AGENDA
PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI
MARCH 4th, 2026, at 6:00 P.M.

A meeting of the Planning & Zoning Commission will be held on Wednesday, March 4th, 2026, at 6:00 p.m. in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard. If you are unable to attend in person, the meeting will also be held via Zoom.

You can join the meeting via Zoom.US or by utilizing the following link:
https://us02web.zoom.us/j/86993732094?pwd=JshsJYsYLRapGUcyR25cVvztFhBIqQ.1

Join Zoom Webinar by phone:
1-312-626-6799

Webinar ID: 869 9373 2094

Passcode: 156088

1. Call To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes
   - 4.I. February Minutes

     Documents:

     FEBRUARY 4, 2026 MINUTES.PDF
5. Public Hearings
   - 5.I. P-09-25

     Chick-fil-A (Micah Dowdy) Planned Development Permit - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

     Documents:

     1. STAFF REPORT.PDF
     2. APPLICATION.PDF
     3. SITE PLAN.PDF
     4. LANDSCAPE PLAN.PDF
     5. LIGHTING PLAN.PDF
     6. RESOLUTION 782 TIS WAIVER.PDF
     7. SUPPLEMENTARY EXHIBITS.PDF

6. New Business

6.I. P-02-26

Chick-fil-A (Micah Dowdy) Zoning Map Amendment - A request to rezone a 1.2-acre tract of land from “PD-BC” Planned Development Business Commercial to “LC” Local Commercial District located at 10706 Sunset Hills Plaza.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. OWNERSHIP AND AUTHORIZATION.PDF
4. SURVEY AND LEGAL DESCRIPTION.PDF

6.II. P-01-26

Chick-fil-A (Micah Dowdy) Conditional Use Permit - A request for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

Documents:

1. STAFF REPORT.PDF
2. OWNERSHIP AND AUTHORIZATION.PDF
3. SITE PLAN.PDF
4. RESOLUTION 782 TIS WAIVER.PDF
5. ESTIMATED IMPACT.PDF

6.III. P-09-25

Chick-fil-A (Micah Dowdy) Planned Development Permit - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. SITE PLAN.PDF
4. LANDSCAPE PLAN.PDF
5. LIGHTING PLAN.PDF
6. RESOLUTION 782 TIS WAIVER.PDF
7. SUPPLEMENTARY EXHIBITS.PDF

7. Other Matters Deemed Appropriate

8. Adjournment

MINUTES OF THE REGULAR MEETING

OF THE PLANNING AND ZONING COMMISSION

OF THE CITY OF SUNSET HILLS, MISSOURI

HELD ON WEDNESDAY, FEBRUARY 4, 2026

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard on Wednesday, February 4, 2026. The meeting convened at 6:00 P.M.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

Present:	Frank Pellegrini	-Member
	Mike Svoboda	-Member
	Rich Gau	-Member
	Steve Young	-Member
	Rizwanul Hasan	-Member
	Erin Seele	-City Attorney
	Mike Knight	-Director of Planning and Public Works
Absent:	Michael Hopfinger	-Member
	Jennifer Geen	-Member
	Roger Kaiser	-Member
	Bruce Studer	-Member

APPROVAL OF THE MINUTES

Copies of the minutes of the December 3, 2025, Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Gau made a motion to

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approve the minutes, as submitted. Mr. Pellegrini seconded the motion, and it was unanimously approved.

PUBLIC HEARING

P-06-25 MAWC (Todd Archer) Planned Development Permit - A request for a Planned Development Permit to construct a new process treatment and softening building at the existing water system facility which is on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive.

Mr. Knight explained a history of the subject site and stated the land use designation indicates the site as utility. There is single family residential to the north and east with commercial and light industrial to the southwest. He explained the Planned Development Permit requirement process. Water systems facilities are a permitted use in this zoning district. The traffic study waiver was approved by the Board of Aldermen, and a written summary of residents' comments were submitted. Light and noise pollution were mentioned as a concern. The outdated chemical storage equipment is being replaced, the chemical operations are being consolidated, and safety and reliability are being enhanced. Only three acres of the 53-acre site are involved in this proposed development. The property is accessed off a private drive. The process building is 17,500 square feet and is composed of half administrative and half chemical feed operations. There will be 37 parking spaces wrapped around the building. He showed renderings of the buildings and explained their dimensions. He explained the elevations and significant grade change between the proposed structure and the residential properties, as well. City Code allows for an exemption for lighting required by emergency services or governmental agencies. There are no lighting fixtures, so the lighting is below typical requirements. There are wall mounted lights at the building entrances. He showed a rendering of the silo lighting, which are switch focused and will only be utilized during emergency use. They are requesting several deviations from the applicable site development standards. Specifically, a height deviation is sought to allow the silos to reach 63 feet, exceeding the permitted 50-foot maximum. Additional

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deviations are requested to accommodate nonconforming, existing structural setbacks on the site. The applicant is also seeking relief from the landscape and transition buffer requirements, which include installation of a 6-foot screening fence and a 15-foot landscape buffer along approximately 800 linear feet of the property boundary. Due to substantial grade changes within this area, the applicant asserts that full compliance is impractical. A deviation from the site lighting requirements is also requested to address existing conditions and operational needs.

NEW BUSINESS

P-06-25 MAWC (Todd Archer) Planned Development Permit - A request for a Planned Development Permit to construct a new process treatment and softening building at the existing water system facility which is on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive.

Todd Archer, with Black and Veatch, was present and available to answer questions.

Mr. Svoboda asked if I-beams would be driven into the ground like at the water tower site.

Mr. Archer stated there are deep foundations, but he does not think they are I-beams.

Mr. Svoboda asked if the filters could filter the microplastics that are becoming a problem in water systems.

Ben Tamori, with Missouri American Water, was present and stated the same filters would be used. The water quality meets EPA requirements and there have not been any violations from any St. Louis facilities.

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Mr. Hasan asked what the timeline for construction is.

Mr. Archer stated two years.

Mr. Hasan asked what the intention with the east side of the property is.

Mr. Archer stated there will be some interior work, but no large site changes.

Mr. Hasan asked if there would be high fences, for safety.

Mr. Archer stated the site is gated and only authorized people are allowed.

Mr. Gau made a motion that petition P-06-25 MAWC (Todd Archer) Planned Development Permit - A request for a Planned Development Permit to construct a new process treatment and softening building at the existing water system facility which is on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive be recommended to the Board of Aldermen for approval. Mr. Pellegrini seconded the motion, and it was unanimously approved.

ANY OTHER MATTERS DEEMED APPROPRIATE

ADJOURNMENT

Mr. Gau made a motion to adjourn the meeting at 6:23 P.M. Mr. Pellegrini seconded the motion, and it was unanimously approved.

Recording Secretary,

Lori Gunn

Lori Gunn

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P-09-25

Planning & Zoning Commission Staff Report

Meeting Date: March 4th, 2026

Location: 10706 Sunset Hills Plaza

Applicant: Micah Dowdy

Description: **Chick-fil-A (Micah Dowdy) Planned Development Permit** - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

PROPOSAL SUMMARY

Micah Dowdy, representing Chick-fil-A is seeking approval to expand the drive-thru at an existing restaurant at the west and south sides of the building and add an awning on the south side of the building. The applicant must obtain the necessary zoning entitlements, including a Conditional Use Permit (CUP) for the proposed use and a Planned Development Permit (PDP) for development approval to proceed with the project. **The request, designated as P-09-25, seeks approval for a Planned Development Permit at 10706 Sunset Hills Plaza and is detailed in this report.** Below is an image (Figure 1) of the subject site.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

In 2012 a Conditional Use Permit and an Amended Development Plan were approved for the operation of a Chick-fil-A restaurant. This development was located in an existing commercial site in which one business was demolished, and two separate lots were formed. The Chick-fil-A restaurant is currently located on the southern lot. Below are images from 2012 (pre-construction) and 2014 (post development).

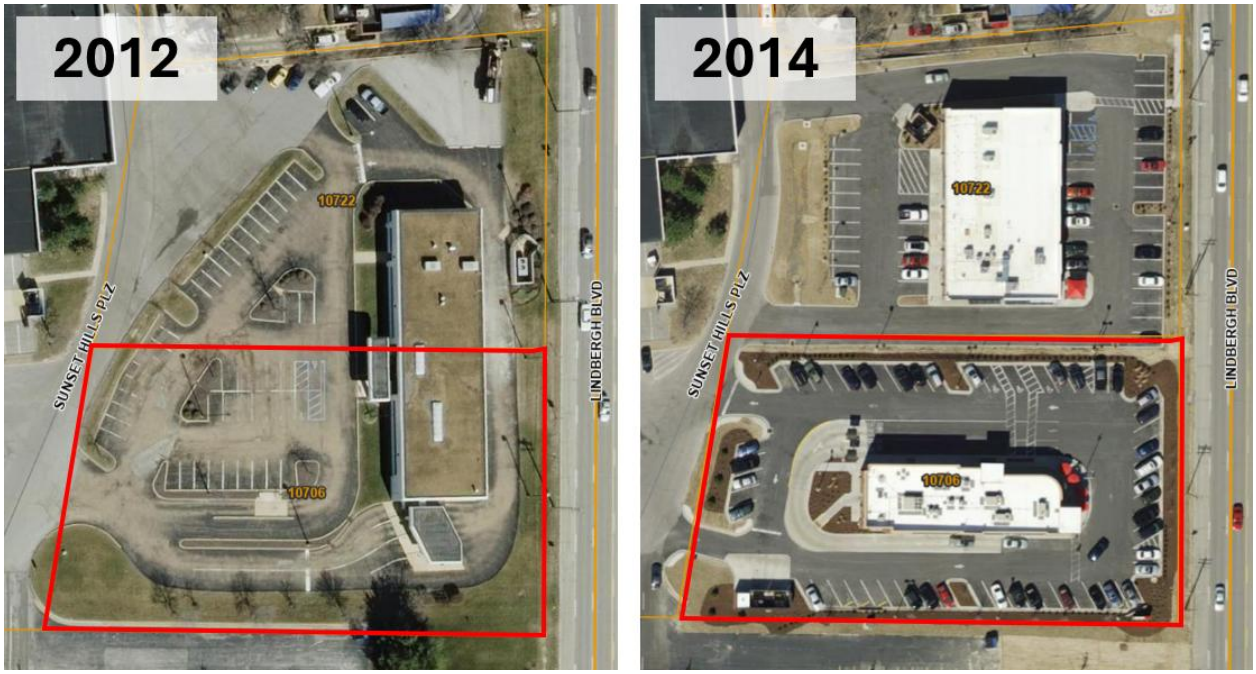


Figure 2: Historical Imagery

COMPREHENSIVE PLAN

The Land Use Plan is a key element of the City of Sunset Hills' Comprehensive Plan, serving as a visual guide for the city's long-term development. Represented as a two-dimensional map, the plan uses color-coded designations to indicate preferred land uses across the city. The subject site is designated commercial as depicted in Figure 3.

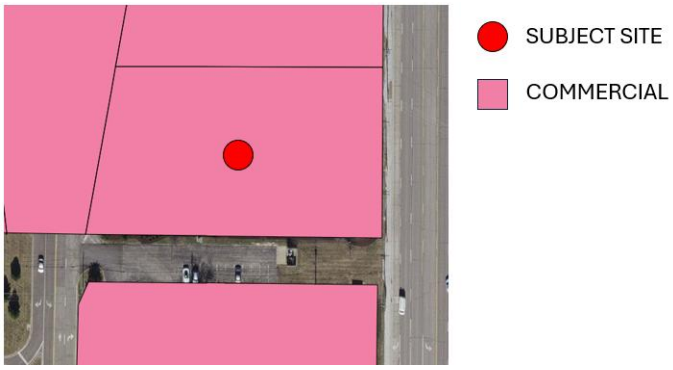


Figure 3: Land Use Plan

The subject site is bordered by areas designated commercial to the north, south and west, with Lindbergh Blvd. to the east. This request seeks approval of a Planned Development Permit to allow the existing commercial use to expand the drive-thru and continue operating as a commercial business and thus consistent with the City's Land Use Plan.

ZONING DISTRICT

The subject site is currently zoned "PD-BC" Planned Development Business Commercial. Below is an image (Figure 4) of the City's zoning map for the subject site and surrounding properties.

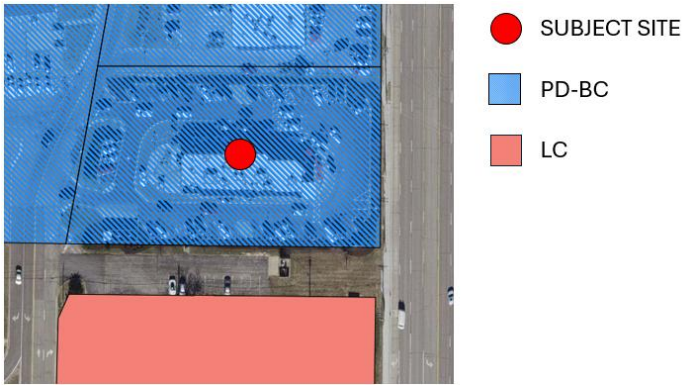


Figure 4: Zoning Map

The subject site is bordered to the north and west by PD-BC. The subject site is bordered by LC - Local Commercial District to the south. It should be noted that there is a companion request designated as P-02-26 requesting the subject property to rezone into the LC District.

Fairly similar to the Land Use Plan all surrounding properties are commercial zoned. The Chick-fil-A business is operating under the drive-through restaurant use which is conditionally permitted in the LC District. It should be noted that there is a companion request designated as P-01-26 requesting a conditional use permit to continue to operate the drive-through use within the LC District.

PLANNED DEVELOPMENT PERMIT

Section 7 of the City's UDO regulates new commercial, office, and or industrial planned development. This section has a robust set of pre-application and application requirements.

Before an application for a Planned Development may be submitted the following must be completed:

- **Conference** – The applicant shall meet with the City Administrator, Aldermen from the Ward and City staff. The purpose of the conference is to help the applicant understand the City Plans, including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City. The applicant completed this conference on August 14th, 2025.

- **Board of Aderman** – Once the pre-filing conference occurs the applicant is required to introduce the project to the Board of Alderman during a public meeting with a brief narrative and concept plan. The Concept Plan and presentation occurred on September 9th, 2025. The proposed Site Plan substantially conforms to the Concept Plan depicted at the Board of Alderman meeting.

- **Neighborhood Meeting** – The applicant, prior to submitting a formal application for a planned development is required to schedule a neighborhood meeting. That applicant shall send written notice via first class mail to owners and residents within 500 feet of the property line and send 15 days before the meeting. The applicant provided the neighborhood meeting on October 27th, 2025, in which it was documented no neighbors attended, but two e-mails were provided.

Once the pre-application items are completed the applicant must submit the following as part of the application:

- Executed application from the City's website.
- The names and addresses of all people who have an ownership or beneficial interest.
- A statement from the owner approving the application.
- A survey of, and legal description.
- A narrative describing the proposed planned development's overall character, uses, operations, intent, and impact.
- A zoning analysis and narrative identifying conformity with zoning standards, any site development allowances being requested, and the rationale for why each requested site development allowance is necessary and desirable.
- A statement indicating compliance of the proposed planned development with relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans

and planning policies of the City; and evidence of the proposed project's compliance in specific detail with each of the "Standards for Review" for planned developments.

- A scaled site plan of the proposed planned development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
- Schematic drawings illustrating the design and character of the building elevations,
- Landscape plan
- Lighting Plan
- The substance of covenants, easements, and other restrictions existing and any to be imposed
- A schedule of development
- All applicants shall be required to submit a professional traffic study performed by a firm chosen by the City showing the proposed traffic circulation pattern within and in the vicinity of the area of the planned development, including the location and description of public improvements to be installed, any streets and access easements, and any impact on current conditions. The traffic study shall be reviewed to determine the effect of the proposed development on traffic, parking, and vehicular and pedestrian safety within and in the vicinity of the planned development. Conditions may be imposed based on the results of the traffic study.

- A professional economic analysis acceptable to the City, including the following:
    - The financial capability of the applicant to complete the proposed planned development
    - Evidence of the project's economic viability.
    - An analysis summarizing the economic impact the proposed planned development will have upon the City.
- Copies of all environmental impact studies as required by law.
- An analysis setting forth the anticipated demand for all City services.
- A plan showing off-site utility improvements required to service the planned development, and a report showing the cost allocations and funding sources for those improvements.
- A stormwater management plan, to include stormwater calculations and site drainage plan for the planned development.
- A written summary of residents' comments, pertaining to the proposed application, from the required pre-application

The applicant has supplied all the required application items and are included in the attached P&Z packet except for a traffic impact study. The applicant requested a traffic impact study waiver at the December 9th, 2025, Board of Aldermen meeting which was approved unanimously.

City of Sunset Hills Resolution 782 is included in the Planning & Zoning Commission packet which approved the traffic study waiver.

STAFF ANALYSIS

The applicant is proposing to redevelop a portion of the 1.2-acre parcel located at 10706 Sunset Hills Plaza in the City of Sunset Hills. The proposal includes modifications to the existing site to construct a new dual drive-thru lane along the west and south sides of the building, as well as a freestanding canopy over the meal delivery area on the south side.

The site will continue to utilize the existing entrance and exit points. To accommodate the additional drive-thru lane, the landscaped area along the west side of the building will be reduced. Additionally, the parking stalls on the south side of the building will be shifted further south toward the property line, resulting in the removal of existing landscaping in that area.

The current site contains 53 parking spaces; the proposed plan includes 47 spaces, which remains compliant with City Code requirements. Open space will decrease from 22.4% to 19.5%, which also continues to meet Code standards. Below is an image (Figure 5) of the proposed site plan.

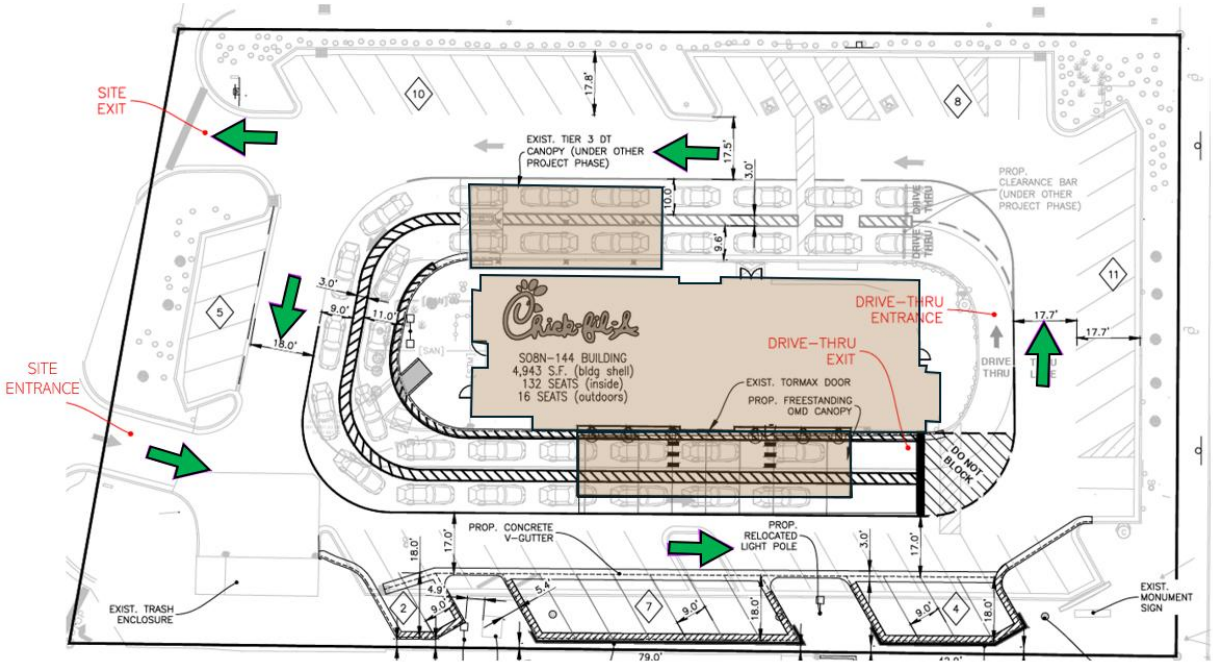


Figure 5: Proposed Site Plan

The construction of the second drive-thru lane will increase the number of vehicle stacking spaces from approximately 24 which exist today to approximately 34 stacking spaces. Chick-fil-A believes

that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.

Below are images that depict the existing conditions with 34 vehicles stacked into the drive-thru (Figure 6) followed by the proposed site plan with 34 stacked vehicles (Figure 7).

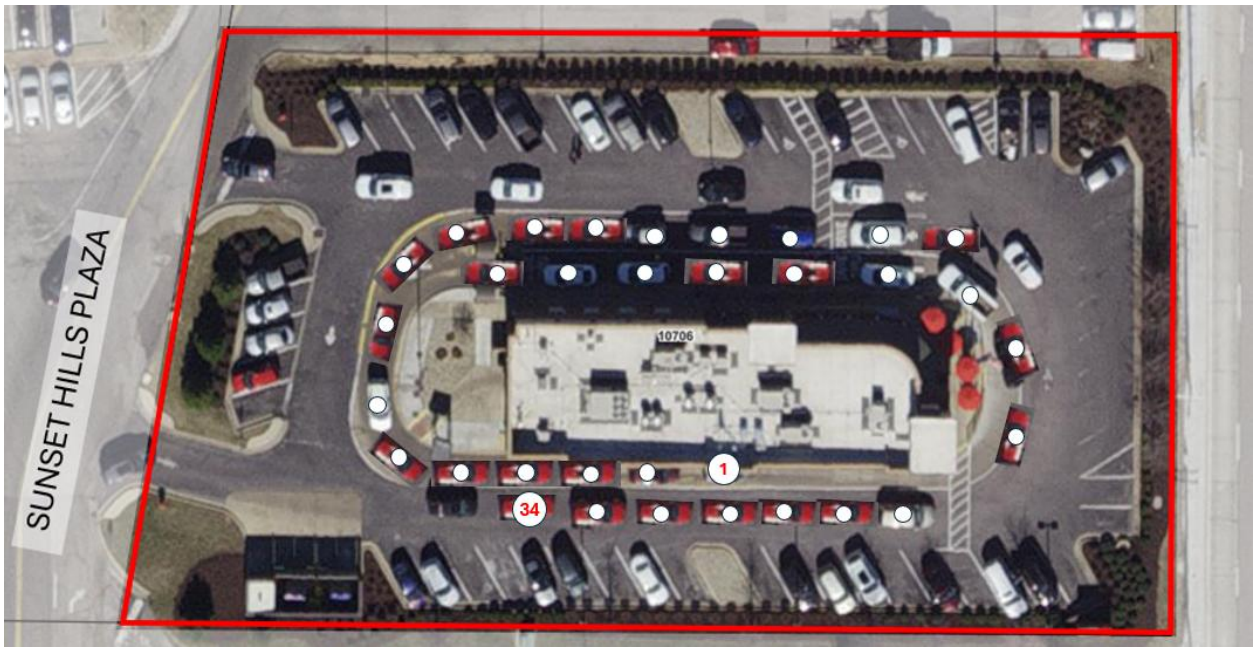


Figure 6: Existing Conditions

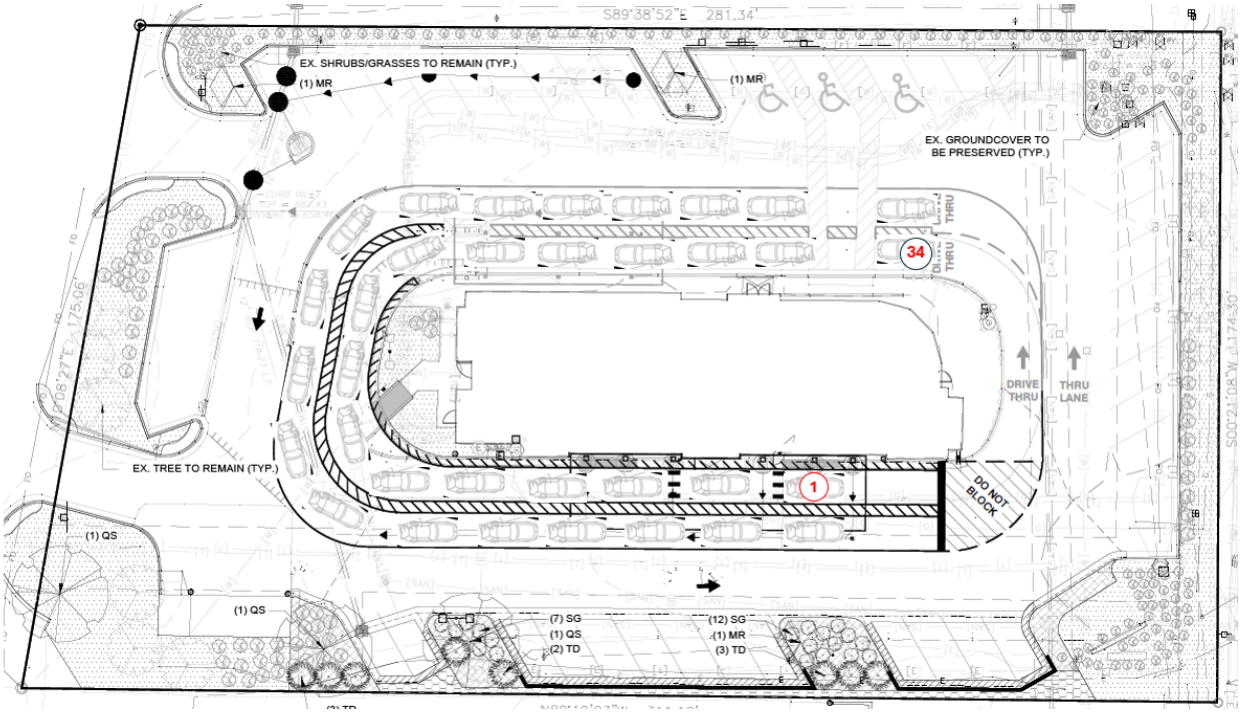


Figure 8: Proposed Site Plan

LANDSCAPE PLAN

City Code establishes several landscaping requirements for commercial developments, including building foundation plantings, parking lot interior landscaping, parking lot perimeter landscaping, and transition plantings. It is important to note that when Chick-fil-A was originally constructed, the landscaping standards differed from those currently outlined in the City Code. However, when redevelopment occurs, the applicant is required to comply with the standards in effect at the time of the proposed improvements.

Attached to the Planning & Zoning packet is the proposed landscape plan. The majority of the site's existing landscaping will remain intact, with the primary modification occurring along the southern property line. Currently, plantings exist between the Chick-fil-A property and the adjacent property to the south. In order to accommodate the additional drive-thru lane, most of these plantings between the two commercial properties are proposed to be removed.

While these plantings are being eliminated, it should be noted that landscaping between two commercially zoned properties is not required under the current City Code.

LIGHTING

The proposed development does not include any changes to the existing site lighting. All lighting will continue to comply with the requirements of the City Code.

SITE DEVELOPMENT ALLOWANCES

Development projects are required to comply with all regulations of the underlying zoning district and applicable development standards set forth in the City of Sunset Hills Code of Ordinances. If relief from any of these regulations is requested, a site development allowance may be sought concurrently with the Planned Development Permit.

Any deviation or relief from the underlying zoning provisions or development standards may be approved provided the applicant specifically identifies each requested site development allowance and demonstrates that such allowances are compatible with surrounding development, further the stated objectives of this section, and are necessary for the proper development of the site.

The applicant has submitted several site development allowance requests. Each requested allowance and the applicant's supporting rationale are outlined below.

Parking Setback – City Code requires a minimum of five feet is maintained between the paved area and the property line. The applicant is requesting that the parking spaces be a minimum of 1.5 feet solely along the southern property line. This again is to accommodate the dual drive-thru along the southern side of the building.

Perimeter Landscaping- The site's existing landscaping along Lindbergh Boulevard consists of a mix of shrubs and ornamental trees. The applicant does not propose to remove any of the existing landscaping. However, the City's landscaping standards have been updated since the original development, and the current Code requires a continuous row of shrubs along this frontage.

In lieu of removing the established ornamental trees to install new three-foot shrubs to meet the letter of the current Code, the applicant is requesting to maintain the existing landscape configuration. Figure 9 below (Google Street View, 2024) illustrates the existing trees that would otherwise need to be removed to accommodate the required continuous shrub row.



Figure 9: Existing Trees

Interior Landscaping – City Code requires the installation of a tree at the end of each parking row. Based on this standard, nine (9) trees are required, while the proposed plan provides seven (7).

The applicant indicates that the remaining two required tree locations are constrained by existing underground utilities, easements, and other surface site elements, which limit the ability to accommodate additional trees. These two trees would be located at the terminus of the parking rows, where existing shrubs are currently in place and proposed to remain.

PUBLIC HEARING

Section 7.4.2 of the City's UDO states the Planning and Zoning Commission shall hold at least one public hearing on the proposed planned development. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of State law and rules of procedure adopted by the Planning and Zoning Commission. The public hearing

is an opportunity for City staff to articulate the applicant's request to the Planning and Zoning Commission, an opportunity for the public to provide input on the request and an opportunity for the applicant to respond to any questions or concerns.

DEPARTMENT INPUT

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills' Unified Development Ordinance. City staff recommends action by the Planning and Zoning Commission for the requested Planned Development Permit.

MOTION

The following options are available to the Planning and Zoning Commission for consideration relative to this application:

1) "I move to recommend approval (or denial) for the Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza as presented.

2) "I move to recommend approval for the Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza with the following conditions…" (Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Site Plan
3. Landscape Plan
4. Resolution 782
5. Supplementary Exhibits

Docusign Envelope ID: F814C92A-6933-45FC-8ABE-18B9B8A8EB42

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. _____
DATE _____
FEE _____

PLANNED DEVELOPMENT

1. Applicant's Name Chick-fil-A, Inc. (c/o Micah Dowdy)

2. Mailing Address 10706 Sunset Hills Plaza, St. Louis, MO 63127 Phone _____

3. Agent's Name and Address HR Green
(If different than Applicant)
1391 Corporate Drive, Suite 203, McHenry, IL 60050

4. Property Owner's Name BNL SH MO 5 LLC

5. Address of Property 10706 Sunset Hills Plaza, St. Louis, MO 63127

6. Area of Property 1.18 acres

7. Current Zoning PD-BC Proposed Zoning PD-BC

8. Remarks and Reasons Expanding drive thru to have two lanes after the order points and installing canopy over the meal delivery area.

9. Legal Description (to be attached)

10. Scale Drawings of Property and Proposed Development Plans (to be attached)

11. Fee: Area of ten acres or less $250.00. Area of more than ten acres $250.00 plus $25.00 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: Signed by: Micah Dowdy 9987E5A9BBE64DD...

Certificate Of Completion

Envelope Id: F814C92A-6933-45FC-8ABE-18B9B8A8EB42
Status: Completed
Subject: Complete with Docusign: Application Planned Development_for CFA signature.pdf
Source Envelope:
Document Pages: 1
Signatures: 1
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
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Envelope Originator:
Alyssa Westfall
5200 Buffington Road
Atlanta, GA 30349
alyssa.westfall2@accesscfa.com
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Signer Events	Signature	Timestamp
Micah Dowdy micah.dowdy@cfacorp.com Sr Principal Program Lead Security Level: Email, Account Authentication (None)	Signed by:  9987E5A9BBE64DD... Signature Adoption: Pre-selected Style Using IP Address: 75.2.223.88	Sent: 12/19/2025 1:15:38 PM Viewed: 12/19/2025 1:25:39 PM Signed: 12/19/2025 1:25:47 PM

Electronic Record and Signature Disclosure:
Accepted: 12/19/2025 1:25:39 PM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/19/2025 1:15:38 PM
Certified Delivered	Security Checked	12/19/2025 1:25:39 PM
Signing Complete	Security Checked	12/19/2025 1:25:47 PM
Completed	Security Checked	12/19/2025 1:25:47 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, the company requesting your signature (collectively, we, us or the "Company") may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and deliver services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

Notices and Disclosures may be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we may provide electronically to you through the DocuSign system certain required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above

that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact the Company:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To advise the Company of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us through our system administrator at legal.operations@chick-fil-a.com and in the body of such request you must state: your previous email address, your new email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from the Company

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email through our system administrator at legal.operations@chick-fil-a.com and in the body of such request you must state your email address, full name, mailing address, and telephone number.

To withdraw your consent with the Company

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may: i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may; ii. send us an email through our system administrator at legal.operations@chick-fil-a.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any additional information from you to withdraw your consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signingsystem-requirements.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this Electronic Record and Signature Disclosure, and (i) that you are able to print on paper or electronically save this Electronic Record and Signature Disclosure for your future reference and access; or (ii) that you are able to email this Electronic Record and Signature Disclosure to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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- Until or unless you notify the Company as described above, you consent to receive through electronic means notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by the Company during the course of your relationship with the Company.

SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B ~~PAINTED HANDICAP PARKING SYMBOL~~ (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
3 CROSSWALK MARKINGS (3 C-400)
4 ~~MULTI-LANE DIRECTIONAL GRAPHICS~~ (4 C-400)
5 ~~STANDARD OR HANDICAP PARKING STALL PER CODE~~ (5 C-400)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C 4" SKIP DASH YELLOW STRIPING
6 ~~SOLID PLASTIC WHEEL STOP~~ (6 C-400)
7 ~~BOLLARD MOUNTED SIGN~~ (7 C-400)
8 ~~CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)~~ (8 C-400)
9 ~~CURB RAMP w/ FLARED SIDES (IN SIDEWALK)~~ (9 C-400)
10 RETURNED CURB HANDICAP RAMP (10 C-400)
11 ~~SIDEWALK ACCESSIBLE RAMP~~ (1 C-401)
12 ~~DETECTABLE WARNING DEVICE~~ (2 C-401)
13 ~~TYPICAL ADA RAMP & HANDRAIL~~ (3 C-401)
14 CONCRETE SIDEWALK (4 C-401)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-401)
16 ~~ENTRY DOOR FROST SLAB DETAIL~~ (6 C-401)
17 CONCRETE BOLLARD (7 C-401)
18 CONCRETE CURB & GUTTER (8 C-401)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D ~~DEPRESSED CATCHING CURB & GUTTER~~
- 18E ~~SPILLING GUTTER SECTION AT ACCESSIBLE RAMP~~
- 18F ~~CATCHING GUTTER SECTION AT ACCESSIBLE RAMP~~
- 18G ~~MOUNTABLE CURB & GUTTER~~

19 ~~LANDSCAPE & IRRIGATION PROTECTOR~~ (9 C-401)
20 TYPICAL HMAC PAVEMENT SECTION (1 C-402)
21 BUTT JOINT (2 C-402)
22 CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
23 ~~CONCRETE APRON AT TRASH ENCLOSURE~~ (4 C-402)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
25 ~~CONCRETE PAVEMENT SECTIONS~~ (6 C-402)
26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (7 C-402)
27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (8 C-402)

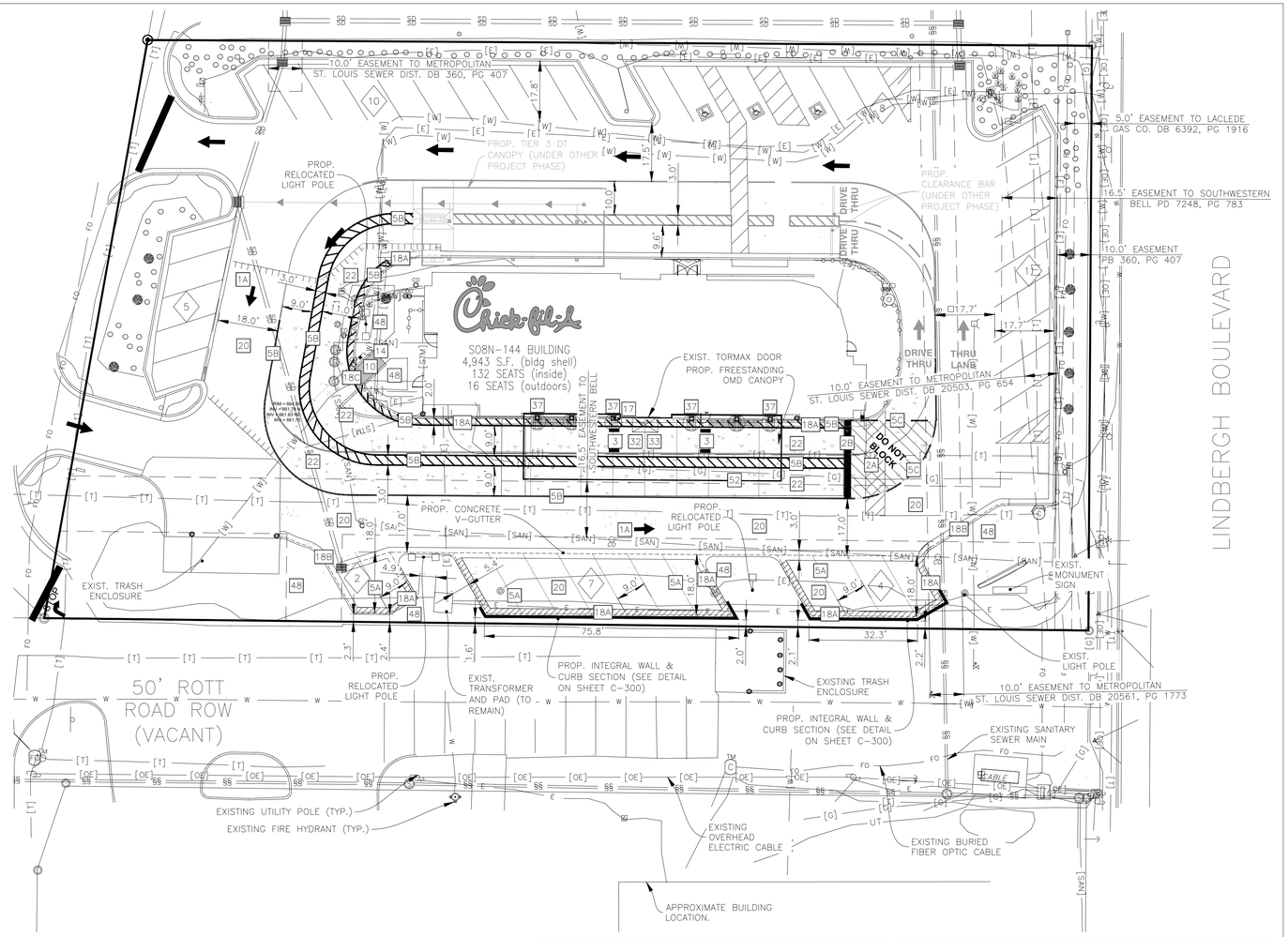
FOR CONCRETE PAVING

28 CONTRACTION JOINT (9 C-402)
29 KEYED CONSTRUCTION JOINT (10 C-402)
30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)

32 DRIVE-THRU PLAN - FLUSH WITH FFE (1 C-403)
33 DRIVE-THRU ISOMETRIC (2 C-403)
34 ~~DRIVE-THRU ORDER POINT ISLAND~~ (3 C-403)
35 ~~MENU BOARD LOOP DETECTION SYSTEM~~ (4 C-403)
36 ~~BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)~~ (5 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-403)
38 ~~SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)~~ (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
40 ~~THICKENED PAVEMENT @ STRUCTURES~~ (9 C-403)
41 ~~STORM STRUCTURE WEEP HOLE DETAILS~~ (10 C-403)
42 ~~ALUMINUM HANDRAIL (REFER TO ARCH PLANS)~~
43 OMITTED
44 ~~DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)~~
45 ~~GREASE TRAP~~
46 ~~PROPOSED TRANSFORMER~~
47 ~~BIKE RACK~~
48 LANDSCAPED AREA
49 ~~TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)~~
50 ~~CONCRETE PAD FOR OPTIONAL CASH STATION~~
51 ~~FREE-STANDING ORDER POINT CANOPY~~
52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
53 ~~CONVEX SAFETY MIRROR (LOCATION TO BE COORDINATED WITH SECURITY CONSULTANT)~~

HATCH LEGEND

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



TRAFFIC CONTROL NOTES:

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

SITE DATA:

- ADDRESS: 10706 SUNSET HILLS PLAZA
- LOT 1 SIZE: 51,379± SQ. FT. (1.18 AC.)
- EXISTING IMPERVIOUS AREA: 39,871± SQ. FT. (77.6%)
- PROPOSED IMPERVIOUS AREA: 41,369± SQ. FT. (80.5%)
- IMPERVIOUS AREA CHANGE: 1,498± SQ. FT. INCREASE

BUILDING AREA:

- EXIST. BUILDING FOOT PRINT: 4,943± SQ. FT.
- FLOOR AREA RATIO (F.A.R.) = 0.096

PARKING DATA:

- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 18.0'
- TYPICAL AISLE WIDTH: 18.0'
- EXISTING REGULAR SPACES PROVIDED: 50
- EXISTING ADA SPACES: 3
- EXISTING TOTAL SPACES: 53
- PROPOSED REGULAR SPACES PROVIDED: 44
- PROPOSED ADA SPACES: 3
- PROPOSED TOTAL SPACES: 47

PARKING FORMULA:
1 PARKING SPACE PER 300 SQ. FT. GROSS FLOOR AREA
(4,943/300) = 17 STALLS

- TOTAL STALLS REQUIRED = 17 STALLS

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF SAINT LOUIS STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY"

NORTH
0 20'
1" = 20'

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

PRELIMINARY

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

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10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

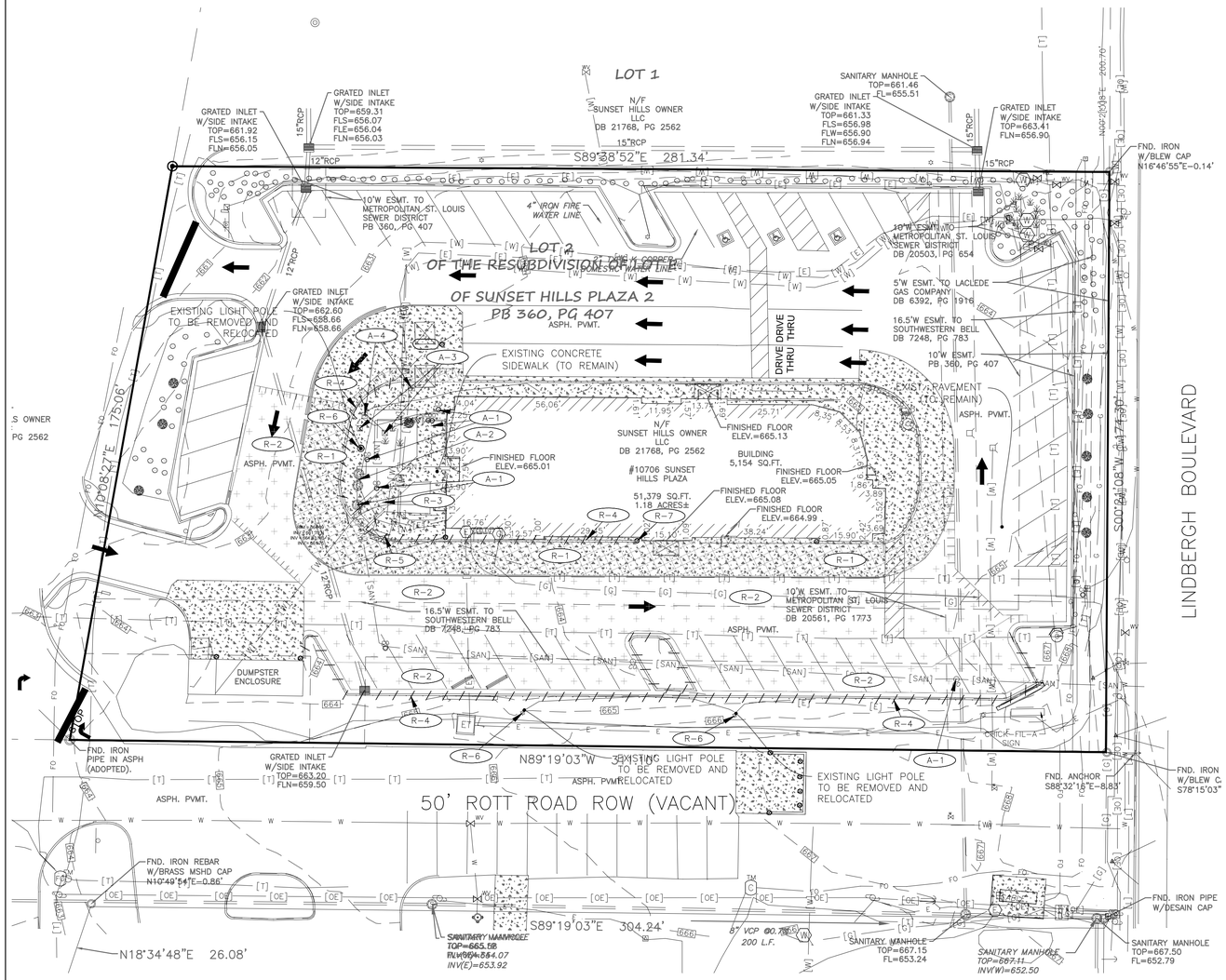
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ENGINEER'S PROJECT # 211353.01
PRINTED FOR PRELIMINARY
DATE 08/08/2025
DRAWN BY: ERN
CHECKED BY: TMR

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SHEET
SITE PLAN

SHEET NUMBER
C-200



PROJECT NOTES:

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES, IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN PER THE DEVELOPMENT CRITERIA.) SEE SHEET C-302 FOR EROSION CONTROL MEASURES)
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL STRUCTURES & DEBRIS SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
- ANY EXISTING FIELD DRAIN TILES ENCOUNTERED SHALL BE REPLACED, LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR. FIELD TILE SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
- CONTRACTOR TO KEEP ACCESS DRIVE OPEN AT ALL TIMES WITH MINOR CLOSINGS ALLOWED FOR PAVING ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL BITUMINOUS PAVEMENT REMOVAL AREAS SHALL BE SAWCUT.
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AND SIGNAGE AROUND CONSTRUCTION BOUNDARIES TO PROTECT PEDESTRIANS.

TRAFFIC CONTROL NOTES:

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

DEMOLITION LEGEND

- INDICATES FULL DEPTH SAWCUT
- INDICATES CONC. SIDEWALK/PAVEMENT REMOVAL (FULL DEPTH)
- INDICATES BIT./ASPHALT REMOVAL (FULL DEPTH)
- R-# — INDICATES MISC. REMOVAL ITEMS (SEE THIS SHEET FOR SIZE AND QUANTITY)
- DENOTES EXIST. CONCRETE CURB & GUTTER/WALL REMOVAL
- DENOTES UTILITIES/HANDRAIL TO BE REMOVED
- INDICATES TREE AND BRUSH REMOVAL (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)
- INDICATES TREE AND BRUSH PROTECTION (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)

STAGING NOTES:

(STAGING SUBJECT TO CHANGES PER SITE CONTRACTORS SCHEDULE AND METHODS OF OPERATION)

1. EROSION CONTROL MEASURES AND STOCKPILE STAGING
2. CONSTRUCTION ENTRANCE
3. PLAN REMOVALS
4. PROPOSED UNDERGROUND
5. GRADING
6. PAVING

R-# REMOVAL TAGS

REMOVALS / RELOCATES / ADJUSTMENTS

NUMBER		REMARKS
A-1	SANITARY STRUCTURES	ADJUST RIM TO FG
A-2	GREASE TRAP	ADJUST RIMS TO FG
A-3	UNDERGROUND ELECTRIC BOX	ADJUST TO FG
A-4	UNDERGROUND TELECOM BOX	ADJUST TO FG
R-1	CONCRETE PAVEMENT	REMOVE
R-2	BITUMINOUS PAVEMENT	REMOVE
R-3	CONCRETE SIDEWALK	REMOVE
R-4	CONCRETE CURB & GUTTER	REMOVE
R-5	ELECTRIC HEATING/COOLING STATION	REMOVE & RELOCATE
R-6	LIGHT POLE	REMOVE & RELOCATE
R-7	CONCRETE BOLLARD	REMOVE

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CITY-TOWNSHIP City of St. Louis
SEC. & 1/4 SEC. NO.# SEC-13-T-44N-5E

48 hours before you dig
(Excluding Sat., Sun. & Holidays)

NORTH

0 20'
1" = 20'

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

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30349-2998

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SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT #	211353.01
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DRAWN BY:	ERN
CHECKED BY:	TMR

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SHEET
SITE DEMOLITION PLAN

SHEET NUMBER
C-100

GRADING & DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.

3. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.

8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

9. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.

10. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

11. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

12. SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.

13. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED

14. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.

15. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.

16. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

17. NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA

18. SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.

19. ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.18 CURB UNLESS OTHERWISE NOTED ON THE PLANS.

20. ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.

21. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.

22. BACKFILL TO THE TOP OF CURBS.

23. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS

24. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 1.5%.

25. DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 1.5%

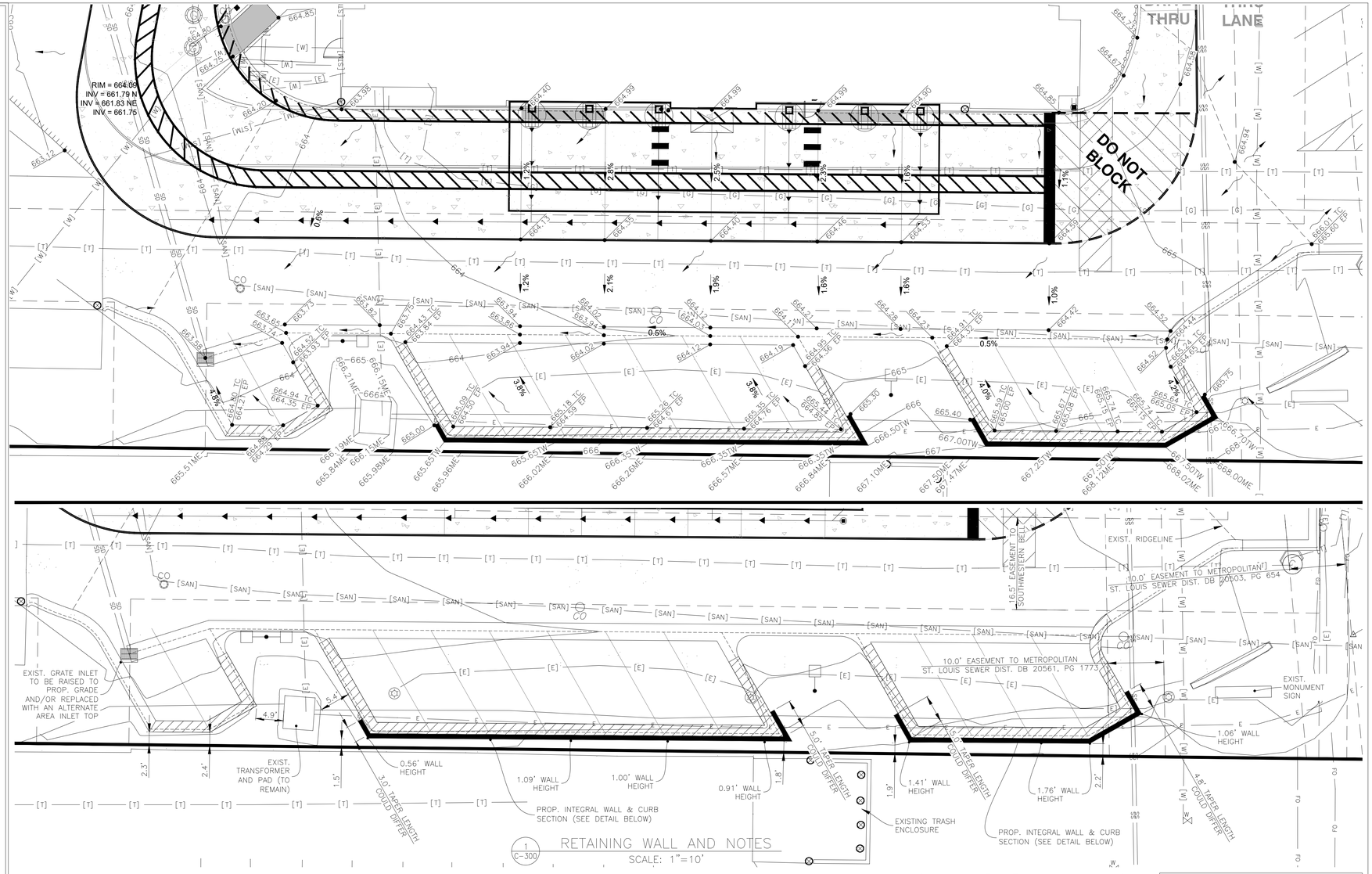
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.

27. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

28. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

29. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.

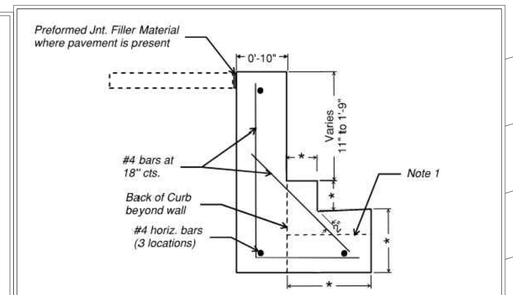
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. LOUIS STANDARDS AND SPECIFICATIONS.



1 C-300 RETAINING WALL AND NOTES
SCALE: 1"=10'

GENERAL NOTES:

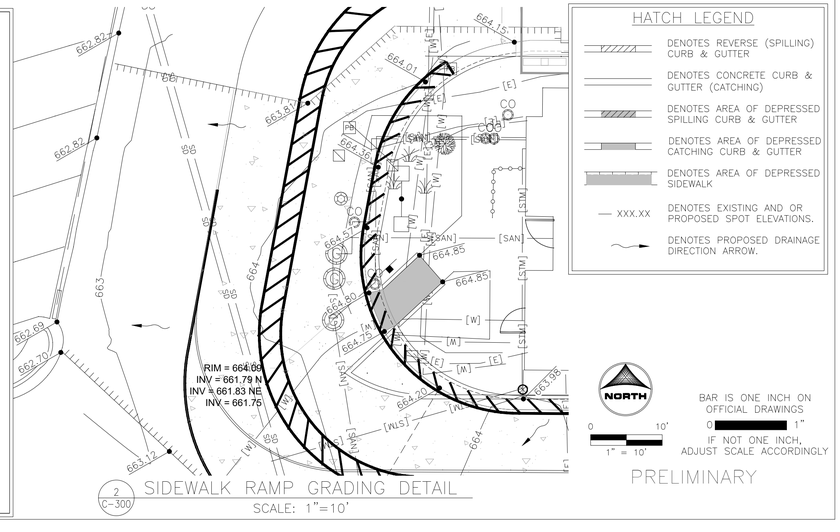
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 1 WEEK PRIOR TO CONSTRUCTION WITHIN CITY OR STATE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE CITY ENGINEERING DIVISION.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BF PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF MODOT DESIGN STANDARDS
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE GEO TECHNICAL REPORT PREPARED FOR THIS PROJECT.
- CONTRACTOR TO GRADE 4" BELOW THE BACK OF CURB TO ALLOW FOR THE PLACEMENT OF TOPSOIL. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SHEET L-101 FOR DETAILS.



INTEGRAL WALL & CURB SECTION

|*| = Match Adjacent Curb & Gutter Dimensions

Notes
1. At furthest east end of wall limits, where no curb and gutter are present and top of wall tapers, modify detail as follows:
   - use an L-shape wall similar to detail with dashed horiz. line the top of the horiz. leg.
   - make horiz. leg of wall 10" thick.
   - match bott. of wall elev. of adjacent wall with curb
   - backfill over horiz. leg. per grading plan
   - taper top of wall per plan & leave no more than 6" exposed at end of wall



2 C-300 SIDEWALK RAMP GRADING DETAIL
SCALE: 1"=10'

HATCH LEGEND

- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED SPILLING CURB & GUTTER
- DENOTES AREA OF DEPRESSED CATCHING CURB & GUTTER
- DENOTES AREA OF DEPRESSED SIDEWALK
- XXX.XX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.

NORTH
0 10'
1" = 10'

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

PRELIMINARY

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

HRGreen
HRGreen.com

CHICK-FIL-A
SUNSET HILLS PLAZA (MO) FSU
10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT #	211353.01
PRINTED FOR	PRELIMINARY
DATE	08/08/2025
DRAWN BY:	ERN
CHECKED BY:	TMR

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SHEET
GRADING PLAN

SHEET NUMBER
C-300

ST-# STORM TAGS

ST-1 EXIST. STM INLET
EXIST. RIM = 661.92
INV = 656.15 S 12" RCP
INV = 656.05 SE 12" RCP
(CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND REPLACE IF NECESSARY)

ST-2 EXIST. 2 LIN FT SS RCP, 12"
@ 6.28%

ST-3 STM SWR MH 6' DIA., R-1713 CL
(RESTRICTOR STRUCTURE - SEE DETAIL)
RIM = 662.00
TOP OF WEIR WALL INV = 659.75
(3)-8.1" ORIFICES INV = 658.30
11.5" ORIFICE INV = 656.35
INV = 656.33 NE 12"
INV = 656.70 SW 12"

ST-4 EXIST. 1 LIN FT SS RCP, 12"
@ 6.28%

ST-5 STM SWR MH 6' DIA., R-1713 CL
RIM = 662.10
INV = 656.82 NE 12"
INV = 657.19 SW 12"
INV = 656.85 E 36"
INV = 656.85 SE 6"

ST-6 EXIST. 17 LIN FT SS RCP, 12"
@ 6.28%

ST-7 STM SWR MH 4' DIA., R-1713 CL
RIM = 662.17
INV = 657.00 NE 6"
INV = 657.78 N 12"
INV = 658.03 S 12"

ST-8 EXIST. 5 LIN FT SS RCP, 12"
@ 6.28%

ST-9 EXIST. STM INLET
EXIST. RIM = 662.60
INV = 658.66 S 12"
INV = 658.66 N 12"
INV = 656.66 E 6"
(CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND REPLACE IF NECESSARY)

ST-10 9 LIN FT SS PVC, 6" SDR 26
@ 2.67%

ST-11 BARRACUDA MAX S3 WQU, 3' DIA.
(SEE DETAIL)
RIM = 662.50
INV = 656.90 N 6"
INV = 656.90 W 6"

ST-12 10 LIN FT SS PVC, 6" SDR 26
@ 1.00%

ST-13 35 LIN FT SS RCP, 36"
@ 0.57%

ST-14 STM SWR MH 4' DIA., R-1713 CL
RIM = 663.00
INV = 657.05 W 36"
INV = 657.15 E 36"

ST-15 50 LIN FT SS RCP, 36"
@ 0.55%

ST-16 STM SWR MH 4' DIA., R-1713 CL
RIM = 664.50
INV = 659.90 W 36" RCP

ST-17 EXIST. 109 LIN FT SS RCP, 12"
@ 0.77%

ST-18 134 LIN FT SS PVC, 8" SDR 26
@ 1.00%
INV @ CONNECTION = 659.32

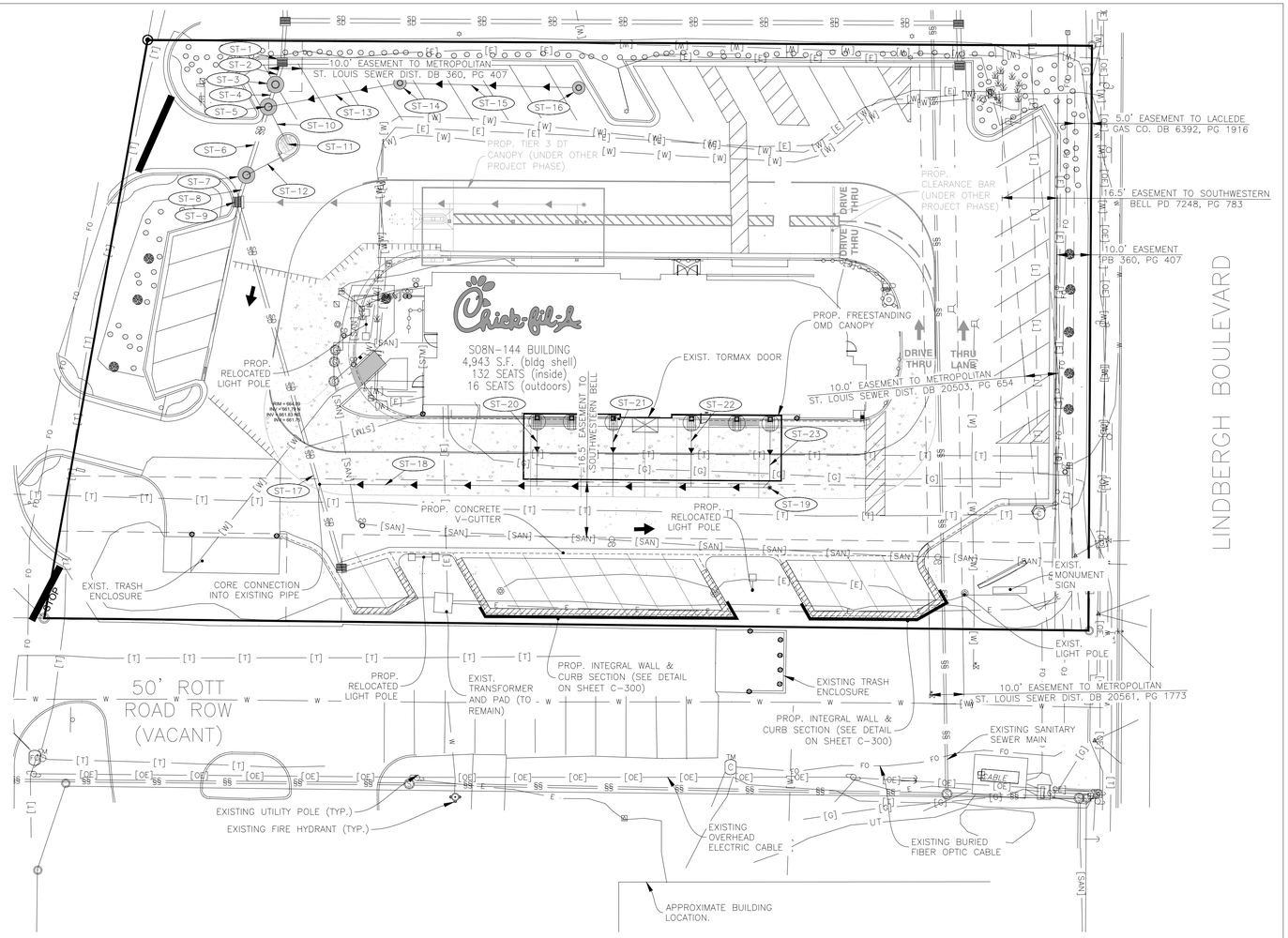
ST-19 CLEANOUT (SEE DETAIL)
RIM = 664.60
INV = 660.70

ST-20 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-21 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-22 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-23 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%



PROJECT NOTES:

* ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF SAINT LOUIS STANDARD CONSTRUCTION SPECIFICATIONS.
* AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
* INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
* ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
* ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
* ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY"

NORTH

0 20' 1" = 20"

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

PRELIMINARY

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HRGreen
HRGreen.com

CHICK-FIL-A

SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

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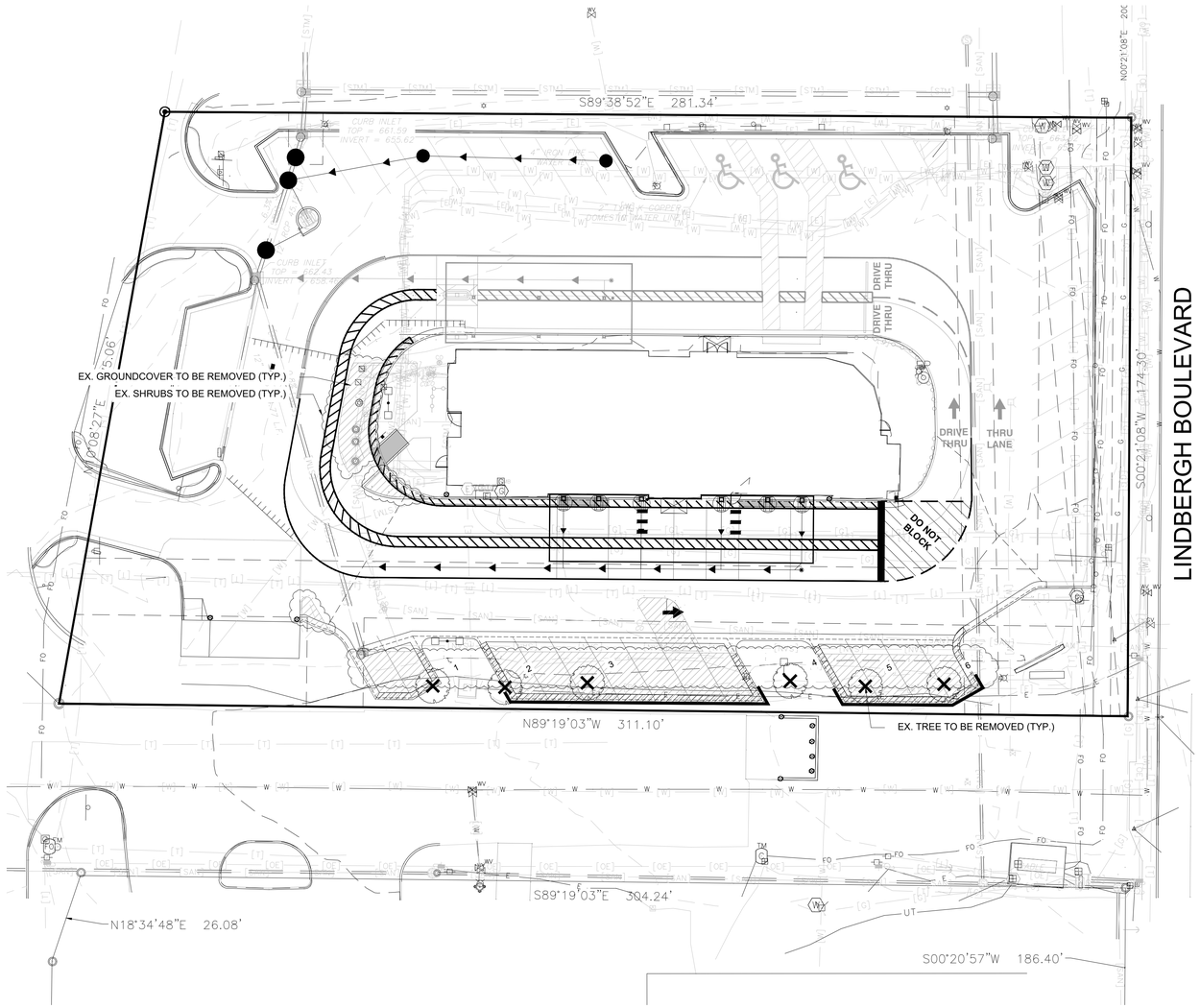
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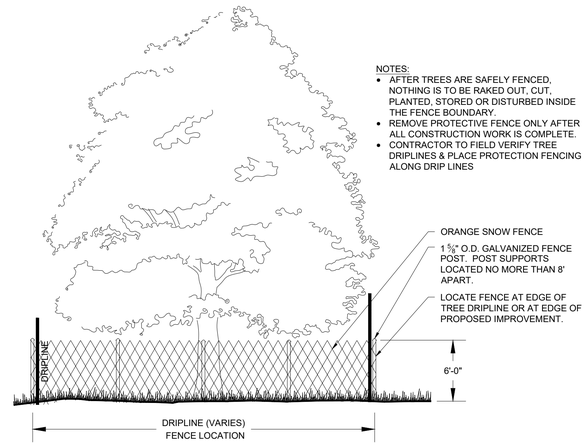
ENGINEER'S PROJECT # 211353.01
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DRAWN BY: ERN
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SHEET
PLUMBING SITE PLAN

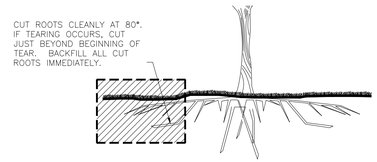
SHEET NUMBER
PS-100





1 TYP. TREE PROTECTION SNOW FENCE DETAIL

SCALE: NTS



2 TYP. ROOT PRUNING DETAIL

SCALE: NTS

CFA Sunset Hills Plaza
12/11/2025
TREE SURVEY

TAG #	DBH (INCHES)	BOTANICAL NAME	COMMON NAME	AGE*	CONDITION**	ACTION	REASON
1	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
2	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
3	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
4	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
5	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
6	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE

KEY:
* AGE: *S - Semi-Mature (young trees over 5m high) M - Mature (approximately 40-50 years old) O - Over-Mature (die-back of branches, dead wood, etc.)*
** CONDITION: *A - Good B - Fair C - Poor D - Dead*

TREE PROTECTION KEY

EXISTING TREE TO BE REMOVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

EXIST. TREES TO BE REMOVED	6
TOTAL EXISTING TREES TAGGED	6

GENERAL NOTES

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

NORTH

0 20'
1" = 20'

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
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PRELIMINARY

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Atlanta, Georgia
30349-2998

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HRGreen.com

CHICK-FIL-A

SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

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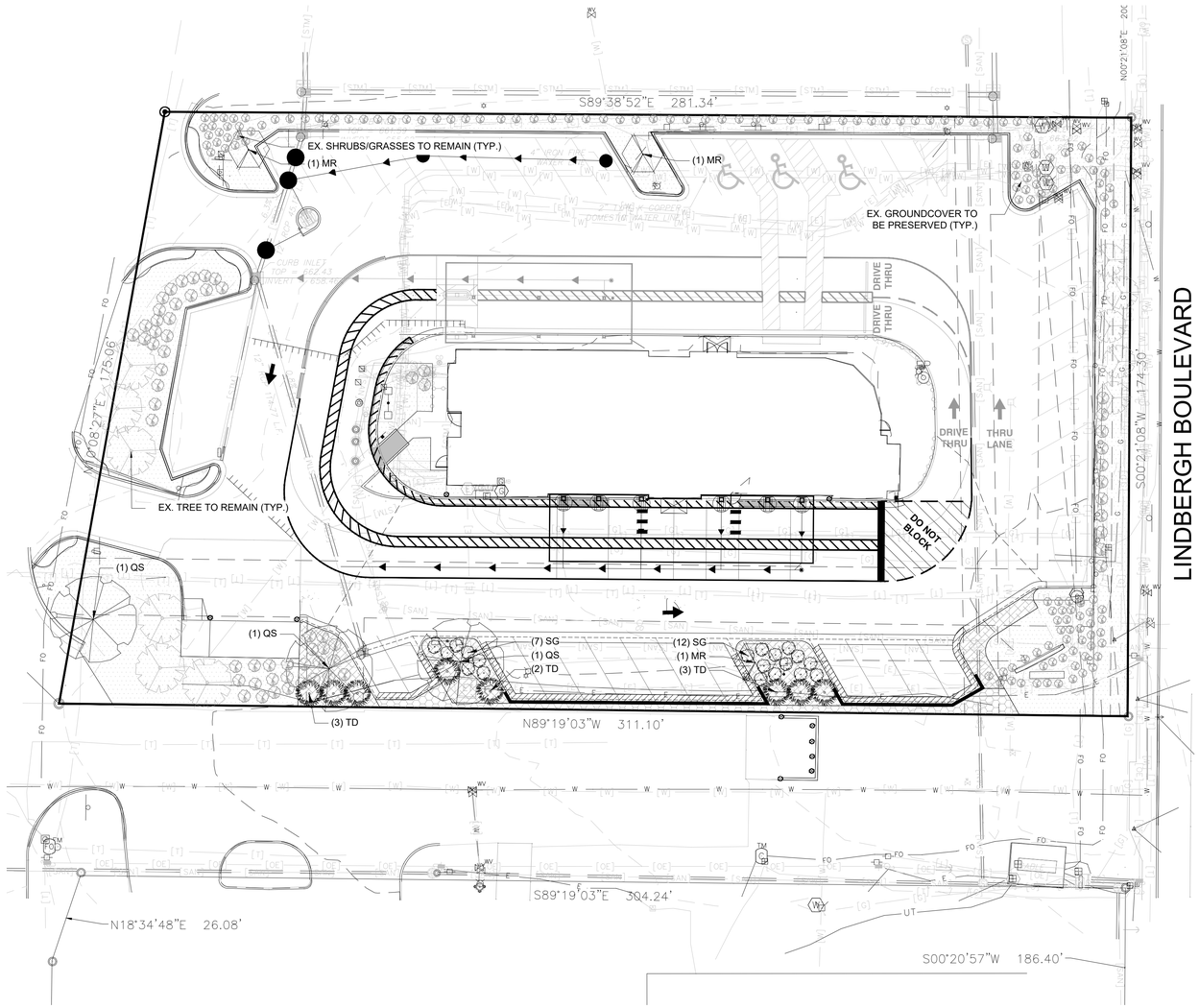
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SHEET
TREE PRESERVATION PLAN

SHEET NUMBER
L-100



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
DECIDUOUS TREES				
	QS	3	QUERCUS SHUMARDII SHUMARD OAK	3" CAL.
ORNAMENTAL TREES				
	MR	3	MAGNOLIA STELLATA 'ROYAL STAR' ROYAL STAR MAGNOLIA	2" CAL.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	SG	19	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA	5 GAL.
EVERGREEN SHRUBS				
	TD	8	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	5 GAL.

NOTES:
210 EXISTING SHRUBS/GRASSES TO REMAIN
11 EXISTING TREES TO REMAIN

*EXISTING TO REMAIN VEGETATION QUANTITIES AND LOCATIONS ARE APPROXIMATE. INFORMATION WAS OBTAINED USING GOOGLE STREET VIEW AND THE APPROVED PLAN SET.

GROUND COVERS		
	463 SF	1-1/2" ROCK MULCH (TO MATCH EXISTING)
	8,677 SF	EXISTING (PRESERVED)
	1,333 SF	SHREDDED MULCH (TO MATCH EXISTING)

LANDSCAPE CALCULATIONS

PARKING LOT PERIMETER AREA

AREA/MATERIAL	ORDINANCE	REQUIRED	PROVIDED
120 LF (LINDBERGH RD.)	1 SHRUB PER 3 LF OF LANDSCAPE AREA LENGTH	40 SHRUBS	18 SHRUBS (ALLOWANCE REQUESTED)

PARKING LOT INTERIOR AREA

AREA/MATERIAL	ORDINANCE	REQUIRED	PROVIDED
9 ISLANDS	1 CANOPY TREE PER PARKING ISLAND	9	7 (ALLOWANCE REQUESTED)

*SOME TREES PROVIDED WERE ORNAMENTAL DUE TO LIGHT POLE LOCATIONS AND HISTORY OF CANOPY TREES NOT SURVIVING IN ISLANDS.

NORTH

0 20'
1" = 20'

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

PRELIMINARY

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FSU# 03077

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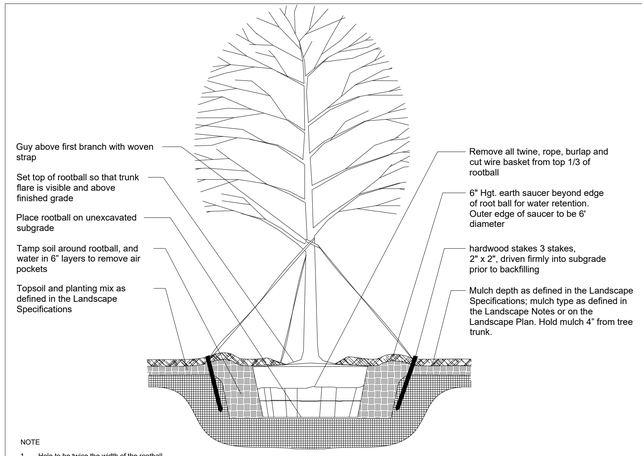
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ENGINEER'S PROJECT #	211353.01
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DATE	08/08/2025
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CHECKED BY:	JFR

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SHEET
LANDSCAPE PLAN

SHEET NUMBER
L-101

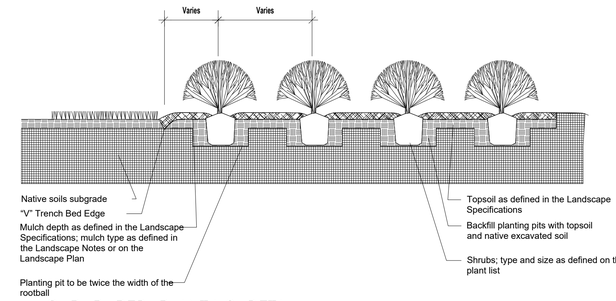


NOTE

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

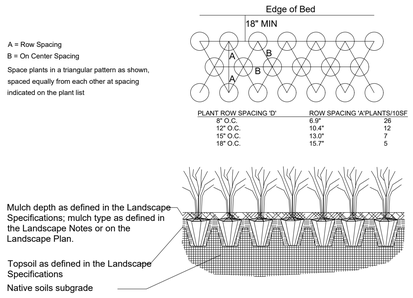
1 TREE PLANTING AND STAKING DETAIL

SCALE: NTS



2 SHRUB BED PLANTING DETAIL

SCALE: NTS



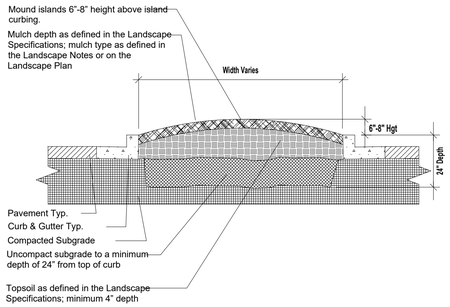
PLANT ROW SPACING 'B'	ROW SPACING 'A'	PLANTS/10SF
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5

NOTE

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

3 GROUNDCOVER PLANTING DETAIL

SCALE: NTS

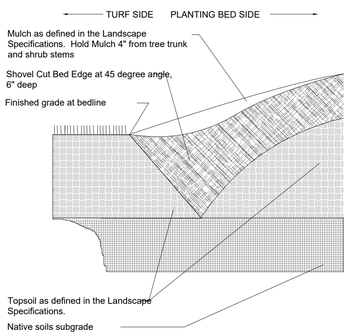


NOTE

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

4 PARKING ISLAND BERMING DETAIL

SCALE: NTS



5 "V" TRENCH BED EDGING

SCALE: NTS

GENERAL NOTES

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

LANDSCAPE NOTES

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

PRELIMINARY

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SHEET
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L-102

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2 - PRODUCTS

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

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

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

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

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

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

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

PART 3 – EXECUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LANDSCAPE MAINTENANCE SPECIFICATIONS

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

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

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

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

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

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

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

ACCEPTABLE SOIL TEST RESULTS

	LANDSCAPE TREES AND SHRUBS	TURF
pH RANGE	5.0 - 7.0	6.0 - 7.0
ORGANIC MATTER	> 1.5%	> 2.5%
MAGNESIUM (Mg)	100+ LBS/ACRE	100+ LBS/ACRE
PHOSPHORUS (P2O5)	150+ LBS/ACRE	150+ LBS/ACRE
POTASSIUM (K2O)	120+ LBS/ACRE	120+ LBS/ACRE
SOLUBLE SALTS/ CONDUCTIVITY	NOT TO EXCEED 900PPM/1.9MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX.	NOT TO EXCEED 900PPM/1.9MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX.

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

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

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

TURF

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

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

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

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

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

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

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

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

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

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

TREES, SHRUBS, & GROUND COVER

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

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

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

IP66



OVERVIEW	
Lumen Package	5,000 – 22,000
Wattage Range	38 – 152
Efficacy Range (LPW)	114 -156
Weight lbs(kg)	23 (10.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high-efficiency LED, 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution, Asymmetric provides a wider distribution pattern.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features overvoltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Custom lumen and wattage packages available.
- Additional field replaceable 10kV surge protection device that meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2) is standard.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry. Enclosure has a hinged door for ease of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

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

Warranty

- LSI LED fixtures carry a 5-year warranty (contact your LSI representative for extended warranty options.)

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) qualified products. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

Type: _____

Scottsdale® Legacy LED Canopy Luminaire (CRUS)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **CRUS SC LED SS 50 UE WHT**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Options
CRUS = LED Canopy Luminaire	SC = Symmetric AC* = Asymmetric	LED	SLW = Super Low Watt VLW = Very Low Watt LW = Low Watt SS = Super Saver MD = High Output VHO = Very High Output Custom Lumen Package†	50 = 5,000K 40 = 4,000K 30 = 3,000K	UE = Universal Voltage (120 – 277V) HV = High Voltage (347 – 480V)	WHT = White BRZ = Bronze BLK = Black	WL* = Hazardous Location

FOOTNOTES:
1. AC distribution utilizes a reflector which alters the flux from a standard SC distribution.
2. Not available on SLWL.
3. Custom lumen and wattage packages available consult factory, Values are within industry standard tolerances but not SSL3 binned.

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
Retrofit Panel – EC / ECTA / SCF to CRUS, for 18" Deck Panel	529648
Retrofit Panel – ECTA / SCF to CRUS, for 12" Deck Panel	529291
Retrofit 2x2 Cover Panel (Not for Patio)	551781

Description	Order Number
Retrofit Mid-Cover Panel (Not for Patio)	554702
Kit – Hole Plugs and Silicone (enough for 25 retrofits)†	1535540

† = Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV

Back to Quick Links

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
VHO	SC	21,061	140	B4-U4-G2	21,833	144	B4-U4-G2	20997	138	B4-U4-G2	152
	AC	17,553	114	B4-U4-G2	17,736	117	B4-U4-G2	16562	122	B3-U4-G2	
HO	SC	17,889	143	B3-U3-G1	18,546	148	B3-U3-G2	18071	133	B4-U3-G2	125
	AC	14,912	119	B4-U4-G2	14,855	119	B4-U4-G2	15,546	124	B4-U4-G2	
SS	SC	13113	141	B3-U4-G1	13,469	144	B3-U4-G1	13,985	138	B3-U4-G1	93
	AC	11,968	133	B3-U4-G1	11,761	126	B3-U4-G2	13,006	131	B3-U4-G2	
LW	SC	10657	144	B3-U4-G1	10,774	146	B3-U4-G1	11,148	134	B3-U4-G1	73
	AC	9141	126	B3-U4-G1	8,979	125	B3-U4-G1	8,746	124	B3-U4-G2	
VLW	SC	8,783	146	B3-U4-G1	8888	148	B3-U4-G1	9,184	135	B3-U4-G1	60
	AC	7561	127	B3-U4-G1	7,678	131	B3-U4-G2	8,135	138	B3-U4-G1	
SLW	SC	5685	146	B3-U4-G1	5,728	150	B3-U4-G1	5864	136	B3-U4-G1	38
	AC	4864	128	B1-U3-G1	5,089	131	B1-U3-G1	5057	136	B1-U3-G1	

†LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
VHO	152	1,27	0,73	0,64	0,55	0,44	0,32
HO	124	1,03	0,6	0,52	0,45	0,36	0,26
SS	80	0,77	0,45	0,39	0,33	0,27	0,19
LW	72	0,6	0,35	0,3	0,26	0,21	0,15
VLW	60	0,5	0,29	0,25	0,22	0,17	0,13
SLW	38	0,32	0,18	0,16	0,14	0,11	0,08

*Electrical data at 25C (77°F). Actual wattage may differ by +/-10%.

OPERATING TEMPERATURE

LUMEN PACKAGE	MOUNTING	Ma
VHO	Wall/Wood Canopy	40 C
HO	Wall/Wood Canopy	45 C
SS	Wall/Wood Canopy	50 C

Recommended Lumen Maintenance* CRUS VHO

Ambient Temp C	5-hrs†	25k hr †	50k hr †	75k hr †	100k hr †
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
35 C	102%	97%	92%	88%	84%
40 C	101%	96%	89%	85%	81%
50 C	101%	94%	89%	85%	79%

Recommended Lumen Maintenance* CRUS SS

Ambient Temp C	5-hrs†	25k hr †	50k hr †	75k hr †	100k hr †
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
35 C	102%	97%	92%	88%	84%
40 C	102%	97%	92%	88%	84%
50 C	101%	96%	91%	86%	82%

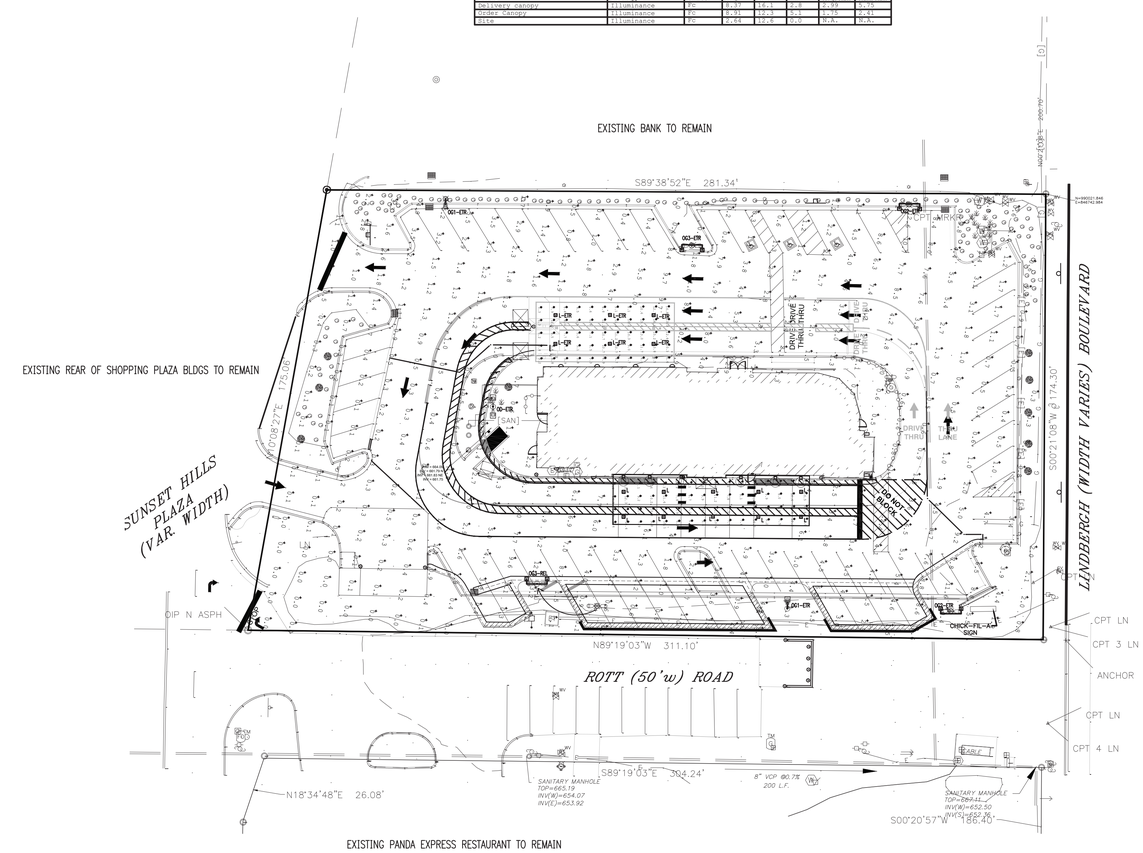
FOOTNOTES:
1. Lumen maintenance values at 25° C are calculated per TM-21 based on LM-80 data and manufacturer's in-house testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED.
3. In accordance with IESNA TM-21-11, Extrapolated Values represent time durations that exceed six times but LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED.

NEW CANOPY FIXTURE L

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Mounting Height
	6	L-ETR	SINGLE	CRUS SM-SC-LED-SPECIAL-55	1.000	1855	9.5
	10	L	SINGLE	CRUS SM-SC-LED-SPECIAL-55	1.000	1855	9.5
	2	DG1-ETR	SINGLE	RSF2 400M R4W	0.720	12229	20
	13	DG2-ETR	Twin	RSF2 400M R4BC	0.720	16358	20
	1	DG2-REL	Twin	RSF2 400M R4BC	0.720	16358	20

ETR = EXISTING TO REMAIN ETR|REL = EXISTING RELOCATED

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Delivery canopy	Illuminance	FC	8.37	15.1	4.8	2.99	5.75
Order Canopy	Illuminance	FC	9.91	15.3	6.1	1.38	6.41
Site	Illuminance	FC	2.64	12.6	0.0	N.A.	N.A.



SITE PHOTOMETRIC PLAN

1/2"-1'-0"

NORTH

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

INTERPLAN
INTERPLAN LLC

ARCH COA #2015008774
ENG COA #2005026904

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF MISSOURI
STACY TREVOR HENSON
NUMBER PE-2016036828
PROFESSIONAL ENGINEER

Stacy T Henson
2025.12.19 21:46:05 -05'00'

STACY HENSON, PROFESSIONAL ENGINEER
LIC. # PE-2016036828

CHICK-FIL-A
SUNSET HILLS_PHASE 2

10706 SUNSET HILLS PLAZA
ST. LOUIS, MO 63127

FSU#03077

BUILDING TYPE / SIZE: S08N-LG
RELEASE: -
PRINTED FOR
PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2025.0595
DATE OCTOBER 2025
DRAWN BY BEM
CHECKED BY SN

INFORMATION CONTAINED ON THIS DRAWING AND IN ALL DIGITAL FILES PRODUCED FOR ABOVE NAMED PROJECT MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES.

SHEET
SITE PHOTOMETRIC PLAN

SHEET NUMBER
ES1.0

SYLNAS - 12/19/2025 3:06:35 PM

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RESOLUTION NO. 782

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, APPROVING A TRAFFIC IMPACT STUDY WAIVER FOR CHICK-FIL-A.

WHEREAS, the City of Sunset Hills, Missouri, through its Unified Development Ordinance, encourages safe and sustainable transportation systems that support all modes of connectivity and economic activity; and

WHEREAS, Section 4.18 of the Unified Development Ordinance provides a process for applicants to request a waiver from the requirement to conduct a traffic impact study if they can demonstrate that their proposed development maintains or enhances the desired transportation system; and

WHEREAS, Chick-fil-A has submitted a request for a traffic impact study waiver in connection with a proposed development project, including a narrative and supporting materials; and

WHEREAS, City staff have reviewed the submitted materials and determined the application to be complete and eligible for review by the Board of Aldermen; and

WHEREAS, the Board of Aldermen has reviewed the request in accordance with Section 4.18 of the Unified Development Ordinance and the Standards of Review set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby finds that Chick-fil-A has met the burden of proof as outlined in Section 4.18 of the Unified Development Ordinance and has provided sufficient evidence that the proposed development maintains or enhances the desired transportation system.

Section 2. The Board of Aldermen hereby approves the request by Chick-fil-A for a waiver from the requirement to conduct a traffic impact study for its proposed development.

Section 3. This Resolution shall not be construed as a determination or approval of the development project itself, but solely as authorization to proceed through the City's approval process without the requirement of a traffic impact study.

PASSED by the Board of Aldermen this 9th day of December, 2025.

Patricia A. Sellers
Mayor

ATTEST:

City Clerk/ City Administrator

CITY OF SUNSET HILLS OFFICIAL SEAL ST. LOUIS COUNTY, MO.

August 8, 2025

Reference: **Chick-fil-A #3077 Sunset Hills FSU**
10706 Sunset Hills Plaza, St. Louis, MO 63127
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Chick-fil-A, Inc. and/or HR Green Development, LLC. to act as agent in applications, correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

Sincerely,

Property Owner
BNL SH MO 5 LLC
Ann Rangel, Property Manager

Subscribed and sworn to before me this 4th day of November 2025.

Notary Public Nancy Halbert
Seal

My Commission Expires:
1/19/2027

NANCY HALBERT
Notary Public - Arizona
Maricopa County
Commission # 643026
My Comm. Expires Jan 19, 2027

CHICK-FIL-A, INC • 5200 BUFFINGTON ROAD • ATLANTA, GA 30349

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Project Narrative

Introduction & Existing Conditions

Chick-fil-A (CFA) is proposing to redevelop a portion of the 1.18-acre parcel located at 10706 Sunset Hills Plaza in the City of Sunset Hills. CFA is proposing to modify the existing site to construct a new dual drive-thru lane along the west and south sides of the building and construct a free-standing canopy over the meal delivery area for the CFA. The property is currently zoned PD-BC (Planned Development - Business Commercial District). Construction is anticipated to start in the Summer of 2026 and completed in the Fall of 2026.

The subject Chick-fil-A (CFA) lease parcel is Lot 2 of Resubdivision of Lot E of Sunset Hills Plaza 2 in the City of Sunset Hills. The site is currently developed with an existing Chick-fil-A restaurant (approximate 5,154 square feet) and associated parking lot. The adjacent roadways include Lindbergh Boulevard on the east side and Sunset Hills Plaza on the west side. The adjacent uses include multi-tenant commercial to the north and multi-tenant commercial to the south.

Project Summary

Based on discussions with the City, a Planned Development application will be required for the proposed site improvements at the existing CFA site. The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive-thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Landscaping is proposed to complement the space and maintain the existing aesthetic.

The proposed addition of a second drive-thru lane will provide additional stacking spaces for vehicles which will help reduce the occurrence of backups onto adjacent access drives and roadways. The proposed CFA site improvements will not cause any excess noise, odors, dust, air pollution, waste, or any other nuisance characteristics that would adversely affect neighboring properties and the surrounding area.

Lot Layout/Configuration

The existing CFA building is located in the center of the site, with the storefront facing the parking lot to the north. The existing drive thru is two lanes on the north side of the building then narrowing down to a single lane just past the order points. The proposed improvements will continue the dual lane drive thru configuration on the west and south sides of the building up to the meal delivery area.

In order to accommodate the dual drive-thru lanes, the landscaped area on the west side of the building will be reduced and the parking stalls south of the building will be relocated further south

Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000

closer to the property line. Per the City Code, the “restaurant with drive through” use will require a minimum of 17 spaces. The total parking being provided is 47 spaces. The existing parking lot will remain as-is for the most part. Access to the parking lot will remain as-is from Sunset Hills Plaza drive on the west side.

A sufficiently long CFA partial dual-lane drive-thru is proposed to start on the east side of the building, curling around to the north side of building, and ending on the south side of the CFA building. CFA is proposing to install an order meal delivery canopy to be located on the south side of the CFA building, over the pick-up window.

CFA’s drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a bypass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-A has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive-thru door, which was constructed as part of a previous project.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code.

Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000

Zoning Analysis

The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%. The existing site has an impervious area coverage of 77.6% and the proposed improvements will increase the impervious coverage to be approximately 80.5%. The reduction of the parking lot setback and the increase in impervious area are both necessary to widen the existing drive-thru to provide two full lanes along the west and south side of the building. The construction of the second drive-thru lane will increase the number of vehicle stacking spaces from approximately 24 which exist today to approximately 34 stacking spaces. Chick-fil-A believes that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.

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Economic Analysis

The existing Chick-fil-A restaurant has been successfully operating since 2013 in the City of Sunset Hills and continues to see steady sales at this restaurant. The proposed improvements are intended to support and enhance the continued operations of the drive-thru.

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Environmental Impact

The subject site has been previously developed and there are no known environmental concerns for the parcel. An environmental impact study is not applicable for this proposed redevelopment. The proposed redevelopment will comply with any applicable MSD or regulatory requirements.

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Planned Development Standards for Review – City of Sunset Hills

Statement of Compliance:
The proposed Chick-fil-A drive-thru lanes and canopy have been designed to comply with the general and specific performance standards, the City Ordinance, and relevant City plans including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City to the maximum extent practicable.

- **City Plans. The planned development shall conform with the general planning policies of the City's official plans, including, but not limited to, the Comprehensive Plan, Design Guidelines, and other relevant plans and planning policies of the City.**
  Chick-fil-A believes that the proposed planned development is consistent with the spirit and intent of the Comprehensive Plan. The subject property lies within an existing commercial zoning district which allows restaurant uses with drive-thru. Per the Comprehensive plan, the property is planned to have a future commercial land use. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%.

- **Public Welfare. The planned development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.**
  The proposed drive-thru lane will not endanger the public health, safety, morals, or comfort. The site will continue to operate in much of the same manner that it does in the existing condition, except it will have dual drive-thru lanes along the west and south side of the building.

- **Impact on Other Property. The planned development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan, and shall not adversely affect the character of or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.**
  Per the City Zoning Map, the subject property is currently zoned PD-BC Planned Development - Business Commercial District which allows for restaurant uses with drive thru. All properties that border the subject site have the same commercial zoning designation. It is Chick-fil-A's belief that the proposed drive-thru is compatible with the general land use of the neighboring properties and would not diminish or impair property values.

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- **Impact on Public Facilities and Resources. The planned development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.**
  Chick-fil-A believes that the proposed drive-thru improvements should have no impact on public facilities and resources. Routine City services, such as police or public works, would continue to serve the existing business as they currently do.

- **Archaeological, Historical or Cultural Impact. The planned development shall adequately consider any substantially adverse impact of a known archaeological, historical, or cultural resource located on or off the parcel(s) proposed for development.**
  The subject site has been previously developed and there are no known archaeological, historical, or cultural resources located on or off the parcel that will be impacted by the proposed redevelopment.

- **Parking and Traffic. The planned development shall have or make adequate provision to provide ingress and egress to the proposed use by motorized and nonmotorized modes of transportation in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.**
  The proposed improvements will not change the ingress and egress for the existing use. The existing entrance and exit onto Sunset Hills Plaza drive on the west side of the property will remain as-is. The Chick-fil-A dual drive-thru lanes will ensure that traffic maintains a counterclockwise flow throughout the site to minimize traffic congestion onto public streets.

- **Adequate Buffering. The planned development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.**
  The proposed improvements include appropriate landscaping to complement the space and maintain the existing aesthetic already established on site. There are no adjacent residential uses so there are no buffering requirements. All properties that border the subject site have the same commercial zoning designation

- **Performance. The applicant shall demonstrate to the City reasonable assurance that, if authorized, the planned development can be completed according to schedule as designed.**
  Chick-fil-A has conducted a comprehensive review of the project scope, schedule, and resource requirements to ensure timely completion as designed.

- **Appearance. The design of all buildings, structures, and facilities on the site of the planned development shall meet the design related recommendations of the relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans and planning policies of the City.**
  The proposed Chick-fil-A dual drive-thru lane and free-standing canopy over the meal delivery area have been designed to comply with the general and specific performance standards and the Zoning Ordinance to the maximum extent practicable.

- **Signs. Any sign on the site of the planned development shall be in conformity with or shall satisfy the standards of review for variations as detailed in Section 10.3 of this Title.**
  Modifications to the main building signage and monument sign are not proposed as part of this planned development submittal. There will be modifications and additions to the existing traffic signs which Chick-fil-A believes is in conformance with the City Codes.

HRGreen

1391 Corporate Drive | Suite 203 | McHenry, IL 60050
Main 815.385.1778 + Fax 815.385.1781

HRGREEN.COM

December 23, 2025

To: City of Sunset Hills
3939 S. Lindbergh Boulevard
Sunset Hills, MO 63127

From: Mr. Todd Richards, P.E.

Subject: Stormwater Memo
Chick-fil-A – Sunset Hills, MO
Job #: 211353

This memo is to provide design intent for the entitlement submittal. A final stormwater report will be provided at the time of building permit submittal

Background

Chick-fil-A (CFA) is proposing to redevelop the site with a new dual drive-thru lane with a free-standing canopy over the meal delivery area for the existing CFA located at 10706 Sunset Hills Plaza in the City of Sunset Hills. The proposed stormwater management improvements have been designed in accordance with the Metropolitan St. Louis Sewer District Rules and Regulations and Engineering Design Requirements.

Existing Conditions

The subject CFA parcel is currently a developed outlot east of the Home Depot in Sunset Hills Plaza shopping center in the City of Sunset Hills. The site lies adjacent to Lindbergh Boulevard to the east, Sunset Hills Plaza to the west, multi-tenant commercial to the north, and multi-tenant commercial to the south.

The parcel is approximately 1.18 acres (51,379 square feet) in size. In the existing condition, the impervious and pervious areas within the subject parcel are calculated to be 39,871 square feet and 11,508 square feet respectively, resulting in the site to be 77.6% impervious. Exhibit EX-100 delineates the existing condition & drainage patterns for the parcel.

The site currently drains to existing storm sewer inlet structures located around the parking lot at approximately 1-5 percent slopes. Runoff tributary to these inlets is then conveyed to an existing 12” storm sewer line at the northwest corner of the site. The overland flood route generally flows from east to west to the access drive west of the site. The subject site is tributary to the existing stormwater quality basin on the adjacent property to the north and the existing underground stormwater detention basin provided for the overall development located west of the CFA development in the parking lot of 3660 S Geyer Road, west of the Home Depot.

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Proposed Conditions

The proposed improvements to the site consist of a new dual drive-thru lane with a free-standing canopy over the meal delivery area, reconstruction of parking stalls south of the building, and storm sewer. In the proposed condition, the impervious and pervious areas within the subject parcel are calculated to be 41,369 square feet and 10,010 square feet respectively, resulting in the site to be 80.5% impervious. The proposed improvements will increase the amount of impervious surface from the existing condition by approximately 1,498 square feet. The proposed impervious/pervious areas are delineated on Proposed Drainage Plan (EX-200) exhibit included in the Attachments. The increase in runoff from the existing condition for the design storm (15-year/20-min) has been calculated to be **0.103 cfs.** Despite being less than the 2 cfs differential threshold, stormwater detention will be required for the proposed development. Per MSD Rules and Regulations, projects with prior detention shall provide additional detention for increasing runoff irrespective of the 2 cfs threshold. Therefore, underground detention is proposed so the post-developed peak flows from the site do not exceed the existing peak flows for the 2-year and 100-year, 24-hour events, prorated based on the % of the site in the existing condition that is tributary to the north storm sewer outlet from the site.

Stormwater Quality

The proposed development will also be required to provide water quality treatment and channel protection. Due to grading constraints and the lack of available green space, a mechanical water quality unit was selected to provide treatment. The required water quality treatment flow rate was calculated per Appendix D.10 of the Maryland Department of the Environment Stormwater Design Manual. The required water quality treatment flow rate was determined to be **0.07-cfs**. Water quality flow rate calculations have been provided in this report. Per MSD's Barracuda MAX BMP Approval Memo, the selected unit has a maximum treatment flow rate of **0.85-cfs**. The MSD approval memo has been included in this report for reference.

An HDS unit (Barracuda MAX, 3') is proposed to be installed to treat runoff and provide channel protection prior to discharging to the existing storm sewer system at the northwest corner of the site in a 10' easement to MSD. The Barracuda MAX has been sized to treat the water quality volume per MSD standards.

Channel Protection

Per Section 4.060.02.3c Channel Protection Storage Volume Requirements in the MSD Rules and Regulations, all sites that do require new flood protection volume shall provide a 24-hour extended detention of the one-year, 24 hour storm event to protect channels from erosion. The project site does not qualify for an exemption to the channel protection storage requirement.

The calculation of the required channel protection volume is located in the Appendix G. A time of concentration of 6 minutes (0.1 hours) was used in accordance with the minimum time allowed in TR-55 Chapter 3. The channel

protection for the site will be addressed with the use of the underground pipe storage system. The Channel Protection Storage Volume required has been calculated to be **223 cf** for the site redevelopment impervious area increase of 0.04 acres.

Detention Storage / Flood Protection

Per Section 4.060.01.2b in the MSD Rules and Regulations, stormwater quantity will be required for projects which have a differential runoff of 2 cfs or greater for the 15-year, 20-minute event (in St. Louis County where storm sewers are separated from sanitary sewers). The differential runoff is calculated by the Rational Method using PI factors. Projects with prior detention shall provide additional detention for increasing runoff irrespective of the 2 cfs threshold. Flood protection will be required despite only having a differential runoff differential of **0.103 cfs (increase)** from the existing condition.

The subject site is tributary to the existing underground stormwater detention basin provided for the overall development located west of the CFA development in the parking lot of 3660 S Geyer Road, west of the Home Depot.. The net increase in impervious area is only 1,498 square feet. Therefore, the CFA development will be required to provide onsite stormwater detention for net increase in impervious area. Per Section 4.060.02.4a Flood Protection Volume Requirements, stormwater shall be detained and released at a rate not to exceed the existing routed peak flow for the 2-year and 100-year 24-hour events.

