGE STACKING: 3-4 CARS EACH SIDE.
- AVERAGE DAILY CUSTOMERS: 200
- MAXIMUM OBSERVED STACKING: NO MORE THAN 10 TOTAL AT THE BUSIEST TIME AND THIS IS WITH 4/6 OR 5/5.

PREPARED FOR

ANGELA GARLAND

636-439-8330

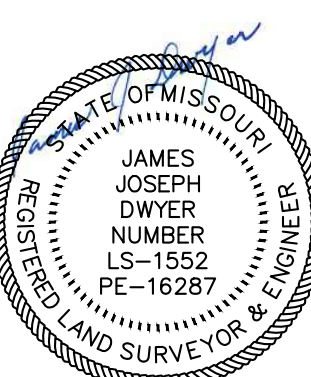
AGARLAND@EXIT11COPFEE.COM

SURVEYOR'S STATEMENT

AT THE REQUEST OF ANGELA GARLAND, ALTEA LLC, HAS DURING THE MONTH OF AUGUST, 2026, EXECUTED A SITE PLAN OF A TRACT OF LAND BEING PART OF "COUNTRY HILL SHELL", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 68 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS. TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINITY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERLAYS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS EFFECT.

AS AGENT OF ALTEA, LLC

DATE 8-26-26



ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
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ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION

SITE PLAN

PROJECT NUMBER

26-3244-O-SP-U1

FIELD CREW:

CKL

SURVEYED:

7/16/2026

DRAFTER:

LD/RM

DRAFTED:

8/3/2026

REVIEWER:

BLH

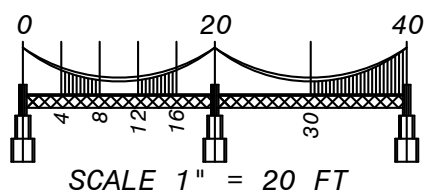
REVIEWED:

8/3/2026

SHEET

1

OF 4



1"=0.08'

2"=0.17'

3"=0.25'

4"=0.33'

5"=0.42'

6"=0.50'

7"=0.58'

8"=0.67'

9"=0.75'

10"=0.83'

11"=0.92'

SITE PLAN

EXIT 11 - COUNTRY HILL PLAZA

6710 MEXICO ROAD
A TRACT OF LAND BEING PART OF "COUNTRY HILL SHELL"
PLAT BOOK: 22, PAGE: 68
ST. CHARLES COUNTY, MISSOURI
PARCEL: 2-0111-5542-00-0001.100000

ABBREVIATIONS	
I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD (NR)=NON-RADIAL	
P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK NF=NOW OR FORMERLY	
C.L.=CENTERLINE S.F.=SQUARE FEET CONC.=CONCRETE R.O.W.=RIGHT-OF-WAY	
B.M.=BENCHMARK E.M.T.=EASEMENT E.L.E.=ELEVATION B.L.D.=BUILDING	
F.F.=FINISHED FLOOR E.L.E. F.L.=FLOWLINE T.F.F.=TOP OF FINISHED FLOOR	
SURVEY MARKERS:	
FOUND/SET SEMI-PERMANENT MONUMENT	FOUND/SET ARROW
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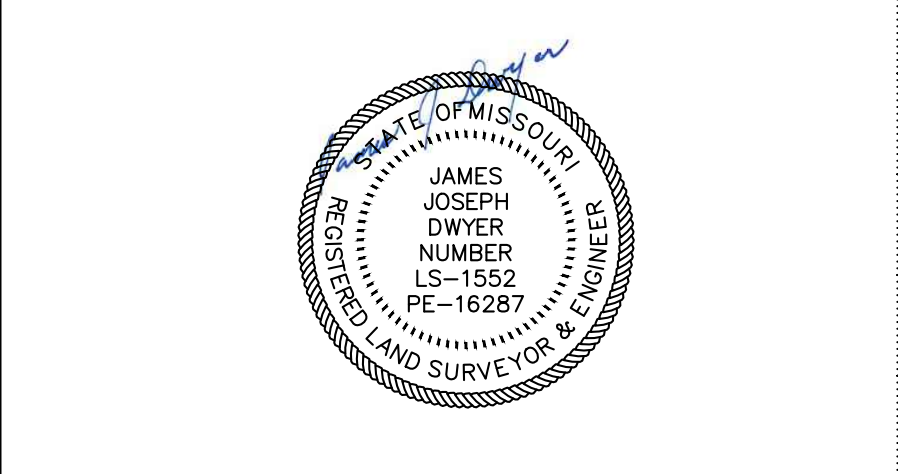
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HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS1258813930 (CORS-ID MOOF)
N (Y) = 324131.152 (METERS)
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COMBINED FACTOR = 0.99993690
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 - PER THE CITY OF ST. PETERS, THE PROPERTY SHOWN HEREON IS ZONED "C-2" COMMUNITY COMMERCIAL DISTRICT RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
FRONT YARD - 30 FT (FROM STREET R.O.W.)
REAR YARD - 15 FT
SIDE YARD - 10 FT

PREPARED FOR
ANGELA GARLAND
PHONE: (636) 429-0111
AGARLAND@EXIT11COFFEE.COM

SURVEYOR'S STATEMENT

AT THE REQUEST OF ANGELA GARLAND, ALTEA, LLC, HAS DURING THE MONTH OF AUGUST, 2026, EXECUTED A SITE PLAN OF A TRACT OF LAND BEING PART OF "COUNTRY HILL SHELL", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 68 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS EFFECT.

AS AGENT OF ALTEA, LLC
DATE 8-26-26

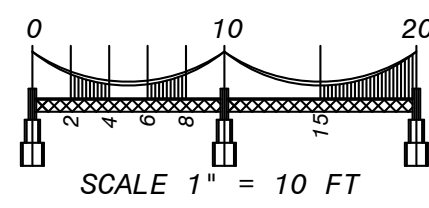


ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
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9"=1.12'
10"=1.25'
11"=1.37'

