CITY OF SUNSET HILLS
BOARD OF ALDERMEN
MEETING AGENDA
March 10, 2026
6:00 P.M.

A meeting of the Board of Aldermen was called by Mayor Patricia Fribis and will be held in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard
And virtually via Zoom

https://us02web.zoom.us/j/84395229825?pwd=6n2KbnoXuCIEbC6vnd6JgtwUd5dMeF.1

You can join the meeting via Zoom.com

Or, you can dial in at 312-626-6799

Meeting ID: 843 9522 9825
Password: 914636

Public comments will be taken at the meeting, however, if you are unable to attend and wish to submit comments to be read aloud into the record on any topics other than the public hearings, please submit them in writing to bgillett@sunset-hills.com no later than 4 pm on Tuesday, March 10, 2026. All submittals must include your name and address. Comments must not contain vulgar language or exceed three minutes in duration.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES
   Approval of the minutes of the February 10, 2026 regular and closed session meetings.

   Documents:

   BOA DRAFT MINUTES FEBRUARY 10, 2026.PDF
5. PRESENTATION

   a) H.R. Green Stormwater Master Plan

   DRAFT STORMWATER MASTER PLAN
   APPENDIX A
   APPENDIX B
   APPENDIX C
   APPENDIX D

6. CONSENT AGENDA

a) Bills to be approved.

b) Request by Swank Motion Pictures for Employee appreciation lunch May 5, 2026 at 10795 Watson Road.

c) Request by Fairway Automotive to hold an Anniversary Car Show at Faith Church, 13001 Gravois Road, April 25, 2026.

d) Request for temporary liquor license for Laumeier Art Fair May 8-10, 2026 at 12580 Rott Road.

a. Beer Outside

b. Narwhals Crafted

c. St. Louis Brewery dba Schlafly

d. The Tamale Man

Documents:

CONSENT AGENDA EXPENDITURES BY DEPT_FEB 2026.PDF
CONSENT AGENDA EXPENDITURES BY TYPE_FEB 2026.PDF
CONSENT AGENDA EXPENDITURES BY VENDOR_FEB 2026.PDF
CONSENT AGENDA SWANK MOTION PICTURES EMPLOYEE APPRECIATION EVENT.PDF
CONSENT AGENDA FAIRWAY AUTOMOTIVE CAR SHOW.PDF
CONSENT AGENDA FAIRWAY AUTOMOTIVE SITE PLAN FOR FAITH CHURCH.PDF
CONSENT AGENDA BEER OUTSIDE REQUEST FOR TEMPORARY LIQUOR LICENSE .PDF
CONSENT AGENDA NARWHALS CRAFTED REQUEST FOR TEMPORARY LIQUOR LICENSE.PDF
CONSENT AGENDA SCHLAFLY REQUEST FOR TEMPORARY LIQUOR LICENSE ART FAIR.PDF
CONSENT AGENDA TAMALE MAN REQUEST FOR TEMPORARY LIQUOR LICENSE ART FAIR.PDF

7. PUBLIC HEARINGS

The Board will consider and discuss a request for a Planned Development Permit to construct a new Process Treatment and Softening building at the existing Water System Facility on a 53.6-acre tract of land located at 12710 Maurer Industrial Drive.

The Board will consider and discuss a request to re-zone 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

The Board will consider and discuss 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

The Board will consider and discuss 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:

PUBLIC HEARING NOTICE MAWC 12710 MAURER IND. DR.PDF
PUBLIC HEARING CHICK FIL A REZONING.PDF
PUBLIC HEARING CHICK FIL A CUP.PDF
PUBLIC HEARING CHICK FIL A PLANNED DEVELOPMENT.PDF

8. PUBLIC COMMENT

9. OLD BUSINESS

10. CITY OFFICIAL AND COMMITTEE REPORTS

City Clerk/City Administrator, Brittany Gillett

Director of Finance, Jeff Trentmann

Chief of Police, Stephen Dodge

City Attorney, Erin Seele

Director of Planning & Public Works, Mike Knight

Director of Parks & Recreation, Gerald Brown

Committee Reports

Finance Committee – Alderman Brian Fernandez

Parks & Recreation Commission – Alderman Marie Davis

Police Advisory Board – Alderman Greg Colombo

Public Works Committee – Alderman Ann McMunn

Documents:

REPORTS EXPENDITURES BY DEPT_JAN TO FEB 2026.PDF
REPORTS EXPENDITURES BY TYPE_JAN TO FEB 2026.PDF
REPORTS STATEMENT OF REV AND EXP FEB 2026.PDF
REPORTS YTD REVENUE_JAN TO FEB 2026.PDF
REPORTS RUNNING LIST COMMITTEES AND COMMISSIONS FOR BOA 3.10.26.PDF
REPORTS PW ENGINEER REPORT.PDF
REPORTS PD FEBRUARY MONTHLY STATISTICS REPORT.PDF
REPORTS PARKS MARCH 2026.PDF
REPORTS COURT FEBRUARY 2026.PDF

11. NEW BUSINESS

11.I. BILL NO. 141

An Ordinance authorizing the City of Sunset Hills to enter into an agreement with the Metropolitan St. Louis Sewer District for participation in a Municipal Stormwater Grant Program
FIRST READING
*Staff has requested a second reading

Documents:

BILL NO 141 MSD STORMWATER GRANT PROGRAM 1) COVER PAGE V2.PDF
BILL NO 141 MSD STORMWATER GRANT PROGRAM 2) ORDINANCE.PDF
BILL NO 141 MSD STORMWATER GRANT PROGRAM 2-A) EXHIBIT 1.PDF

11.II. BILL NO. 142

An Ordinance approving a Planned Development Permit for property zoned "LI" Light Industrial District on a 53.6-acre tract of land located at 12710 Maurer Industrial Dr. (P-06-25)
FIRST READING
*Petitioner has requested a second reading

Documents:

BILL NO 142 MAWC PDP 12710 MAURER 1) COVER PAGE.PDF
BILL NO 142 MAWC PDP 12710 MAURER 2) ORDINANCE.PDF
BILL NO 142 MAWC PDP 12710 MAURER 2A) EXHIBIT A.PDF
BILL NO 142 MAWC PDP 12710 MAURER 2B) EXHIBIT B.PDF
BILL NO 142 MAWC PDP 12710 MAURER 3) STAFF REPORT.PDF
BILL NO 142 MAWC PDP 12710 MAURER 4) APPLICATION.PDF
BILL NO 142 MAWC PDP 12710 MAURER 5) SITE PLAN.PDF
BILL NO 142 MAWC PDP 12710 MAURER 6) LIGHTING PLAN.PDF
BILL NO 142 MAWC PDP 12710 MAURER 7) ARCHITECTURAL ELEVATIONS.PDF
BILL NO 142 MAWC PDP 12710 MAURER 8) RESOLUTION 767 TIS WAIVER.PDF
BILL NO 142 MAWC PDP 12710 MAURER 9) SUPPLEMENTARY EXHIBITS.PDF
BILL NO 142 MAWC PDP 12710 MAURER 10) PUBLIC HEARING NOTICE.PDF
BILL NO 142 MAWC PDP 12710 MAURER 11) SECOND READING REQUEST.PDF

11.III. BILL NO. 143

An Ordinance rezoning a 1.2-acre tract of land located at 10706 Sunset Hills Plaza from the "PD-BC" Planned Development-Business Commercial District to the "LC" Local Commercial District and amending the official Zoning District Map (P-02-26)
FIRST READING

Documents:

BILL NO 143 CHICK FIL A REZONING 1) COVER PAGE.PDF
BILL NO 143 CHICK FIL A REZONING 2) ORDINANCE.PDF
BILL NO 143 CHICK FIL A REZONING 2A) EXHIBIT A.PDF
BILL NO 143 CHICK FIL A REZONING 3) STAFF REPORT.PDF
BILL NO 143 CHICK FIL A REZONING 4) APPLICATION.PDF
BILL NO 143 CHICK FIL A REZONING 5) SURVEY AND LEGAL DESCRIPTION.PDF
BILL NO 143 CHICK FIL A REZONING 6) OWNERSHIP AND AUTHORIZATION.PDF
BILL NO 143 CHICK FIL A REZONING 7) PUBLIC HEARING.PDF

11.IV. BILL NO. 144

An Ordinance approving a Conditional Use Permit for property zoned “LC” Local Commercial District on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza to expand the drive thru at an existing free-standing restaurant (P-01-26)
FIRST READING

Documents:

BILL NO 144 CHICK FIL A CUP 1) COVER PAGE.PDF
BILL NO 144 CHICK FIL A CUP 2) ORDINANCE.PDF
BILL NO 144 CHICK FIL A CUP 2A) EXHIBIT A.PDF
BILL NO 144 CHICK FIL A CUP 2B) EXHIBIT B.PDF
BILL NO 144 CHICK FIL A CUP 3) STAFF REPORT.PDF
BILL NO 144 CHICK FIL A CUP 4) SITE PLAN.PDF
BILL NO 144 CHICK FIL A CUP 5) ESTIMATED IMPACT.PDF
BILL NO 144 CHICK FIL A CUP 6) RESOLUTION 782 TIS WAIVER.PDF
BILL NO 144 CHICK FIL A CUP 7) OWNERSHIP AND AUTHORIZATION.PDF
BILL NO 144 CHICK FIL A CUP 8) PUBLIC HEARING.PDF

11.V. BILL NO. 145

An Ordinance approving a Planned Development Permit for property zoned “LC” Local Commercial District on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza (P-09-25)
FIRST READING

Documents:

BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 1) COVER PAGE.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 2) ORDINANCE.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 2A) EXHIBIT A.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 2B) EXHIBIT B.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 3) STAFF REPORT.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 4) SITE PLAN.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 5) LANDSCAPE PLAN.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 6) LIGHTING PLAN.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 7) SUPPLEMENTARY EXHIBITS.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 8) RESOLUTION 782 TIS WAIVER.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 9) APPLICATION.PDF
BILL NO 145 CHICK FIL A PLANNED DEVELOPMENT PERMIT 10) PUBLIC HEARING.PDF

11.VI. BILL NO. 146

An Ordinance approving and adopting a budget adjustment to the 2025 budget
FIRST READING

Documents:

BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 1) COVER PAGE.PDF
BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 2) ORDINANCE.PDF
BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 3) 2025 BUDGET FUND STATEMENT.PDF
BILL NO 146 BUDGET ADJUSTMENT TO 2025 BUDGET 4) 2025 FINAL BUDGET ADJUSTMENT.PDF

11.VII. RESOLUTION NO. 798

A Resolution of the Board of Aldermen of the City of Sunset Hills, Missouri demonstrating the City's Commitment to Public Safety, including a commitment to the reduction of violent crime

Documents:

RESOLUTION NO 798 MO BLUE SHIELD GRANT PUBLIC SAFETY PROGRAM 1) COVER PAGE.PDF
RESOLUTION NO 798 BLUE SHIELD GRANT PUBLIC SAFETY PROGRAM 2) RESOLUTION.PDF
RESOLUTION 798 BLUE SHIELD GRANT PUBLIC SAFETY PROGRAM 3) EXECUTIVE ORDER 25-03.PDF

11.VIII. RESOLUTION NO. 799

A Resolution declaring surplus property and authorizing the sale of such property on Gov.Deals website

Documents:

RESOLUTION NO 799 PARKS SURPLUS PROPERTY CHEVY SILVERADO 1) COVER PAGE.PDF
RESOLUTION NO 799 PARKS SURPLUS PROPERTY CHEVY SILVERADO 2) RESOLUTION.PDF

11.IX. RESOLUTION NO. 800

A Resolution approving a contract with T. Hill, Inc. and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL.1) COVER PAGE.PDF
RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL 2) RESOLUTION.PDF
RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL 3) EXHIBIT A.PDF
RESOLUTION NO 800 W. WATSON PHASE II CONTRACT WITH T. HILL 4) BID TABULATION.PDF

11.X. RESOLUTION NO. 801

A Resolution approving a contract with Crawford, Murphy, and Tilly Inc. and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 801 CONTRACT WITH CRAWFORD MURPHY TILLY WW PHASE 3 1) COVER PAGE.PDF
RESOLUTION NO 801 CONTRACT WITH CRAWFORD MURPHY TILLY WW PHASE 3 2) RESOLUTION.PDF
RESOLUTION NO 801 CONTRACT WITH CRAWFORD MURPHY TILLY WW PHASE 3 3) CMT ENGINEERING SERVICES CONTRACT V3.PDF

11.XI. RESOLUTION NO. 802

A Resolution of the Board of Aldermen of the City of Sunset Hills, Missouri, approving a Traffic Impact Study Waiver for Sunset Hills Subaru

Documents:

RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 1) COVER PAGE.PDF
RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 2) RESOLUTION.PDF
RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 3) WAIVER REQUEST.PDF
RESOLUTION NO 802 SUBARU TRAFFIC IMPACT STUDY WAIVER 4) CONCEPTUAL SITE PLAN.PDF

11.XII. RESOLUTION NO. 803

A Resolution approving a contract with Crowder Construction Inc. for Watson Trail retaining wall, and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Documents:

RESOLUTION NO 803 RETAINING WALL AT WATSON TRAIL PARK 1) COVER PAGE.PDF
RESOLUTION NO 803 RETAINING WALL AT WATSON TRAIL PARK 2) RESOLUTION.PDF
RESOLUTION NO 803 RETAINING WALL AT WATSON TRAIL PARK 3) CONTRACT.PDF

12. APPOINTMENTS

a) Jeff Camilleri- Finance Committee term to expire 2/11/2028

b) Mike Fitzgerald- Finance Committee term to expire 3/10/2028

c) Mike Sawicki- Finance Committee term to expire 2/11/2028

d) Jesse Finney- Police Advisory Board term to expire 3/10/2028

13. GENERAL DISCUSSION

14. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO RSMo 610.021.(1) AND (2) TO DISCUSS LEGAL AND REAL ESTATE MATTERS

    Documents:

        CLOSED AGENDA MEETING MARCH 10, 2026.PDF

15. ADJOURNMENT

MINUTES OF THE REGULAR MEETING

OF THE BOARD OF ALDERMEN

OF THE CITY OF SUNSET HILLS MISSOURI

HELD ON FEBRUARY 10, 2026

BE IT REMEMBERED that the Board of Aldermen of the City of Sunset Hills, Missouri met in regular session in the Robert C. Jones Auditorium at City Hall, 3939 S. Lindbergh Boulevard and via Zoom on Tuesday February 10, 2026. The meeting convened at 6:00 p.m.

The meeting began with the reciting of the Pledge of Allegiance.

ROLL CALL:

	Patricia Fribis	-Mayor
	Ann McMunn	-Alderman Ward I
	Brian Fernandez	-Alderman Ward I
	Casey Wong	-Alderman Ward II
	Kurtis Krueger	-Alderman Ward III
	Greg Colombo	-Alderman Ward III
	Mark Colombo	-Alderman Ward IV
	Brittany Gillett	-City Administrator
	Jeff Trentmann	-Director of Finance
	Mike Knight	-Director of Planning & Public Works
	Gerald Brown	-Director of Parks & Recreation
	Stephen Dodge	-Chief of Police
	Erin Seele	-City Attorney
Absent:	Marie Davis	-Alderman Ward II
	Fred Daues	-Alderman Ward IV

APPROVAL OF THE AGENDA:

Alderman McMunn made a motion to approve the agenda as listed. Alderman Mark Colombo seconded the motion and it was unanimously approved.

APPROVAL OF MINUTES:

Alderman McMunn made a motion to approve the minutes as read for the January 13 regular and closed session meetings and the January 27, 2026 special meeting. Alderman Greg Colombo seconded the motion and it was unanimously approved.

CONSENT AGENDA:

a) Bills to be approved.
b) Request by Memories Car Club for annual Car Cruise at Faith Church 13001 Gravois Road on the first Friday of each month April through October 2026.
c) Request from Laumeier Sculpture Park, 12580 Rott Road, for City sponsorship of the annual Art Fair May 8-10, 2026, temporary signage, and one-way traffic on Rott Road during the event.

Alderman Mark Colombo made a motion to approve the consent agenda. Alderman McMunn seconded the motion and it was unanimously approved.

PRESENTATION:
Mr. John Schebaum with BFA Engineering reviewed the concept plan for Sunset Hills Subaru. He stated the plan was for an 18,400 square foot building addition for shop space, as well as upper-level parking for service. He explained they would be applying for a Planned Development permit for the expansion and hoped to have the addition completed in 2026.

Brief discussion was had on controlling the glare from the lights in the parking lot as well as where the lost parking spaces would be made up. Mr. Schebaum explained the parking spots located on the top of the building would accommodate the lost spots which were used for the service area.

PUBLIC HEARINGS:

None

PUBLIC COMMENT:

None

OLD BUSINESS:

Bill No. 137- An Ordinance exempting the City of Sunset Hills, Missouri from the provisions of Section 311.2026 RSMO relating to liquor licenses
SECOND READING

Alderman Fernandez read Bill No. 137 for a second reading.
Alderman McMunn made a motion to approve Bill No. 137.
Alderman Mark Colombo seconded the motion.

ROLL CALL VOTE:
Vote: Passed (Summary Yes=6)
Aye: Alderman Mark Colombo, Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 137 to become Ordinance # 2416.

Bill No. 138- An Ordinance of the City of Sunset Hills, Missouri approving the amendment of the petition of the Viking Conference Center Community Improvement District
SECOND READING

Alderman McMunn read Bill No. 138 for a second reading.
Alderman McMunn made a motion to approve Bill No. 138.
Alderman Greg Colombo seconded the motion.

ROLL CALL VOTE:
Vote: Passed (Summary Yes=6)
Aye: Alderman Greg Colombo, Alderman Mark Colombo, Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 138 to become Ordinance # 2417.

Bill No. 139 - An ordinance rezoning a 23.9-acre tract of land located at 13165 Maple Drive from the "PD-MXD" Planned Development Mixed Use District to the "R1" Residence District and amending the official zoning map. (P-10-25)
SECOND READING

Alderman Wong read Bill No. 139 for a second reading.
Alderman Wong made a motion to approve Bill No. 139.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:
Vote: Passed (Summary Yes=6)
Aye: Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo, Alderman Mark Colombo
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 139 to become Ordinance # 2418.

Bill No. 140- An ordinance providing for the approval of a minor subdivision plat for the 13165 Maple Drive minor lot subdivision, a 23.9-acre tract of land zoned R1 residence district located at 13165 Maple Drive.
SECOND READING

Alderman Greg Colombo read Bill No. 140 for a second reading.
Alderman Greg Colombo made a motion to approve Bill No. 140.
Alderman McMunn seconded the motion.

ROLL CALL VOTE:
Vote: Passed (Summary Yes=6)
Aye: Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo, Alderman Mark Colombo
Absent: Alderman Davis, Alderman Daues

Mayor Fribis declared Bill No. 140 to become Ordinance # 2419.

CITY OFFICIAL AND COMMITTEE REPORTS:

City Clerk/City Administrator, Brittany Gillett, stated nothing to report.

Director of Finance, Jeff Trentmann, stated the Finance Committee discussed budget amendments, the Auditors are doing a preliminary visit tomorrow, and the City won its third Financial reporting award.

Chief of Police, Stephen Dodge, stated nothing to report.

City Attorney, Erin Seele, stated there were some legislative alerts in reference to food sales tax and also utility ROW relocation costs being placed on residents instead of the utility. She stated they were watching them closely since they were moving fast.

Brief discussion was had on what food was included in this. Ms. Seele stated it was grocery store food and quick mart items.

Director of Planning & Public Works, Mike Knight, stated they were doing a lot of repairs on the roads after so much ice and snow. He stated the Storm Water Master Plan would be presented at the next BOA meeting, West Watson Phase II has a contractor chosen and will be on the March BOA agenda for approval, and West Watson Phase 3 has an engineer and is on target, slightly under budget and will be on the March agenda also. Mr. Knight briefly reviewed the items on the current agenda for approval.

Director of Parks & Recreation, Gerald Brown stated there would be a contractor doing work at the Tennis Courts, the Activity Guide was being mailed out again this year and Day Camp was already 95% full after the first day of registration. Mr. Brown reviewed the items to be approved on the agenda and stated they were under budget.

COMMITTEE REPORTS:

Finance Committee -Alderman Fernandez stated they met on January 26 and discussed the current budget adjustments.

Parks & Recreation Commission – Mr. Brown stated their First annual flea Market would be in March and to check the Calendar for upcoming events.

Police Advisory Board – Alderman Colombo stated nothing to report.

Public Works Committee – Mr. Knight stated the committee reviewed the items that were on this evening's agenda for approval.

NEW BUSINESS:

Resolution No. 791- A Resolution approving a contract with MACC Contracting and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Krueger read Resolution No. 791.
Alderman Krueger made a motion to approve Resolution No. 791.
Alderman McMunn seconded the motion and it was unanimously approved.

Resolution No. 792 - A Resolution approving a contract for the purchase of a 2026 2500 HD Chevrolet Silverado and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Mark Colombo read Resolution No. 792.
Alderman Mark Colombo made a motion to approve Resolution No. 792.
Alderman Greg Colombo seconded the motion and it was unanimously approved.

Resolution No. 793- A Resolution declaring surplus property and authorizing the sale of such property

Alderman Fernandez read Resolution No. 793.
Alderman Fernandez made a motion to approve Resolution No. 793.
Alderman McMunn seconded the motion and it was unanimously approved.

Resolution No. 794- A Resolution approving a contract with Spencer Contracting and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman McMunn read Resolution No. 794.
Alderman McMunn made a motion to approve Resolution No. 794.
Alderman Krueger seconded the motion and it was unanimously approved.

Resolution No. 795- A Resolution approving a contract with Sweetens Sealing Services and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Wong read Resolution No. 795.
Alderman Wong made a motion to approve Resolution No. 795.
Alderman Greg Colombo seconded the motion and it was unanimously approved.

Resolution No. 796- A Resolution approving a contract with Spencer Contracting Company and authorizing the Mayor and City Administrator to execute the same on behalf of the City of Sunset Hills

Alderman Greg Colombo read Resolution No. 796.
Alderman Greg Colombo made a motion to approve Resolution No. 796.
Alderman Mark Colombo seconded the motion and it was unanimously approved.

Resolution No. 797- A Resolution approving a slate of Directors for the Viking Conference Center Community Improvement District

Alderman Krueger read Resolution No. 797.
Alderman Krueger made a motion to approve Resolution No. 797.
Alderman McMunn seconded the motion and it was unanimously approved.

APPOINTMENTS:

a) Alderman Ann McMunn- Chairman Public Works Committee- term is concurrent with Aldermanic term

Alderman Krueger made a motion to approve the appointment. Alderman Wong seconded the motion and it was unanimously approved.

b) Bill Holland- Finance Committee term to expire 8/12/2027

Alderman McMunn made a motion to approve the appointments. Alderman Fernandez seconded the motion and it was unanimously approved.

c) Kurt Krueger- Public Works Committee- term is concurrent with Aldermanic term

Alderman Greg Colombo made a motion to approve the appointments. Alderman Mark Colombo seconded the motion and it was unanimously approved.

GENERAL DISCUSSION:

a) Private Street Cooperative

Mr. Knight stated this item came out of general discussion last month. He reviewed some questions posed by residents in reference to having private streets repaired. He suggested a potential private road cooperative and potentially assisting with monitoring the construction while reducing the City's liability for the private roads.

Mr. Knight suggested a possible bi-annual assessment of their private roads utilizing surface inspections to inform the homeowners of the needed repairs.

Offer the possibility of a network of contractors available to do work for the homeowners, while staying independent of their projects.

Brief discussion was had on allowing subdivisions to utilize the rates provided to City in bids by contractors.

Alderman Wong stated he felt the inspection component along with the contractor information could be valuable to the homeowners.

Alderman McMunn stated she supported the idea of this as well.

Mr. Knight stated he could bring this back to Board once he sees what the response is from the residents on private streets.

b) Senior Living Zoning

Mr. Knight explained it was discovered that there are several Senior Living use facilities that are currently not permitted in any zoning district. We have existing facilities in the older PD districts that can continue to operate under their very specific original planned development but cannot make any changes as there is no process to allow it. He stated it would take an ordinance amendment to allow them to even apply.

Additional discussion was had on why it was left out of the UDO. Mr. Knight stated he did not feel it was intentionally left out.

Alderman Wong asked what the difference was between a senior living facility and apartment complex was. Ms. Gillett explained that the healthcare services were the main difference.

The Board gave consensus to have staff move forward with reviewing the comprehensive plan to see where it makes sense to permit these types of facilities.

Mayor Fribis stated the new electric pole on Kennerly was placed and the old pole would be removed as soon as AT&T removed their lines. Mayor Fribis thanked the Sanders family for providing the easement to move the pole.

REQUEST TO MEET IN CLOSED SESSION PURSUANT TO RSMo 610.021 (1) TO DISCUSS LEGAL MATTERS

Alderman McMunn made the motion to go into closed session pursuant to RSMo 610.021 (1). Alderman Mark Colombo seconded the motion.

ROLL CALL VOTE:
Vote: Passed(Summary Yes=6)
Aye: Alderman McMunn, Alderman Fernandez, Alderman Wong, Alderman Krueger, Alderman Greg Colombo, Alderman Mark Colombo
Absent: Alderman Davis, Alderman Daues

The Board went into closed session at 6:49 p.m.

The Board reconvened in open session at 7:10 p.m.

ADJOURNMENT:

Alderman McMunn made a motion to adjourn the meeting. Alderman Greg Colombo seconded the motion and it was unanimously approved.

Meeting adjourned at 7:10 p.m.

Deputy City Clerk
Lori Stone

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
General Government	PERSONNEL	5001 ELECTED OFFICIALS SALAI	(blank)	Wages - Paydate 02.13.26	4,900
General Government	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.13.26	17,945
General Government	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.27.26	18,025
General Government	PERSONNEL	5012 Allowance Salary	(blank)	Wages - Paydate 02.13.26	92
General Government	PERSONNEL	5012 Allowance Salary	(blank)	Wages - Paydate 02.27.26	92
General Government	PERSONNEL	5012 Allowance Salary	(blank)	Other W/H - Paydate 02.13.26	23
General Government	PERSONNEL	5012 Allowance Salary	(blank)	Other W/H - Paydate 02.27.26	23
General Government	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.13.26	1,677
General Government	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.27.26	1,308
General Government	PERSONNEL	5210 HEALTH INSURANCE	(blank)	Monthly Insurance Accrual - 02.2026	4,400
General Government	PERSONNEL	5212 Benefits Admin Fees	15378 - USI INSURANCE SERVICES LLC	BROKER SERVICES	738
General Government	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.13.26	1,136
General Government	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.27.26	1,136
General Government	PERSONNEL	5217 Flex Spending Admin Fees	11743 - TOTAL ADMINISTRATIVE SERVICES	ADMINISTRATIVE FEES	18
General Government	PERSONNEL	5218 Dental Insurance	(blank)	Monthly Insurance Accrual - 02.2026	250
General Government	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	173
General Government	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	170
General Government	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	58
General Government	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	57
General Government	UTILITIES	6705 Utilities - Telephone	14727 - VERIZON WIRELESS SERVICES, LL	PHONE AND TABLETS	94
General Government	LEGAL AND PROFESSIONAL SEF	6000 Professional Services	10417 - CURTIS, HEINZ, GARRETT & O'KEE	LEAGAL SERVICES JANUARY 2026	708
General Government	LEGAL AND PROFESSIONAL SEF	6000 Professional Services	13782 - ADP, INC.	ADP Payroll Fees - 02.06.26	305
General Government	LEGAL AND PROFESSIONAL SEF	6000 Professional Services	13782 - ADP, INC.	ADP Payroll Fees - 02.20.26	1,405
General Government	LEGAL AND PROFESSIONAL SEF	6000 Professional Services	13782 - ADP, INC.	ADP Payroll Fees - 02.25.26	1,251
General Government	LEGAL AND PROFESSIONAL SEF	6000 Professional Services	15139 - 1099 ONLINE	2025 1099'S	615
General Government	LEGAL AND PROFESSIONAL SEF	6012 JUDGE & PROSECUTOR RE	10417 - CURTIS, HEINZ, GARRETT & O'KEE	LEAGAL SERVICES JANUARY 2026	1,600
General Government	LEGAL AND PROFESSIONAL SEF	6015 Legal Fees	14260 - CUNNINGHAM, VOGEL & ROST, P.C	LEGAL SERVICES THROUGH 01/31/2026	1,471
General Government	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	SUPPLIES	100
General Government	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	PAPER PLATES	31
General Government	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	CLOROX WIPES	22

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
General Government	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES			
General Government	SUPPLIES & COMMODITIES	7031 POSTAGE	10605 - FRANCOTYP-POSTALIA, INC.	MAIL MACHINE	105
General Government	SUPPLIES & COMMODITIES	7031 POSTAGE	11150 - MARXAM	POSTAGE METER	30
General Government	ALL OTHER OPERATING EXPENI	5245 MAYOR & BOA EXPENSES	10115 - SLMD, INC.	NAME PLATES	21
General Government	ALL OTHER OPERATING EXPENI	5500 MEMBERSHIPS/SUBSCRIPT	13863 - INTERNATIONAL INSTITUTE OF MU	IIMC RENEWAL 2026	195
General Government	ALL OTHER OPERATING EXPENI	5500 MEMBERSHIPS/SUBSCRIPT	13929 - ZOOM VIDEO COMMUNICATIONS IN	ZOOM MEMBERSHIP	307
General Government	ALL OTHER OPERATING EXPENI	6122 Workers Comp Insurance	(blank)	Correct Prepaid WC to 0.	(0)
General Government	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	10136 - AUTOMATED DATA SYSTEMS	MAINTENANCE AGREEMENT	2,029
General Government	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	10136 - AUTOMATED DATA SYSTEMS	MONTHLY HOSTING FEBRUARY 2026	1,126
General Government	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	14871 - ADOBE INC	ANNUAL ADOBE SUBSCIPTION	240
General Government	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	15152 - YOUTUBE TV	YOUTUBE TV	83
General Government	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	11777 - THE SHRED TRUCK	SHREDDING	30
General Government	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	14146 - SLACMA	SLACMA LUNCH	20
General Government	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	14244 - SOUTHWEST AREA CHAMBER OF	SOUTHWEST AREA CHAMBER OF COMMERCE LUNCH - DECEM	25
General Government	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	14263 - ST. LOUIS POST-DISPATCH LLC	BID POSTING	30
General Government	ALL OTHER OPERATING EXPENI	8000 SERVICE CHARGES	11842 - U.S. BANK	Analysis Service Charge - 02.2026	803
General Government	ALL OTHER OPERATING EXPENI	8000 SERVICE CHARGES	(blank)	Reclass MOSIP CD Puchase fees to February	697
General Government	ALL OTHER OPERATING EXPENI	8000 SERVICE CHARGES	(blank)	MOSIP CD Purchase - 02.26.26	694
General Government	ALL OTHER OPERATING EXPENI	8000 SERVICE CHARGES	(blank)	MOSIP CD Purchase - 02.18.26	696
General Government Total					66,952
Municipal Court	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.13.26	3,192
Municipal Court	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.27.26	3,192
Municipal Court	PERSONNEL	5008 Overtime	(blank)	Wages - Paydate 02.27.26	120
Municipal Court	PERSONNEL	5009 Fixed Shift Wages	(blank)	Wages - Paydate 02.27.26	150
Municipal Court	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.13.26	240
Municipal Court	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.27.26	249
Municipal Court	PERSONNEL	5210 HEALTH INSURANCE	(blank)	Monthly Insurance Accrual - 02.2026	880

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Municipal Court	PERSONNEL	5210 HEALTH INSURANCE			
Municipal Court	PERSONNEL	5212 Benefits Admin Fees	15378 - USI INSURANCE SERVICES LLC	BROKER SERVICES	148
Municipal Court	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.13.26	201
Municipal Court	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.27.26	201
Municipal Court	PERSONNEL	5217 Flex Spending Admin Fees	11743 - TOTAL ADMINISTRATIVE SERVICES	ADMINISTRATIVE FEES	4
Municipal Court	PERSONNEL	5218 Dental Insurance	(blank)	Monthly Insurance Accrual - 02.2026	50
Municipal Court	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	35
Municipal Court	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	34
Municipal Court	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	12
Municipal Court	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	11
Municipal Court	LEGAL AND PROFESSIONAL SEF	6012 JUDGE & PROSECUTOR RE	12949 - MILLIKAN LAW OFFICE, LLC	JUDGE FOR MARCH 2026	1,600
Municipal Court	LEGAL AND PROFESSIONAL SEF	6015 Legal Fees	10417 - CURTIS, HEINZ, GARRETT & O'KEE	LEAGAL SERVICES JANUARY 2026	305
Municipal Court	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	PRINTER INK	116
Municipal Court	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	11468 - REJIS COMMISSION	REJIS SERVICES	244
Municipal Court	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	11468 - REJIS COMMISSION	IMDSPLUS	373
Municipal Court Total					11,355
Parks and Recreation	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.13.26	35,420
Parks and Recreation	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.27.26	33,960
Parks and Recreation	PERSONNEL	5005 Part Time Wages	(blank)	Wages - Paydate 02.13.26	11,525
Parks and Recreation	PERSONNEL	5005 Part Time Wages	(blank)	Wages - Paydate 02.27.26	13,371
Parks and Recreation	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.13.26	3,460
Parks and Recreation	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.27.26	3,491
Parks and Recreation	PERSONNEL	5210 HEALTH INSURANCE	(blank)	Monthly Insurance Accrual - 02.2026	7,480
Parks and Recreation	PERSONNEL	5211 HSA Employer Portion Expen	15579 - Michael Robben	CITY'S HSA CONTRIBUTION 2026	3,400
Parks and Recreation	PERSONNEL	5212 Benefits Admin Fees	15378 - USI INSURANCE SERVICES LLC	BROKER SERVICES	1,180
Parks and Recreation	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.13.26	2,231
Parks and Recreation	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.27.26	2,231
Parks and Recreation	PERSONNEL	5217 Flex Spending Admin Fees	11743 - TOTAL ADMINISTRATIVE SERVICES	ADMINISTRATIVE FEES	29

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Parks and Recreation	PERSONNEL	5218 Dental Insurance	(blank)	Monthly Insurance Accrual - 02.2026	425
Parks and Recreation	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	277
Parks and Recreation	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	272
Parks and Recreation	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	92
Parks and Recreation	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	90
Parks and Recreation	PERSONNEL	5225 Unemployment Comp	11272 - MO DIVISION OF EMPLOYMENT SE	UNEMPLOYMENT INCOME GERALD BROWN JR	42
Parks and Recreation	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	DRIVING RANGE	289
Parks and Recreation	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	MONTHLY SERVICE CHARGE	3,648
Parks and Recreation	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	LYNSTONE	204
Parks and Recreation	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	KITUN PARK	17
Parks and Recreation	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	KUTIN PARK	17
Parks and Recreation	UTILITIES	6702 Utilities - Natural Gas	11031 - SPIRE MISSOURI INC.	COMMUNITY CENTER	724
Parks and Recreation	UTILITIES	6703 Utilities - Water	10302 - CHARTER COMMUNICATIONS HOL	INTERENET FEBRUARY 2026	625
Parks and Recreation	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	DRIVING RANGE	24
Parks and Recreation	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	COMMUNITY CENTER	613
Parks and Recreation	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	LYNSTONE	35
Parks and Recreation	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	PARK WATER	21
Parks and Recreation	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	EDDIE AND PARK	35
Parks and Recreation	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	PARK WATSON	76
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	LYNSTONE	56
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	GEMPP	47
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	SEWER	227
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	KITUN	22
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	BANDER	129
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	KITUN PARK	22
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	AQUATIC	30
Parks and Recreation	UTILITIES	6705 Utilities - Telephone	14485 - AIRESPRING INC.	PHONES	114
Parks and Recreation	UTILITIES	6705 Utilities - Telephone	14727 - VERIZON WIRELESS SERVICES, LL	MOBILE PHONES	591
Parks and Recreation	UTILITIES	6706 Utilities - Internet	10302 - CHARTER COMMUNICATIONS HOL	INTERENET FEBRUARY 2026	210
Parks and Recreation	LEGAL AND PROFESSIONAL SEF	6015 Legal Fees	14260 - CUNNINGHAM, VOGEL & ROST, P.C	LEGAL SERVICES THROUGH 01/31/2026	641
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	10059 - AMERICAN EAGLE WASTE IND.	GEMPP GROUNDS	450
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	10115 - SLMD, INC.	MARY HOESSLE BENCH	40