The following discharge rates were calculated for the existing condition via HydroCAD v10.10 for the various design storms:

Peak Release Rates - Existing Condition (cfs)	
1-Year	3.66
2-Year	4.68
100-Year	11.75

The following discharge rates were calculated for the proposed condition via HydroCAD v10.10 for the various design storms:

Peak Release Rates - Proposed Condition (cfs) (without onsite detention)	
1-Year	3.73
2-Year	4.75
100-Year	11.81

As can be seen from the table, detention will be required to control the proposed release rates, so they are at or below the allowable release rates from the existing condition. The required detention volume including channel protection volume was calculated to be **0.011 ac-ft**. Pipe storage in the storm sewer system will be utilized to accommodate flood and channel protection volume. The discharge rates out of the system will be controlled by an orifices set in the weir plate inside the restrictor structure (1.5-inch @ 656.35 and 6-inch @ 658.30). The OCS is labeled as "ST-3" on the Grading Plan (Sheet C-300). The controlled discharge will outlet via a 12-inch storm sewer to the existing storm sewer system.

Storm Sewer

The CFA site has been designed to capture and convey stormwater via the existing onsite storm sewer system. The majority of flows will be conveyed to the 12" storm sewer outlet provided at the northwest corner of the site. The CFA site has been designed to match the drainage patterns as close as practicable. As mentioned previously, the existing and proposed storm sewer infrastructure will be routed to the Barracuda MAX, 3' water quality unit and onsite pipe storage system. Ultimately, the site is tributary to the overall development's regional basin to the west.

The CFA site has been designed to maintain overland flood routes throughout the parking lot and drive-thru lane to direct water away from the CFA building. The CFA site has been designed to match existing drainage patterns as close as practicable.

Erosion Control

Installation of sediment and erosion control measures will be placed prior to the start of construction. Inlet protection baskets and silt fence are planned to be installed to control erosion and silt displacement until vegetation is established.

Attachments

- Runoff Differential Calculation
- Water Quality Calculation
- Channel Protection Calculation
- HydroCAD Existing and Proposed
- Existing Drainage Plan (EX-100)
- Proposed Drainage Plan (EX-200)
- Plumbing Site Plan (PS-100)
- Barracuda Max Approval Letter

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

GENERAL NOTES:

1. ADDRESS OF PROPERTY: 10706 SUNSET HILLS PLAZA, ST. LOUIS, MO 63127
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
3. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.
4. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
5. TOTAL LAND AREA: 51,357 SF, 1.18 ACRES ±
6. A ZONING REPORT OR LETTER WAS NOT FURNISHED TO THE SURVEYOR. PURSUANT TO ITEM 6 IN TABLE A OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ZONING CLASSIFICATION; REQUIREMENTS AND RESTRICTIONS MUST BE PROVIDED TO THE SURVEYOR IN THE FORM OF A REPORT OR LETTER PROVIDED BY THE CLIENT.
7. FLOOD CERTIFICATION: TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM):

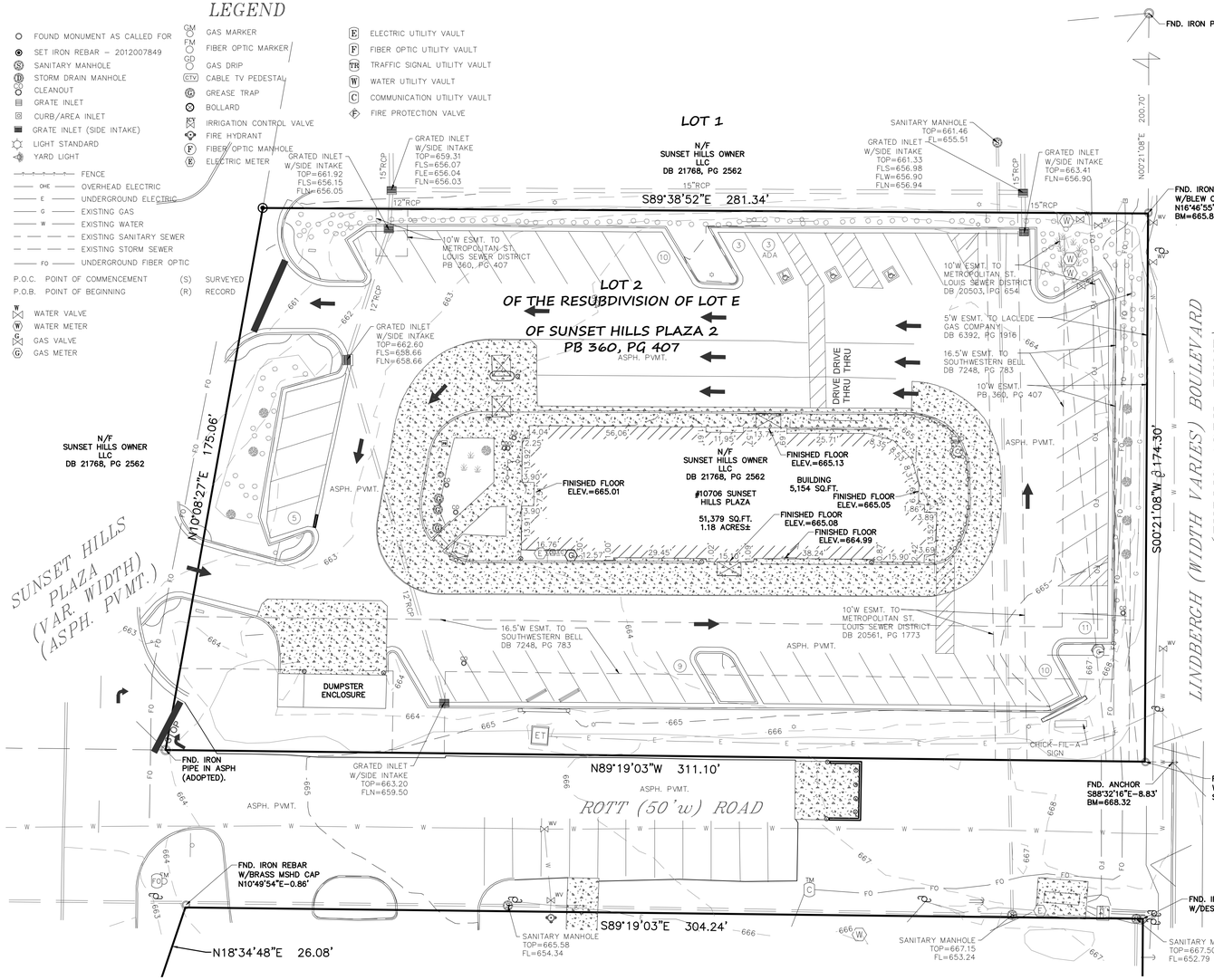
   FEMA FIRM 29189C0316K, CITY OF SUNSET HILLS, COUNTY OF ST. LOUIS, MISSOURI AND INCORPORATED AREAS DATED FEBRUARY 4, 2015.

   THE PROPERTY IS ZONE X; AREA OF MINIMAL FLOOD HAZARD.

   THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. PREMIER ENGINEERING, ARCHITECTURE & SURVEYING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE LISTED REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."
8. UTILITY LOCATIONS: SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
9. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
10. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
11. THIS PROPERTY HAS ACCESS TO SUNSET HILLS PLAZA, A DEDICATED PUBLIC STREET VIA THE AREA LABELED ACCESS, A NON-EXCLUSIVE 50 FOOT WIDE INGRESS/EGRESS EASEMENT.
12. THIS PROPERTY IS REFERENCED IN A TITLE UPDATE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 36696390 WITH AN EFFECTIVE DATE OF JANUARY 9, 2024 AND A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20121484 WITH AN EFFECTIVE DATE OF APRIL 4, 2013; THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT.
13. THERE IS NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

LEGEND

- FOUND MONUMENT AS CALLED FOR
- SET IRON REBAR – 2012007849
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- CLEANOUT
- GRATE INLET
- CURB/AREA INLET
- GRATE INLET (SIDE INTAKE)
- LIGHT STANDARD
- YARD LIGHT
- FENCE
- OHE — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- G — EXISTING GAS
- W — EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- FO — UNDERGROUND FIBER OPTIC
- P.O.C. POINT OF COMMENCEMENT (S) SURVEYED
- P.O.B. POINT OF BEGINNING (R) RECORD
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- GM GAS MARKER
- FM FIBER OPTIC MARKER
- GD GAS DRIP
- CTV CABLE TV PEDESTAL
- GREASE TRAP
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIBER OPTIC MANHOLE
- ELECTRIC METER
- E ELECTRIC UTILITY VAULT
- F FIBER OPTIC UTILITY VAULT
- TR TRAFFIC SIGNAL UTILITY VAULT
- W WATER UTILITY VAULT
- C COMMUNICATION UTILITY VAULT
- FP FIRE PROTECTION VALVE



PARCEL DESCRIPTION:

LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

SCHEDULE B-II EXCEPTIONS: 34429831

1. TAXES
   TYPE OF TAX: COUNTY
   CALENDAR YEAR: 2020
   AMOUNT: $55,472.39 ANNUALLY
   PARCEL ID #: 26M441188
   PAID THROUGH: 2020
   ASSESSMENT: &582,430.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
2. EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON MAY 15, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
3. EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON JUNE 26, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
4. DEED OF RELEASE DATED JULY 28, 2014, AND RECORDED ON JULY 29, 2014 IN DEED BOOK 21109, PAGE 798. **(NOT OF A SURVEY NATURE)**
5. SPECIAL WARRANTY DEED DATED NOVEMBER 17, 2015 BY AND BETWEEN DDR SUNSET HILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTOR, AND SUNSET HILLS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS GRENTEE, RECORDED ON NOVEMBER 17, 2015 IN DEED BOOK 21768 PAGW 2562. **(NOT OF A SURVEY NATURE)**
6. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT FROM SUNSET HILLS OWNER LLC, A DELAWARE LIOMITED LIABILITY COMPANY, GRANTOR(S), TO THADDEUS C. ORTMAN, TRUSTEE(S), IN FAVOR OF LIFE INSURANCE COMPANY OF THE SOUTHWEST, A TEXAS CORPORATION, DATED NOVEMBER 17, 2015, AND RECORDED NOVEMBER 17, 2015 IN DEED BOOK 21768, PAGE 2568, IN THE ORIGINAL AMOUNT OF $50,000,000.00. **(NOT OF A SURVEY NATURE)**

SCHEDULE B-II EXCEPTIONS: 20121484

1. ALL ASSESSMENTS AND TAXES FOR THE YEAR 2013 AND ALL SUBSEQUENT YEARS FOR THE COUNTY OF ST. LOUIS AND CITY OF SUNSET HILLS, CURRENTLY NON DUE PAYABLE.
2. EASEMENT GRANTED TO LACLEDE GAS COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5482, PAGE 483. **(DOES NOT FALL UPON SUBJECT PROPERTY)** AND BOOK 6392, PAGE 1916. (TRACT 1) **(AS SHOWN HEREON)**

   PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 86741 PAGE 2492 **(DOES NOT FALL UPON SUBJECT PROPERTY)**
3. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7248 PAGE 783. (TRACT 1) **(AS SHOWN HEREON)**
4. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 11749, PAGE 1260. (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
5. LIMITATION OF DIRECT ACCESS TO STATE HIGHWAY ROUTE 61 (LINDBERGH BLVD) AND STATE HIGHWAY 366 (WATSON ROAD) AS CONTAINED IN CAUSE NO 450739 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
6. THE RIGHTS OF BORDERS INC, ITS SUCCESSORS AND/OR ASSIGNS, AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND BORDERS INC.,TENANT, DATED FEBRUARY 14, 1995 FOR A TERM OF 15 YEARS FROM COMMENCEMENT DATE AND OPTION TO EXTEND FOR THREE SUCCESSIVE PERIODS OF FIVE YEARS EACH NOTICE OF WHICH IS FILED IN SHORT FORM LEASE RECORDED JULY 17, 1995 IN BOOK 10547, PAGE 106. (TRACT 1)

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
7. MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP AND THE PLAZA AT SUNSET HILLS, L.L.C., RECORDED JULY 24, 1995 IN BOOK 10553, PAGE 2092. (TRACT 1) **(NOT OF A SURVEY NATURE)**
8. THE RIGHTS OF PETS MART INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND PETS MARY INC.,TENANT, DATED MAY 2, 1995 FOR A TERM OF 15 YEARS AND OPTION TO EXTEND FOR FOUR RENEWAL PERIODS OF FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 149. (TRACT 1)

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
9. THE RIGHTS OF RUBY TUESDAY INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LESSOR AND RUBY TUESDAY INC., LESSEE, FOR A TERM OF 15 YEARS AND THREE OPTIONS OF RENEWALS FOR FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 155. (TRACT 1)

   TERMS AND PROVISIONS OF AN UNRECORDED SUBLEASE AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED DECEMBER 5, 2001, BETWEEN RUBY TUESDAY, INC., A GEORGIA CORPORATION (SUBLESSOR) AND RT ST LOUIS FRANCHISE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSEE), FOR THE INITIAL TERM COMMENCING ON THE 5TH DAY OF DECEMBER, 2001, AND TERMINATION ON THE 30TH DAY OF JANUARY, 2012, RECORDED ON DECEMBER 11, 2001 IN BOOK 13460, PAGE 2565

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
10. THE RIGHTS OF HOME DEPOT USA INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE DATED FEBRUARY 10, 1998 BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., (LANDLORD) AND HOME DEPOT USA INC. (TENANT) OF, WHICH A MEMORANDUM WAS RECORDED JULY 6, 1998 IN BOOK 11666, PAGE 299, FOR A TERM OF 25 YEARS WITH OPTION TO RENEW 8 EXTENSIONS OF 5 YEARS EACH (TRACT 1)

    FIRST AMENDMENT TO MEMORANDUM OF LEASE, ACCORDING TO INSTRUMENT RECORDED ON OCTOBER 23, 1998 IN BOOKL 11820, PAGE 1767.

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
11. THE RIGHTS OF BED BATH & BEYOND, INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF AN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE DATED JUNE 29, 2001, BETWEEN G S SUNSET, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND BED BATH & BEYOND, INC., A NEW YORK CORPORATION (TENANT) FOR THE TEAM OF 10 YEARS WITH OPTION TO RENEW FOR 3 ADDITIONAL PERIODS OF 5 YEARS EACH, RECORDED ON JULY 30, 2001 IN BOOK 13182, PAGE 2338. (WITH OTHER PROPERTY)

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
12. DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILLING EXECUTED BY DDR SUNSET HILLS LLC TO FIRST AMERICAN TITLE COMPANY OF THE MIDSTATES, INC., TRUSTEE FOR THE BENEFIT OF GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L P., DATED AS OF OCTOBER 8, 2009 AND RECORDED OCTOBER 15, 2009, IN BOOK 18622 PAGE 196, FOPR $400,000,000.00.

    ASSIGNMENT OF THE ABOVE DEED OF TRUST ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING TO GOLDMAN SACHS MORTGAGE COMPANY, A NEW YORK LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED DECEMBER 15, 2009 IN BOOK 18705 PAGE 715.

    FIRST AMENDMENT TO DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED ON DECEMBER 14, 2012 IN BOOK 20283 AT PAGE 199.

    SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT DATED DECEMBER 20, 2012, RECORDED JANUARY 9, 2013 IN BOOK 20324 PAGE 2096. **(NOT OF A SURVEY NATURE)**
13. MEMORANDUM OF LEASE DATED NOVEMBER 1, 2011 BETWEEN DDR SUNSET HILLS LLC (LESSOR) AND STEIN MART, INC., (LESSEE) RECORDED MAY 1, 2012 IN BOOK 19969 AT PAGE 120.

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
14. TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360 AT PAGE 317. **(NOT OF A SURVEY NATURE)**
15. BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 360 AT PAGE 407. **(AS SHOWN HEREON)**
16. THE TOPOGRAPHY AND IMPROVEMENTS SHOWN ARE LIMITED TO THE AREA REQUESTED BY THE CLIENT.

SURVEYORS CERTIFICATION:

TO: CHICK-FIL-A, INC., A GEORGIA CORPORATION / CHICAGO TITLE INSURANCE COMPANY / FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(B)(1), 8, 9, 11(A), 13, 16, 17, 19 AND 20 OF THE TABLE A THEREOF AND THE FACTS FOUND AT THE TIME OF SAID SURVEY ARE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL ABILITY AND SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR TYPE "URBAN" SURVEY.
FIELD WORK COMPLETED APRIL 02, 2024.

_____
DAVID W. MAXWELL P.L.S. # 200800726
DATE:
PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849

1" = 20'
20 10 0 20 40
SCALE IN FEET

NORTH

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYORS CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE PRIOR WRITTEN CONSENT OF PREMIER DESIGN GROUP. PREMIER DESIGN GROUP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDNETIFIED IN THIS SURVEYORS CERTIFICATION.

PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYORS CERTIFICATION.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385

PREPARED BY:
MISSOURI CERTIFICATE OF AUTHORITY #2012007849

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PREPARED FOR:
HR GREEN, INC.
LOT 2 SUNSET HILLS PLAZA
10706 SUNSET HILLS PLAZA
ST. LOUIS, MO. 63127
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA. 30349

DATE 04/03/2024

#	REVISION DATE	DESCRIPTION OF CHANGES
1	07/17/24	REVISIONS PER HR GREEN

SHEET TITLE: ALTA/NSPS SURVEY

SHEET NUMBER
V1

PROJECT NO.	2113411
DRAWN BY	E.J.S.
CHECKED BY	D.W.M.

SHEET 1 OF 1

Vault-pc\vault\DWL 3D PROJECTS\2021\2113410_HRG_10706 Sunset Hills Plaza\SURVEY\2 ALTA\2113410_Alta 3-25-24.dwg

EQUIPMENT SCHEDULE	
X0.3	**BOLLARD SLEEVE** SUPPLIER: G.C. MODEL NUMBER: 1736YRS - EAGLE 6" 6-7/8" ID, 7-3/8 OD, 56"H; COLOR: SAFETY YELLOW W/ REFLECTIVE RED STRIPE. HIGH-DENSITY POLYETHYLENE (HDPE) CONSTRUCTION WITH UV INHIBITORS; SLIDE-ON & TRIM PER MANUFACTURERE'S INSTALLATION INSTRUCTIONS.
X0.9	**LED DECK LIGHT** SUPPLIER: CANOPY MANUFACTURER. LEGACY LED CANOPY LIGHT; CRUS SC LED LW 30 UE WHT. OVERHEAD LED LIGHT PREMOUNTED TO CANOPY PER MANUFACTURERES GUIDELINES. 15-15/16" L X 15-15/16"D X 7-1/8" H; STANDARD SYMMETRIC LIGHT DISTRIBUTION; 300K LIGHT TEMPERATURE; G.C. RESPONSIBLE FOR ELECTRICAL CONNECTIONS.
X0.16	**MOUNTED FAN** SUPPLIER: TOM BARROW COMPANY (CONTACT SCOTT GEORGE PH#:404-351-1010 SGEORGE@TOMBARROW.COM) TPI CORP - U18TE-HD 22-1/2" DIAMETER; BLACK FINISH; 10' CORD; TOTALLY ENCLOSED; CORROSION AND DENT PROOF HOUSING. 120V, 1 PHASE; 3 SPEED MOTOR; MOUNT TO WALLS, COLUMNS OR CANOPY CEILING PER MANUFACTURER'S INSTRUCTIONS.
X0.19	**CLEARANCE TEXT** SUPPLIER: CANOPY MANUFACTURER; 9'-0" CLEARANCE TEXT; METALLIC VINYL NUMBERS. TEXT HEIGHTS VARY BY CANOPY - SEE SHOPS FOR COMPONENT AND DIMENSION INFO, CANOPY VENDOR TO INSTALL.
X0.29	**OVERHEAD ELECTRIC HEATER** SUPPLIER: BROMIC HEATING RE: ELECTRICAL PLANS 56"L X 8.5"D X 3.5"H; BLACK HIGH TEMPERATURE COATING FINISH; CEILING OR WALL MOUNTED; HORIZONTALLY FACING 30° TO GROUND; SEE CANOPY MANUFACTURER'S SHOP DRAWINGS TOP OF HEATER TO BE MIN 12" TO BOTTOM OF DECK. MUST BE MORE THAN 8' ABOVE GROUND; MUST BE MIN 4' BETWEEN CENTER OF HEATER TO CENTER OF FAN.

CANOPY EQUIPMENT SPEC NOTES:
REFER TO CANOPY MANUFACTURER CUTSHEET FOR HEATERS, FANS, CANOPY LIGHTS, PERMANENT BOLLARD & SLEEVE, AND 9'-0" CLEARANCE TEXT SPECIFICATIONS.

NOTE:

1. ALLOW 4'-0" MIN. BETWEEN LIGHTS/FANS AND HEATERS.

2. UTILITIES SHALL BE FED OVERHEAD ON EXISTING BLDGS.

3. INSTALL FLASHING AT ALL WINDOW CONDITIONS, SEE 4ASP1.1

4. ALL FOOTINGS TO BE BELOW GRADE.

5. DO NOT UNDERMINE EXISTING BUILDING FOUNDATION.

6. DRAINAGE TO BE BELOW GRADE WHEN POSSIBLE PER SITE CONDITIONS; TIE INTO EXISTING UTILITIES.

7. G.C. TO VERIFY METHOD OF DRAINAGE ON CANOPY SHOP DRAWINGS.

8. G.C. TO PATCH AND REPAIR WALL AFFECTED BY DEMOLITION. FINISH TO MATCH EXISTING.

9. PRIOR TO POURING THE CANOPY FOOTERS G.C. TO COORDINATE DEPTH OF CANOPY FOOTERS WITH GAS PIPING DEPTH REQUIREMENTS PER THE LOCAL JURISDICTION.

10. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY FROM FACE OF FINISH TO COLUMN CENTERLINE. G.C. TO CONFIRM DIMENSIONS WITH CIVIL PLANS AND FIELD VERIFY EXACT LOCATIONS. G.C. TO NOTIFY CHICK-FIL-A PROJECT TEAM IF CANOPY LOCATION CHANGES AND IMPACTS OTHER CONSTRUCTIONS RELATED CONDITIONS.

LEGEND

(XXXX) FINISH TAG.

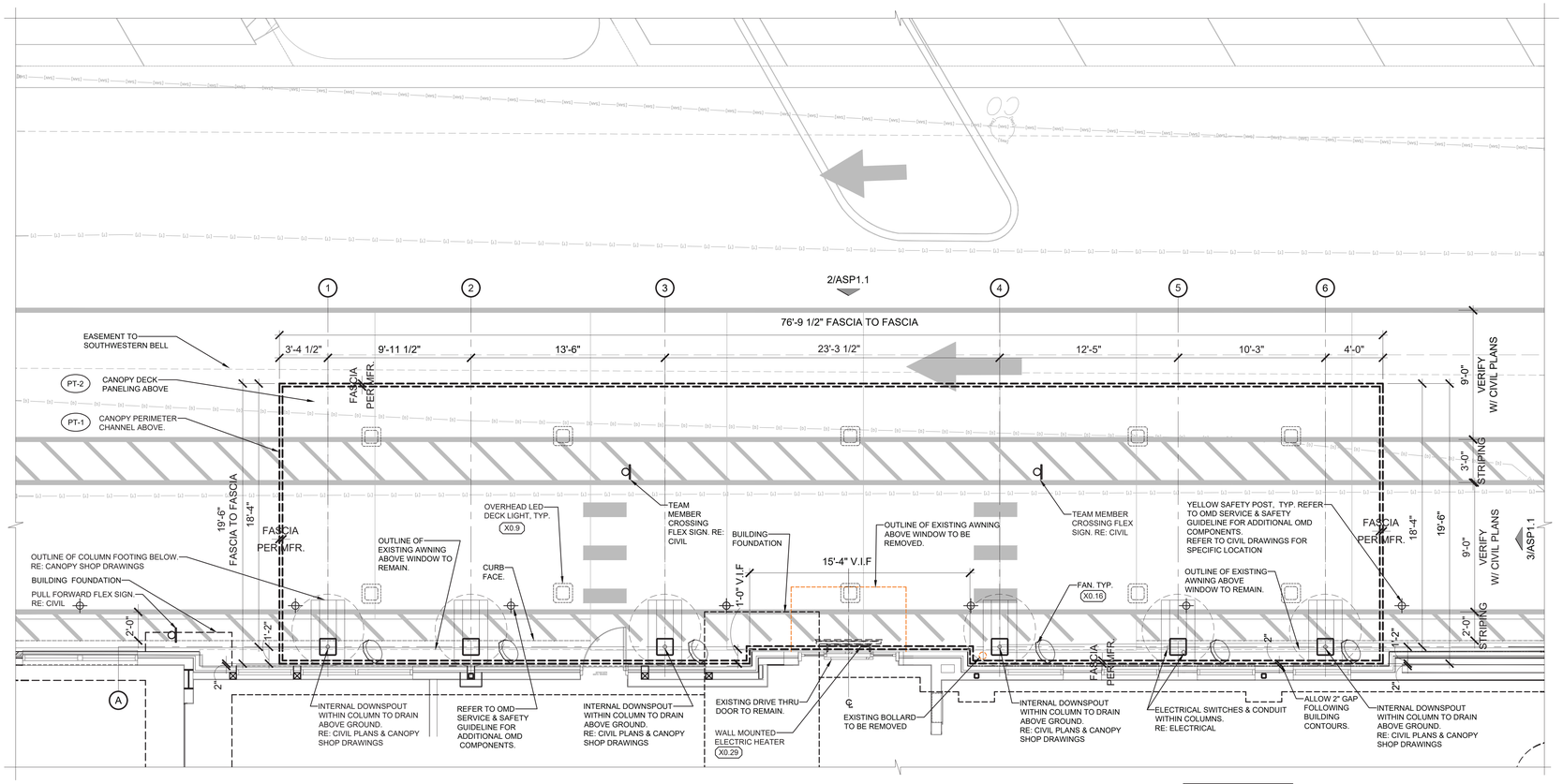
(XXXX) EQUIPMENT TAG.

NOTE:
REFER TO CFA'S OMD SERVICE & SAFETY GUIDELINES AS WELL AS CFA'S OMD G.C. INSTALL GUIDE FOR REFERENCE.

EXPOSED PIPING FINISHES:
ANY EXPOSED GAS OR ELECTRICAL CONDUIT SHALL BE FINISHED. PAINTED BLACK TO MATCH ADJACENT MATERIAL.

EXTERIOR FINISH SCHEDULE:

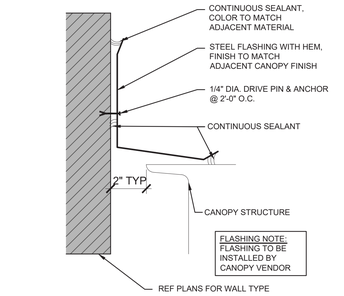
PT-1 DURA COAT, DC19ST02703
DARK BRONZE, OIL RUBBED BRONZE METALLIC TEXTURE PVD
PT-2 SMOOTH WHITE, HIGH GLOSS



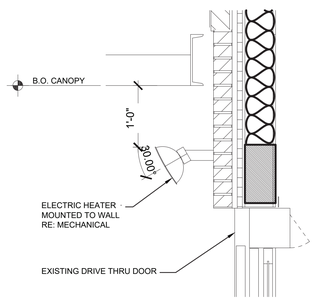
CANOPY TO DRAIN BELOW GROUND

1 TIER 3 OUTSIDE MEAL DELIVERY CANOPY
1/4"=1'-0"

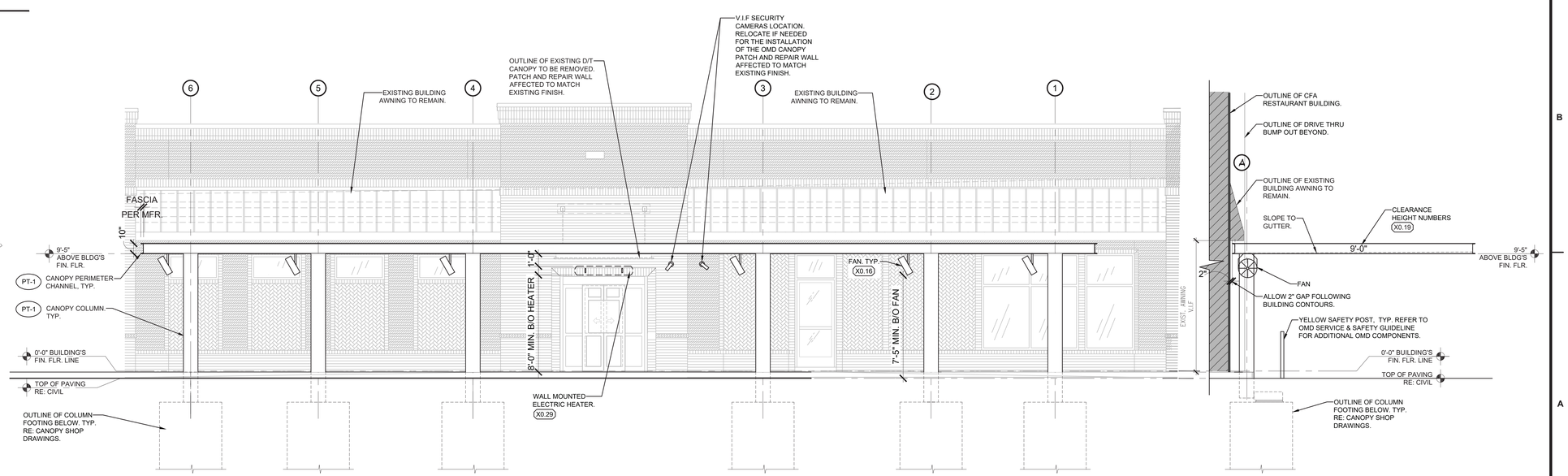
NORTH



4 FLASHING DETAIL
NTS



5 HEATER DETAIL
NTS



2 OMD CANOPY SIDE ELEVATION
1/4"=1'-0"

3 OMD CANOPY REAR ELEVATION
1/4"=1'-0"

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

INTERPLAN
INTERPLAN LLC

ARCH COA #2015008774
ENG COA #2005026904

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF MISSOURI
TAN VU
NUMBER A-2024013667
ARCHITECT

TAN VU - ARCHITECT
LIC # A-2024013667

CHICK-FIL-A
SUNSET HILLS_PHASE 2
10706 SUNSET HILLS PLAZA
ST. LOUIS, MO 63127

FSU#03077

BUILDING TYPE / SIZE: S08N-LG
RELEASE: -
PRINTED FOR
PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2025.0595
DATE OCTOBER 2025
DRAWN BY YT
CHECKED BY YT

INFORMATION CONTAINED ON THIS DRAWING AND IN ALL DIGITAL FILES RELATED TO THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES.

SHEET
ARCHITECTURAL SITE PLAN - OMD CANOPY

SHEET NUMBER
ASP-1.1

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YOVTIS - 12/19/2025 9:56:20 AM

HRGreen®

1391 Corporate Drive | Suite 203
McHenry, IL 60050
Main 815.385.1778 + **Fax** 713.965.0044

HRGREEN.COM

February 9, 2026

City of Sunset Hills
Mr. Mike Knight – Director of Planning and Public Works
3939 S. Lindbergh Blvd.
St. Louis, MO 63127

Re: Chick-fil-A – Sunset Hills, MO
Development Allowance Request
HR Green Project No. 211353.01

Mr. Knight:

Chick-fil-A currently leases the parcel located at 10706 Sunset Hills Plaza and is proposing to make site improvements to help enhance the efficiency of the existing drive-thru operations. The proposed improvements will include the expansion of the existing drive-thru to have two lanes along the west and south side of the building, the construction of a new drive-thru canopy at the existing pickup window on the south side of the building and the expansion of the parking lot along the south side of the site to accommodate the widening of the drive-thru facility on the south side of the building.

This letter is to present the development allowances being requested by Chick-fil-A to accommodate the proposed improvements to the site. The list of allowances are listed below for the City's consideration.

- Reduce the parking setback from five (5) feet to 1.5 feet at the narrowest point. This is to allow for the expansion of the drive-thru lane along the south side of the building to create a second lane. Chick-fil-A believes that the number of parking stalls provided is appropriate for this site and does not want to reduce the parking any further than as is proposed.
- Reduce the parking lot perimeter landscaping of 1 shrub per 3 lineal feet of landscape area length along Lindbergh Boulevard. The City code requires 40 shrubs and there are 18 existing shrubs provided, resulting in a deficit of 22 shrubs. This is the existing condition of the site which Chick-fil-A believes met the previous City code and there are 5 well established trees in the area where the shrubs would be planted. It is the opinion of Chick-fil-A that the trees will provide better screening than newly planted shrubs.
- Reduce the number of parking lot island trees by two (2) trees. The City code requires nine (9) trees and the proposed plan provides seven (7) trees. The available spaces for the trees are encumbered with existing underground utilities, easements and other surface level site elements which prevent the installation of the two additional trees. The other allowance related to this is that the Royal Star Magnolia trees are ornamental trees and are not canopy trees. The two parking islands on the north side of the site are proposed to receive one Royal Star Magnolia tree each and the ornamental tree was chosen due to difficulty with establishing canopy trees in these areas as part of the original project. The other proposed Magnolia tree on the south side of the parking lot was chosen due to the conflict with the proposed light pole in the same island.

If you have any questions or need additional information, please do not hesitate to contact me at 815-759-8350.

Sincerely,

HR GREEN, INC.

Todd Richards
Project Manager

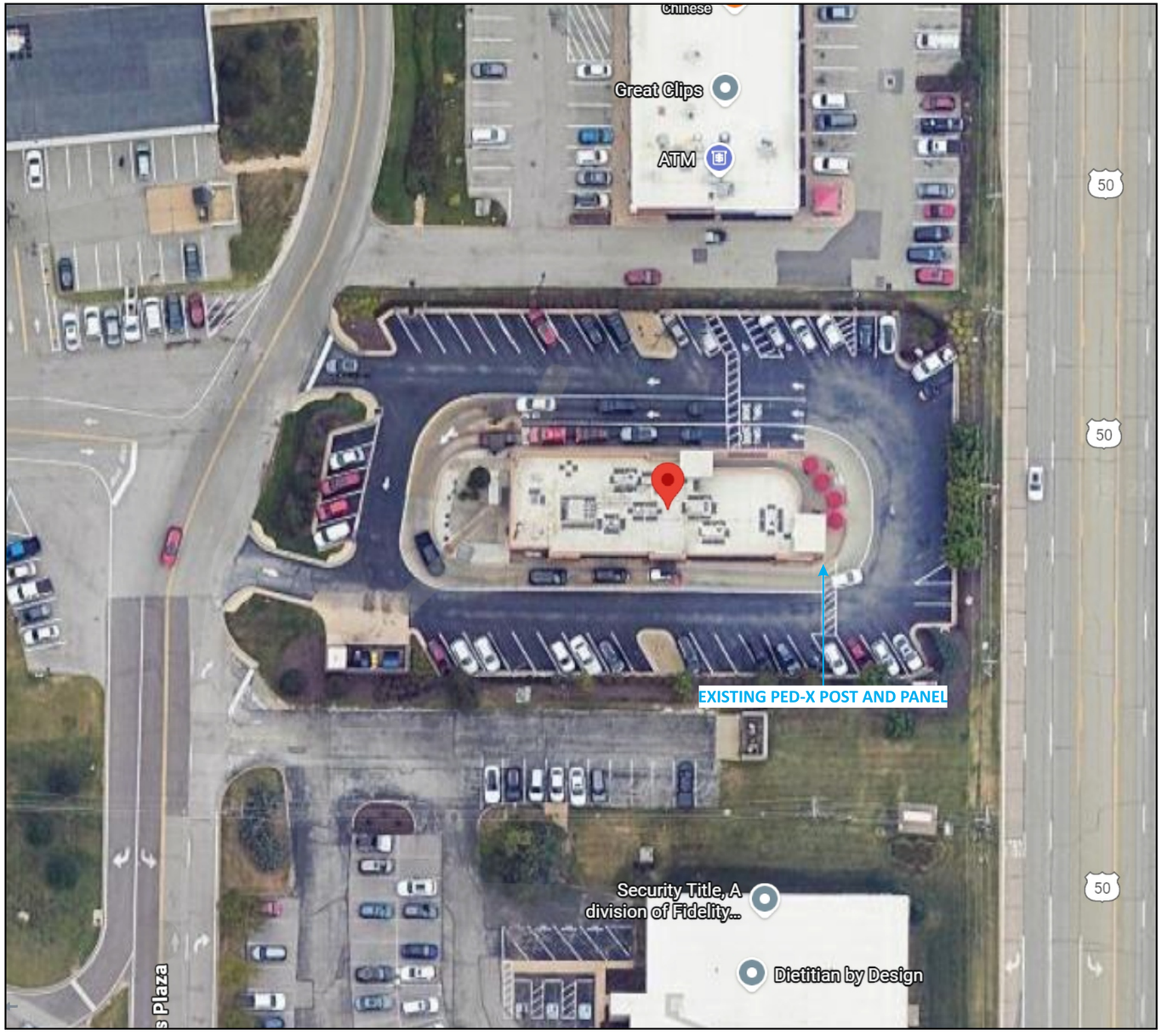
TR

J:\2021\211353\Corr\Phase 2\ltr-020626-CFA_Sunset_Hills_development-allowance-request.docx



VICINITY MAP

N.T.S.



AERIAL VIEW

N.T.S.

NORTH

ROGER GHANTOUS - 613-889-8135
RGhantous@pattisonid.com
TERRI BROWN - 682-204-6687
TBrown@pattisonid.com

Project ID
0432631A

CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/ONE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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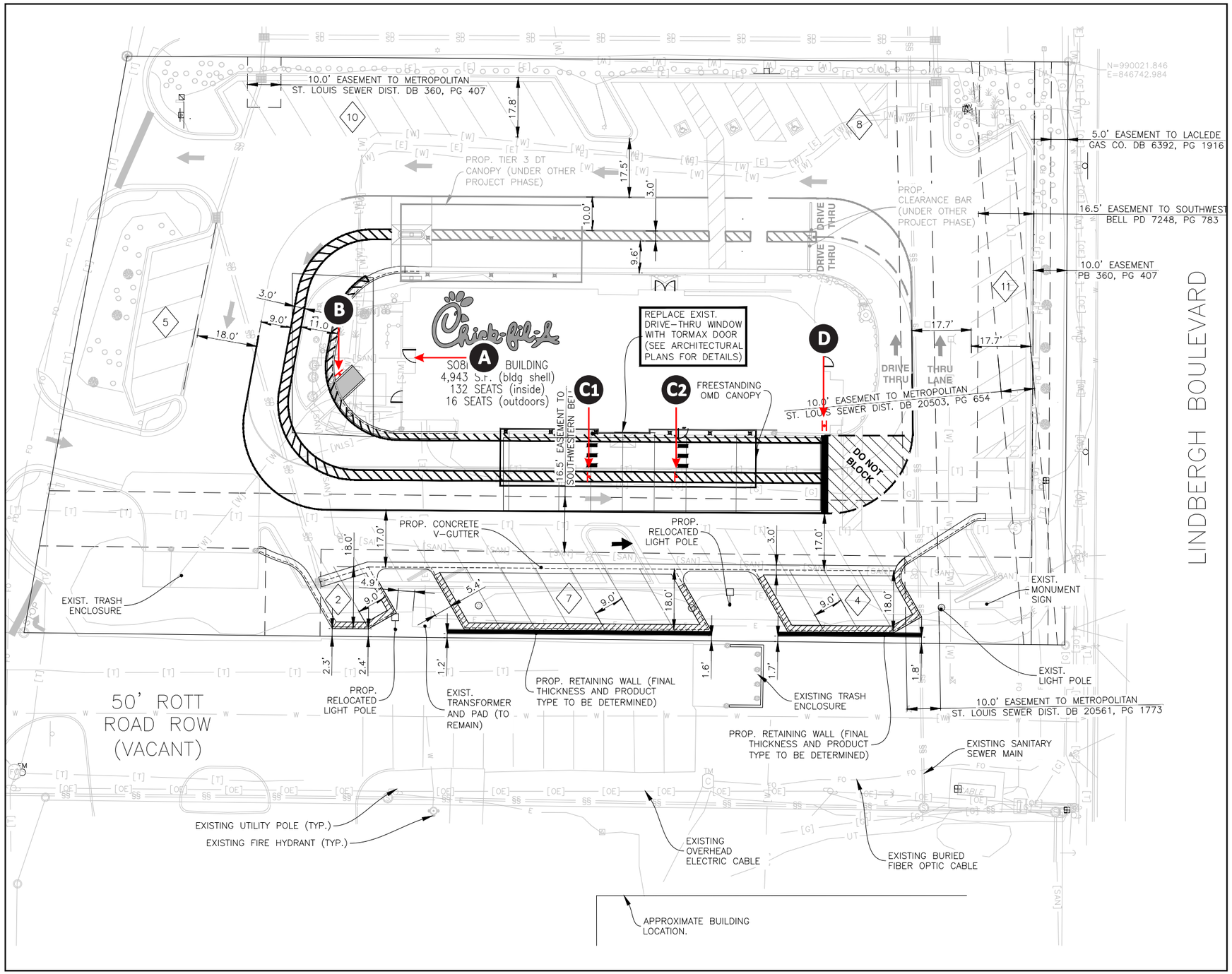
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

AERIAL VIEW



SITE PLAN 1 SCALE: 1/32" = 1'-0"

SIGN I-D LETTER	FACE A	FACE B
A	Team Members Only	
B	CAUTION TEAM MEMBER CROSSING	N/A
C1-2	CAUTION TEAM MEMBER CROSSING PORTABLE BASE	N/A
D	STOP PEDESTRIAN CROSSING	DO NOT ENTER

Project ID
0432631A
CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/DNE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

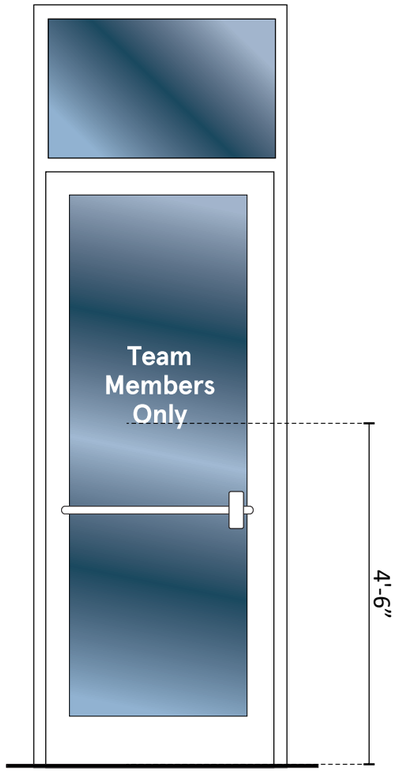
MM/DD/YYYY

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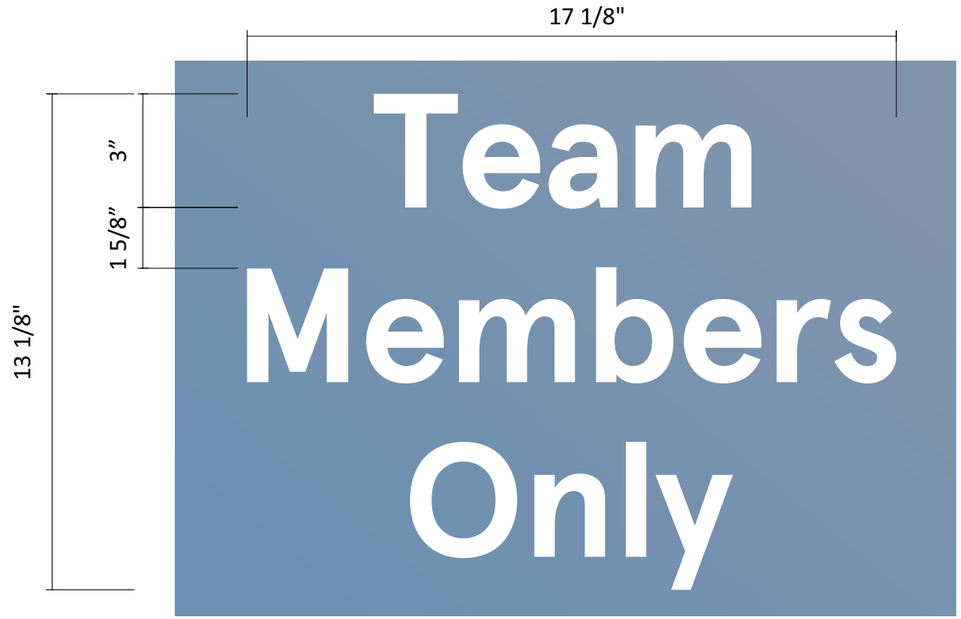
Sign Item
SITE PLAN/KEY



DOOR ELEVATIONS

SCALE: 1/2" = 1'-0"

23VIS TEAM MEMBERS ONLY VINYL
899999



A TEAM MEMBERS ONLY - DOOR VYL

SCALE: 3" = 1'-0"

ONE (1) SET REQUIRED - MANUFACTURE & INSTALL

PATTISON ID DFW TO MANUFACTURE AND INSTALL TO EXTERIOR DOOR.

COPY TO BE OPAQUE WHITE VINYL,
APPLIED 1ST SURFACE. (EXTERIOR OF DOOR)



EXISTING CONDITIONS

Project ID
0432631A

CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/ONE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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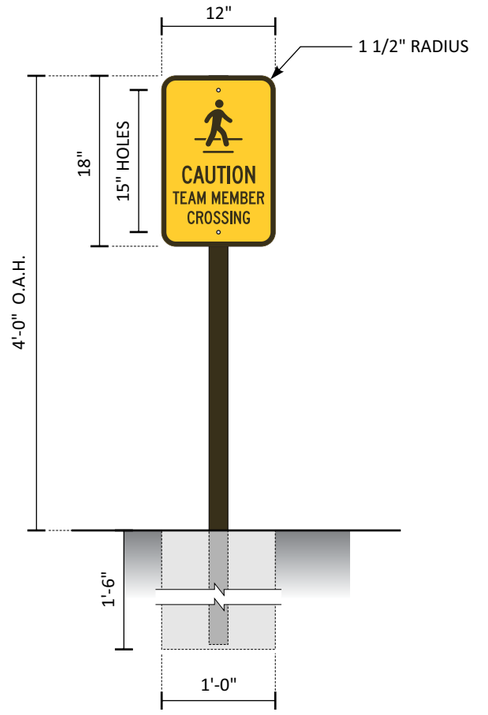
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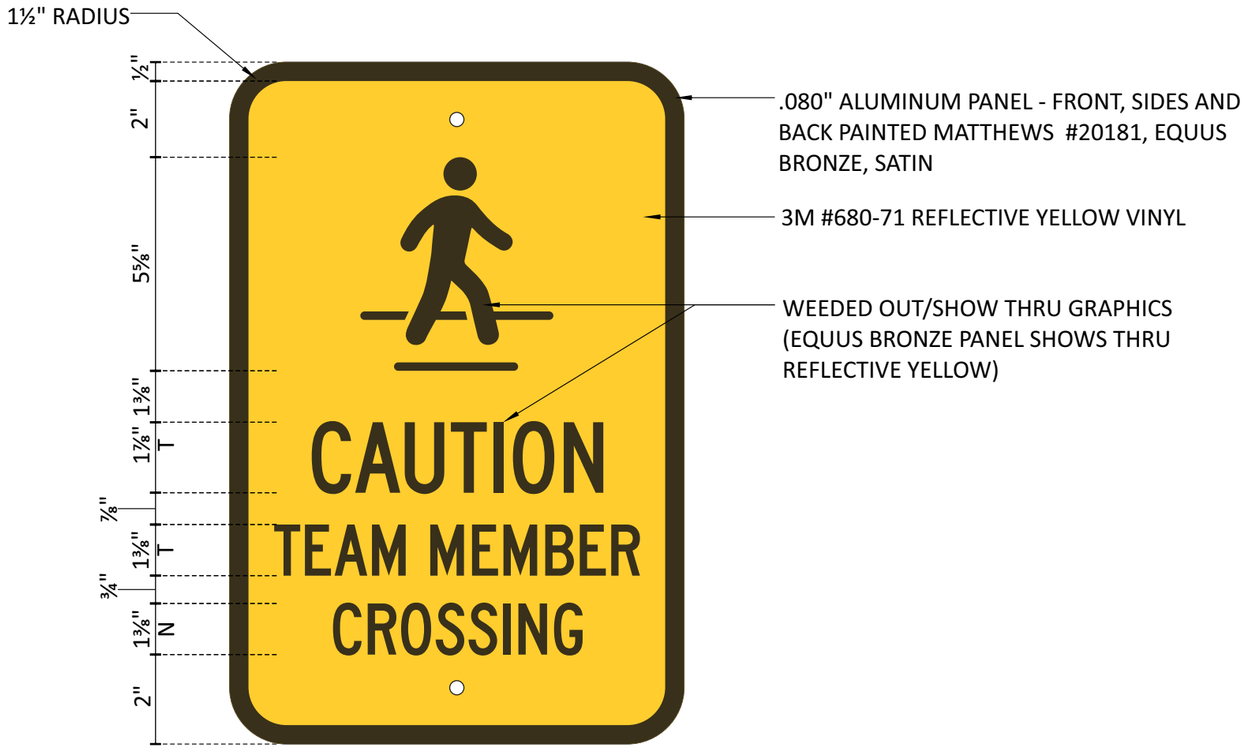
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

A





PANEL DETAIL
SCALE: 3" = 1'-0"

B **CFA - S/F X-ING TRAFFIC** SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL 1.5 SQ. FT.

PATTISON ID DFW TO MANUFACTURE AND INSTALL ONE NEW TEAM MEMBER CROSSING POST AND PANEL AND INSTALL IN LANDSCAPING.

23VIS CAUTION TEAM MEMBER CROSSING
805099

SPECIFICATIONS

SIGN PANEL
.080 ALUMINUM PANEL WITH BACK PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE.

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND.