"C2" COMMUNITY COMMERCIAL DISTRICT
N/F
JWG INVESTMENTS LLC
PARCEL:
2-0111-1808-00-0001.2000000
D.B. 4060, PG. 1693

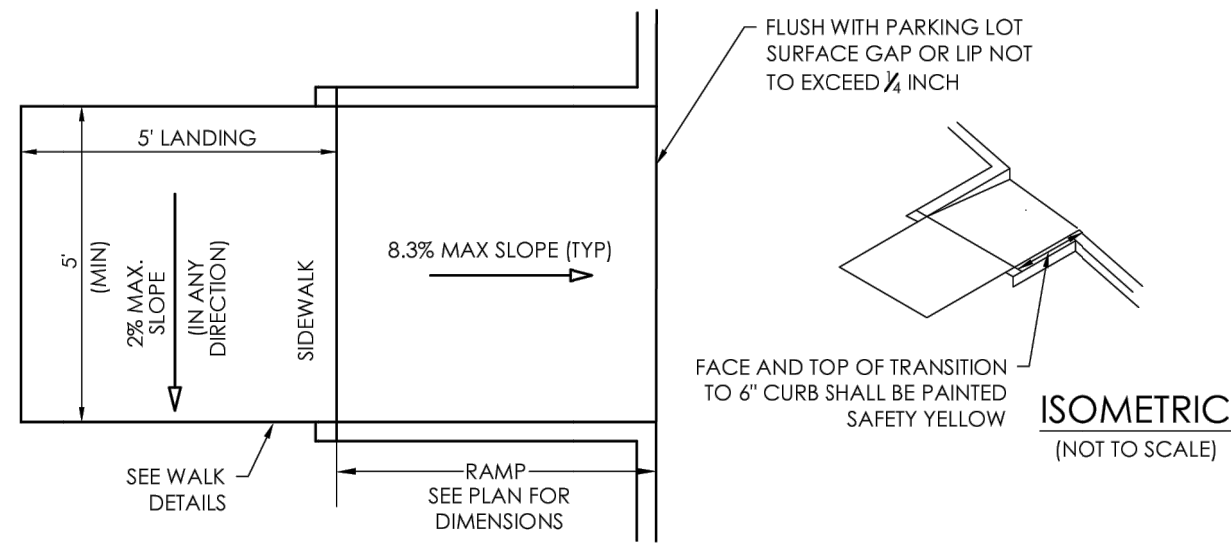


MEXICO ROAD (VARIABLE WIDTH)

DETAILS

EXIT 11 - COUNTRY HILL PLAZA

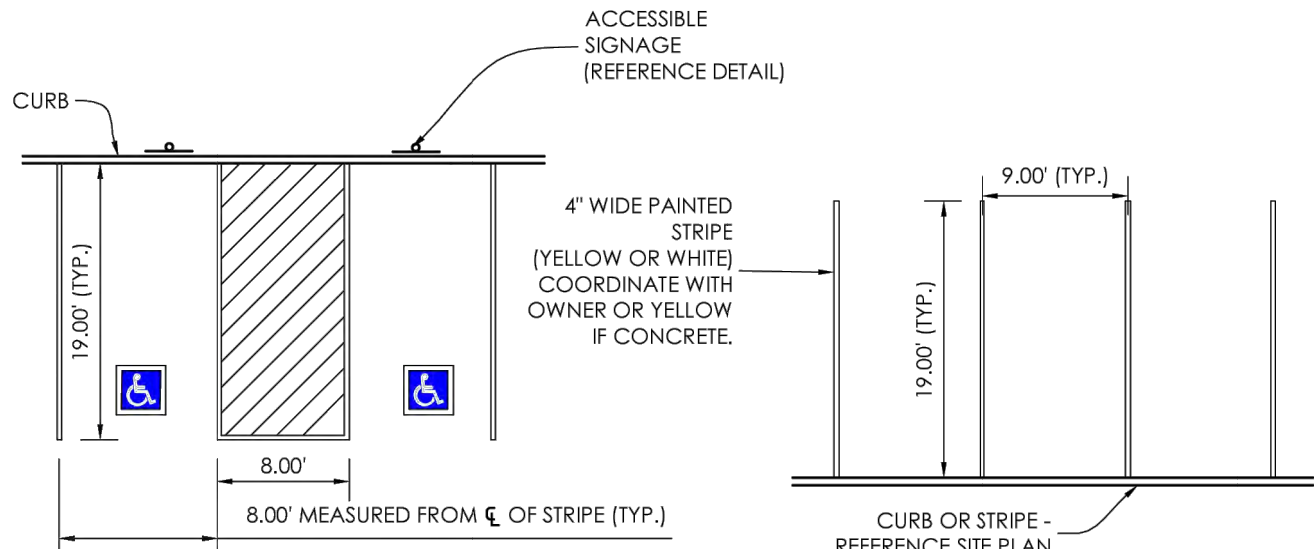
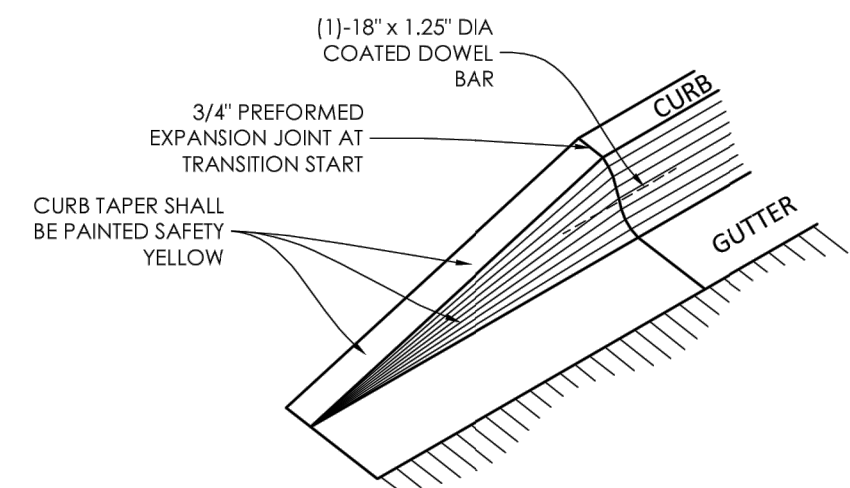
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- GENERAL RAMP NOTES**
- CURB CUT RAMPS ARE TO BE LOCATED AS SHOWN ON PLANS (CENTERED ON ACCESS AISLES) OR A DIRECTED.
 - RAMP SHALL HAVE A LIGHT BROOM SWEEP FINISH PER ADA REQUIREMENTS.
 - CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON ALL RAMPS WITH NO BREAKS IN GRADE.
 - THE NORMAL GUTTER UNEXISTING PAVEMENT PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
 - PRE-MOLDED EXPANSION JOINT TO BE PROVIDED AT RAMP EDGES SHALL BE A MAXIMUM 1/4" WIDE. THE TOP OF THE NON-SHRINK JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH ADJACENT CONCRETE. NO JOINTS OF ANY TYPE SHALL BE INSTALLED IN RAMP.