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	10551 - ENVIRONMENTAL RECYCLING, INC	BRUSH HAULING	800
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	11629 - ST. LOUIS COMPOSTING, INC.	GROUNDS	68
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	11854 - UNITED RENTALS (NORTH AMERIC	PORTA POTTY	157
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	11997 - SiteOne Landscape Supply	WATSON MEMORIAL TREES	319
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	11997 - SiteOne Landscape Supply	BULK LIMESTONE	60
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	11997 - SiteOne Landscape Supply	TREE - GEMPP	175
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	13290 - O'REILLY AUTOMOTIVE STORES, II	TRASHCANS	31
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	13714 - AMAZON CAPITAL SERVICES, INC.	SUPPLIES	60
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	(blank)	Visa Card Usage Error - Gerald Brown - 02.01.26	(110)
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	14932 - FENTON FEED MILL	DUCK FOOD	36
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	10699 - HARBOR FREIGHT	MINOR TOOLS @ MINNIE HAHA	284
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	11638 - ST. LOUIS COUNTY TREASURER	ST. LOUIS COUNTY TREASURER Reversal	(59)
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	11638 - ST. LOUIS COUNTY TREASURER	ELEVATOR INSPECTION	59
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	15287 - ICON WINDOW CLEANING	WINDOW CLEANING	739
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6734 Maint/Repair - Facilities	14141 - MCCOY CONSTRUCTION AND FOR	MAINTENANCE	2,733
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6734 Maint/Repair - Facilities	15263 - AMERICA'S PARKING REMARKING	DRIVING RANGE MARKER POLES	150
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	10200 - BOBCAT OF ST. LOUIS INC.	EQUIPMENT REPAIR	75
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	10403 - CREST INDUSTRIES CORPORATIOI	PARTS	89
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	10935 - K&K SUPPLY, INC.	K&K SUPPLY, INC. Reversal	(50)
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	12264 - Mueller Industries, LLC	BAND STAGE REPAIR	50
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13290 - O'REILLY AUTOMOTIVE STORES, II	STUMP GRINDER	22
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13664 - JAMES J. DAVIS	TRAILER BRAKES	622
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13714 - AMAZON CAPITAL SERVICES, INC.	REPAIR	123
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13714 - AMAZON CAPITAL SERVICES, INC.	TRAILER REPAIR	45
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13714 - AMAZON CAPITAL SERVICES, INC.	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	20
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13830 - TIMBERCREEK EQUIPMENT CO., LI	MOWER REPAIR	161
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13830 - TIMBERCREEK EQUIPMENT CO., LI	FILLER CAP	24

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Parks and Recreation	REPAIRS, MAINTENANCE AND UPK	6735 Maint/Repair - Equipment			
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	14141 - MCCOY CONSTRUCTION AND FOR	CREDIT	(92)
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	14141 - MCCOY CONSTRUCTION AND FOR	OIL CHANGE	783
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	12951 - RANGE SERVANT AMERICA, INC.	RANGE SERVANT AMERICA, INC. Reversal	(379)
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	14644 - ALL TYPE VACUUM & JANITORIAL	REPAIR	552
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	14937 - ACE FITNESS SERVICES	EQUIPMENT REPAIR	540
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	BRAKES	845
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	BRAKES ON TRUCK	360
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	13714 - AMAZON CAPITAL SERVICES, INC.	vehicle	110
Parks and Recreation	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	14957 - AUTOZONE	BRAKES	379
Parks and Recreation	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	OFFICE SUPPLIES	161
Parks and Recreation	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	49
Parks and Recreation	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	14412 - ELLIOTT DATA SYSTEMS MIDWEST	OFFICE SUPPLIES	590
Parks and Recreation	SUPPLIES & COMMODITIES	7034 Periodical Subscription	15138 - PEOPLE MAGAZINE	PEOPLE MAGAZINE CANCELLATION	(138)
Parks and Recreation	SUPPLIES & COMMODITIES	7035 First Aid Supplies	10329 - CINTAS CORPORATION	GEMPP WATER	127
Parks and Recreation	SUPPLIES & COMMODITIES	7037 GAS/OIL	11996 - Fuelman	FUELMAN PAYMENT 02/13/2026	331
Parks and Recreation	SUPPLIES & COMMODITIES	7037 GAS/OIL	15534 - WEX INC.	FUEL	850
Parks and Recreation	SUPPLIES & COMMODITIES	7037 GAS/OIL	15568 - ZINGERS MART	GASOLINE	46
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	10403 - CREST INDUSTRIES CORPORATIO	MAINTENANCE SUPPLIES	5
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	11296 - MARK PODJESKI SIGNS	MAINTENANCE SUPPLIES	426
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	11296 - MARK PODJESKI SIGNS	ICE MELT	399
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	MAINTENANCE SUPPLIES	88
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	14644 - ALL TYPE VACUUM & JANITORIAL	MAINTENANCE SUPPLIES	41
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	14644 - ALL TYPE VACUUM & JANITORIAL	MAINTENACE SUPPLIES	874
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	REC SUPPLIES	9
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	SOCCER NET CLIPS	53
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	14981 - LEAP PRODUCTS LLC	PICKLEBALL	60

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	11830 - TREETOP ENTERPRISES	UNIFORMS	2,039
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	13714 - AMAZON CAPITAL SERVICES, INC.	UNIFORMS	323
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	13714 - AMAZON CAPITAL SERVICES, INC.	UNIFORMS/BOOK	67
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	13714 - AMAZON CAPITAL SERVICES, INC.	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	41
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	13832 - DUNGAREES, LLC	UNIFORM	358
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	14813 - VESTIS GROUP, INC.	UNIFORMS	269
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	15570 - RED WING STORE	BOOT	250
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	15571 - CHUCK'S BOOTS	UNIFORM BOOT	155
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	13714 - AMAZON CAPITAL SERVICES, INC.	COFFEE STATION SUPPLIES	93
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	13714 - AMAZON CAPITAL SERVICES, INC.	COFFEE STATION	334
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	13939 - HEARTLAND COCA-COLA BOTTLIN	WATER FOR COFFEE STATION	203
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	11543 - SYNCHRONY BANK	SAM'S CREDIT CARD PAYMENT - GENERAL	259
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	11543 - SYNCHRONY BANK	SAM'S CREDIT CARD PAYMENT- GENERAL	270
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	15290 - PRAIRIEFIRE COFFEE ROASTERS	COFFEE STATION	260
Parks and Recreation	ALL OTHER OPERATING EXPENI	5500 MEMBERSHIPS/SUBSCRIPT	11521 - ROUTE 66 ASSOCATION OF MISSO	ROUTE 66 MEMBERSHIP	66
Parks and Recreation	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	10064 - AMERICAN RED CROSS	CPR/FIRST AID TRAINING	168
Parks and Recreation	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	11255 - MISSOURI PARKS & RECREATION	CREDIT	(320)
Parks and Recreation	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	11255 - MISSOURI PARKS & RECREATION	PLAYGROUND	475
Parks and Recreation	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	11255 - MISSOURI PARKS & RECREATION	CANCELED REGISTRATION- $75 FEE	3,160
Parks and Recreation	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	11255 - MISSOURI PARKS & RECREATION	lunch & learn	15
Parks and Recreation	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	10708 - HELEN FITZGERALD'S IRISH GRILL	LUNCH	38
Parks and Recreation	ALL OTHER OPERATING EXPENI	6020 Recreation Contractors	13784 - ARTEMISA HEIZER	FITNESS CONTRACTOR	252
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	11419 - POSTMASTER	Bulk Permit Fee #1453	370
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	11419 - POSTMASTER	FOR PERMIT #1453	370
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	11419 - POSTMASTER	REPLENISH BULK MAIL PERMIT #	1,500
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	12221 - WEIDERMAN ENTERPRISES, INC.	PARK MASTER PLAN	908
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	12221 - WEIDERMAN ENTERPRISES, INC.	NEWSLETTERS	495
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	12221 - WEIDERMAN ENTERPRISES, INC.	MARKETING SUPPLIES	87
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	12221 - WEIDERMAN ENTERPRISES, INC.	MARKETING MATERIAL	100
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	13714 - AMAZON CAPITAL SERVICES, INC.	PROMOTIONS	40

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Parks and Recreation	ALL OTHER OPERATING EXPENDI	6115 PROMOTIONS/MARKETING			
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	12200 - CONSTANT CONTACT	MARKETING	164
Parks and Recreation	ALL OTHER OPERATING EXPENI	6115 PROMOTIONS/MARKETING	14934 - PAYPAL	TABLE RESERVATIONS/MARKETING	248
Parks and Recreation	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	10136 - AUTOMATED DATA SYSTEMS	MANAGED SERVICES	2,815
Parks and Recreation	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	10347 - CIVICPLUS INC.	CIVIC REC SOFTWARE	12,560
Parks and Recreation	ALL OTHER OPERATING EXPENI	6410 EQUIPMENT RENTALS	10284 - CEE KAY SUPPLY, INC.	RENTAL	308
Parks and Recreation	ALL OTHER OPERATING EXPENI	6410 EQUIPMENT RENTALS	14907 - EXTRA SPACE STORAGE	STORAGE LOCKER	307
Parks and Recreation	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	10115 - SLMD, INC.	PLAQUE JT FOWLER	20
Parks and Recreation	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	10115 - SLMD, INC.	SERVICE AWARD	133
Parks and Recreation	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	14973 - MISSOURI DEPARTMENT OF MOTO	EMPLOYEE CDL REIMBURSEMENT - DMV	59
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	12205 - SCHNUCKS	ROTARY	78
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	12221 - WEIDERMAN ENTERPRISES, INC.	RECYCLING SIGNS	52
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	13714 - AMAZON CAPITAL SERVICES, INC.	EASTER EGG HUNT	355
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	13714 - AMAZON CAPITAL SERVICES, INC.	SPECIAL EVENTS	9
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	13714 - AMAZON CAPITAL SERVICES, INC.	250TH CELEBRATION	205
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	11543 - SYNCHRONY BANK	SAM'S CREDIT CARD PAYMENT - GENERAL	65
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	11543 - SYNCHRONY BANK	SAM'S CREDIT CARD PAYMENT- GENERAL	67
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	14933 - SKATE ST LOUIS	SKATING FIELD TRIP	750
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	15005 - EZ CATER	ROTARY	474
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	15005 - EZ CATER	ROTARY LUCNHES	259
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	15174 - SHAMROCK SCRAMBLE	GOLF TOURNAMENT	600
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	15239 - AMERICAN CARNIVAL MART	EASTER EGGS	425
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	10412 - CROWN TROPHY	TROPHY PLAQUE - BENCH	33
Parks and Recreation	ALL OTHER OPERATING EXPENI	7910 SPECIAL PROGRAM EXPEN	15442 - ASSUMPTION ATHLETIC ASSOCIA/	MARKETING	250
Parks and Recreation	CAPITAL OUTLAYS	9203 Cap Project/Acq - Building	15572 - SALSBURY INDUSTRIES	LOCKERS	1,922
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	13290 - O'REILLY AUTOMOTIVE STORES, II	TENNIS COURT PROJECT	110
Parks and Recreation	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	12951 - RANGE SERVANT AMERICA, INC.	RETROFIT RANGE DISPENSER	9,603

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Parks and Recreation	**CAPITAL OUTLAYS**	9205 Cap Project/Acq - Equipment			
Parks and Recreation	**CAPITAL OUTLAYS**	9205 Cap Project/Acq - Equipment	**15416 - GIBBS TECHNOLOGY COMPANY**	NEW SCANNER	3,600
Parks and Recreation Total					**189,751**
Pool	**PERSONNEL**	5003 Full Time Regular Salaries	**(blank)**	Wages - Paydate 02.13.26	3,010
Pool	**PERSONNEL**	5003 Full Time Regular Salaries	**(blank)**	Wages - Paydate 02.27.26	3,010
Pool	**PERSONNEL**	5005 Part Time Wages	**(blank)**	Wages - Paydate 02.13.26	1,193
Pool	**PERSONNEL**	5005 Part Time Wages	**(blank)**	Wages - Paydate 02.27.26	2,114
Pool	**PERSONNEL**	5008 Overtime	**(blank)**	Wages - Paydate 02.13.26	230
Pool	**PERSONNEL**	5200 FICA EXPENSE	**(blank)**	Tax Expense - Paydate 02.13.26	334
Pool	**PERSONNEL**	5200 FICA EXPENSE	**(blank)**	Tax Expense - Paydate 02.27.26	387
Pool	**PERSONNEL**	5210 HEALTH INSURANCE	**(blank)**	Monthly Insurance Accrual - 02.2026	440
Pool	**PERSONNEL**	5212 Benefits Admin Fees	**15378 - USI INSURANCE SERVICES LLC**	BROKER SERVICES	74
Pool	**PERSONNEL**	5215 PENSION EXPENSES	**(blank)**	Pension Expense - Paydate 02.13.26	190
Pool	**PERSONNEL**	5215 PENSION EXPENSES	**(blank)**	Pension Expense - Paydate 02.27.26	190
Pool	**PERSONNEL**	5217 Flex Spending Admin Fees	**11743 - TOTAL ADMINISTRATIVE SERVICE**	ADMINISTRATIVE FEES	2
Pool	**PERSONNEL**	5218 Dental Insurance	**(blank)**	Monthly Insurance Accrual - 02.2026	25
Pool	**PERSONNEL**	5223 LT Disability Ins	**15559 - MUTUAL OF OMAHA INSURANCE C**	INSURANCE PREMIUM FEBRUARY 2026	17
Pool	**PERSONNEL**	5223 LT Disability Ins	**15559 - MUTUAL OF OMAHA INSURANCE C**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	17
Pool	**PERSONNEL**	5224 Group Life Ins	**15559 - MUTUAL OF OMAHA INSURANCE C**	INSURANCE PREMIUM FEBRUARY 2026	6
Pool	**PERSONNEL**	5224 Group Life Ins	**15559 - MUTUAL OF OMAHA INSURANCE C**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	6
Pool	**UTILITIES**	6701 Utilities - Electric	**10054 - UNION ELECTRIC COMPANY**	MONTHLY SERVICE CHARGE	1,626
Pool	**UTILITIES**	6703 Utilities - Water	**11235 - MISSOURI AMERICAN WATER**	POOL	51
Pool	**UTILITIES**	6703 Utilities - Water	**11235 - MISSOURI AMERICAN WATER**	AQUATIC FACILITY	51
Pool	**REPAIRS, MAINTENANCE AND UI**	6732 Maint/Repair - Grounds	**11997 - SiteOne Landscape Supply**	POOL LANDSCAPE ROCK	83
Pool	**REPAIRS, MAINTENANCE AND UI**	6732 Maint/Repair - Grounds	**15569 - ST. LOUIS POLYJACK & WATERPR**	SIDEWALK REPAIR	135
Pool	**REPAIRS, MAINTENANCE AND UI**	6735 Maint/Repair - Equipment	**14396 - INDUSTRIAL MOTOR REPAIR, LLC.**	POOL PUMP	2,268
Pool	**SUPPLIES & COMMODITIES**	7053 RECREATION SUPPLIES	**13714 - AMAZON CAPITAL SERVICES, INC.**	SWIM AND DIVE	179
Pool	**SUPPLIES & COMMODITIES**	7053 RECREATION SUPPLIES	**13714 - AMAZON CAPITAL SERVICES, INC.**	SWIM AND DIVE SUPPLIES	428

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Pool	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	14935 - THE LIFEGUARD STORE	LIFEGUARD EQUIPMENT	1,191
Pool	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	14954 - WHENTOWORK, LLC	WHEN TO WORK SUBSCRIPTION	936
Pool	CAPITAL OUTLAYS	7039 MINOR TOOLS	13714 - AMAZON CAPITAL SERVICES, INC.	TOOLS	141
Pool	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	14396 - INDUSTRIAL MOTOR REPAIR, LLC.	PUMPS	1,354
Pool	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	13094 - ULINE, INC.	PICNIC TABLES	9,054
Pool Total					28,739
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Dupree 02.13.26 paycheck returned & issued as manual check	(3,051)
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.13.26	115,697
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.27.26	107,145
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	15581 - RYAN DUPREE	REPLACEMENT PAYROLL CHECK/ACCOUNT CLOSED	3,051
Public Safety	PERSONNEL	5005 Part Time Wages	(blank)	Wages - Paydate 02.13.26	514
Public Safety	PERSONNEL	5005 Part Time Wages	(blank)	Wages - Paydate 02.27.26	609
Public Safety	PERSONNEL	5008 Overtime	(blank)	Wages - Paydate 02.13.26	3,367
Public Safety	PERSONNEL	5008 Overtime	(blank)	Wages - Paydate 02.27.26	3,916
Public Safety	PERSONNEL	5012 Allowance Salary	(blank)	Wages - Paydate 02.13.26	1,500
Public Safety	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.13.26	8,986
Public Safety	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.27.26	8,270
Public Safety	PERSONNEL	5210 HEALTH INSURANCE	(blank)	Monthly Insurance Accrual - 02.2026	21,120
Public Safety	PERSONNEL	5211 HSA Employer Portion Expen	15582 - AUSTIN GOLDEN	CITY'S HSA CONTRIBUTION 2026	3,400
Public Safety	PERSONNEL	5211 HSA Employer Portion Expen	15581 - RYAN DUPREE	CITY'S HSA CONTRIBUTION 2026	1,700
Public Safety	PERSONNEL	5212 Benefits Admin Fees	15378 - USI INSURANCE SERVICES LLC	BROKER SERVICES	3,761
Public Safety	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.13.26	6,288
Public Safety	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.27.26	6,288
Public Safety	PERSONNEL	5217 Flex Spending Admin Fees	11743 - TOTAL ADMINISTRATIVE SERVICE	ADMINISTRATIVE FEES	91
Public Safety	PERSONNEL	5218 Dental Insurance	(blank)	Monthly Insurance Accrual - 02.2026	1,200
Public Safety	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	883
Public Safety	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	867

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Public Safety	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	294
Public Safety	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	288
Public Safety	PERSONNEL	5230 EMPLOYEE WELLNESS PR(	11195 - MERCY HEALTH SERVICES, LLC	DRUG TEST	368
Public Safety	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	PD ELECTRIC	1,373
Public Safety	UTILITIES	6702 Utilities - Natural Gas	11031 - SPIRE MISSOURI INC.	CITY HALL	1,384
Public Safety	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	FIRE SERVICE	92
Public Safety	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	WATER SERVICE	227
Public Safety	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	SEWER	512
Public Safety	UTILITIES	6705 Utilities - Telephone	11871 - VERIZON WIRELESS	VERIZON WI-FI	320
Public Safety	UTILITIES	6705 Utilities - Telephone	14485 - AIRESPRING INC.	PHONES	114
Public Safety	UTILITIES	6706 Utilities - Internet	10302 - CHARTER COMMUNICATIONS HOL	INTERNET	899
Public Safety	UTILITIES	6706 Utilities - Internet	10302 - CHARTER COMMUNICATIONS HOL	INTERENET FEBRUARY 2026	174
Public Safety	LEGAL AND PROFESSIONAL SEF	6015 Legal Fees	14260 - CUNNINGHAM, VOGEL & ROST, P.C	LEGAL SERVICES THROUGH 01/31/2026	1,241
Public Safety	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	10239 - BUILDINGSTARS OPERATION INC.	JAN - JANITORIAL	742
Public Safety	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	11777 - THE SHRED TRUCK	SHREDDING	58
Public Safety	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	15287 - ICON WINDOW CLEANING	WINDOW CLEANING	144
Public Safety	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	JANUARY 2026	131
Public Safety	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	ENVELOPES	37
Public Safety	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	13714 - AMAZON CAPITAL SERVICES, INC.	PRINTER INK	175
Public Safety	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	15576 - MICROSOFT OFFICE	MICROSOFT OFFICE	150
Public Safety	SUPPLIES & COMMODITIES	7031 POSTAGE	10605 - FRANCOTYP-POSTALIA, INC.	POSTAGE METER	105
Public Safety	SUPPLIES & COMMODITIES	7031 POSTAGE	11150 - MARXAM	POSTAGE METER	30
Public Safety	SUPPLIES & COMMODITIES	7032 POLICE SUPPLIES	15573 - BI STATE DEVELOPMENT/METRO T	METRO BUS PASSES	10
Public Safety	SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	13714 - AMAZON CAPITAL SERVICES, INC.	SALT AND PEPPER	25
Public Safety	SUPPLIES & COMMODITIES	7037 GAS/OIL	14683 - SCHAEFFER MANUFACTURING CO	OIL	1,784
Public Safety	SUPPLIES & COMMODITIES	7037 GAS/OIL	15534 - WEX INC.	FUEL	3,404

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Public Safety	SUPPLIES & COMMODITIES	7037 GAS/OIL			
Public Safety	SUPPLIES & COMMODITIES	7057 UNIFORMS	11067 - LEON UNIFORM COMPANY INC.	LEON'S FOR JANUARY	50
Public Safety	SUPPLIES & COMMODITIES	7057 UNIFORMS	13858 - ANTHONY TAILORING ALTERATIOI	REPLACE ZIPPER	42
Public Safety	SUPPLIES & COMMODITIES	7057 UNIFORMS	10394 - CSC DRY CLEANERS LLC	DRYCLEANING	356
Public Safety	ALL OTHER OPERATING EXPENI	5255 MILEAGE REIMBURSEMENT	11173 - MATTHEW SCOTT	MILEAGE REIMBURSMENT	43
Public Safety	ALL OTHER OPERATING EXPENI	5255 MILEAGE REIMBURSEMENT	15157 - TESSA ZAEHRINGER	MILEAGE REIMBURSEMENT	67
Public Safety	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	11632 - ST. LOUIS COUNTY & MUNICIPAL	POLICE ACADEMY	4,850
Public Safety	ALL OTHER OPERATING EXPENI	5510 SEMINARS/TRAINING	15110 - THE PUBLIC SAFETY STORE LLC	DISPATCH TRAINING	777
Public Safety	ALL OTHER OPERATING EXPENI	6119 PRINTING & COPIER EXPEN	12221 - WEIDERMAN ENTERPRISES, INC.	BUSINESS CARDS	51
Public Safety	ALL OTHER OPERATING EXPENI	6119 PRINTING & COPIER EXPEN	12356 - Americom, Inc.	XEROX MACHINE	26
Public Safety	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	10136 - AUTOMATED DATA SYSTEMS	MAINTENANCE AGREEMENT	1,680
Public Safety	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	10136 - AUTOMATED DATA SYSTEMS	AGREEMENT O365	383
Public Safety	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	11468 - REJIS COMMISSION	REJIS SERVICES	3,035
Public Safety	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	13285 - LIVEVIEWGPS INC.	GPS RENEWAL	240
Public Safety	ALL OTHER OPERATING EXPENI	6135 Computer Subscriptions	11825 - TRANSUNION RISK & ALTERNATIV	DECEMBER 2025 TLD	106
Public Safety	ALL OTHER OPERATING EXPENI	7068 MISCELLANEOUS	10708 - HELEN FITZGERALD'S IRISH GRILL	GIFT CARDS FOR EMPLOYEE OF THE MONTH	425
Public Safety	ALL OTHER OPERATING EXPENI	7919 Community Relations	11356 - OFFICE DEPOT , INC.	PLANNER FOR SHEETZ (CORE)	27
Public Safety Total					321,842
Public Works	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.13.26	43,744
Public Works	PERSONNEL	5003 Full Time Regular Salaries	(blank)	Wages - Paydate 02.27.26	41,341
Public Works	PERSONNEL	5012 Allowance Salary	(blank)	Other W/H - Paydate 02.13.26	15
Public Works	PERSONNEL	5012 Allowance Salary	(blank)	Other W/H - Paydate 02.27.26	15
Public Works	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.13.26	3,223
Public Works	PERSONNEL	5200 FICA EXPENSE	(blank)	Tax Expense - Paydate 02.27.26	3,039
Public Works	PERSONNEL	5210 HEALTH INSURANCE	(blank)	Monthly Insurance Accrual - 02.2026	9,680
Public Works	PERSONNEL	5211 HSA Employer Portion Expen	15580 - KEVIN HOBBS	CITY'S HSA CONTRIBUTION 2026	1,700

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Public Works	PERSONNEL	5212 Benefits Admin Fees	15378 - USI INSURANCE SERVICES LLC	BROKER SERVICES	1,475
Public Works	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.13.26	2,756
Public Works	PERSONNEL	5215 PENSION EXPENSES	(blank)	Pension Expense - Paydate 02.27.26	2,756
Public Works	PERSONNEL	5217 Flex Spending Admin Fees	11743 - TOTAL ADMINISTRATIVE SERVICE	ADMINISTRATIVE FEES	36
Public Works	PERSONNEL	5218 Dental Insurance	(blank)	Monthly Insurance Accrual - 02.2026	550
Public Works	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	346
Public Works	PERSONNEL	5223 LT Disability Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	340
Public Works	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	INSURANCE PREMIUM FEBRUARY 2026	115
Public Works	PERSONNEL	5224 Group Life Ins	15559 - MUTUAL OF OMAHA INSURANCE C	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	113
Public Works	PERSONNEL	5230 EMPLOYEE WELLNESS PR(	11653 - ST. LUKE'S EPISCOPAL PRESBYTE	DRUG SCREEN	182
Public Works	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	MONTHLY SERVICE CHARGE	9,964
Public Works	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	KENNERLY STREET LIGHTS	13
Public Works	UTILITIES	6701 Utilities - Electric	10054 - UNION ELECTRIC COMPANY	HILLTOP STREET LIGHTS	26
Public Works	UTILITIES	6702 Utilities - Natural Gas	11031 - SPIRE MISSOURI INC.	GAS	597
Public Works	UTILITIES	6702 Utilities - Natural Gas	11031 - SPIRE MISSOURI INC.	GARAGE	1,250
Public Works	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	CITY HALL	64
Public Works	UTILITIES	6703 Utilities - Water	11235 - MISSOURI AMERICAN WATER	HYDRANT CITY HALL	90
Public Works	UTILITIES	6704 Utilities - Sewer	11202 - METROPOLITAN ST. LOUIS SEWER	CITY HALL	393
Public Works	UTILITIES	6705 Utilities - Telephone	14485 - AIRESPRING INC.	PHONES	228
Public Works	UTILITIES	6705 Utilities - Telephone	14727 - VERIZON WIRELESS SERVICES, LL	PHONE AND TABLETS	466
Public Works	UTILITIES	6706 Utilities - Internet	10302 - CHARTER COMMUNICATIONS HOL	INTERENET FEBRUARY 2026	580
Public Works	LEGAL AND PROFESSIONAL SEF	6015 Legal Fees	14260 - CUNNINGHAM, VOGEL & ROST, P.C	LEGAL SERVICES THROUGH 01/31/2026	750
Public Works	REPAIRS, MAINTENANCE AND UI	6681 WASTE COLLECTION	10551 - ENVIRONMENTAL RECYCLING, INC	BRUSH DISPOSAL	1,500
Public Works	REPAIRS, MAINTENANCE AND UI	6681 WASTE COLLECTION	11769 - THE KIESEL COMPANY	WASTE DISPOSAL	600
Public Works	REPAIRS, MAINTENANCE AND UI	6681 WASTE COLLECTION	12116 - ANIMAL CARE SERVICE INC.	DEAD DEER REMOVAL	250
Public Works	REPAIRS, MAINTENANCE AND UI	6683 MOSQUITO CONTROL	11638 - ST. LOUIS COUNTY TREASURER	MOSQUITO SPRAYING	3,459
Public Works	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	12518 - ROTTLER PEST AND LAWN SOLUT	LAWN PROGRAM	117
Public Works	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	12518 - ROTTLER PEST AND LAWN SOLUT	GARAGE LAWN PROGRAM	117

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Public Works	REPAIRS, MAINTENANCE AND UPK	6732 Maint/Repair - Grounds			
Public Works	REPAIRS, MAINTENANCE AND UI	6732 Maint/Repair - Grounds	(blank)	Light Pole Parts replacement	522
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	10239 - BUILDINGSTARS OPERATION INC.	CLEANING SERVICES	805
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	11229 - MILFORD SUPPLY CO., INC.	CALCIUM TANK REPAIR	9
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	12518 - ROTTLER PEST AND LAWN SOLUT	GARAGE RODENT CONTROL	54
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	13714 - AMAZON CAPITAL SERVICES, INC.	COAT RACK	13
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	11196 - MERLO PLUMBING CO., INC.	TOILET REPLACEMENT	1,149
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	14813 - VESTIS GROUP, INC.	UNIFORMS AND MATS	175
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	15287 - ICON WINDOW CLEANING	WINDOW CLEANING	84
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	15287 - ICON WINDOW CLEANING	GARAGE WINDOW CLEANING	144
Public Works	REPAIRS, MAINTENANCE AND UI	6733 Maint/Repair - Building	15500 - PASS SECURITY	SPARE KEYS FOR CITY HALL MECHANICAL CLOSET	10
Public Works	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	10879 - JOHN FABICK TRACTOR	REPAIR	100
Public Works	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	10879 - JOHN FABICK TRACTOR	BACKHOE REPAIR	3,019
Public Works	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	10879 - JOHN FABICK TRACTOR	SLEEVE, COUPLING	238
Public Works	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	11872 - VERMEER MIDWEST	FUEL TANK	184
Public Works	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13290 - O'REILLY AUTOMOTIVE STORES, II	GATOR REPAIR	55
Public Works	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13382 - RUDD EQUIPMENT COMPANY INC.	EXCAVATOR REPAIR	1,952
Public Works	REPAIRS, MAINTENANCE AND UI	6735 Maint/Repair - Equipment	13637 - CONTINENTAL BATTERY COMPAN	BATTERY FOR TRAILER LIGHTS	74
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	WIPER BLADES	170
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	AIR FILTER	21
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	TRUCK REPAIR	88
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	OIL FILTER	8
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	TRUCK #3 REPAIR	14
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	10510 - LOWE AUTOMOTIVE WAREHOUSE	DEF FLUID	153
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	11108 - LOU FUSZ MOTOR COMPANY	TRUCK #10 REPAIR	329
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	11435 - PURCELL TIRE COMPANY	TRUCK #3	54
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	11875 - VIKING-CIVES MIDWEST, INC.	TRUCK #13	113
Public Works	REPAIRS, MAINTENANCE AND UI	6737 Maint/Repair - Vehicle	13290 - O'REILLY AUTOMOTIVE STORES, II	WIPER BLADES	130

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Public Works	**REPAIRS, MAINTENANCE AND UI**	6737 Maint/Repair - Vehicle	**14683 - SCHAEFFER MANUFACTURING CO**	OIL	1,462
Public Works	**REPAIRS, MAINTENANCE AND UI**	6737 Maint/Repair - Vehicle	**14803 - ST. LOUIS LAWN CARE, INC.**	TRUCK #20	187
Public Works	**REPAIRS, MAINTENANCE AND UI**	6737 Maint/Repair - Vehicle	**14803 - ST. LOUIS LAWN CARE, INC.**	TRUCK REPAIR	816
Public Works	**REPAIRS, MAINTENANCE AND UI**	6737 Maint/Repair - Vehicle	**10289 - CERTIFIED POWER, INC.-FLUID SY**	TRUCK #7 & #10	2,056
Public Works	**REPAIRS, MAINTENANCE AND UI**	6737 Maint/Repair - Vehicle	**15586 - SELBERTS AUTOBODY**	LINDEMANN TRUCK REPAIR	4,137
Public Works	**REPAIRS, MAINTENANCE AND UI**	6738 Maint/Repair - Infrastructure	**10284 - CEE KAY SUPPLY, INC.**	PROPANE	120
Public Works	**REPAIRS, MAINTENANCE AND UI**	6738 Maint/Repair - Infrastructure	**10284 - CEE KAY SUPPLY, INC.**	CYLINDER RENTAL	30
Public Works	**REPAIRS, MAINTENANCE AND UI**	6738 Maint/Repair - Infrastructure	**10625 - GAMMA'S SHIELD SHADE TRESS II**	TREE TRIMMING	3,000
Public Works	**REPAIRS, MAINTENANCE AND UI**	6738 Maint/Repair - Infrastructure	**12123 - BOTANICALS UNLIMITED, INC.**	ROW FERTILIZATION	169
Public Works	**REPAIRS, MAINTENANCE AND UI**	6738 Maint/Repair - Infrastructure	**(blank)**	Light Pole Parts replacement	(522)
Public Works	**REPAIRS, MAINTENANCE AND UI**	6738 Maint/Repair - Infrastructure	**14300 - COMPASS MINERALS AMERICA IN**	SALT	22,749
Public Works	**REPAIRS, MAINTENANCE AND UI**	6738 Maint/Repair - Infrastructure	**15578 - COMFORT SUITES**	SNOW HOTEL	2,019
Public Works	**SUPPLIES & COMMODITIES**	7030 OFFICE SUPPLIES	**13714 - AMAZON CAPITAL SERVICES, INC.**	LEGAL PADS	14
Public Works	**SUPPLIES & COMMODITIES**	7030 OFFICE SUPPLIES	**13714 - AMAZON CAPITAL SERVICES, INC.**	POST IT'S	17
Public Works	**SUPPLIES & COMMODITIES**	7030 OFFICE SUPPLIES	**13714 - AMAZON CAPITAL SERVICES, INC.**	BLACK STAMP PAD	10
Public Works	**SUPPLIES & COMMODITIES**	7030 OFFICE SUPPLIES	**13714 - AMAZON CAPITAL SERVICES, INC.**	MOUSEPAD	8
Public Works	**SUPPLIES & COMMODITIES**	7033 Employee Canteen Supplies	**11543 - SYNCHRONY BANK**	water,coffee,vending	35
Public Works	**SUPPLIES & COMMODITIES**	7033 Employee Canteen Supplies	**11543 - SYNCHRONY BANK**	CUPS & PLATES	31
Public Works	**SUPPLIES & COMMODITIES**	7037 GAS/OIL	**10525 - JERRY EIME SR.**	OIL FUEL MIX	22
Public Works	**SUPPLIES & COMMODITIES**	7037 GAS/OIL	**11996 - Fuelman**	FUELMAN PAYMENT 02/13/2026	456
Public Works	**SUPPLIES & COMMODITIES**	7037 GAS/OIL	**15534 - WEX INC.**	FUEL	3,950
Public Works	**SUPPLIES & COMMODITIES**	7047 MAINTENANCE SUPPLIES	**13714 - AMAZON CAPITAL SERVICES, INC.**	CLOROX WIPES	13
Public Works	**SUPPLIES & COMMODITIES**	7057 UNIFORMS	**10324 - CHUCKS ACQUISITION CO., LLC**	BOOTS	540
Public Works	**SUPPLIES & COMMODITIES**	7057 UNIFORMS	**10324 - CHUCKS ACQUISITION CO., LLC**	EMPLOYEE BOOTS	190
Public Works	**SUPPLIES & COMMODITIES**	7057 UNIFORMS	**13832 - DUNGAREES, LLC**	UNIFORMS	4,840
Public Works	**SUPPLIES & COMMODITIES**	7057 UNIFORMS	**14813 - VESTIS GROUP, INC.**	UNIFORMS AND MATS	293
Public Works	**SUPPLIES & COMMODITIES**	7059 Shop Supplies	**10284 - CEE KAY SUPPLY, INC.**	CYLINDER RENTAL	24