SIGN POST
2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.
CAP IS A BUYOUT FROM MCMASTER CARR #9565K31
INVENTORY #02948

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0432631A
CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/ONE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

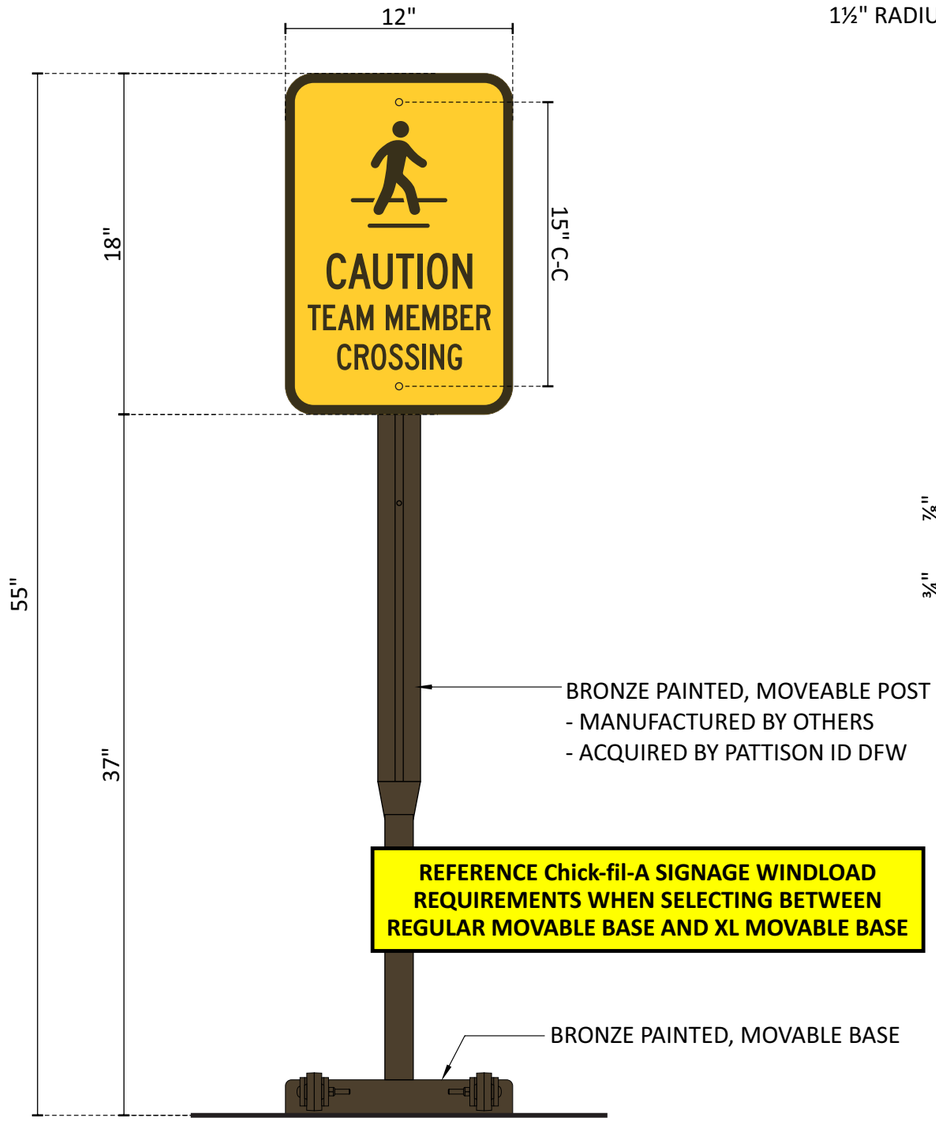
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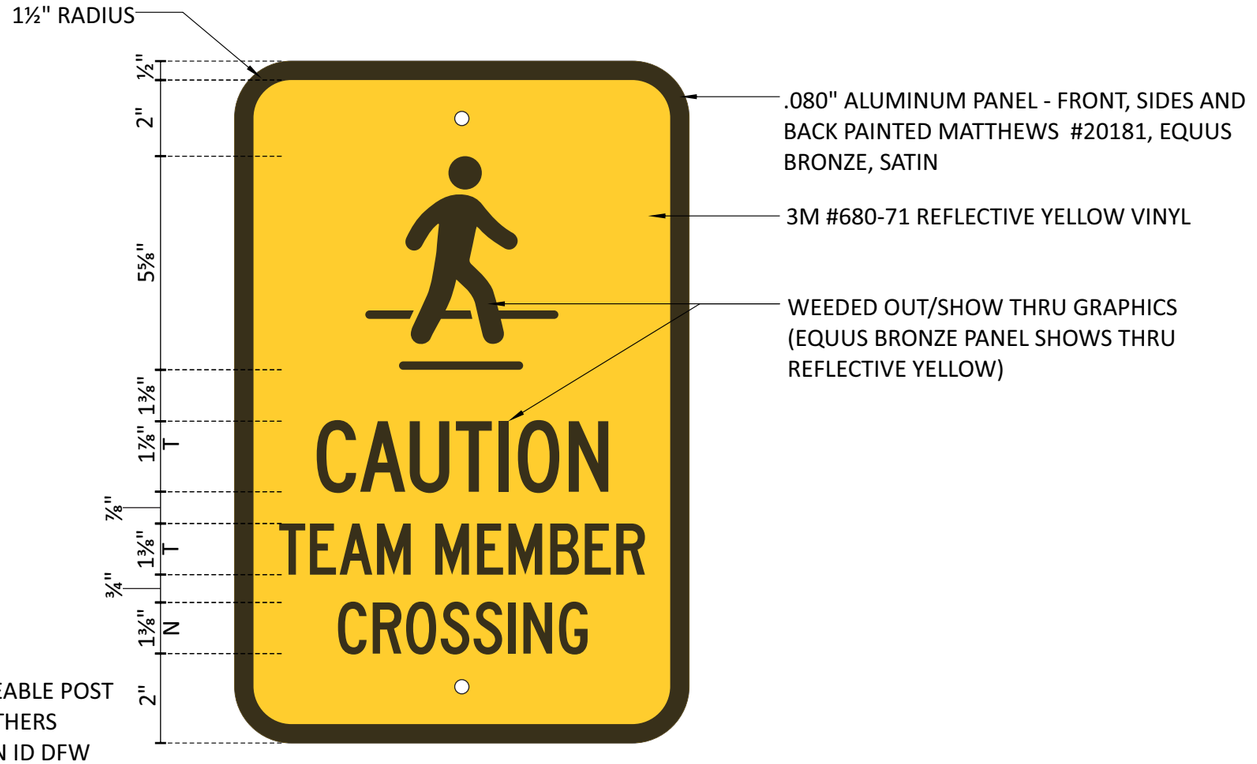
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item
B





PANEL DETAIL
SCALE: 3" = 1'-0"

C1-2 SAFETY SIGN - TEAM MEMBER CROSSING

SCALE: 1-1/2" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & DELIVER

1.5 SQ. FT.

PATTISON ID DFW TO MANUFACTURE AND DELIVER TWO (2) NEW TEAM MEMBER CROSSING PANELS ON PORTABLE BASES.

23VIS CAUTION TEAM MEMBER CROSSING
805099

23VIS PORTABLE BASES
807999

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0432631A

CFA # - 3077

10706 SUNSET HILLS PLAZA,
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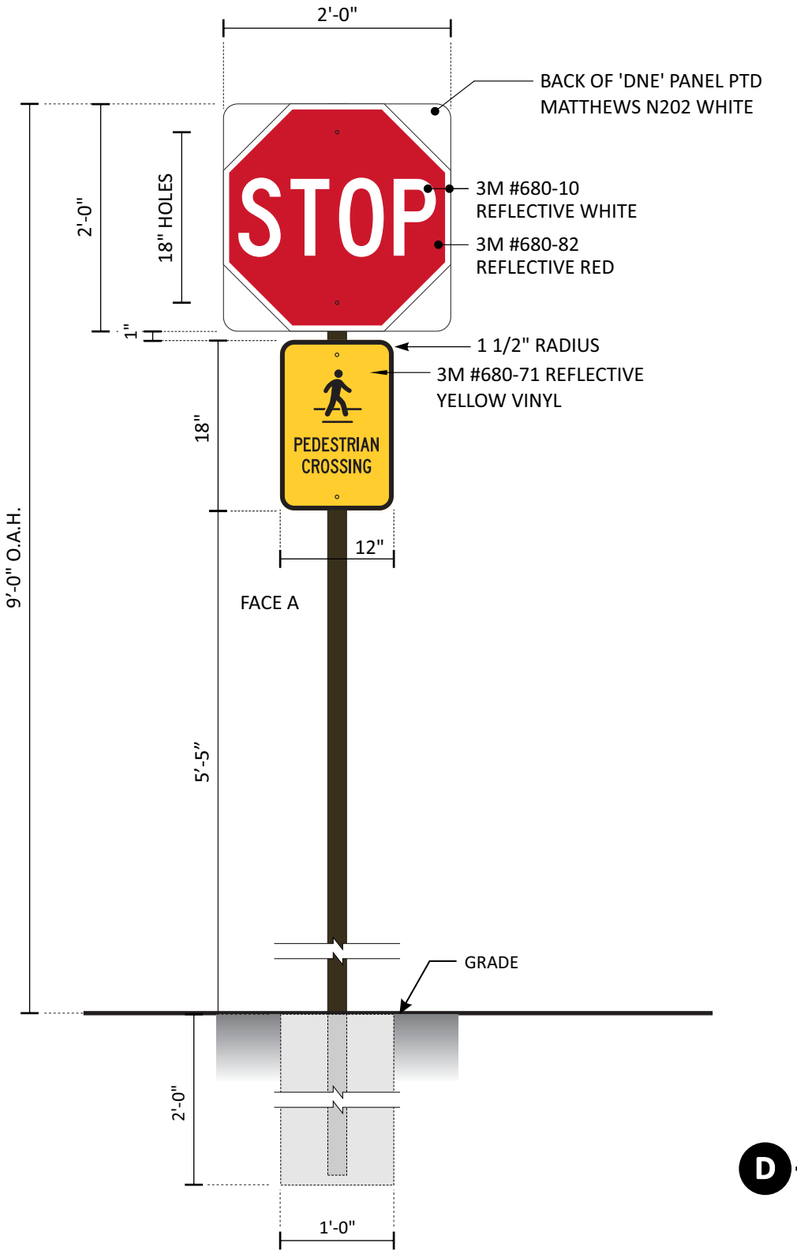
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

C1-2



23VIS MUTCD D/F STOP/DNE
807199

23VIS PEDESTRIAN CROSSING
806499

SPECIFICATIONS

STOP/DNE SIGN PANELS
.080 ALUMINUM PANELS WITH BACKS PAINTED **MATTHEWS N202 WHITE**, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE.

PED-XING SIGN PANEL
.080 ALUMINUM PANELS WITH BACK SIDES AND FRONT PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL APPLIED 1ST SURFACE. WEEDED OUT/SHOW THRU GRAPHICS.

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND

SIGN POST
2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.

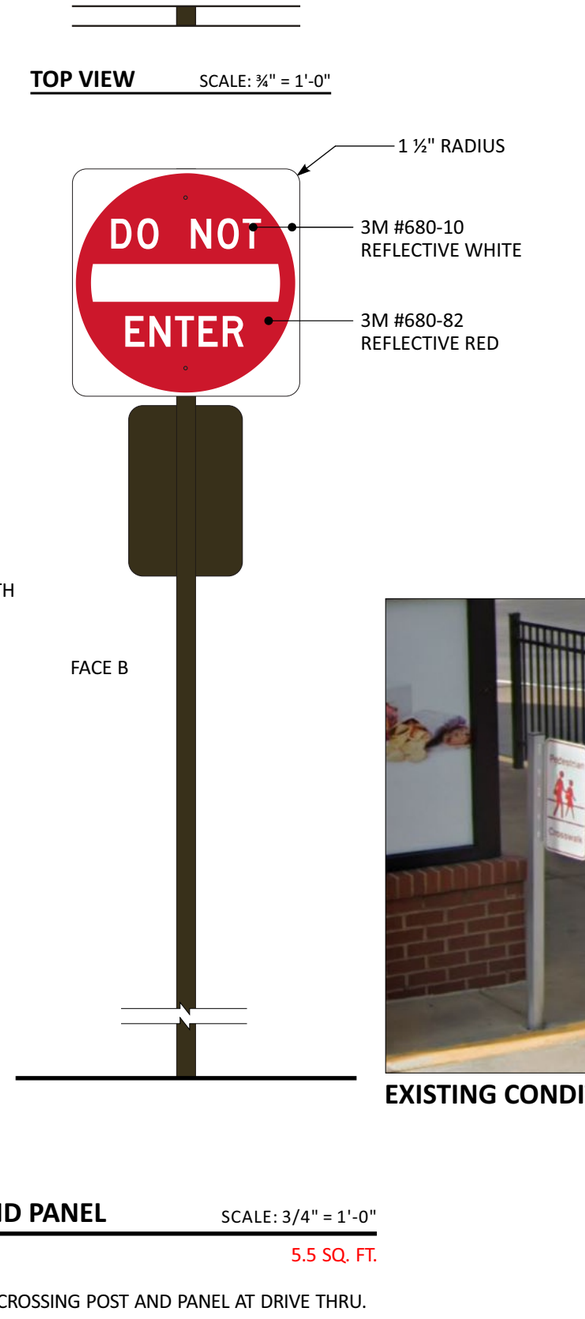
CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

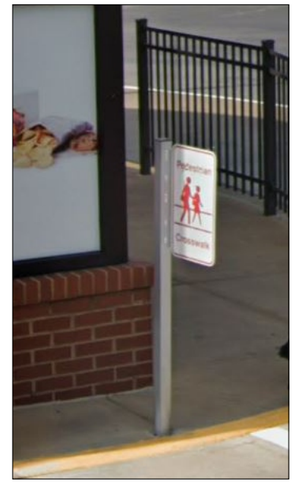
NOTE:
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DAL - MANUFACTURING

MUTCD PANEL - UPPERCASE

TOP VIEW SCALE: ¾" = 1'-0"





EXISTING CONDITIONS

D CFA - DOT D/F STOP/DNE WITH PED-XING POST AND PANEL

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL — 5.5 SQ. FT.

PATTISON ID TO REMOVE AND DISCARD ONE (1) EXISTING PEDESTRIAN CROSSING POST AND PANEL AT DRIVE THRU. FILL HOLE IN W/CONCRETE.

PATTISON ID DFW TO MANUFACTURE AND INSTALL ONE (1) NEW D/F STOP/DNE WITH PED-XING POST AND PANELS CORE DRILLED AT DRIVE THRU.

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0432631A

CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
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Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

D

HRGreen
DEVELOPMENT

1391 Corporate Drive | Suite 203 | McHenry, IL 60050
Main 815.385.1778 + **Fax** 815.385.1781

HRGREEN.COM

Subject:	Chick-fil-A Sunset Hills, MO Neighborhood Meeting and Comments Summary
HRG Project No.	211353.01
Date:	November 21, 2025

The neighborhood meeting was held on October 27, 2025 at City Hall from 3:00pm to 4:00pm. No neighbors attended the meeting. We did receive emails from two neighbors. One neighbor requested the preliminary engineering plans and the other neighbor was in favor of the project. The emails are included with this letter. A City alderman provided the following comments as relayed from Mike Knight:

"I had an experience with Chick-Fil-A drive through last week. This was about 8:15PM so not exactly peak hours. I was exiting the lane after receiving food and a car nearly hit me while trying to get around me so they could then enter the order lanes. You have to cross paths.

I am not saying I am opposed to the plan, but am questioning the feasibility.

1. *I have concerns that if there are 2 exiting lanes and people are going to be coming from the right side to then cut across those lanes to get into the order line (there is not that much space as you have to wrap around the front and get to the outside or you end up in the order line) that flow is not going to be easy/safe.*
2. *The lane coming in will be very tight with the two exit lines and the parking spots. The plan would likely provide more room if they did not replace the spaces.*

I raise this just for your knowledge, I am not trying to recreate their plan and would expect they have researched the same. Nonetheless, the site does not seem to have the pace needed to do this well. There is a reason why the C Stores have become such large footprints to keep traffic moving safely."

Sincerely,
HR GREEN, INC

Todd Richards
Project Manager – Land Development

Richards, Todd

From: Craig Voss <clvoss@vossprop.com>
Sent: Thursday, October 9, 2025 11:59 AM
To: Richards, Todd
Subject: Chick Fil A, Sunset Hills, MO

This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments

To whom it may concern;

We received a notice from the City of Sunset Hills regarding the neighboring Chick Fil A at 10706 Sunset Hills Plaza, St. Louis, MO 63127. We manage the adjacent 3701 S. Lindbergh property and would like to review what they are planning. Would you forward the plan that shows what they are planning.

Thank you in advanced,

Craig L.Voss
Cell: 314-277-9997
Office: 314-842-1800 / 1
Email: clvoss@vossprop.com
Address: 11555 Concord Village Ave, St. Louis, MO 63128

VOSS Properties
COMMERCIAL REAL ESTATE SERVICES

This message (including any attachments) is intended only for the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure and applicable law or may constitute as attorney work product. if you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. if you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately.

Richards, Todd

From: Jack B Howard <jack@houseofbrews.com>
Sent: Monday, October 13, 2025 10:42 AM
To: Richards, Todd
Subject: Neighborhood Meeting

This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments _____

Dear Mr. Richards,

As a resident in the Laumeier Condominiums we have no objection to the proposed improvements outlined in your letter. Presumably these changes are to ease congestion presently caused by the inability of the property to handle traffic volume. We have experienced the overflow that sometimes can even spillover onto Rott Rd. This can become hazardous and create a safety issue.

We are in favor of Chick-fil-A making these necessary improvements to remediate the congestion. Congratulations on such a successful operation!

Jack and Linnea Howard
4310 N HWY A1A #801
Hutchinson Island, FL 34949

Neighborhood Meeting Notice

September 30, 2025

Dear Property Owner:

You have received a notice of a "Neighborhood Meeting" to receive your input and learn about the proposed improvements at the existing Chick-fil-A restaurant located at 10706 Sunset Hills Plaza, St. Louis, MO 63127. Chick-fil-A will be submitting a Planned Development Permit application for the proposed improvements, and the City of Sunset Hills requires that the developer hold a neighborhood meeting and invite the property owners within 500 feet of the subject property. The proposed improvements will include widening the existing drive-thru to be two full lanes along the west and south side of the restaurant, construction of a canopy at the pick-up window, and shifting the parking lot to the south.

The meeting will be held at the Sunset Hills City Hall, 3939 S. Lindbergh Boulevard, Sunset Hills, MO 63127, on October 27, 2025, from 3:00 p.m. to 4:00 p.m. The meeting will be an open house format where you can share your thoughts and discuss the project with a representative from HR Green.

Your input is important to Chick-fil-A and the City. If you are unable to attend the meeting in person, please send an email to trichards@hrgreen.com with your comments or questions.

Sincerely,

HR Green Development LLC.



Todd Richards, PE
Project Manager

TMR/dmw

P-02-26

Planning & Zoning Commission Staff Report

Meeting Date: March 4th, 2026

Location: 10706 Sunset Hills Plaza

Applicant: Micah Dowdy

Description: **Chick-fil-A (Micah Dowdy) Zoning Map Amendment** - A request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza.

PROPOSAL SUMMARY

Micah Dowdy, representing Chick-fil-A is seeking approval to expand the drive-thru at an existing restaurant at the west and south sides of the building and add an awning on the south side of the building. The applicant must obtain the necessary zoning entitlements, including a Conditional Use Permit (CUP) for the proposed use and a Planned Development Permit (PDP) for development approval to proceed with the project. **The request, designated as P-02-26, seeks approval to rezone 10706 Sunset Hills Plaza from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District and is detailed in this report.** Below is an image (Figure 1) of the subject site.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

In 2012 a Conditional Use Permit and an Amended Development Plan were approved for the operation of a Chick-fil-A restaurant. This development was located in an existing commercial site in which one business was demolished, and two separate lots were formed. The Chick-fil-A restaurant is currently located on the southern lot. Below are images from 2012 (pre-construction) and 2014 (post development).

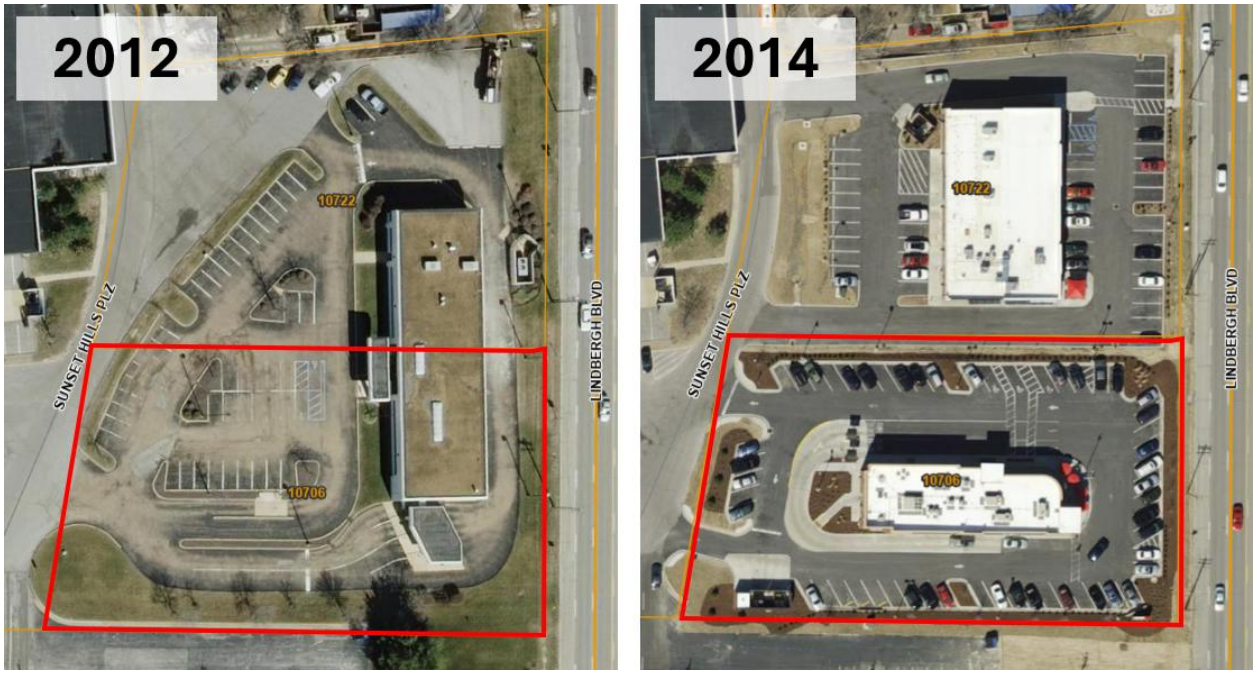


Figure 2: Historical Imagery

COMPREHENSIVE PLAN

The Land Use Plan is a key element of the City of Sunset Hills' Comprehensive Plan, serving as a visual guide for the city's long-term development. Represented as a two-dimensional map, the plan uses color-coded designations to indicate preferred land uses across the city. The subject site is designated commercial as depicted in Figure 3.

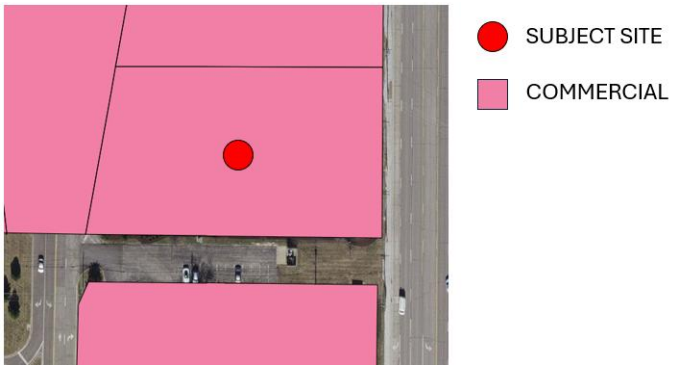


Figure 3: Land Use Plan

The subject site is bordered by areas designated commercial to the north, south and west, with Lindbergh Blvd. to the east. This request seeks approval of a zoning map amendment to allow the existing commercial use to expand the drive-thru and continue operating as a commercial business and thus consistent with the City's Land Use Plan.

ZONING DISTRICT

The subject site is currently zoned "PD-BC" Planned Development Business Commercial. Below is an image (Figure 4) of the City's zoning map for the subject site and surrounding properties.

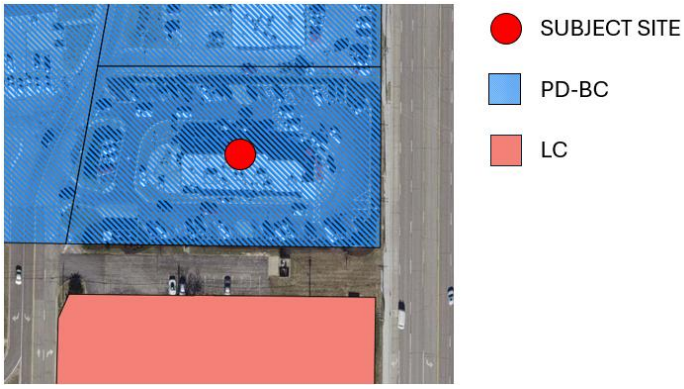


Figure 4: Zoning Map

The subject site is bordered to the north and west by PD-BC. The subject site is bordered by LC - Local Commercial District to the south. The current zoning designation permits the existing use conditionally and the proposed zoning designation permits the existing use conditionally.

Fairly similar to the Land Use Plan all surrounding properties are commercial zoned. The Chick-fil-A business is operating under the drive-through restaurant use which is conditionally permitted in the LC District. It should be noted that there is a companion request designated as P-01-06 requesting a conditional use permit to continue to operate the drive-through use within the LC District.

STAFF ANALYSIS

As noted, the property is currently zoned PD-BC. Any substantial modification to the site requires approval of a Planned Development Permit. However, a Planned Development Permit may only be processed within an active zoning district. The PD-BC designation is a legacy district that may remain in place; however, it does not allow for amendments or substantial site modifications under the current Code framework. Accordingly, in order to pursue changes to the site, the property must first be rezoned to an active zoning district before a Planned Development Permit can be considered. This procedural requirement is the sole reason the applicant is requesting the zoning map amendment.

The City Code states that the intent and purpose of the Local Commercial District is to accommodate retail and office uses of a smaller scale which are intended to provide convenience shopping and services to persons living in adjacent residential areas. The LC zoning district includes specific development standards, such as a minimum lot size of 10,000 square feet, a lot width of at least 50 feet, a front setback of 10 feet, a maximum building height of 50 feet, and a total lot coverage limit of 85%.

However, the proposed use is classified as a Motor Vehicle-Oriented Business (MVOB), which is subject to additional regulations that supersede standard LC district requirements. These include an increased minimum lot frontage of 150 feet and a 75-foot setback when adjacent to a residential district. The proposed project meets or exceeds all applicable development standards for both the LC district and MVOB regulations.

The existing use to remain is permitted conditionally in the LC district. It is important to note that the same Planning & Zoning Commission agenda includes companion petitions for a Planned Development Permit (PDP) and a Conditional Use Permit (CUP). The PDP report will provide a detailed analysis of the proposed Chick-fil-A development, evaluating its alignment with the City's Comprehensive Plan and compliance with City Code regulations. The Conditional Use Permit will outline the estimated impact on the surrounding area based on the guidelines of City Code.

DEPARTMENT INPUT

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills' Unified Development Ordinance. City staff recommends action by the Planning and Zoning Commission for the request to rezone the 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District

MOTION

The following options are available to the Planning and Zoning Commission for consideration relative to this application:

1) "I move to recommend approval (or denial) of the request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza as presented.

2) "I move to recommend approval of the request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza with the following conditions…" (Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Property Ownership
3. Survey and Legal Description

Docusign Envelope ID: 451E37B4-1063-4658-8741-A9468DD94047

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. _____
DATE _____
FEE _____

CHANGE OF ZONING

1. Applicant's Name Chick-fil-A, Inc. (c/o Micah Dowdy)
2. Mailing Address 5200 Buffington Road, Atlanta, GA 30349 Phone 404.765.8000
3. Agent's Name and Address HR Green Development, LLC (c/o Todd Richards)
(If different than Applicant)
1391 Corporate Drive, Suite 203, McHenry, IL 60050 [ph: 815.759.8350]
4. Property Owner's Name BNL SH MO 5 LLC
5. Address of Property 10706 Sunset Hills Plaza, St. Louis, MO 63127
6. Area of Property 1.18 acres
7. Existing Zoning PD-BC Proposed Zoning Local Commercial District (LC)
8. Proposed Use Free standing restaurant with drive-thru which is currently in operation.
9. Remarks and Reasons CFA is requesting to make modifications to the existing site including widening the parking lot to the south and construct a free standing canopy at the pickup window. Please see the proposed development plans for the proposed site improvements.

10. Legal Description (to be attached)

11. Scale Drawings of Property and Proposed Development Plans (to be attached)

12. Fee: One acre or less $250. More than one acre $250 plus $25.00 for each acre or fraction thereof over one acre.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: Signed by: Micah Dowdy 9987E5A9BBE64DD...

August 8, 2025

Reference: **Chick-fil-A #3077 Sunset Hills FSU**
10706 Sunset Hills Plaza, St. Louis, MO 63127
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Chick-fil-A, Inc. and/or HR Green Development, LLC. to act as agent in applications, correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

Sincerely,

Property Owner
BNL SH MO 5 LLC
Ann Rangel, Property Manager

Subscribed and sworn to before me this 4th day of November 2025.

Notary Public Nancy Halbert
Seal

My Commission Expires:
1/19/2027

NANCY HALBERT
Notary Public - Arizona
Maricopa County
Commission # 643026
My Comm. Expires Jan 19, 2027

CHICK-FIL-A, INC • 5200 BUFFINGTON ROAD • ATLANTA, GA 30349

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

GENERAL NOTES:

1. ADDRESS OF PROPERTY: 10706 SUNSET HILLS PLAZA, ST. LOUIS, MO 63127
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
3. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.
4. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
5. TOTAL LAND AREA: 51,357 SF, 1.18 ACRES ±
6. A ZONING REPORT OR LETTER WAS NOT FURNISHED TO THE SURVEYOR. PURSUANT TO ITEM 6 IN TABLE A OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ZONING CLASSIFICATION; REQUIREMENTS AND RESTRICTIONS MUST BE PROVIDED TO THE SURVEYOR IN THE FORM OF A REPORT OR LETTER PROVIDED BY THE CLIENT.
7. FLOOD CERTIFICATION: TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM):

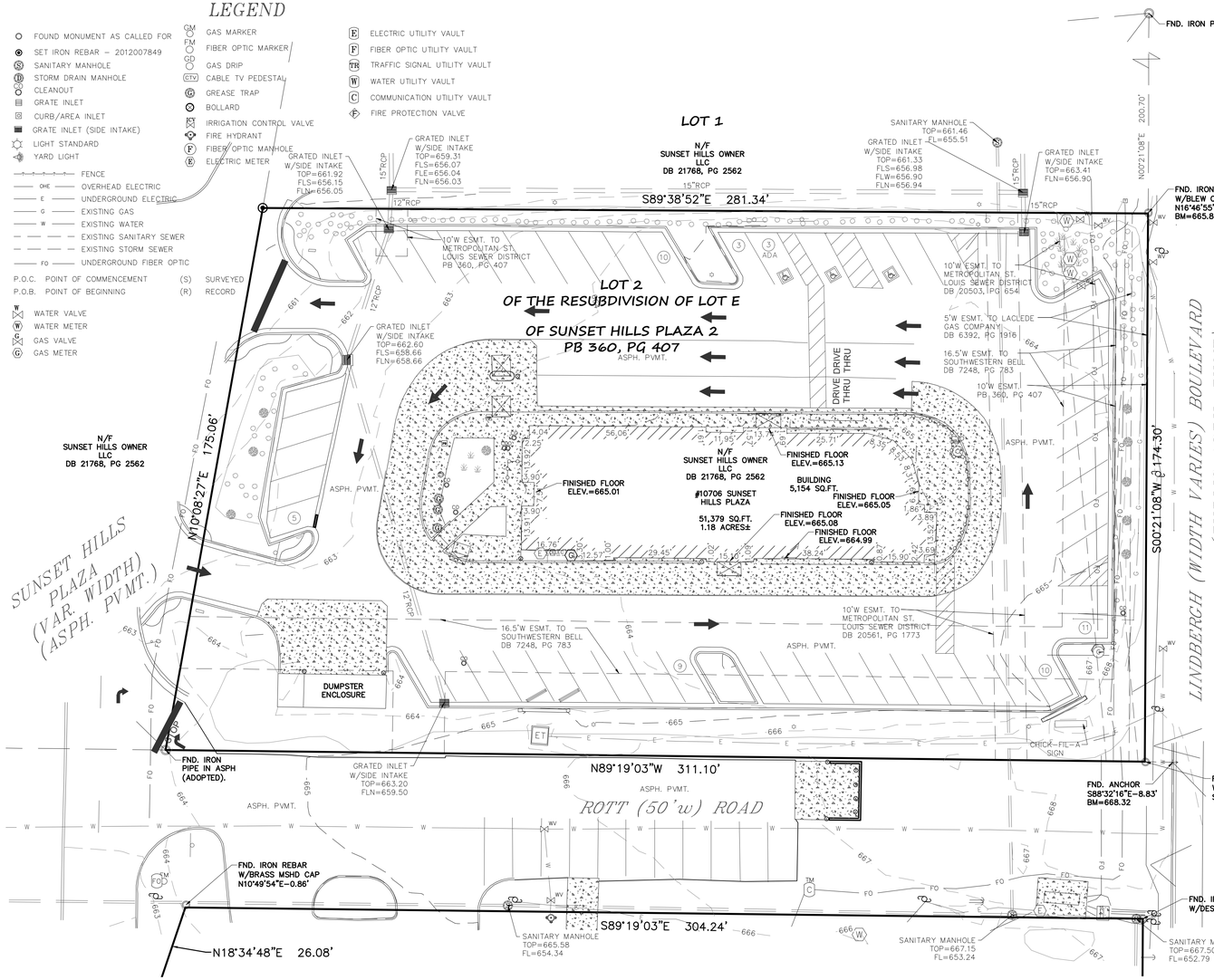
   FEMA FIRM 29189C0316K, CITY OF SUNSET HILLS, COUNTY OF ST. LOUIS, MISSOURI AND INCORPORATED AREAS DATED FEBRUARY 4, 2015.

   THE PROPERTY IS ZONE X; AREA OF MINIMAL FLOOD HAZARD.

   THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. PREMIER ENGINEERING, ARCHITECTURE & SURVEYING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE LISTED REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."
8. UTILITY LOCATIONS: SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
9. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
10. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
11. THIS PROPERTY HAS ACCESS TO SUNSET HILLS PLAZA, A DEDICATED PUBLIC STREET VIA THE AREA LABELED ACCESS, A NON-EXCLUSIVE 50 FOOT WIDE INGRESS/EGRESS EASEMENT.
12. THIS PROPERTY IS REFERENCED IN A TITLE UPDATE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 36696390 WITH AN EFFECTIVE DATE OF JANUARY 9, 2024 AND A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20121484 WITH AN EFFECTIVE DATE OF APRIL 4, 2013; THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT.
13. THERE IS NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

LEGEND

- FOUND MONUMENT AS CALLED FOR
- SET IRON REBAR – 2012007849
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- CLEANOUT
- GRATE INLET
- CURB/AREA INLET
- GRATE INLET (SIDE INTAKE)
- LIGHT STANDARD
- YARD LIGHT
- FENCE
- OHE — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- G — EXISTING GAS
- W — EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- FO — UNDERGROUND FIBER OPTIC
- P.O.C. POINT OF COMMENCEMENT (S) SURVEYED
- P.O.B. POINT OF BEGINNING (R) RECORD
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- GM GAS MARKER
- FM FIBER OPTIC MARKER
- GD GAS DRIP
- CTV CABLE TV PEDESTAL
- GREASE TRAP
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIBER OPTIC MANHOLE
- ELECTRIC METER
- E ELECTRIC UTILITY VAULT
- F FIBER OPTIC UTILITY VAULT
- TR TRAFFIC SIGNAL UTILITY VAULT
- W WATER UTILITY VAULT
- C COMMUNICATION UTILITY VAULT
- FP FIRE PROTECTION VALVE



PARCEL DESCRIPTION:

LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

SCHEDULE B-II EXCEPTIONS: 34429831

1. TAXES
   TYPE OF TAX: COUNTY
   CALENDAR YEAR: 2020
   AMOUNT: $55,472.39 ANNUALLY
   PARCEL ID #: 26M441188
   PAID THROUGH: 2020
   ASSESSMENT: &582,430.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
2. EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON MAY 15, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
3. EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON JUNE 26, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
4. DEED OF RELEASE DATED JULY 28, 2014, AND RECORDED ON JULY 29, 2014 IN DEED BOOK 21109, PAGE 798. **(NOT OF A SURVEY NATURE)**
5. SPECIAL WARRANTY DEED DATED NOVEMBER 17, 2015 BY AND BETWEEN DDR SUNSET HILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTOR, AND SUNSET HILLS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS GRENTEE, RECORDED ON NOVEMBER 17, 2015 IN DEED BOOK 21768 PAGW 2562. **(NOT OF A SURVEY NATURE)**
6. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT FROM SUNSET HILLS OWNER LLC, A DELAWARE LIOMITED LIABILITY COMPANY, GRANTOR(S), TO THADDEUS C. ORTMAN, TRUSTEE(S), IN FAVOR OF LIFE INSURANCE COMPANY OF THE SOUTHWEST, A TEXAS CORPORATION, DATED NOVEMBER 17, 2015, AND RECORDED NOVEMBER 17, 2015 IN DEED BOOK 21768, PAGE 2568, IN THE ORIGINAL AMOUNT OF $50,000,000.00. **(NOT OF A SURVEY NATURE)**

SCHEDULE B-II EXCEPTIONS: 20121484

1. ALL ASSESSMENTS AND TAXES FOR THE YEAR 2013 AND ALL SUBSEQUENT YEARS FOR THE COUNTY OF ST. LOUIS AND CITY OF SUNSET HILLS, CURRENTLY NON DUE PAYABLE.
2. EASEMENT GRANTED TO LACLEDE GAS COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5482, PAGE 483. **(DOES NOT FALL UPON SUBJECT PROPERTY)** AND BOOK 6392, PAGE 1916. (TRACT 1) **(AS SHOWN HEREON)**

   PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 86741 PAGE 2492 **(DOES NOT FALL UPON SUBJECT PROPERTY)**
3. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7248 PAGE 783. (TRACT 1) **(AS SHOWN HEREON)**
4. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 11749, PAGE 1260. (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
5. LIMITATION OF DIRECT ACCESS TO STATE HIGHWAY ROUTE 61 (LINDBERGH BLVD) AND STATE HIGHWAY 366 (WATSON ROAD) AS CONTAINED IN CAUSE NO 450739 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
6. THE RIGHTS OF BORDERS INC, ITS SUCCESSORS AND/OR ASSIGNS, AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND BORDERS INC.,TENANT, DATED FEBRUARY 14, 1995 FOR A TERM OF 15 YEARS FROM COMMENCEMENT DATE AND OPTION TO EXTEND FOR THREE SUCCESSIVE PERIODS OF FIVE YEARS EACH NOTICE OF WHICH IS FILED IN SHORT FORM LEASE RECORDED JULY 17, 1995 IN BOOK 10547, PAGE 106. (TRACT 1)

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
7. MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP AND THE PLAZA AT SUNSET HILLS, L.L.C., RECORDED JULY 24, 1995 IN BOOK 10553, PAGE 2092. (TRACT 1) **(NOT OF A SURVEY NATURE)**
8. THE RIGHTS OF PETS MART INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND PETS MARY INC.,TENANT, DATED MAY 2, 1995 FOR A TERM OF 15 YEARS AND OPTION TO EXTEND FOR FOUR RENEWAL PERIODS OF FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 149. (TRACT 1)

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
9. THE RIGHTS OF RUBY TUESDAY INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LESSOR AND RUBY TUESDAY INC., LESSEE, FOR A TERM OF 15 YEARS AND THREE OPTIONS OF RENEWALS FOR FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 155. (TRACT 1)

   TERMS AND PROVISIONS OF AN UNRECORDED SUBLEASE AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED DECEMBER 5, 2001, BETWEEN RUBY TUESDAY, INC., A GEORGIA CORPORATION (SUBLESSOR) AND RT ST LOUIS FRANCHISE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSEE), FOR THE INITIAL TERM COMMENCING ON THE 5TH DAY OF DECEMBER, 2001, AND TERMINATION ON THE 30TH DAY OF JANUARY, 2012, RECORDED ON DECEMBER 11, 2001 IN BOOK 13460, PAGE 2565

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
10. THE RIGHTS OF HOME DEPOT USA INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE DATED FEBRUARY 10, 1998 BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., (LANDLORD) AND HOME DEPOT USA INC. (TENANT) OF, WHICH A MEMORANDUM WAS RECORDED JULY 6, 1998 IN BOOK 11666, PAGE 299, FOR A TERM OF 25 YEARS WITH OPTION TO RENEW 8 EXTENSIONS OF 5 YEARS EACH (TRACT 1)

    FIRST AMENDMENT TO MEMORANDUM OF LEASE, ACCORDING TO INSTRUMENT RECORDED ON OCTOBER 23, 1998 IN BOOKL 11820, PAGE 1767.

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
11. THE RIGHTS OF BED BATH & BEYOND, INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF AN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE DATED JUNE 29, 2001, BETWEEN G S SUNSET, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND BED BATH & BEYOND, INC., A NEW YORK CORPORATION (TENANT) FOR THE TEAM OF 10 YEARS WITH OPTION TO RENEW FOR 3 ADDITIONAL PERIODS OF 5 YEARS EACH, RECORDED ON JULY 30, 2001 IN BOOK 13182, PAGE 2338. (WITH OTHER PROPERTY)

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
12. DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILLING EXECUTED BY DDR SUNSET HILLS LLC TO FIRST AMERICAN TITLE COMPANY OF THE MIDSTATES, INC., TRUSTEE FOR THE BENEFIT OF GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L P., DATED AS OF OCTOBER 8, 2009 AND RECORDED OCTOBER 15, 2009, IN BOOK 18622 PAGE 196, FOPR $400,000,000.00.

    ASSIGNMENT OF THE ABOVE DEED OF TRUST ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING TO GOLDMAN SACHS MORTGAGE COMPANY, A NEW YORK LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED DECEMBER 15, 2009 IN BOOK 18705 PAGE 715.

    FIRST AMENDMENT TO DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED ON DECEMBER 14, 2012 IN BOOK 20283 AT PAGE 199.

    SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT DATED DECEMBER 20, 2012, RECORDED JANUARY 9, 2013 IN BOOK 20324 PAGE 2096. **(NOT OF A SURVEY NATURE)**
13. MEMORANDUM OF LEASE DATED NOVEMBER 1, 2011 BETWEEN DDR SUNSET HILLS LLC (LESSOR) AND STEIN MART, INC., (LESSEE) RECORDED MAY 1, 2012 IN BOOK 19969 AT PAGE 120.

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
14. TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360 AT PAGE 317. **(NOT OF A SURVEY NATURE)**
15. BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 360 AT PAGE 407. **(AS SHOWN HEREON)**
16. THE TOPOGRAPHY AND IMPROVEMENTS SHOWN ARE LIMITED TO THE AREA REQUESTED BY THE CLIENT.

SURVEYORS CERTIFICATION:

TO: CHICK-FIL-A, INC., A GEORGIA CORPORATION / CHICAGO TITLE INSURANCE COMPANY / FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(B)(1), 8, 9, 11(A), 13, 16, 17, 19 AND 20 OF THE TABLE A THEREOF AND THE FACTS FOUND AT THE TIME OF SAID SURVEY ARE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL ABILITY AND SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR TYPE "URBAN" SURVEY.
FIELD WORK COMPLETED APRIL 02, 2024.

_____
DAVID W. MAXWELL P.L.S. # 200800726
DATE:
PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849

1" = 20'
20 10 0 20 40
SCALE IN FEET

NORTH

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYORS CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE PRIOR WRITTEN CONSENT OF PREMIER DESIGN GROUP. PREMIER DESIGN GROUP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDNETIFIED IN THIS SURVEYORS CERTIFICATION.

PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYORS CERTIFICATION.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385

PREPARED BY:
MISSOURI CERTIFICATE OF AUTHORITY #2012007849

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PREPARED FOR:
HR GREEN, INC.
LOT 2 SUNSET HILLS PLAZA
10706 SUNSET HILLS PLAZA
ST. LOUIS, MO. 63127
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA. 30349

DATE 04/03/2024

#	REVISION DATE	DESCRIPTION OF CHANGES
1	07/17/24	REVISIONS PER HR GREEN

SHEET TITLE: ALTA/NSPS SURVEY

SHEET NUMBER
V1

PROJECT NO.	2113411
DRAWN BY	E.J.S.
CHECKED BY	D.W.M.

SHEET 1 OF 1

Vault-pc\vault\DWL 3D PROJECTS\2021\2113410_HRG_10706 Sunset Hills Plaza\SURVEY\2 ALTA\2113410_Alta 3-25-24.dwg

P-01-26

Planning & Zoning Commission Staff Report

Meeting Date: March 4th, 2026

Location: 10706 Sunset Hills Plaza

Applicant: Micah Dowdy

Description: **Chick-fil-A (Micah Dowdy) Conditional Use Permit** - A request for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

PROPOSAL SUMMARY

Micah Dowdy, representing Chick-fil-A is seeking approval to expand the drive-thru at an existing restaurant at the west and south sides of the building and add an awning on the south side of the building. The applicant must obtain the necessary zoning entitlements, including a Conditional Use Permit (CUP) for the proposed use and a Planned Development Permit (PDP) for development approval to proceed with the project. **The request, designated as P-01-26, seeks approval for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza and is detailed in this report.** Below is an image (Figure 1) of the subject site.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

In 2012 a Conditional Use Permit and an Amended Development Plan were approved for the operation of a Chick-fil-A restaurant. This development was located in an existing commercial site in which one business was demolished, and two separate lots were formed. The Chick-fil-A restaurant is currently located on the southern lot. Below are images from 2012 (pre-construction) and 2014 (post development).

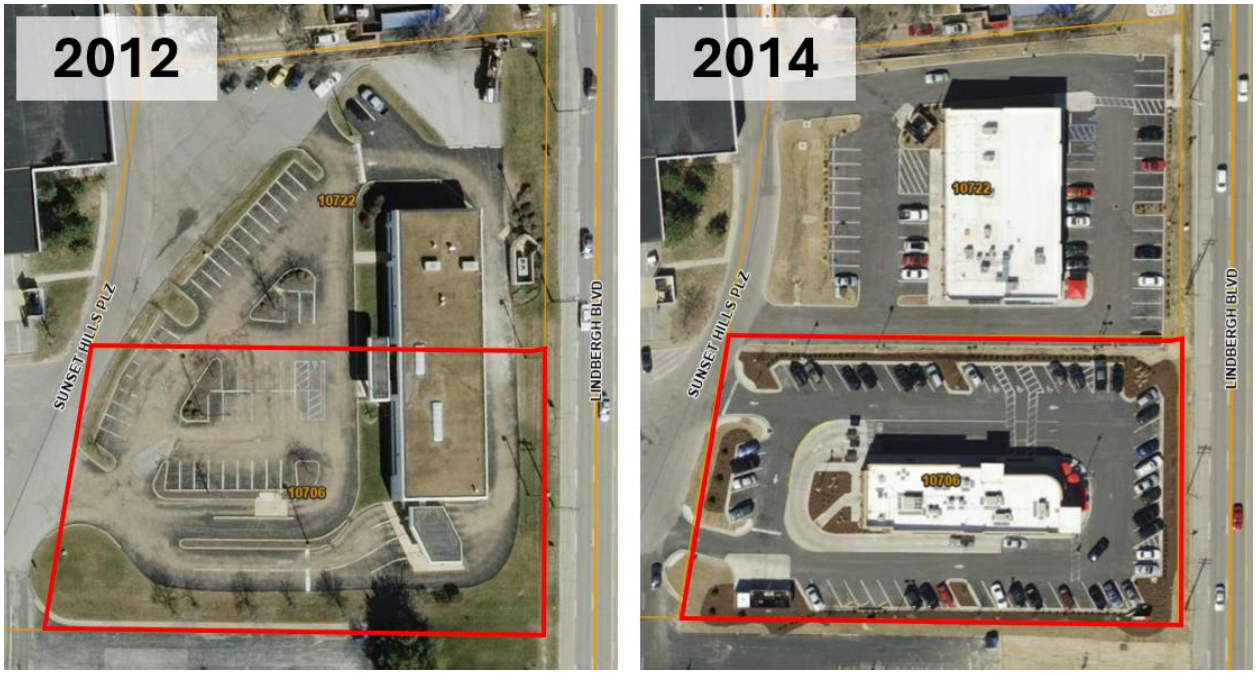


Figure 2: Historical Imagery

COMPREHENSIVE PLAN

The Land Use Plan is a key element of the City of Sunset Hills' Comprehensive Plan, serving as a visual guide for the city's long-term development. Represented as a two-dimensional map, the plan uses color-coded designations to indicate preferred land uses across the city. The subject site is designated commercial as depicted in Figure 3.

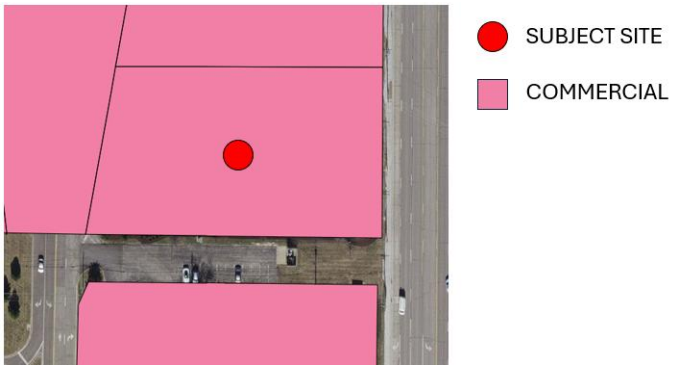


Figure 3: Land Use Plan

The subject site is bordered by areas designated commercial to the north, south and west, with Lindbergh Blvd. to the east. This request seeks approval of a Conditional Use Permit to allow the existing commercial use to expand the drive-thru and continue operating as a commercial business and thus consistent with the City's Land Use Plan.

ZONING DISTRICT

The subject site is currently zoned "PD-BC" Planned Development Business Commercial. Below is an image (Figure 4) of the City's zoning map for the subject site and surrounding properties.

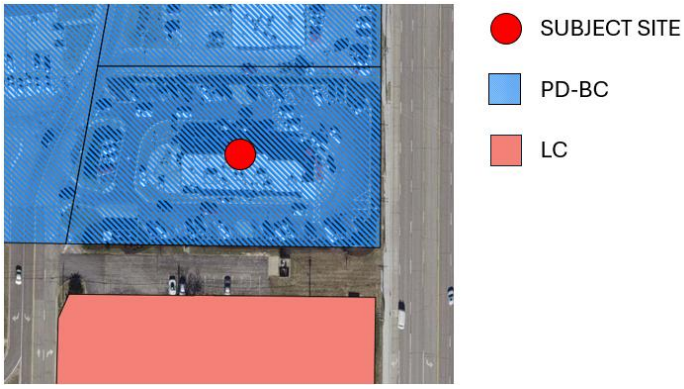


Figure 4: Zoning Map

The subject site is bordered to the north and west by PD-BC. The subject site is bordered by LC - Local Commercial District to the south. It should be noted that there is a companion request designated as P-02-26 requesting the subject property to rezone into the LC District.

Fairly similar to the Land Use Plan all surrounding properties are zoned commercial. The Chick-fil-A business is operating under the drive-through restaurant use which is conditionally permitted in the LC District. It should be noted that there is a companion request designated as P-09-25 requesting a planned development permit to continue to operate the drive-through use within the LC District which includes pre-application public engagement requirements.

STAFF ANALYSIS

Section 8 of the City of Sunset Hills UDO provides regulation for Conditional Use Permits. Section 8 states conditional uses are those which tend to be problematic because they have a tendency to generate significant traffic volumes and/or turning movements. To ensure that detrimental impacts are avoided or mitigated to a satisfactory level, conditional uses must be reviewed, approved, and issued a conditional use permit, in accordance with the provisions of Section 8 of the UDO. As previously stated, Micah Dowdy on behalf of Chick-fil-A has submitted an application for a Conditional Use Permit to expand the drive-thru at an existing restaurant.

The applicant provided statements for both the impacts on other properties and on public facilities. The applicant stated that the conditional use permit will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan, and shall not adversely affect the character of or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.

The applicant also stated that the proposed drive-thru improvements should have no impact on public facilities and resources. Routine City services, such as police or public works, would continue to serve the existing business as they currently do.

It is important to note that the same Planning & Zoning Commission agenda includes companion petitions for a Planned Development Permit (PDP) and a zoning map amendment. The PDP report will provide a detailed analysis of the proposed Chick-fil-A development, evaluating its alignment with the City's Comprehensive Plan and compliance with City Code regulations.

DEPARTMENT INPUT

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills' Unified Development Ordinance. City staff recommends action by the Planning and Zoning Commission for the request of a Conditional Use Permit to expand the drive-thru located at 10706 Sunset Hills Plaza.

MOTION

The following options are available to the Planning and Zoning Commission for consideration relative to this application:

1) "I move to recommend approval (or denial) for the request of a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza as presented.

2) "I move to recommend approval for the request of a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza with the following conditions…" (Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Property Ownership
3. Site Plan
4. Estimated Impact

August 8, 2025

Reference: **Chick-fil-A #3077 Sunset Hills FSU**
10706 Sunset Hills Plaza, St. Louis, MO 63127
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Chick-fil-A, Inc. and/or HR Green Development, LLC. to act as agent in applications, correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

Sincerely,

Property Owner
BNL SH MO 5 LLC
Ann Rangel, Property Manager

Subscribed and sworn to before me this 4th day of November 2025.