ACCESSIBLE CURB RAMP DETAIL

NOT TO SCALE P-2025-DBS-16

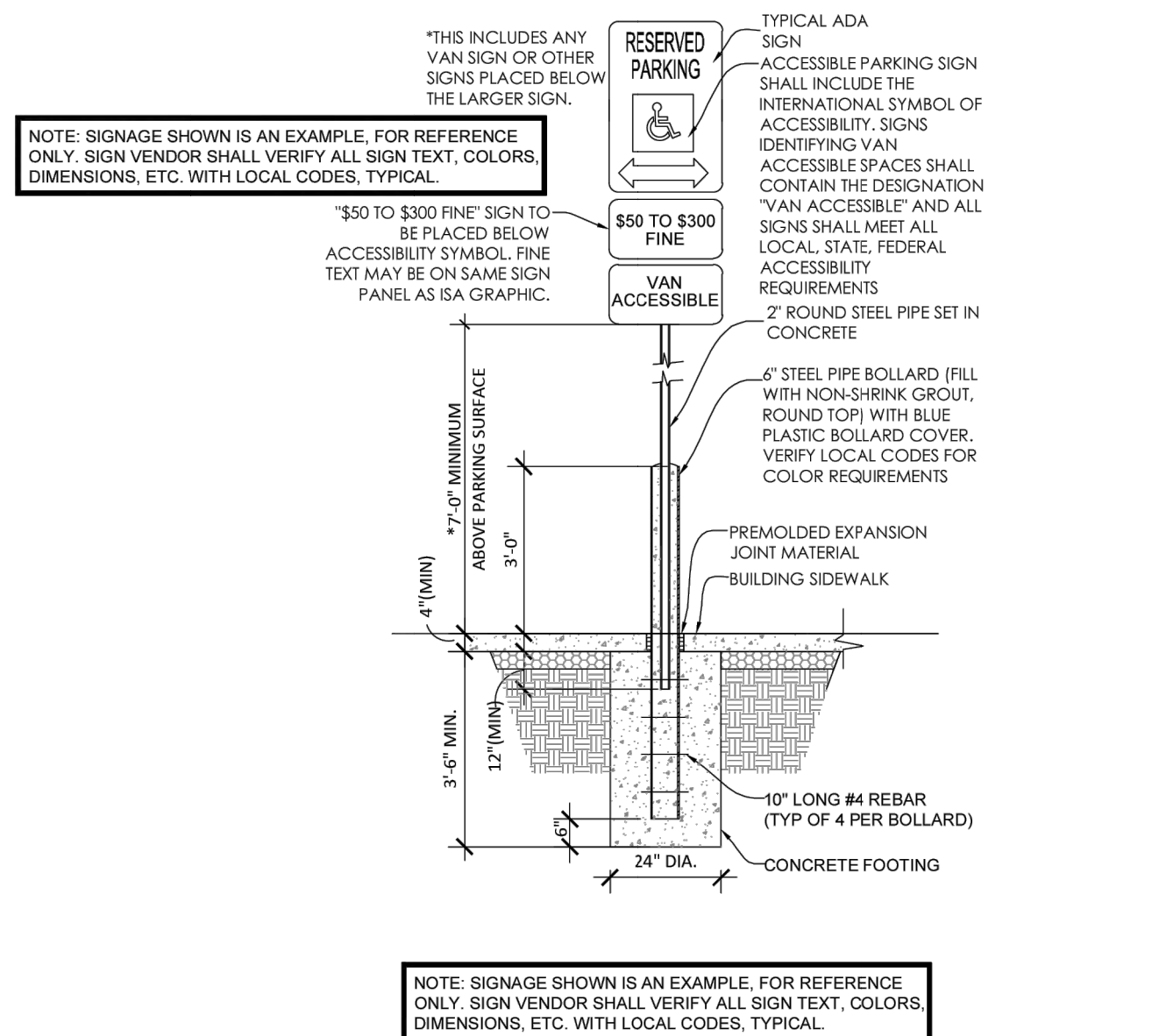


PAVEMENT STRIPING NOTES:

- PAVEMENT-MARKING PAINT: ALKYL-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-115, TYPE I OR AASHTO M 248, TYPE N.
- NEW ACCESSIBLE STRIPING FOR STALLS AND ACCESS AISLES SHALL BE OUTLINED IN BLUE PER LOCAL REQUIREMENTS. STRIPING VENDOR SHALL VERIFY LOCAL CODE. ALL OTHER NEW STRIPING SHOULD MATCH EXISTING SCHEME.
- DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH REGISTERED DESIGN PROFESSIONAL. A COLOR SAMPLE AND SKETCH IS TO BE PROVIDED TO DESIGN PROFESSIONAL.
- SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST DAILY.
- APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS WITH UNIFORM STRAIGHT EDGES.
- 4" WIDE STRIPES IN ACCESS AISLES SHALL BE 2' ON CENTER.
- ASPHALT PAVEMENT PARKING LINES SHALL BE A WHITE OR YELLOW 4" WIDE PAINTED STRAIGHT LINE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT OR APPROVAL EQUAL THAT MEETS OR EXCEEDS THE PAINT SPECIFICATIONS.
- ACCESSIBLE PARKING & ACCESSIBLE SYMBOLS TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT PENDING JURISDICTIONAL AND INSPECTOR APPROVAL.
- THE STRIPING CONTRACTOR SHALL VERIFY THE COLORS WITH THE OWNER PRIOR TO PURCHASING AND/OR INSTALLATION OF THE MATERIALS. MATERIALS AND CRAFTSMANSHIP SHALL BE WARRANTED FOR NO LESS THAN (1) ONE YEAR.
- PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS FOR ALL VEHICULAR TRAFFIC AREAS INCLUDING PARKING STALLS.