FBRUARY 2026 MONTHLY EXPENDITURES BY DEPARTMENT

Dept	Type	Sub-Type	Vendor	Description	Sum of Amount
Public Works	**SUPPLIES & COMMODITIES**	7059 Shop Supplies	**10001 - FIRST AID CORP**	SHOP SUPPLIES	716
Public Works	**SUPPLIES & COMMODITIES**	7059 Shop Supplies	**11543 - SYNCHRONY BANK**	BATH TISSUE	49
Public Works	**SUPPLIES & COMMODITIES**	9710 CONCESSION EXPENSE	**11543 - SYNCHRONY BANK**	water,coffee,vending	12
Public Works	**SUPPLIES & COMMODITIES**	9710 CONCESSION EXPENSE	**11543 - SYNCHRONY BANK**	DRINKS, DONUTS, CHIPS, VENDING	98
Public Works	**ALL OTHER OPERATING EXPENI**	6111 PUBLICATIONS	**11252 - MISSOURI LAWYERS MEDIA**	MAWC HEARING AND MINUTES	35
Public Works	**ALL OTHER OPERATING EXPENI**	6410 EQUIPMENT RENTALS	**10879 - JOHN FABICK TRACTOR**	RENTAL EQUIPMENT FOR SALT	1,082
Public Works	**ALL OTHER OPERATING EXPENI**	6410 EQUIPMENT RENTALS	**14141 - MCCOY CONSTRUCTION AND FOR**	RENTAL	1,746
Public Works	**CAPITAL OUTLAYS**	6030 ENGINEERING/SURVEYING	**10730 - HR GREEN INC.**	STORMWATER MASTER PLAN	9,623
Public Works	**CAPITAL OUTLAYS**	7039 MINOR TOOLS	**13714 - AMAZON CAPITAL SERVICES, INC.**	CLAMPS	92
Public Works	**CAPITAL OUTLAYS**	7039 MINOR TOOLS	**13714 - AMAZON CAPITAL SERVICES, INC.**	NUT DRIVER SET	35
Public Works	**CAPITAL OUTLAYS**	7039 MINOR TOOLS	**14803 - ST. LOUIS LAWN CARE, INC.**	MINOR TOOL	1,000
Public Works	**CAPITAL OUTLAYS**	7039 MINOR TOOLS	**10699 - HARBOR FREIGHT**	METRIC SERVICE WRENCH	60
Public Works	**CAPITAL OUTLAYS**	9205 Cap Project/Acq - Equipment	**15416 - GIBBS TECHNOLOGY COMPANY**	NEW SCANNER	3,600
Public Works Total					**206,369**
Grand Total					**$ 825,009**

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
PERSONNEL	**5001 ELECTED OFFICIALS SALARIES**	General Government	**(blank)**	Wages - Paydate 02.13.26	4,900
PERSONNEL	5001 ELECTED OFFICIALS SALARIES Total				4,900
PERSONNEL	**5003 Full Time Regular Salaries**	General Government	**(blank)**	Wages - Paydate 02.13.26	17,945
PERSONNEL	**5003 Full Time Regular Salaries**	General Government	**(blank)**	Wages - Paydate 02.27.26	18,025
PERSONNEL	**5003 Full Time Regular Salaries**	Municipal Court	**(blank)**	Wages - Paydate 02.13.26	3,192
PERSONNEL	**5003 Full Time Regular Salaries**	Municipal Court	**(blank)**	Wages - Paydate 02.27.26	3,192
PERSONNEL	**5003 Full Time Regular Salaries**	Parks and Recreation	**(blank)**	Wages - Paydate 02.13.26	35,420
PERSONNEL	**5003 Full Time Regular Salaries**	Parks and Recreation	**(blank)**	Wages - Paydate 02.27.26	33,960
PERSONNEL	**5003 Full Time Regular Salaries**	Pool	**(blank)**	Wages - Paydate 02.13.26	3,010
PERSONNEL	**5003 Full Time Regular Salaries**	Pool	**(blank)**	Wages - Paydate 02.27.26	3,010
PERSONNEL	**5003 Full Time Regular Salaries**	Public Safety	**(blank)**	Dupree 02.13.26 paycheck returned & issued as manual check	(3,051)
PERSONNEL	**5003 Full Time Regular Salaries**	Public Safety	**(blank)**	Wages - Paydate 02.13.26	115,697
PERSONNEL	**5003 Full Time Regular Salaries**	Public Safety	**(blank)**	Wages - Paydate 02.27.26	107,145
PERSONNEL	**5003 Full Time Regular Salaries**	Public Safety	**15581 - RYAN DUPREE**	REPLACEMENT PAYROLL CHECK/ACCOUNT CLOSED	3,051
PERSONNEL	**5003 Full Time Regular Salaries**	Public Works	**(blank)**	Wages - Paydate 02.13.26	43,744
PERSONNEL	**5003 Full Time Regular Salaries**	Public Works	**(blank)**	Wages - Paydate 02.27.26	41,341
PERSONNEL	5003 Full Time Regular Salaries Total				425,681
PERSONNEL	**5005 Part Time Wages**	Parks and Recreation	**(blank)**	Wages - Paydate 02.13.26	11,525
PERSONNEL	**5005 Part Time Wages**	Parks and Recreation	**(blank)**	Wages - Paydate 02.27.26	13,371
PERSONNEL	**5005 Part Time Wages**	Pool	**(blank)**	Wages - Paydate 02.13.26	1,193
PERSONNEL	**5005 Part Time Wages**	Pool	**(blank)**	Wages - Paydate 02.27.26	2,114
PERSONNEL	**5005 Part Time Wages**	Public Safety	**(blank)**	Wages - Paydate 02.13.26	514
PERSONNEL	**5005 Part Time Wages**	Public Safety	**(blank)**	Wages - Paydate 02.27.26	609
PERSONNEL	5005 Part Time Wages Total				29,325
PERSONNEL	**5008 Overtime**	Municipal Court	**(blank)**	Wages - Paydate 02.27.26	120
PERSONNEL	**5008 Overtime**	Pool	**(blank)**	Wages - Paydate 02.13.26	230
PERSONNEL	**5008 Overtime**	Public Safety	**(blank)**	Wages - Paydate 02.13.26	3,367
PERSONNEL	**5008 Overtime**	Public Safety	**(blank)**	Wages - Paydate 02.27.26	3,916
PERSONNEL	5008 Overtime Total				7,632
PERSONNEL	**5009 Fixed Shift Wages**	Municipal Court	**(blank)**	Wages - Paydate 02.27.26	150
PERSONNEL	5009 Fixed Shift Wages Total				150
PERSONNEL	**5012 Allowance Salary**	General Government	**(blank)**	Wages - Paydate 02.13.26	92

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
PERSONNEL	**5012 Allowance Salary**	General Government	**(blank)**	Wages - Paydate 02.27.26	92
PERSONNEL	**5012 Allowance Salary**	General Government	**(blank)**	Other W/H - Paydate 02.13.26	23
PERSONNEL	**5012 Allowance Salary**	General Government	**(blank)**	Other W/H - Paydate 02.27.26	23
PERSONNEL	**5012 Allowance Salary**	Public Safety	**(blank)**	Wages - Paydate 02.13.26	1,500
PERSONNEL	**5012 Allowance Salary**	Public Works	**(blank)**	Other W/H - Paydate 02.13.26	15
PERSONNEL	**5012 Allowance Salary**	Public Works	**(blank)**	Other W/H - Paydate 02.27.26	15
PERSONNEL	5012 Allowance Salary Total				1,761
PERSONNEL	**5200 FICA EXPENSE**	General Government	**(blank)**	Tax Expense - Paydate 02.13.26	1,677
PERSONNEL	**5200 FICA EXPENSE**	General Government	**(blank)**	Tax Expense - Paydate 02.27.26	1,308
PERSONNEL	**5200 FICA EXPENSE**	Municipal Court	**(blank)**	Tax Expense - Paydate 02.13.26	240
PERSONNEL	**5200 FICA EXPENSE**	Municipal Court	**(blank)**	Tax Expense - Paydate 02.27.26	249
PERSONNEL	**5200 FICA EXPENSE**	Parks and Recreation	**(blank)**	Tax Expense - Paydate 02.13.26	3,460
PERSONNEL	**5200 FICA EXPENSE**	Parks and Recreation	**(blank)**	Tax Expense - Paydate 02.27.26	3,491
PERSONNEL	**5200 FICA EXPENSE**	Pool	**(blank)**	Tax Expense - Paydate 02.13.26	334
PERSONNEL	**5200 FICA EXPENSE**	Pool	**(blank)**	Tax Expense - Paydate 02.27.26	387
PERSONNEL	**5200 FICA EXPENSE**	Public Safety	**(blank)**	Tax Expense - Paydate 02.13.26	8,986
PERSONNEL	**5200 FICA EXPENSE**	Public Safety	**(blank)**	Tax Expense - Paydate 02.27.26	8,270
PERSONNEL	**5200 FICA EXPENSE**	Public Works	**(blank)**	Tax Expense - Paydate 02.13.26	3,223
PERSONNEL	**5200 FICA EXPENSE**	Public Works	**(blank)**	Tax Expense - Paydate 02.27.26	3,039
PERSONNEL	5200 FICA EXPENSE Total				34,662
PERSONNEL	**5210 HEALTH INSURANCE**	General Government	**(blank)**	Monthly Insurance Accrual - 02.2026	4,400
PERSONNEL	**5210 HEALTH INSURANCE**	Municipal Court	**(blank)**	Monthly Insurance Accrual - 02.2026	880
PERSONNEL	**5210 HEALTH INSURANCE**	Parks and Recreation	**(blank)**	Monthly Insurance Accrual - 02.2026	7,480
PERSONNEL	**5210 HEALTH INSURANCE**	Pool	**(blank)**	Monthly Insurance Accrual - 02.2026	440
PERSONNEL	**5210 HEALTH INSURANCE**	Public Safety	**(blank)**	Monthly Insurance Accrual - 02.2026	21,120
PERSONNEL	**5210 HEALTH INSURANCE**	Public Works	**(blank)**	Monthly Insurance Accrual - 02.2026	9,680
PERSONNEL	5210 HEALTH INSURANCE Total				44,000
PERSONNEL	**5211 HSA Employer Portion Expense**	Parks and Recreation	**15579 - Michael Robben**	CITY'S HSA CONTRIBUTION 2026	3,400
PERSONNEL	**5211 HSA Employer Portion Expense**	Public Safety	**15582 - AUSTIN GOLDEN**	CITY'S HSA CONTRIBUTION 2026	3,400
PERSONNEL	**5211 HSA Employer Portion Expense**	Public Safety	**15581 - RYAN DUPREE**	CITY'S HSA CONTRIBUTION 2026	1,700
PERSONNEL	**5211 HSA Employer Portion Expense**	Public Works	**15580 - KEVIN HOBBS**	CITY'S HSA CONTRIBUTION 2026	1,700

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
PERSONNEL	**5211 HSA Employer Portion Expense**	Public Works			
PERSONNEL	5211 HSA Employer Portion Expense Total				10,200
PERSONNEL	**5212 Benefits Admin Fees**	General Government	**15378 - USI INSURANCE SERVICES LLC**	BROKER SERVICES	738
PERSONNEL	**5212 Benefits Admin Fees**	Municipal Court	**15378 - USI INSURANCE SERVICES LLC**	BROKER SERVICES	148
PERSONNEL	**5212 Benefits Admin Fees**	Parks and Recreation	**15378 - USI INSURANCE SERVICES LLC**	BROKER SERVICES	1,180
PERSONNEL	**5212 Benefits Admin Fees**	Pool	**15378 - USI INSURANCE SERVICES LLC**	BROKER SERVICES	74
PERSONNEL	**5212 Benefits Admin Fees**	Public Safety	**15378 - USI INSURANCE SERVICES LLC**	BROKER SERVICES	3,761
PERSONNEL	**5212 Benefits Admin Fees**	Public Works	**15378 - USI INSURANCE SERVICES LLC**	BROKER SERVICES	1,475
PERSONNEL	5212 Benefits Admin Fees Total				7,375
PERSONNEL	**5215 PENSION EXPENSES**	General Government	**(blank)**	Pension Expense - Paydate 02.13.26	1,136
PERSONNEL	**5215 PENSION EXPENSES**	General Government	**(blank)**	Pension Expense - Paydate 02.27.26	1,136
PERSONNEL	**5215 PENSION EXPENSES**	Municipal Court	**(blank)**	Pension Expense - Paydate 02.13.26	201
PERSONNEL	**5215 PENSION EXPENSES**	Municipal Court	**(blank)**	Pension Expense - Paydate 02.27.26	201
PERSONNEL	**5215 PENSION EXPENSES**	Parks and Recreation	**(blank)**	Pension Expense - Paydate 02.13.26	2,231
PERSONNEL	**5215 PENSION EXPENSES**	Parks and Recreation	**(blank)**	Pension Expense - Paydate 02.27.26	2,231
PERSONNEL	**5215 PENSION EXPENSES**	Pool	**(blank)**	Pension Expense - Paydate 02.13.26	190
PERSONNEL	**5215 PENSION EXPENSES**	Pool	**(blank)**	Pension Expense - Paydate 02.27.26	190
PERSONNEL	**5215 PENSION EXPENSES**	Public Safety	**(blank)**	Pension Expense - Paydate 02.13.26	6,288
PERSONNEL	**5215 PENSION EXPENSES**	Public Safety	**(blank)**	Pension Expense - Paydate 02.27.26	6,288
PERSONNEL	**5215 PENSION EXPENSES**	Public Works	**(blank)**	Pension Expense - Paydate 02.13.26	2,756
PERSONNEL	**5215 PENSION EXPENSES**	Public Works	**(blank)**	Pension Expense - Paydate 02.27.26	2,756
PERSONNEL	5215 PENSION EXPENSES Total				25,605
PERSONNEL	**5217 Flex Spending Admin Fees**	General Government	**11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATION**	ADMINISTRATIVE FEES	18
PERSONNEL	**5217 Flex Spending Admin Fees**	Municipal Court	**11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATION**	ADMINISTRATIVE FEES	4
PERSONNEL	**5217 Flex Spending Admin Fees**	Parks and Recreation	**11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATION**	ADMINISTRATIVE FEES	29
PERSONNEL	**5217 Flex Spending Admin Fees**	Pool	**11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATION**	ADMINISTRATIVE FEES	2
PERSONNEL	**5217 Flex Spending Admin Fees**	Public Safety	**11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATION**	ADMINISTRATIVE FEES	91
PERSONNEL	**5217 Flex Spending Admin Fees**	Public Works	**11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATION**	ADMINISTRATIVE FEES	36
PERSONNEL	5217 Flex Spending Admin Fees Total				179
PERSONNEL	**5218 Dental Insurance**	General Government	**(blank)**	Monthly Insurance Accrual - 02.2026	250

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
PERSONNEL	**5218 Dental Insurance**	General Government			
PERSONNEL	**5218 Dental Insurance**	Municipal Court	**(blank)**	Monthly Insurance Accrual - 02.2026	50
PERSONNEL	**5218 Dental Insurance**	Parks and Recreation	**(blank)**	Monthly Insurance Accrual - 02.2026	425
PERSONNEL	**5218 Dental Insurance**	Pool	**(blank)**	Monthly Insurance Accrual - 02.2026	25
PERSONNEL	**5218 Dental Insurance**	Public Safety	**(blank)**	Monthly Insurance Accrual - 02.2026	1,200
PERSONNEL	**5218 Dental Insurance**	Public Works	**(blank)**	Monthly Insurance Accrual - 02.2026	550
PERSONNEL	5218 Dental Insurance Total				2,500
PERSONNEL	**5223 LT Disability Ins**	General Government	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	173
PERSONNEL	**5223 LT Disability Ins**	General Government	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	170
PERSONNEL	**5223 LT Disability Ins**	Municipal Court	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	35
PERSONNEL	**5223 LT Disability Ins**	Municipal Court	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	34
PERSONNEL	**5223 LT Disability Ins**	Parks and Recreation	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	277
PERSONNEL	**5223 LT Disability Ins**	Parks and Recreation	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	272
PERSONNEL	**5223 LT Disability Ins**	Pool	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	17
PERSONNEL	**5223 LT Disability Ins**	Pool	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	17
PERSONNEL	**5223 LT Disability Ins**	Public Safety	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	883
PERSONNEL	**5223 LT Disability Ins**	Public Safety	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	867
PERSONNEL	**5223 LT Disability Ins**	Public Works	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	346
PERSONNEL	**5223 LT Disability Ins**	Public Works	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	340
PERSONNEL	5223 LT Disability Ins Total				3,430
PERSONNEL	**5224 Group Life Ins**	General Government	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	58
PERSONNEL	**5224 Group Life Ins**	General Government	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	57
PERSONNEL	**5224 Group Life Ins**	Municipal Court	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	12
PERSONNEL	**5224 Group Life Ins**	Municipal Court	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	11
PERSONNEL	**5224 Group Life Ins**	Parks and Recreation	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	92
PERSONNEL	**5224 Group Life Ins**	Parks and Recreation	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	90
PERSONNEL	**5224 Group Life Ins**	Pool	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	6
PERSONNEL	**5224 Group Life Ins**	Pool	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	6
PERSONNEL	**5224 Group Life Ins**	Public Safety	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	294
PERSONNEL	**5224 Group Life Ins**	Public Safety	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	288
PERSONNEL	**5224 Group Life Ins**	Public Works	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	INSURANCE PREMIUM FEBRUARY 2026	115
PERSONNEL	**5224 Group Life Ins**	Public Works	**15559 - MUTUAL OF OMAHA INSURANCE COMPANY**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	113
PERSONNEL	5224 Group Life Ins Total				1,141

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
PERSONNEL					
PERSONNEL	**5230 EMPLOYEE WELLNESS PROGRAM**	Public Safety	**11195 - MERCY HEALTH SERVICES, LLC**	DRUG TEST	368
PERSONNEL	**5230 EMPLOYEE WELLNESS PROGRAM**	Public Works	**11653 - ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL**	DRUG SCREEN	182
PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM Total				550
PERSONNEL	**5225 Unemployment Comp**	Parks and Recreation	**11272 - MO DIVISION OF EMPLOYMENT SECURITY**	UNEMPLOYMENT INCOME GERALD BROWN JR	42
PERSONNEL	5225 Unemployment Comp Total				42
PERSONNEL Total					**599,134**
UTILITIES	**6701 Utilities - Electric**	Parks and Recreation	**10054 - UNION ELECTRIC COMPANY**	DRIVING RANGE	289
UTILITIES	**6701 Utilities - Electric**	Parks and Recreation	**10054 - UNION ELECTRIC COMPANY**	MONTHLY SERVICE CHARGE	3,648
UTILITIES	**6701 Utilities - Electric**	Parks and Recreation	**10054 - UNION ELECTRIC COMPANY**	LYNSTONE	204
UTILITIES	**6701 Utilities - Electric**	Parks and Recreation	**10054 - UNION ELECTRIC COMPANY**	KITUN PARK	17
UTILITIES	**6701 Utilities - Electric**	Parks and Recreation	**10054 - UNION ELECTRIC COMPANY**	KUTIN PARK	17
UTILITIES	**6701 Utilities - Electric**	Pool	**10054 - UNION ELECTRIC COMPANY**	MONTHLY SERVICE CHARGE	1,626
UTILITIES	**6701 Utilities - Electric**	Public Safety	**10054 - UNION ELECTRIC COMPANY**	PD ELECTRIC	1,373
UTILITIES	**6701 Utilities - Electric**	Public Works	**10054 - UNION ELECTRIC COMPANY**	MONTHLY SERVICE CHARGE	9,964
UTILITIES	**6701 Utilities - Electric**	Public Works	**10054 - UNION ELECTRIC COMPANY**	KENNERLY STREET LIGHTS	13
UTILITIES	**6701 Utilities - Electric**	Public Works	**10054 - UNION ELECTRIC COMPANY**	HILLTOP STREET LIGHTS	26
UTILITIES	6701 Utilities - Electric Total				17,175
UTILITIES	**6702 Utilities - Natural Gas**	Parks and Recreation	**11031 - SPIRE MISSOURI INC.**	COMMUNITY CENTER	724
UTILITIES	**6702 Utilities - Natural Gas**	Public Safety	**11031 - SPIRE MISSOURI INC.**	CITY HALL	1,384
UTILITIES	**6702 Utilities - Natural Gas**	Public Works	**11031 - SPIRE MISSOURI INC.**	GAS	597
UTILITIES	**6702 Utilities - Natural Gas**	Public Works	**11031 - SPIRE MISSOURI INC.**	GARAGE	1,250
UTILITIES	6702 Utilities - Natural Gas Total				3,955
UTILITIES	**6703 Utilities - Water**	Parks and Recreation	**10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC**	INTERENET FEBRUARY 2026	625
UTILITIES	**6703 Utilities - Water**	Parks and Recreation	**11235 - MISSOURI AMERICAN WATER**	DRIVING RANGE	24
UTILITIES	**6703 Utilities - Water**	Parks and Recreation	**11235 - MISSOURI AMERICAN WATER**	COMMUNITY CENTER	613
UTILITIES	**6703 Utilities - Water**	Parks and Recreation	**11235 - MISSOURI AMERICAN WATER**	LYNSTONE	35
UTILITIES	**6703 Utilities - Water**	Parks and Recreation	**11235 - MISSOURI AMERICAN WATER**	PARK WATER	21
UTILITIES	**6703 Utilities - Water**	Parks and Recreation	**11235 - MISSOURI AMERICAN WATER**	EDDIE AND PARK	35
UTILITIES	**6703 Utilities - Water**	Parks and Recreation	**11235 - MISSOURI AMERICAN WATER**	PARK WATSON	76
UTILITIES	**6703 Utilities - Water**	Pool	**11235 - MISSOURI AMERICAN WATER**	POOL	51
UTILITIES	**6703 Utilities - Water**	Pool	**11235 - MISSOURI AMERICAN WATER**	AQUATIC FACILITY	51
UTILITIES	**6703 Utilities - Water**	Public Safety	**11235 - MISSOURI AMERICAN WATER**	FIRE SERVICE	92
UTILITIES	**6703 Utilities - Water**	Public Safety	**11235 - MISSOURI AMERICAN WATER**	WATER SERVICE	227

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
UTILITIES	**6703 Utilities - Water**	Public Safety			
UTILITIES	**6703 Utilities - Water**	Public Works	**11235 - MISSOURI AMERICAN WATER**	CITY HALL	64
UTILITIES	**6703 Utilities - Water**	Public Works	**11235 - MISSOURI AMERICAN WATER**	HYDRANT CITY HALL	90
UTILITIES	6703 Utilities - Water Total				2,005
UTILITIES	**6704 Utilities - Sewer**	Parks and Recreation	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	LYNSTONE	56
UTILITIES	**6704 Utilities - Sewer**	Parks and Recreation	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	GEMPP	47
UTILITIES	**6704 Utilities - Sewer**	Parks and Recreation	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	SEWER	227
UTILITIES	**6704 Utilities - Sewer**	Parks and Recreation	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	KITUN	22
UTILITIES	**6704 Utilities - Sewer**	Parks and Recreation	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	BANDER	129
UTILITIES	**6704 Utilities - Sewer**	Parks and Recreation	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	KITUN PARK	22
UTILITIES	**6704 Utilities - Sewer**	Parks and Recreation	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	AQUATIC	30
UTILITIES	**6704 Utilities - Sewer**	Public Safety	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	SEWER	512
UTILITIES	**6704 Utilities - Sewer**	Public Works	**11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT**	CITY HALL	393
UTILITIES	6704 Utilities - Sewer Total				1,438
UTILITIES	**6705 Utilities - Telephone**	General Government	**14727 - VERIZON WIRELESS SERVICES, LLC**	PHONE AND TABLETS	94
UTILITIES	**6705 Utilities - Telephone**	Parks and Recreation	**14485 - AIRESPRING INC.**	PHONES	114
UTILITIES	**6705 Utilities - Telephone**	Parks and Recreation	**14727 - VERIZON WIRELESS SERVICES, LLC**	MOBILE PHONES	591
UTILITIES	**6705 Utilities - Telephone**	Public Safety	**11871 - VERIZON WIRELESS**	VERIZON WI-FI	320
UTILITIES	**6705 Utilities - Telephone**	Public Safety	**14485 - AIRESPRING INC.**	PHONES	114
UTILITIES	**6705 Utilities - Telephone**	Public Works	**14485 - AIRESPRING INC.**	PHONES	228
UTILITIES	**6705 Utilities - Telephone**	Public Works	**14727 - VERIZON WIRELESS SERVICES, LLC**	PHONE AND TABLETS	466
UTILITIES	6705 Utilities - Telephone Total				1,929
UTILITIES	**6706 Utilities - Internet**	Parks and Recreation	**10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC**	INTERENET FEBRUARY 2026	210
UTILITIES	**6706 Utilities - Internet**	Public Safety	**10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC**	INTERNET	899
UTILITIES	**6706 Utilities - Internet**	Public Safety	**10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC**	INTERENET FEBRUARY 2026	174
UTILITIES	**6706 Utilities - Internet**	Public Works	**10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC**	INTERENET FEBRUARY 2026	580
UTILITIES	6706 Utilities - Internet Total				1,864
UTILITIES Total					**28,366**
LEGAL AND PROFESSIONAL SERVIC	**6000 Professional Services**	General Government	**10417 - CURTIS, HEINZ, GARRETT & O'KEEFE,**	LEAGAL SERVICES JANUARY 2026	708
LEGAL AND PROFESSIONAL SERVIC	**6000 Professional Services**	General Government	**13782 - ADP, INC.**	ADP Payroll Fees - 02.06.26	305
LEGAL AND PROFESSIONAL SERVIC	**6000 Professional Services**	General Government	**13782 - ADP, INC.**	ADP Payroll Fees - 02.20.26	1,405
LEGAL AND PROFESSIONAL SERVIC	**6000 Professional Services**	General Government	**13782 - ADP, INC.**	ADP Payroll Fees - 02.25.26	1,251

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
LEGAL AND PROFESSIONAL SERVICE	6000 Professional Services	General Government			
LEGAL AND PROFESSIONAL SERVIC	6000 Professional Services	General Government	15139 - 1099 ONLINE	2025 1099'S	615
LEGAL AND PROFESSIONAL SERVICE	6000 Professional Services Total				4,284
LEGAL AND PROFESSIONAL SERVIC	6012 JUDGE & PROSECUTOR RETAINERS	General Government	10417 - CURTIS, HEINZ, GARRETT & O'KEEFE,	LEAGAL SERVICES JANUARY 2026	1,600
LEGAL AND PROFESSIONAL SERVIC	6012 JUDGE & PROSECUTOR RETAINERS	Municipal Court	12949 - MILLIKAN LAW OFFICE, LLC	JUDGE FOR MARCH 2026	1,600
LEGAL AND PROFESSIONAL SERVICE	6012 JUDGE & PROSECUTOR RETAINERS Total				3,200
LEGAL AND PROFESSIONAL SERVIC	6015 Legal Fees	General Government	14260 - CUNNINGHAM, VOGEL & ROST, P.C.	LEGAL SERVICES THROUGH 01/31/2026	1,471
LEGAL AND PROFESSIONAL SERVIC	6015 Legal Fees	Municipal Court	10417 - CURTIS, HEINZ, GARRETT & O'KEEFE,	LEAGAL SERVICES JANUARY 2026	305
LEGAL AND PROFESSIONAL SERVIC	6015 Legal Fees	Parks and Recreation	14260 - CUNNINGHAM, VOGEL & ROST, P.C.	LEGAL SERVICES THROUGH 01/31/2026	641
LEGAL AND PROFESSIONAL SERVIC	6015 Legal Fees	Public Safety	14260 - CUNNINGHAM, VOGEL & ROST, P.C.	LEGAL SERVICES THROUGH 01/31/2026	1,241
LEGAL AND PROFESSIONAL SERVIC	6015 Legal Fees	Public Works	14260 - CUNNINGHAM, VOGEL & ROST, P.C.	LEGAL SERVICES THROUGH 01/31/2026	750
LEGAL AND PROFESSIONAL SERVICE	6015 Legal Fees Total				4,407
LEGAL AND PROFESSIONAL SERVICE Total					11,891
REPAIRS, MAINTENANCE AND UPKEI	6681 WASTE COLLECTION	Public Works	10551 - ENVIRONMENTAL RECYCLING, INC.	BRUSH DISPOSAL	1,500
REPAIRS, MAINTENANCE AND UPKEI	6681 WASTE COLLECTION	Public Works	11769 - THE KIESEL COMPANY	WASTE DISPOSAL	600
REPAIRS, MAINTENANCE AND UPKEI	6681 WASTE COLLECTION	Public Works	12116 - ANIMAL CARE SERVICE INC.	DEAD DEER REMOVAL	250
REPAIRS, MAINTENANCE AND UPKEEP	6681 WASTE COLLECTION Total				2,350
REPAIRS, MAINTENANCE AND UPKEI	6683 MOSQUITO CONTROL	Public Works	11638 - ST. LOUIS COUNTY TREASURER	MOSQUITO SPRAYING	3,459
REPAIRS, MAINTENANCE AND UPKEEP	6683 MOSQUITO CONTROL Total				3,459
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	10059 - AMERICAN EAGLE WASTE IND.	GEMPP GROUNDS	450
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	10115 - SLMD, INC.	MARY HOESSLE BENCH	40
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	10551 - ENVIRONMENTAL RECYCLING, INC.	BRUSH HAULING	800
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	11629 - ST. LOUIS COMPOSTING, INC.	GROUNDS	68
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	11854 - UNITED RENTALS (NORTH AMERICA)	PORTA POTTY	157
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	11997 - SiteOne Landscape Supply	WATSON MEMORIAL TREES	319
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	11997 - SiteOne Landscape Supply	BULK LIMESTONE	60
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	11997 - SiteOne Landscape Supply	TREE - GEMPP	175
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	13290 - O'REILLY AUTOMOTIVE STORES, INC.	TRASHCANS	31

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	Parks and Recreation			
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	SUPPLIES	60
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	(blank)	Visa Card Usage Error - Gerald Brown - 02.01.26	(110)
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	14932 - FENTON FEED MILL	DUCK FOOD	36
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Parks and Recreation	10699 - HARBOR FREIGHT	MINOR TOOLS @ MINNIE HAHA	284
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Pool	11997 - SiteOne Landscape Supply	POOL LANDSCAPE ROCK	83
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Pool	15569 - ST. LOUIS POLYJACK & WATERPROOFING	SIDEWALK REPAIR	135
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Public Works	12518 - ROTTLER PEST AND LAWN SOLUTIONS	LAWN PROGRAM	117
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Public Works	12518 - ROTTLER PEST AND LAWN SOLUTIONS	GARAGE LAWN PROGRAM	117
REPAIRS, MAINTENANCE AND UPKEI	6732 Maint/Repair - Grounds	Public Works	(blank)	Light Pole Parts replacement	522
REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds Total				3,344
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Parks and Recreation	11638 - ST. LOUIS COUNTY TREASURER	ST. LOUIS COUNTY TREASURER Reversal	(59)
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Parks and Recreation	11638 - ST. LOUIS COUNTY TREASURER	ELEVATOR INSPECTION	59
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Parks and Recreation	15287 - ICON WINDOW CLEANING	WINDOW CLEANING	739
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Safety	10239 - BUILDINGSTARS OPERATION INC.	JAN - JANITORIAL	742
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Safety	11777 - THE SHRED TRUCK	SHREDDING	58
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Safety	15287 - ICON WINDOW CLEANING	WINDOW CLEANING	144
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	10239 - BUILDINGSTARS OPERATION INC.	CLEANING SERVICES	805
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	11229 - MILFORD SUPPLY CO., INC.	CALCIUM TANK REPAIR	9
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	12518 - ROTTLER PEST AND LAWN SOLUTIONS	GARAGE RODENT CONTROL	54
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	13714 - AMAZON CAPITAL SERVICES, INC.	COAT RACK	13
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	11196 - MERLO PLUMBING CO., INC.	TOILET REPLACEMENT	1,149
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	14813 - VESTIS GROUP, INC.	UNIFORMS AND MATS	175
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	15287 - ICON WINDOW CLEANING	WINDOW CLEANING	84
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	15287 - ICON WINDOW CLEANING	GARAGE WINDOW CLEANING	144
REPAIRS, MAINTENANCE AND UPKEI	6733 Maint/Repair - Building	Public Works	15500 - PASS SECURITY	SPARE KEYS FOR CITY HALL MECHANICAL CLOSET	10
REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building Total				4,125
REPAIRS, MAINTENANCE AND UPKEI	6734 Maint/Repair - Facilities	Parks and Recreation	14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	MAINTENANCE	2,733

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
REPAIRS, MAINTENANCE AND UPKEI	6734 Maint/Repair - Facilities	Parks and Recreation	15263 - AMERICA'S PARKING REMARKING, LLC	DRIVING RANGE MARKER POLES	150
REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities Total				2,883
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	10200 - BOBCAT OF ST. LOUIS INC.	EQUIPMENT REPAIR	75
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	10403 - CREST INDUSTRIES CORPORATION	PARTS	89
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	10935 - K&K SUPPLY, INC.	K&K SUPPLY, INC. Reversal	(50)
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	12264 - Mueller Industries, LLC	BAND STAGE REPAIR	50
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	13290 - O'REILLY AUTOMOTIVE STORES, INC.	STUMP GRINDER	22
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	13664 - JAMES J. DAVIS	TRAILER BRAKES	622
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	REPAIR	123
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	TRAILER REPAIR	45
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	20
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	13830 - TIMBERCREEK EQUIPMENT CO., LLC	MOWER REPAIR	161
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	13830 - TIMBERCREEK EQUIPMENT CO., LLC	FILLER CAP	24
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	CREDIT	(92)
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	OIL CHANGE	783
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	12951 - RANGE SERVANT AMERICA, INC.	RANGE SERVANT AMERICA, INC. Reversal	(379)
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	14644 - ALL TYPE VACUUM & JANITORIAL SUPPLY	REPAIR	552
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Parks and Recreation	14937 - ACE FITNESS SERVICES	EQUIPMENT REPAIR	540
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Pool	14396 - INDUSTRIAL MOTOR REPAIR, LLC.	POOL PUMP	2,268
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Public Works	10879 - JOHN FABICK TRACTOR	REPAIR	100
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Public Works	10879 - JOHN FABICK TRACTOR	BACKHOE REPAIR	3,019
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Public Works	10879 - JOHN FABICK TRACTOR	SLEEVE, COUPLING	238
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Public Works	11872 - VERMEER MIDWEST	FUEL TANK	184
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Public Works	13290 - O'REILLY AUTOMOTIVE STORES, INC.	GATOR REPAIR	55
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Public Works	13382 - RUDD EQUIPMENT COMPANY INC.	EXCAVATOR REPAIR	1,952
REPAIRS, MAINTENANCE AND UPKEI	6735 Maint/Repair - Equipment	Public Works	13637 - CONTINENTAL BATTERY COMPANY	BATTERY FOR TRAILER LIGHTS	74
REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment Total				10,477
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Parks and Recreation	10510 - LOWE AUTOMOTIVE WAREHOUSE	BRAKES	845
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Parks and Recreation	10510 - LOWE AUTOMOTIVE WAREHOUSE	BRAKES ON TRUCK	360
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	vehicle	110