Notary Public Nancy Halbert
Seal

My Commission Expires:
1/19/2027

NANCY HALBERT
Notary Public - Arizona
Maricopa County
Commission # 643026
My Comm. Expires Jan 19, 2027

CHICK-FIL-A, INC • 5200 BUFFINGTON ROAD • ATLANTA, GA 30349

SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B ~~PAINTED HANDICAP PARKING SYMBOL~~ (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
3 CROSSWALK MARKINGS (3 C-400)
4 ~~MULTI-LANE DIRECTIONAL GRAPHICS~~ (4 C-400)
5 ~~STANDARD OR HANDICAP PARKING STALL PER CODE~~ (5 C-400)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C 4" SKIP DASH YELLOW STRIPING
6 ~~SOLID PLASTIC WHEEL STOP~~ (6 C-400)
7 ~~BOLLARD MOUNTED SIGN~~ (7 C-400)
8 ~~CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)~~ (8 C-400)
9 ~~CURB RAMP w/ FLARED SIDES (IN SIDEWALK)~~ (9 C-400)
10 RETURNED CURB HANDICAP RAMP (10 C-400)
11 ~~SIDEWALK ACCESSIBLE RAMP~~ (1 C-401)
12 ~~DETECTABLE WARNING DEVICE~~ (2 C-401)
13 ~~TYPICAL ADA RAMP & HANDRAIL~~ (3 C-401)
14 CONCRETE SIDEWALK (4 C-401)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-401)
16 ~~ENTRY DOOR FROST SLAB DETAIL~~ (6 C-401)
17 CONCRETE BOLLARD (7 C-401)
18 CONCRETE CURB & GUTTER (8 C-401)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D ~~DEPRESSED CATCHING CURB & GUTTER~~
- 18E ~~SPILLING GUTTER SECTION AT ACCESSIBLE RAMP~~
- 18F ~~CATCHING GUTTER SECTION AT ACCESSIBLE RAMP~~
- 18G ~~MOUNTABLE CURB & GUTTER~~

19 ~~LANDSCAPE & IRRIGATION PROTECTOR~~ (9 C-401)
20 TYPICAL HMAC PAVEMENT SECTION (1 C-402)
21 BUTT JOINT (2 C-402)
22 CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
23 ~~CONCRETE APRON AT TRASH ENCLOSURE~~ (4 C-402)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
25 ~~CONCRETE PAVEMENT SECTIONS~~ (6 C-402)
26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (7 C-402)
27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (8 C-402)

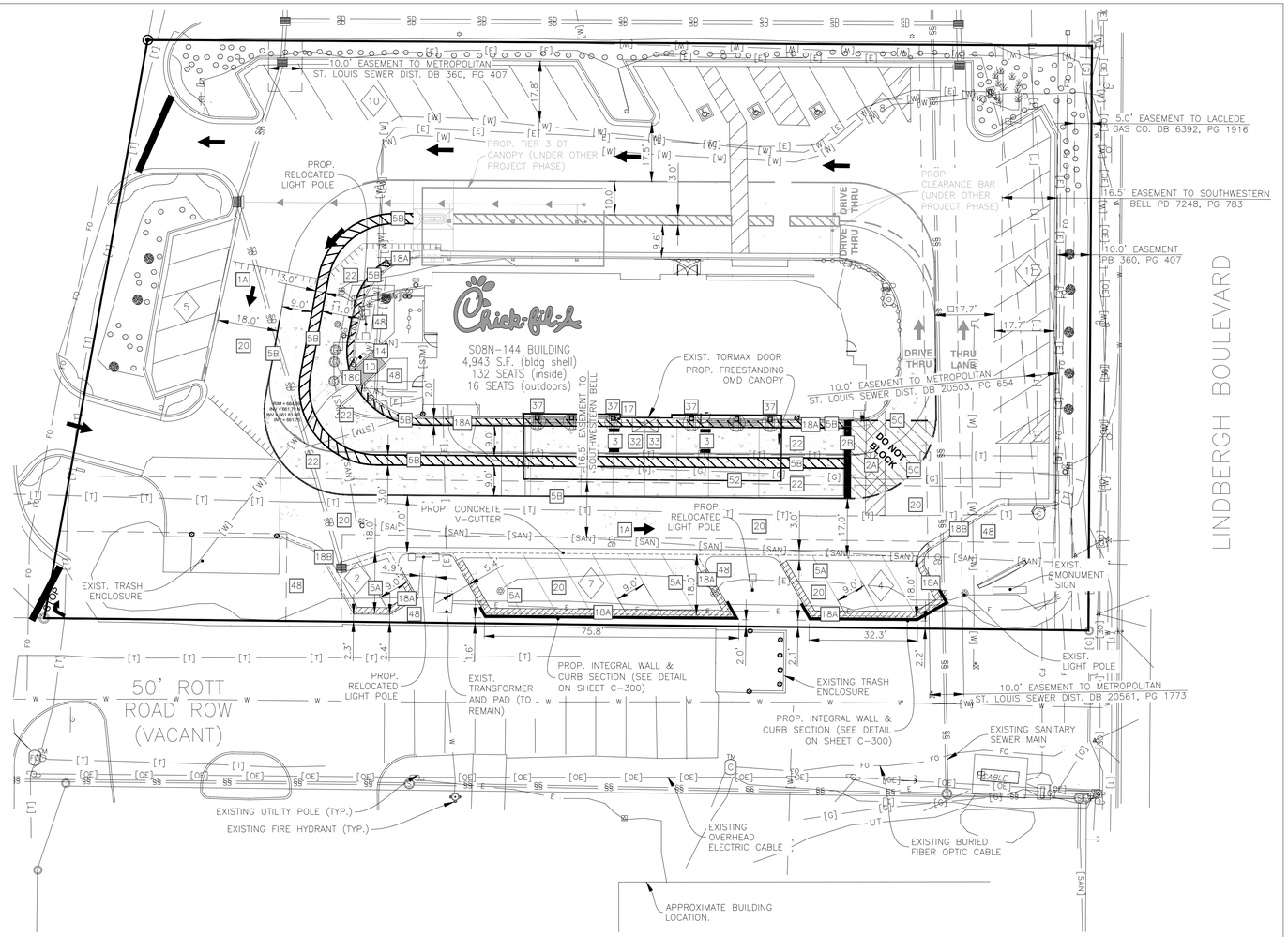
FOR CONCRETE PAVING

28 CONTRACTION JOINT (9 C-402)
29 KEYED CONSTRUCTION JOINT (10 C-402)
30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)

32 DRIVE-THRU PLAN - FLUSH WITH FFE (1 C-403)
33 DRIVE-THRU ISOMETRIC (2 C-403)
34 ~~DRIVE-THRU ORDER POINT ISLAND~~ (3 C-403)
35 ~~MENU BOARD LOOP DETECTION SYSTEM~~ (4 C-403)
36 ~~BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)~~ (5 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-403)
38 ~~SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)~~ (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
40 ~~THICKENED PAVEMENT @ STRUCTURES~~ (9 C-403)
41 ~~STORM STRUCTURE WEEP HOLE DETAILS~~ (10 C-403)
42 ~~ALUMINUM HANDRAIL (REFER TO ARCH PLANS)~~
43 OMITTED
44 ~~DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)~~
45 ~~GREASE TRAP~~
46 ~~PROPOSED TRANSFORMER~~
47 ~~BIKE RACK~~
48 LANDSCAPED AREA
49 ~~TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)~~
50 ~~CONCRETE PAD FOR OPTIONAL CASH STATION~~
51 ~~FREE-STANDING ORDER POINT CANOPY~~
52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
53 ~~CONVEX SAFETY MIRROR (LOCATION TO BE COORDINATED WITH SECURITY CONSULTANT)~~

HATCH LEGEND

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



TRAFFIC CONTROL NOTES:

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

SITE DATA:

- ADDRESS: 10706 SUNSET HILLS PLAZA
- LOT 1 SIZE: 51,379± SQ. FT. (1.18 AC.)
- EXISTING IMPERVIOUS AREA: 39,871± SQ. FT. (77.6%)
- PROPOSED IMPERVIOUS AREA: 41,369± SQ. FT. (80.5%)
- IMPERVIOUS AREA CHANGE: 1,498± SQ. FT. INCREASE

BUILDING AREA:

- EXIST. BUILDING FOOT PRINT: 4,943± SQ. FT.
- FLOOR AREA RATIO (F.A.R.) = 0.096

PARKING DATA:

- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 18.0'
- TYPICAL AISLE WIDTH: 18.0'
- EXISTING REGULAR SPACES PROVIDED: 50
- EXISTING ADA SPACES: 3
- EXISTING TOTAL SPACES: 53
- PROPOSED REGULAR SPACES PROVIDED: 44
- PROPOSED ADA SPACES: 3
- PROPOSED TOTAL SPACES: 47

PARKING FORMULA:
1 PARKING SPACE PER 300 SQ. FT. GROSS FLOOR AREA
(4,943/300) = 17 STALLS

- TOTAL STALLS REQUIRED = 17 STALLS

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF SAINT LOUIS STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY"

NORTH
0 20'
1" = 20'

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

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Atlanta, Georgia
30349-2998

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FSU# 03077

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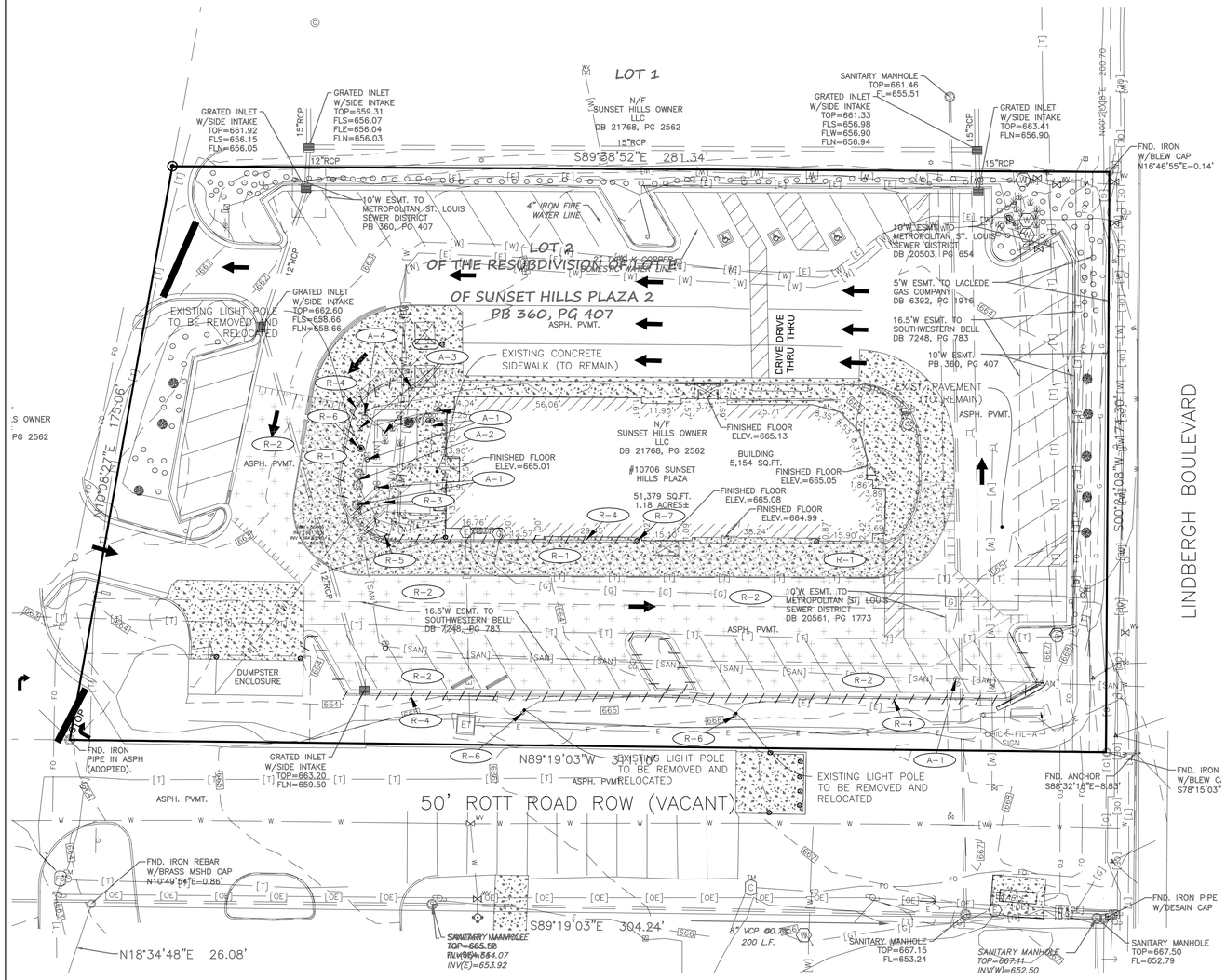
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SHEET
SITE PLAN

SHEET NUMBER
C-200



PROJECT NOTES:

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES, IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN PER THE DEVELOPMENT CRITERIA.) SEE SHEET C-302 FOR EROSION CONTROL MEASURES)
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL STRUCTURES & DEBRIS SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
- ANY EXISTING FIELD DRAIN TILES ENCOUNTERED SHALL BE REPLACED, LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR. FIELD TILE SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
- CONTRACTOR TO KEEP ACCESS DRIVE OPEN AT ALL TIMES WITH MINOR CLOSINGS ALLOWED FOR PAVING ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL BITUMINOUS PAVEMENT REMOVAL AREAS SHALL BE SAWCUT.
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AND SIGNAGE AROUND CONSTRUCTION BOUNDARIES TO PROTECT PEDESTRIANS.

TRAFFIC CONTROL NOTES:

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

DEMOLITION LEGEND

- INDICATES FULL DEPTH SAWCUT
- INDICATES CONC. SIDEWALK/PAVEMENT REMOVAL (FULL DEPTH)
- INDICATES BIT./ASPHALT REMOVAL (FULL DEPTH)
- R-# — INDICATES MISC. REMOVAL ITEMS (SEE THIS SHEET FOR SIZE AND QUANTITY)
- DENOTES EXIST. CONCRETE CURB & GUTTER/WALL REMOVAL
- DENOTES UTILITIES/HANDRAIL TO BE REMOVED
- INDICATES TREE AND BRUSH REMOVAL (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)
- INDICATES TREE AND BRUSH PROTECTION (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)

STAGING NOTES:

(STAGING SUBJECT TO CHANGES PER SITE CONTRACTORS SCHEDULE AND METHODS OF OPERATION)

1. EROSION CONTROL MEASURES AND STOCKPILE STAGING
2. CONSTRUCTION ENTRANCE
3. PLAN REMOVALS
4. PROPOSED UNDERGROUND
5. GRADING
6. PAVING

R-# REMOVAL TAGS

REMOVALS / RELOCATES / ADJUSTMENTS

NUMBER		REMARKS
A-1	SANITARY STRUCTURES	ADJUST RIM TO FG
A-2	GREASE TRAP	ADJUST RIMS TO FG
A-3	UNDERGROUND ELECTRIC BOX	ADJUST TO FG
A-4	UNDERGROUND TELECOM BOX	ADJUST TO FG
R-1	CONCRETE PAVEMENT	REMOVE
R-2	BITUMINOUS PAVEMENT	REMOVE
R-3	CONCRETE SIDEWALK	REMOVE
R-4	CONCRETE CURB & GUTTER	REMOVE
R-5	ELECTRIC HEATING/COOLING STATION	REMOVE & RELOCATE
R-6	LIGHT POLE	REMOVE & RELOCATE
R-7	CONCRETE BOLLARD	REMOVE

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811 Know what's below. Call before you dig.

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:
COUNTY St. Louis
CITY-TOWNSHIP City of St. Louis
SEC. & 1/4 SEC. NO.# SEC-13-T-44N-5E

48 hours before you dig
(Excluding Sat., Sun. & Holidays)

NORTH

0 20'
1" = 20'

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

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FSU# 03077

REVISION SCHEDULE

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SHEET
SITE DEMOLITION PLAN

SHEET NUMBER
C-100

GRADING & DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.

3. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.

8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

9. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.

10. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

11. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

12. SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.

13. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED

14. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.

15. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.

16. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

17. NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA

18. SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.

19. ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.18 CURB UNLESS OTHERWISE NOTED ON THE PLANS.

20. ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.

21. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.

22. BACKFILL TO THE TOP OF CURBS.

23. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS

24. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 1.5%.

25. DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 1.5%

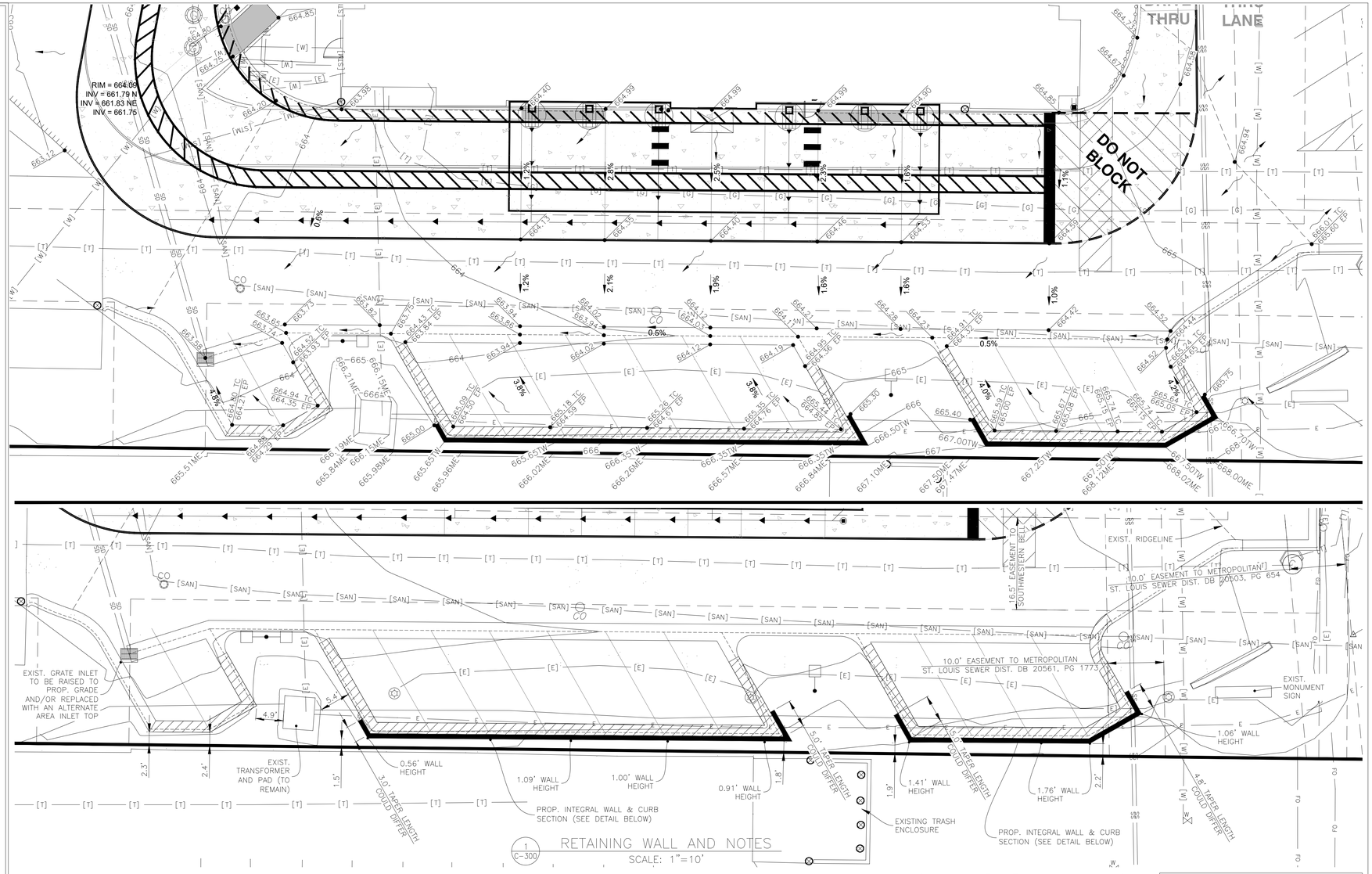
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.

27. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

28. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

29. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.

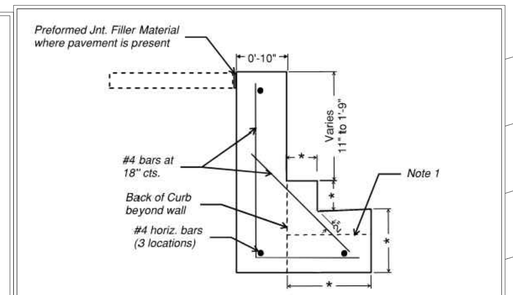
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. LOUIS STANDARDS AND SPECIFICATIONS.



1 C-300 RETAINING WALL AND NOTES
SCALE: 1"=10'

GENERAL NOTES:

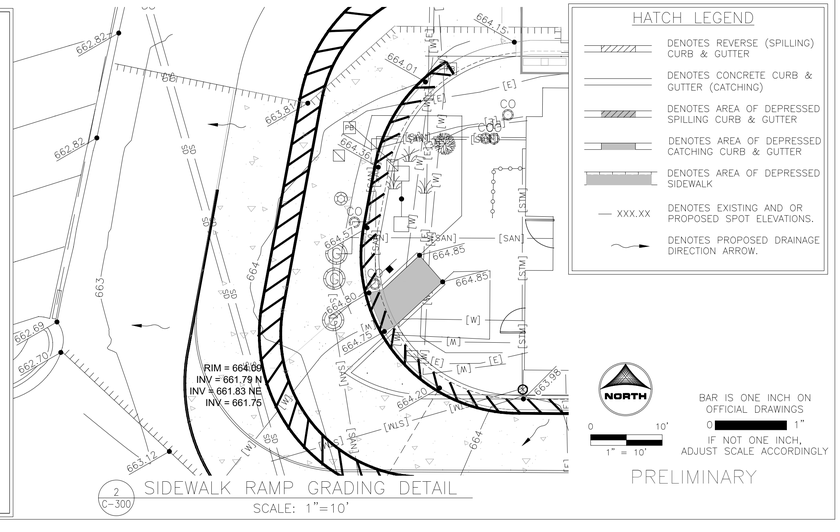
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 1 WEEK PRIOR TO CONSTRUCTION WITHIN CITY OR STATE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE CITY ENGINEERING DIVISION.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BF PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF MODOT DESIGN STANDARDS
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE GEO TECHNICAL REPORT PREPARED FOR THIS PROJECT.
- CONTRACTOR TO GRADE 4" BELOW THE BACK OF CURB TO ALLOW FOR THE PLACEMENT OF TOPSOIL. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SHEET L-101 FOR DETAILS.



INTEGRAL WALL & CURB SECTION

|*| = Match Adjacent Curb & Gutter Dimensions

Notes
1. At furthest east end of wall limits, where no curb and gutter are present and top of wall tapers, modify detail as follows:
   - use an L-shape wall similar to detail with dashed horiz. line the top of the horiz. leg.
   - make horiz. leg of wall 10" thick.
   - match bott. of wall elev. of adjacent wall with curb
   - backfill over horiz. leg. per grading plan
   - taper top of wall per plan & leave no more than 6" exposed at end of wall



2 C-300 SIDEWALK RAMP GRADING DETAIL
SCALE: 1"=10'

HATCH LEGEND

- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED SPILLING CURB & GUTTER
- DENOTES AREA OF DEPRESSED CATCHING CURB & GUTTER
- DENOTES AREA OF DEPRESSED SIDEWALK
- XXX.XX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.

NORTH
0 10'
1" = 10'

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

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SHEET
GRADING PLAN

SHEET NUMBER
C-300

ST-# STORM TAGS

ST-1 EXIST. STM INLET
EXIST. RIM = 661.92
INV = 656.15 S 12" RCP
INV = 656.05 SE 12" RCP
(CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND REPLACE IF NECESSARY)

ST-2 EXIST. 2 LIN FT SS RCP, 12"
@ 6.28%

ST-3 STM SWR MH 6' DIA., R-1713 CL
(RESTRICTOR STRUCTURE - SEE DETAIL)
RIM = 662.00
TOP OF WEIR WALL INV = 659.75
(3)-8.1" ORIFICES INV = 658.30
11.5" ORIFICE INV = 656.35
INV = 656.33 NE 12"
INV = 656.70 SW 12"

ST-4 EXIST. 1 LIN FT SS RCP, 12"
@ 6.28%

ST-5 STM SWR MH 6' DIA., R-1713 CL
RIM = 662.10
INV = 656.82 NE 12"
INV = 657.19 SW 12"
INV = 656.85 E 36"
INV = 656.85 SE 6"

ST-6 EXIST. 17 LIN FT SS RCP, 12"
@ 6.28%

ST-7 STM SWR MH 4' DIA., R-1713 CL
RIM = 662.17
INV = 657.00 NE 6"
INV = 657.78 N 12"
INV = 658.03 S 12"

ST-8 EXIST. 5 LIN FT SS RCP, 12"
@ 6.28%

ST-9 EXIST. STM INLET
EXIST. RIM = 662.60
INV = 658.66 S 12"
INV = 658.66 N 12"
INV = 656.66 E 6"
(CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND REPLACE IF NECESSARY)

ST-10 9 LIN FT SS PVC, 6" SDR 26
@ 2.67%

ST-11 BARRACUDA MAX S3 WQU, 3' DIA.
(SEE DETAIL)
RIM = 662.50
INV = 656.90 N 6"
INV = 656.90 W 6"

ST-12 10 LIN FT SS PVC, 6" SDR 26
@ 1.00%

ST-13 35 LIN FT SS RCP, 36"
@ 0.57%

ST-14 STM SWR MH 4' DIA., R-1713 CL
RIM = 663.00
INV = 657.05 W 36"
INV = 657.15 E 36"

ST-15 50 LIN FT SS RCP, 36"
@ 0.55%

ST-16 STM SWR MH 4' DIA., R-1713 CL
RIM = 664.50
INV = 659.90 W 36" RCP

ST-17 EXIST. 109 LIN FT SS RCP, 12"
@ 0.77%

ST-18 134 LIN FT SS PVC, 8" SDR 26
@ 1.00%
INV @ CONNECTION = 659.32

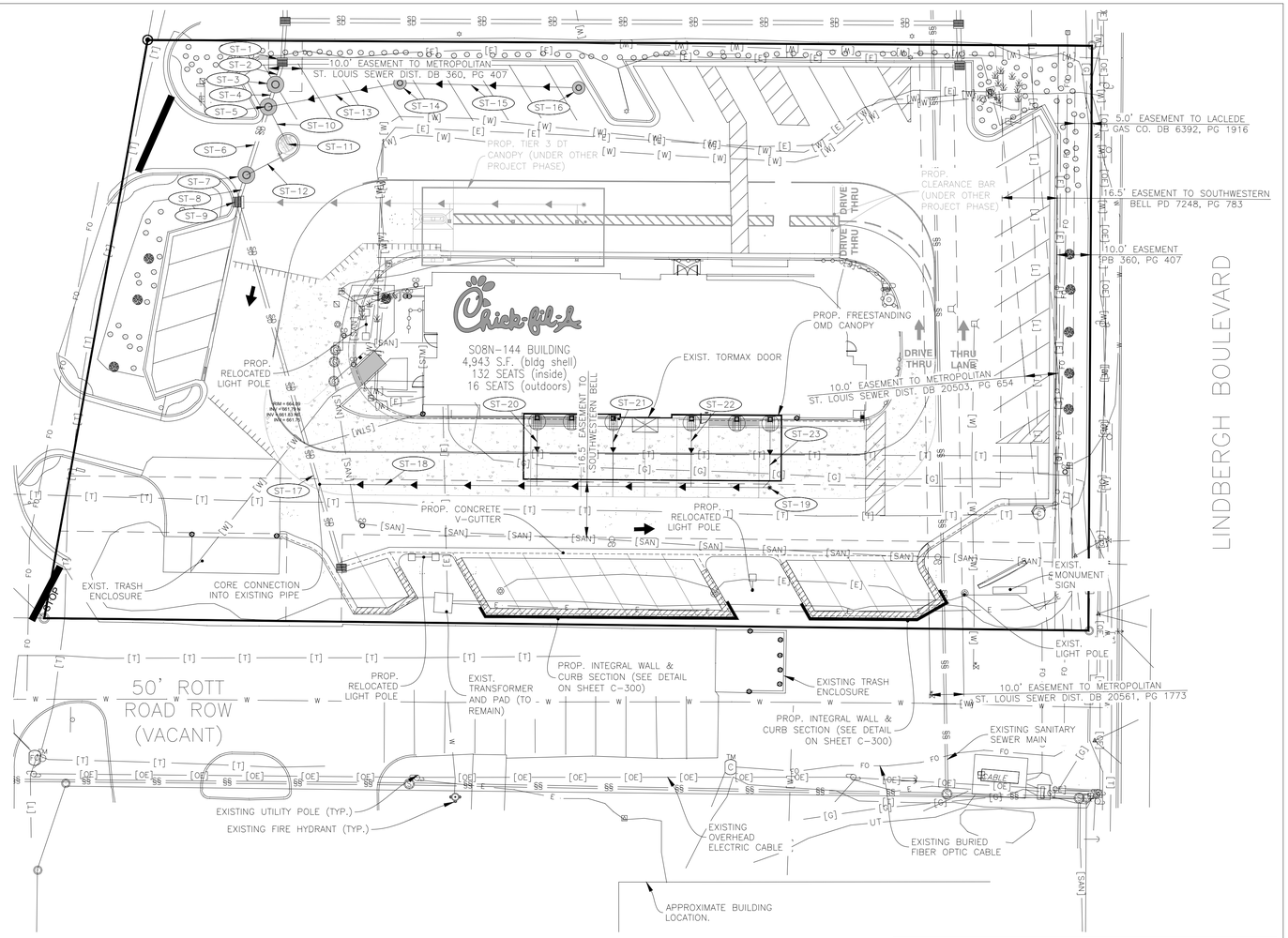
ST-19 CLEANOUT (SEE DETAIL)
RIM = 664.60
INV = 660.70

ST-20 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-21 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-22 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-23 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%



PROJECT NOTES:

* ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF SAINT LOUIS STANDARD CONSTRUCTION SPECIFICATIONS.
* AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
* INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
* ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
* ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
* ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY"

NORTH

0 20' 1" = 20"

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

PRELIMINARY

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

HRGreen
HRGreen.com

CHICK-FIL-A

SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT # 211353.01
PRINTED FOR PRELIMINARY
DATE 08/08/2025
DRAWN BY: ERN
CHECKED BY: TMR

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SHEET
PLUMBING SITE PLAN

SHEET NUMBER
PS-100

RESOLUTION NO. 782

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, APPROVING A TRAFFIC IMPACT STUDY WAIVER FOR CHICK-FIL-A.

WHEREAS, the City of Sunset Hills, Missouri, through its Unified Development Ordinance, encourages safe and sustainable transportation systems that support all modes of connectivity and economic activity; and

WHEREAS, Section 4.18 of the Unified Development Ordinance provides a process for applicants to request a waiver from the requirement to conduct a traffic impact study if they can demonstrate that their proposed development maintains or enhances the desired transportation system; and

WHEREAS, Chick-fil-A has submitted a request for a traffic impact study waiver in connection with a proposed development project, including a narrative and supporting materials; and

WHEREAS, City staff have reviewed the submitted materials and determined the application to be complete and eligible for review by the Board of Aldermen; and

WHEREAS, the Board of Aldermen has reviewed the request in accordance with Section 4.18 of the Unified Development Ordinance and the Standards of Review set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby finds that Chick-fil-A has met the burden of proof as outlined in Section 4.18 of the Unified Development Ordinance and has provided sufficient evidence that the proposed development maintains or enhances the desired transportation system.

Section 2. The Board of Aldermen hereby approves the request by Chick-fil-A for a waiver from the requirement to conduct a traffic impact study for its proposed development.

Section 3. This Resolution shall not be construed as a determination or approval of the development project itself, but solely as authorization to proceed through the City's approval process without the requirement of a traffic impact study.

PASSED by the Board of Aldermen this 9th day of December, 2025.

Patricia A. Sellers
Mayor

ATTEST:

City Clerk/ City Administrator

CITY OF SUNSET HILLS OFFICIAL SEAL ST. LOUIS COUNTY, MO.

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Project Narrative

Introduction & Existing Conditions

Chick-fil-A (CFA) is proposing to redevelop a portion of the 1.18-acre parcel located at 10706 Sunset Hills Plaza in the City of Sunset Hills. CFA is proposing to modify the existing site to construct a new dual drive-thru lane along the west and south sides of the building and construct a free-standing canopy over the meal delivery area for the CFA. The property is currently zoned PD-BC (Planned Development - Business Commercial District). Construction is anticipated to start in the Summer of 2026 and completed in the Fall of 2026.

The subject Chick-fil-A (CFA) lease parcel is Lot 2 of Resubdivision of Lot E of Sunset Hills Plaza 2 in the City of Sunset Hills. The site is currently developed with an existing Chick-fil-A restaurant (approximate 5,154 square feet) and associated parking lot. The adjacent roadways include Lindbergh Boulevard on the east side and Sunset Hills Plaza on the west side. The adjacent uses include multi-tenant commercial to the north and multi-tenant commercial to the south.

Project Summary

Based on discussions with the City, a Planned Development application will be required for the proposed site improvements at the existing CFA site. The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive-thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Landscaping is proposed to complement the space and maintain the existing aesthetic.

The proposed addition of a second drive-thru lane will provide additional stacking spaces for vehicles which will help reduce the occurrence of backups onto adjacent access drives and roadways. The proposed CFA site improvements will not cause any excess noise, odors, dust, air pollution, waste, or any other nuisance characteristics that would adversely affect neighboring properties and the surrounding area.

Lot Layout/Configuration

The existing CFA building is located in the center of the site, with the storefront facing the parking lot to the north. The existing drive thru is two lanes on the north side of the building then narrowing down to a single lane just past the order points. The proposed improvements will continue the dual lane drive thru configuration on the west and south sides of the building up to the meal delivery area.

In order to accommodate the dual drive-thru lanes, the landscaped area on the west side of the building will be reduced and the parking stalls south of the building will be relocated further south

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closer to the property line. Per the City Code, the “restaurant with drive through” use will require a minimum of 17 spaces. The total parking being provided is 47 spaces. The existing parking lot will remain as-is for the most part. Access to the parking lot will remain as-is from Sunset Hills Plaza drive on the west side.

A sufficiently long CFA partial dual-lane drive-thru is proposed to start on the east side of the building, curling around to the north side of building, and ending on the south side of the CFA building. CFA is proposing to install an order meal delivery canopy to be located on the south side of the CFA building, over the pick-up window.

CFA’s drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a bypass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-A has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive-thru door, which was constructed as part of a previous project.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code.

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Zoning Analysis

The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%. The existing site has an impervious area coverage of 77.6% and the proposed improvements will increase the impervious coverage to be approximately 80.5%. The reduction of the parking lot setback and the increase in impervious area are both necessary to widen the existing drive-thru to provide two full lanes along the west and south side of the building. The construction of the second drive-thru lane will increase the number of vehicle stacking spaces from approximately 24 which exist today to approximately 34 stacking spaces. Chick-fil-A believes that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.

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Economic Analysis

The existing Chick-fil-A restaurant has been successfully operating since 2013 in the City of Sunset Hills and continues to see steady sales at this restaurant. The proposed improvements are intended to support and enhance the continued operations of the drive-thru.

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Environmental Impact

The subject site has been previously developed and there are no known environmental concerns for the parcel. An environmental impact study is not applicable for this proposed redevelopment. The proposed redevelopment will comply with any applicable MSD or regulatory requirements.

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Planned Development Standards for Review – City of Sunset Hills

Statement of Compliance:
The proposed Chick-fil-A drive-thru lanes and canopy have been designed to comply with the general and specific performance standards, the City Ordinance, and relevant City plans including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City to the maximum extent practicable.

- **City Plans. The planned development shall conform with the general planning policies of the City's official plans, including, but not limited to, the Comprehensive Plan, Design Guidelines, and other relevant plans and planning policies of the City.**
  Chick-fil-A believes that the proposed planned development is consistent with the spirit and intent of the Comprehensive Plan. The subject property lies within an existing commercial zoning district which allows restaurant uses with drive-thru. Per the Comprehensive plan, the property is planned to have a future commercial land use. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%.

- **Public Welfare. The planned development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.**
  The proposed drive-thru lane will not endanger the public health, safety, morals, or comfort. The site will continue to operate in much of the same manner that it does in the existing condition, except it will have dual drive-thru lanes along the west and south side of the building.

- **Impact on Other Property. The planned development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan, and shall not adversely affect the character of or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.**
  Per the City Zoning Map, the subject property is currently zoned PD-BC Planned Development - Business Commercial District which allows for restaurant uses with drive thru. All properties that border the subject site have the same commercial zoning designation. It is Chick-fil-A's belief that the proposed drive-thru is compatible with the general land use of the neighboring properties and would not diminish or impair property values.

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- **Impact on Public Facilities and Resources. The planned development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.**
  Chick-fil-A believes that the proposed drive-thru improvements should have no impact on public facilities and resources. Routine City services, such as police or public works, would continue to serve the existing business as they currently do.

- **Archaeological, Historical or Cultural Impact. The planned development shall adequately consider any substantially adverse impact of a known archaeological, historical, or cultural resource located on or off the parcel(s) proposed for development.**
  The subject site has been previously developed and there are no known archaeological, historical, or cultural resources located on or off the parcel that will be impacted by the proposed redevelopment.

- **Parking and Traffic. The planned development shall have or make adequate provision to provide ingress and egress to the proposed use by motorized and nonmotorized modes of transportation in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.**
  The proposed improvements will not change the ingress and egress for the existing use. The existing entrance and exit onto Sunset Hills Plaza drive on the west side of the property will remain as-is. The Chick-fil-A dual drive-thru lanes will ensure that traffic maintains a counterclockwise flow throughout the site to minimize traffic congestion onto public streets.

- **Adequate Buffering. The planned development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.**
  The proposed improvements include appropriate landscaping to complement the space and maintain the existing aesthetic already established on site. There are no adjacent residential uses so there are no buffering requirements. All properties that border the subject site have the same commercial zoning designation

- **Performance. The applicant shall demonstrate to the City reasonable assurance that, if authorized, the planned development can be completed according to schedule as designed.**
  Chick-fil-A has conducted a comprehensive review of the project scope, schedule, and resource requirements to ensure timely completion as designed.

- **Appearance. The design of all buildings, structures, and facilities on the site of the planned development shall meet the design related recommendations of the relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans and planning policies of the City.**
  The proposed Chick-fil-A dual drive-thru lane and free-standing canopy over the meal delivery area have been designed to comply with the general and specific performance standards and the Zoning Ordinance to the maximum extent practicable.

- **Signs. Any sign on the site of the planned development shall be in conformity with or shall satisfy the standards of review for variations as detailed in Section 10.3 of this Title.**
  Modifications to the main building signage and monument sign are not proposed as part of this planned development submittal. There will be modifications and additions to the existing traffic signs which Chick-fil-A believes is in conformance with the City Codes.

P-09-25

Planning & Zoning Commission Staff Report

Meeting Date: March 4th, 2026

Location: 10706 Sunset Hills Plaza

Applicant: Micah Dowdy

Description: **Chick-fil-A (Micah Dowdy) Planned Development Permit** - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

PROPOSAL SUMMARY

Micah Dowdy, representing Chick-fil-A is seeking approval to expand the drive-thru at an existing restaurant at the west and south sides of the building and add an awning on the south side of the building. The applicant must obtain the necessary zoning entitlements, including a Conditional Use Permit (CUP) for the proposed use and a Planned Development Permit (PDP) for development approval to proceed with the project. **The request, designated as P-09-25, seeks approval for a Planned Development Permit at 10706 Sunset Hills Plaza and is detailed in this report.** Below is an image (Figure 1) of the subject site.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

In 2012 a Conditional Use Permit and an Amended Development Plan were approved for the operation of a Chick-fil-A restaurant. This development was located in an existing commercial site in which one business was demolished, and two separate lots were formed. The Chick-fil-A restaurant is currently located on the southern lot. Below are images from 2012 (pre-construction) and 2014 (post development).

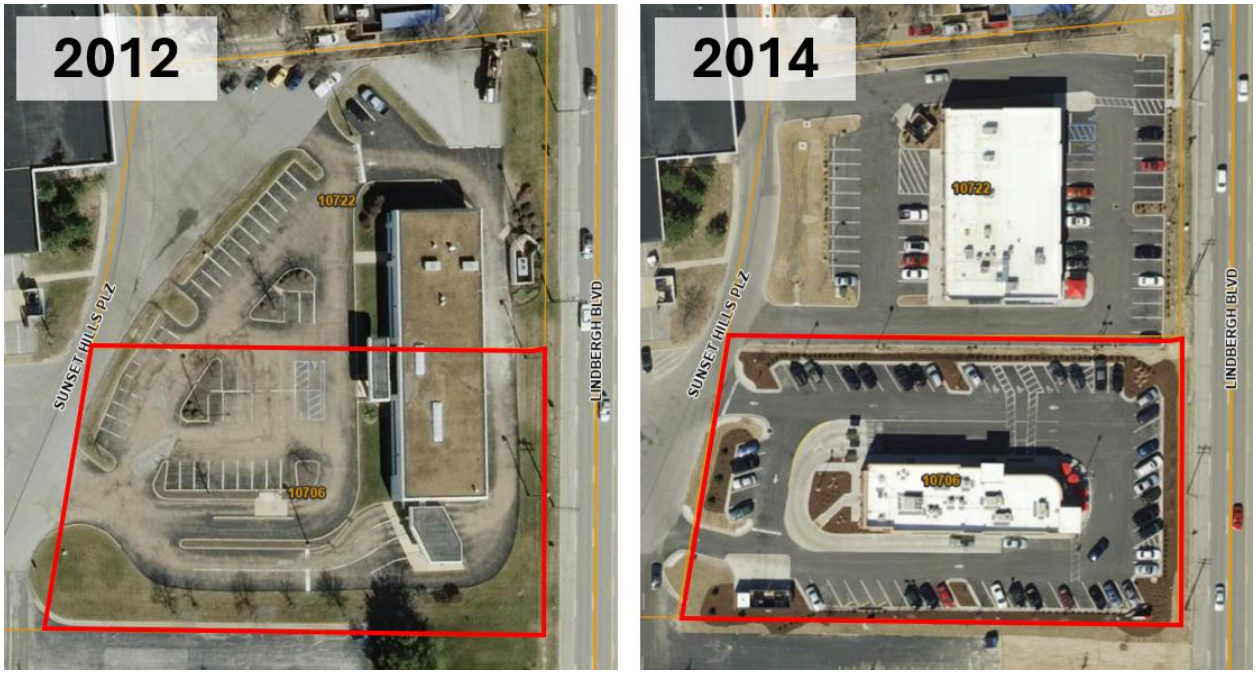


Figure 2: Historical Imagery

COMPREHENSIVE PLAN

The Land Use Plan is a key element of the City of Sunset Hills' Comprehensive Plan, serving as a visual guide for the city's long-term development. Represented as a two-dimensional map, the plan uses color-coded designations to indicate preferred land uses across the city. The subject site is designated commercial as depicted in Figure 3.

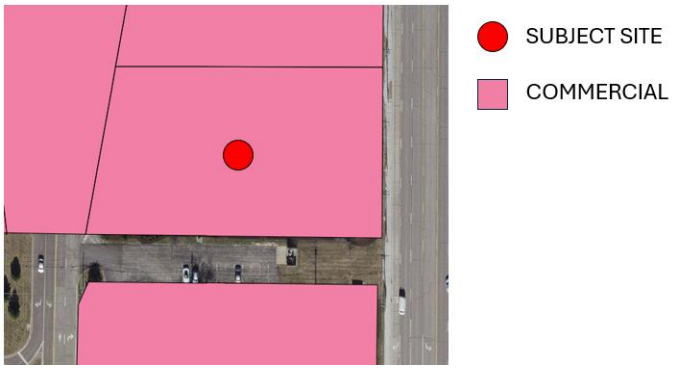


Figure 3: Land Use Plan

The subject site is bordered by areas designated commercial to the north, south and west, with Lindbergh Blvd. to the east. This request seeks approval of a Planned Development Permit to allow the existing commercial use to expand the drive-thru and continue operating as a commercial business and thus consistent with the City's Land Use Plan.

ZONING DISTRICT

The subject site is currently zoned "PD-BC" Planned Development Business Commercial. Below is an image (Figure 4) of the City's zoning map for the subject site and surrounding properties.

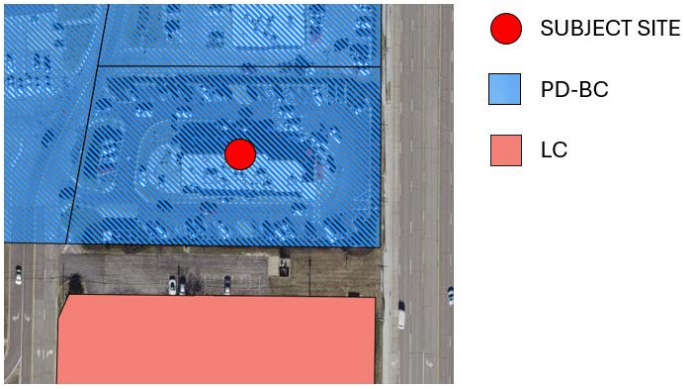


Figure 4: Zoning Map

The subject site is bordered to the north and west by PD-BC. The subject site is bordered by LC - Local Commercial District to the south. It should be noted that there is a companion request designated as P-02-26 requesting the subject property to rezone into the LC District.

Fairly similar to the Land Use Plan all surrounding properties are commercial zoned. The Chick-fil-A business is operating under the drive-through restaurant use which is conditionally permitted in the LC District. It should be noted that there is a companion request designated as P-01-26 requesting a conditional use permit to continue to operate the drive-through use within the LC District.

PLANNED DEVELOPMENT PERMIT

Section 7 of the City's UDO regulates new commercial, office, and or industrial planned development. This section has a robust set of pre-application and application requirements.

Before an application for a Planned Development may be submitted the following must be completed:

- **Conference** – The applicant shall meet with the City Administrator, Aldermen from the Ward and City staff. The purpose of the conference is to help the applicant understand the City Plans, including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City. The applicant completed this conference on August 14th, 2025.

- **Board of Aderman** – Once the pre-filing conference occurs the applicant is required to introduce the project to the Board of Alderman during a public meeting with a brief narrative and concept plan. The Concept Plan and presentation occurred on September 9th, 2025. The proposed Site Plan substantially conforms to the Concept Plan depicted at the Board of Alderman meeting.

- **Neighborhood Meeting** – The applicant, prior to submitting a formal application for a planned development is required to schedule a neighborhood meeting. That applicant shall send written notice via first class mail to owners and residents within 500 feet of the property line and send 15 days before the meeting. The applicant provided the neighborhood meeting on October 27th, 2025, in which it was documented no neighbors attended, but two e-mails were provided.

Once the pre-application items are completed the applicant must submit the following as part of the application:

- Executed application from the City's website.
- The names and addresses of all people who have an ownership or beneficial interest.
- A statement from the owner approving the application.
- A survey of, and legal description.
- A narrative describing the proposed planned development's overall character, uses, operations, intent, and impact.
- A zoning analysis and narrative identifying conformity with zoning standards, any site development allowances being requested, and the rationale for why each requested site development allowance is necessary and desirable.
- A statement indicating compliance of the proposed planned development with relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans

and planning policies of the City; and evidence of the proposed project's compliance in specific detail with each of the "Standards for Review" for planned developments.

- A scaled site plan of the proposed planned development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, number of parking spaces and loading areas.
- Schematic drawings illustrating the design and character of the building elevations,
- Landscape plan
- Lighting Plan
- The substance of covenants, easements, and other restrictions existing and any to be imposed
- A schedule of development
- All applicants shall be required to submit a professional traffic study performed by a firm chosen by the City showing the proposed traffic circulation pattern within and in the vicinity of the area of the planned development, including the location and description of public improvements to be installed, any streets and access easements, and any impact on current conditions. The traffic study shall be reviewed to determine the effect of the proposed development on traffic, parking, and vehicular and pedestrian safety within and in the vicinity of the planned development. Conditions may be imposed based on the results of the traffic study.

- A professional economic analysis acceptable to the City, including the following:
    - The financial capability of the applicant to complete the proposed planned development
    - Evidence of the project's economic viability.
    - An analysis summarizing the economic impact the proposed planned development will have upon the City.
- Copies of all environmental impact studies as required by law.
- An analysis setting forth the anticipated demand for all City services.
- A plan showing off-site utility improvements required to service the planned development, and a report showing the cost allocations and funding sources for those improvements.
- A stormwater management plan, to include stormwater calculations and site drainage plan for the planned development.
- A written summary of residents' comments, pertaining to the proposed application, from the required pre-application

The applicant has supplied all the required application items and are included in the attached P&Z packet except for a traffic impact study. The applicant requested a traffic impact study waiver at the December 9th, 2025, Board of Aldermen meeting which was approved unanimously.

City of Sunset Hills Resolution 782 is included in the Planning & Zoning Commission packet which approved the traffic study waiver.

STAFF ANALYSIS

The applicant is proposing to redevelop a portion of the 1.2-acre parcel located at 10706 Sunset Hills Plaza in the City of Sunset Hills. The proposal includes modifications to the existing site to construct a new dual drive-thru lane along the west and south sides of the building, as well as a freestanding canopy over the meal delivery area on the south side.

The site will continue to utilize the existing entrance and exit points. To accommodate the additional drive-thru lane, the landscaped area along the west side of the building will be reduced. Additionally, the parking stalls on the south side of the building will be shifted further south toward the property line, resulting in the removal of existing landscaping in that area.

The current site contains 53 parking spaces; the proposed plan includes 47 spaces, which remains compliant with City Code requirements. Open space will decrease from 22.4% to 19.5%, which also continues to meet Code standards. Below is an image (Figure 5) of the proposed site plan.

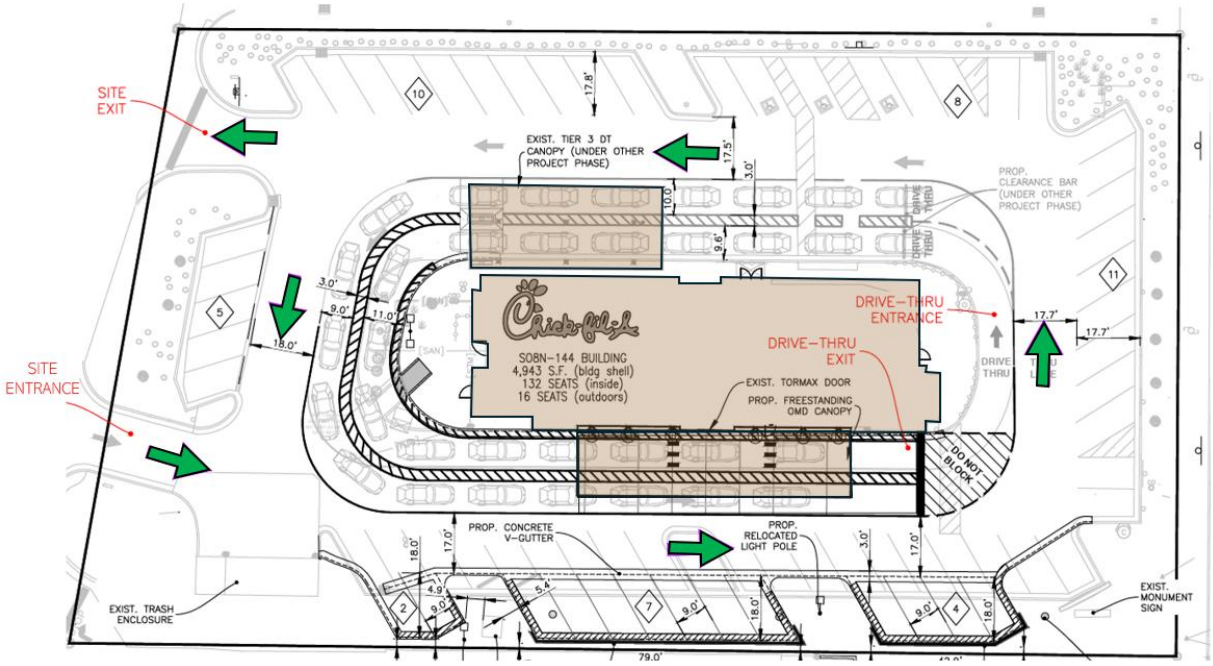


Figure 5: Proposed Site Plan

The construction of the second drive-thru lane will increase the number of vehicle stacking spaces from approximately 24 which exist today to approximately 34 stacking spaces. Chick-fil-A believes

that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.

Below are images that depict the existing conditions with 34 vehicles stacked into the drive-thru (Figure 6) followed by the proposed site plan with 34 stacked vehicles (Figure 7).