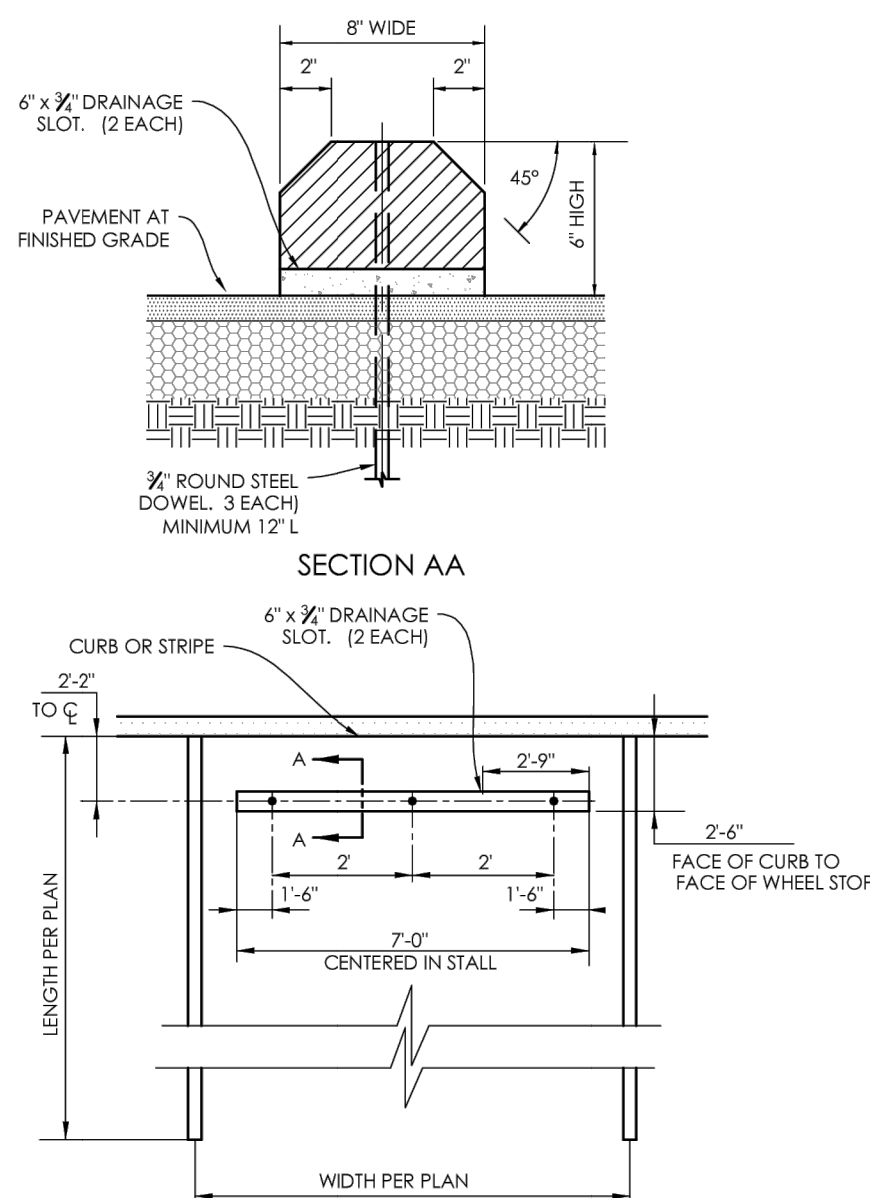
TYPICAL PARKING STALL DETAILS

N.T.S. P-2025-DBS-18



BIKE RACK DETAIL

N.T.S. P-2025-DBS-07



WHEEL STOP DETAIL

N.T.S. P-2025-DBS-22

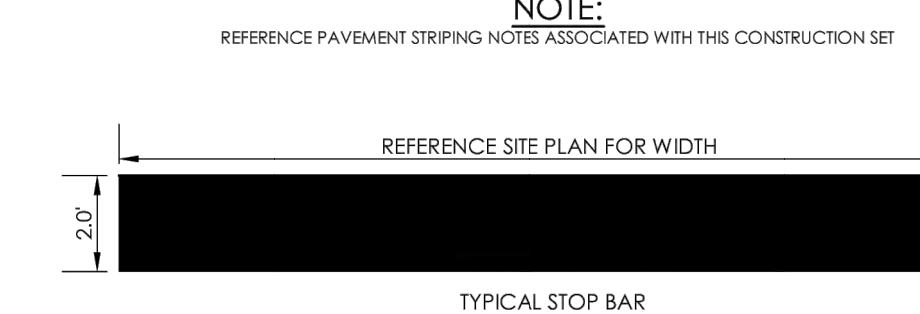
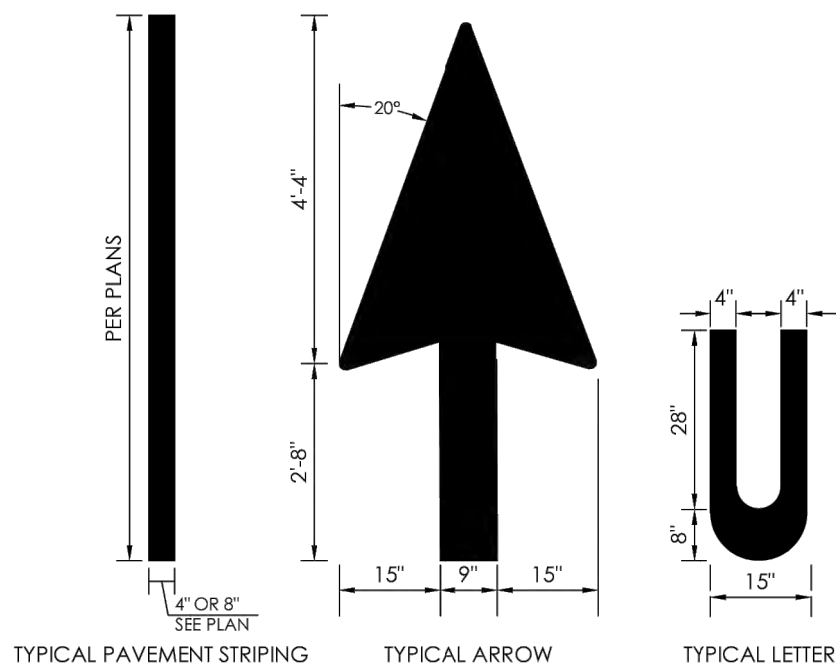
ACCESSIBLE PARKING SIGN

NTS P-2025-DBS-19

CROSS STRIPING DETAIL

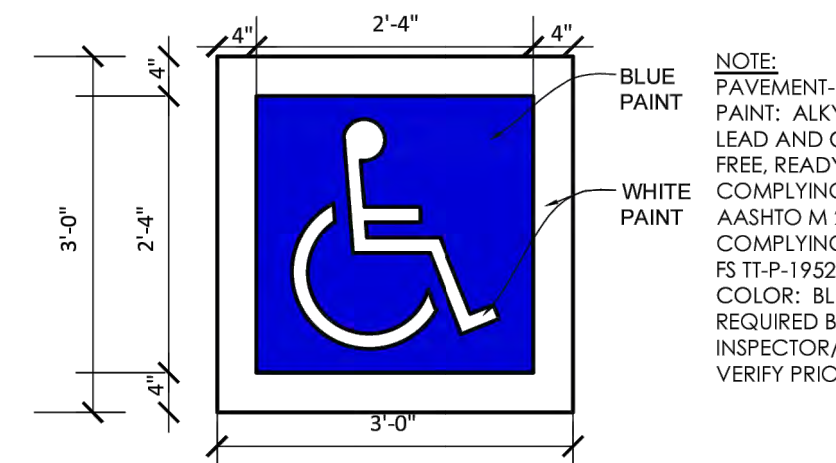
NTS P-2025-DBS-14

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 - 4" WIDE STRIPES IN ACCESS AISLES SHALL BE 3' ON CENTER.