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
REPAIRS, MAINTENANCE AND UPKEEP	6737 Maint/Repair - Vehicle	Parks and Recreation			
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Parks and Recreation	14957 - AUTOZONE	BRAKES	379
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Safety	10510 - LOWE AUTOMOTIVE WAREHOUSE	JANUARY 2026	131
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	10510 - LOWE AUTOMOTIVE WAREHOUSE	WIPER BLADES	170
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	10510 - LOWE AUTOMOTIVE WAREHOUSE	AIR FILTER	21
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	10510 - LOWE AUTOMOTIVE WAREHOUSE	TRUCK REPAIR	88
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	10510 - LOWE AUTOMOTIVE WAREHOUSE	OIL FILTER	8
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	10510 - LOWE AUTOMOTIVE WAREHOUSE	TRUCK #3 REPAIR	14
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	10510 - LOWE AUTOMOTIVE WAREHOUSE	DEF FLUID	153
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	11108 - LOU FUSZ MOTOR COMPANY	TRUCK #10 REPAIR	329
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	11435 - PURCELL TIRE COMPANY	TRUCK #3	54
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	11875 - VIKING-CIVES MIDWEST, INC.	TRUCK #13	113
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	13290 - O'REILLY AUTOMOTIVE STORES, INC.	WIPER BLADES	130
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	14683 - SCHAEFFER MANUFACTURING COMPANY	OIL	1,462
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	14803 - ST. LOUIS LAWN CARE, INC.	TRUCK #20	187
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	14803 - ST. LOUIS LAWN CARE, INC.	TRUCK REPAIR	816
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	10289 - CERTIFIED POWER, INC.-FLUID SYSTEMS	TRUCK #7 & #10	2,056
REPAIRS, MAINTENANCE AND UPKEI	6737 Maint/Repair - Vehicle	Public Works	15586 - SELBERTS AUTOBODY	LINDEMANN TRUCK REPAIR	4,137
REPAIRS, MAINTENANCE AND UPKEEP	6737 Maint/Repair - Vehicle Total				11,562
REPAIRS, MAINTENANCE AND UPKEI	6738 Maint/Repair - Infrastructure	Public Works	10284 - CEE KAY SUPPLY, INC.	PROPANE	120
REPAIRS, MAINTENANCE AND UPKEI	6738 Maint/Repair - Infrastructure	Public Works	10284 - CEE KAY SUPPLY, INC.	CYLINDER RENTAL	30
REPAIRS, MAINTENANCE AND UPKEI	6738 Maint/Repair - Infrastructure	Public Works	10625 - GAMMA'S SHIELD SHADE TRESS INC.	TREE TRIMMING	3,000
REPAIRS, MAINTENANCE AND UPKEI	6738 Maint/Repair - Infrastructure	Public Works	12123 - BOTANICALS UNLIMITED, INC.	ROW FERTILIZATION	169
REPAIRS, MAINTENANCE AND UPKEI	6738 Maint/Repair - Infrastructure	Public Works	(blank)	Light Pole Parts replacement	(522)
REPAIRS, MAINTENANCE AND UPKEI	6738 Maint/Repair - Infrastructure	Public Works	14300 - COMPASS MINERALS AMERICA INC.	SALT	22,749
REPAIRS, MAINTENANCE AND UPKEI	6738 Maint/Repair - Infrastructure	Public Works	15578 - COMFORT SUITES	SNOW HOTEL	2,019
REPAIRS, MAINTENANCE AND UPKEEP	6738 Maint/Repair - Infrastructure Total				27,564
REPAIRS, MAINTENANCE AND UPKEEP Total					65,765
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	General Government	13714 - AMAZON CAPITAL SERVICES, INC.	SUPPLIES	100
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	General Government	13714 - AMAZON CAPITAL SERVICES, INC.	PAPER PLATES	31
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	General Government	13714 - AMAZON CAPITAL SERVICES, INC.	CLOROX WIPES	22

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Municipal Court	**13714 - AMAZON CAPITAL SERVICES, INC.**	PRINTER INK	116
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	OFFICE SUPPLIES	161
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	49
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Parks and Recreation	**14412 - ELLIOTT DATA SYSTEMS MIDWEST INC.**	OFFICE SUPPLIES	590
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Public Safety	**13714 - AMAZON CAPITAL SERVICES, INC.**	ENVELOPES	37
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Public Safety	**13714 - AMAZON CAPITAL SERVICES, INC.**	PRINTER INK	175
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Public Safety	**15576 - MICROSOFT OFFICE**	MICROSOFT OFFICE	150
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Public Works	**13714 - AMAZON CAPITAL SERVICES, INC.**	LEGAL PADS	14
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Public Works	**13714 - AMAZON CAPITAL SERVICES, INC.**	POST IT'S	17
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Public Works	**13714 - AMAZON CAPITAL SERVICES, INC.**	BLACK STAMP PAD	10
SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	Public Works	**13714 - AMAZON CAPITAL SERVICES, INC.**	MOUSEPAD	8
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES Total				1,479
SUPPLIES & COMMODITIES	**7031 POSTAGE**	General Government	**10605 - FRANCOTYP-POSTALIA, INC.**	MAIL MACHINE	105
SUPPLIES & COMMODITIES	**7031 POSTAGE**	General Government	**11150 - MARXAM**	POSTAGE METER	30
SUPPLIES & COMMODITIES	**7031 POSTAGE**	Public Safety	**10605 - FRANCOTYP-POSTALIA, INC.**	POSTAGE METER	105
SUPPLIES & COMMODITIES	**7031 POSTAGE**	Public Safety	**11150 - MARXAM**	POSTAGE METER	30
SUPPLIES & COMMODITIES	7031 POSTAGE Total				270
SUPPLIES & COMMODITIES	**7032 POLICE SUPPLIES**	Public Safety	**15573 - BI STATE DEVELOPMENT/METRO TRANSIT**	METRO BUS PASSES	10
SUPPLIES & COMMODITIES	7032 POLICE SUPPLIES Total				10
SUPPLIES & COMMODITIES	**7033 Employee Canteen Supplies**	Public Safety	**13714 - AMAZON CAPITAL SERVICES, INC.**	SALT AND PEPPER	25
SUPPLIES & COMMODITIES	**7033 Employee Canteen Supplies**	Public Works	**11543 - SYNCHRONY BANK**	water,coffee,vending	35
SUPPLIES & COMMODITIES	**7033 Employee Canteen Supplies**	Public Works	**11543 - SYNCHRONY BANK**	CUPS & PLATES	31
SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies Total				92
SUPPLIES & COMMODITIES	**7034 Periodical Subscription**	Parks and Recreation	**15138 - PEOPLE MAGAZINE**	PEOPLE MAGAZINE CANCELLATION	(138)
SUPPLIES & COMMODITIES	7034 Periodical Subscription Total				(138)
SUPPLIES & COMMODITIES	**7035 First Aid Supplies**	Parks and Recreation	**10329 - CINTAS CORPORATION**	GEMPP WATER	127
SUPPLIES & COMMODITIES	7035 First Aid Supplies Total				127
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Parks and Recreation	**11996 - Fuelman**	FUELMAN PAYMENT 02/13/2026	331
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Parks and Recreation	**15534 - WEX INC.**	FUEL	850

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Parks and Recreation	**15568 - ZINGERS MART**	GASOLINE	46
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Public Safety	**14683 - SCHAEFFER MANUFACTURING COMPANY**	OIL	1,784
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Public Safety	**15534 - WEX INC.**	FUEL	3,404
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Public Works	**10525 - JERRY EIME SR.**	OIL FUEL MIX	22
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Public Works	**11996 - Fuelman**	FUELMAN PAYMENT 02/13/2026	456
SUPPLIES & COMMODITIES	**7037 GAS/OIL**	Public Works	**15534 - WEX INC.**	FUEL	3,950
SUPPLIES & COMMODITIES	7037 GAS/OIL Total				10,842
SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	Parks and Recreation	**10403 - CREST INDUSTRIES CORPORATION**	MAINTENANCE SUPPLIES	5
SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	Parks and Recreation	**11296 - MARK PODJESKI SIGNS**	MAINTENANCE SUPPLIES	426
SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	Parks and Recreation	**11296 - MARK PODJESKI SIGNS**	ICE MELT	399
SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	MAINTENANCE SUPPLIES	88
SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	Parks and Recreation	**14644 - ALL TYPE VACUUM & JANITORIAL SUPPLY**	MAINTENANCE SUPPLIES	41
SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	Parks and Recreation	**14644 - ALL TYPE VACUUM & JANITORIAL SUPPLY**	MAINTENACE SUPPLIES	874
SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	Public Works	**13714 - AMAZON CAPITAL SERVICES, INC.**	CLOROX WIPES	13
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES Total				1,845
SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	REC SUPPLIES	9
SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	SOCCER NET CLIPS	53
SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	Parks and Recreation	**14981 - LEAP PRODUCTS LLC**	PICKLEBALL	60
SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	Pool	**13714 - AMAZON CAPITAL SERVICES, INC.**	SWIM AND DIVE	179
SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	Pool	**13714 - AMAZON CAPITAL SERVICES, INC.**	SWIM AND DIVE SUPPLIES	428
SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	Pool	**14935 - THE LIFEGUARD STORE**	LIFEGUARD EQUIPMENT	1,191
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES Total				1,920
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**11830 - TREETOP ENTERPRISES**	UNIFORMS	2,039
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	UNIFORMS	323
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	UNIFORMS/BOOK	67
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	41
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**13832 - DUNGAREES, LLC**	UNIFORM	358
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**14813 - VESTIS GROUP, INC.**	UNIFORMS	269
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**15570 - RED WING STORE**	BOOT	250

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Parks and Recreation	**15571 - CHUCK'S BOOTS**	UNIFORM BOOT	155
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Public Safety	**11067 - LEON UNIFORM COMPANY INC.**	LEON'S FOR JANUARY	50
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Public Safety	**13858 - ANTHONY TAILORING ALTERATIONS**	REPLACE ZIPPER	42
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Public Safety	**10394 - CSC DRY CLEANERS LLC**	DRYCLEANING	356
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Public Works	**10324 - CHUCKS ACQUISITION CO., LLC**	BOOTS	540
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Public Works	**10324 - CHUCKS ACQUISITION CO., LLC**	EMPLOYEE BOOTS	190
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Public Works	**13832 - DUNGAREES, LLC**	UNIFORMS	4,840
SUPPLIES & COMMODITIES	**7057 UNIFORMS**	Public Works	**14813 - VESTIS GROUP, INC.**	UNIFORMS AND MATS	293
SUPPLIES & COMMODITIES	7057 UNIFORMS Total				9,814
SUPPLIES & COMMODITIES	**7059 Shop Supplies**	Public Works	**10284 - CEE KAY SUPPLY, INC.**	CYLINDER RENTAL	24
SUPPLIES & COMMODITIES	**7059 Shop Supplies**	Public Works	**10001 - FIRST AID CORP**	SHOP SUPPLIES	716
SUPPLIES & COMMODITIES	**7059 Shop Supplies**	Public Works	**11543 - SYNCHRONY BANK**	BATH TISSUE	49
SUPPLIES & COMMODITIES	7059 Shop Supplies Total				789
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	COFFEE STATION SUPPLIES	93
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Parks and Recreation	**13714 - AMAZON CAPITAL SERVICES, INC.**	COFFEE STATION	334
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Parks and Recreation	**13939 - HEARTLAND COCA-COLA BOTTLING COMPANY, LLC**	WATER FOR COFFEE STATION	203
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Parks and Recreation	**11543 - SYNCHRONY BANK**	SAM'S CREDIT CARD PAYMENT - GENERAL	259
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Parks and Recreation	**11543 - SYNCHRONY BANK**	SAM'S CREDIT CARD PAYMENT- GENERAL	270
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Parks and Recreation	**15290 - PRAIRIEFIRE COFFEE ROASTERS**	COFFEE STATION	260
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Public Works	**11543 - SYNCHRONY BANK**	water,coffee,vending	12
SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	Public Works	**11543 - SYNCHRONY BANK**	DRINKS, DONUTS, CHIPS, VENDING	98
SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE Total				1,529
SUPPLIES & COMMODITIES Total					**28,579**
ALL OTHER OPERATING EXPENDITU	**5245 MAYOR & BOA EXPENSES**	General Government	**10115 - SLMD, INC.**	NAME PLATES	21
ALL OTHER OPERATING EXPENDITURE	5245 MAYOR & BOA EXPENSES Total				21
ALL OTHER OPERATING EXPENDITU	**5255 MILEAGE REIMBURSEMENT**	Public Safety	**11173 - MATTHEW SCOTT**	MILEAGE REIMBURSMENT	43
ALL OTHER OPERATING EXPENDITU	**5255 MILEAGE REIMBURSEMENT**	Public Safety	**15157 - TESSA ZAEHRINGER**	MILEAGE REIMBURSEMENT	67
ALL OTHER OPERATING EXPENDITURE	5255 MILEAGE REIMBURSEMENT Total				111

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
ALL OTHER OPERATING EXPENDITU	5500 MEMBERSHIPS/SUBSCRIPTIONS	General Government	13863 - INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS	IIMC RENEWAL 2026	195
ALL OTHER OPERATING EXPENDITU	5500 MEMBERSHIPS/SUBSCRIPTIONS	General Government	13929 - ZOOM VIDEO COMMUNICATIONS INC.	ZOOM MEMBERSHIP	307
ALL OTHER OPERATING EXPENDITU	5500 MEMBERSHIPS/SUBSCRIPTIONS	Parks and Recreation	11521 - ROUTE 66 ASSOCATION OF MISSOURI	ROUTE 66 MEMBERSHIP	66
ALL OTHER OPERATING EXPENDITURE	5500 MEMBERSHIPS/SUBSCRIPTIONS Total				568
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Parks and Recreation	10064 - AMERICAN RED CROSS	CPR/FIRST AID TRAINING	168
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Parks and Recreation	11255 - MISSOURI PARKS & RECREATION ASSOC	CREDIT	(320)
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Parks and Recreation	11255 - MISSOURI PARKS & RECREATION ASSOC	PLAYGROUND	475
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Parks and Recreation	11255 - MISSOURI PARKS & RECREATION ASSOC	CANCELED REGISTRATION- $75 FEE	3,160
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Parks and Recreation	11255 - MISSOURI PARKS & RECREATION ASSOC	lunch & learn	15
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Parks and Recreation	10708 - HELEN FITZGERALD'S IRISH GRILL & PUB INC	LUNCH	38
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Public Safety	11632 - ST. LOUIS COUNTY & MUNICIPAL	POLICE ACADEMY	4,850
ALL OTHER OPERATING EXPENDITU	5510 SEMINARS/TRAINING	Public Safety	15110 - THE PUBLIC SAFETY STORE LLC	DISPATCH TRAINING	777
ALL OTHER OPERATING EXPENDITURE	5510 SEMINARS/TRAINING Total				9,163
ALL OTHER OPERATING EXPENDITU	6020 Recreation Contractors	Parks and Recreation	13784 - ARTEMISA HEIZER	FITNESS CONTRACTOR	252
ALL OTHER OPERATING EXPENDITURE	6020 Recreation Contractors Total				252
ALL OTHER OPERATING EXPENDITU	6111 PUBLICATIONS	Public Works	11252 - MISSOURI LAWYERS MEDIA	MAWC HEARING AND MINUTES	35
ALL OTHER OPERATING EXPENDITURE	6111 PUBLICATIONS Total				35
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	11419 - POSTMASTER	Bulk Permit Fee #1453	370
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	11419 - POSTMASTER	FOR PERMIT #1453	370
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	11419 - POSTMASTER	REPLENISH BULK MAIL PERMIT #	1,500
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	12221 - WEIDERMAN ENTERPRISES, INC.	PARK MASTER PLAN	908
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	12221 - WEIDERMAN ENTERPRISES, INC.	NEWSLETTERS	495
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	12221 - WEIDERMAN ENTERPRISES, INC.	MARKETING SUPPLIES	87
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	12221 - WEIDERMAN ENTERPRISES, INC.	MARKETING MATERIAL	100
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	PROMOTIONS	40
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	12200 - CONSTANT CONTACT	MARKETING	164
ALL OTHER OPERATING EXPENDITU	6115 PROMOTIONS/MARKETING	Parks and Recreation	14934 - PAYPAL	TABLE RESERVATIONS/MARKETING	248
ALL OTHER OPERATING EXPENDITURE	6115 PROMOTIONS/MARKETING Total				4,282
ALL OTHER OPERATING EXPENDITU	6119 PRINTING & COPIER EXPENSE	Public Safety	12221 - WEIDERMAN ENTERPRISES, INC.	BUSINESS CARDS	51
ALL OTHER OPERATING EXPENDITU	6119 PRINTING & COPIER EXPENSE	Public Safety	12356 - Americom, Inc.	XEROX MACHINE	26

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
ALL OTHER OPERATING EXPENDITURE	6119 PRINTING & COPIER EXPENSE Total				77
ALL OTHER OPERATING EXPENDITU	6122 Workers Comp Insurance	General Government	(blank)	Correct Prepaid WC to 0.	(0)
ALL OTHER OPERATING EXPENDITURE	6122 Workers Comp Insurance Total				(0)
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	General Government	10136 - AUTOMATED DATA SYSTEMS	MAINTENANCE AGREEMENT	2,029
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	General Government	10136 - AUTOMATED DATA SYSTEMS	MONTHLY HOSTING FEBRUARY 2026	1,126
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	General Government	14871 - ADOBE INC	ANNUAL ADOBE SUBSCIPTION	240
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	General Government	15152 - YOUTUBE TV	YOUTUBE TV	83
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Municipal Court	11468 - REJIS COMMISSION	REJIS SERVICES	244
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Municipal Court	11468 - REJIS COMMISSION	IMDSPLUS	373
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Parks and Recreation	10136 - AUTOMATED DATA SYSTEMS	MANAGED SERVICES	2,815
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Parks and Recreation	10347 - CIVICPLUS INC.	CIVIC REC SOFTWARE	12,560
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Pool	14954 - WHENTOWORK, LLC	WHEN TO WORK SUBSCRIPTION	936
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Public Safety	10136 - AUTOMATED DATA SYSTEMS	MAINTENANCE AGREEMENT	1,680
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Public Safety	10136 - AUTOMATED DATA SYSTEMS	AGREEMENT O365	383
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Public Safety	11468 - REJIS COMMISSION	REJIS SERVICES	3,035
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Public Safety	13285 - LIVEVIEWGPS INC.	GPS RENEWAL	240
ALL OTHER OPERATING EXPENDITU	6135 Computer Subscriptions	Public Safety	11825 - TRANSUNION RISK & ALTERNATIVE	DECEMBER 2025 TLD	106
ALL OTHER OPERATING EXPENDITURE	6135 Computer Subscriptions Total				25,849
ALL OTHER OPERATING EXPENDITU	6410 EQUIPMENT RENTALS	Parks and Recreation	10284 - CEE KAY SUPPLY, INC.	RENTAL	308
ALL OTHER OPERATING EXPENDITU	6410 EQUIPMENT RENTALS	Parks and Recreation	14907 - EXTRA SPACE STORAGE	STORAGE LOCKER	307
ALL OTHER OPERATING EXPENDITU	6410 EQUIPMENT RENTALS	Public Works	10879 - JOHN FABICK TRACTOR	RENTAL EQUIPMENT FOR SALT	1,082
ALL OTHER OPERATING EXPENDITU	6410 EQUIPMENT RENTALS	Public Works	14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	RENTAL	1,746
ALL OTHER OPERATING EXPENDITURE	6410 EQUIPMENT RENTALS Total				3,443
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	General Government	11777 - THE SHRED TRUCK	SHREDDING	30
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	General Government	14146 - SLACMA	SLACMA LUNCH	20
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	General Government	14244 - SOUTHWEST AREA CHAMBER OF COMMERCE	SOUTHWEST AREA CHAMBER OF COMMERCE LUNCH - DECEMBE	25
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	General Government	14263 - ST. LOUIS POST-DISPATCH LLC	BID POSTING	30
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	Parks and Recreation	10115 - SLMD, INC.	PLAQUE JT FOWLER	20

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	Parks and Recreation	10115 - SLMD, INC.	SERVICE AWARD	133
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	Parks and Recreation	14973 - MISSOURI DEPARTMENT OF MOTOR VEHICLES	EMPLOYEE CDL REIMBURSEMENT - DMV	59
ALL OTHER OPERATING EXPENDITU	7068 MISCELLANEOUS	Public Safety	10708 - HELEN FITZGERALD'S IRISH GRILL & PUB INC	GIFT CARDS FOR EMPLOYEE OF THE MONTH	425
ALL OTHER OPERATING EXPENDITURE	7068 MISCELLANEOUS Total				742
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	12205 - SCHNUCKS	ROTARY	78
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	12221 - WEIDERMAN ENTERPRISES, INC.	RECYCLING SIGNS	52
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	EASTER EGG HUNT	355
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	SPECIAL EVENTS	9
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	13714 - AMAZON CAPITAL SERVICES, INC.	250TH CELEBRATION	205
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	11543 - SYNCHRONY BANK	SAM'S CREDIT CARD PAYMENT - GENERAL	65
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	11543 - SYNCHRONY BANK	SAM'S CREDIT CARD PAYMENT- GENERAL	67
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	14933 - SKATE ST LOUIS	SKATING FIELD TRIP	750
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	15005 - EZ CATER	ROTARY	474
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	15005 - EZ CATER	ROTARY LUCNHES	259
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	15174 - SHAMROCK SCRAMBLE	GOLF TOURNAMENT	600
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	15239 - AMERICAN CARNIVAL MART	EASTER EGGS	425
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	10412 - CROWN TROPHY	TROPHY PLAQUE - BENCH	33
ALL OTHER OPERATING EXPENDITU	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	15442 - ASSUMPTION ATHLETIC ASSOCIAATION	MARKETING	250
ALL OTHER OPERATING EXPENDITURE	7910 SPECIAL PROGRAM EXPENSES Total				3,620
ALL OTHER OPERATING EXPENDITU	7919 Community Relations	Public Safety	11356 - OFFICE DEPOT , INC.	PLANNER FOR SHEETZ (CORE)	27
ALL OTHER OPERATING EXPENDITURE	7919 Community Relations Total				27
ALL OTHER OPERATING EXPENDITU	8000 SERVICE CHARGES	General Government	11842 - U.S. BANK	Analysis Service Charge - 02.2026	803
ALL OTHER OPERATING EXPENDITU	8000 SERVICE CHARGES	General Government	(blank)	Reclass MOSIP CD Puchase fees to February	697
ALL OTHER OPERATING EXPENDITU	8000 SERVICE CHARGES	General Government	(blank)	MOSIP CD Purchase - 02.26.26	694
ALL OTHER OPERATING EXPENDITU	8000 SERVICE CHARGES	General Government	(blank)	MOSIP CD Purchase - 02.18.26	696
ALL OTHER OPERATING EXPENDITURE	8000 SERVICE CHARGES Total				2,890
ALL OTHER OPERATING EXPENDITURES Total					51,080
CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING	Public Works	10730 - HR GREEN INC.	STORMWATER MASTER PLAN	9,623
CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING Total				9,623

FEBRUARY 2026 MONTHLY EXPENDITURES BY TYPE

Type	Sub-Type	Dept	Vendor	Description	Sum of Amount
CAPITAL OUTLAYS	**7039 MINOR TOOLS**	Pool	**13714 - AMAZON CAPITAL SERVICES, INC.**	TOOLS	141
CAPITAL OUTLAYS	**7039 MINOR TOOLS**	Public Works	**13714 - AMAZON CAPITAL SERVICES, INC.**	CLAMPS	92
CAPITAL OUTLAYS	**7039 MINOR TOOLS**	Public Works	**13714 - AMAZON CAPITAL SERVICES, INC.**	NUT DRIVER SET	35
CAPITAL OUTLAYS	**7039 MINOR TOOLS**	Public Works	**14803 - ST. LOUIS LAWN CARE, INC.**	MINOR TOOL	1,000
CAPITAL OUTLAYS	**7039 MINOR TOOLS**	Public Works	**10699 - HARBOR FREIGHT**	METRIC SERVICE WRENCH	60
CAPITAL OUTLAYS	7039 MINOR TOOLS Total				1,328
CAPITAL OUTLAYS	**9203 Cap Project/Acq - Building**	Parks and Recreation	**15572 - SALSBURY INDUSTRIES**	LOCKERS	1,922
CAPITAL OUTLAYS	9203 Cap Project/Acq - Building Total				1,922
CAPITAL OUTLAYS	**9204 Cap Project/Acq - Facilities**	Parks and Recreation	**13290 - O'REILLY AUTOMOTIVE STORES, INC.**	TENNIS COURT PROJECT	110
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities Total				110
CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	Parks and Recreation	**12951 - RANGE SERVANT AMERICA, INC.**	RETROFIT RANGE DISPENSER	9,603
CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	Parks and Recreation	**15416 - GIBBS TECHNOLOGY COMPANY**	NEW SCANNER	3,600
CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	Pool	**14396 - INDUSTRIAL MOTOR REPAIR, LLC.**	PUMPS	1,354
CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	Pool	**13094 - ULINE, INC.**	PICNIC TABLES	9,054
CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	Public Works	**15416 - GIBBS TECHNOLOGY COMPANY**	NEW SCANNER	3,600
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment Total				27,211
CAPITAL OUTLAYS Total					**40,194**
Grand Total					**$ 825,009**

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
10059 - AMERICAN EAGLE WASTE IND.	Parks and Recreation	REPAIRS, MAINTENANCE AND UPK	6732 Maint/Repair - Grounds	GEMPP GROUNDS	450
10059 - AMERICAN EAGLE WASTE IND. Total					450
10064 - AMERICAN RED CROSS	Parks and Recreation	ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	CPR/FIRST AID TRAINING	168
10064 - AMERICAN RED CROSS Total					168
10115 - SLMD, INC.	General Government	ALL OTHER OPERATING EXPENDI	5245 MAYOR & BOA EXPENSES	NAME PLATES	21
10115 - SLMD, INC.	Parks and Recreation	ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	PLAQUE JT FOWLER	20
10115 - SLMD, INC.	Parks and Recreation	ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	SERVICE AWARD	133
10115 - SLMD, INC.	Parks and Recreation	REPAIRS, MAINTENANCE AND UPK	6732 Maint/Repair - Grounds	MARY HOESSLE BENCH	40
10115 - SLMD, INC. Total					214
10136 - AUTOMATED DATA SYSTEMS	General Government	ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	MAINTENANCE AGREEMENT	2,029
10136 - AUTOMATED DATA SYSTEMS	General Government	ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	MONTHLY HOSTING FEBRUARY 2026	1,126
10136 - AUTOMATED DATA SYSTEMS	Parks and Recreation	ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	MANAGED SERVICES	2,815
10136 - AUTOMATED DATA SYSTEMS	Public Safety	ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	MAINTENANCE AGREEMENT	1,680
10136 - AUTOMATED DATA SYSTEMS	Public Safety	ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	AGREEMENT O365	383
10136 - AUTOMATED DATA SYSTEMS Total					8,032
10200 - BOBCAT OF ST. LOUIS INC.	Parks and Recreation	REPAIRS, MAINTENANCE AND UPK	6735 Maint/Repair - Equipment	EQUIPMENT REPAIR	75
10200 - BOBCAT OF ST. LOUIS INC. Total					75
10239 - BUILDINGSTARS OPERATION INC.	Public Safety	REPAIRS, MAINTENANCE AND UPK	6733 Maint/Repair - Building	JAN - JANITORIAL	742
10239 - BUILDINGSTARS OPERATION INC.	Public Works	REPAIRS, MAINTENANCE AND UPK	6733 Maint/Repair - Building	CLEANING SERVICES	805
10239 - BUILDINGSTARS OPERATION INC. Total					1,547
10284 - CEE KAY SUPPLY, INC.	Parks and Recreation	ALL OTHER OPERATING EXPENDI	6410 EQUIPMENT RENTALS	RENTAL	308
10284 - CEE KAY SUPPLY, INC.	Public Works	REPAIRS, MAINTENANCE AND UPK	6738 Maint/Repair - Infrastructure	PROPANE	120
10284 - CEE KAY SUPPLY, INC.	Public Works	REPAIRS, MAINTENANCE AND UPK	6738 Maint/Repair - Infrastructure	CYLINDER RENTAL	30
10284 - CEE KAY SUPPLY, INC.	Public Works	SUPPLIES & COMMODITIES	7059 Shop Supplies	CYLINDER RENTAL	24
10284 - CEE KAY SUPPLY, INC. Total					482
10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC	Parks and Recreation	UTILITIES	6703 Utilities - Water	INTERENET FEBRUARY 2026	625
10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC	Parks and Recreation	UTILITIES	6706 Utilities - Internet	INTERENET FEBRUARY 2026	210
10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC	Public Safety	UTILITIES	6706 Utilities - Internet	INTERNET	899
10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC	Public Safety	UTILITIES	6706 Utilities - Internet	INTERENET FEBRUARY 2026	174

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC	**Public Works**	UTILITIES	**6706 Utilities - Internet**	INTERENET FEBRUARY 2026	580
10302 - CHARTER COMMUNICATIONS HOLDINGS, LLC Total					**2,489**
10324 - CHUCKS ACQUISITION CO., LLC	**Public Works**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	BOOTS	540
10324 - CHUCKS ACQUISITION CO., LLC	**Public Works**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	EMPLOYEE BOOTS	190
10324 - CHUCKS ACQUISITION CO., LLC Total					**730**
10329 - CINTAS CORPORATION	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7035 First Aid Supplies**	GEMPP WATER	127
10329 - CINTAS CORPORATION Total					**127**
10347 - CIVICPLUS INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6135 Computer Subscriptions**	CIVIC REC SOFTWARE	12,560
10347 - CIVICPLUS INC. Total					**12,560**
10403 - CREST INDUSTRIES CORPORATION	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	PARTS	89
10403 - CREST INDUSTRIES CORPORATION	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	MAINTENANCE SUPPLIES	5
10403 - CREST INDUSTRIES CORPORATION Total					**94**
10417 - CURTIS, HEINZ, GARRETT & O'KEEFE,	**General Government**	LEGAL AND PROFESSIONAL SERV	**6000 Professional Services**	LEAGAL SERVICES JANUARY 2026	708
10417 - CURTIS, HEINZ, GARRETT & O'KEEFE,	**General Government**	LEGAL AND PROFESSIONAL SERV	**6012 JUDGE & PROSECUTOR RETAINERS**	LEAGAL SERVICES JANUARY 2026	1,600
10417 - CURTIS, HEINZ, GARRETT & O'KEEFE,	**Municipal Court**	LEGAL AND PROFESSIONAL SERV	**6015 Legal Fees**	LEAGAL SERVICES JANUARY 2026	305
10417 - CURTIS, HEINZ, GARRETT & O'KEEFE, Total					**2,613**
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	BRAKES	845
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	BRAKES ON TRUCK	360
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Public Safety**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	JANUARY 2026	131
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	WIPER BLADES	170
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	AIR FILTER	21
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	TRUCK REPAIR	88
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	OIL FILTER	8
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	TRUCK #3 REPAIR	14
10510 - LOWE AUTOMOTIVE WAREHOUSE	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	DEF FLUID	153
10510 - LOWE AUTOMOTIVE WAREHOUSE Total					**1,790**
10525 - JERRY EIME SR.	**Public Works**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	OIL FUEL MIX	22
10525 - JERRY EIME SR. Total					**22**
10551 - ENVIRONMENTAL RECYCLING, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6732 Maint/Repair - Grounds**	BRUSH HAULING	800
10551 - ENVIRONMENTAL RECYCLING, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6681 WASTE COLLECTION**	BRUSH DISPOSAL	1,500

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
10551 - ENVIRONMENTAL RECYCLING, INC. Total					**2,300**
10605 - FRANCOTYP-POSTALIA, INC.	**General Government**	SUPPLIES & COMMODITIES	**7031 POSTAGE**	MAIL MACHINE	105
10605 - FRANCOTYP-POSTALIA, INC.	**Public Safety**	SUPPLIES & COMMODITIES	**7031 POSTAGE**	POSTAGE METER	105
10605 - FRANCOTYP-POSTALIA, INC. Total					**210**
10625 - GAMMA'S SHIELD SHADE TRESS INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6738 Maint/Repair - Infrastructure**	TREE TRIMMING	3,000
10625 - GAMMA'S SHIELD SHADE TRESS INC. Total					**3,000**
10879 - JOHN FABICK TRACTOR	**Public Works**	ALL OTHER OPERATING EXPENDI	**6410 EQUIPMENT RENTALS**	RENTAL EQUIPMENT FOR SALT	1,082
10879 - JOHN FABICK TRACTOR	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	REPAIR	100
10879 - JOHN FABICK TRACTOR	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	BACKHOE REPAIR	3,019
10879 - JOHN FABICK TRACTOR	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	SLEEVE, COUPLING	238
10879 - JOHN FABICK TRACTOR Total					**4,439**
10935 - K&K SUPPLY, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	K&K SUPPLY, INC. Reversal	(50)
10935 - K&K SUPPLY, INC. Total					**(50)**
11031 - SPIRE MISSOURI INC.	**Parks and Recreation**	UTILITIES	**6702 Utilities - Natural Gas**	COMMUNITY CENTER	724
11031 - SPIRE MISSOURI INC.	**Public Safety**	UTILITIES	**6702 Utilities - Natural Gas**	CITY HALL	1,384
11031 - SPIRE MISSOURI INC.	**Public Works**	UTILITIES	**6702 Utilities - Natural Gas**	GAS	597
11031 - SPIRE MISSOURI INC.	**Public Works**	UTILITIES	**6702 Utilities - Natural Gas**	GARAGE	1,250
11031 - SPIRE MISSOURI INC. Total					**3,955**
11067 - LEON UNIFORM COMPANY INC.	**Public Safety**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	LEON'S FOR JANUARY	50
11067 - LEON UNIFORM COMPANY INC. Total					**50**
11108 - LOU FUSZ MOTOR COMPANY	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	TRUCK #10 REPAIR	329
11108 - LOU FUSZ MOTOR COMPANY Total					**329**
11150 - MARXAM	**General Government**	SUPPLIES & COMMODITIES	**7031 POSTAGE**	POSTAGE METER	30
11150 - MARXAM	**Public Safety**	SUPPLIES & COMMODITIES	**7031 POSTAGE**	POSTAGE METER	30
11150 - MARXAM Total					**60**
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Parks and Recreation**	UTILITIES	**6704 Utilities - Sewer**	LYNSTONE	56
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Parks and Recreation**	UTILITIES	**6704 Utilities - Sewer**	GEMPP	47
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Parks and Recreation**	UTILITIES	**6704 Utilities - Sewer**	SEWER	227
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Parks and Recreation**	UTILITIES	**6704 Utilities - Sewer**	KITUN	22
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Parks and Recreation**	UTILITIES	**6704 Utilities - Sewer**	BANDER	129
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Parks and Recreation**	UTILITIES	**6704 Utilities - Sewer**	KITUN PARK	22

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Parks and Recreation**	UTILITIES	**6704 Utilities - Sewer**	AQUATIC	30
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Public Safety**	UTILITIES	**6704 Utilities - Sewer**	SEWER	512
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT	**Public Works**	UTILITIES	**6704 Utilities - Sewer**	CITY HALL	393
11202 - METROPOLITAN ST. LOUIS SEWER DISTRICT Total					**1,438**
11229 - MILFORD SUPPLY CO., INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6733 Maint/Repair - Building**	CALCIUM TANK REPAIR	9
11229 - MILFORD SUPPLY CO., INC. Total					**9**
11235 - MISSOURI AMERICAN WATER	**Parks and Recreation**	UTILITIES	**6703 Utilities - Water**	DRIVING RANGE	24
11235 - MISSOURI AMERICAN WATER	**Parks and Recreation**	UTILITIES	**6703 Utilities - Water**	COMMUNITY CENTER	613
11235 - MISSOURI AMERICAN WATER	**Parks and Recreation**	UTILITIES	**6703 Utilities - Water**	LYNSTONE	35
11235 - MISSOURI AMERICAN WATER	**Parks and Recreation**	UTILITIES	**6703 Utilities - Water**	PARK WATER	21
11235 - MISSOURI AMERICAN WATER	**Parks and Recreation**	UTILITIES	**6703 Utilities - Water**	EDDIE AND PARK	35
11235 - MISSOURI AMERICAN WATER	**Parks and Recreation**	UTILITIES	**6703 Utilities - Water**	PARK WATSON	76
11235 - MISSOURI AMERICAN WATER	**Pool**	UTILITIES	**6703 Utilities - Water**	POOL	51
11235 - MISSOURI AMERICAN WATER	**Pool**	UTILITIES	**6703 Utilities - Water**	AQUATIC FACILITY	51
11235 - MISSOURI AMERICAN WATER	**Public Safety**	UTILITIES	**6703 Utilities - Water**	FIRE SERVICE	92
11235 - MISSOURI AMERICAN WATER	**Public Safety**	UTILITIES	**6703 Utilities - Water**	WATER SERVICE	227
11235 - MISSOURI AMERICAN WATER	**Public Works**	UTILITIES	**6703 Utilities - Water**	CITY HALL	64
11235 - MISSOURI AMERICAN WATER	**Public Works**	UTILITIES	**6703 Utilities - Water**	HYDRANT CITY HALL	90
11235 - MISSOURI AMERICAN WATER Total					**1,380**
11252 - MISSOURI LAWYERS MEDIA	**Public Works**	ALL OTHER OPERATING EXPENDI	**6111 PUBLICATIONS**	MAWC HEARING AND MINUTES	35
11252 - MISSOURI LAWYERS MEDIA Total					**35**
11255 - MISSOURI PARKS & RECREATION ASSOC	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**5510 SEMINARS/TRAINING**	CREDIT	(320)
11255 - MISSOURI PARKS & RECREATION ASSOC	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**5510 SEMINARS/TRAINING**	PLAYGROUND	475
11255 - MISSOURI PARKS & RECREATION ASSOC	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**5510 SEMINARS/TRAINING**	CANCELED REGISTRATION- $75 FEE	3,160
11255 - MISSOURI PARKS & RECREATION ASSOC	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**5510 SEMINARS/TRAINING**	lunch & learn	15
11255 - MISSOURI PARKS & RECREATION ASSOC Total					**3,330**
11272 - MO DIVISION OF EMPLOYMENT SECURITY	**Parks and Recreation**	PERSONNEL	**5225 Unemployment Comp**	UNEMPLOYMENT INCOME GERALD BROWN JR	42
11272 - MO DIVISION OF EMPLOYMENT SECURITY Total					**42**
11296 - MARK PODJESKI SIGNS	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	MAINTENANCE SUPPLIES	426
11296 - MARK PODJESKI SIGNS	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	ICE MELT	399
11296 - MARK PODJESKI SIGNS Total					**824**
11356 - OFFICE DEPOT , INC.	**Public Safety**	ALL OTHER OPERATING EXPENDI	**7919 Community Relations**	PLANNER FOR SHEETZ (CORE)	27
11356 - OFFICE DEPOT , INC. Total					**27**