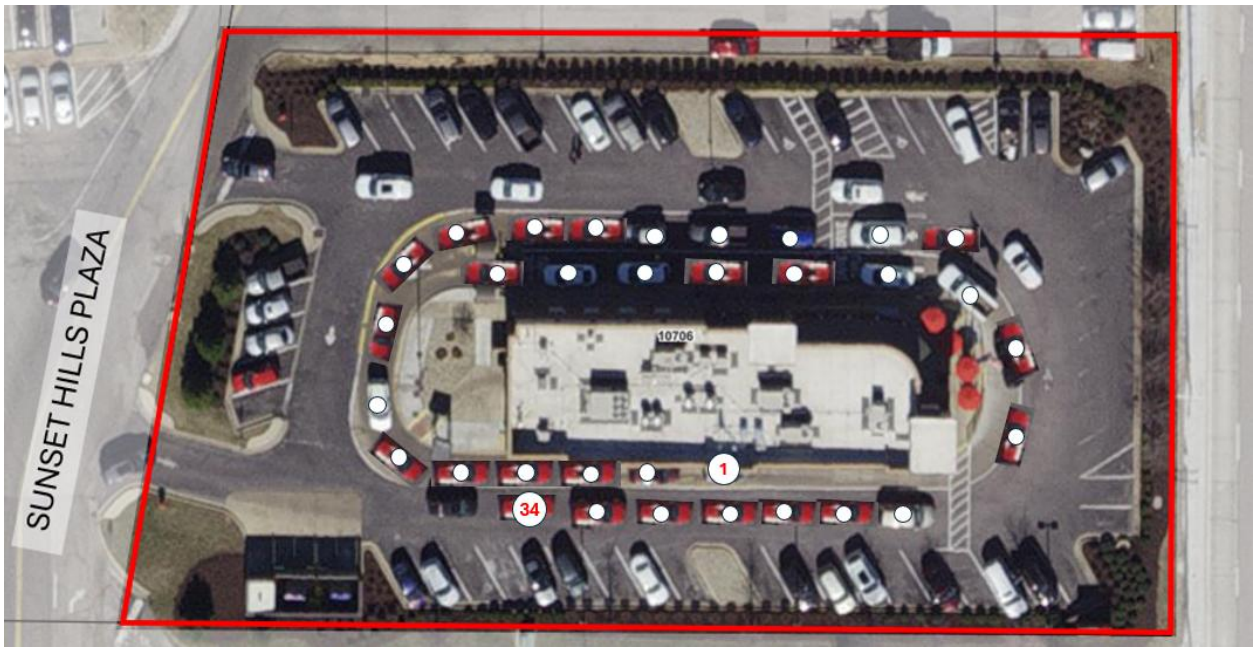


Figure 6: Existing Conditions

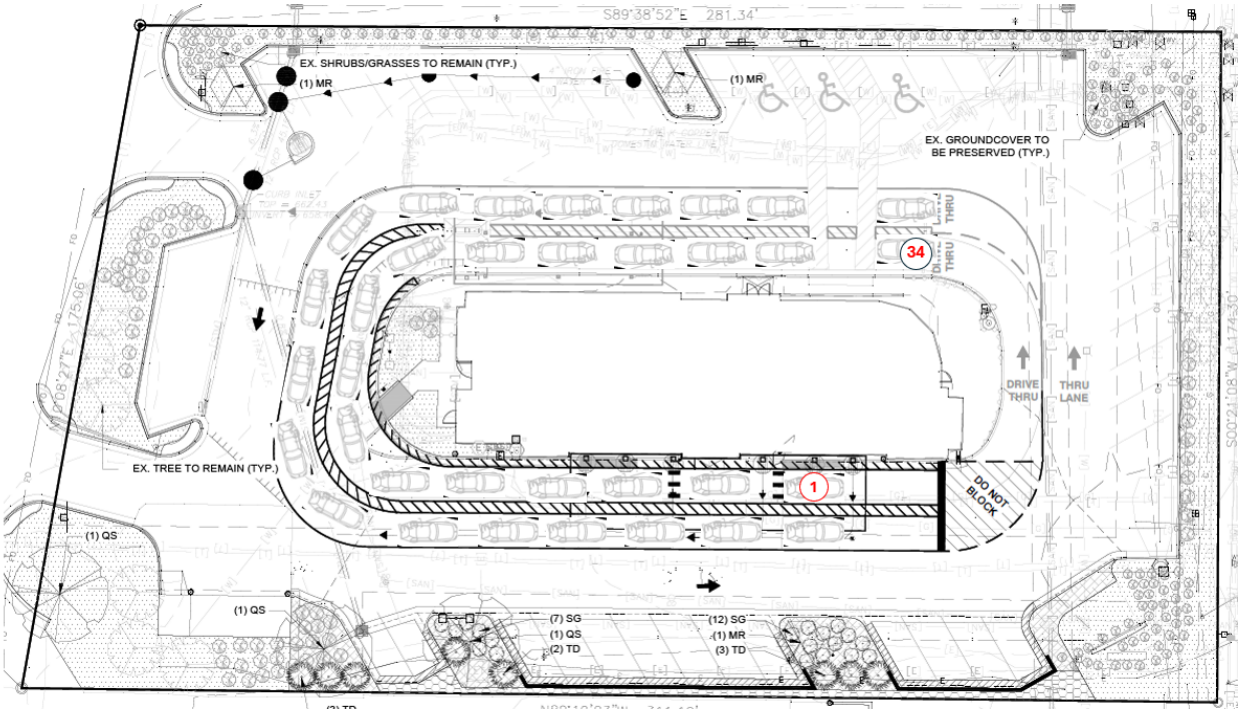


Figure 8: Proposed Site Plan

LANDSCAPE PLAN

City Code establishes several landscaping requirements for commercial developments, including building foundation plantings, parking lot interior landscaping, parking lot perimeter landscaping, and transition plantings. It is important to note that when Chick-fil-A was originally constructed, the landscaping standards differed from those currently outlined in the City Code. However, when redevelopment occurs, the applicant is required to comply with the standards in effect at the time of the proposed improvements.

Attached to the Planning & Zoning packet is the proposed landscape plan. The majority of the site's existing landscaping will remain intact, with the primary modification occurring along the southern property line. Currently, plantings exist between the Chick-fil-A property and the adjacent property to the south. In order to accommodate the additional drive-thru lane, most of these plantings between the two commercial properties are proposed to be removed.

While these plantings are being eliminated, it should be noted that landscaping between two commercially zoned properties is not required under the current City Code.

LIGHTING

The proposed development does not include any changes to the existing site lighting. All lighting will continue to comply with the requirements of the City Code.

SITE DEVELOPMENT ALLOWANCES

Development projects are required to comply with all regulations of the underlying zoning district and applicable development standards set forth in the City of Sunset Hills Code of Ordinances. If relief from any of these regulations is requested, a site development allowance may be sought concurrently with the Planned Development Permit.

Any deviation or relief from the underlying zoning provisions or development standards may be approved provided the applicant specifically identifies each requested site development allowance and demonstrates that such allowances are compatible with surrounding development, further the stated objectives of this section, and are necessary for the proper development of the site.

The applicant has submitted several site development allowance requests. Each requested allowance and the applicant's supporting rationale are outlined below.

Parking Setback – City Code requires a minimum of five feet is maintained between the paved area and the property line. The applicant is requesting that the parking spaces be a minimum of 1.5 feet solely along the southern property line. This again is to accommodate the dual drive-thru along the southern side of the building.

Perimeter Landscaping- The site's existing landscaping along Lindbergh Boulevard consists of a mix of shrubs and ornamental trees. The applicant does not propose to remove any of the existing landscaping. However, the City's landscaping standards have been updated since the original development, and the current Code requires a continuous row of shrubs along this frontage.

In lieu of removing the established ornamental trees to install new three-foot shrubs to meet the letter of the current Code, the applicant is requesting to maintain the existing landscape configuration. Figure 9 below (Google Street View, 2024) illustrates the existing trees that would otherwise need to be removed to accommodate the required continuous shrub row.



Figure 9: Existing Trees

Interior Landscaping – City Code requires the installation of a tree at the end of each parking row. Based on this standard, nine (9) trees are required, while the proposed plan provides seven (7).

The applicant indicates that the remaining two required tree locations are constrained by existing underground utilities, easements, and other surface site elements, which limit the ability to accommodate additional trees. These two trees would be located at the terminus of the parking rows, where existing shrubs are currently in place and proposed to remain.

PUBLIC HEARING

Section 7.4.2 of the City's UDO states the Planning and Zoning Commission shall hold at least one public hearing on the proposed planned development. Notice of the public hearing shall be provided and the public hearing shall be conducted in accordance with the provisions of State law and rules of procedure adopted by the Planning and Zoning Commission. The public hearing

is an opportunity for City staff to articulate the applicant's request to the Planning and Zoning Commission, an opportunity for the public to provide input on the request and an opportunity for the applicant to respond to any questions or concerns.

DEPARTMENT INPUT

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills' Unified Development Ordinance. City staff recommends action by the Planning and Zoning Commission for the requested Planned Development Permit.

MOTION

The following options are available to the Planning and Zoning Commission for consideration relative to this application:

1) "I move to recommend approval (or denial) for the Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza as presented.

2) "I move to recommend approval for the Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza with the following conditions…" (Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Site Plan
3. Landscape Plan
4. Resolution 782
5. Supplementary Exhibits

Docusign Envelope ID: F814C92A-6933-45FC-8ABE-18B9B8A8EB42

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. _____
DATE _____
FEE _____

PLANNED DEVELOPMENT

1. Applicant's Name Chick-fil-A, Inc. (c/o Micah Dowdy)

2. Mailing Address 10706 Sunset Hills Plaza, St. Louis, MO 63127 Phone _____

3. Agent's Name and Address HR Green
(If different than Applicant)
1391 Corporate Drive, Suite 203, McHenry, IL 60050

4. Property Owner's Name BNL SH MO 5 LLC

5. Address of Property 10706 Sunset Hills Plaza, St. Louis, MO 63127

6. Area of Property 1.18 acres

7. Current Zoning PD-BC Proposed Zoning PD-BC

8. Remarks and Reasons Expanding drive thru to have two lanes after the order points and installing canopy over the meal delivery area.

9. Legal Description (to be attached)

10. Scale Drawings of Property and Proposed Development Plans (to be attached)

11. Fee: Area of ten acres or less $250.00. Area of more than ten acres $250.00 plus $25.00 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: Signed by: Micah Dowdy 9987E5A9BBE64DD...

Certificate Of Completion

Envelope Id: F814C92A-6933-45FC-8ABE-18B9B8A8EB42
Status: Completed
Subject: Complete with Docusign: Application Planned Development_for CFA signature.pdf
Source Envelope:
Document Pages: 1
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EnvelopeId Stamping: Enabled
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Alyssa Westfall
5200 Buffington Road
Atlanta, GA 30349
alyssa.westfall2@accesscfa.com
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Signer Events	Signature	Timestamp
Micah Dowdy micah.dowdy@cfacorp.com Sr Principal Program Lead Security Level: Email, Account Authentication (None)	Signed by:  9987E5A9BBE64DD... Signature Adoption: Pre-selected Style Using IP Address: 75.2.223.88	Sent: 12/19/2025 1:15:38 PM Viewed: 12/19/2025 1:25:39 PM Signed: 12/19/2025 1:25:47 PM

Electronic Record and Signature Disclosure:
Accepted: 12/19/2025 1:25:39 PM
ID: 06b2445c-a539-4748-ad36-91db8b0479a9

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/19/2025 1:15:38 PM
Certified Delivered	Security Checked	12/19/2025 1:25:39 PM
Signing Complete	Security Checked	12/19/2025 1:25:47 PM
Completed	Security Checked	12/19/2025 1:25:47 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, the company requesting your signature (collectively, we, us or the "Company") may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and deliver services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

Notices and Disclosures may be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we may provide electronically to you through the DocuSign system certain required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above

that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact the Company:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To advise the Company of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us through our system administrator at legal.operations@chick-fil-a.com and in the body of such request you must state: your previous email address, your new email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from the Company

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email through our system administrator at legal.operations@chick-fil-a.com and in the body of such request you must state your email address, full name, mailing address, and telephone number.

To withdraw your consent with the Company

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may: i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may; ii. send us an email through our system administrator at legal.operations@chick-fil-a.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any additional information from you to withdraw your consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signingsystem-requirements.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this Electronic Record and Signature Disclosure, and (i) that you are able to print on paper or electronically save this Electronic Record and Signature Disclosure for your future reference and access; or (ii) that you are able to email this Electronic Record and Signature Disclosure to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

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- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify the Company as described above, you consent to receive through electronic means notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by the Company during the course of your relationship with the Company.

SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B ~~PAINTED HANDICAP PARKING SYMBOL~~ (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
3 CROSSWALK MARKINGS (3 C-400)
4 ~~MULTI-LANE DIRECTIONAL GRAPHICS~~ (4 C-400)
5 ~~STANDARD OR HANDICAP PARKING STALL PER CODE~~ (5 C-400)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C 4" SKIP DASH YELLOW STRIPING
6 ~~SOLID PLASTIC WHEEL STOP~~ (6 C-400)
7 ~~BOLLARD MOUNTED SIGN~~ (7 C-400)
8 ~~CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)~~ (8 C-400)
9 ~~CURB RAMP w/ FLARED SIDES (IN SIDEWALK)~~ (9 C-400)
10 RETURNED CURB HANDICAP RAMP (10 C-400)
11 ~~SIDEWALK ACCESSIBLE RAMP~~ (1 C-401)
12 ~~DETECTABLE WARNING DEVICE~~ (2 C-401)
13 ~~TYPICAL ADA RAMP & HANDRAIL~~ (3 C-401)
14 CONCRETE SIDEWALK (4 C-401)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-401)
16 ~~ENTRY DOOR FROST SLAB DETAIL~~ (6 C-401)
17 CONCRETE BOLLARD (7 C-401)
18 CONCRETE CURB & GUTTER (8 C-401)
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D ~~DEPRESSED CATCHING CURB & GUTTER~~
- 18E ~~SPILLING GUTTER SECTION AT ACCESSIBLE RAMP~~
- 18F ~~CATCHING GUTTER SECTION AT ACCESSIBLE RAMP~~
- 18G ~~MOUNTABLE CURB & GUTTER~~

19 ~~LANDSCAPE & IRRIGATION PROTECTOR~~ (9 C-401)
20 TYPICAL HMAC PAVEMENT SECTION (1 C-402)
21 BUTT JOINT (2 C-402)
22 CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
23 ~~CONCRETE APRON AT TRASH ENCLOSURE~~ (4 C-402)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
25 ~~CONCRETE PAVEMENT SECTIONS~~ (6 C-402)
26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (7 C-402)
27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (8 C-402)

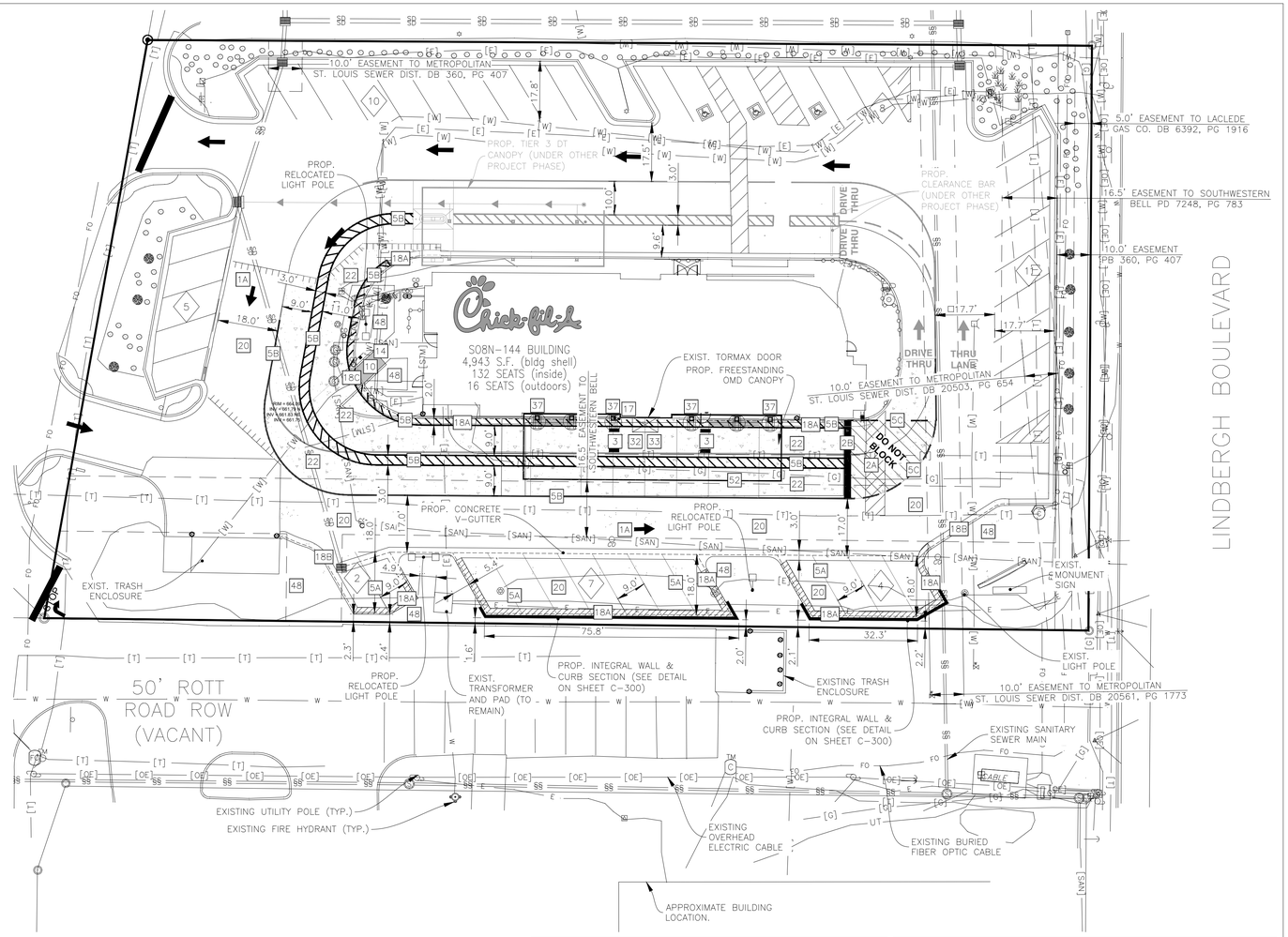
FOR CONCRETE PAVING

28 CONTRACTION JOINT (9 C-402)
29 KEYED CONSTRUCTION JOINT (10 C-402)
30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)

32 DRIVE-THRU PLAN - FLUSH WITH FFE (1 C-403)
33 DRIVE-THRU ISOMETRIC (2 C-403)
34 ~~DRIVE-THRU ORDER POINT ISLAND~~ (3 C-403)
35 ~~MENU BOARD LOOP DETECTION SYSTEM~~ (4 C-403)
36 ~~BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)~~ (5 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-403)
38 ~~SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)~~ (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
40 ~~THICKENED PAVEMENT @ STRUCTURES~~ (9 C-403)
41 ~~STORM STRUCTURE WEEP HOLE DETAILS~~ (10 C-403)
42 ~~ALUMINUM HANDRAIL (REFER TO ARCH PLANS)~~
43 OMITTED
44 ~~DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)~~
45 ~~GREASE TRAP~~
46 ~~PROPOSED TRANSFORMER~~
47 ~~BIKE RACK~~
48 LANDSCAPED AREA
49 ~~TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)~~
50 ~~CONCRETE PAD FOR OPTIONAL CASH STATION~~
51 ~~FREE-STANDING ORDER POINT CANOPY~~
52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
53 ~~CONVEX SAFETY MIRROR (LOCATION TO BE COORDINATED WITH SECURITY CONSULTANT)~~

HATCH LEGEND

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



TRAFFIC CONTROL NOTES:

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

SITE DATA:

- ADDRESS: 10706 SUNSET HILLS PLAZA
- LOT 1 SIZE: 51,379± SQ. FT. (1.18 AC.)
- EXISTING IMPERVIOUS AREA: 39,871± SQ. FT. (77.6%)
- PROPOSED IMPERVIOUS AREA: 41,369± SQ. FT. (80.5%)
- IMPERVIOUS AREA CHANGE: 1,498± SQ. FT. INCREASE

BUILDING AREA:

- EXIST. BUILDING FOOT PRINT: 4,943± SQ. FT.
- FLOOR AREA RATIO (F.A.R.) = 0.096

PARKING DATA:

- TYPICAL PARKING WIDTH: 9.0'
- TYPICAL PARKING LENGTH: 18.0'
- TYPICAL AISLE WIDTH: 18.0'
- EXISTING REGULAR SPACES PROVIDED: 50
- EXISTING ADA SPACES: 3
- EXISTING TOTAL SPACES: 53
- PROPOSED REGULAR SPACES PROVIDED: 44
- PROPOSED ADA SPACES: 3
- PROPOSED TOTAL SPACES: 47

PARKING FORMULA:
1 PARKING SPACE PER 300 SQ. FT. GROSS FLOOR AREA
(4,943/300) = 17 STALLS

- TOTAL STALLS REQUIRED = 17 STALLS

PROJECT NOTES:

- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF SAINT LOUIS STANDARD CONSTRUCTION SPECIFICATIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY"

NORTH
0 20'
1" = 20'

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

PRELIMINARY

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

HRGreen
HRGreen.com

CHICK-FIL-A
SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

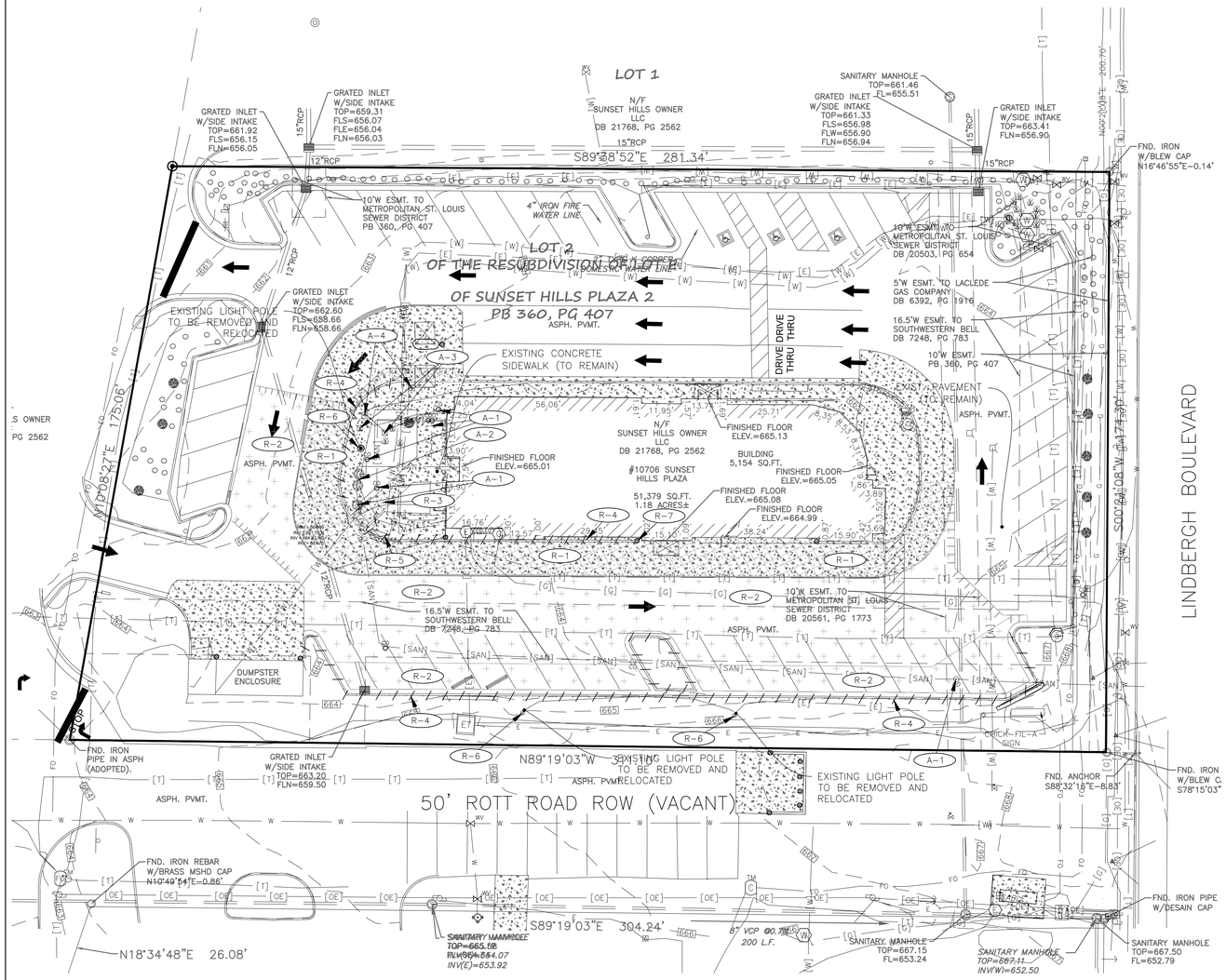
PRELIMINARY

ENGINEER'S PROJECT # 211353.01
PRINTED FOR PRELIMINARY
DATE 08/08/2025
DRAWN BY: ERN
CHECKED BY: TMR

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SHEET
SITE PLAN

SHEET NUMBER
C-200



PROJECT NOTES:

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES, IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. (INCLUDING STORM WATER POLLUTION PREVENTION PLAN PER THE DEVELOPMENT CRITERIA.) SEE SHEET C-302 FOR EROSION CONTROL MEASURES)
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL STRUCTURES & DEBRIS SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
- ANY EXISTING FIELD DRAIN TILES ENCOUNTERED SHALL BE REPLACED, LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR. FIELD TILE SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
- CONTRACTOR TO KEEP ACCESS DRIVE OPEN AT ALL TIMES WITH MINOR CLOSINGS ALLOWED FOR PAVING ACTIVITIES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL BITUMINOUS PAVEMENT REMOVAL AREAS SHALL BE SAWCUT.
- CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AND SIGNAGE AROUND CONSTRUCTION BOUNDARIES TO PROTECT PEDESTRIANS.

TRAFFIC CONTROL NOTES:

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY ROW OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

DEMOLITION LEGEND

- INDICATES FULL DEPTH SAWCUT
- INDICATES CONC. SIDEWALK/PAVEMENT REMOVAL (FULL DEPTH)
- INDICATES BIT./ASPHALT REMOVAL (FULL DEPTH)
- R-# — INDICATES MISC. REMOVAL ITEMS (SEE THIS SHEET FOR SIZE AND QUANTITY)
- DENOTES EXIST. CONCRETE CURB & GUTTER/WALL REMOVAL
- DENOTES UTILITIES/HANDRAIL TO BE REMOVED
- INDICATES TREE AND BRUSH REMOVAL (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)
- INDICATES TREE AND BRUSH PROTECTION (SEE LANDSCAPING PLANS FOR SIZE AND QUANTITY)

STAGING NOTES:

(STAGING SUBJECT TO CHANGES PER SITE CONTRACTORS SCHEDULE AND METHODS OF OPERATION)

1. EROSION CONTROL MEASURES AND STOCKPILE STAGING
2. CONSTRUCTION ENTRANCE
3. PLAN REMOVALS
4. PROPOSED UNDERGROUND
5. GRADING
6. PAVING

R-# REMOVAL TAGS

REMOVALS / RELOCATES / ADJUSTMENTS

NUMBER		REMARKS
A-1	SANITARY STRUCTURES	ADJUST RIM TO FG
A-2	GREASE TRAP	ADJUST RIMS TO FG
A-3	UNDERGROUND ELECTRIC BOX	ADJUST TO FG
A-4	UNDERGROUND TELECOM BOX	ADJUST TO FG
R-1	CONCRETE PAVEMENT	REMOVE
R-2	BITUMINOUS PAVEMENT	REMOVE
R-3	CONCRETE SIDEWALK	REMOVE
R-4	CONCRETE CURB & GUTTER	REMOVE
R-5	ELECTRIC HEATING/COOLING STATION	REMOVE & RELOCATE
R-6	LIGHT POLE	REMOVE & RELOCATE
R-7	CONCRETE BOLLARD	REMOVE

Dial 811 or 1-800-892-0123

811 Know what's below. Call before you dig.

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:
COUNTY St. Louis
CITY-TOWNSHIP City of St. Louis
SEC. & 1/4 SEC. NO.# SEC-13-T-44N-5E

48 hours before you dig
(Excluding Sat., Sun. & Holidays)

NORTH

0 20'
1" = 20'

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

PRELIMINARY

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

HRGreen
HRGreen.com

CHICK-FIL-A

SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT #	211353.01
PRINTED FOR	PRELIMINARY
DATE	08/08/2025
DRAWN BY:	ERN
CHECKED BY:	TMR

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SHEET
SITE DEMOLITION PLAN

SHEET NUMBER
C-100

GRADING & DRAINAGE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.

3. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.

4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.

7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.

8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.

9. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.

10. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

11. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

12. SEE EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES AND NOTES.

13. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED

14. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.

15. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.

16. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.

17. NO PART OF THE PROPOSED PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA

18. SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.

19. ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.18 CURB UNLESS OTHERWISE NOTED ON THE PLANS.

20. ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.

21. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.

22. BACKFILL TO THE TOP OF CURBS.

23. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS

24. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 1.5%.

25. DESIGNATED HANDICAP PARKING AREAS SHALL BE GRADED TO A MAXIMUM OF 1.5%

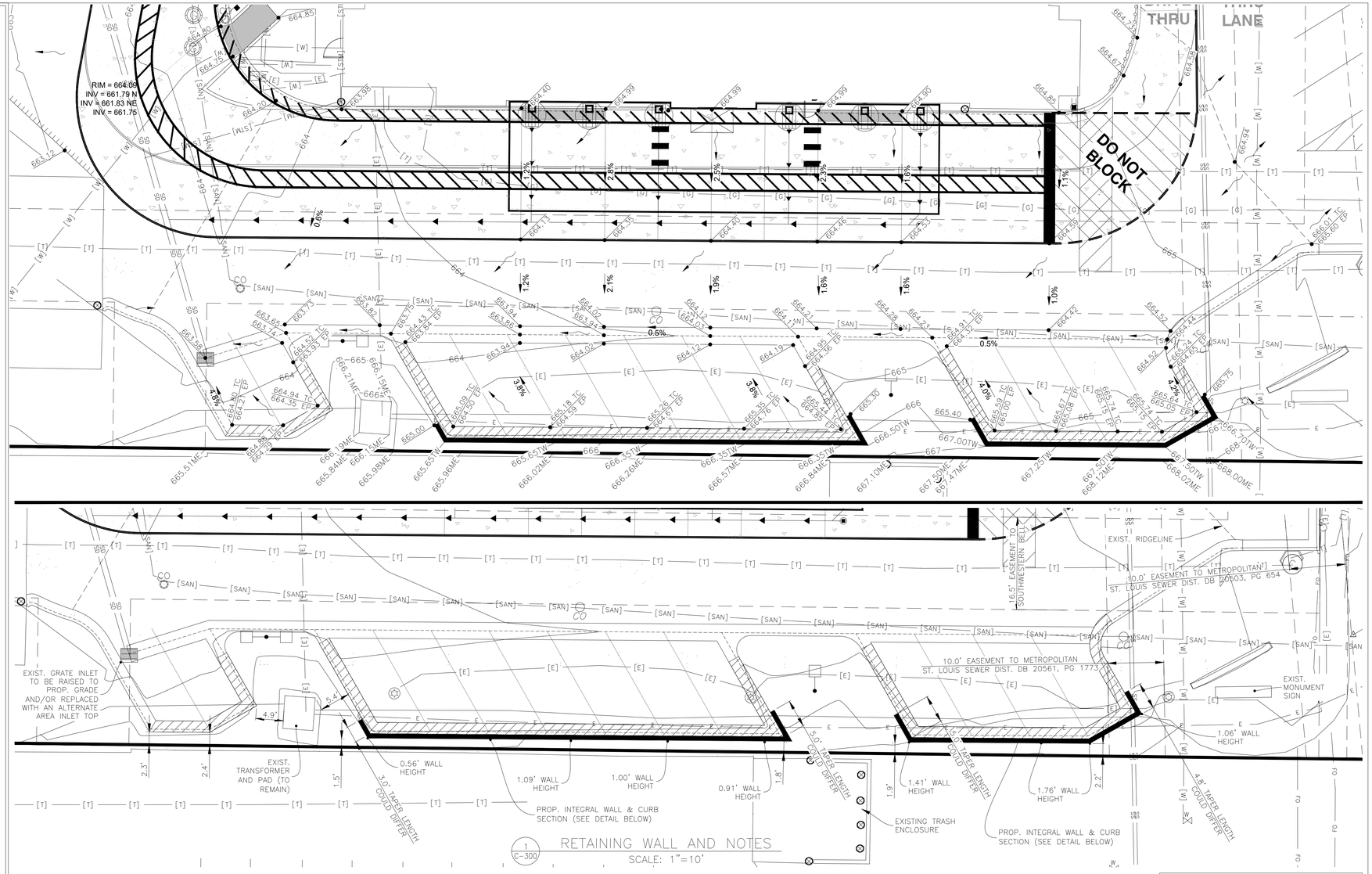
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.

27. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

28. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

29. ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.

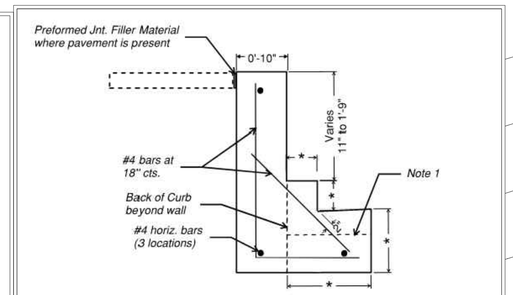
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. LOUIS STANDARDS AND SPECIFICATIONS.



1 C-300 RETAINING WALL AND NOTES
SCALE: 1"=10'

GENERAL NOTES:

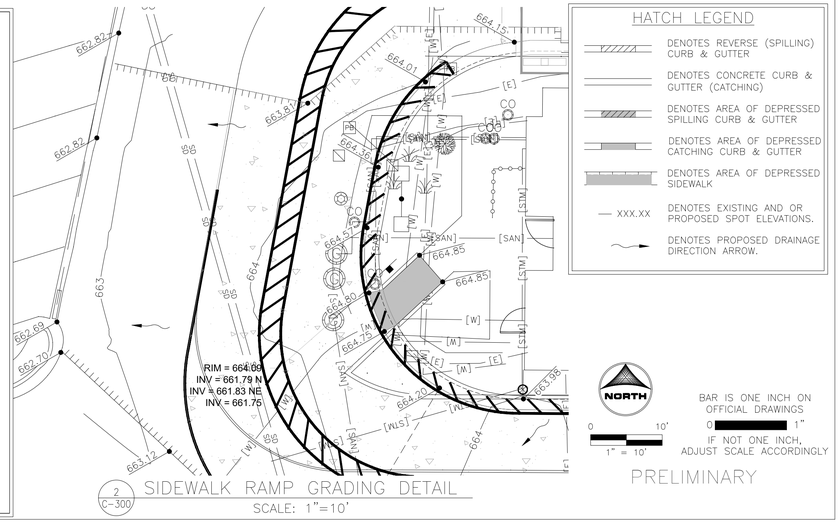
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 1 WEEK PRIOR TO CONSTRUCTION WITHIN CITY OR STATE ROW OR ANY CONNECTION TO PUBLIC SEWERS, CONTRACTOR SHALL NOTIFY THE APPROPRIATE CITY ENGINEERING DIVISION.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BF PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND LATEST EDITION OF MODOT DESIGN STANDARDS
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE GEO TECHNICAL REPORT PREPARED FOR THIS PROJECT.
- CONTRACTOR TO GRADE 4" BELOW THE BACK OF CURB TO ALLOW FOR THE PLACEMENT OF TOPSOIL. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED IN ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL. SEE SHEET L-101 FOR DETAILS.



INTEGRAL WALL & CURB SECTION

|*| = Match Adjacent Curb & Gutter Dimensions

Notes
1. At furthest east end of wall limits, where no curb and gutter are present and top of wall tapers, modify detail as follows:
   - use an L-shape wall similar to detail with dashed horiz. line the top of the horiz. leg.
   - make horiz. leg of wall 10" thick.
   - match bott. of wall elev. of adjacent wall with curb
   - backfill over horiz. leg. per grading plan
   - taper top of wall per plan & leave no more than 6" exposed at end of wall



2 C-300 SIDEWALK RAMP GRADING DETAIL
SCALE: 1"=10'

HATCH LEGEND

- DENOTES REVERSE (SPILLING) CURB & GUTTER
- DENOTES CONCRETE CURB & GUTTER (CATCHING)
- DENOTES AREA OF DEPRESSED SPILLING CURB & GUTTER
- DENOTES AREA OF DEPRESSED CATCHING CURB & GUTTER
- DENOTES AREA OF DEPRESSED SIDEWALK
- XXX.XX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.

NORTH
0 10'
1" = 10'

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

PRELIMINARY

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

HRGreen
HRGreen.com

CHICK-FIL-A
SUNSET HILLS PLAZA (MO) FSU
10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

PRELIMINARY

ENGINEER'S PROJECT #	211353.01
PRINTED FOR	PRELIMINARY
DATE	08/08/2025
DRAWN BY:	ERN
CHECKED BY:	TMR

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SHEET
GRADING PLAN

SHEET NUMBER
C-300

ST-# STORM TAGS

ST-1 EXIST. STM INLET
EXIST. RIM = 661.92
INV = 656.15 S 12" RCP
INV = 656.05 SE 12" RCP
(CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND REPLACE IF NECESSARY)

ST-2 EXIST. 2 LIN FT SS RCP, 12"
@ 6.28%

ST-3 STM SWR MH 6' DIA., R-1713 CL
(RESTRICTOR STRUCTURE - SEE DETAIL)
RIM = 662.00
TOP OF WEIR WALL INV = 659.75
(3)-8.1" ORIFICES INV = 658.30
11.5" ORIFICE INV = 656.35
INV = 656.33 NE 12"
INV = 656.70 SW 12"

ST-4 EXIST. 1 LIN FT SS RCP, 12"
@ 6.28%

ST-5 STM SWR MH 6' DIA., R-1713 CL
RIM = 662.10
INV = 656.82 NE 12"
INV = 657.19 SW 12"
INV = 656.85 E 36"
INV = 656.85 SE 6"

ST-6 EXIST. 17 LIN FT SS RCP, 12"
@ 6.28%

ST-7 STM SWR MH 4' DIA., R-1713 CL
RIM = 662.17
INV = 657.00 NE 6"
INV = 657.78 N 12"
INV = 658.03 S 12"

ST-8 EXIST. 5 LIN FT SS RCP, 12"
@ 6.28%

ST-9 EXIST. STM INLET
EXIST. RIM = 662.60
INV = 658.66 S 12"
INV = 658.66 N 12"
INV = 656.66 E 6"
(CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND REPLACE IF NECESSARY)

ST-10 9 LIN FT SS PVC, 6" SDR 26
@ 2.67%

ST-11 BARRACUDA MAX S3 WQU, 3' DIA.
(SEE DETAIL)
RIM = 662.50
INV = 656.90 N 6"
INV = 656.90 W 6"

ST-12 10 LIN FT SS PVC, 6" SDR 26
@ 1.00%

ST-13 35 LIN FT SS RCP, 36"
@ 0.57%

ST-14 STM SWR MH 4' DIA., R-1713 CL
RIM = 663.00
INV = 657.05 W 36"
INV = 657.15 E 36"

ST-15 50 LIN FT SS RCP, 36"
@ 0.55%

ST-16 STM SWR MH 4' DIA., R-1713 CL
RIM = 664.50
INV = 659.90 W 36" RCP

ST-17 EXIST. 109 LIN FT SS RCP, 12"
@ 0.77%

ST-18 134 LIN FT SS PVC, 8" SDR 26
@ 1.00%
INV @ CONNECTION = 659.32

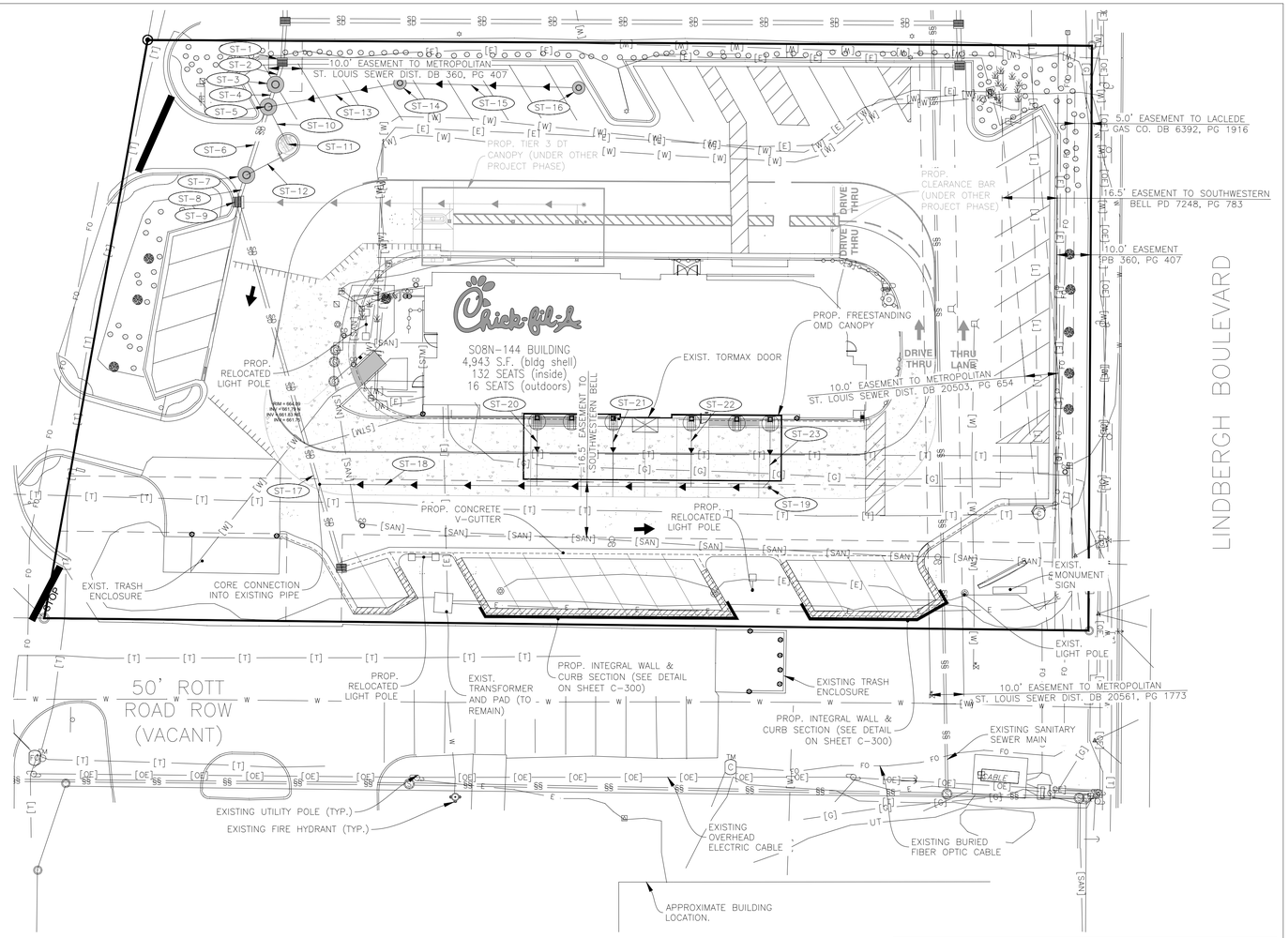
ST-19 CLEANOUT (SEE DETAIL)
RIM = 664.60
INV = 660.70

ST-20 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-21 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-22 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%

ST-23 19 LIN FT SS PVC CANOPY DRAIN, 6" SDR 26
@ 1.00%



PROJECT NOTES:

* ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND OR CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF SAINT LOUIS STANDARD CONSTRUCTION SPECIFICATIONS.
* AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
* INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
* ALL CONCRETE CURB & GUTTER SHALL BE 24" (B6.18) UNLESS OTHERWISE NOTED ON THE PLANS.
* ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
* ALL CONSTRUCTION MATERIALS, DUMPSTER, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY"

NORTH

0 20' 1" = 20"

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

PRELIMINARY

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5200 Buffington Road
Atlanta, Georgia
30349-2998

HRGreen
HRGreen.com

CHICK-FIL-A

SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

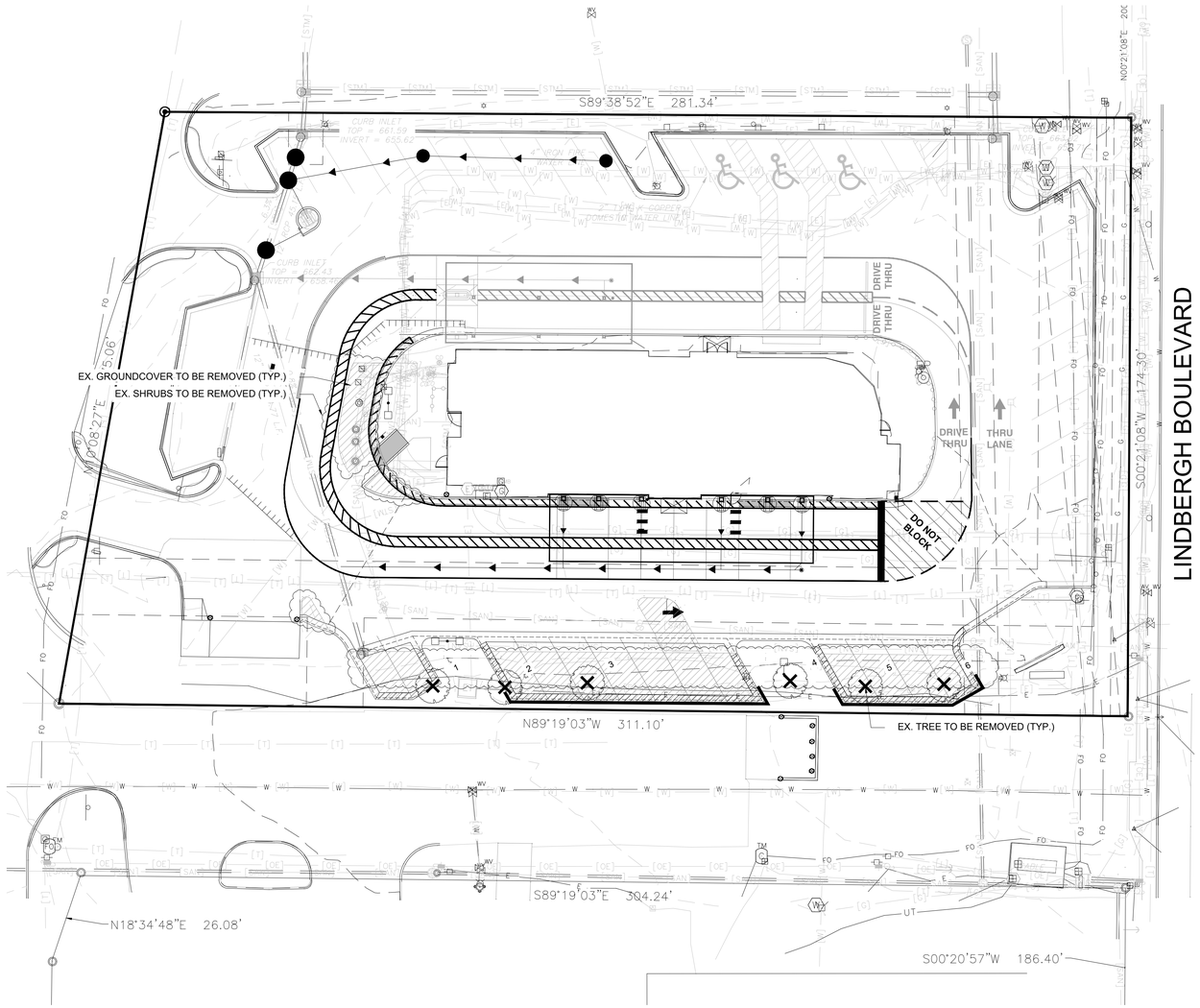
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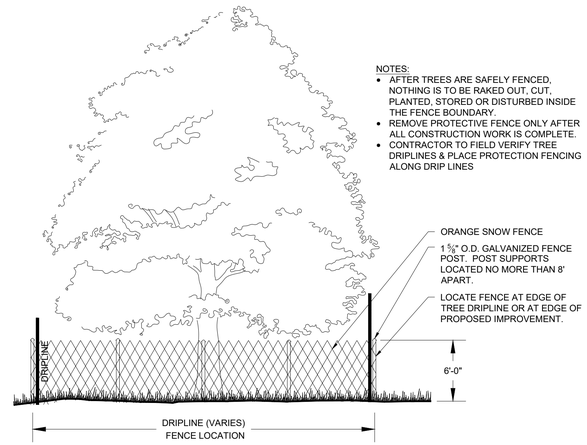
ENGINEER'S PROJECT # 211353.01
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DATE 08/08/2025
DRAWN BY: ERN
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SHEET
PLUMBING SITE PLAN

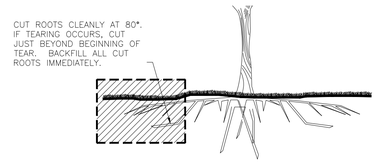
SHEET NUMBER
PS-100





1 TYP. TREE PROTECTION SNOW FENCE DETAIL

SCALE: NTS



2 TYP. ROOT PRUNING DETAIL

SCALE: NTS

CFA Sunset Hills Plaza
12/11/2025
TREE SURVEY

TAG #	DBH (INCHES)	BOTANICAL NAME	COMMON NAME	AGE*	CONDITION**	ACTION	REASON
1	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
2	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
3	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
4	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
5	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE
6	6.0	*Acer rubrum 'October Glory'*	October Glory Red Maple	S	A	REMOVE	DISTURBANCE IN CRITICAL ROOT ZONE

KEY:
* AGE: *S - Semi-Mature (young trees over 5m high) M - Mature (approximately 40-50 years old) O - Over-Mature (die-back of branches, dead wood, etc.)*
** CONDITION: *A - Good B - Fair C - Poor D - Dead*

TREE PROTECTION KEY

EXISTING TREE TO BE REMOVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

EXIST. TREES TO BE REMOVED	6
TOTAL EXISTING TREES TAGGED	6

GENERAL NOTES

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

NORTH

0 20'
1" = 20'

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

PRELIMINARY

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5200 Buffington Road
Atlanta, Georgia
30349-2998

HRGreen
HRGreen.com

CHICK-FIL-A

SUNSET HILLS PLAZA (MO) FSU

10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

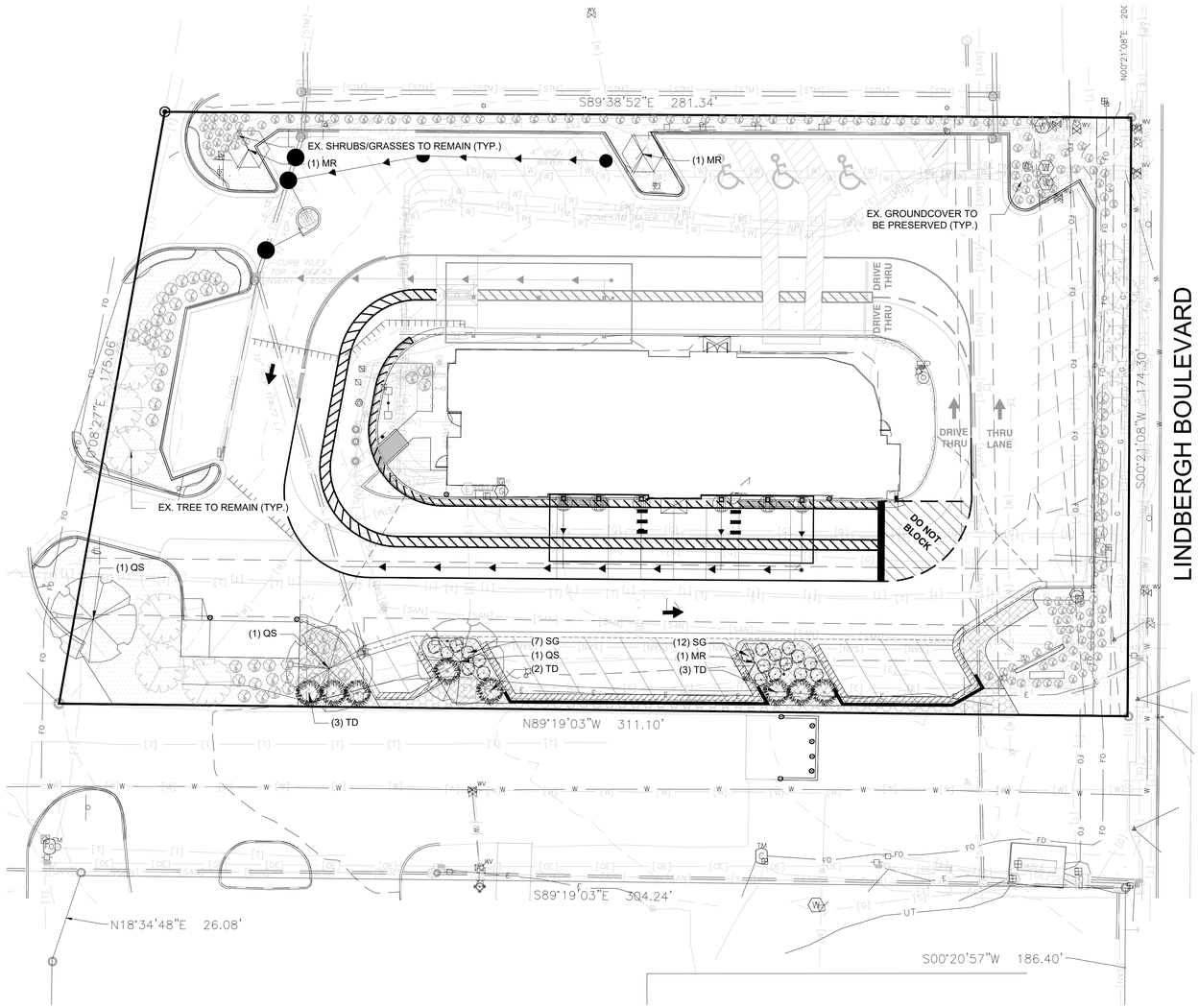
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SHEET
TREE PRESERVATION PLAN

SHEET NUMBER
L-100



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE
DECIDUOUS TREES				
	QS	3	QUERCUS SHUMARDII SHUMARD OAK	3" CAL.
ORNAMENTAL TREES				
	MR	3	MAGNOLIA STELLATA 'ROYAL STAR' ROYAL STAR MAGNOLIA	2" CAL.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	SG	19	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA	5 GAL.
EVERGREEN SHRUBS				
	TD	8	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	5 GAL.