DIRECTIONAL PAVEMENT MARKINGS

N.T.S. P-2025-DBS-53

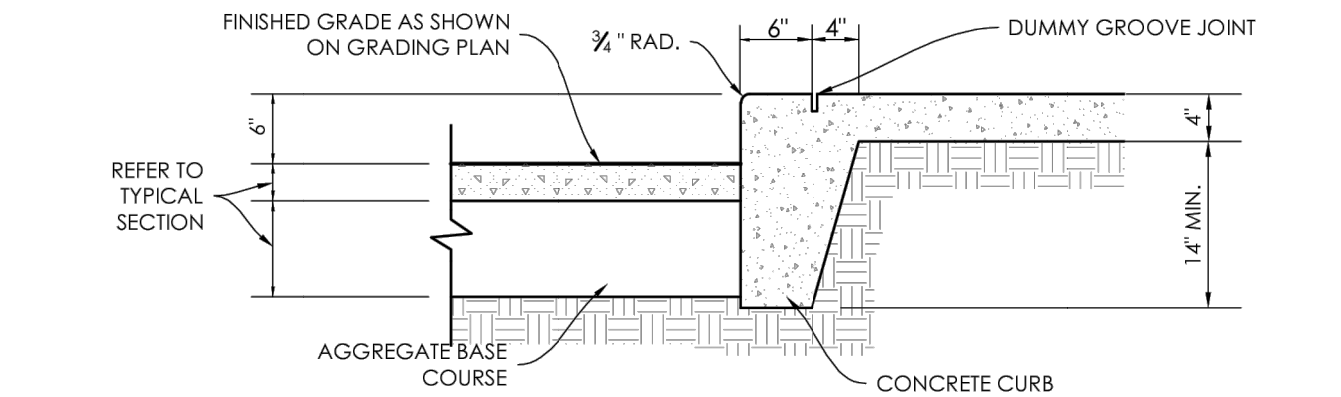


INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOT TO SCALE P-2025-DBS-13

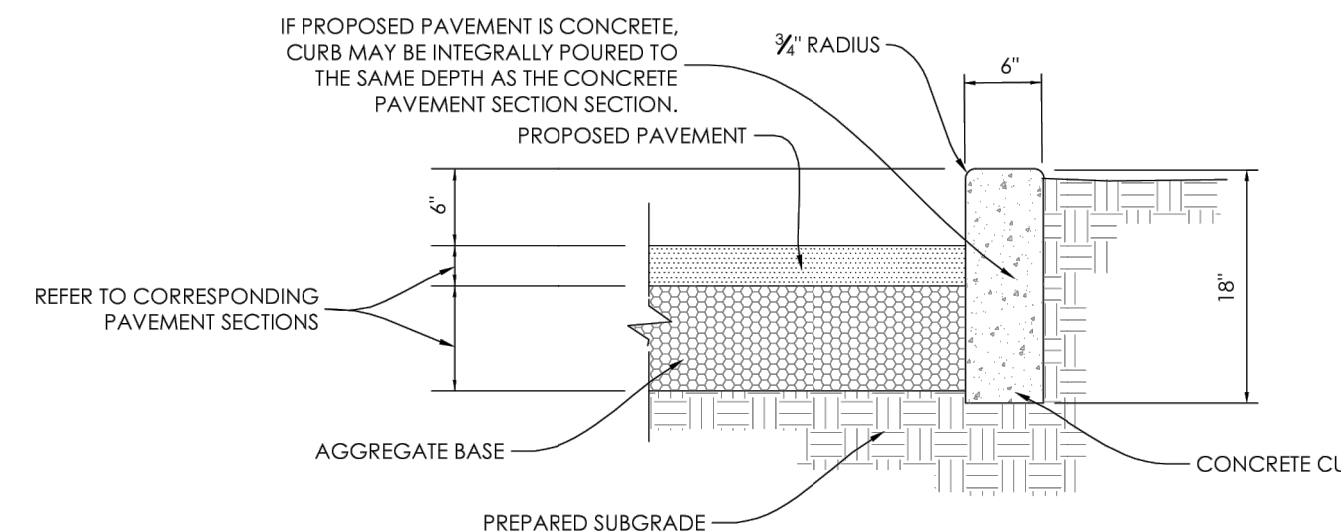
CONCRETE SIDEWALK DETAIL

NTS P-2025-DBS-15



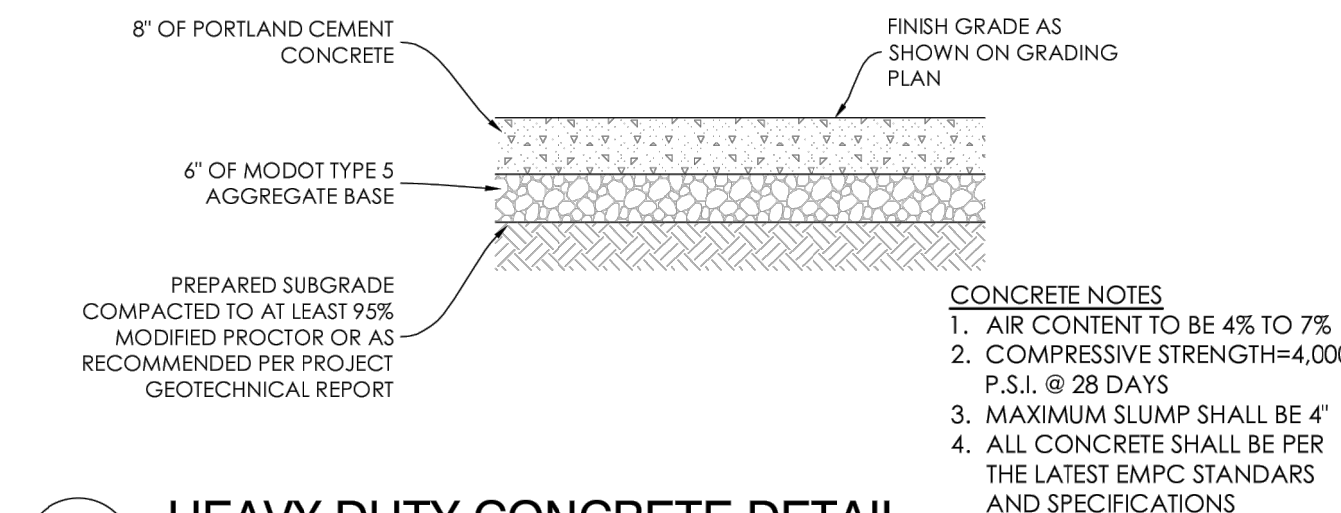
INTEGRAL CONCRETE CURB AND SIDEWALK DETAIL