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
11419 - POSTMASTER	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	Bulk Permit Fee #1453	370
11419 - POSTMASTER	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	FOR PERMIT #1453	370
11419 - POSTMASTER	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	REPLENISH BULK MAIL PERMIT #	1,500
11419 - POSTMASTER Total					**2,240**
11435 - PURCELL TIRE COMPANY	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	TRUCK #3	54
11435 - PURCELL TIRE COMPANY Total					**54**
11468 - REJIS COMMISSION	**Municipal Court**	ALL OTHER OPERATING EXPENDI	**6135 Computer Subscriptions**	REJIS SERVICES	244
11468 - REJIS COMMISSION	**Municipal Court**	ALL OTHER OPERATING EXPENDI	**6135 Computer Subscriptions**	IMDSPLUS	373
11468 - REJIS COMMISSION	**Public Safety**	ALL OTHER OPERATING EXPENDI	**6135 Computer Subscriptions**	REJIS SERVICES	3,035
11468 - REJIS COMMISSION Total					**3,652**
11629 - ST. LOUIS COMPOSTING, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6732 Maint/Repair - Grounds**	GROUNDS	68
11629 - ST. LOUIS COMPOSTING, INC. Total					**68**
11632 - ST. LOUIS COUNTY & MUNICIPAL	**Public Safety**	ALL OTHER OPERATING EXPENDI	**5510 SEMINARS/TRAINING**	POLICE ACADEMY	4,850
11632 - ST. LOUIS COUNTY & MUNICIPAL Total					**4,850**
11638 - ST. LOUIS COUNTY TREASURER	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6733 Maint/Repair - Building**	ST. LOUIS COUNTY TREASURER Reversal	(59)
11638 - ST. LOUIS COUNTY TREASURER	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6733 Maint/Repair - Building**	ELEVATOR INSPECTION	59
11638 - ST. LOUIS COUNTY TREASURER	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6683 MOSQUITO CONTROL**	MOSQUITO SPRAYING	3,459
11638 - ST. LOUIS COUNTY TREASURER Total					**3,459**
11769 - THE KIESEL COMPANY	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6681 WASTE COLLECTION**	WASTE DISPOSAL	600
11769 - THE KIESEL COMPANY Total					**600**
11777 - THE SHRED TRUCK	**General Government**	ALL OTHER OPERATING EXPENDI	**7068 MISCELLANEOUS**	SHREDDING	30
11777 - THE SHRED TRUCK	**Public Safety**	REPAIRS, MAINTENANCE AND UPI	**6733 Maint/Repair - Building**	SHREDDING	58
11777 - THE SHRED TRUCK Total					**88**
11830 - TREETOP ENTERPRISES	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORMS	2,039
11830 - TREETOP ENTERPRISES Total					**2,039**
11842 - U.S. BANK	**General Government**	ALL OTHER OPERATING EXPENDI	**8000 SERVICE CHARGES**	Analysis Service Charge - 02.2026	803
11842 - U.S. BANK Total					**803**
11854 - UNITED RENTALS (NORTH AMERICA)	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6732 Maint/Repair - Grounds**	PORTA POTTY	157

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
11854 - UNITED RENTALS (NORTH AMERICA) Total					**157**
11871 - VERIZON WIRELESS	**Public Safety**	UTILITIES	**6705 Utilities - Telephone**	VERIZON WI-FI	320
11871 - VERIZON WIRELESS Total					**320**
11872 - VERMEER MIDWEST	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6735 Maint/Repair - Equipment**	FUEL TANK	184
11872 - VERMEER MIDWEST Total					**184**
11875 - VIKING-CIVES MIDWEST, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6737 Maint/Repair - Vehicle**	TRUCK #13	113
11875 - VIKING-CIVES MIDWEST, INC. Total					**113**
11997 - SiteOne Landscape Supply	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	WATSON MEMORIAL TREES	319
11997 - SiteOne Landscape Supply	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	BULK LIMESTONE	60
11997 - SiteOne Landscape Supply	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	TREE - GEMPP	175
11997 - SiteOne Landscape Supply	**Pool**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	POOL LANDSCAPE ROCK	83
11997 - SiteOne Landscape Supply Total					**636**
12123 - BOTANICALS UNLIMITED, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6738 Maint/Repair - Infrastructure**	ROW FERTILIZATION	169
12123 - BOTANICALS UNLIMITED, INC. Total					**169**
12205 - SCHNUCKS	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	ROTARY	78
12205 - SCHNUCKS Total					**78**
12221 - WEIDERMAN ENTERPRISES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	PARK MASTER PLAN	908
12221 - WEIDERMAN ENTERPRISES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	NEWSLETTERS	495
12221 - WEIDERMAN ENTERPRISES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	MARKETING SUPPLIES	87
12221 - WEIDERMAN ENTERPRISES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	MARKETING MATERIAL	100
12221 - WEIDERMAN ENTERPRISES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	RECYCLING SIGNS	52
12221 - WEIDERMAN ENTERPRISES, INC.	**Public Safety**	ALL OTHER OPERATING EXPENDI	**6119 PRINTING & COPIER EXPENSE**	BUSINESS CARDS	51
12221 - WEIDERMAN ENTERPRISES, INC. Total					**1,693**
12264 - Mueller Industries, LLC	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6735 Maint/Repair - Equipment**	BAND STAGE REPAIR	50
12264 - Mueller Industries, LLC Total					**50**
12356 - Americom, Inc.	**Public Safety**	ALL OTHER OPERATING EXPENDI	**6119 PRINTING & COPIER EXPENSE**	XEROX MACHINE	26
12356 - Americom, Inc. Total					**26**
12518 - ROTTLER PEST AND LAWN SOLUTIONS	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	LAWN PROGRAM	117
12518 - ROTTLER PEST AND LAWN SOLUTIONS	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	GARAGE LAWN PROGRAM	117
12518 - ROTTLER PEST AND LAWN SOLUTIONS	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6733 Maint/Repair - Building**	GARAGE RODENT CONTROL	54

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
12518 - ROTTLER PEST AND LAWN SOLUTIONS	Public Works	REPAIRS, MAINTENANCE AND UPKEEP			
12518 - ROTTLER PEST AND LAWN SOLUTIONS Total					**288**
12949 - MILLIKAN LAW OFFICE, LLC	**Municipal Court**	LEGAL AND PROFESSIONAL SERV	**6012 JUDGE & PROSECUTOR RETAINERS**	JUDGE FOR MARCH 2026	1,600
12949 - MILLIKAN LAW OFFICE, LLC Total					**1,600**
13285 - LIVEVIEWGPS INC.	**Public Safety**	ALL OTHER OPERATING EXPENDI	**6135 Computer Subscriptions**	GPS RENEWAL	240
13285 - LIVEVIEWGPS INC. Total					**240**
13290 - O'REILLY AUTOMOTIVE STORES, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6732 Maint/Repair - Grounds**	TRASHCANS	31
13290 - O'REILLY AUTOMOTIVE STORES, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	STUMP GRINDER	22
13290 - O'REILLY AUTOMOTIVE STORES, INC.	**Parks and Recreation**	CAPITAL OUTLAYS	**9204 Cap Project/Acq - Facilities**	TENNIS COURT PROJECT	110
13290 - O'REILLY AUTOMOTIVE STORES, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	GATOR REPAIR	55
13290 - O'REILLY AUTOMOTIVE STORES, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	WIPER BLADES	130
13290 - O'REILLY AUTOMOTIVE STORES, INC. Total					**348**
13382 - RUDD EQUIPMENT COMPANY INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	EXCAVATOR REPAIR	1,952
13382 - RUDD EQUIPMENT COMPANY INC. Total					**1,952**
13637 - CONTINENTAL BATTERY COMPANY	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	BATTERY FOR TRAILER LIGHTS	74
13637 - CONTINENTAL BATTERY COMPANY Total					**74**
13664 - JAMES J. DAVIS	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	TRAILER BRAKES	622
13664 - JAMES J. DAVIS Total					**622**
13714 - AMAZON CAPITAL SERVICES, INC.	**General Government**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	SUPPLIES	100
13714 - AMAZON CAPITAL SERVICES, INC.	**General Government**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	PAPER PLATES	31
13714 - AMAZON CAPITAL SERVICES, INC.	**General Government**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	CLOROX WIPES	22
13714 - AMAZON CAPITAL SERVICES, INC.	**Municipal Court**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	PRINTER INK	116
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	PROMOTIONS	40
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	EASTER EGG HUNT	355
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	SPECIAL EVENTS	9
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	250TH CELEBRATION	205
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6732 Maint/Repair - Grounds**	SUPPLIES	60
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	REPAIR	123
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	TRAILER REPAIR	45
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	20

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6737 Maint/Repair - Vehicle**	vehicle	110
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	OFFICE SUPPLIES	161
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	49
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	MAINTENANCE SUPPLIES	88
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	REC SUPPLIES	9
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	SOCCER NET CLIPS	53
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORMS	323
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORMS/BOOK	67
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	CARSEAT GAP GILLER, EASELS, CALLAWAY GOLF HAT	41
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	COFFEE STATION SUPPLIES	93
13714 - AMAZON CAPITAL SERVICES, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	COFFEE STATION	334
13714 - AMAZON CAPITAL SERVICES, INC.	**Pool**	SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	SWIM AND DIVE	179
13714 - AMAZON CAPITAL SERVICES, INC.	**Pool**	SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	SWIM AND DIVE SUPPLIES	428
13714 - AMAZON CAPITAL SERVICES, INC.	**Pool**	CAPITAL OUTLAYS	**7039 MINOR TOOLS**	TOOLS	141
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Safety**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	ENVELOPES	37
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Safety**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	PRINTER INK	175
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Safety**	SUPPLIES & COMMODITIES	**7033 Employee Canteen Supplies**	SALT AND PEPPER	25
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6733 Maint/Repair - Building**	COAT RACK	13
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	LEGAL PADS	14
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	POST IT'S	17
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	BLACK STAMP PAD	10
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	MOUSEPAD	8
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	CLOROX WIPES	13
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	CAPITAL OUTLAYS	**7039 MINOR TOOLS**	CLAMPS	92
13714 - AMAZON CAPITAL SERVICES, INC.	**Public Works**	CAPITAL OUTLAYS	**7039 MINOR TOOLS**	NUT DRIVER SET	35
13714 - AMAZON CAPITAL SERVICES, INC. Total					**3,641**
13782 - ADP, INC.	**General Government**	LEGAL AND PROFESSIONAL SERV	**6000 Professional Services**	ADP Payroll Fees - 02.06.26	305
13782 - ADP, INC.	**General Government**	LEGAL AND PROFESSIONAL SERV	**6000 Professional Services**	ADP Payroll Fees - 02.20.26	1,405
13782 - ADP, INC.	**General Government**	LEGAL AND PROFESSIONAL SERV	**6000 Professional Services**	ADP Payroll Fees - 02.25.26	1,251
13782 - ADP, INC. Total					**2,961**
13830 - TIMBERCREEK EQUIPMENT CO., LLC	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6735 Maint/Repair - Equipment**	MOWER REPAIR	161
13830 - TIMBERCREEK EQUIPMENT CO., LLC	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6735 Maint/Repair - Equipment**	FILLER CAP	24
13830 - TIMBERCREEK EQUIPMENT CO., LLC Total					**185**
13832 - DUNGAREES, LLC	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORM	358

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
13832 - DUNGAREES, LLC	Parks and Recreation	SUPPLIES & COMMODITIES			
13832 - DUNGAREES, LLC	**Public Works**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORMS	4,840
13832 - DUNGAREES, LLC Total					**5,198**
13858 - ANTHONY TAILORING ALTERATIONS	**Public Safety**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	REPLACE ZIPPER	42
13858 - ANTHONY TAILORING ALTERATIONS Total					**42**
13863 - INTERNATIONAL INSTITUTE OF MUNICIPAL CLEF	**General Government**	ALL OTHER OPERATING EXPENDI	**5500 MEMBERSHIPS/SUBSCRIPTIONS**	IIMC RENEWAL 2026	195
13863 - INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS Total					**195**
13929 - ZOOM VIDEO COMMUNICATIONS INC.	**General Government**	ALL OTHER OPERATING EXPENDI	**5500 MEMBERSHIPS/SUBSCRIPTIONS**	ZOOM MEMBERSHIP	307
13929 - ZOOM VIDEO COMMUNICATIONS INC. Total					**307**
13939 - HEARTLAND COCA-COLA BOTTLING COMPANY,	**Parks and Recreation**	SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	WATER FOR COFFEE STATION	203
13939 - HEARTLAND COCA-COLA BOTTLING COMPANY, LLC Total					**203**
10001 - FIRST AID CORP	**Public Works**	SUPPLIES & COMMODITIES	**7059 Shop Supplies**	SHOP SUPPLIES	716
10001 - FIRST AID CORP Total					**716**
10708 - HELEN FITZGERALD'S IRISH GRILL & PUB INC	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**5510 SEMINARS/TRAINING**	LUNCH	38
10708 - HELEN FITZGERALD'S IRISH GRILL & PUB INC	**Public Safety**	ALL OTHER OPERATING EXPENDI	**7068 MISCELLANEOUS**	GIFT CARDS FOR EMPLOYEE OF THE MONTH	425
10708 - HELEN FITZGERALD'S IRISH GRILL & PUB INC Total					**463**
14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6734 Maint/Repair - Facilities**	MAINTENANCE	2,733
14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	CREDIT	(92)
14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	OIL CHANGE	783
14141 - MCCOY CONSTRUCTION AND FORESTRY, INC.	**Public Works**	ALL OTHER OPERATING EXPENDI	**6410 EQUIPMENT RENTALS**	RENTAL	1,746
14141 - MCCOY CONSTRUCTION AND FORESTRY, INC. Total					**5,171**
14146 - SLACMA	**General Government**	ALL OTHER OPERATING EXPENDI	**7068 MISCELLANEOUS**	SLACMA LUNCH	20
14146 - SLACMA Total					**20**
12116 - ANIMAL CARE SERVICE INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6681 WASTE COLLECTION**	DEAD DEER REMOVAL	250
12116 - ANIMAL CARE SERVICE INC. Total					**250**
14244 - SOUTHWEST AREA CHAMBER OF COMMERCE	**General Government**	ALL OTHER OPERATING EXPENDI	**7068 MISCELLANEOUS**	SOUTHWEST AREA CHAMBER OF COMMERCE LUNCH - DECEMBE	25
14244 - SOUTHWEST AREA CHAMBER OF COMMERCE Total					**25**
14260 - CUNNINGHAM, VOGEL & ROST, P.C.	**General Government**	LEGAL AND PROFESSIONAL SERV	**6015 Legal Fees**	LEGAL SERVICES THROUGH 01/31/2026	1,471

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
14260 - CUNNINGHAM, VOGEL & ROST, P.C.	General Government	LEGAL AND PROFESSIONAL SERVICE			
14260 - CUNNINGHAM, VOGEL & ROST, P.C.	**Parks and Recreation**	LEGAL AND PROFESSIONAL SERV	**6015 Legal Fees**	LEGAL SERVICES THROUGH 01/31/2026	641
14260 - CUNNINGHAM, VOGEL & ROST, P.C.	**Public Safety**	LEGAL AND PROFESSIONAL SERV	**6015 Legal Fees**	LEGAL SERVICES THROUGH 01/31/2026	1,241
14260 - CUNNINGHAM, VOGEL & ROST, P.C.	**Public Works**	LEGAL AND PROFESSIONAL SERV	**6015 Legal Fees**	LEGAL SERVICES THROUGH 01/31/2026	750
14260 - CUNNINGHAM, VOGEL & ROST, P.C. Total					**4,102**
10054 - UNION ELECTRIC COMPANY	**Parks and Recreation**	UTILITIES	**6701 Utilities - Electric**	DRIVING RANGE	289
10054 - UNION ELECTRIC COMPANY	**Parks and Recreation**	UTILITIES	**6701 Utilities - Electric**	MONTHLY SERVICE CHARGE	3,648
10054 - UNION ELECTRIC COMPANY	**Parks and Recreation**	UTILITIES	**6701 Utilities - Electric**	LYNSTONE	204
10054 - UNION ELECTRIC COMPANY	**Parks and Recreation**	UTILITIES	**6701 Utilities - Electric**	KITUN PARK	17
10054 - UNION ELECTRIC COMPANY	**Parks and Recreation**	UTILITIES	**6701 Utilities - Electric**	KUTIN PARK	17
10054 - UNION ELECTRIC COMPANY	**Pool**	UTILITIES	**6701 Utilities - Electric**	MONTHLY SERVICE CHARGE	1,626
10054 - UNION ELECTRIC COMPANY	**Public Safety**	UTILITIES	**6701 Utilities - Electric**	PD ELECTRIC	1,373
10054 - UNION ELECTRIC COMPANY	**Public Works**	UTILITIES	**6701 Utilities - Electric**	MONTHLY SERVICE CHARGE	9,964
10054 - UNION ELECTRIC COMPANY	**Public Works**	UTILITIES	**6701 Utilities - Electric**	KENNERLY STREET LIGHTS	13
10054 - UNION ELECTRIC COMPANY	**Public Works**	UTILITIES	**6701 Utilities - Electric**	HILLTOP STREET LIGHTS	26
10054 - UNION ELECTRIC COMPANY Total					**17,175**
11543 - SYNCHRONY BANK	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	SAM'S CREDIT CARD PAYMENT - GENERAL	65
11543 - SYNCHRONY BANK	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	SAM'S CREDIT CARD PAYMENT- GENERAL	67
11543 - SYNCHRONY BANK	**Parks and Recreation**	SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	SAM'S CREDIT CARD PAYMENT - GENERAL	259
11543 - SYNCHRONY BANK	**Parks and Recreation**	SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	SAM'S CREDIT CARD PAYMENT- GENERAL	270
11543 - SYNCHRONY BANK	**Public Works**	SUPPLIES & COMMODITIES	**7033 Employee Canteen Supplies**	water,coffee,vending	35
11543 - SYNCHRONY BANK	**Public Works**	SUPPLIES & COMMODITIES	**7033 Employee Canteen Supplies**	CUPS & PLATES	31
11543 - SYNCHRONY BANK	**Public Works**	SUPPLIES & COMMODITIES	**7059 Shop Supplies**	BATH TISSUE	49
11543 - SYNCHRONY BANK	**Public Works**	SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	water,coffee,vending	12
11543 - SYNCHRONY BANK	**Public Works**	SUPPLIES & COMMODITIES	**9710 CONCESSION EXPENSE**	DRINKS, DONUTS, CHIPS, VENDING	98
11543 - SYNCHRONY BANK Total					**886**
11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATI	**General Government**	PERSONNEL	**5217 Flex Spending Admin Fees**	ADMINISTRATIVE FEES	18
11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATI	**Municipal Court**	PERSONNEL	**5217 Flex Spending Admin Fees**	ADMINISTRATIVE FEES	4
11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATI	**Parks and Recreation**	PERSONNEL	**5217 Flex Spending Admin Fees**	ADMINISTRATIVE FEES	29
11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATI	**Pool**	PERSONNEL	**5217 Flex Spending Admin Fees**	ADMINISTRATIVE FEES	2
11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATI	**Public Safety**	PERSONNEL	**5217 Flex Spending Admin Fees**	ADMINISTRATIVE FEES	91
11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATI	**Public Works**	PERSONNEL	**5217 Flex Spending Admin Fees**	ADMINISTRATIVE FEES	36

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
11743 - TOTAL ADMINISTRATIVE SERVICES CORPORATION Total					**179**
14263 - ST. LOUIS POST-DISPATCH LLC	**General Government**	ALL OTHER OPERATING EXPENDI	**7068 MISCELLANEOUS**	BID POSTING	30
14263 - ST. LOUIS POST-DISPATCH LLC Total					**30**
12951 - RANGE SERVANT AMERICA, INC.	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	RANGE SERVANT AMERICA, INC. Reversal	(379)
12951 - RANGE SERVANT AMERICA, INC.	**Parks and Recreation**	CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	RETROFIT RANGE DISPENSER	9,603
12951 - RANGE SERVANT AMERICA, INC. Total					**9,224**
11996 - Fuelman	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	FUELMAN PAYMENT 02/13/2026	331
11996 - Fuelman	**Public Works**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	FUELMAN PAYMENT 02/13/2026	456
11996 - Fuelman Total					**787**
11196 - MERLO PLUMBING CO., INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6733 Maint/Repair - Building**	TOILET REPLACEMENT	1,149
11196 - MERLO PLUMBING CO., INC. Total					**1,149**
14300 - COMPASS MINERALS AMERICA INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6738 Maint/Repair - Infrastructure**	SALT	22,749
14300 - COMPASS MINERALS AMERICA INC. Total					**22,749**
14396 - INDUSTRIAL MOTOR REPAIR, LLC.	**Pool**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	POOL PUMP	2,268
14396 - INDUSTRIAL MOTOR REPAIR, LLC.	**Pool**	CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	PUMPS	1,354
14396 - INDUSTRIAL MOTOR REPAIR, LLC. Total					**3,623**
14412 - ELLIOTT DATA SYSTEMS MIDWEST INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	OFFICE SUPPLIES	590
14412 - ELLIOTT DATA SYSTEMS MIDWEST INC. Total					**590**
13094 - ULINE, INC.	**Pool**	CAPITAL OUTLAYS	**9205 Cap Project/Acq - Equipment**	PICNIC TABLES	9,054
13094 - ULINE, INC. Total					**9,054**
11521 - ROUTE 66 ASSOCATION OF MISSOURI	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**5500 MEMBERSHIPS/SUBSCRIPTIONS**	ROUTE 66 MEMBERSHIP	66
11521 - ROUTE 66 ASSOCATION OF MISSOURI Total					**66**
14485 - AIRESPRING INC.	**Parks and Recreation**	UTILITIES	**6705 Utilities - Telephone**	PHONES	114
14485 - AIRESPRING INC.	**Public Safety**	UTILITIES	**6705 Utilities - Telephone**	PHONES	114
14485 - AIRESPRING INC.	**Public Works**	UTILITIES	**6705 Utilities - Telephone**	PHONES	228
14485 - AIRESPRING INC. Total					**456**
13784 - ARTEMISA HEIZER	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6020 Recreation Contractors**	FITNESS CONTRACTOR	252

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
13784 - ARTEMISA HEIZER	Parks and Recreation	ALL OTHER OPERATING EXPENDITURES			
13784 - ARTEMISA HEIZER Total					**252**
14644 - ALL TYPE VACUUM & JANITORIAL SUPPLY	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6735 Maint/Repair - Equipment**	REPAIR	552
14644 - ALL TYPE VACUUM & JANITORIAL SUPPLY	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	MAINTENANCE SUPPLIES	41
14644 - ALL TYPE VACUUM & JANITORIAL SUPPLY	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7047 MAINTENANCE SUPPLIES**	MAINTENACE SUPPLIES	874
14644 - ALL TYPE VACUUM & JANITORIAL SUPPLY Total					**1,467**
14683 - SCHAEFFER MANUFACTURING COMPANY	**Public Safety**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	OIL	1,784
14683 - SCHAEFFER MANUFACTURING COMPANY	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6737 Maint/Repair - Vehicle**	OIL	1,462
14683 - SCHAEFFER MANUFACTURING COMPANY Total					**3,246**
14727 - VERIZON WIRELESS SERVICES, LLC	**General Government**	UTILITIES	**6705 Utilities - Telephone**	PHONE AND TABLETS	94
14727 - VERIZON WIRELESS SERVICES, LLC	**Parks and Recreation**	UTILITIES	**6705 Utilities - Telephone**	MOBILE PHONES	591
14727 - VERIZON WIRELESS SERVICES, LLC	**Public Works**	UTILITIES	**6705 Utilities - Telephone**	PHONE AND TABLETS	466
14727 - VERIZON WIRELESS SERVICES, LLC Total					**1,152**
11173 - MATTHEW SCOTT	**Public Safety**	ALL OTHER OPERATING EXPENDI	**5255 MILEAGE REIMBURSEMENT**	MILEAGE REIMBURSMENT	43
11173 - MATTHEW SCOTT Total					**43**
14803 - ST. LOUIS LAWN CARE, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6737 Maint/Repair - Vehicle**	TRUCK #20	187
14803 - ST. LOUIS LAWN CARE, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6737 Maint/Repair - Vehicle**	TRUCK REPAIR	816
14803 - ST. LOUIS LAWN CARE, INC.	**Public Works**	CAPITAL OUTLAYS	**7039 MINOR TOOLS**	MINOR TOOL	1,000
14803 - ST. LOUIS LAWN CARE, INC. Total					**2,004**
14813 - VESTIS GROUP, INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORMS	269
14813 - VESTIS GROUP, INC.	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6733 Maint/Repair - Building**	UNIFORMS AND MATS	175
14813 - VESTIS GROUP, INC.	**Public Works**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORMS AND MATS	293
14813 - VESTIS GROUP, INC. Total					**737**
14932 - FENTON FEED MILL	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	DUCK FOOD	36
14932 - FENTON FEED MILL Total					**36**
12200 - CONSTANT CONTACT	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	MARKETING	164
12200 - CONSTANT CONTACT Total					**164**
11825 - TRANSUNION RISK & ALTERNATIVE	**Public Safety**	ALL OTHER OPERATING EXPENDI	**6135 Computer Subscriptions**	DECEMBER 2025 TLD	106

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
11825 - TRANSUNION RISK & ALTERNATIVE Total					**106**
14907 - EXTRA SPACE STORAGE	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6410 EQUIPMENT RENTALS**	STORAGE LOCKER	307
14907 - EXTRA SPACE STORAGE Total					**307**
14871 - ADOBE INC	**General Government**	ALL OTHER OPERATING EXPENDI	**6135 Computer Subscriptions**	ANNUAL ADOBE SUBSCIPTION	240
14871 - ADOBE INC Total					**240**
14933 - SKATE ST LOUIS	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	SKATING FIELD TRIP	750
14933 - SKATE ST LOUIS Total					**750**
14937 - ACE FITNESS SERVICES	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6735 Maint/Repair - Equipment**	EQUIPMENT REPAIR	540
14937 - ACE FITNESS SERVICES Total					**540**
14935 - THE LIFEGUARD STORE	**Pool**	SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	LIFEGUARD EQUIPMENT	1,191
14935 - THE LIFEGUARD STORE Total					**1,191**
14981 - LEAP PRODUCTS LLC	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7053 RECREATION SUPPLIES**	PICKLEBALL	60
14981 - LEAP PRODUCTS LLC Total					**60**
14934 - PAYPAL	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**6115 PROMOTIONS/MARKETING**	TABLE RESERVATIONS/MARKETING	248
14934 - PAYPAL Total					**248**
15005 - EZ CATER	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	ROTARY	474
15005 - EZ CATER	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	ROTARY LUCNHES	259
15005 - EZ CATER Total					**733**
10394 - CSC DRY CLEANERS LLC	**Public Safety**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	DRYCLEANING	356
10394 - CSC DRY CLEANERS LLC Total					**356**
14973 - MISSOURI DEPARTMENT OF MOTOR VEHICLES	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7068 MISCELLANEOUS**	EMPLOYEE CDL REIMBURSEMENT - DMV	59
14973 - MISSOURI DEPARTMENT OF MOTOR VEHICLES Total					**59**
14957 - AUTOZONE	**Parks and Recreation**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	BRAKES	379
14957 - AUTOZONE Total					**379**
10289 - CERTIFIED POWER, INC.-FLUID SYSTEMS	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6737 Maint/Repair - Vehicle**	TRUCK #7 & #10	2,056
10289 - CERTIFIED POWER, INC.-FLUID SYSTEMS Total					**2,056**
(blank)	**General Government**	ALL OTHER OPERATING EXPENDI	**6122 Workers Comp Insurance**	Correct Prepaid WC to 0.	(0)

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
(blank)	General Government	ALL OTHER OPERATING EXPENDI	8000 SERVICE CHARGES	Reclass MOSIP CD Puchase fees to February	697
(blank)	General Government	ALL OTHER OPERATING EXPENDI	8000 SERVICE CHARGES	MOSIP CD Purchase - 02.26.26	694
(blank)	General Government	ALL OTHER OPERATING EXPENDI	8000 SERVICE CHARGES	MOSIP CD Purchase - 02.18.26	696
(blank)	General Government	PERSONNEL	5001 ELECTED OFFICIALS SALARIES	Wages - Paydate 02.13.26	4,900
(blank)	General Government	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.13.26	17,945
(blank)	General Government	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.27.26	18,025
(blank)	General Government	PERSONNEL	5012 Allowance Salary	Wages - Paydate 02.13.26	92
(blank)	General Government	PERSONNEL	5012 Allowance Salary	Wages - Paydate 02.27.26	92
(blank)	General Government	PERSONNEL	5012 Allowance Salary	Other W/H - Paydate 02.13.26	23
(blank)	General Government	PERSONNEL	5012 Allowance Salary	Other W/H - Paydate 02.27.26	23
(blank)	General Government	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.13.26	1,677
(blank)	General Government	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.27.26	1,308
(blank)	General Government	PERSONNEL	5210 HEALTH INSURANCE	Monthly Insurance Accrual - 02.2026	4,400
(blank)	General Government	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.13.26	1,136
(blank)	General Government	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.27.26	1,136
(blank)	General Government	PERSONNEL	5218 Dental Insurance	Monthly Insurance Accrual - 02.2026	250
(blank)	Municipal Court	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.13.26	3,192
(blank)	Municipal Court	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.27.26	3,192
(blank)	Municipal Court	PERSONNEL	5008 Overtime	Wages - Paydate 02.27.26	120
(blank)	Municipal Court	PERSONNEL	5009 Fixed Shift Wages	Wages - Paydate 02.27.26	150
(blank)	Municipal Court	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.13.26	240
(blank)	Municipal Court	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.27.26	249
(blank)	Municipal Court	PERSONNEL	5210 HEALTH INSURANCE	Monthly Insurance Accrual - 02.2026	880
(blank)	Municipal Court	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.13.26	201
(blank)	Municipal Court	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.27.26	201
(blank)	Municipal Court	PERSONNEL	5218 Dental Insurance	Monthly Insurance Accrual - 02.2026	50
(blank)	Parks and Recreation	REPAIRS, MAINTENANCE AND UPI	6732 Maint/Repair - Grounds	Visa Card Usage Error - Gerald Brown - 02.01.26	(110)
(blank)	Parks and Recreation	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.13.26	35,420
(blank)	Parks and Recreation	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.27.26	33,960
(blank)	Parks and Recreation	PERSONNEL	5005 Part Time Wages	Wages - Paydate 02.13.26	11,525
(blank)	Parks and Recreation	PERSONNEL	5005 Part Time Wages	Wages - Paydate 02.27.26	13,371
(blank)	Parks and Recreation	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.13.26	3,460
(blank)	Parks and Recreation	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.27.26	3,491
(blank)	Parks and Recreation	PERSONNEL	5210 HEALTH INSURANCE	Monthly Insurance Accrual - 02.2026	7,480

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
(blank)	Parks and Recreation	PERSONNEL			
(blank)	Parks and Recreation	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.13.26	2,231
(blank)	Parks and Recreation	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.27.26	2,231
(blank)	Parks and Recreation	PERSONNEL	5218 Dental Insurance	Monthly Insurance Accrual - 02.2026	425
(blank)	Pool	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.13.26	3,010
(blank)	Pool	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.27.26	3,010
(blank)	Pool	PERSONNEL	5005 Part Time Wages	Wages - Paydate 02.13.26	1,193
(blank)	Pool	PERSONNEL	5005 Part Time Wages	Wages - Paydate 02.27.26	2,114
(blank)	Pool	PERSONNEL	5008 Overtime	Wages - Paydate 02.13.26	230
(blank)	Pool	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.13.26	334
(blank)	Pool	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.27.26	387
(blank)	Pool	PERSONNEL	5210 HEALTH INSURANCE	Monthly Insurance Accrual - 02.2026	440
(blank)	Pool	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.13.26	190
(blank)	Pool	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.27.26	190
(blank)	Pool	PERSONNEL	5218 Dental Insurance	Monthly Insurance Accrual - 02.2026	25
(blank)	Public Safety	PERSONNEL	5003 Full Time Regular Salaries	Dupree 02.13.26 paycheck returned & issued as manual check	(3,051)
(blank)	Public Safety	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.13.26	115,697
(blank)	Public Safety	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.27.26	107,145
(blank)	Public Safety	PERSONNEL	5005 Part Time Wages	Wages - Paydate 02.13.26	514
(blank)	Public Safety	PERSONNEL	5005 Part Time Wages	Wages - Paydate 02.27.26	609
(blank)	Public Safety	PERSONNEL	5008 Overtime	Wages - Paydate 02.13.26	3,367
(blank)	Public Safety	PERSONNEL	5008 Overtime	Wages - Paydate 02.27.26	3,916
(blank)	Public Safety	PERSONNEL	5012 Allowance Salary	Wages - Paydate 02.13.26	1,500
(blank)	Public Safety	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.13.26	8,986
(blank)	Public Safety	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.27.26	8,270
(blank)	Public Safety	PERSONNEL	5210 HEALTH INSURANCE	Monthly Insurance Accrual - 02.2026	21,120
(blank)	Public Safety	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.13.26	6,288
(blank)	Public Safety	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.27.26	6,288
(blank)	Public Safety	PERSONNEL	5218 Dental Insurance	Monthly Insurance Accrual - 02.2026	1,200
(blank)	Public Works	REPAIRS, MAINTENANCE AND UPK	6732 Maint/Repair - Grounds	Light Pole Parts replacement	522
(blank)	Public Works	REPAIRS, MAINTENANCE AND UPK	6738 Maint/Repair - Infrastructure	Light Pole Parts replacement	(522)
(blank)	Public Works	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.13.26	43,744
(blank)	Public Works	PERSONNEL	5003 Full Time Regular Salaries	Wages - Paydate 02.27.26	41,341