NOTES:
210 EXISTING SHRUBS/GRASSES TO REMAIN
11 EXISTING TREES TO REMAIN

*EXISTING TO REMAIN VEGETATION QUANTITIES AND LOCATIONS ARE APPROXIMATE. INFORMATION WAS OBTAINED USING GOOGLE STREET VIEW AND THE APPROVED PLAN SET.

GROUND COVERS		
	463 SF	1-1/2" ROCK MULCH (TO MATCH EXISTING)
	8,677 SF	EXISTING (PRESERVED)
	1,333 SF	SHREDDED MULCH (TO MATCH EXISTING)

LANDSCAPE CALCULATIONS

PARKING LOT PERIMETER AREA

AREA/MATERIAL	ORDINANCE	REQUIRED	PROVIDED
120 LF (LINDBERGH RD.)	1 SHRUB PER 3 LF OF LANDSCAPE AREA LENGTH	40 SHRUBS	18 SHRUBS (ALLOWANCE REQUESTED)

PARKING LOT INTERIOR AREA

AREA/MATERIAL	ORDINANCE	REQUIRED	PROVIDED
9 ISLANDS	1 CANOPY TREE PER PARKING ISLAND	9	7 (ALLOWANCE REQUESTED)

*SOME TREES PROVIDED WERE ORNAMENTAL DUE TO LIGHT POLE LOCATIONS AND HISTORY OF CANOPY TREES NOT SURVIVING IN ISLANDS.

NORTH

0 20'
1" = 20'

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

PRELIMINARY

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5200 Buffington Road
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30349-2998

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CHICK-FIL-A
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10706 SUNSET HILLS PLAZA
SAINT LOUIS, MO 63127

FSU# 03077

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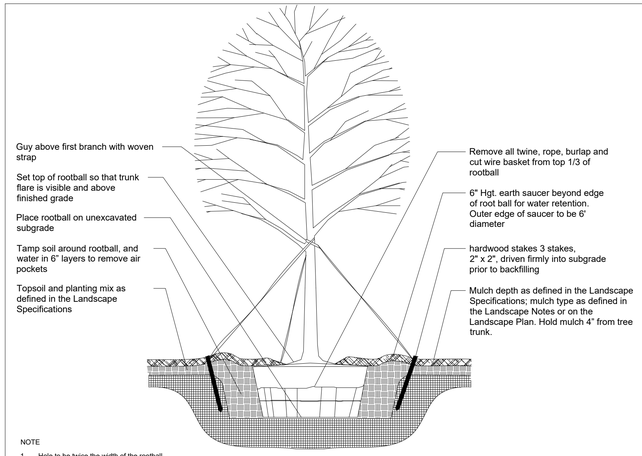
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ENGINEER'S PROJECT #	211353.01
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DATE	08/08/2025
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CHECKED BY:	JFR

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SHEET
LANDSCAPE PLAN

SHEET NUMBER
L-101

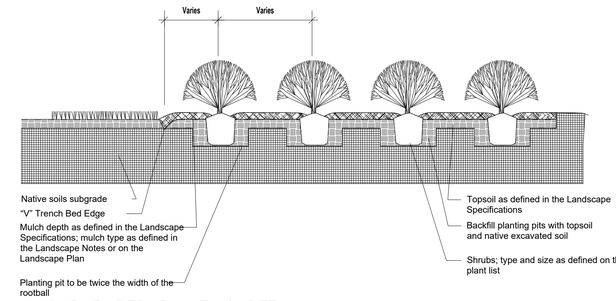


NOTE

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

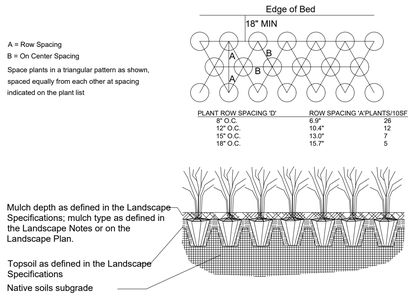
1 TREE PLANTING AND STAKING DETAIL

SCALE: NTS



2 SHRUB BED PLANTING DETAIL

SCALE: NTS



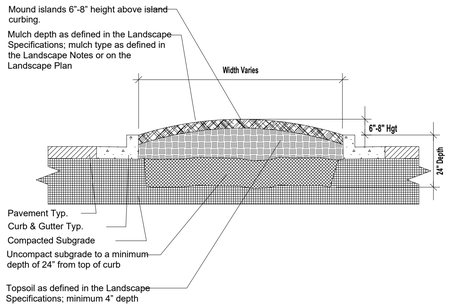
PLANT ROW SPACING 'B'	ROW SPACING 'A'	PLANTS/10SF
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5

NOTE

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

3 GROUNDCOVER PLANTING DETAIL

SCALE: NTS

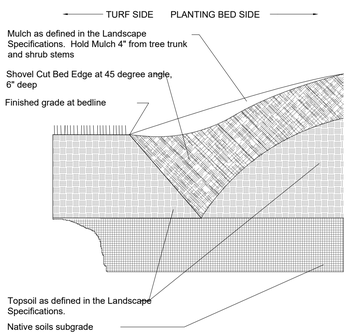


NOTE

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

4 PARKING ISLAND BERMING DETAIL

SCALE: NTS



5 "V" TRENCH BED EDGING

SCALE: NTS

GENERAL NOTES

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

LANDSCAPE NOTES

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

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REVISION SCHEDULE

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SHEET
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L-102

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2 - PRODUCTS

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

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

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

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

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

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

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

PART 3 – EXECUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LANDSCAPE MAINTENANCE SPECIFICATIONS

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

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

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

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

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

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

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

ACCEPTABLE SOIL TEST RESULTS

	LANDSCAPE TREES AND SHRUBS	TURF
pH RANGE	5.0 - 7.0	6.0 - 7.0
ORGANIC MATTER	> 1.5%	> 2.5%
MAGNESIUM (Mg)	100+ LBS/ACRE	100+ LBS/ACRE
PHOSPHORUS (P2O5)	150+ LBS/ACRE	150+ LBS/ACRE
POTASSIUM (K2O)	120+ LBS/ACRE	120+ LBS/ACRE
SOLUBLE SALTS/ CONDUCTIVITY	NOT TO EXCEED 900PPM/1.9MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX.	NOT TO EXCEED 900PPM/1.9MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX.

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

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

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

TURF

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

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

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

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

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

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

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

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

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

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

TREES, SHRUBS, & GROUND COVER

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

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

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

IP66



OVERVIEW	
Lumen Package	5,000 – 22,000
Wattage Range	38 – 152
Efficacy Range (LPW)	114 -156
Weight lbs(kg)	23 (10.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high-efficiency LED, 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution, Asymmetric provides a wider distribution pattern.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features overvoltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Custom lumen and wattage packages available.
- Additional field replaceable 10kV surge protection device that meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2) is standard.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry. Enclosure has a hinged door for ease of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

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

Warranty

- LSI LED fixtures carry a 5-year warranty (contact your LSI representative for extended warranty options.)

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) qualified products. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

Type: _____

Scottsdale® Legacy LED Canopy Luminaire (CRUS)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **CRUS SC LED SS 50 UE WHT**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Options
CRUS = LED Canopy Luminaire	SC = Symmetric AC* = Asymmetric	LED	SLW = Super Low Watt VLW = Very Low Watt LW = Low Watt SS = Super Saver MD = High Output VHO = Very High Output Custom Lumen Package†	50 = 5,000K 40 = 4,000K 30 = 3,000K	UE = Universal Voltage (120 – 277V) HV = High Voltage (347 – 480V)	WHT = White BRZ = Bronze BLK = Black	WL* = Hazardous Location

FOOTNOTES:
1. AC distribution utilizes a reflector which alters the flux from a standard SC distribution.
2. Not available on SLWL.
3. Custom lumen and wattage packages available consult factory, Values are within industry standard tolerances but not SSL3 binned.

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
Retrofit Panel – EC / ECTA / SCF to CRUS, for 18" Deck Panel	529648
Retrofit Panel – ECTA / SCF to CRUS, for 12" Deck Panel	529291
Retrofit 2x2 Cover Panel (Not for Patio)	551781

Description	Order Number
Retrofit Mid-Cover Panel (Not for Patio)	554702
Kit – Hole Plugs and Silicone (enough for 25 retrofits)†	1535540

† = Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV

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PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
VHO	SC	21,061	140	B4-U4-G2	21,833	144	B4-U4-G2	20997	138	B4-U4-G2	152
	AC	17,553	114	B4-U4-G2	17,736	117	B4-U4-G2	16562	122	B3-U4-G2	
HO	SC	17,889	143	B3-U3-G1	18,546	148	B3-U3-G2	18071	133	B4-U3-G2	125
	AC	14,912	119	B4-U4-G2	14,855	119	B4-U4-G2	15,546	124	B4-U4-G2	
SS	SC	13113	141	B3-U4-G1	13,469	144	B3-U4-G1	13,985	138	B3-U4-G1	93
	AC	11,968	133	B3-U4-G1	11,761	126	B3-U4-G2	13,006	131	B3-U4-G2	
LW	SC	10657	144	B3-U4-G1	10,774	146	B3-U4-G1	11,148	134	B3-U4-G1	73
	AC	9141	126	B3-U4-G1	8,979	125	B3-U4-G1	8,746	124	B3-U4-G2	
VLW	SC	8,783	146	B3-U4-G1	8888	148	B3-U4-G1	9,184	135	B3-U4-G1	60
	AC	7561	127	B3-U4-G1	7,678	131	B3-U4-G2	8,135	138	B3-U4-G1	
SLW	SC	5685	146	B3-U4-G1	5,728	150	B3-U4-G1	5864	136	B3-U4-G1	38
	AC	4864	128	B1-U3-G1	5,089	131	B1-U3-G1	5057	136	B1-U3-G1	

†LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
VHO	152	1,27	0,73	0,64	0,55	0,44	0,32
HO	124	1,03	0,6	0,52	0,45	0,36	0,26
SS	80	0,77	0,45	0,39	0,33	0,27	0,19
LW	72	0,6	0,35	0,3	0,26	0,21	0,15
VLW	60	0,5	0,29	0,25	0,22	0,17	0,13
SLW	38	0,32	0,18	0,16	0,14	0,11	0,08

*Electrical data at 25C (77°F). Actual wattage may differ by +/-10%.

OPERATING TEMPERATURE

LUMEN PACKAGE	MOUNTING	Ma
VHO	Wall/Wood Canopy	40 C
HO	Wall/Wood Canopy	45 C
SS	Wall/Wood Canopy	50 C

Recommended Lumen Maintenance* CRUS VHO

Ambient Temp C	5-hrs†	25k hr †	50k hr †	75k hr †	100k hr †
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
35 C	102%	97%	92%	88%	84%
40 C	101%	96%	89%	85%	81%
50 C	101%	94%	89%	85%	79%

Recommended Lumen Maintenance* CRUS SS

Ambient Temp C	5-hrs†	25k hr †	50k hr †	75k hr †	100k hr †
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
35 C	102%	97%	92%	88%	84%
40 C	102%	97%	92%	88%	84%
50 C	101%	96%	91%	86%	82%

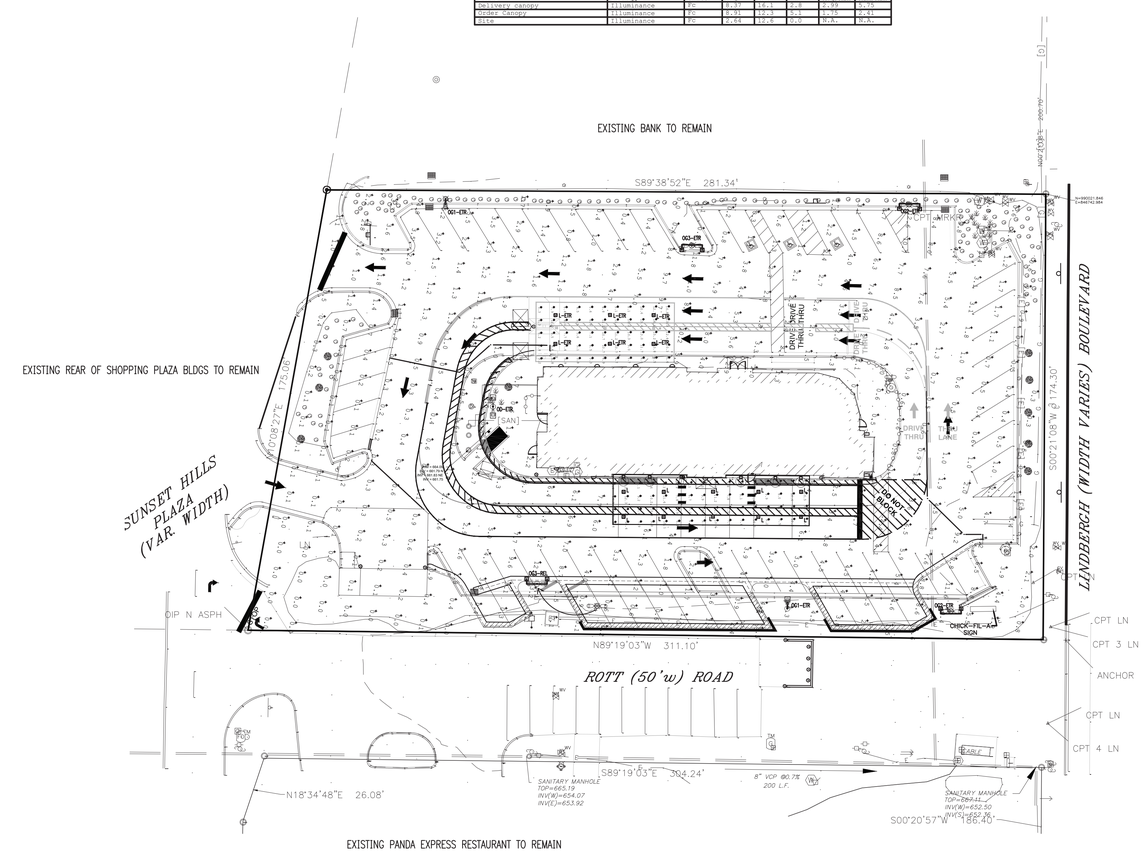
FOOTNOTES:
1. Lumen maintenance values at 25° C are calculated per TM-21 based on LM-80 data and manufacturer's in-house testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED.
3. In accordance with IESNA TM-21-11, Extrapolated Values represent time durations that exceed six times but LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED.

NEW CANOPY FIXTURE L

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Mounting Height
	6	L-ETR	SINGLE	CRUS SM-SC-LED-SPECIAL-55	1.000	1855	9.5
	10	L	SINGLE	CRUS SM-SC-LED-SPECIAL-55	1.000	1855	9.5
	2	DG1-ETR	SINGLE	RSF2 400M R4W	0.720	12229	20
	13	DG2-ETR	Twin	RSF2 400M R4BC	0.720	16358	20
	1	DG2-REL	Twin	RSF2 400M R4BC	0.720	16358	20

ETR = EXISTING TO REMAIN ETR|REL = EXISTING RELOCATED

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Delivery canopy	Illuminance	FC	8.37	15.1	4.8	2.99	5.75
Order Canopy	Illuminance	FC	9.91	15.3	6.1	1.38	6.41
Site	Illuminance	FC	2.64	12.6	0.0	N.A.	N.A.



SITE PHOTOMETRIC PLAN

1/2"-1'-0"

NORTH

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

INTERPLAN
INTERPLAN LLC

ARCH COA #2015008774
ENG COA #2005026904

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF MISSOURI
STACY TREVOR HENSON
NUMBER PE-2016036828
PROFESSIONAL ENGINEER

Stacy T Henson
2025.12.19 21:46:05 -05'00'

STACY HENSON, PROFESSIONAL ENGINEER
LIC. # PE-2016036828

CHICK-FIL-A
SUNSET HILLS_PHASE 2

10706 SUNSET HILLS PLAZA
ST. LOUIS, MO 63127

FSU#03077

BUILDING TYPE / SIZE: S08N-LG
RELEASE: -
PRINTED FOR
PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2025.0595
DATE OCTOBER 2025
DRAWN BY BEM
CHECKED BY SN

INFORMATION CONTAINED ON THIS DRAWING AND IN ALL DIGITAL FILES PRODUCED FOR ABOVE NAMED PROJECT MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES.

SHEET
SITE PHOTOMETRIC PLAN

SHEET NUMBER
ES1.0

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RESOLUTION NO. 782

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, APPROVING A TRAFFIC IMPACT STUDY WAIVER FOR CHICK-FIL-A.

WHEREAS, the City of Sunset Hills, Missouri, through its Unified Development Ordinance, encourages safe and sustainable transportation systems that support all modes of connectivity and economic activity; and

WHEREAS, Section 4.18 of the Unified Development Ordinance provides a process for applicants to request a waiver from the requirement to conduct a traffic impact study if they can demonstrate that their proposed development maintains or enhances the desired transportation system; and

WHEREAS, Chick-fil-A has submitted a request for a traffic impact study waiver in connection with a proposed development project, including a narrative and supporting materials; and

WHEREAS, City staff have reviewed the submitted materials and determined the application to be complete and eligible for review by the Board of Aldermen; and

WHEREAS, the Board of Aldermen has reviewed the request in accordance with Section 4.18 of the Unified Development Ordinance and the Standards of Review set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby finds that Chick-fil-A has met the burden of proof as outlined in Section 4.18 of the Unified Development Ordinance and has provided sufficient evidence that the proposed development maintains or enhances the desired transportation system.

Section 2. The Board of Aldermen hereby approves the request by Chick-fil-A for a waiver from the requirement to conduct a traffic impact study for its proposed development.

Section 3. This Resolution shall not be construed as a determination or approval of the development project itself, but solely as authorization to proceed through the City's approval process without the requirement of a traffic impact study.

PASSED by the Board of Aldermen this 9th day of December, 2025.

Patricia A. Sellers
Mayor

ATTEST:

City Clerk/ City Administrator

CITY OF SUNSET HILLS OFFICIAL SEAL ST. LOUIS COUNTY, MO.

August 8, 2025

Reference: **Chick-fil-A #3077 Sunset Hills FSU**
10706 Sunset Hills Plaza, St. Louis, MO 63127
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Chick-fil-A, Inc. and/or HR Green Development, LLC. to act as agent in applications, correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

Sincerely,

Property Owner
BNL SH MO 5 LLC
Ann Rangel, Property Manager

Subscribed and sworn to before me this 4th day of November 2025.

Notary Public Nancy Halbert
Seal

My Commission Expires:
1/19/2027

NANCY HALBERT
Notary Public - Arizona
Maricopa County
Commission # 643026
My Comm. Expires Jan 19, 2027

CHICK-FIL-A, INC • 5200 BUFFINGTON ROAD • ATLANTA, GA 30349

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Project Narrative

Introduction & Existing Conditions

Chick-fil-A (CFA) is proposing to redevelop a portion of the 1.18-acre parcel located at 10706 Sunset Hills Plaza in the City of Sunset Hills. CFA is proposing to modify the existing site to construct a new dual drive-thru lane along the west and south sides of the building and construct a free-standing canopy over the meal delivery area for the CFA. The property is currently zoned PD-BC (Planned Development - Business Commercial District). Construction is anticipated to start in the Summer of 2026 and completed in the Fall of 2026.

The subject Chick-fil-A (CFA) lease parcel is Lot 2 of Resubdivision of Lot E of Sunset Hills Plaza 2 in the City of Sunset Hills. The site is currently developed with an existing Chick-fil-A restaurant (approximate 5,154 square feet) and associated parking lot. The adjacent roadways include Lindbergh Boulevard on the east side and Sunset Hills Plaza on the west side. The adjacent uses include multi-tenant commercial to the north and multi-tenant commercial to the south.

Project Summary

Based on discussions with the City, a Planned Development application will be required for the proposed site improvements at the existing CFA site. The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive-thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Landscaping is proposed to complement the space and maintain the existing aesthetic.

The proposed addition of a second drive-thru lane will provide additional stacking spaces for vehicles which will help reduce the occurrence of backups onto adjacent access drives and roadways. The proposed CFA site improvements will not cause any excess noise, odors, dust, air pollution, waste, or any other nuisance characteristics that would adversely affect neighboring properties and the surrounding area.

Lot Layout/Configuration

The existing CFA building is located in the center of the site, with the storefront facing the parking lot to the north. The existing drive thru is two lanes on the north side of the building then narrowing down to a single lane just past the order points. The proposed improvements will continue the dual lane drive thru configuration on the west and south sides of the building up to the meal delivery area.

In order to accommodate the dual drive-thru lanes, the landscaped area on the west side of the building will be reduced and the parking stalls south of the building will be relocated further south

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closer to the property line. Per the City Code, the “restaurant with drive through” use will require a minimum of 17 spaces. The total parking being provided is 47 spaces. The existing parking lot will remain as-is for the most part. Access to the parking lot will remain as-is from Sunset Hills Plaza drive on the west side.

A sufficiently long CFA partial dual-lane drive-thru is proposed to start on the east side of the building, curling around to the north side of building, and ending on the south side of the CFA building. CFA is proposing to install an order meal delivery canopy to be located on the south side of the CFA building, over the pick-up window.

CFA’s drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a bypass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-A has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive-thru door, which was constructed as part of a previous project.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code.

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Zoning Analysis

The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%. The existing site has an impervious area coverage of 77.6% and the proposed improvements will increase the impervious coverage to be approximately 80.5%. The reduction of the parking lot setback and the increase in impervious area are both necessary to widen the existing drive-thru to provide two full lanes along the west and south side of the building. The construction of the second drive-thru lane will increase the number of vehicle stacking spaces from approximately 24 which exist today to approximately 34 stacking spaces. Chick-fil-A believes that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.

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Economic Analysis

The existing Chick-fil-A restaurant has been successfully operating since 2013 in the City of Sunset Hills and continues to see steady sales at this restaurant. The proposed improvements are intended to support and enhance the continued operations of the drive-thru.

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Environmental Impact

The subject site has been previously developed and there are no known environmental concerns for the parcel. An environmental impact study is not applicable for this proposed redevelopment. The proposed redevelopment will comply with any applicable MSD or regulatory requirements.

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Planned Development Standards for Review – City of Sunset Hills

Statement of Compliance:
The proposed Chick-fil-A drive-thru lanes and canopy have been designed to comply with the general and specific performance standards, the City Ordinance, and relevant City plans including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City to the maximum extent practicable.

- **City Plans. The planned development shall conform with the general planning policies of the City's official plans, including, but not limited to, the Comprehensive Plan, Design Guidelines, and other relevant plans and planning policies of the City.**
  Chick-fil-A believes that the proposed planned development is consistent with the spirit and intent of the Comprehensive Plan. The subject property lies within an existing commercial zoning district which allows restaurant uses with drive-thru. Per the Comprehensive plan, the property is planned to have a future commercial land use. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%.

- **Public Welfare. The planned development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.**
  The proposed drive-thru lane will not endanger the public health, safety, morals, or comfort. The site will continue to operate in much of the same manner that it does in the existing condition, except it will have dual drive-thru lanes along the west and south side of the building.

- **Impact on Other Property. The planned development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan, and shall not adversely affect the character of or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.**
  Per the City Zoning Map, the subject property is currently zoned PD-BC Planned Development - Business Commercial District which allows for restaurant uses with drive thru. All properties that border the subject site have the same commercial zoning designation. It is Chick-fil-A's belief that the proposed drive-thru is compatible with the general land use of the neighboring properties and would not diminish or impair property values.

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- **Impact on Public Facilities and Resources. The planned development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.**
  Chick-fil-A believes that the proposed drive-thru improvements should have no impact on public facilities and resources. Routine City services, such as police or public works, would continue to serve the existing business as they currently do.

- **Archaeological, Historical or Cultural Impact. The planned development shall adequately consider any substantially adverse impact of a known archaeological, historical, or cultural resource located on or off the parcel(s) proposed for development.**
  The subject site has been previously developed and there are no known archaeological, historical, or cultural resources located on or off the parcel that will be impacted by the proposed redevelopment.

- **Parking and Traffic. The planned development shall have or make adequate provision to provide ingress and egress to the proposed use by motorized and nonmotorized modes of transportation in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.**
  The proposed improvements will not change the ingress and egress for the existing use. The existing entrance and exit onto Sunset Hills Plaza drive on the west side of the property will remain as-is. The Chick-fil-A dual drive-thru lanes will ensure that traffic maintains a counterclockwise flow throughout the site to minimize traffic congestion onto public streets.

- **Adequate Buffering. The planned development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.**
  The proposed improvements include appropriate landscaping to complement the space and maintain the existing aesthetic already established on site. There are no adjacent residential uses so there are no buffering requirements. All properties that border the subject site have the same commercial zoning designation

- **Performance. The applicant shall demonstrate to the City reasonable assurance that, if authorized, the planned development can be completed according to schedule as designed.**
  Chick-fil-A has conducted a comprehensive review of the project scope, schedule, and resource requirements to ensure timely completion as designed.

- **Appearance. The design of all buildings, structures, and facilities on the site of the planned development shall meet the design related recommendations of the relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans and planning policies of the City.**
  The proposed Chick-fil-A dual drive-thru lane and free-standing canopy over the meal delivery area have been designed to comply with the general and specific performance standards and the Zoning Ordinance to the maximum extent practicable.

- **Signs. Any sign on the site of the planned development shall be in conformity with or shall satisfy the standards of review for variations as detailed in Section 10.3 of this Title.**
  Modifications to the main building signage and monument sign are not proposed as part of this planned development submittal. There will be modifications and additions to the existing traffic signs which Chick-fil-A believes is in conformance with the City Codes.

HRGreen

1391 Corporate Drive | Suite 203 | McHenry, IL 60050
Main 815.385.1778 + Fax 815.385.1781

HRGREEN.COM

December 23, 2025

To: City of Sunset Hills
3939 S. Lindbergh Boulevard
Sunset Hills, MO 63127

From: Mr. Todd Richards, P.E.

Subject: Stormwater Memo
Chick-fil-A – Sunset Hills, MO
Job #: 211353

This memo is to provide design intent for the entitlement submittal. A final stormwater report will be provided at the time of building permit submittal

Background

Chick-fil-A (CFA) is proposing to redevelop the site with a new dual drive-thru lane with a free-standing canopy over the meal delivery area for the existing CFA located at 10706 Sunset Hills Plaza in the City of Sunset Hills. The proposed stormwater management improvements have been designed in accordance with the Metropolitan St. Louis Sewer District Rules and Regulations and Engineering Design Requirements.

Existing Conditions

The subject CFA parcel is currently a developed outlot east of the Home Depot in Sunset Hills Plaza shopping center in the City of Sunset Hills. The site lies adjacent to Lindbergh Boulevard to the east, Sunset Hills Plaza to the west, multi-tenant commercial to the north, and multi-tenant commercial to the south.

The parcel is approximately 1.18 acres (51,379 square feet) in size. In the existing condition, the impervious and pervious areas within the subject parcel are calculated to be 39,871 square feet and 11,508 square feet respectively, resulting in the site to be 77.6% impervious. Exhibit EX-100 delineates the existing condition & drainage patterns for the parcel.

The site currently drains to existing storm sewer inlet structures located around the parking lot at approximately 1-5 percent slopes. Runoff tributary to these inlets is then conveyed to an existing 12” storm sewer line at the northwest corner of the site. The overland flood route generally flows from east to west to the access drive west of the site. The subject site is tributary to the existing stormwater quality basin on the adjacent property to the north and the existing underground stormwater detention basin provided for the overall development located west of the CFA development in the parking lot of 3660 S Geyer Road, west of the Home Depot.

HRGreen

Proposed Conditions

The proposed improvements to the site consist of a new dual drive-thru lane with a free-standing canopy over the meal delivery area, reconstruction of parking stalls south of the building, and storm sewer. In the proposed condition, the impervious and pervious areas within the subject parcel are calculated to be 41,369 square feet and 10,010 square feet respectively, resulting in the site to be 80.5% impervious. The proposed improvements will increase the amount of impervious surface from the existing condition by approximately 1,498 square feet. The proposed impervious/pervious areas are delineated on Proposed Drainage Plan (EX-200) exhibit included in the Attachments. The increase in runoff from the existing condition for the design storm (15-year/20-min) has been calculated to be **0.103 cfs.** Despite being less than the 2 cfs differential threshold, stormwater detention will be required for the proposed development. Per MSD Rules and Regulations, projects with prior detention shall provide additional detention for increasing runoff irrespective of the 2 cfs threshold. Therefore, underground detention is proposed so the post-developed peak flows from the site do not exceed the existing peak flows for the 2-year and 100-year, 24-hour events, prorated based on the % of the site in the existing condition that is tributary to the north storm sewer outlet from the site.

Stormwater Quality

The proposed development will also be required to provide water quality treatment and channel protection. Due to grading constraints and the lack of available green space, a mechanical water quality unit was selected to provide treatment. The required water quality treatment flow rate was calculated per Appendix D.10 of the Maryland Department of the Environment Stormwater Design Manual. The required water quality treatment flow rate was determined to be **0.07-cfs**. Water quality flow rate calculations have been provided in this report. Per MSD's Barracuda MAX BMP Approval Memo, the selected unit has a maximum treatment flow rate of **0.85-cfs**. The MSD approval memo has been included in this report for reference.

An HDS unit (Barracuda MAX, 3') is proposed to be installed to treat runoff and provide channel protection prior to discharging to the existing storm sewer system at the northwest corner of the site in a 10' easement to MSD. The Barracuda MAX has been sized to treat the water quality volume per MSD standards.

Channel Protection

Per Section 4.060.02.3c Channel Protection Storage Volume Requirements in the MSD Rules and Regulations, all sites that do require new flood protection volume shall provide a 24-hour extended detention of the one-year, 24 hour storm event to protect channels from erosion. The project site does not qualify for an exemption to the channel protection storage requirement.

The calculation of the required channel protection volume is located in the Appendix G. A time of concentration of 6 minutes (0.1 hours) was used in accordance with the minimum time allowed in TR-55 Chapter 3. The channel

protection for the site will be addressed with the use of the underground pipe storage system. The Channel Protection Storage Volume required has been calculated to be **223 cf** for the site redevelopment impervious area increase of 0.04 acres.

Detention Storage / Flood Protection

Per Section 4.060.01.2b in the MSD Rules and Regulations, stormwater quantity will be required for projects which have a differential runoff of 2 cfs or greater for the 15-year, 20-minute event (in St. Louis County where storm sewers are separated from sanitary sewers). The differential runoff is calculated by the Rational Method using PI factors. Projects with prior detention shall provide additional detention for increasing runoff irrespective of the 2 cfs threshold. Flood protection will be required despite only having a differential runoff differential of **0.103 cfs (increase)** from the existing condition.

The subject site is tributary to the existing underground stormwater detention basin provided for the overall development located west of the CFA development in the parking lot of 3660 S Geyer Road, west of the Home Depot.. The net increase in impervious area is only 1,498 square feet. Therefore, the CFA development will be required to provide onsite stormwater detention for net increase in impervious area. Per Section 4.060.02.4a Flood Protection Volume Requirements, stormwater shall be detained and released at a rate not to exceed the existing routed peak flow for the 2-year and 100-year 24-hour events.

The following discharge rates were calculated for the existing condition via HydroCAD v10.10 for the various design storms:

Peak Release Rates - Existing Condition (cfs)	
1-Year	3.66
2-Year	4.68
100-Year	11.75

The following discharge rates were calculated for the proposed condition via HydroCAD v10.10 for the various design storms:

Peak Release Rates - Proposed Condition (cfs) (without onsite detention)	
1-Year	3.73
2-Year	4.75
100-Year	11.81

As can be seen from the table, detention will be required to control the proposed release rates, so they are at or below the allowable release rates from the existing condition. The required detention volume including channel protection volume was calculated to be **0.011 ac-ft**. Pipe storage in the storm sewer system will be utilized to accommodate flood and channel protection volume. The discharge rates out of the system will be controlled by an orifices set in the weir plate inside the restrictor structure (1.5-inch @ 656.35 and 6-inch @ 658.30). The OCS is labeled as "ST-3" on the Grading Plan (Sheet C-300). The controlled discharge will outlet via a 12-inch storm sewer to the existing storm sewer system.

Storm Sewer

The CFA site has been designed to capture and convey stormwater via the existing onsite storm sewer system. The majority of flows will be conveyed to the 12" storm sewer outlet provided at the northwest corner of the site. The CFA site has been designed to match the drainage patterns as close as practicable. As mentioned previously, the existing and proposed storm sewer infrastructure will be routed to the Barracuda MAX, 3' water quality unit and onsite pipe storage system. Ultimately, the site is tributary to the overall development's regional basin to the west.

The CFA site has been designed to maintain overland flood routes throughout the parking lot and drive-thru lane to direct water away from the CFA building. The CFA site has been designed to match existing drainage patterns as close as practicable.

Erosion Control

Installation of sediment and erosion control measures will be placed prior to the start of construction. Inlet protection baskets and silt fence are planned to be installed to control erosion and silt displacement until vegetation is established.

Attachments

- Runoff Differential Calculation
- Water Quality Calculation
- Channel Protection Calculation
- HydroCAD Existing and Proposed
- Existing Drainage Plan (EX-100)
- Proposed Drainage Plan (EX-200)
- Plumbing Site Plan (PS-100)
- Barracuda Max Approval Letter

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

GENERAL NOTES:

1. ADDRESS OF PROPERTY: 10706 SUNSET HILLS PLAZA, ST. LOUIS, MO 63127
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
3. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.
4. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
5. TOTAL LAND AREA: 51,357 SF, 1.18 ACRES ±
6. A ZONING REPORT OR LETTER WAS NOT FURNISHED TO THE SURVEYOR. PURSUANT TO ITEM 6 IN TABLE A OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ZONING CLASSIFICATION; REQUIREMENTS AND RESTRICTIONS MUST BE PROVIDED TO THE SURVEYOR IN THE FORM OF A REPORT OR LETTER PROVIDED BY THE CLIENT.
7. FLOOD CERTIFICATION: TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM):

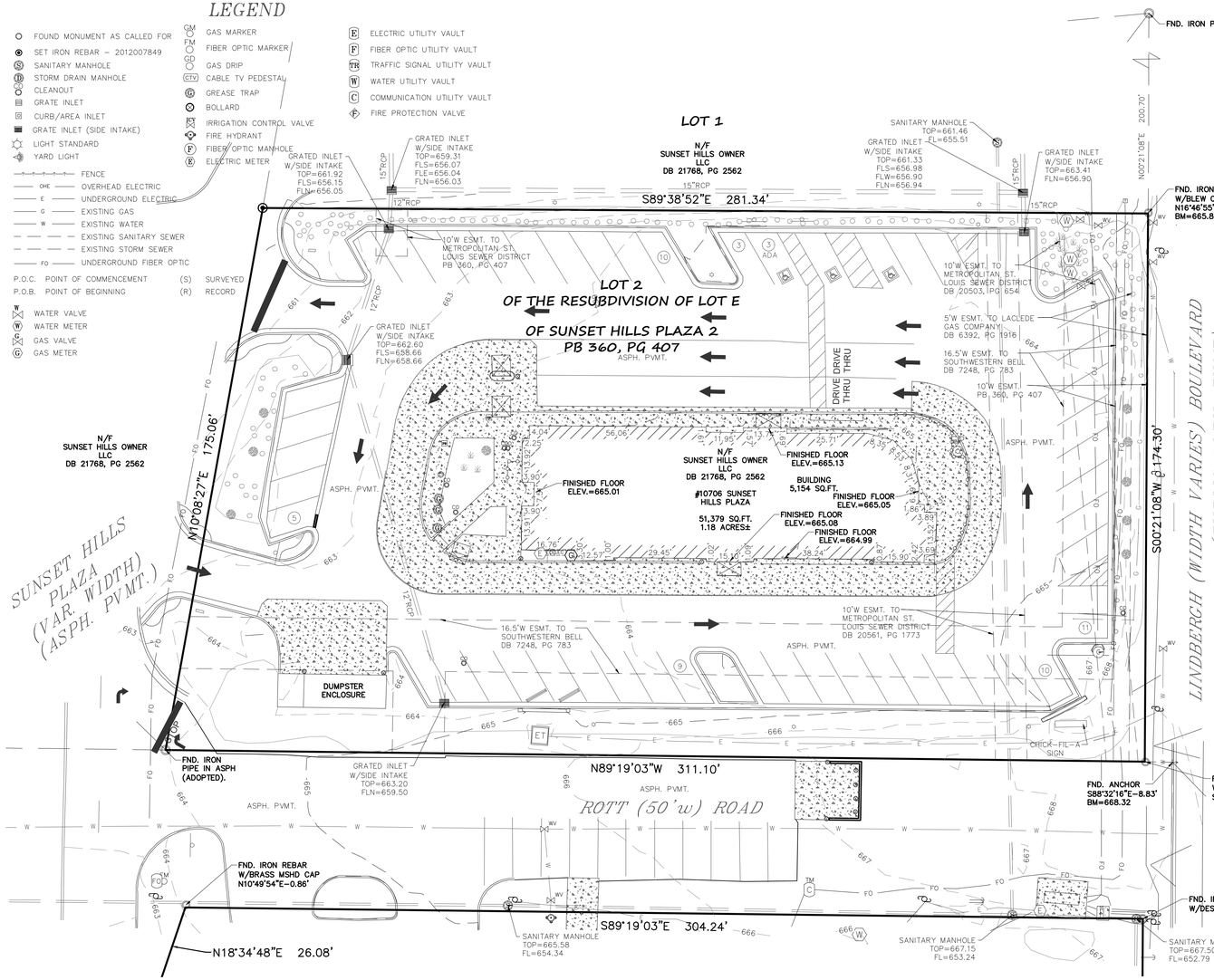
   FEMA FIRM 29189C0316K, CITY OF SUNSET HILLS, COUNTY OF ST. LOUIS, MISSOURI AND INCORPORATED AREAS DATED FEBRUARY 4, 2015.

   THE PROPERTY IS ZONE X; AREA OF MINIMAL FLOOD HAZARD.

   THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. PREMIER ENGINEERING, ARCHITECTURE & SURVEYING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE LISTED REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."
8. UTILITY LOCATIONS: SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
9. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.
10. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
11. THIS PROPERTY HAS ACCESS TO SUNSET HILLS PLAZA, A DEDICATED PUBLIC STREET VIA THE AREA LABELED ACCESS, A NON-EXCLUSIVE 50 FOOT WIDE INGRESS/EGRESS EASEMENT.
12. THIS PROPERTY IS REFERENCED IN A TITLE UPDATE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 36696390 WITH AN EFFECTIVE DATE OF JANUARY 9, 2024 AND A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 20121484 WITH AN EFFECTIVE DATE OF APRIL 4, 2013; THIS SURVEY IS SUBJECT TO THE FOLLOWING SURVEY RELATED ITEMS AS REFERENCED IN SCHEDULE B SECTION II OF THE ABOVE MENTIONED TITLE COMMITMENT.
13. THERE IS NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

LEGEND

- FOUND MONUMENT AS CALLED FOR
- SET IRON REBAR – 2012007849
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- CLEANOUT
- GRATE INLET
- CURB/AREA INLET
- GRATE INLET (SIDE INTAKE)
- LIGHT STANDARD
- YARD LIGHT
- FENCE
- OHE — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- G — EXISTING GAS
- W — EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- FO — UNDERGROUND FIBER OPTIC
- P.O.C. POINT OF COMMENCEMENT (S) SURVEYED
- P.O.B. POINT OF BEGINNING (R) RECORD
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- GM GAS MARKER
- FM FIBER OPTIC MARKER
- GD GAS DRIP
- CTV CABLE TV PEDESTAL
- GREASE TRAP
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIBER OPTIC MANHOLE
- ELECTRIC METER
- E ELECTRIC UTILITY VAULT
- F FIBER OPTIC UTILITY VAULT
- TR TRAFFIC SIGNAL UTILITY VAULT
- W WATER UTILITY VAULT
- C COMMUNICATION UTILITY VAULT
- FP FIRE PROTECTION VALVE



PARCEL DESCRIPTION:

LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

SCHEDULE B-II EXCEPTIONS: 34429831

1. TAXES
   TYPE OF TAX: COUNTY
   CALENDAR YEAR: 2020
   AMOUNT: $55,472.39 ANNUALLY
   PARCEL ID #: 26M441188
   PAID THROUGH: 2020
   ASSESSMENT: &582,430.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
2. EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON MAY 15, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
3. EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON JUNE 26, 2013 IN DEED BOOK 20503, PAGE 654. **(AS SHOWN HEREON)**
4. DEED OF RELEASE DATED JULY 28, 2014, AND RECORDED ON JULY 29, 2014 IN DEED BOOK 21109, PAGE 798. **(NOT OF A SURVEY NATURE)**
5. SPECIAL WARRANTY DEED DATED NOVEMBER 17, 2015 BY AND BETWEEN DDR SUNSET HILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTOR, AND SUNSET HILLS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS GRENTEE, RECORDED ON NOVEMBER 17, 2015 IN DEED BOOK 21768 PAGW 2562. **(NOT OF A SURVEY NATURE)**
6. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT FROM SUNSET HILLS OWNER LLC, A DELAWARE LIOMITED LIABILITY COMPANY, GRANTOR(S), TO THADDEUS C. ORTMAN, TRUSTEE(S), IN FAVOR OF LIFE INSURANCE COMPANY OF THE SOUTHWEST, A TEXAS CORPORATION, DATED NOVEMBER 17, 2015, AND RECORDED NOVEMBER 17, 2015 IN DEED BOOK 21768, PAGE 2568, IN THE ORIGINAL AMOUNT OF $50,000,000.00. **(NOT OF A SURVEY NATURE)**

SCHEDULE B-II EXCEPTIONS: 20121484

1. ALL ASSESSMENTS AND TAXES FOR THE YEAR 2013 AND ALL SUBSEQUENT YEARS FOR THE COUNTY OF ST. LOUIS AND CITY OF SUNSET HILLS, CURRENTLY NON DUE PAYABLE.
2. EASEMENT GRANTED TO LACLEDE GAS COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5482, PAGE 483. **(DOES NOT FALL UPON SUBJECT PROPERTY)** AND BOOK 6392, PAGE 1916. (TRACT 1) **(AS SHOWN HEREON)**

   PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 86741 PAGE 2492 **(DOES NOT FALL UPON SUBJECT PROPERTY)**
3. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7248 PAGE 783. (TRACT 1) **(AS SHOWN HEREON)**
4. EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 11749, PAGE 1260. (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
5. LIMITATION OF DIRECT ACCESS TO STATE HIGHWAY ROUTE 61 (LINDBERGH BLVD) AND STATE HIGHWAY 366 (WATSON ROAD) AS CONTAINED IN CAUSE NO 450739 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI (TRACT 1) **(DOES NOT FALL UPON SUBJECT PROPERTY)**
6. THE RIGHTS OF BORDERS INC, ITS SUCCESSORS AND/OR ASSIGNS, AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND BORDERS INC.,TENANT, DATED FEBRUARY 14, 1995 FOR A TERM OF 15 YEARS FROM COMMENCEMENT DATE AND OPTION TO EXTEND FOR THREE SUCCESSIVE PERIODS OF FIVE YEARS EACH NOTICE OF WHICH IS FILED IN SHORT FORM LEASE RECORDED JULY 17, 1995 IN BOOK 10547, PAGE 106. (TRACT 1)

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
7. MEMORANDUM OF AGREEMENT EXECUTED BY AND BETWEEN DUKE REALTY LIMITED PARTNERSHIP AND THE PLAZA AT SUNSET HILLS, L.L.C., RECORDED JULY 24, 1995 IN BOOK 10553, PAGE 2092. (TRACT 1) **(NOT OF A SURVEY NATURE)**
8. THE RIGHTS OF PETS MART INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LANDLORD AND PETS MARY INC.,TENANT, DATED MAY 2, 1995 FOR A TERM OF 15 YEARS AND OPTION TO EXTEND FOR FOUR RENEWAL PERIODS OF FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 149. (TRACT 1)

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
9. THE RIGHTS OF RUBY TUESDAY INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE EXECUTED BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., LESSOR AND RUBY TUESDAY INC., LESSEE, FOR A TERM OF 15 YEARS AND THREE OPTIONS OF RENEWALS FOR FIVE YEARS EACH, NOTICE OF WHICH IS FILED IN MEMORANDUM RECORDED AUGUST 10, 1995 IN BOOK 10573, PAGE 155. (TRACT 1)

   TERMS AND PROVISIONS OF AN UNRECORDED SUBLEASE AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED DECEMBER 5, 2001, BETWEEN RUBY TUESDAY, INC., A GEORGIA CORPORATION (SUBLESSOR) AND RT ST LOUIS FRANCHISE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSEE), FOR THE INITIAL TERM COMMENCING ON THE 5TH DAY OF DECEMBER, 2001, AND TERMINATION ON THE 30TH DAY OF JANUARY, 2012, RECORDED ON DECEMBER 11, 2001 IN BOOK 13460, PAGE 2565

   THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
10. THE RIGHTS OF HOME DEPOT USA INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF A LEASE DATED FEBRUARY 10, 1998 BY AND BETWEEN THE PLAZA AT SUNSET HILLS, L.L.C., (LANDLORD) AND HOME DEPOT USA INC. (TENANT) OF, WHICH A MEMORANDUM WAS RECORDED JULY 6, 1998 IN BOOK 11666, PAGE 299, FOR A TERM OF 25 YEARS WITH OPTION TO RENEW 8 EXTENSIONS OF 5 YEARS EACH (TRACT 1)

    FIRST AMENDMENT TO MEMORANDUM OF LEASE, ACCORDING TO INSTRUMENT RECORDED ON OCTOBER 23, 1998 IN BOOKL 11820, PAGE 1767.

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
11. THE RIGHTS OF BED BATH & BEYOND, INC., AS TENANT ONLY, WITH NO PURCHASE RIGHTS, UNDER LEASE AS EVIDENCED BY RECORDED MEMORANDUM OF LEASE EXECUTED PRIOR TO THE DATE HEREOF AS FOLLOWS: TERMS AND PROVISIONS OF AN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE DATED JUNE 29, 2001, BETWEEN G S SUNSET, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND BED BATH & BEYOND, INC., A NEW YORK CORPORATION (TENANT) FOR THE TEAM OF 10 YEARS WITH OPTION TO RENEW FOR 3 ADDITIONAL PERIODS OF 5 YEARS EACH, RECORDED ON JULY 30, 2001 IN BOOK 13182, PAGE 2338. (WITH OTHER PROPERTY)

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
12. DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILLING EXECUTED BY DDR SUNSET HILLS LLC TO FIRST AMERICAN TITLE COMPANY OF THE MIDSTATES, INC., TRUSTEE FOR THE BENEFIT OF GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L P., DATED AS OF OCTOBER 8, 2009 AND RECORDED OCTOBER 15, 2009, IN BOOK 18622 PAGE 196, FOPR $400,000,000.00.

    ASSIGNMENT OF THE ABOVE DEED OF TRUST ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING TO GOLDMAN SACHS MORTGAGE COMPANY, A NEW YORK LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED DECEMBER 15, 2009 IN BOOK 18705 PAGE 715.

    FIRST AMENDMENT TO DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED ON DECEMBER 14, 2012 IN BOOK 20283 AT PAGE 199.

    SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT DATED DECEMBER 20, 2012, RECORDED JANUARY 9, 2013 IN BOOK 20324 PAGE 2096. **(NOT OF A SURVEY NATURE)**
13. MEMORANDUM OF LEASE DATED NOVEMBER 1, 2011 BETWEEN DDR SUNSET HILLS LLC (LESSOR) AND STEIN MART, INC., (LESSEE) RECORDED MAY 1, 2012 IN BOOK 19969 AT PAGE 120.

    THE ABOVE REFERENCED EXCEPTION IS LIMITED TO RIGHTS OF TENANTS, AS TENANTS ONLY, TO THE NON-EXCLUSIVE USE IN COMMON WITH THE INSURED, OF THE EASEMENT ESTATE INSURED HEREBY; TO THE EXCLUSIVES AND RESTRICTIONS (IF ANY) AS SET FORTH IN SUCH MEMORANDUMS OF LEASE, AS THE SAME ARE OR MAY BE APPLICABLE TO THE LEASEHOLD ESTATE INSURED HEREBY. **(NOT OF A SURVEY NATURE)**
14. TERMS AND PROVISIONS OF THE DEVELOPMENT PLAN ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360 AT PAGE 317. **(NOT OF A SURVEY NATURE)**
15. BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 360 AT PAGE 407. **(AS SHOWN HEREON)**
16. THE TOPOGRAPHY AND IMPROVEMENTS SHOWN ARE LIMITED TO THE AREA REQUESTED BY THE CLIENT.

SURVEYORS CERTIFICATION:

TO: CHICK-FIL-A, INC., A GEORGIA CORPORATION / CHICAGO TITLE INSURANCE COMPANY / FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(B)(1), 8, 9, 11(A), 13, 16, 17, 19 AND 20 OF THE TABLE A THEREOF AND THE FACTS FOUND AT THE TIME OF SAID SURVEY ARE SHOWN HEREON TO THE BEST OF MY PROFESSIONAL ABILITY AND SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR TYPE "URBAN" SURVEY.
FIELD WORK COMPLETED APRIL 02, 2024.

_____
DAVID W. MAXWELL P.L.S. # 200800726
DATE:
PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849

1" = 20'
20 10 0 20 40
SCALE IN FEET

NORTH

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYORS CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE PRIOR WRITTEN CONSENT OF PREMIER DESIGN GROUP. PREMIER DESIGN GROUP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDNETIFIED IN THIS SURVEYORS CERTIFICATION.

PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYORS CERTIFICATION.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385

PREPARED BY:
MISSOURI CERTIFICATE OF AUTHORITY #2012007849

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING LOT 2 OF RESUBDIVISION OF LOT E OF SUNSET HILLS PLAZA 2, AS RECORDED IN PLAT BOOK 360, PAGE 407 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PREPARED FOR:
HR GREEN, INC.
LOT 2 SUNSET HILLS PLAZA
10706 SUNSET HILLS PLAZA
ST. LOUIS, MO. 63127
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA. 30349

DATE 04/03/2024

#	REVISION DATE	DESCRIPTION OF CHANGES
1	07/17/24	REVISIONS PER HR GREEN

SHEET TITLE: ALTA/NSPS SURVEY

SHEET NUMBER
V1

PROJECT NO.	2113411
DRAWN BY	E.J.S.
CHECKED BY	D.W.M.

SHEET 1 OF 1

Vault-pc\vault\DWL 3D PROJECTS\2021\2113410_HRG_10706 Sunset Hills Plaza\SURVEY\2 ALTA\2113410_Alta 3-25-24.dwg

EQUIPMENT SCHEDULE	
X0.3	**BOLLARD SLEEVE** SUPPLIER: G.C. MODEL NUMBER: 1736YRS - EAGLE 6" 6-7/8" ID, 7-3/8 OD, 56"H; COLOR: SAFETY YELLOW W/ REFLECTIVE RED STRIPE. HIGH-DENSITY POLYETHYLENE (HDPE) CONSTRUCTION WITH UV INHIBITORS; SLIDE-ON & TRIM PER MANUFACTURERE'S INSTALLATION INSTRUCTIONS.
X0.9	**LED DECK LIGHT** SUPPLIER: CANOPY MANUFACTURER. LEGACY LED CANOPY LIGHT; CRUS SC LED LW 30 UE WHT. OVERHEAD LED LIGHT PREMOUNTED TO CANOPY PER MANUFACTURERES GUIDELINES. 15-15/16" L X 15-15/16"D X 7-1/8" H; STANDARD SYMMETRIC LIGHT DISTRIBUTION; 300K LIGHT TEMPERATURE; G.C. RESPONSIBLE FOR ELECTRICAL CONNECTIONS.
X0.16	**MOUNTED FAN** SUPPLIER: TOM BARROW COMPANY (CONTACT SCOTT GEORGE PH#:404-351-1010 SGEORGE@TOMBARROW.COM) TPI CORP - U18TE-HD 22-1/2" DIAMETER; BLACK FINISH; 10' CORD; TOTALLY ENCLOSED; CORROSION AND DENT PROOF HOUSING. 120V, 1 PHASE; 3 SPEED MOTOR; MOUNT TO WALLS, COLUMNS OR CANOPY CEILING PER MANUFACTURER'S INSTRUCTIONS.
X0.19	**CLEARANCE TEXT** SUPPLIER: CANOPY MANUFACTURER; 9'-0" CLEARANCE TEXT; METALLIC VINYL NUMBERS. TEXT HEIGHTS VARY BY CANOPY - SEE SHOPS FOR COMPONENT AND DIMENSION INFO, CANOPY VENDOR TO INSTALL.
X0.29	**OVERHEAD ELECTRIC HEATER** SUPPLIER: BROMIC HEATING RE: ELECTRICAL PLANS 56"L X 8.5"D X 3.5"H; BLACK HIGH TEMPERATURE COATING FINISH; CEILING OR WALL MOUNTED; HORIZONTALLY FACING 30° TO GROUND; SEE CANOPY MANUFACTURER'S SHOP DRAWINGS TOP OF HEATER TO BE MIN 12" TO BOTTOM OF DECK. MUST BE MORE THAN 8' ABOVE GROUND; MUST BE MIN 4' BETWEEN CENTER OF HEATER TO CENTER OF FAN.

CANOPY EQUIPMENT SPEC NOTES:
REFER TO CANOPY MANUFACTURER CUTSHEET FOR HEATERS, FANS, CANOPY LIGHTS, PERMANENT BOLLARD & SLEEVE, AND 9'-0" CLEARANCE TEXT SPECIFICATIONS.

NOTE:

1. ALLOW 4'-0" MIN. BETWEEN LIGHTS/FANS AND HEATERS.

2. UTILITIES SHALL BE FED OVERHEAD ON EXISTING BLDGS.

3. INSTALL FLASHING AT ALL WINDOW CONDITIONS, SEE 4ASP1.1

4. ALL FOOTINGS TO BE BELOW GRADE.

5. DO NOT UNDERMINE EXISTING BUILDING FOUNDATION.

6. DRAINAGE TO BE BELOW GRADE WHEN POSSIBLE PER SITE CONDITIONS; TIE INTO EXISTING UTILITIES.

7. G.C. TO VERIFY METHOD OF DRAINAGE ON CANOPY SHOP DRAWINGS.

8. G.C. TO PATCH AND REPAIR WALL AFFECTED BY DEMOLITION. FINISH TO MATCH EXISTING.

9. PRIOR TO POURING THE CANOPY FOOTERS G.C. TO COORDINATE DEPTH OF CANOPY FOOTERS WITH GAS PIPING DEPTH REQUIREMENTS PER THE LOCAL JURISDICTION.

10. X/Y DIMENSION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY FROM FACE OF FINISH TO COLUMN CENTERLINE. G.C. TO CONFIRM DIMENSIONS WITH CIVIL PLANS AND FIELD VERIFY EXACT LOCATIONS. G.C. TO NOTIFY CHICK-FIL-A PROJECT TEAM IF CANOPY LOCATION CHANGES AND IMPACTS OTHER CONSTRUCTIONS RELATED CONDITIONS.

LEGEND

(XXXX) FINISH TAG.

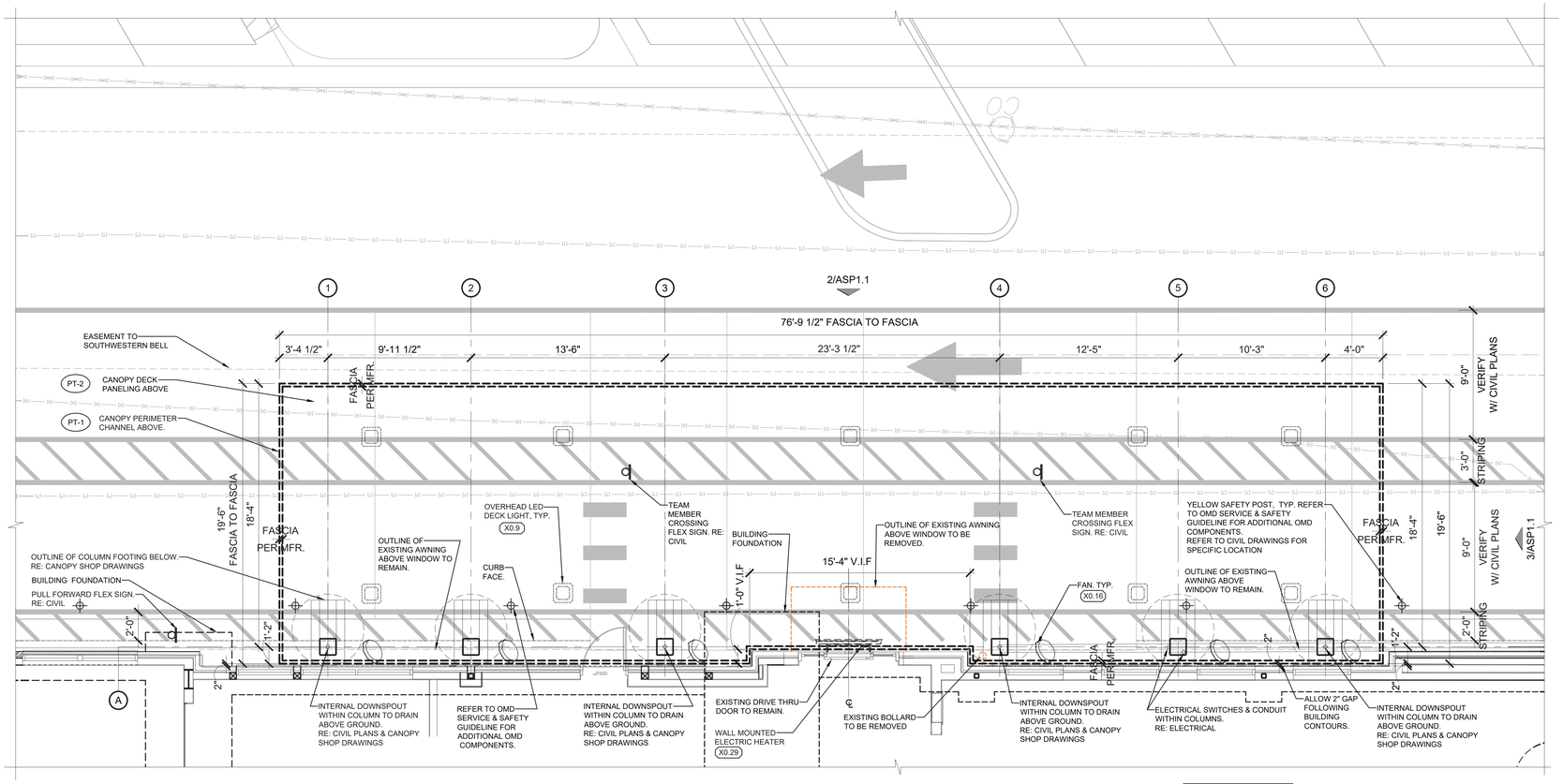
(XXXX) EQUIPMENT TAG.

NOTE:
REFER TO CFA'S OMD SERVICE & SAFETY GUIDELINES AS WELL AS CFA'S OMD G.C. INSTALL GUIDE FOR REFERENCE.

EXPOSED PIPING FINISHES:
ANY EXPOSED GAS OR ELECTRICAL CONDUIT SHALL BE FINISHED. PAINTED BLACK TO MATCH ADJACENT MATERIAL.

EXTERIOR FINISH SCHEDULE:

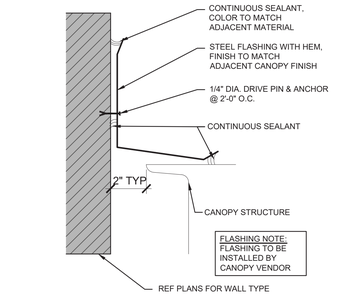
PT-1 DURA COAT, DC19ST02703
DARK BRONZE, OIL RUBBED BRONZE METALLIC TEXTURE PVD
PT-2 SMOOTH WHITE, HIGH GLOSS



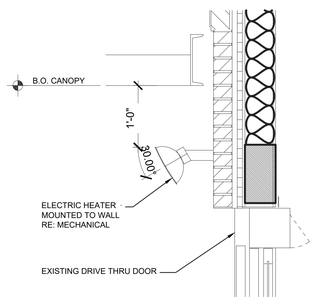
CANOPY TO DRAIN BELOW GROUND

1 TIER 3 OUTSIDE MEAL DELIVERY CANOPY
1/4"=1'-0"

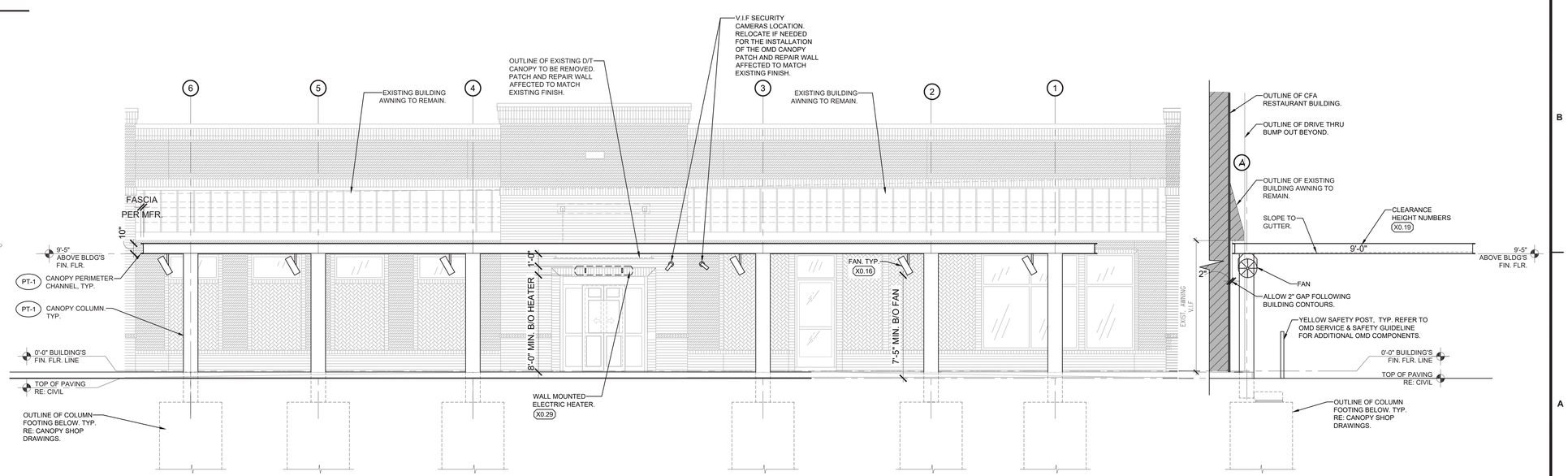
NORTH



4 FLASHING DETAIL
NTS



5 HEATER DETAIL
NTS



2 OMD CANOPY SIDE ELEVATION
1/4"=1'-0"

3 OMD CANOPY REAR ELEVATION
1/4"=1'-0"

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

INTERPLAN
INTERPLAN LLC

ARCH COA #2015008774
ENG COA #2005026904

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF MISSOURI
TAN VU
NUMBER A-2024013667
ARCHITECT

TAN VU - ARCHITECT
LIC # A-2024013667

CHICK-FIL-A
SUNSET HILLS_PHASE 2
10706 SUNSET HILLS PLAZA
ST. LOUIS, MO 63127

FSU#03077

BUILDING TYPE / SIZE: S08N-LG
RELEASE: -
PRINTED FOR
PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2025.0595
DATE OCTOBER 2025
DRAWN BY YT
CHECKED BY YT

INFORMATION CONTAINED ON THIS DRAWING AND IN ALL DIGITAL FILES RELATED TO THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES.

SHEET
ARCHITECTURAL SITE PLAN - OMD CANOPY

SHEET NUMBER
ASP-1.1

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YOVTIS - 12/19/2025 9:56:20 AM

HRGreen®

1391 Corporate Drive | Suite 203
McHenry, IL 60050
Main 815.385.1778 + **Fax** 713.965.0044

HRGREEN.COM

February 9, 2026

City of Sunset Hills
Mr. Mike Knight – Director of Planning and Public Works
3939 S. Lindbergh Blvd.
St. Louis, MO 63127

Re: Chick-fil-A – Sunset Hills, MO
Development Allowance Request
HR Green Project No. 211353.01

Mr. Knight:

Chick-fil-A currently leases the parcel located at 10706 Sunset Hills Plaza and is proposing to make site improvements to help enhance the efficiency of the existing drive-thru operations. The proposed improvements will include the expansion of the existing drive-thru to have two lanes along the west and south side of the building, the construction of a new drive-thru canopy at the existing pickup window on the south side of the building and the expansion of the parking lot along the south side of the site to accommodate the widening of the drive-thru facility on the south side of the building.

This letter is to present the development allowances being requested by Chick-fil-A to accommodate the proposed improvements to the site. The list of allowances are listed below for the City's consideration.

- Reduce the parking setback from five (5) feet to 1.5 feet at the narrowest point. This is to allow for the expansion of the drive-thru lane along the south side of the building to create a second lane. Chick-fil-A believes that the number of parking stalls provided is appropriate for this site and does not want to reduce the parking any further than as is proposed.
- Reduce the parking lot perimeter landscaping of 1 shrub per 3 lineal feet of landscape area length along Lindbergh Boulevard. The City code requires 40 shrubs and there are 18 existing shrubs provided, resulting in a deficit of 22 shrubs. This is the existing condition of the site which Chick-fil-A believes met the previous City code and there are 5 well established trees in the area where the shrubs would be planted. It is the opinion of Chick-fil-A that the trees will provide better screening than newly planted shrubs.
- Reduce the number of parking lot island trees by two (2) trees. The City code requires nine (9) trees and the proposed plan provides seven (7) trees. The available spaces for the trees are encumbered with existing underground utilities, easements and other surface level site elements which prevent the installation of the two additional trees. The other allowance related to this is that the Royal Star Magnolia trees are ornamental trees and are not canopy trees. The two parking islands on the north side of the site are proposed to receive one Royal Star Magnolia tree each and the ornamental tree was chosen due to difficulty with establishing canopy trees in these areas as part of the original project. The other proposed Magnolia tree on the south side of the parking lot was chosen due to the conflict with the proposed light pole in the same island.

If you have any questions or need additional information, please do not hesitate to contact me at 815-759-8350.

Sincerely,

HR GREEN, INC.



Todd Richards
Project Manager

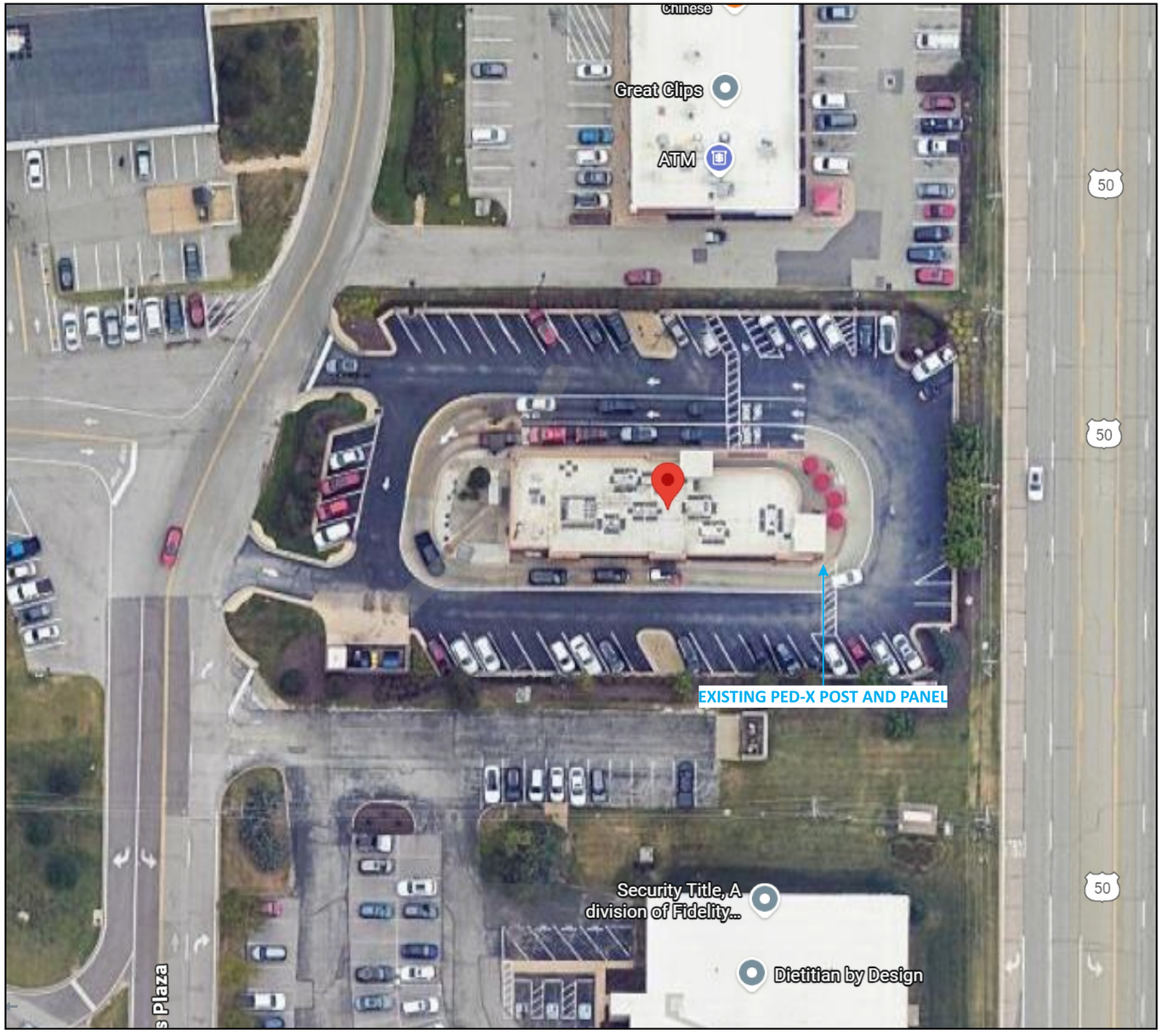
TR

J:\2021\211353\Corr\Phase 2\ltr-020626-CFA_Sunset_Hills_development-allowance-request.docx



VICINITY MAP

N.T.S.



AERIAL VIEW

N.T.S.

NORTH

ROGER GHANTOUS - 613-889-8135
RGhantous@pattisonid.com
TERRI BROWN - 682-204-6687
TBrown@pattisonid.com

Project ID
0432631A

CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/ONE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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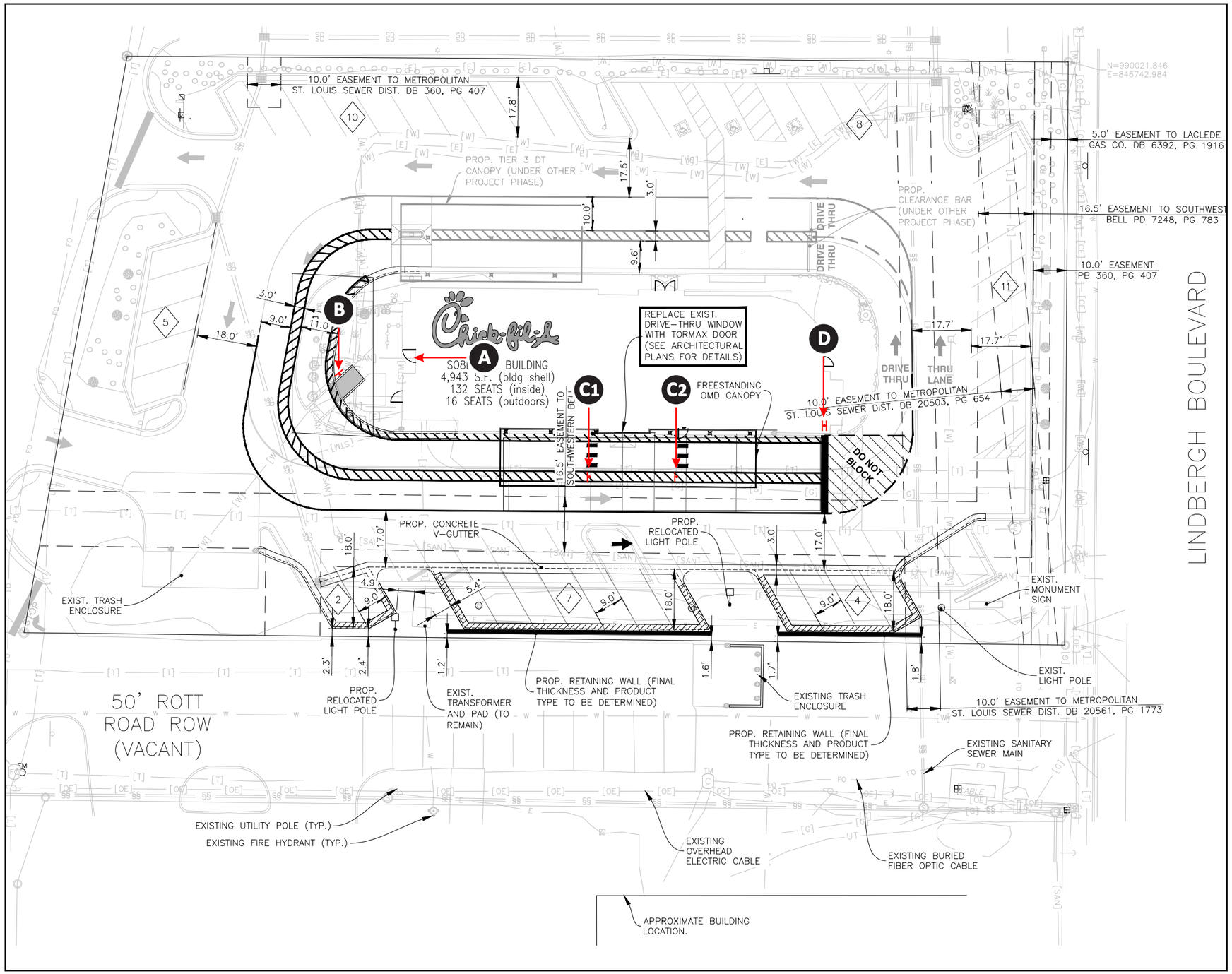
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

AERIAL VIEW



SITE PLAN 1 SCALE: 1/32" = 1'-0"

SIGN I-D LETTER	FACE A	FACE B
A	Team Members Only	
B	CAUTION TEAM MEMBER CROSSING	N/A
C1-2	CAUTION TEAM MEMBER CROSSING PORTABLE BASE	N/A
D	STOP PEDESTRIAN CROSSING	DO NOT ENTER

Project ID
0432631A
CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/DNE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

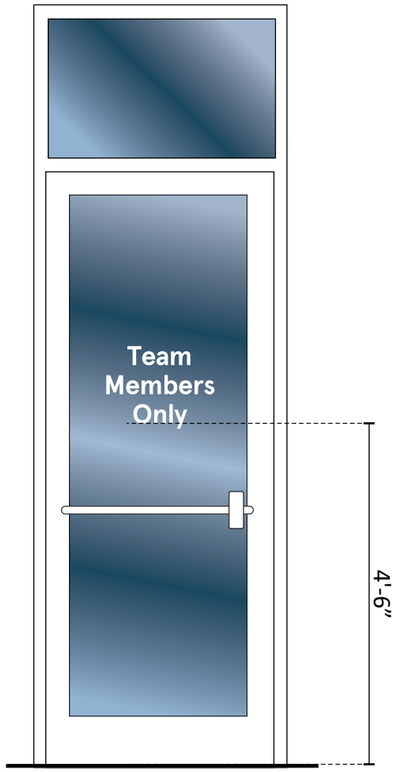
MM/DD/YYYY

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Pattison id
1.866.635.1110
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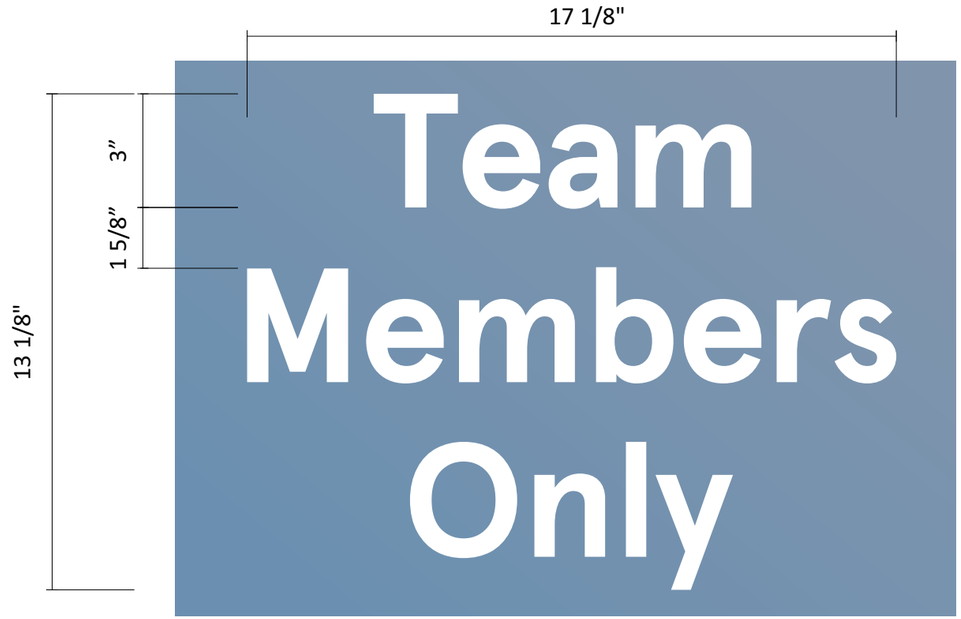
Sign Item
SITE PLAN/KEY



DOOR ELEVATIONS

SCALE: 1/2" = 1'-0"

23VIS TEAM MEMBERS ONLY VINYL
899999



A TEAM MEMBERS ONLY - DOOR VYL

SCALE: 3" = 1'-0"

ONE (1) SET REQUIRED - MANUFACTURE & INSTALL

PATTISON ID DFW TO MANUFACTURE AND INSTALL TO EXTERIOR DOOR.

COPY TO BE OPAQUE WHITE VINYL,
APPLIED 1ST SURFACE. (EXTERIOR OF DOOR)



EXISTING CONDITIONS

Project ID
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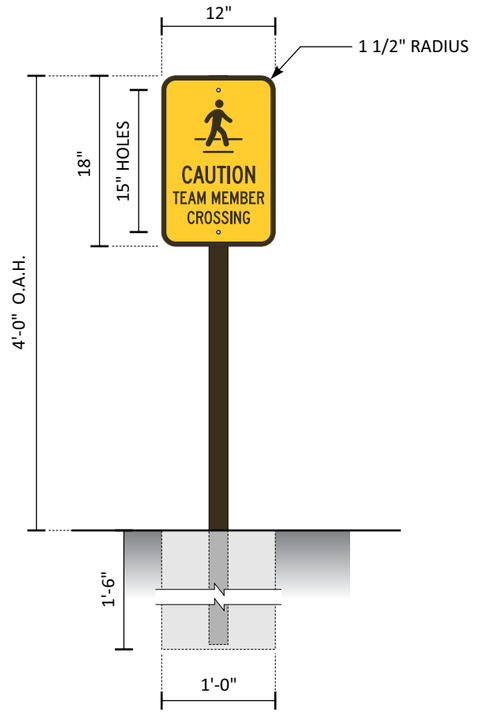
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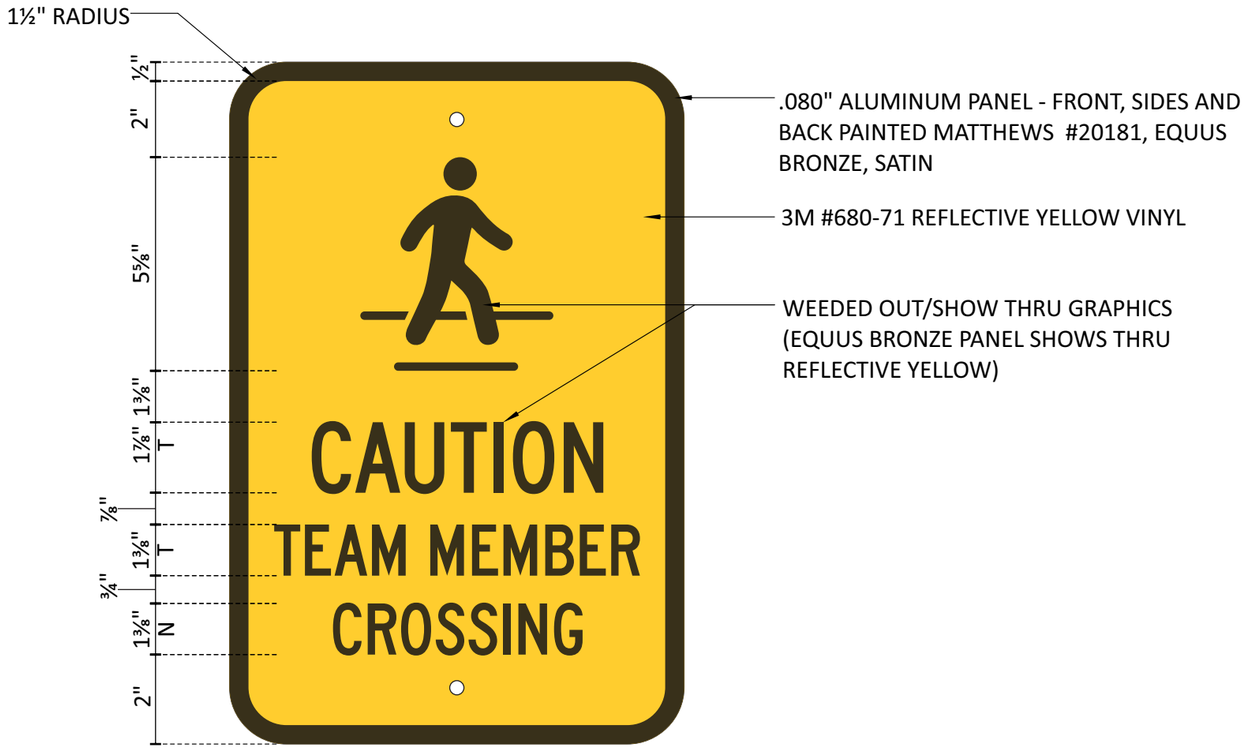
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

A





PANEL DETAIL
SCALE: 3" = 1'-0"

B **CFA - S/F X-ING TRAFFIC** SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL 1.5 SQ. FT.

PATTISON ID DFW TO MANUFACTURE AND INSTALL ONE NEW TEAM MEMBER CROSSING POST AND PANEL AND INSTALL IN LANDSCAPING.

23VIS CAUTION TEAM MEMBER CROSSING
805099

SPECIFICATIONS

SIGN PANEL
.080 ALUMINUM PANEL WITH BACK PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE.

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND.

SIGN POST
2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.
CAP IS A BUYOUT FROM MCMASTER CARR #9565K31
INVENTORY #02948

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0432631A
CFA # - 3077

10706 SUNSET HILLS PLAZA,
SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
PM: TERRI BROWN
Designer: ANGELICA

Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/ONE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

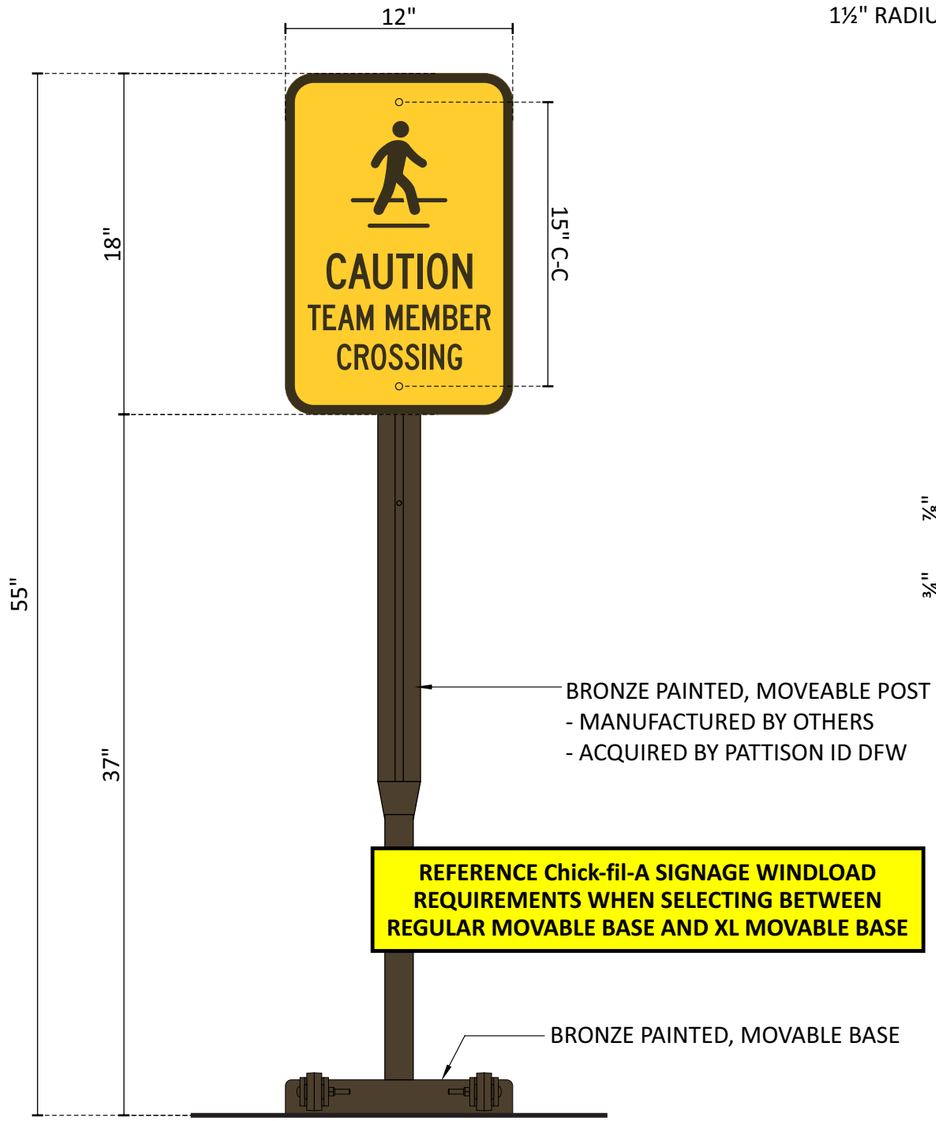
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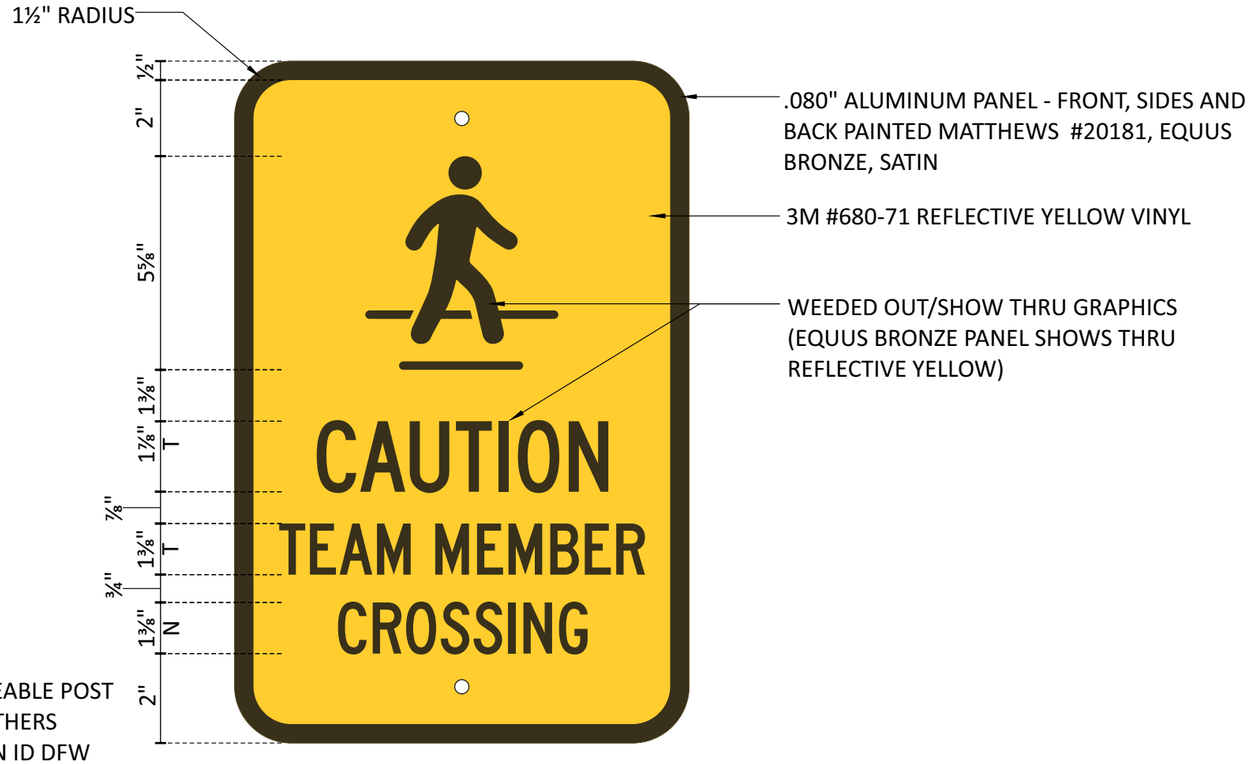
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Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item
B





PANEL DETAIL
SCALE: 3" = 1'-0"

C1-2 SAFETY SIGN - TEAM MEMBER CROSSING

SCALE: 1-1/2" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & DELIVER

1.5 SQ. FT.

PATTISON ID DFW TO MANUFACTURE AND DELIVER TWO (2) NEW TEAM MEMBER CROSSING PANELS ON PORTABLE BASES.

23VIS CAUTION TEAM MEMBER CROSSING
805099

23VIS PORTABLE BASES
807999

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0432631A

CFA # - 3077

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SAINT LOUIS, MO

Date: 12/08/2025
SALES: ROGER GHANTOUS
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Revision Note

CORRECTION(12/08/2025)AM: REVISED STOP/ONE SIGN D CLOSER TO STOP STRIPPING ON GROUND

Information Required for Production

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Signature

MM/DD/YYYY

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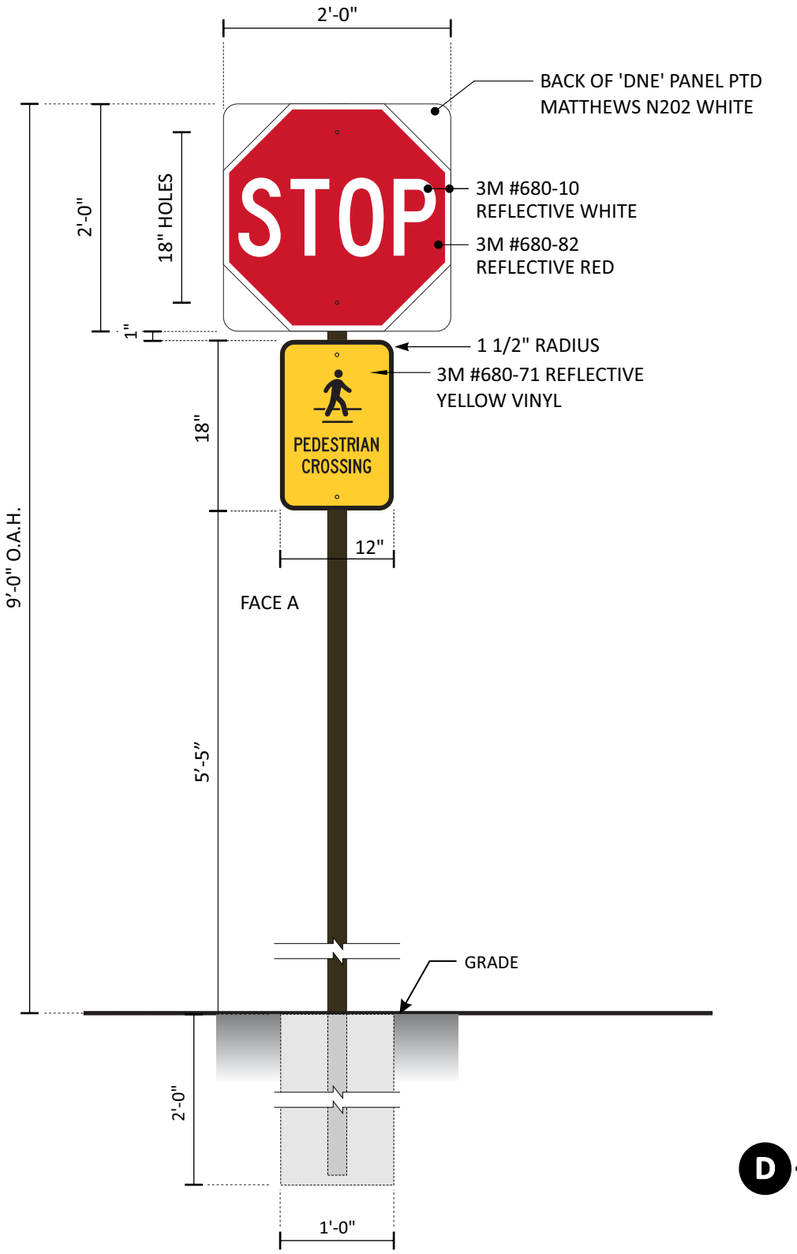
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Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

C1-2



23VIS MUTCD D/F STOP/DNE
807199

23VIS PEDESTRIAN CROSSING
806499

SPECIFICATIONS

STOP/DNE SIGN PANELS
.080 ALUMINUM PANELS WITH BACKS PAINTED **MATTHEWS N202 WHITE**, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE.

PED-XING SIGN PANEL
.080 ALUMINUM PANELS WITH BACK SIDES AND FRONT PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL APPLIED 1ST SURFACE. WEEDED OUT/SHOW THRU GRAPHICS.

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND

SIGN POST
2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.

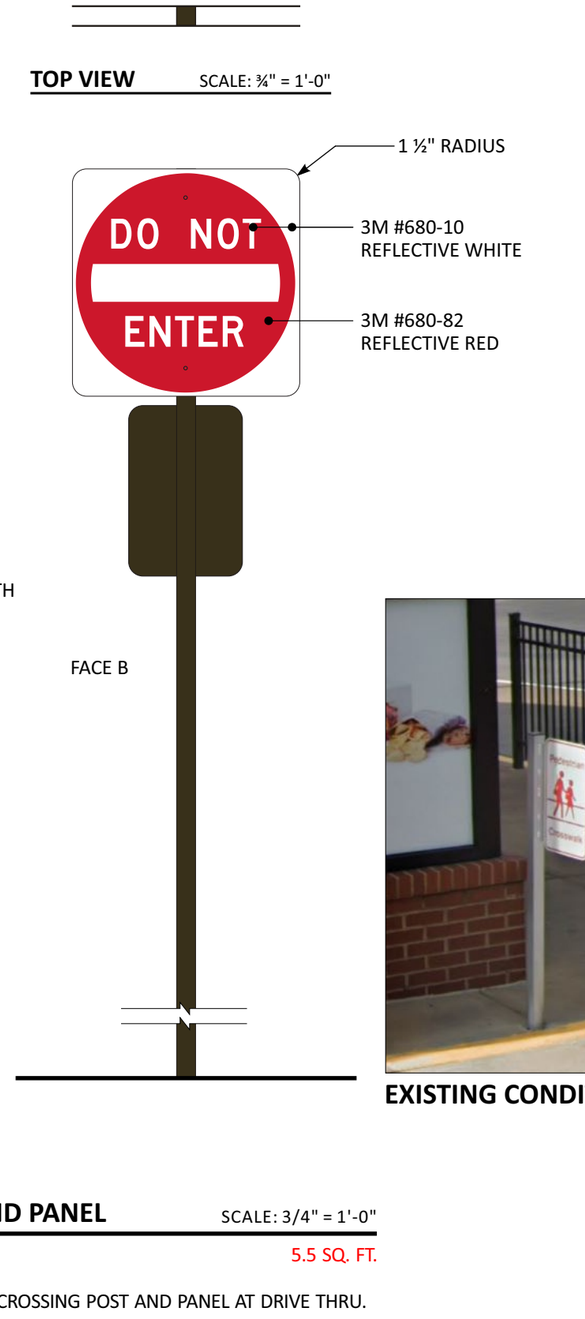
CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

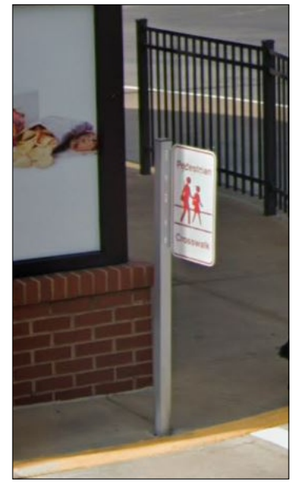
NOTE:
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DAL - MANUFACTURING

MUTCD PANEL - UPPERCASE

TOP VIEW SCALE: ¾" = 1'-0"





EXISTING CONDITIONS

D CFA - DOT D/F STOP/DNE WITH PED-XING POST AND PANEL

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL — 5.5 SQ. FT.

PATTISON ID TO REMOVE AND DISCARD ONE (1) EXISTING PEDESTRIAN CROSSING POST AND PANEL AT DRIVE THRU. FILL HOLE IN W/CONCRETE.

PATTISON ID DFW TO MANUFACTURE AND INSTALL ONE (1) NEW D/F STOP/DNE WITH PED-XING POST AND PANELS CORE DRILLED AT DRIVE THRU.

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
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pattisonid.com

Chick-fil-A

Sign Item

D

HRGreen
DEVELOPMENT

1391 Corporate Drive | Suite 203 | McHenry, IL 60050
Main 815.385.1778 + **Fax** 815.385.1781

HRGREEN.COM

Subject:	Chick-fil-A Sunset Hills, MO Neighborhood Meeting and Comments Summary
HRG Project No.	211353.01
Date:	November 21, 2025

The neighborhood meeting was held on October 27, 2025 at City Hall from 3:00pm to 4:00pm. No neighbors attended the meeting. We did receive emails from two neighbors. One neighbor requested the preliminary engineering plans and the other neighbor was in favor of the project. The emails are included with this letter. A City alderman provided the following comments as relayed from Mike Knight:

"I had an experience with Chick-Fil-A drive through last week. This was about 8:15PM so not exactly peak hours. I was exiting the lane after receiving food and a car nearly hit me while trying to get around me so they could then enter the order lanes. You have to cross paths.

I am not saying I am opposed to the plan, but am questioning the feasibility.

1. *I have concerns that if there are 2 exiting lanes and people are going to be coming from the right side to then cut across those lanes to get into the order line (there is not that much space as you have to wrap around the front and get to the outside or you end up in the order line) that flow is not going to be easy/safe.*
2. *The lane coming in will be very tight with the two exit lines and the parking spots. The plan would likely provide more room if they did not replace the spaces.*

I raise this just for your knowledge, I am not trying to recreate their plan and would expect they have researched the same. Nonetheless, the site does not seem to have the pace needed to do this well. There is a reason why the C Stores have become such large footprints to keep traffic moving safely."

Sincerely,
HR GREEN, INC

Todd Richards
Project Manager – Land Development

Richards, Todd

From: Craig Voss <clvoss@vossprop.com>
Sent: Thursday, October 9, 2025 11:59 AM
To: Richards, Todd
Subject: Chick Fil A, Sunset Hills, MO

This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments

To whom it may concern;

We received a notice from the City of Sunset Hills regarding the neighboring Chick Fil A at 10706 Sunset Hills Plaza, St. Louis, MO 63127. We manage the adjacent 3701 S. Lindbergh property and would like to review what they are planning. Would you forward the plan that shows what they are planning.

Thank you in advanced,

Craig L.Voss
Cell: 314-277-9997
Office: 314-842-1800 / 1
Email: clvoss@vossprop.com
Address: 11555 Concord Village Ave, St. Louis, MO 63128

VOSS Properties
COMMERCIAL REAL ESTATE SERVICES

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Richards, Todd

From: Jack B Howard <jack@houseofbrews.com>
Sent: Monday, October 13, 2025 10:42 AM
To: Richards, Todd
Subject: Neighborhood Meeting

This email came from outside the HR Green organization. Please use caution when clicking on hyperlinks and opening attachments _____

Dear Mr. Richards,

As a resident in the Laumeier Condominiums we have no objection to the proposed improvements outlined in your letter. Presumably these changes are to ease congestion presently caused by the inability of the property to handle traffic volume. We have experienced the overflow that sometimes can even spillover onto Rott Rd. This can become hazardous and create a safety issue.

We are in favor of Chick-fil-A making these necessary improvements to remediate the congestion. Congratulations on such a successful operation!

Jack and Linnea Howard
4310 N HWY A1A #801
Hutchinson Island, FL 34949

Neighborhood Meeting Notice

September 30, 2025

Dear Property Owner:

You have received a notice of a "Neighborhood Meeting" to receive your input and learn about the proposed improvements at the existing Chick-fil-A restaurant located at 10706 Sunset Hills Plaza, St. Louis, MO 63127. Chick-fil-A will be submitting a Planned Development Permit application for the proposed improvements, and the City of Sunset Hills requires that the developer hold a neighborhood meeting and invite the property owners within 500 feet of the subject property. The proposed improvements will include widening the existing drive-thru to be two full lanes along the west and south side of the restaurant, construction of a canopy at the pick-up window, and shifting the parking lot to the south.

The meeting will be held at the Sunset Hills City Hall, 3939 S. Lindbergh Boulevard, Sunset Hills, MO 63127, on October 27, 2025, from 3:00 p.m. to 4:00 p.m. The meeting will be an open house format where you can share your thoughts and discuss the project with a representative from HR Green.

Your input is important to Chick-fil-A and the City. If you are unable to attend the meeting in person, please send an email to trichards@hrgreen.com with your comments or questions.

Sincerely,

HR Green Development LLC.



Todd Richards, PE
Project Manager

TMR/dmw