N.T.S. P-2025-DBS-25



6" VERTICAL CONCRETE CURB

N.T.S. P-2025-DBS-11



HEAVY DUTY CONCRETE DETAIL

N.T.S. P-2025-DBS-08

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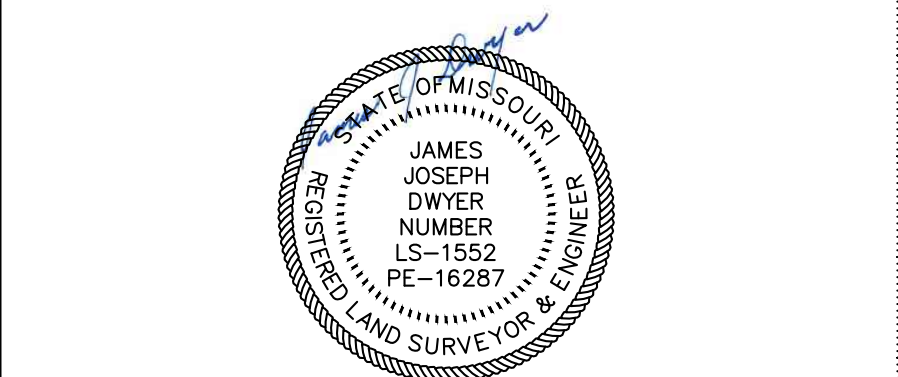
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DETAILS CONT.