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
(blank)	Public Works	PERSONNEL	5012 Allowance Salary	Other W/H - Paydate 02.13.26	15
(blank)	Public Works	PERSONNEL	5012 Allowance Salary	Other W/H - Paydate 02.27.26	15
(blank)	Public Works	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.13.26	3,223
(blank)	Public Works	PERSONNEL	5200 FICA EXPENSE	Tax Expense - Paydate 02.27.26	3,039
(blank)	Public Works	PERSONNEL	5210 HEALTH INSURANCE	Monthly Insurance Accrual - 02.2026	9,680
(blank)	Public Works	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.13.26	2,756
(blank)	Public Works	PERSONNEL	5215 PENSION EXPENSES	Pension Expense - Paydate 02.27.26	2,756
(blank)	Public Works	PERSONNEL	5218 Dental Insurance	Monthly Insurance Accrual - 02.2026	550
(blank) Total					575,142
15110 - THE PUBLIC SAFETY STORE LLC	Public Safety	ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	DISPATCH TRAINING	777
15110 - THE PUBLIC SAFETY STORE LLC Total					777
15157 - TESSA ZAEHRINGER	Public Safety	ALL OTHER OPERATING EXPENDI	5255 MILEAGE REIMBURSEMENT	MILEAGE REIMBURSEMENT	67
15157 - TESSA ZAEHRINGER Total					67
15138 - PEOPLE MAGAZINE	Parks and Recreation	SUPPLIES & COMMODITIES	7034 Periodical Subscription	PEOPLE MAGAZINE CANCELLATION	(138)
15138 - PEOPLE MAGAZINE Total					(138)
15139 - 1099 ONLINE	General Government	LEGAL AND PROFESSIONAL SERV	6000 Professional Services	2025 1099'S	615
15139 - 1099 ONLINE Total					615
10699 - HARBOR FREIGHT	Parks and Recreation	REPAIRS, MAINTENANCE AND UPI	6732 Maint/Repair - Grounds	MINOR TOOLS @ MINNIE HAHA	284
10699 - HARBOR FREIGHT	Public Works	CAPITAL OUTLAYS	7039 MINOR TOOLS	METRIC SERVICE WRENCH	60
10699 - HARBOR FREIGHT Total					344
15152 - YOUTUBE TV	General Government	ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	YOUTUBE TV	83
15152 - YOUTUBE TV Total					83
14954 - WHENTOWORK, LLC	Pool	ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	WHEN TO WORK SUBSCRIPTION	936
14954 - WHENTOWORK, LLC Total					936
15174 - SHAMROCK SCRAMBLE	Parks and Recreation	ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES	GOLF TOURNAMENT	600
15174 - SHAMROCK SCRAMBLE Total					600
15239 - AMERICAN CARNIVAL MART	Parks and Recreation	ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES	EASTER EGGS	425
15239 - AMERICAN CARNIVAL MART Total					425

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
15263 - AMERICA'S PARKING REMARKING, LLC	Parks and Recreation	REPAIRS, MAINTENANCE AND UPI	6734 Maint/Repair - Facilities	DRIVING RANGE MARKER POLES	150
15263 - AMERICA'S PARKING REMARKING, LLC Total					150
11195 - MERCY HEALTH SERVICES, LLC	Public Safety	PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	DRUG TEST	368
11195 - MERCY HEALTH SERVICES, LLC Total					368
15287 - ICON WINDOW CLEANING	Parks and Recreation	REPAIRS, MAINTENANCE AND UPI	6733 Maint/Repair - Building	WINDOW CLEANING	739
15287 - ICON WINDOW CLEANING	Public Safety	REPAIRS, MAINTENANCE AND UPI	6733 Maint/Repair - Building	WINDOW CLEANING	144
15287 - ICON WINDOW CLEANING	Public Works	REPAIRS, MAINTENANCE AND UPI	6733 Maint/Repair - Building	WINDOW CLEANING	84
15287 - ICON WINDOW CLEANING	Public Works	REPAIRS, MAINTENANCE AND UPI	6733 Maint/Repair - Building	GARAGE WINDOW CLEANING	144
15287 - ICON WINDOW CLEANING Total					1,111
15290 - PRAIRIEFIRE COFFEE ROASTERS	Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	COFFEE STATION	260
15290 - PRAIRIEFIRE COFFEE ROASTERS Total					260
10412 - CROWN TROPHY	Parks and Recreation	ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES	TROPHY PLAQUE - BENCH	33
10412 - CROWN TROPHY Total					33
11653 - ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPIT	Public Works	PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	DRUG SCREEN	182
11653 - ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL Total					182
15378 - USI INSURANCE SERVICES LLC	General Government	PERSONNEL	5212 Benefits Admin Fees	BROKER SERVICES	738
15378 - USI INSURANCE SERVICES LLC	Municipal Court	PERSONNEL	5212 Benefits Admin Fees	BROKER SERVICES	148
15378 - USI INSURANCE SERVICES LLC	Parks and Recreation	PERSONNEL	5212 Benefits Admin Fees	BROKER SERVICES	1,180
15378 - USI INSURANCE SERVICES LLC	Pool	PERSONNEL	5212 Benefits Admin Fees	BROKER SERVICES	74
15378 - USI INSURANCE SERVICES LLC	Public Safety	PERSONNEL	5212 Benefits Admin Fees	BROKER SERVICES	3,761
15378 - USI INSURANCE SERVICES LLC	Public Works	PERSONNEL	5212 Benefits Admin Fees	BROKER SERVICES	1,475
15378 - USI INSURANCE SERVICES LLC Total					7,375
15416 - GIBBS TECHNOLOGY COMPANY	Parks and Recreation	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	NEW SCANNER	3,600
15416 - GIBBS TECHNOLOGY COMPANY	Public Works	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	NEW SCANNER	3,600
15416 - GIBBS TECHNOLOGY COMPANY Total					7,200
10730 - HR GREEN INC.	Public Works	CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING	STORMWATER MASTER PLAN	9,623
10730 - HR GREEN INC. Total					9,623

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
15442 - ASSUMPTION ATHLETIC ASSOCIAATION	**Parks and Recreation**	ALL OTHER OPERATING EXPENDI	**7910 SPECIAL PROGRAM EXPENSES**	MARKETING	250
15442 - ASSUMPTION ATHLETIC ASSOCIAATION Total					**250**
15500 - PASS SECURITY	**Public Works**	REPAIRS, MAINTENANCE AND UPI	**6733 Maint/Repair - Building**	SPARE KEYS FOR CITY HALL MECHANICAL CLOSET	10
15500 - PASS SECURITY Total					**10**
15534 - WEX INC.	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	FUEL	850
15534 - WEX INC.	**Public Safety**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	FUEL	3,404
15534 - WEX INC.	**Public Works**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	FUEL	3,950
15534 - WEX INC. Total					**8,203**
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**General Government**	PERSONNEL	**5223 LT Disability Ins**	INSURANCE PREMIUM FEBRUARY 2026	173
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**General Government**	PERSONNEL	**5223 LT Disability Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	170
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**General Government**	PERSONNEL	**5224 Group Life Ins**	INSURANCE PREMIUM FEBRUARY 2026	58
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**General Government**	PERSONNEL	**5224 Group Life Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	57
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Municipal Court**	PERSONNEL	**5223 LT Disability Ins**	INSURANCE PREMIUM FEBRUARY 2026	35
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Municipal Court**	PERSONNEL	**5223 LT Disability Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	34
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Municipal Court**	PERSONNEL	**5224 Group Life Ins**	INSURANCE PREMIUM FEBRUARY 2026	12
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Municipal Court**	PERSONNEL	**5224 Group Life Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	11
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Parks and Recreation**	PERSONNEL	**5223 LT Disability Ins**	INSURANCE PREMIUM FEBRUARY 2026	277
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Parks and Recreation**	PERSONNEL	**5223 LT Disability Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	272
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Parks and Recreation**	PERSONNEL	**5224 Group Life Ins**	INSURANCE PREMIUM FEBRUARY 2026	92
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Parks and Recreation**	PERSONNEL	**5224 Group Life Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	90
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Pool**	PERSONNEL	**5223 LT Disability Ins**	INSURANCE PREMIUM FEBRUARY 2026	17
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Pool**	PERSONNEL	**5223 LT Disability Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	17
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Pool**	PERSONNEL	**5224 Group Life Ins**	INSURANCE PREMIUM FEBRUARY 2026	6
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Pool**	PERSONNEL	**5224 Group Life Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	6
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Safety**	PERSONNEL	**5223 LT Disability Ins**	INSURANCE PREMIUM FEBRUARY 2026	883
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Safety**	PERSONNEL	**5223 LT Disability Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	867
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Safety**	PERSONNEL	**5224 Group Life Ins**	INSURANCE PREMIUM FEBRUARY 2026	294
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Safety**	PERSONNEL	**5224 Group Life Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	288
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Works**	PERSONNEL	**5223 LT Disability Ins**	INSURANCE PREMIUM FEBRUARY 2026	346
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Works**	PERSONNEL	**5223 LT Disability Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	340
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Works**	PERSONNEL	**5224 Group Life Ins**	INSURANCE PREMIUM FEBRUARY 2026	115
15559 - MUTUAL OF OMAHA INSURANCE COMPANY	**Public Works**	PERSONNEL	**5224 Group Life Ins**	MUTUAL OF OMAHA INSURANCE PREMIUM MARCH 2026	113
15559 - MUTUAL OF OMAHA INSURANCE COMPANY Total					**4,571**

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
15582 - AUSTIN GOLDEN	**Public Safety**	PERSONNEL	**5211 HSA Employer Portion Expense**	CITY'S HSA CONTRIBUTION 2026	3,400
15582 - AUSTIN GOLDEN Total					**3,400**
15580 - KEVIN HOBBS	**Public Works**	PERSONNEL	**5211 HSA Employer Portion Expense**	CITY'S HSA CONTRIBUTION 2026	1,700
15580 - KEVIN HOBBS Total					**1,700**
15579 - Michael Robben	**Parks and Recreation**	PERSONNEL	**5211 HSA Employer Portion Expense**	CITY'S HSA CONTRIBUTION 2026	3,400
15579 - Michael Robben Total					**3,400**
15581 - RYAN DUPREE	**Public Safety**	PERSONNEL	**5003 Full Time Regular Salaries**	REPLACEMENT PAYROLL CHECK/ACCOUNT CLOSED	3,051
15581 - RYAN DUPREE	**Public Safety**	PERSONNEL	**5211 HSA Employer Portion Expense**	CITY'S HSA CONTRIBUTION 2026	1,700
15581 - RYAN DUPREE Total					**4,751**
15586 - SELBERTS AUTOBODY	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6737 Maint/Repair - Vehicle**	LINDEMANN TRUCK REPAIR	4,137
15586 - SELBERTS AUTOBODY Total					**4,137**
15568 - ZINGERS MART	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7037 GAS/OIL**	GASOLINE	46
15568 - ZINGERS MART Total					**46**
15569 - ST. LOUIS POLYJACK & WATERPROOFING	**Pool**	REPAIRS, MAINTENANCE AND UPK	**6732 Maint/Repair - Grounds**	SIDEWALK REPAIR	135
15569 - ST. LOUIS POLYJACK & WATERPROOFING Total					**135**
15570 - RED WING STORE	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	BOOT	250
15570 - RED WING STORE Total					**250**
15571 - CHUCK'S BOOTS	**Parks and Recreation**	SUPPLIES & COMMODITIES	**7057 UNIFORMS**	UNIFORM BOOT	155
15571 - CHUCK'S BOOTS Total					**155**
15576 - MICROSOFT OFFICE	**Public Safety**	SUPPLIES & COMMODITIES	**7030 OFFICE SUPPLIES**	MICROSOFT OFFICE	150
15576 - MICROSOFT OFFICE Total					**150**
15573 - BI STATE DEVELOPMENT/METRO TRANSIT	**Public Safety**	SUPPLIES & COMMODITIES	**7032 POLICE SUPPLIES**	METRO BUS PASSES	10
15573 - BI STATE DEVELOPMENT/METRO TRANSIT Total					**10**
15578 - COMFORT SUITES	**Public Works**	REPAIRS, MAINTENANCE AND UPK	**6738 Maint/Repair - Infrastructure**	SNOW HOTEL	2,019
15578 - COMFORT SUITES Total					**2,019**
15572 - SALSBURY INDUSTRIES	**Parks and Recreation**	CAPITAL OUTLAYS	**9203 Cap Project/Acq - Building**	LOCKERS	1,922

FEBRUARY 2026 MONTHLY EXPENDITURES BY VENDOR

Vendor	Dept	Type	Sub-Type	Description	Sum of Amount
15572 - SALSBURY INDUSTRIES Total					1,922
Grand Total					$ 825,009

SPECIAL EVENT REQUEST FORM
HOSTED BY OWNER OF PROPERTY

Site Plan Provided - A site plan of the property shall be attached to this form upon submittal

Name of event: Swank Employee Lunch Date to be held: 5/5/2026

Event Address Swank Motion Pictures, 10795 Watson Road, Sunset Hills, 63127

Contact Person Cathy Stalcup Phone Number 636-236-7431

E-mail Address cstalcup@swankmp.com

Day of week: Tuesday Time: 12-2:00PM

Brief description of event: Employee luncheon

Will music be provided at event? Yes - for about 20 mins. Hours of music: 12:00-12:30

Are tents to be erected? Yes Number of tents: 1 tent.

Indicate on site plan approximate location of tents to be erected

All tents require Zoning approval

How many vendors will be participating in this event: 0

Will alcohol be served: NO

Will there be signage required: NO What type and location:

Indicate on site plan approximate location of signage to be erected N/A

How many people are anticipated to attend this event: 130

How will you address parking and site access: Our parking lot allows for plenty of onsite parking

Will there be temporary restrooms? NO

Indicate on site plan approximate location of temporary restrooms if applicable

How will security be handled? N/A - Employees only

How will traffic control be handled? It will not be impacted Employees will already be at work

A representative must attend the meeting to answer any questions the Board of Aldermen may have

All tents and signage must be removed from premises within 24 hours of the event ending.

To be completed by City of Sunset Hills :

Board of Aldermen meeting date:

Any modification needed to existing license?

Will a certificate of insurance be required?

Swank Motion Pictures

May 5, 2026 - Tent Request

Submitted by: Cathy Stalcup – cstalcup@swankmp.com

= Tent measuring 70' x 30'

SPECIAL EVENT REQUEST FORM
HOSTED BY OWNER OF PROPERTY

Site Plan Provided - A site plan of the property shall be attached to this form upon submittal

Name of event: Fairway Automotive Anniversary Date to be held: 04/25/2026

Event Address 13001 Gravois Rd. St. Louis, MO 63127

Contact Person Lindsay Gallahue Phone Number 314-757-9307

E-mail Address Lindsay@fairwayautomotive.com

Day of week: Saturday Time: 11-2

Brief description of event: Car Show

Will music be provided at event? Yes Hours of music: 11 - 2

Are tents to be erected? Yes Number of tents: 5 - 8 small 10 x 10

Indicate on site plan approximate location of tents to be erected

All tents require Zoning approval

How many vendors will be participating in this event: 10

Will alcohol be served: no

Will there be signage required: no What type and location:

Indicate on site plan approximate location of signage to be erected

How many people are anticipated to attend this event: 100 -150 cars and 200 spectators

How will you address parking and site access: over 1200 parking spots available

Will there be temporary restrooms? Yes

Indicate on site plan approximate location of temporary restrooms if applicable

How will security be handled? no security

How will traffic control be handled? Registration and check in done in parking lot

A representative must attend the meeting to answer any questions the Board of Aldermen may have

All tents and signage must be removed from premises within 24 hours of the event ending.

To be completed by City of Sunset Hills :

Board of Aldermen meeting date:

Any modification needed to existing license?

Will a certificate of insurance be required?

CAR
SHOW
VENDORS
SPECTATOR
PARKING
Faith Church St. Louis
- Pastor David Crank Jr
Faith Church
| Sunset Hills

City of Sunset Hills

3939 SOUTH LINDBERGH BOULEVARD
SUNSET HILLS, MISSOURI 63127

PHONE: (314) 849-3400
FAX: (314) 849-8110
www.sunset-hills.com

TEMPORARY LIQUOR LICENSE APPLICATION

The undersigned hereby makes application to the City of Sunset Hills Board of Aldermen for a temporary license to sell:

Please check appropriate box below:

☐ 1. ***Not For Profit*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a church, school, civic, service, fraternal, veteran, political or charitable club or organization at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year.**

For such a permit, the licensee shall pay fifty dollars **($50.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

☒ 2. ***For Profit:*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a for-profit entity at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year.**

For such a permit, the licensee shall pay one hundred fifty dollars **($150.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

****License Fees and Deposit Fees shall be submitted in two separate payments**

Business Name Beer Outside LLC

Address of business 13014 Manchester Rd

State MO **Zip Code** 63131 **Phone No.** 314-420-2161

E-MAIL ADDRESS tyler@beeroutside.com

Applicant hereby agrees that if a permit or license is granted upon this application, that applicant or any officer, agent, employee or servant of applicant will not violate any provision of the ordinances of the City of Sunset Hills or any law of the State of Missouri while in or upon the premises of the applicant herein described, nor allow any other person so to do.

Applicant hereby agrees that if the applicant or any of the officers, agents, servants or employees of the applicant shall violate any of the provisions of said ordinances, or the Act of the General Assembly of the State of Missouri, under the authority of which said ordinances were adopted, or any other law of the State of Missouri or ordinance of the City of Sunset Hills, Missouri, relating to the regulation, control, sale, manufacture, possession, transportation or distribution of intoxicating liquor, or fails to obtain and at all times have a license from the State Supervisor of Liquor Control of Missouri, or shall have made or there shall have been made in applicant's behalf a false affidavit in applying for this license, the Board of Aldermen of the City of Sunset Hills may revoke any permit or license issued upon this application in the manner now or hereafter provided by ordinance

Applicant states with reference to ownership of the business that:

a) The owner(s) of the business to be carried on at the location referred to herein is (are) Tyler Thompson

whose phone number(s) is are 314-420-2161

b) If a partnership, the names of all partners Tyler Thompson Lucas Oldham

c) If a corporation, the names of all principal officers _____

The registered agent's name and address are Tyler Thompson 24 Brookwood Rd. St. Louis, MO 63131

The person signing this application is the applicant or the _____

of applicant and has power and authority to make this application and affidavit.

Number of days requested for temporary liquor license 7

Location where temporary sales are to be made Laumeier Sculpture Park

Hours of operation See dates: Friday 5/8 6pm-10pm, Saturday 5/9 10 am -8pm, Sunday 5/10 10am - 5pm

Missouri Sales Tax ID# 22959882

Missouri Secretary of State registration # LC001474438

Plus 4 additional Laumeier dates to be determined
Summer/Fall events

Applicant hereby states that: No permit issued by the City of Sunset Hills, Missouri, or by the Supervisor of Liquor Control of the State of Missouri under the Acts of the General Assembly of Missouri has been revoked or suspended.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted, since the ratification of the 21st Amendment of the Constitution of the United States, or a violation of the provisions of any law applicable to the manufacture or sale of intoxicating liquor and the applicant does not employ or has not employed in his business any person whose license has been revoked or who has been convicted of violating the provisions of any such law since the date afore-said.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted of any misdemeanor or felony under the laws of the United States, the State of Missouri, or any other state.

That applicant, or applicant's agents and employees, will not violate any law of the State of Missouri, or ordinance of the City of Sunset Hills, nor allow any other person to violate any law in this State or City while in or upon the premises herein; applicant(s) acknowledges that he (it, they) is (are) familiar with the ordinances of the City of Sunset Hills regulating the sale of liquor.

Tyler Thompson _____

Applicant's Name (printed or typed) Applicant's Signature

Subscribed and sworn before me, _____

_____

_____

City Clerk's Signature

Date of Aldermanic approval:

_____

City of Sunset Hills

3939 SOUTH LINDBERGH BOULEVARD
SUNSET HILLS, MISSOURI 63127

PHONE: (314) 849-3400
FAX: (314) 849-8110
www.sunset-hills.com

TEMPORARY LIQUOR LICENSE APPLICATION

The undersigned hereby makes application to the City of Sunset Hills Board of Aldermen for a temporary license to sell:

Please check appropriate box below:

☐ 1. ***Not For Profit*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a church, school, civic, service, fraternal, veteran, political or charitable club or organization at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay fifty dollars **($50.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

■ **2.** ***For Profit***: liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a for-profit entity at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay one hundred fifty dollars **($150.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

****License Fees and Deposit Fees shall be submitted in two separate payments**

Business Name Narwhal's Crafted

Address of business 3906 Laclede Ave.

State MO **Zip Code** 63105 **Phone No.** 636-346-8846

E-MAIL ADDRESS brad@narwhalscrafted.com

Applicant hereby agrees that if a permit or license is granted upon this application, that applicant or any officer, agent, employee or servant of applicant will not violate any provision of the ordinances of the City of Sunset Hills or any law of the State of Missouri while in or upon the premises of the applicant herein described, nor allow any other person so to do.

Applicant hereby agrees that if the applicant or any of the officers, agents, servants or employees of the applicant shall violate any of the provisions of said ordinances, or the Act of the General Assembly of the State of Missouri, under the authority of which said ordinances were adopted, or any other law of the State of Missouri or ordinance of the City of Sunset Hills, Missouri, relating to the regulation, control, sale, manufacture, possession, transportation or distribution of intoxicating liquor, or fails to obtain and at all times have a license from the State Supervisor of Liquor Control of Missouri, or shall have made or there shall have been made in applicant's behalf a false affidavit in applying for this license, the Board of Aldermen of the City of Sunset Hills may revoke any permit or license issued upon this application in the manner now or hereafter provided by ordinance

Applicant states with reference to ownership of the business that:

a) The owner(s) of the business to be carried on at the location referred to herein is (are) Brad Merten

whose phone number(s) is are 636-346-8846

b) If a partnership, the names of all partners _____

c) If a corporation, the names of all principal officers Brad Merten and Brandon Holzhueter

The registered agent's name and address are 101 W. Argonne Dr. Ste 65. Kirkwood, MO 63122

The person signing this application is the applicant or the _____

of applicant and has power and authority to make this application and affidavit.

Location where temporary sales are to be made Laumerier Sculpture Park

Name of Event Laumeier Art Far

Number of days requested for temporary liquor license 3

Dates and Hours of operation 5/8: 6-10p; 5/9: 10a-8p; 5/10: 10a - 5p 2026

Missouri Sales Tax ID# 22883266

Missouri Secretary of State registration # LC001463782

Applicant hereby states that: No permit issued by the City of Sunset Hills, Missouri, or by the Supervisor of Liquor Control of the State of Missouri under the Acts of the General Assembly of Missouri has been revoked or suspended.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted, since the ratification of the 21st Amendment of the Constitution of the United States, or a violation of the provisions of any law applicable to the manufacture or sale of intoxicating liquor and the applicant does not employ or has not employed in his business any person whose license has been revoked or who has been convicted of violating the provisions of any such law since the date afore-said.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted of any misdemeanor or felony under the laws of the United States, the State of Missouri, or any other state.

That applicant, or applicant's agents and employees, will not violate any law of the State of Missouri, or ordinance of the City of Sunset Hills, nor allow any other person to violate any law in this State or City while in or upon the premises herein; applicant(s) acknowledges that he (it, they) is (are) familiar with the ordinances of the City of Sunset Hills regulating the sale of liquor.

Brad Merten

Applicant's Name (printed or typed) Applicant's Signature

Subscribed and sworn before me, _____

_____

_____

City Clerk's Signature

Date of Aldermanic approval:

_____

City of Sunset Hills

3939 SOUTH LINDBERGH BOULEVARD
SUNSET HILLS, MISSOURI 63127

PHONE: (314) 849-3400
FAX: (314) 849-8110
www.sunset-hills.com

TEMPORARY LIQUOR LICENSE APPLICATION

The undersigned hereby makes application to the City of Sunset Hills Board of Aldermen for a temporary license to sell:

Please check appropriate box below:

☐ 1. ***Not For Profit*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a church, school, civic, service, fraternal, veteran, political or charitable club or organization at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay fifty dollars **($50.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

☒ **2.** ***For Profit***: liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a for-profit entity at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay one hundred fifty dollars **($150.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

****License Fees and Deposit Fees shall be submitted in two separate payments**

Business Name THE SAINT LOUIS BREWERY, LLC

Address of business 2100 LOCUST ST

State MO **Zip Code** 63103 **Phone No.** 3147825951

E-MAIL ADDRESS scrum@schlafly.com

Applicant hereby agrees that if a permit or license is granted upon this application, that applicant or any officer, agent, employee or servant of applicant will not violate any provision of the ordinances of the City of Sunset Hills or any law of the State of Missouri while in or upon the premises of the applicant herein described, nor allow any other person so to do.

Applicant hereby agrees that if the applicant or any of the officers, agents, servants or employees of the applicant shall violate any of the provisions of said ordinances, or the Act of the General Assembly of the State of Missouri, under the authority of which said ordinances were adopted, or any other law of the State of Missouri or ordinance of the City of Sunset Hills, Missouri, relating to the regulation, control, sale, manufacture, possession, transportation or distribution of intoxicating liquor, or fails to obtain and at all times have a license from the State Supervisor of Liquor Control of Missouri, or shall have made or there shall have been made in applicant's behalf a false affidavit in applying for this license, the Board of Aldermen of the City of Sunset Hills may revoke any permit or license issued upon this application in the manner now or hereafter provided by ordinance

Applicant states with reference to ownership of the business that:

a) The owner(s) of the business to be carried on at the location referred to herein is (are) DAVID SCHLAFLY, TOM SCHLAFLY

whose phone number(s) is are _____

b) If a partnership, the names of all partners DAVID SCHLAFLY, TOM SCHLAFLY, KEN KRANZBERG, JIM RILEY

c) If a corporation, the names of all principal officers _____

The registered agent's name and address are FRAN CARADONNA

The person signing this application is the applicant or the CONTROLLER

of applicant and has power and authority to make this application and affidavit.

Location where temporary sales are to be made LAUMIERE SCULPTURE PARK

Name of Event LAUMEIRER ART FAIR

Number of days requested for temporary liquor license 3

Dates and Hours of operation 5/8/26 6-10PM; 5/9/26 10AM-8PM, 5/10/26 10AM-5PM

Missouri Sales Tax ID# 21545481

Missouri Secretary of State registration # LC1190529

Applicant hereby states that: No permit issued by the City of Sunset Hills, Missouri, or by the Supervisor of Liquor Control of the State of Missouri under the Acts of the General Assembly of Missouri has been revoked or suspended.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted, since the ratification of the 21st Amendment of the Constitution of the United States, or a violation of the provisions of any law applicable to the manufacture or sale of intoxicating liquor and the applicant does not employ or has not employed in his business any person whose license has been revoked or who has been convicted of violating the provisions of any such law since the date afore-said.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted of any misdemeanor or felony under the laws of the United States, the State of Missouri, or any other state.

That applicant, or applicant's agents and employees, will not violate any law of the State of Missouri, or ordinance of the City of Sunset Hills, nor allow any other person to violate any law in this State or City while in or upon the premises herein; applicant(s) acknowledges that he (it, they) is (are) familiar with the ordinances of the City of Sunset Hills regulating the sale of liquor.

SARAH CRUM

Applicant's Name (printed or typed)

Applicant's Signature

Subscribed and sworn before me, _____

_____

_____

City Clerk's Signature

Date of Aldermanic approval:

_____

City of Sunset Hills

RECEIVED
FEB 19 2026
CITY OF SUNSET HILLS

3939 SOUTH LINDBERGH BOULEVARD
SUNSET HILLS, MISSOURI 63127

PHONE: (314) 849-3400
FAX: (314) 849-8110
www.sunset-hills.com

TEMPORARY LIQUOR LICENSE APPLICATION

The undersigned hereby makes application to the City of Sunset Hills Board of Aldermen for a temporary license to sell:

Please check appropriate box below:

☐ 1. ***Not For Profit*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a church, school, civic, service, fraternal, veteran, political or charitable club or organization at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay fifty dollars **($50.00)**
And make a deposit in the amount of three hundred fifty dollars **($350.00)**

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

☒ **2.** ***For Profit:*** liquor by the drink for consumption on the premises where sold

There shall be a limited permit to sell liquor by the drink for consumption on the premises where sold for a for-profit entity at a picnic, bizarre, fair or other special event gathering. Such permit shall only be issued for the day or days specified and **shall not be for more than seven (7) days per fiscal year**.

For such a permit, the licensee shall pay one hundred fifty dollars **($150.00)** CK#7047-
And make a deposit in the amount of three hundred fifty dollars **($350.00)** CK#7046-

Which represents approximately eight (8) man hours of traffic control and police supervision. Any unexpended portion of the aforesaid deposit shall be refunded to the licensee after no other sales of intoxicating occur as a result of the event. Any additional cost incurred, in excess of three hundred fifty dollars ($350.00), shall be billed to the licensee and paid.

****License Fees and Deposit Fees shall be submitted in two separate payments**

Business Name Ruiz Mexican Cuisine DBA The tamale Man

Address of business 901 N. Hwy 67

State MO **Zip Code** 63031 **Phone No.** 314 838 3500

E-MAIL ADDRESS thetamalemanstl@gmail.com

Applicant hereby agrees that if a permit or license is granted upon this application, that applicant or any officer, agent, employee or servant of applicant will not violate any provision of the ordinances of the City of Sunset Hills or any law of the State of Missouri while in or upon the premises of the applicant herein described, nor allow any other person so to do.

Applicant hereby agrees that if the applicant or any of the officers, agents, servants or employees of the applicant shall violate any of the provisions of said ordinances, or the Act of the General Assembly of the State of Missouri, under the authority of which said ordinances were adopted, or any other law of the State of Missouri or ordinance of the City of Sunset Hills, Missouri, relating to the regulation, control, sale, manufacture, possession, transportation or distribution of intoxicating liquor, or fails to obtain and at all times have a license from the State Supervisor of Liquor Control of Missouri, or shall have made or there shall have been made in applicant's behalf a false affidavit in applying for this license, the Board of Aldermen of the City of Sunset Hills may revoke any permit or license issued upon this application in the manner now or hereafter provided by ordinance

Applicant states with reference to ownership of the business that:

a) The owner(s) of the business to be carried on at the location referred to herein is (are) Mary Marshall Douglas Marshall

whose phone number(s) is are 314 779 7536

b) If a partnership, the names of all partners [redacted]

c) If a corporation, the names of all principal officers Douglas Marshall Rachael Marshall

The registered agent's name and address are Mary Marshall 901 N. Hwy 67 Florissant MO 63031

The person signing this application is the applicant or the _____

of applicant and has power and authority to make this application and affidavit.

Number of days requested for temporary liquor license 4

Location where temporary sales are to be made Laumeier Art Fair Laumeier After Dark

Hours of operation May 8th: 6pm-10pm May 10th 10am-5pm May 9th: 10am-8pm November 7th 4pm-10pm

Missouri Sales Tax ID# 10831142

Missouri Secretary of State registration # 00144551

Previous temp liquor license with Sunset Hills was license # ~~21177~~ misc vendor license #21667 - temp LQ lic#

Applicant hereby states that: No permit issued by the City of Sunset Hills, Missouri, or by the Supervisor of Liquor Control of the State of Missouri under the Acts of the General Assembly of Missouri has been revoked or suspended.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted, since the ratification of the 21st Amendment of the Constitution of the United States, or a violation of the provisions of any law applicable to the manufacture or sale of intoxicating liquor and the applicant does not employ or has not employed in his business any person whose license has been revoked or who has been convicted of violating the provisions of any such law since the date afore-said.

That affiant, or manager in charge of the business in Sunset Hills, Missouri, has not been convicted of any misdemeanor or felony under the laws of the United States, the State of Missouri, or any other state.

That applicant, or applicant's agents and employees, will not violate any law of the State of Missouri, or ordinance of the City of Sunset Hills, nor allow any other person to violate any law in this State or City while in or upon the premises herein; applicant(s) acknowledges that he (it, they) is (are) familiar with the ordinances of the City of Sunset Hills regulating the sale of liquor.

Mary Marshall _____

Applicant's Name (printed or typed) Applicant's Signature

Subscribed and sworn before me, _____

_____

_____

City Clerk's Signature

Date of Aldermanic approval:

_____

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING 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 ON A 53.6 ACRE TRACT OF LAND LOCATED AT 12710 MAURER INDUSTRIAL DRIVE.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING PETITIONS:

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.

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.

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.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING PETITIONS:

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.

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.

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.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING PETITIONS:

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.

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.

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.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

JAN - FEB 2026 YTD EXPENDITURES BY DEPARTMENT

Note: Budget is straightlined over 12 months

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
General Government	PERSONNEL	5001 ELECTED OFFICIALS SALARIES	01-4000-5001	Elected Officials Salaries	4,900	10,729	5,829	54%
General Government	PERSONNEL	5003 Full Time Regular Salaries	01-4000-5003	FT Reg Salary_Admin	71,861	77,075	5,215	7%
General Government	PERSONNEL	5012 Allowance Salary	01-4000-5012	Allowance Salary_Admin	462	500	38	8%
General Government	PERSONNEL	5014 Education Bonus Salary	01-4000-5014	Education Bonus_Admin	-	292	292	100%
General Government	PERSONNEL	5200 FICA EXPENSE	01-4000-5200	FICA Expense_Admin	5,628	6,778	1,149	17%
General Government	PERSONNEL	5210 HEALTH INSURANCE	01-4000-5210	Health Insurance Exp_Admin	8,800	9,383	583	6%
General Government	PERSONNEL	5211 HSA Employer Portion Expense	01-4000-5211	HSA Employer Portion Expense_Admin	5,100	1,333	(3,767)	-283%
General Government	PERSONNEL	5212 Benefits Admin Fees	01-4000-5212		738	533	(204)	-38%
General Government	PERSONNEL	5215 PENSION EXPENSES	01-4000-5215	Pension Expense_Admin	4,545	4,127	(418)	-10%
General Government	PERSONNEL	5217 Flex Spending Admin Fees	01-4000-5217	Flex Spending Admin Fees_Admin	36	40	4	10%
General Government	PERSONNEL	5218 Dental Insurance	01-4000-5218	Dental Insurance_Admin	500	600	100	17%
General Government	PERSONNEL	5221 Employee Asst Programs	01-4000-5221	Employee Asst Programs_Admin	-	50	50	100%
General Government	PERSONNEL	5223 LT Disability Ins	01-4000-5223	LT Disability Ins_Admin	510	500	(10)	-2%
General Government	PERSONNEL	5224 Group Life Ins	01-4000-5224	Group Life Ins_Admin	169	200	30	15%
General Government	PERSONNEL Total				103,248	112,139	8,890	8%
General Government	UTILITIES	6705 Utilities - Telephone	01-4000-6705	Utilities - Telephone_Admin	94	255	161	63%
General Government	UTILITIES Total				94	255	161	63%
General Government	LEGAL AND PROFESSIONAL SERVICE	6000 Professional Services	01-4000-6000	Professional Fees_Admin	5,244	10,496	5,252	50%
General Government	LEGAL AND PROFESSIONAL SERVICE	6000 Professional Services	01-4005-6000	Professional Fees_Pros Atty Asst	708	2,916	2,208	76%
General Government	LEGAL AND PROFESSIONAL SERVICE	6012 JUDGE & PROSECUTOR RETAINERS	01-4005-6012	Prosecutor Retainer	1,600	3,199	1,599	50%
General Government	LEGAL AND PROFESSIONAL SERVICE	6015 Legal Fees	01-4000-6015	Legal Fees_Admin	1,471	5,831	4,361	75%
General Government	LEGAL AND PROFESSIONAL SERVICE Total				9,023	22,441	13,418	60%
General Government	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-4000-6735	Maint/Repair - Equipment_Admin	-	33	33	100%
General Government	REPAIRS, MAINTENANCE AND UPKEEP	6736 Maint/Repair - Computers	01-4000-6736	Maint/Repair - Computers_Admin	-	167	167	100%
General Government	REPAIRS, MAINTENANCE AND UPKEEP Total				-	200	200	100%
General Government	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	01-4000-7030	Office Supplies_Admin	306	916	610	67%
General Government	SUPPLIES & COMMODITIES	7031 POSTAGE	01-4000-7031	Postage_Admin	1,299	1,000	(300)	-30%
General Government	SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	01-4000-7033	Employee Canteen Supplies_Admin	-	117	117	100%
General Government	SUPPLIES & COMMODITIES Total				1,605	2,033	427	21%
General Government	ALL OTHER OPERATING EXPENDITURES	5245 MAYOR & BOA EXPENSES	01-4000-5245	Mayor & BOA Expense	97	500	403	81%
General Government	ALL OTHER OPERATING EXPENDITURES	5255 MILEAGE REIMBURSEMENT	01-4000-5255	Mileage Reimb_Admin	-	17	17	100%
General Government	ALL OTHER OPERATING EXPENDITURES	5500 MEMBERSHIPS/SUBSCRIPTIONS	01-4000-5500	Membership/Subscription_Admin	502	2,166	1,664	77%
General Government	ALL OTHER OPERATING EXPENDITURES	5510 SEMINARS/TRAINING	01-4000-5510	Seminar/Training_Admin	200	666	466	70%
General Government	ALL OTHER OPERATING EXPENDITURES	6110 NEWSLETTER	01-4000-6110	Newsletter	-	833	833	100%
General Government	ALL OTHER OPERATING EXPENDITURES	6111 PUBLICATIONS	01-4000-6111	Publications_Admin	-	167	167	100%
General Government	ALL OTHER OPERATING EXPENDITURES	6119 PRINTING & COPIER EXPENSE	01-4000-6119	Printing & Copier_Admin	-	1,250	1,250	100%
General Government	ALL OTHER OPERATING EXPENDITURES	6120 Prop & Liab Insurance	01-4000-6120	Property & Liability Ins_Admin	10	17,468	17,458	100%
General Government	ALL OTHER OPERATING EXPENDITURES	6122 Workers Comp Insurance	01-4000-6122	Workers Comp Ins_Admin	(0)	167	167	100%
General Government	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	01-4000-6135	Computer Subscription_Admin	6,655	14,994	8,339	56%
General Government	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	01-4005-6135	Computer Subscription_Pros Atty Asst	-	750	750	100%
General Government	ALL OTHER OPERATING EXPENDITURES	6150 ELECTION EXPENSES	01-4000-6150	Election Expenses	-	1,000	1,000	100%
General Government	ALL OTHER OPERATING EXPENDITURES	6162 MAPS/CODIFICATION	01-4000-6162	Maps/Codification_Admin	8,484	1,250	(7,234)	-579%
General Government	ALL OTHER OPERATING EXPENDITURES	6180 WEBSITE MAINTENANCE	01-4000-6180	Website Maintenance_Admin	-	2,999	2,999	100%
General Government	ALL OTHER OPERATING EXPENDITURES	7068 MISCELLANEOUS	01-4000-7068	Miscellaneous_Admin	135	833	698	84%
General Government	ALL OTHER OPERATING EXPENDITURES	7956 SPECIAL EVENTS	01-4000-7956	Special Events_Admin	-	583	583	100%
General Government	ALL OTHER OPERATING EXPENDITURES	8000 SERVICE CHARGES	01-0000-8000	Service Charges	3,559	3,832	273	7%
General Government	ALL OTHER OPERATING EXPENDITURES Total				19,641	49,472	29,831	60%
General Government	CAPITAL OUTLAYS	7103 Minor Electronics	05-4000-7103	Minor Electronics - Admin	-	83	83	100%
General Government	CAPITAL OUTLAYS Total				-	83	83	100%
General Government Total					**133,612**	**186,622**	**53,010**	**28%**

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Municipal Court	PERSONNEL	5003 Full Time Regular Salaries	01-7000-5003	FT Reg Salary_Court	12,768	13,825	1,057	8%
Municipal Court	PERSONNEL	5008 Overtime	01-7000-5008	Overtime_Court	509	500	(9)	-2%
Municipal Court	PERSONNEL	5009 Fixed Shift Wages	01-7000-5009	Fixed Shift Wages_Court	300	300	(0)	0%
Municipal Court	PERSONNEL	5200 FICA EXPENSE	01-7000-5200	FICA Expense_Court	1,004	1,119	115	10%
Municipal Court	PERSONNEL	5210 HEALTH INSURANCE	01-7000-5210	Health Insurance Exp_Court	1,760	1,794	34	2%
Municipal Court	PERSONNEL	5211 HSA Employer Portion Expense	01-7000-5211	HSA Employer Portion Expense_Court	1,700	267	(1,433)	-538%
Municipal Court	PERSONNEL	5212 Benefits Admin Fees	01-7000-5212	Employee Benefits Admin Fees_Court	148	103	(44)	-43%
Municipal Court	PERSONNEL	5215 PENSION EXPENSES	01-7000-5215	Pension Expense_Court	829	771	(58)	-7%
Municipal Court	PERSONNEL	5217 Flex Spending Admin Fees	01-7000-5217	Flex Spending Admin Fees_Court	7	8	1	14%
Municipal Court	PERSONNEL	5218 Dental Insurance	01-7000-5218	Dental Insurance_Court	100	120	20	17%
Municipal Court	PERSONNEL	5221 Employee Asst Programs	01-7000-5221	Employee Asst Programs_Court	-	12	12	100%
Municipal Court	PERSONNEL	5223 LT Disability Ins	01-7000-5223	LT Disability Ins_Court	102	100	(2)	-2%
Municipal Court	PERSONNEL	5224 Group Life Ins	01-7000-5224	Group Life Ins_Court	34	42	8	19%
Municipal Court	PERSONNEL Total				19,260	18,961	(299)	-2%
Municipal Court	LEGAL AND PROFESSIONAL SERVICE	6000 Professional Services	01-7000-6000	Professional Fees_Court	-	333	333	100%
Municipal Court	LEGAL AND PROFESSIONAL SERVICE	6012 JUDGE & PROSECUTOR RETAINERS	01-7000-6012	Judge Retainer	4,800	3,199	(1,601)	-50%
Municipal Court	LEGAL AND PROFESSIONAL SERVICE	6015 Legal Fees	01-7000-6015	Legal Fees_Court	305	1,166	861	74%
Municipal Court	LEGAL AND PROFESSIONAL SERVICE Total				5,105	4,698	(407)	-9%
Municipal Court	REPAIRS, MAINTENANCE AND UPKEEP	6736 Maint/Repair - Computers	01-7000-6736	Maint/Repair - Computers_Court	-	83	83	100%
Municipal Court	REPAIRS, MAINTENANCE AND UPKEEP Total				-	83	83	100%
Municipal Court	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	01-7000-7030	Office Supplies_Court	116	333	218	65%
Municipal Court	SUPPLIES & COMMODITIES	7031 POSTAGE	01-7000-7031	Postage_Court	-	167	167	100%
Municipal Court	SUPPLIES & COMMODITIES Total				116	500	384	77%
Municipal Court	ALL OTHER OPERATING EXPENDITURES	5255 MILEAGE REIMBURSEMENT	01-7000-5255	Mileage Reimb_Court	-	17	17	100%
Municipal Court	ALL OTHER OPERATING EXPENDITURES	5500 MEMBERSHIPS/SUBSCRIPTIONS	01-7000-5500	Membership/Subscription_Court	-	83	83	100%
Municipal Court	ALL OTHER OPERATING EXPENDITURES	5510 SEMINARS/TRAINING	01-7000-5510	Seminar/Training_Court	-	300	300	100%
Municipal Court	ALL OTHER OPERATING EXPENDITURES	6120 Prop & Liab Insurance	01-7000-6120	Property & Liability Ins_Court	-	327	327	100%
Municipal Court	ALL OTHER OPERATING EXPENDITURES	6122 Workers Comp Insurance	01-7000-6122	Workers Comp Ins_Court	-	55	55	100%
Municipal Court	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	01-7000-6135	Computer Subscription_Court	1,205	1,166	(39)	-3%
Municipal Court	ALL OTHER OPERATING EXPENDITURES Total				1,205	1,948	742	38%
Municipal Court	CAPITAL OUTLAYS	7103 Minor Electronics	05-7000-7103	Minor Electronics_Court	-	83	83	100%
Municipal Court	CAPITAL OUTLAYS Total				-	83	83	100%
Municipal Court Total					**25,686**	**26,273**	**587**	**2%**
Parks and Recreation	PERSONNEL	5003 Full Time Regular Salaries	01-8000-5003	FT Reg Salary_Parks General	120,746	144,486	23,739	16%
Parks and Recreation	PERSONNEL	5003 Full Time Regular Salaries	01-8004-5003	FT Reg Salary_Athletic Complex	7,852	7,761	(90)	-1%
Parks and Recreation	PERSONNEL	5003 Full Time Regular Salaries	12-8003-5003	FT Reg Salary_Community Center	7,164	7,758	594	8%
Parks and Recreation	PERSONNEL	5005 Part Time Wages	01-8000-5005	Part time Wages_Parks General	12,825	16,319	3,494	21%
Parks and Recreation	PERSONNEL	5005 Part Time Wages	01-8004-5005	Part Time Wages_Athletic Complex	3,544	8,116	4,573	56%
Parks and Recreation	PERSONNEL	5005 Part Time Wages	01-8013-5005	Part Time Wages_Driving Range	1,127	7,317	6,190	85%
Parks and Recreation	PERSONNEL	5005 Part Time Wages	01-8014-5005	Part Time Wages_Day Camp	56	11,422	11,366	100%
Parks and Recreation	PERSONNEL	5005 Part Time Wages	12-8003-5005	Part Time Wages_Community Center	23,751	40,167	16,416	41%
Parks and Recreation	PERSONNEL	5005 Part Time Wages	12-8017-5005	Part Time Wages_Fitness Instruction	7,123	9,407	2,284	24%
Parks and Recreation	PERSONNEL	5008 Overtime	01-8000-5008	Overtime_Parks General	-	1,250	1,250	100%
Parks and Recreation	PERSONNEL	5008 Overtime	12-8003-5008	Overtime_Community Center	-	83	83	100%
Parks and Recreation	PERSONNEL	5014 Education Bonus Salary	01-8000-5014	Education Bonus_Parks	-	583	583	100%
Parks and Recreation	PERSONNEL	5200 FICA EXPENSE	01-8000-5200	FICA Expense_Parks General	10,738	14,903	4,165	28%
Parks and Recreation	PERSONNEL	5200 FICA EXPENSE	12-8000-5200	FICA Expense_Parks General	2,927	4,392	1,465	33%
Parks and Recreation	PERSONNEL	5210 HEALTH INSURANCE	01-8000-5210	Health Insurance Exp_Parks General	14,960	14,655	(305)	-2%
Parks and Recreation	PERSONNEL	5211 HSA Employer Portion Expense	01-8000-5211	HSA Employer Portion Expense_Parks General	25,500	2,666	(22,834)	-857%
Parks and Recreation	PERSONNEL	5212 Benefits Admin Fees	01-8000-5212	Employee Benefits Admin Fees_Parks General	1,180	833	(347)	-42%
Parks and Recreation	PERSONNEL	5215 PENSION EXPENSES	01-8000-5215	Pension Expense_Parks General	8,194	8,037	(157)	-2%
Parks and Recreation	PERSONNEL	5215 PENSION EXPENSES	12-8000-5215	Pension Expense_Parks General	451	416	(36)	-9%
Parks and Recreation	PERSONNEL	5217 Flex Spending Admin Fees	01-8000-5217	Flex Spending Admin Fees_Parks General	57	62	5	8%
Parks and Recreation	PERSONNEL	5218 Dental Insurance	01-8000-5218	Dental Insurance_Parks General	850	960	110	11%
Parks and Recreation	PERSONNEL	5221 Employee Asst Programs	01-8000-5221	Employee Asst Programs_Parks General	-	83	83	100%
Parks and Recreation	PERSONNEL	5223 LT Disability Ins	01-8000-5223	LT Disability Ins_Parks General	816	791	(24)	-3%

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Parks and Recreation	PERSONNEL	5224 Group Life Ins	01-8000-5224	Group Life Ins_Parks General	323	317	(7)	-2%
Parks and Recreation	PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	01-8000-5230	Employee Screenings_Parks General	-	83	83	100%
Parks and Recreation	PERSONNEL	5225 Unemployment Comp	01-8000-5225	Unemployment Comp Exp_Parks General	42		(42)	
Parks and Recreation	PERSONNEL Total				250,226	302,867	52,641	17%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8003-6701	Utilities - Electric_Community Center	4,556	5,781	1,225	21%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8004-6701	Utilities - Electric_Athletic Complex	255	1,016	762	75%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8005-6701	Utilities - Electric_Kitun	34	33	(0)	-1%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8006-6701	Utilities - Electric_Gempp	187	117	(70)	-60%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8007-6701	Utilities - Electric_Lynstone	204	142	(62)	-44%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8008-6701	Utilities - Electric_Minnie Ha Ha	98	1,833	1,735	95%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8009-6701	Utilities - Electric_Watson Trail	1,984	1,266	(718)	-57%
Parks and Recreation	UTILITIES	6701 Utilities - Electric	01-8013-6701	Utilities - Electric_Driving Range	621	333	(287)	-86%
Parks and Recreation	UTILITIES	6702 Utilities - Natural Gas	01-8003-6702	Utilities - Natural Gas_Community Center	724	616	(108)	-18%
Parks and Recreation	UTILITIES	6703 Utilities - Water	01-8000-6703	Utilities - Water_Parks General	21	167	146	88%
Parks and Recreation	UTILITIES	6703 Utilities - Water	01-8003-6703	Utilities - Water_Community Center	1,829	1,200	(629)	-52%
Parks and Recreation	UTILITIES	6703 Utilities - Water	01-8005-6703	Utilities - Water_Kitun	71	108	38	35%
Parks and Recreation	UTILITIES	6703 Utilities - Water	01-8007-6703	Utilities - Water_Lynstone	35	108	73	67%
Parks and Recreation	UTILITIES	6703 Utilities - Water	01-8009-6703	Utilities - Water_Watson Trail	76	142	66	47%
Parks and Recreation	UTILITIES	6703 Utilities - Water	01-8013-6703	Utilities - Water_Driving Range	24	1,366	1,342	98%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8000-6704	Utilities - Sewer_Parks General	93	33	(60)	-179%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8003-6704	Utilities - Sewer_Community Center	140	250	110	44%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8006-6704	Utilities - Sewer_Gempp	47	83	36	44%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8007-6704	Utilities - Sewer_Lynstone	56	83	27	33%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8008-6704	Utilities - Sewer_Minnie Ha Ha	-	83	83	100%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8002-6704	Utilities - Sewer_Aquatic Facility	30	58	28	48%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8005-6704	Utilities - Sewer_Kitun	44	75	31	41%
Parks and Recreation	UTILITIES	6704 Utilities - Sewer	01-8010-6704	Utilities - Sewer_Bander Area	129	50	(79)	-158%
Parks and Recreation	UTILITIES	6705 Utilities - Telephone	01-8000-6705	Utilities - Telephone_Parks General	818	1,549	731	47%
Parks and Recreation	UTILITIES	6705 Utilities - Telephone	01-8003-6705	Utilities - Telephone_Community Center	-	242	242	100%
Parks and Recreation	UTILITIES	6706 Utilities - Internet	01-8000-6706	Utilities - Internet_Parks General	1,765	966	(798)	-83%
Parks and Recreation	UTILITIES	6706 Utilities - Internet	01-8003-6706	Utilities - Internet_Community Center	-	417	417	100%
Parks and Recreation	UTILITIES Total				13,839	18,118	4,279	24%
Parks and Recreation	LEGAL AND PROFESSIONAL SERVICE	6000 Professional Services	01-8000-6000	Professional Fees_Parks General	11,618	2,499	(9,119)	-365%
Parks and Recreation	LEGAL AND PROFESSIONAL SERVICE	6015 Legal Fees	01-8000-6015	Legal Fees_Parks General	641	500	(141)	-28%
Parks and Recreation	LEGAL AND PROFESSIONAL SERVICE Total				12,259	2,999	(9,260)	-309%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8000-6732	Maint/Repair - Grounds_Parks General	2,187	6,664	4,477	67%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8004-6732	Maint/Repair - Grounds_Athletic Complex	-	11,662	11,662	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8005-6732	Maint/Repair - Grounds_Kitun	-	1,000	1,000	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8006-6732	Maint/Repair - Grounds_Gempp	625	4,165	3,540	85%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8007-6732	Maint/Repair - Grounds_Lynstone Park	943	1,333	390	29%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8008-6732	Maint/Repair - Grounds_Minnie Ha Ha	291	4,998	4,707	94%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8009-6732	Maint/Repair - Grounds_Watson Trail	476	6,414	5,938	93%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8013-6732	Maint/Repair - Grounds_Driving Range	-	3,165	3,165	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8018-6732	Maint/Repair - Grounds_Stieren Area	-	2,332	2,332	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	12-8010-6732	Maint/Repair - Grounds_Bander	31	5,831	5,800	99%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8011-6732	Maint/Repair - Grounds_Eschbach	100	833	733	88%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8003-6732	Maint/Repair - Grounds_Community Ctr	-	666	666	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building	01-8000-6733	Maint/Repair - Building_Parks General	-	1,999	1,999	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building	01-8003-6733	Maint/Repair - Building_Community Center	4,272	6,997	2,725	39%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building	01-8004-6733	Maint/Repair - Building_Athletic Complex	-	1,666	1,666	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8000-6734	Maint/Repair - Facilities_Parks General	2,842	1,000	(1,842)	-184%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8004-6734	Maint/Repair - Facilities_Athletic Complex	-	2,666	2,666	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8005-6734	Maint/Repair - Facilities_Kitun	-	1,416	1,416	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8006-6734	Maint/Repair - Facilities_Gempp	-	833	833	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8007-6734	Maint/Repair - Facilities_Lynstone	-	333	333	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8008-6734	Maint/Repair - Facilities_Minnie Ha Ha	-	2,499	2,499	100%

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8009-6734	Maint/Repair - Facilities_Watson Trail		1,666	1,666	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8013-6734	Maint/Repair - Facilities_Driving Range	150	2,166	2,016	93%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8018-6734	Maint/Repair - Facilities_Stieren Area	-	2,249	2,249	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-8000-6735	Maint/Repair - Equipment_Parks General	2,888	4,998	2,110	42%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-8003-6735	Maint/Repair - Equipment_Community Center	1,843	4,998	3,155	63%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-8004-6735	Maint/Repair - Equipment_Athletic Complex	-	1,833	1,833	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-8013-6735	Maint/Repair - Equipment_Driving Range	(379)	1,666	2,045	123%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-8018-6735	Maint/Repair - Equipment_Stieren Area	-	83	83	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6736 Maint/Repair - Computers	01-8000-6736	Maint/Repair - Computers_Parks General	-	833	833	100%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP	6737 Maint/Repair - Vehicle	01-8000-6737	Maint/Repair - Vehicle_Parks General	4,524	3,332	(1,192)	-36%
Parks and Recreation	REPAIRS, MAINTENANCE AND UPKEEP Total				20,794	92,296	71,503	77%
Parks and Recreation	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	01-8000-7030	Office Supplies_Parks General	139	833	694	83%
Parks and Recreation	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	01-8003-7030	Office Supplies_Community Center	868	583	(285)	-49%
Parks and Recreation	SUPPLIES & COMMODITIES	7031 POSTAGE	01-8000-7031	Postage_Parks General	1,500	250	(1,250)	-500%
Parks and Recreation	SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	01-8000-7033	Employee Canteen Supplies_Parks	-	100	100	100%
Parks and Recreation	SUPPLIES & COMMODITIES	7034 Periodical Subscription	01-8003-7034	Periodical Subscription_Community Center	(138)	167	304	183%
Parks and Recreation	SUPPLIES & COMMODITIES	7035 First Aid Supplies	01-8000-7035	First Aid Supplies_Parks General	399	250	(149)	-60%
Parks and Recreation	SUPPLIES & COMMODITIES	7035 First Aid Supplies	01-8003-7035	First Aid Supplies_Community Center	-	125	125	100%
Parks and Recreation	SUPPLIES & COMMODITIES	7035 First Aid Supplies	01-8014-7035	First Aid Supplies_Day Camp	-	83	83	100%
Parks and Recreation	SUPPLIES & COMMODITIES	7037 GAS/OIL	01-8000-7037	Gas/Oil_Parks General	4,600	5,331	731	14%
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	01-8000-7047	Maint Supplies_Parks General	962	2,999	2,036	68%
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	01-8003-7047	Maint Supplies_Community Center	3,824	4,165	341	8%
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	01-8004-7047	Maint Supplies_Athletic Complex	-	333	333	100%
Parks and Recreation	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	01-8013-7047	Maint/Supplies_Driving Range	-	417	417	100%
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	01-8000-7053	Recreation Supplies_Parks General	3	666	663	99%
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	01-8003-7053	Recreation Supplies_Community Center	69	417	348	83%
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	01-8004-7053	Recreation Supplies_Athletic Complex	53	1,666	1,613	97%
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	01-8013-7053	Recreation Supplies_Driving Range	-	3,332	3,332	100%
Parks and Recreation	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	01-8014-7053	Recreation Supplies_Day Camp	-	833	833	100%
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	01-8000-7057	Uniforms_Parks General	6,279	2,832	(3,447)	-122%
Parks and Recreation	SUPPLIES & COMMODITIES	7057 UNIFORMS	01-8014-7057	Uniforms_Day Camp	-	500	500	100%
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	01-8003-9710	Concessions Exp_Community Ctr	2,136	1,666	(470)	-28%
Parks and Recreation	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	01-8004-9710	Concessions Exp_Athletic Complex	-	583	583	100%
Parks and Recreation	SUPPLIES & COMMODITIES Total				20,695	28,130	7,436	26%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	5255 MILEAGE REIMBURSEMENT	01-8000-5255	Mileage Reimb_Parks General	-	33	33	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	5500 MEMBERSHIPS/SUBSCRIPTIONS	01-8000-5500	Membership/Subscription_Parks General	66	500	434	87%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	5510 SEMINARS/TRAINING	01-8000-5510	Seminar/Training_Parks General	3,536	1,666	(1,870)	-112%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6020 Recreation Contractors	01-8003-6020	Recreation Contractors_Community Center	1,071	1,499	428	29%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6020 Recreation Contractors	01-8004-6020	Recreation Contractors_Athletic Facility	-	1,166	1,166	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6111 PUBLICATIONS	01-8000-6111	Publications_Parks General	-	67	67	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6115 PROMOTIONS/MARKETING	01-8000-6115	Promotion/Marketing_Parks General	5,300	4,998	(302)	-6%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6115 PROMOTIONS/MARKETING	01-8003-6115	Promotion/Marketing_Community Ctr	-	-	-	
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6119 PRINTING & COPIER EXPENSE	01-8000-6119	Printing & Copier_Parks General	-	666	666	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6120 Prop & Liab Insurance	01-8000-6120	Property & Liability Ins_Parks General	-	13,999	13,999	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6122 Workers Comp Insurance	01-8000-6122	Workers Comp Ins_Parks General	-	4,197	4,197	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	01-8000-6135	Computer Subscription_Parks General	38,719	3,332	(35,387)	-1062%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6410 EQUIPMENT RENTALS	01-8000-6410	Equipment Rentals_Parks General	615	1,250	635	51%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6410 EQUIPMENT RENTALS	01-8004-6410	Equipment Rentals_Athletic Complex	-	833	833	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	6611 MEMORIAL LANDSCAPING - EXPENSE	01-8000-6611	Memorial Landscaping Exp	-	333	333	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	7068 MISCELLANEOUS	01-8000-7068	Miscellaneous_Parks General	212	417	204	49%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	7068 MISCELLANEOUS	01-8003-7068	Miscellaneous_Community Ctr	-	83	83	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	7910 SPECIAL PROGRAM EXPENSES	01-8000-7910	Special Program Exp_Parks General	4,194	10,829	6,635	61%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	7910 SPECIAL PROGRAM EXPENSES	01-8014-7910	Special Program Exp_Day Camp	750	2,666	1,916	72%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES	8000 SERVICE CHARGES	12-0000-8000	Service Charges	-	333	333	100%
Parks and Recreation	ALL OTHER OPERATING EXPENDITURES Total				54,463	48,866	(5,597)	-11%
Parks and Recreation	CAPITAL OUTLAYS	7039 MINOR TOOLS	05-8000-7039	Minor Tools_Parks General	84	500	416	83%

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Parks and Recreation	CAPITAL OUTLAYS	9202 Cap Project/Acq - Grounds	05-8010-9202	Cap Project/Acq_Grounds_Bander Park	-	333	333	100%
Parks and Recreation	CAPITAL OUTLAYS	9203 Cap Project/Acq - Building	05-8003-9203	Cap Project/Acq - Building_Community Ctr	1,922	3,749	1,827	49%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	01-8018-9204	Cap Project/Acq - Facilities_Stieren Area	-	8,330	8,330	100%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	05-8004-9204	Cap Project/Acq - Facilities_Athletic Com	-	2,499	2,499	100%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	05-8009-9204	Cap Project/Acq - Facilities_Watson Trail	4,900	103,125	98,225	95%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	01-8004-9204	Cap Project/Acq-Facilites_Athletic Complex	-	4,998	4,998	100%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	01-8009-9204	Cap Project/Acq-Facilties_Watson Trail	129	9,746	9,617	99%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	01-8010-9204	Cap Project/Acq - Facilities_Bander	-	26,656	26,656	100%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	05-8006-9204	Cap Project/Acq - Facilities_Gempp	-	2,916	2,916	100%
Parks and Recreation	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	05-8008-9204	Cap Project/Acq - Facilities_Minnie Ha Ha	-	11,662	11,662	100%
Parks and Recreation	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	05-8003-9205	Cap Project/Acq - Equipment_Community Ctr	3,600	5,831	2,231	38%
Parks and Recreation	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	05-8013-9205	Cap Project/Acq - Equipment_Driving Range	9,603	3,332	(6,271)	-188%
Parks and Recreation	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	05-8009-9205	Cap Project/Acq - Equipment_Watson Trail	3,151	833	(2,318)	-278%
Parks and Recreation	CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	05-8000-9206	Cap Project/Acq - Computers_Parks General	-	500	500	100%
Parks and Recreation	CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	01-8000-9206	Cap Project/Acq - Computers_Parks General	-	2,666	2,666	100%
Parks and Recreation	CAPITAL OUTLAYS	9207 Cap Project/Acq - Vehicle	05-8000-9207	Cap Project/Acq - Vehicle_Parks General	-	10,829	10,829	100%
Parks and Recreation	CAPITAL OUTLAYS Total				23,389	198,504	175,115	88%
Parks and Recreation Total					**395,664**	**691,780**	**296,116**	**43%**
Pool	PERSONNEL	5003 Full Time Regular Salaries	12-8002-5003	FT Reg Salary_Aquatic Facility	12,041	8,814	(3,227)	-37%
Pool	PERSONNEL	5005 Part Time Wages	12-8002-5005	Part Time Wages_Aquatic Facility	4,433	54,874	50,441	92%
Pool	PERSONNEL	5005 Part Time Wages	12-8015-5005	Part Time Wages_Swim & Dive Program	-	6,425	6,425	100%
Pool	PERSONNEL	5008 Overtime	12-8002-5008	Overtime_Aquatic Facility	230	500	270	54%
Pool	PERSONNEL	5200 FICA EXPENSE	12-8002-5200	FICA Expense_Aquatic Facility	1,278	5,069	3,792	75%
Pool	PERSONNEL	5210 HEALTH INSURANCE	01-8002-5210	Health Insurance Exp_Aquatic Facility	880	897	17	2%
Pool	PERSONNEL	5212 Benefits Admin Fees	01-8002-5212	Employee Benefits Admin Fees_Aquatic Facilit	74	53	(20)	-38%
Pool	PERSONNEL	5215 PENSION EXPENSES	12-8002-5215	Pension Expense_Aquatic Facility	759	237	(522)	-220%
Pool	PERSONNEL	5217 Flex Spending Admin Fees	01-8002-5217	Flex Spending Admin Fees_Aquatic Facility	4	4	1	14%
Pool	PERSONNEL	5218 Dental Insurance	01-8002-5218	Dental Insurance_Aquatic Facility	50	60	10	17%
Pool	PERSONNEL	5221 Employee Asst Programs	01-8002-5221	Employee Asst Programs_Aquatic Facility	-	8	8	100%
Pool	PERSONNEL	5223 LT Disability Ins	01-8002-5223	LT Disabiity Ins_Aquatic Facilty	51	50	(1)	-2%
Pool	PERSONNEL	5224 Group Life Ins	01-8002-5224	Group Life Ins_Aquatic Facility	17	20	3	15%
Pool	PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	01-8002-5230	Employee Screenings_Pool	-	666	666	100%
Pool	PERSONNEL Total				19,815	77,678	57,864	74%
Pool	UTILITIES	6701 Utilities - Electric	01-8002-6701	Utilities - Electric_Aquatic Facility	3,033	5,006	1,973	39%
Pool	UTILITIES	6703 Utilities - Water	01-8002-6703	Utilities - Water_Aquatic Facility	153	2,049	1,896	93%
Pool	UTILITIES Total				3,186	7,056	3,869	55%
Pool	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-8002-6732	Maint/Repair - Grounds_Aquatic Facility	218	417	199	48%
Pool	REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building	01-8002-6733	Maint/Repair - Building_Aquatic Facility	-	8,330	8,330	100%
Pool	REPAIRS, MAINTENANCE AND UPKEEP	6734 Maint/Repair - Facilities	01-8002-6734	Maint/Repair - Facilities_Aquatic Facility	-	9,163	9,163	100%
Pool	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-8002-6735	Maint/Repair - Equipment_Aquatic Facility	2,268	833	(1,435)	-172%
Pool	REPAIRS, MAINTENANCE AND UPKEEP	6736 Maint/Repair - Computers	01-8002-6736	Maint/Repair - Computers_Aquatic Fac	-	500	500	100%
Pool	REPAIRS, MAINTENANCE AND UPKEEP Total				2,486	19,242	16,756	87%
Pool	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	01-8002-7030	Office Supplies_Aquatic Facility	-	100	100	100%
Pool	SUPPLIES & COMMODITIES	7035 First Aid Supplies	01-8002-7035	First Aid Supplies_Aquatic Fac	-	333	333	100%
Pool	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	01-8002-7047	Maint Supplies_Aquatic Facility	-	666	666	100%
Pool	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	01-8002-7053	Recreation Supplies_Aquatic Fac	1,191	916	(275)	-30%
Pool	SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	01-8015-7053	Recreation Supplies_Swim and Dive	607	833	226	27%
Pool	SUPPLIES & COMMODITIES	7057 UNIFORMS	01-8002-7057	Uniforms_Aquatic Fac	-	1,166	1,166	100%
Pool	SUPPLIES & COMMODITIES	7057 UNIFORMS	01-8015-7057	Uniforms_Swim and Dive	-	666	666	100%
Pool	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	01-8002-9710	Concessions Exp_Aquatic Facility	-	5,831	5,831	100%
Pool	SUPPLIES & COMMODITIES Total				1,798	10,512	8,714	83%
Pool	ALL OTHER OPERATING EXPENDITURES	5510 SEMINARS/TRAINING	01-8002-5510	Seminar/Training_Aquatic Facility	-	1,333	1,333	100%
Pool	ALL OTHER OPERATING EXPENDITURES	6115 PROMOTIONS/MARKETING	01-8002-6115	Promotion/Marketing_Aquatic Facility	-	1,833	1,833	100%
Pool	ALL OTHER OPERATING EXPENDITURES	6119 PRINTING & COPIER EXPENSE	01-8002-6119	Printing & Copier_Aquatic Facility	-	83	83	100%
Pool	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	01-8002-6135	Computer Subscriptions_Aquatic Facility	936	250	(686)	-275%
Pool	ALL OTHER OPERATING EXPENDITURES	7068 MISCELLANEOUS	01-8002-7068	Miscellaneous_Aquatic Facility	-	1,333	1,333	100%

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Pool	ALL OTHER OPERATING EXPENDITURES	7910 SPECIAL PROGRAM EXPENSES	01-8002-7910	Special Program Exp_Aquatic Facility	-	1,250	1,250	100%
Pool	ALL OTHER OPERATING EXPENDITURES	7910 SPECIAL PROGRAM EXPENSES	01-8015-7910	Special Program Exp_Swim and Dive	-	1,166	1,166	100%
Pool	ALL OTHER OPERATING EXPENDITURES Total				936	7,247	6,311	87%
Pool	CAPITAL OUTLAYS	7039 MINOR TOOLS	05-8002-7039	Minor Tools_Aquatic Fac	141	333	192	58%
Pool	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	05-8002-9204	Cap Project/Acq - Facilities_Aquatic Fac	-	13,661	13,661	100%
Pool	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	05-8002-9205	Cap Project/Acq - Equipment_Aquatic Fac	10,408	7,330	(3,078)	-42%
Pool	CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	05-8002-9206	Cap Project/Acq - Computers_Aquatic Fac	-	500	500	100%
Pool	CAPITAL OUTLAYS Total				10,549	21,825	11,276	52%
Pool Total					**38,770**	**143,560**	**104,790**	**73%**
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	01-6000-5003	FT Reg Salary_Non-Comm Police	58,441	63,001	4,560	7%
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	01-6020-5003	FT Reg Salary_Comm Police	317,641	328,940	11,299	3%
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	15-6000-5003	FT Reg Salary_Non-Comm Police	12,828	13,829	1,001	7%
Public Safety	PERSONNEL	5003 Full Time Regular Salaries	15-6020-5003	FT Reg Salary_Comm Police	69,726	72,206	2,480	3%
Public Safety	PERSONNEL	5005 Part Time Wages	01-6000-5005	Part Time Wages_Non-Comm Police	1,506	1,809	302	17%
Public Safety	PERSONNEL	5005 Part Time Wages	15-6000-5005	Part Time Wages_Non-Comm Police	331	397	66	17%
Public Safety	PERSONNEL	5008 Overtime	01-6000-5008	Overtime_Non-Comm Police	683	1,768	1,086	61%
Public Safety	PERSONNEL	5008 Overtime	01-6020-5008	Overtime_Comm Police	11,365	12,616	1,251	10%
Public Safety	PERSONNEL	5008 Overtime	15-6000-5008	Overtime_Non-Comm Police	150	388	238	61%
Public Safety	PERSONNEL	5008 Overtime	15-6020-5008	Overtime_Comm Police	2,495	2,769	275	10%
Public Safety	PERSONNEL	5010 Rank Bonus Salary	01-6020-5010	Rank Bonus Salary_Comm Police	-	2,186	2,186	100%
Public Safety	PERSONNEL	5010 Rank Bonus Salary	01-6000-5010	Rank Bonus Salary_Public Safety	-	546	546	100%
Public Safety	PERSONNEL	5010 Rank Bonus Salary	15-6000-5010	Rank Bonus Salary_Public Safety	-	120	120	100%
Public Safety	PERSONNEL	5010 Rank Bonus Salary	15-6020-5010	Rank Bonus Salary_Comm Police	-	480	480	100%
Public Safety	PERSONNEL	5012 Allowance Salary	01-6020-5012	Allowance Salary_Comm Police	1,230	546	(684)	-125%
Public Safety	PERSONNEL	5012 Allowance Salary	15-6020-5012	Allowance Salary_Comm Police	270	120	(150)	-125%
Public Safety	PERSONNEL	5014 Education Bonus Salary	01-6000-5014	Education Bonus_Non-Comm Police	-	342	342	100%
Public Safety	PERSONNEL	5014 Education Bonus Salary	01-6020-5014	Education Bonus_Comm Police	-	1,298	1,298	100%
Public Safety	PERSONNEL	5014 Education Bonus Salary	15-6000-5014	Education Bonus_Non-Comm Police	-	75	75	100%
Public Safety	PERSONNEL	5014 Education Bonus Salary	15-6020-5014	Education Bonus_Comm Police	-	285	285	100%
Public Safety	PERSONNEL	5200 FICA EXPENSE	01-6000-5200	FICA Expense_Public Safety	29,183	31,599	2,415	8%
Public Safety	PERSONNEL	5200 FICA EXPENSE	15-6000-5200	FICA Expense_Public Safety	6,406	6,936	530	8%
Public Safety	PERSONNEL	5210 HEALTH INSURANCE	01-6000-5210	Health Insurance Exp_Public Safety	42,240	46,602	4,362	9%
Public Safety	PERSONNEL	5211 HSA Employer Portion Expense	01-6000-5211	HSA Employer Portion Expense_Public Safety	37,400	5,065	(32,335)	-638%
Public Safety	PERSONNEL	5212 Benefits Admin Fees	01-6000-5212	Employee Benefits Admin Fees_Public Safety	3,761	2,666	(1,096)	-41%
Public Safety	PERSONNEL	5215 PENSION EXPENSES	01-6000-5215	Pension Expense_Public Safety	20,736	18,054	(2,683)	-15%
Public Safety	PERSONNEL	5215 PENSION EXPENSES	15-6000-5215	Pension Expense_Public Safety	4,552	4,014	(538)	-13%
Public Safety	PERSONNEL	5217 Flex Spending Admin Fees	01-6000-5217	Flex Spending Admin Fees_Public Safety	183	200	17	9%
Public Safety	PERSONNEL	5218 Dental Insurance	01-6000-5218	Dental Insurance_Public Safety	2,400	3,059	659	22%
Public Safety	PERSONNEL	5221 Employee Asst Programs	01-6000-5221	Employee Asst Programs_Public Safety	-	292	292	100%
Public Safety	PERSONNEL	5223 LT Disability Ins	01-6000-5223	LT Disability Ins_Public Safety	2,600	2,499	(101)	-4%
Public Safety	PERSONNEL	5224 Group Life Ins	01-6000-5224	Group Life Ins_Public Safety	864	1,016	152	15%
Public Safety	PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	01-6000-5230	Employee Screenings_Public Safety	368	333	(35)	-10%
Public Safety	PERSONNEL Total				627,360	626,055	(1,305)	0%
Public Safety	UTILITIES	6701 Utilities - Electric	01-6010-6701	Utilities - Electric_PD Bldg	2,772	3,965	1,193	30%
Public Safety	UTILITIES	6702 Utilities - Natural Gas	01-6010-6702	Utilities - Natural Gas_PD Bldg	1,384	1,899	516	27%
Public Safety	UTILITIES	6703 Utilities - Water	01-6010-6703	Utilities - Water_PD Bldg	587	900	313	35%
Public Safety	UTILITIES	6704 Utilities - Sewer	01-6010-6704	Utilities - Sewer_PD Bldg	512	516	4	1%
Public Safety	UTILITIES	6705 Utilities - Telephone	01-6010-6705	Utilities - Telephone_PD Bldg	547	3,165	2,618	83%
Public Safety	UTILITIES	6706 Utilities - Internet	01-6010-6706	Utilities - Internet_PD Bldg	1,972	2,249	277	12%
Public Safety	UTILITIES Total				7,775	12,695	4,920	39%
Public Safety	LEGAL AND PROFESSIONAL SERVICE	6015 Legal Fees	01-6000-6015	Legal Fees_Public Safety	1,241	1,666	425	25%
Public Safety	LEGAL AND PROFESSIONAL SERVICE Total				1,241	1,666	425	25%
Public Safety	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-6010-6732	Maint/Repair - Grounds_PD Bldg	736	833	97	12%
Public Safety	REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building	01-6010-6733	Maint/Repair - Building_PD Bldg	1,087	6,997	5,910	84%
Public Safety	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-6010-6735	Maint/Repair - Equipment_PD Bldg	-	167	167	100%
Public Safety	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-6000-6735	Maint/Repair - Equipment_PD General	-	333	333	100%