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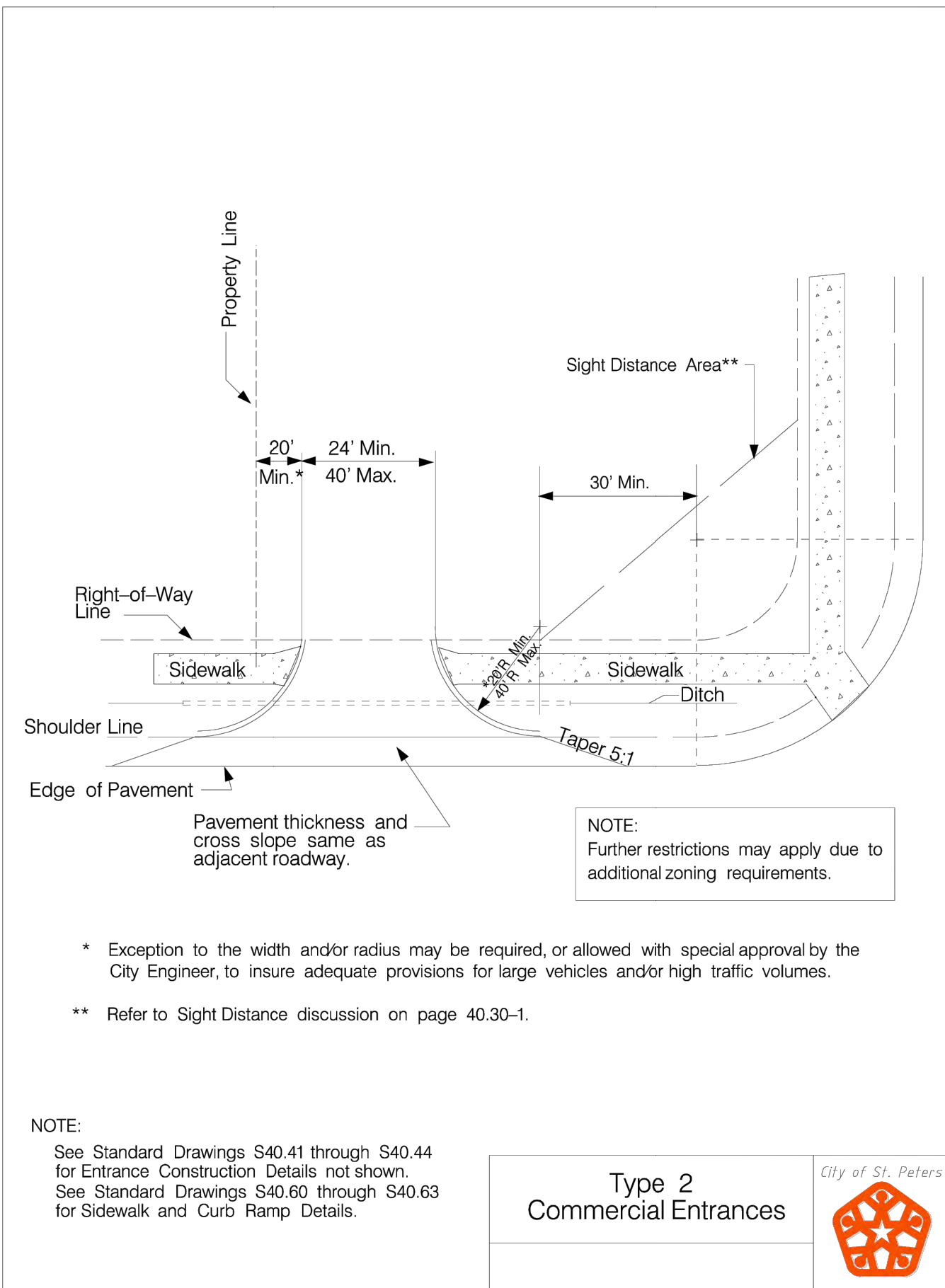
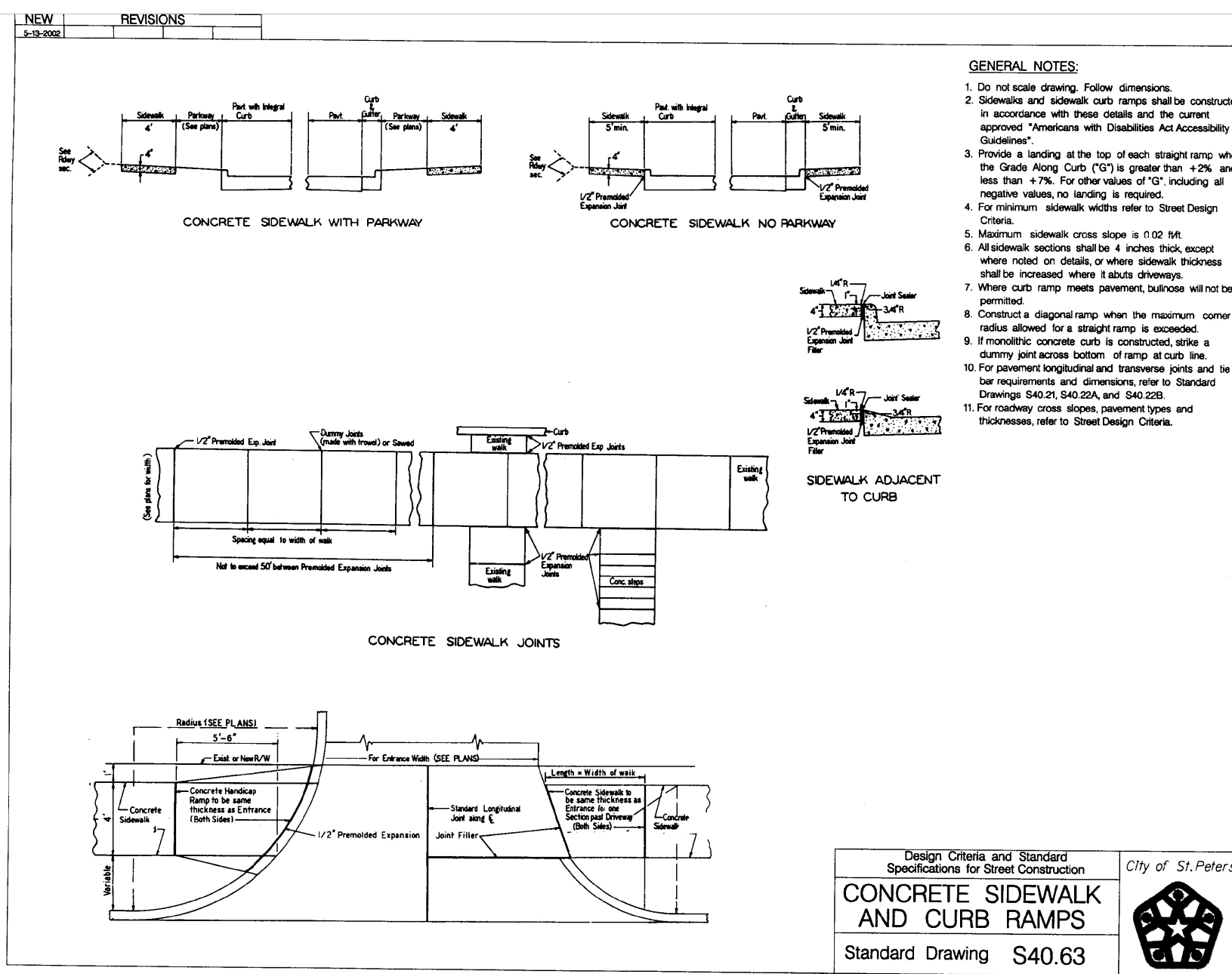
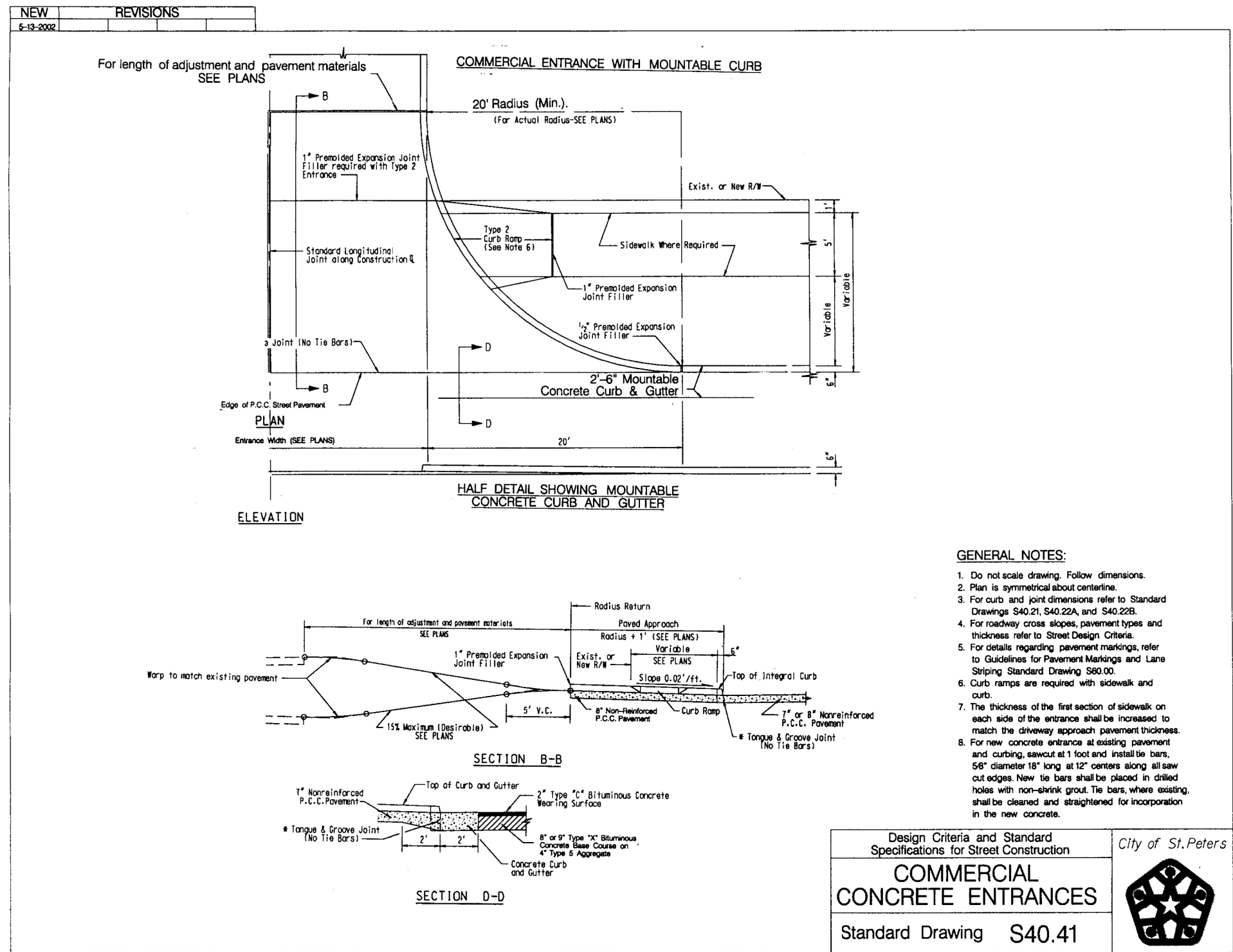
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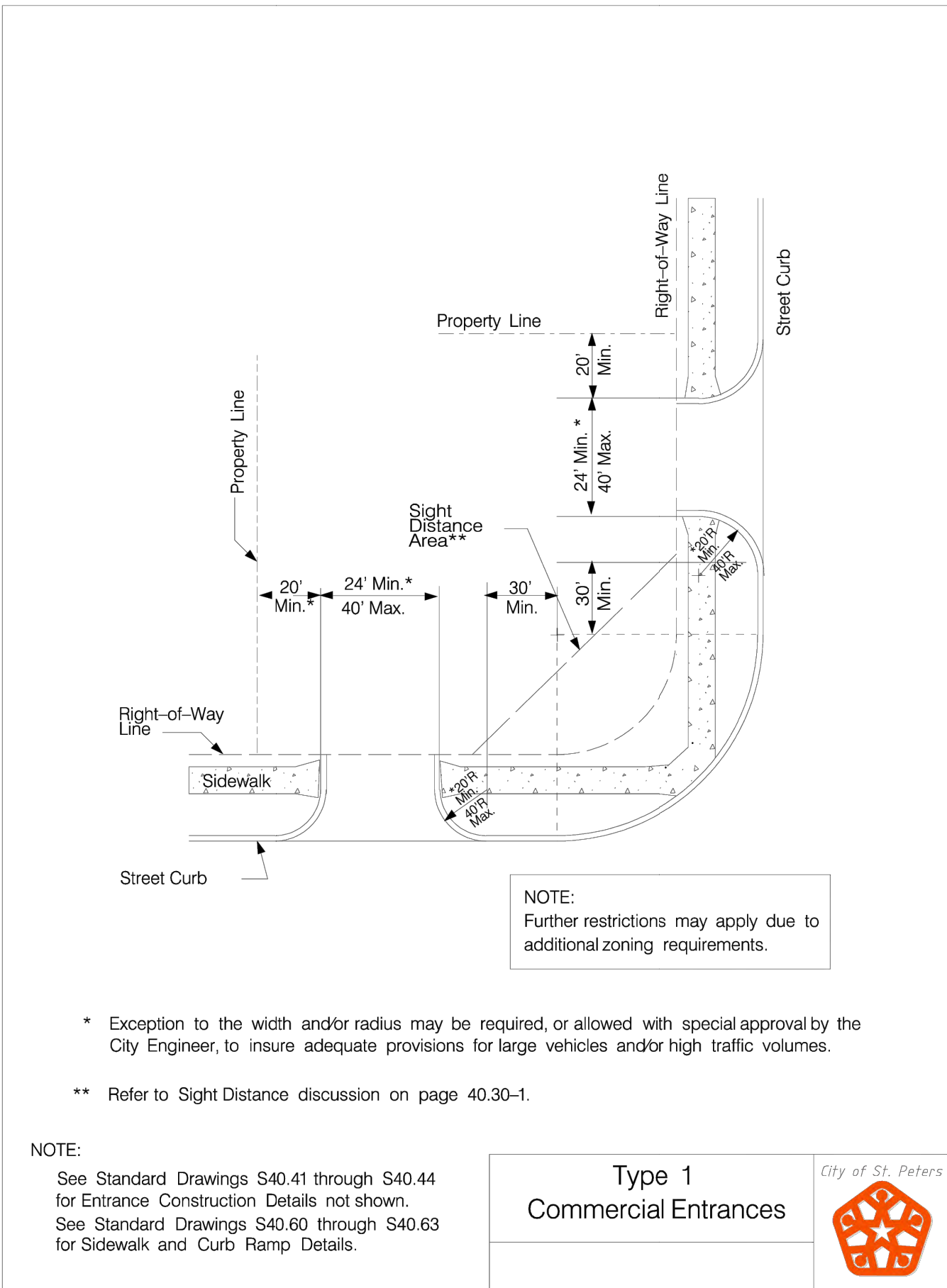
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40.40-8



40.40-7

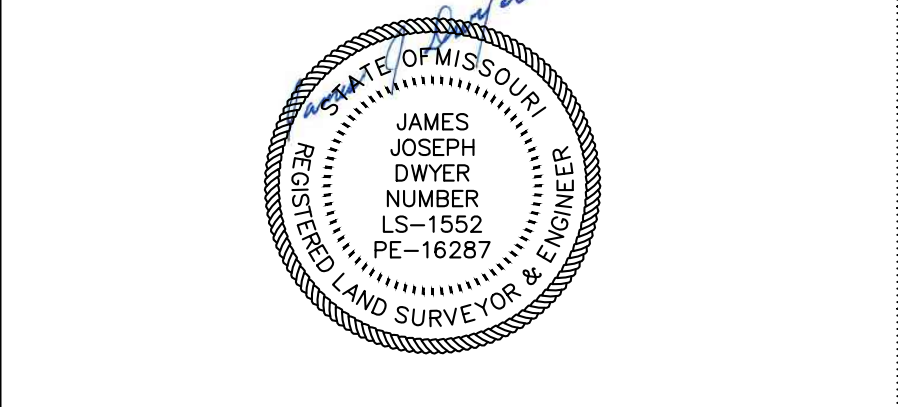
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1.	CONTOURS DEPICTED HEREON ARE DISPLAYED IN TWO (2) FOOT INTERVALS.
2.	SITE BENCHMARK: ELEVATION = 489.69' SET REBAR IN GROUND NEAR THE MIDDLE OF THE WEST LINE OF THE SITE.
3.	SHOWN UTILITIES, IF ANY, ARE BASED ON ABOVE GROUND OBSERVATIONS & ARE INCLUDED ONLY WHEN A UTILITY SURVEY WAS PART OF THE PROJECT SCOPE. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE. UTILITY LINES AS SHOWN ARE AN INTERPRETATION OF THE MARKED LINES.
4.	BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MDOOT VRS NETWORK ON JULY 16, 2026 WITH THE FOLLOWING PARAMETERS: MISSOURI EAST 2401 HORIZONTAL DATUM: NAD83 VRS BASE STATION PRS1258813930 (CORS-ID MOOF) N (Y) = 324131.152 (METERS) E (X) = 232983.491 (METERS) ELEVATION = 487.01' COMBINED FACTOR = 0.99993690 VERTICAL DATUM: NAVD83 (GEOID12B)
5.	THE SUBJECT TRACT CONTAINS 0.35 ACRES MORE OR LESS (15,287 SQUARE FEET MORE OR LESS).
6.	PER THE CITY OF ST. PETERS, THE PROPERTY SHOWN HEREON IS ZONED "C-2" COMMUNITY COMMERCIAL DISTRICT RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS: FRONT YARD - 30 FT (FROM STREET R.O.W.) REAR YARD - 15 FT SIDE YARD - 10 FT

SURVEYOR'S STATEMENT	
AT THE REQUEST OF ANGELA GARLAND, ALTEA, LLC, HAS DURING THE MONTH OF AUGUST, 2026, EXECUTED A SITE PLAN OF A TRACT OF LAND BEING PART OF "COUNTRY HILL SHELL", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 68 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS EFFECT.	

AS AGENT OF ALTEA, LLC	DATE
	8-26-26



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	
PROJECT NUMBER	26-3244-O-SP-U1
FIELD CREW:	CKL
SURVEYED:	7/16/2026
DRAFTER:	LD/RM
DRAFTED:	8/3/2026
REVIEWER:	BLH
REVIEWED:	8/3/2026
SHEET	4 OF 4









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