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Public Safety	REPAIRS, MAINTENANCE AND UPKEEP	6736 Maint/Repair - Computers	01-6000-6736	Maint/Repair - Computers_PD General	-	1,666	1,666	100%
Public Safety	REPAIRS, MAINTENANCE AND UPKEEP	6737 Maint/Repair - Vehicle	01-6000-6737	Maint/Repair - Vehicle_PD General	131	4,165	4,034	97%
Public Safety	REPAIRS, MAINTENANCE AND UPKEEP Total				1,953	14,161	12,208	86%
Public Safety	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	01-6000-7030	Office Supplies_PD General	1,102	1,133	31	3%
Public Safety	SUPPLIES & COMMODITIES	7031 POSTAGE	01-6000-7031	Postage_Public Safety	135	167	32	19%
Public Safety	SUPPLIES & COMMODITIES	7032 POLICE SUPPLIES	01-6000-7032	Police Supplies	10	1,666	1,656	99%
Public Safety	SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	01-6000-7033	Employee Canteen Supplies_Police	25	500	475	95%
Public Safety	SUPPLIES & COMMODITIES	7037 GAS/OIL	01-6000-7037	Gas/Oil_Public Safety	5,188	11,079	5,891	53%
Public Safety	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	01-6010-7047	Maint Supplies_PD Bldg	-	83	83	100%
Public Safety	SUPPLIES & COMMODITIES	7057 UNIFORMS	01-6000-7057	Uniforms_Public Safety	460	2,499	2,040	82%
Public Safety	SUPPLIES & COMMODITIES	7061 JAIL EXPENSE	01-6000-7061	Jail Maint and Supplies_Public Safety	-	833	833	100%
Public Safety	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	01-6000-9710	Concessions Exp_Public Safety	-	-	-	
Public Safety	SUPPLIES & COMMODITIES Total				6,919	17,959	11,040	61%
Public Safety	ALL OTHER OPERATING EXPENDITURES	5255 MILEAGE REIMBURSEMENT	01-6000-5255	Mileage Reimb_Public Safety	111	100	(11)	-11%
Public Safety	ALL OTHER OPERATING EXPENDITURES	5500 MEMBERSHIPS/SUBSCRIPTIONS	01-6000-5500	Membership/Subscription_Public Safety	300	500	200	40%
Public Safety	ALL OTHER OPERATING EXPENDITURES	5510 SEMINARS/TRAINING	01-6000-5510	Seminar/Training_Public Safety	16,663	3,499	(13,164)	-376%
Public Safety	ALL OTHER OPERATING EXPENDITURES	5510 SEMINARS/TRAINING	15-6000-5510	Seminar/Training_Public Safety	1,664	2,999	1,335	45%
Public Safety	ALL OTHER OPERATING EXPENDITURES	6111 PUBLICATIONS	01-6000-6111	Publications_PD General	-	33	33	100%
Public Safety	ALL OTHER OPERATING EXPENDITURES	6119 PRINTING & COPIER EXPENSE	01-6000-6119	Printing & Copier_Police	104	333	229	69%
Public Safety	ALL OTHER OPERATING EXPENDITURES	6120 Prop & Liab Insurance	01-6000-6120	Property & Liability Ins_Public Safety	-	37,443	37,443	100%
Public Safety	ALL OTHER OPERATING EXPENDITURES	6122 Workers Comp Insurance	01-6000-6122	Workers Comp Ins_Public Safety	-	11,046	11,046	100%
Public Safety	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	01-6000-6135	Computer Subscription_PD General	28,098	19,159	(8,939)	-47%
Public Safety	ALL OTHER OPERATING EXPENDITURES	6136 RECRUITMENT	01-6000-6136	Recruitment Exp_Public Safety	-	150	150	100%
Public Safety	ALL OTHER OPERATING EXPENDITURES	7068 MISCELLANEOUS	01-6000-7068	Miscellaneous_PD General	425	333	(92)	-28%
Public Safety	ALL OTHER OPERATING EXPENDITURES	7919 Community Relations	01-6000-7919	Community Relations_Public Safety	27	250	223	89%
Public Safety	ALL OTHER OPERATING EXPENDITURES	8000 SERVICE CHARGES	15-0000-8000	Service Charges	-	83	83	100%
Public Safety	ALL OTHER OPERATING EXPENDITURES	7920 Detective Investigations	15-6000-7920	Detective Investigation Expense	-	833	833	100%
Public Safety	ALL OTHER OPERATING EXPENDITURES Total				47,391	76,761	29,370	38%
Public Safety	CAPITAL OUTLAYS	7101 Mobile Phones and Tablets	05-6000-7101	Mobile Phones & Tablets_PD General	-	250	250	100%
Public Safety	CAPITAL OUTLAYS	7103 Minor Electronics	05-6000-7103	Minor Electronics - PD General	-	167	167	100%
Public Safety	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	05-6000-9205	Cap Project/Acq - Equipment_PD General	-	4,748	4,748	100%
Public Safety	CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	05-6000-9206	Cap Project/Acq - Computers_PD General	-	56,477	56,477	100%
Public Safety	CAPITAL OUTLAYS	9207 Cap Project/Acq - Vehicle	05-6000-9207	Cap Project/Acq - Vehicle_PD General	-	16,660	16,660	100%
Public Safety	CAPITAL OUTLAYS Total				-	78,302	78,302	100%
Public Safety Total					**692,640**	**827,600**	**134,960**	**16%**
Public Works	PERSONNEL	5003 Full Time Regular Salaries	01-5000-5003	FT Reg Salary_Public Works	134,213	144,035	9,822	7%
Public Works	PERSONNEL	5003 Full Time Regular Salaries	10-5000-5003	FT Reg Salary_Public Works	33,553	36,009	2,456	7%
Public Works	PERSONNEL	5012 Allowance Salary	01-5000-5012	Allowance Salary_Public Works	60	65	5	8%
Public Works	PERSONNEL	5014 Education Bonus Salary	01-5000-5014	Education Bonus_Public Works	-	375	375	100%
Public Works	PERSONNEL	5200 FICA EXPENSE	01-5000-5200	FICA Expense_Public Works	9,948	11,046	1,098	10%
Public Works	PERSONNEL	5200 FICA EXPENSE	10-5000-5200	FICA Expense_Public Works	2,487	2,761	274	10%
Public Works	PERSONNEL	5210 HEALTH INSURANCE	01-5000-5210	Health Insurance Exp_Public Works	19,360	17,941	(1,419)	-8%
Public Works	PERSONNEL	5211 HSA Employer Portion Expense	01-5000-5211	HSA Employer Portion Expense_Public Works	23,800	4,265	(19,535)	-458%
Public Works	PERSONNEL	5212 Benefits Admin Fees	01-5000-5212	Employee Benefits Admin Fees_Public Works	1,475	1,033	(442)	-43%
Public Works	PERSONNEL	5215 PENSION EXPENSES	01-5000-5215	Pension Expense_Public Works	8,577	7,652	(924)	-12%
Public Works	PERSONNEL	5215 PENSION EXPENSES	10-5000-5215	Pension Expense_Public Works	2,144	1,913	(231)	-12%
Public Works	PERSONNEL	5217 Flex Spending Admin Fees	01-5000-5217	Flex Spending Admin Fees_Public Works	72	79	8	10%
Public Works	PERSONNEL	5218 Dental Insurance	01-5000-5218	Dental Insurance_Public Works	1,100	1,200	100	8%
Public Works	PERSONNEL	5221 Employee Asst Programs	01-5000-5221	Employee Asst Programs_Public Works	-	117	117	100%
Public Works	PERSONNEL	5223 LT Disability Ins	01-5000-5223	LT Disability Ins_Public Works	1,020	958	(62)	-6%
Public Works	PERSONNEL	5224 Group Life Ins	01-5000-5224	Group Life Ins_Public Works	339	400	61	15%
Public Works	PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	01-5000-5230	Employee Screenings_Public Works	182	167	(15)	-9%
Public Works	PERSONNEL Total				238,328	230,015	(8,314)	-4%
Public Works	UTILITIES	6701 Utilities - Electric	01-5001-6701	Utilities - Electric_PW Bldg	878	916	38	4%
Public Works	UTILITIES	6701 Utilities - Electric	01-5010-6701	Utilities - Electric_City Hall	4,621	4,698	77	2%
Public Works	UTILITIES	6701 Utilities - Electric	01-5012-6701	Utilities - Electric_Off Campus City Owned	11,912	11,304	(608)	-5%

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Public Works	UTILITIES	6701 Utilities - Electric	01-5015-6701	Utilities - Electric_Infrastructure_Street Lights	2,291	2,099	(192)	-9%
Public Works	UTILITIES	6702 Utilities - Natural Gas	01-5001-6702	Utilities - Natural Gas_PW Bldg	2,378	1,166	(1,212)	-104%
Public Works	UTILITIES	6703 Utilities - Water	01-5001-6703	Utilities - Water_PW Bldg	-	367	367	100%
Public Works	UTILITIES	6703 Utilities - Water	01-5010-6703	Utilities - Water_City Hall	244	1,116	872	78%
Public Works	UTILITIES	6704 Utilities - Sewer	01-5001-6704	Utilities - Sewer_PW Bldg	-	242	242	100%
Public Works	UTILITIES	6704 Utilities - Sewer	01-5010-6704	Utilities - Sewer_City Hall	393	541	149	27%
Public Works	UTILITIES	6705 Utilities - Telephone	01-5000-6705	Utilities - Telephone_PW General	466	1,116	650	58%
Public Works	UTILITIES	6705 Utilities - Telephone	01-5001-6705	Utilities - Telephone_PW Bldg	227	233	6	3%
Public Works	UTILITIES	6705 Utilities - Telephone	01-5010-6705	Utilities - Telephone_City Hall	227	233	6	3%
Public Works	UTILITIES	6706 Utilities - Internet	01-5001-6706	Utilities - Internet_PW Bldg	132	192	59	31%
Public Works	UTILITIES	6706 Utilities - Internet	01-5010-6706	Utilities - Internet_City Hall	448	683	235	34%
Public Works	UTILITIES Total				24,219	24,907	688	3%
Public Works	LEGAL AND PROFESSIONAL SERVICE	6015 Legal Fees	01-5000-6015	Legal Fees_Public Works	750	4,998	4,248	85%
Public Works	LEGAL AND PROFESSIONAL SERVICE	6190 GENERAL PLANNING	01-5000-6190	General Planning_Public Works	-	500	500	100%
Public Works	LEGAL AND PROFESSIONAL SERVICE Total				750	5,498	4,748	86%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6675 TREE REMOVAL	01-5000-6675	Tree Removal_Public Works	-	1,333	1,333	100%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6680 ROAD SWEEP/CLEANING	10-5000-6680	Road Cleaning/Sweeping_Public Works	-	1,333	1,333	100%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6681 WASTE COLLECTION	01-5000-6681	Waste Collection_Public Works	4,115	1,250	(2,866)	-229%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6683 MOSQUITO CONTROL	01-5000-6683	Mosquito Control_Public Works	3,459	500	(2,959)	-592%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6689 CONDEMNATION-STRUCTURE REMOVAL	01-5000-6689	Nuisance Property_Public Works	-	500	500	100%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-5001-6732	Maint/Repair - Grounds_PW Bldg	853	2,499	1,646	66%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-5010-6732	Maint/Repair - Grounds_City Hall	853	1,399	547	39%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6732 Maint/Repair - Grounds	01-5012-6732	Maint/Repair - Grounds_Off Campus City Own	522	167	(356)	-214%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building	01-5001-6733	Maint/Repair - Building_PW Bldg	1,793	4,165	2,372	57%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6733 Maint/Repair - Building	01-5010-6733	Maint/Repair - Building_City Hall	1,717	5,664	3,947	70%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6735 Maint/Repair - Equipment	01-5000-6735	Maint/Repair - Equipment_PW General	5,688	3,998	(1,690)	-42%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6736 Maint/Repair - Computers	01-5000-6736	Maint/Repair - Computers_PW General	673	500	(173)	-35%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6737 Maint/Repair - Vehicle	01-5000-6737	Maint/Repair - Vehicle_PW General	10,005	4,998	(5,007)	-100%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6738 Maint/Repair - Infrastructure	01-5015-6738	Maint/Repair - Infrastructure_Street Lights	-		-	
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6738 Maint/Repair - Infrastructure	10-5020-6738	Maint/Repair - Infrastructure_Roads & Bridges	55,787	26,656	(29,131)	-109%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP	6738 Maint/Repair - Infrastructure	10-5025-6738	Maint/Repair - Infrastructure_Storm Sewers	-	1,000	1,000	100%
Public Works	REPAIRS, MAINTENANCE AND UPKEEP Total				85,465	55,961	(29,504)	-53%
Public Works	SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	01-5000-7030	Office Supplies_PW General	147	600	453	75%
Public Works	SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	01-5000-7033	Employee Canteen Supplies_PW	66	167	100	60%
Public Works	SUPPLIES & COMMODITIES	7035 First Aid Supplies	01-5001-7035	First Aid Supplies_PW Building	-	150	150	100%
Public Works	SUPPLIES & COMMODITIES	7035 First Aid Supplies	01-5010-7035	First Aid Supplies_City Hall Campus	-	50	50	100%
Public Works	SUPPLIES & COMMODITIES	7037 GAS/OIL	01-5000-7037	Gas/Oil_Public Works	10,196	6,956	(3,240)	-47%
Public Works	SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	01-5010-7047	Maint Supplies_City Hall Bldg	13	83	71	85%
Public Works	SUPPLIES & COMMODITIES	7057 UNIFORMS	01-5000-7057	Uniforms_Public Works	8,483	3,165	(5,318)	-168%
Public Works	SUPPLIES & COMMODITIES	7059 Shop Supplies	01-5001-7059	Shop Supplies_PW Bldg	942	1,999	1,058	53%
Public Works	SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	01-5000-9710	Concessions Exp_Public Works	127	167	40	24%
Public Works	SUPPLIES & COMMODITIES Total				19,974	13,336	(6,637)	-50%
Public Works	ALL OTHER OPERATING EXPENDITURES	5255 MILEAGE REIMBURSEMENT	01-5000-5255	Mileage Reimb_Public Works	-	150	150	100%
Public Works	ALL OTHER OPERATING EXPENDITURES	5500 MEMBERSHIPS/SUBSCRIPTIONS	01-5000-5500	Membership/Subscription_Public Works	-	300	300	100%
Public Works	ALL OTHER OPERATING EXPENDITURES	5510 SEMINARS/TRAINING	01-5000-5510	Seminar/Training_Public Works	-	1,666	1,666	100%
Public Works	ALL OTHER OPERATING EXPENDITURES	6111 PUBLICATIONS	01-5000-6111	Publications_PW General	912	250	(662)	-265%
Public Works	ALL OTHER OPERATING EXPENDITURES	6119 PRINTING & COPIER EXPENSE	01-5000-6119	Printing & Copier_Public Works	-	500	500	100%
Public Works	ALL OTHER OPERATING EXPENDITURES	6120 Prop & Liab Insurance	01-5000-6120	Property & Liability Ins_Public Works	-	13,986	13,986	100%
Public Works	ALL OTHER OPERATING EXPENDITURES	6122 Workers Comp Insurance	01-5000-6122	Workers Comp Ins_Public Works	-	6,624	6,624	100%
Public Works	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	01-5000-6135	Computer Subscriptions_Public Works	11,688	7,497	(4,191)	-56%
Public Works	ALL OTHER OPERATING EXPENDITURES	6135 Computer Subscriptions	10-5000-6135	Computer Subscriptions_Public Works	3,408	1,200	(2,208)	-184%
Public Works	ALL OTHER OPERATING EXPENDITURES	6410 EQUIPMENT RENTALS	01-5000-6410	Equipment Rentals_Public Works	3,742	2,499	(1,243)	-50%
Public Works	ALL OTHER OPERATING EXPENDITURES	7068 MISCELLANEOUS	01-5000-7068	Miscellaneous_Public Works	-	333	333	100%
Public Works	ALL OTHER OPERATING EXPENDITURES Total				19,750	35,004	15,254	44%
Public Works	CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING	01-5000-6030	Engineering/Surveying_Public Works	9,623	13,328	3,705	28%
Public Works	CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING	05-5000-6030	Engineering/Surveying_Public Works	-	1,000	1,000	100%

Dept	Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Public Works	CAPITAL OUTLAYS	7039 MINOR TOOLS	05-5000-7039	Minor Tools_Public Works	1,187	1,000	(188)	-19%
Public Works	CAPITAL OUTLAYS	7101 Mobile Phones and Tablets	05-5000-7101	Mobile Phones & Tablets_PW General	-	800	800	100%
Public Works	CAPITAL OUTLAYS	7103 Minor Electronics	05-5000-7103	Minor Electronics - PW General	-	1,000	1,000	100%
Public Works	CAPITAL OUTLAYS	9203 Cap Project/Acq - Building	05-5001-9203	Cap Project/Acq - Building_PW Bldg	-	3,332	3,332	100%
Public Works	CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	05-5010-9204	Cap Project/Acq - Facilities_City Hall	-	4,998	4,998	100%
Public Works	CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	05-5000-9205	Cap Project/Acq - Equipment_PW General	3,600	17,493	13,893	79%
Public Works	CAPITAL OUTLAYS	9208 Cap Project/Acq - Infrastructure	05-5020-9208	Cap Project/Acq - Infra_Roads & Bridges	-	358,190	358,190	100%
Public Works	CAPITAL OUTLAYS	9208 Cap Project/Acq - Infrastructure	01-5020-9208	Cap Project/Acq - Infra_Roads & Bridges	-	112,455	112,455	100%
Public Works	CAPITAL OUTLAYS Total				14,410	513,594	499,184	97%
Public Works Total					402,896	878,315	475,419	54%
Non-Departmental	DEBT SERVICE	8115 DEBT SERVICE INTEREST PAYMENT	12-0000-8115	Debt Service Interest Payment	-	9,813	9,813	100%
Non-Departmental	DEBT SERVICE	8116 DEBT SERVICE PRINCIPAL	12-0000-8116	Debt Service Principal Payment	-	159,103	159,103	100%
Non-Departmental	DEBT SERVICE Total				-	168,916	168,916	100%
Non-Departmental Total					**-**	**168,916**	**168,916**	**100%**
Grand Total					**1,689,266**	**2,923,066**	**1,233,800**	**42%**

JAN - FEB 2026 YTD EXPENDITURES BY TYPE

Note: Budget is straightlined over 12 months

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
PERSONNEL	5001 ELECTED OFFICIALS SALARIES	General Government	01-4000-5001	Elected Officials Salaries	4,900	10,729	5,829	54%
PERSONNEL	5001 ELECTED OFFICIALS SALARIES Total				4,900	10,729	5,829	54%
PERSONNEL	5003 Full Time Regular Salaries	General Government	01-4000-5003	FT Reg Salary_Admin	71,861	77,075	5,215	7%
PERSONNEL	5003 Full Time Regular Salaries	Municipal Court	01-7000-5003	FT Reg Salary_Court	12,768	13,825	1,057	8%
PERSONNEL	5003 Full Time Regular Salaries	Parks and Recreation	01-8000-5003	FT Reg Salary_Parks General	120,746	144,486	23,739	16%
PERSONNEL	5003 Full Time Regular Salaries	Parks and Recreation	01-8004-5003	FT Reg Salary_Athletic Complex	7,852	7,761	(90)	-1%
PERSONNEL	5003 Full Time Regular Salaries	Parks and Recreation	12-8003-5003	FT Reg Salary_Community Center	7,164	7,758	594	8%
PERSONNEL	5003 Full Time Regular Salaries	Pool	12-8002-5003	FT Reg Salary_Aquatic Facility	12,041	8,814	(3,227)	-37%
PERSONNEL	5003 Full Time Regular Salaries	Public Safety	01-6000-5003	FT Reg Salary_Non-Comm Police	58,441	63,001	4,560	7%
PERSONNEL	5003 Full Time Regular Salaries	Public Safety	01-6020-5003	FT Reg Salary_Comm Police	317,641	328,940	11,299	3%
PERSONNEL	5003 Full Time Regular Salaries	Public Safety	15-6000-5003	FT Reg Salary_Non-Comm Police	12,828	13,829	1,001	7%
PERSONNEL	5003 Full Time Regular Salaries	Public Safety	15-6020-5003	FT Reg Salary_Comm Police	69,726	72,206	2,480	3%
PERSONNEL	5003 Full Time Regular Salaries	Public Works	01-5000-5003	FT Reg Salary_Public Works	134,213	144,035	9,822	7%
PERSONNEL	5003 Full Time Regular Salaries	Public Works	10-5000-5003	FT Reg Salary_Public Works	33,553	36,009	2,456	7%
PERSONNEL	5003 Full Time Regular Salaries Total				858,834	917,740	58,906	6%
PERSONNEL	5005 Part Time Wages	Parks and Recreation	01-8000-5005	Part time Wages_Parks General	12,825	16,319	3,494	21%
PERSONNEL	5005 Part Time Wages	Parks and Recreation	01-8004-5005	Part Time Wages_Athletic Complex	3,544	8,116	4,573	56%
PERSONNEL	5005 Part Time Wages	Parks and Recreation	01-8013-5005	Part Time Wages_Driving Range	1,127	7,317	6,190	85%
PERSONNEL	5005 Part Time Wages	Parks and Recreation	01-8014-5005	Part Time Wages_Day Camp	56	11,422	11,366	100%
PERSONNEL	5005 Part Time Wages	Parks and Recreation	12-8003-5005	Part Time Wages_Community Center	23,751	40,167	16,416	41%
PERSONNEL	5005 Part Time Wages	Parks and Recreation	12-8017-5005	Part Time Wages_Fitness Instruction	7,123	9,407	2,284	24%
PERSONNEL	5005 Part Time Wages	Pool	12-8002-5005	Part Time Wages_Aquatic Facility	4,433	54,874	50,441	92%
PERSONNEL	5005 Part Time Wages	Pool	12-8015-5005	Part Time Wages_Swim & Dive Program	-	6,425	6,425	100%
PERSONNEL	5005 Part Time Wages	Public Safety	01-6000-5005	Part Time Wages_Non-Comm Police	1,506	1,809	302	17%
PERSONNEL	5005 Part Time Wages	Public Safety	15-6000-5005	Part Time Wages_Non-Comm Police	331	397	66	17%
PERSONNEL	5005 Part Time Wages Total				54,695	156,252	101,558	65%
PERSONNEL	5008 Overtime	Municipal Court	01-7000-5008	Overtime_Court	509	500	(9)	-2%
PERSONNEL	5008 Overtime	Parks and Recreation	01-8000-5008	Overtime_Parks General	-	1,250	1,250	100%
PERSONNEL	5008 Overtime	Parks and Recreation	12-8003-5008	Overtime_Community Center	-	83	83	100%
PERSONNEL	5008 Overtime	Pool	12-8002-5008	Overtime_Aquatic Facility	230	500	270	54%
PERSONNEL	5008 Overtime	Public Safety	01-6000-5008	Overtime_Non-Comm Police	683	1,768	1,086	61%
PERSONNEL	5008 Overtime	Public Safety	01-6020-5008	Overtime_Comm Police	11,365	12,616	1,251	10%
PERSONNEL	5008 Overtime	Public Safety	15-6000-5008	Overtime_Non-Comm Police	150	388	238	61%
PERSONNEL	5008 Overtime	Public Safety	15-6020-5008	Overtime_Comm Police	2,495	2,769	275	10%
PERSONNEL	5008 Overtime Total				15,431	19,874	4,443	22%
PERSONNEL	5009 Fixed Shift Wages	Municipal Court	01-7000-5009	Fixed Shift Wages_Court	300	300	(0)	0%
PERSONNEL	5009 Fixed Shift Wages Total				300	300	(0)	0%
PERSONNEL	5010 Rank Bonus Salary	Public Safety	01-6020-5010	Rank Bonus Salary_Comm Police	-	2,186	2,186	100%
PERSONNEL	5010 Rank Bonus Salary	Public Safety	01-6000-5010	Rank Bonus Salary_Public Safety	-	546	546	100%
PERSONNEL	5010 Rank Bonus Salary	Public Safety	15-6000-5010	Rank Bonus Salary_Public Safety	-	120	120	100%
PERSONNEL	5010 Rank Bonus Salary	Public Safety	15-6020-5010	Rank Bonus Salary_Comm Police	-	480	480	100%
PERSONNEL	5010 Rank Bonus Salary Total				-	3,332	3,332	100%
PERSONNEL	5012 Allowance Salary	General Government	01-4000-5012	Allowance Salary_Admin	462	500	38	8%
PERSONNEL	5012 Allowance Salary	Public Safety	01-6020-5012	Allowance Salary_Comm Police	1,230	546	(684)	-125%
PERSONNEL	5012 Allowance Salary	Public Safety	15-6020-5012	Allowance Salary_Comm Police	270	120	(150)	-125%
PERSONNEL	5012 Allowance Salary	Public Works	01-5000-5012	Allowance Salary_Public Works	60	65	5	8%
PERSONNEL	5012 Allowance Salary Total				2,021	1,231	(790)	-64%
PERSONNEL	5014 Education Bonus Salary	General Government	01-4000-5014	Education Bonus_Admin	-	292	292	100%
PERSONNEL	5014 Education Bonus Salary	Parks and Recreation	01-8000-5014	Education Bonus_Parks	-	583	583	100%
PERSONNEL	5014 Education Bonus Salary	Public Safety	01-6000-5014	Education Bonus_Non-Comm Police	-	342	342	100%
PERSONNEL	5014 Education Bonus Salary	Public Safety	01-6020-5014	Education Bonus_Comm Police	-	1,298	1,298	100%
PERSONNEL	5014 Education Bonus Salary	Public Safety	15-6000-5014	Education Bonus_Non-Comm Police	-	75	75	100%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
PERSONNEL	5014 Education Bonus Salary	Public Safety	15-6020-5014	Education Bonus_Comm Police	-	285	285	100%
PERSONNEL	5014 Education Bonus Salary	Public Works	01-5000-5014	Education Bonus_Public Works	-	375	375	100%
PERSONNEL	5014 Education Bonus Salary Total				-	3,249	3,249	100%
PERSONNEL	5200 FICA EXPENSE	General Government	01-4000-5200	FICA Expense_Admin	5,628	6,778	1,149	17%
PERSONNEL	5200 FICA EXPENSE	Municipal Court	01-7000-5200	FICA Expense_Court	1,004	1,119	115	10%
PERSONNEL	5200 FICA EXPENSE	Parks and Recreation	01-8000-5200	FICA Expense_Parks General	10,738	14,903	4,165	28%
PERSONNEL	5200 FICA EXPENSE	Parks and Recreation	12-8000-5200	FICA Expense_Parks General	2,927	4,392	1,465	33%
PERSONNEL	5200 FICA EXPENSE	Pool	12-8002-5200	FICA Expense_Aquatic Facility	1,278	5,069	3,792	75%
PERSONNEL	5200 FICA EXPENSE	Public Safety	01-6000-5200	FICA Expense_Public Safety	29,183	31,599	2,415	8%
PERSONNEL	5200 FICA EXPENSE	Public Safety	15-6000-5200	FICA Expense_Public Safety	6,406	6,936	530	8%
PERSONNEL	5200 FICA EXPENSE	Public Works	01-5000-5200	FICA Expense_Public Works	9,948	11,046	1,098	10%
PERSONNEL	5200 FICA EXPENSE	Public Works	10-5000-5200	FICA Expense_Public Works	2,487	2,761	274	10%
PERSONNEL	5200 FICA EXPENSE Total				69,599	84,603	15,003	18%
PERSONNEL	5210 HEALTH INSURANCE	General Government	01-4000-5210	Health Insurance Exp_Admin	8,800	9,383	583	6%
PERSONNEL	5210 HEALTH INSURANCE	Municipal Court	01-7000-5210	Health Insurance Exp_Court	1,760	1,794	34	2%
PERSONNEL	5210 HEALTH INSURANCE	Parks and Recreation	01-8000-5210	Health Insurance Exp_Parks General	14,960	14,655	(305)	-2%
PERSONNEL	5210 HEALTH INSURANCE	Pool	01-8002-5210	Health Insurance Exp_Aquatic Facility	880	897	17	2%
PERSONNEL	5210 HEALTH INSURANCE	Public Safety	01-6000-5210	Health Insurance Exp_Public Safety	42,240	46,602	4,362	9%
PERSONNEL	5210 HEALTH INSURANCE	Public Works	01-5000-5210	Health Insurance Exp_Public Works	19,360	17,941	(1,419)	-8%
PERSONNEL	5210 HEALTH INSURANCE Total				88,000	91,273	3,273	4%
PERSONNEL	5211 HSA Employer Portion Expense	General Government	01-4000-5211	HSA Employer Portion Expense_Admin	5,100	1,333	(3,767)	-283%
PERSONNEL	5211 HSA Employer Portion Expense	Municipal Court	01-7000-5211	HSA Employer Portion Expense_Court	1,700	267	(1,433)	-538%
PERSONNEL	5211 HSA Employer Portion Expense	Parks and Recreation	01-8000-5211	HSA Employer Portion Expense_Parks General	25,500	2,666	(22,834)	-857%
PERSONNEL	5211 HSA Employer Portion Expense	Public Safety	01-6000-5211	HSA Employer Portion Expense_Public Safety	37,400	5,065	(32,335)	-638%
PERSONNEL	5211 HSA Employer Portion Expense	Public Works	01-5000-5211	HSA Employer Portion Expense_Public Works	23,800	4,265	(19,535)	-458%
PERSONNEL	5211 HSA Employer Portion Expense Total				93,500	13,595	(79,905)	-588%
PERSONNEL	5212 Benefits Admin Fees	General Government	01-4000-5212	Employee Benefits Admin Fees_Admin	738	533	(204)	-38%
PERSONNEL	5212 Benefits Admin Fees	Municipal Court	01-7000-5212	Employee Benefits Admin Fees_Court	148	103	(44)	-43%
PERSONNEL	5212 Benefits Admin Fees	Parks and Recreation	01-8000-5212	Employee Benefits Admin Fees_Parks General	1,180	833	(347)	-42%
PERSONNEL	5212 Benefits Admin Fees	Pool	01-8002-5212	Employee Benefits Admin Fees_Aquatic Facility	74	53	(20)	-38%
PERSONNEL	5212 Benefits Admin Fees	Public Safety	01-6000-5212	Employee Benefits Admin Fees_Public Safety	3,761	2,666	(1,096)	-41%
PERSONNEL	5212 Benefits Admin Fees	Public Works	01-5000-5212	Employee Benefits Admin Fees_Public Works	1,475	1,033	(442)	-43%
PERSONNEL	5212 Benefits Admin Fees Total				7,375	5,221	(2,154)	-41%
PERSONNEL	5215 PENSION EXPENSES	General Government	01-4000-5215	Pension Expense_Admin	4,545	4,127	(418)	-10%
PERSONNEL	5215 PENSION EXPENSES	Municipal Court	01-7000-5215	Pension Expense_Court	829	771	(58)	-7%
PERSONNEL	5215 PENSION EXPENSES	Parks and Recreation	01-8000-5215	Pension Expense_Parks General	8,194	8,037	(157)	-2%
PERSONNEL	5215 PENSION EXPENSES	Parks and Recreation	12-8000-5215	Pension Expense_Parks General	451	416	(36)	-9%
PERSONNEL	5215 PENSION EXPENSES	Pool	12-8002-5215	Pension Expense_Aquatic Facility	759	237	(522)	-220%
PERSONNEL	5215 PENSION EXPENSES	Public Safety	01-6000-5215	Pension Expense_Public Safety	20,736	18,054	(2,683)	-15%
PERSONNEL	5215 PENSION EXPENSES	Public Safety	15-6000-5215	Pension Expense_Public Safety	4,552	4,014	(538)	-13%
PERSONNEL	5215 PENSION EXPENSES	Public Works	01-5000-5215	Pension Expense_Public Works	8,577	7,652	(924)	-12%
PERSONNEL	5215 PENSION EXPENSES	Public Works	10-5000-5215	Pension Expense_Public Works	2,144	1,913	(231)	-12%
PERSONNEL	5215 PENSION EXPENSES Total				50,787	45,221	(5,566)	-12%
PERSONNEL	5217 Flex Spending Admin Fees	General Government	01-4000-5217	Flex Spending Admin Fees_Admin	36	40	4	10%
PERSONNEL	5217 Flex Spending Admin Fees	Municipal Court	01-7000-5217	Flex Spending Admin Fees_Court	7	8	1	14%
PERSONNEL	5217 Flex Spending Admin Fees	Parks and Recreation	01-8000-5217	Flex Spending Admin Fees_Parks General	57	62	5	8%
PERSONNEL	5217 Flex Spending Admin Fees	Pool	01-8002-5217	Flex Spending Admin Fees_Aquatic Facility	4	4	1	14%
PERSONNEL	5217 Flex Spending Admin Fees	Public Safety	01-6000-5217	Flex Spending Admin Fees_Public Safety	183	200	17	9%
PERSONNEL	5217 Flex Spending Admin Fees	Public Works	01-5000-5217	Flex Spending Admin Fees_Public Works	72	79	8	10%
PERSONNEL	5217 Flex Spending Admin Fees Total				358	394	36	9%
PERSONNEL	5218 Dental Insurance	General Government	01-4000-5218	Dental Insurance_Admin	500	600	100	17%
PERSONNEL	5218 Dental Insurance	Municipal Court	01-7000-5218	Dental Insurance_Court	100	120	20	17%
PERSONNEL	5218 Dental Insurance	Parks and Recreation	01-8000-5218	Dental Insurance_Parks General	850	960	110	11%
PERSONNEL	5218 Dental Insurance	Pool	01-8002-5218	Dental Insurance_Aquatic Facility	50	60	10	17%
PERSONNEL	5218 Dental Insurance	Public Safety	01-6000-5218	Dental Insurance_Public Safety	2,400	3,059	659	22%
PERSONNEL	5218 Dental Insurance	Public Works	01-5000-5218	Dental Insurance_Public Works	1,100	1,200	100	8%
PERSONNEL	5218 Dental Insurance Total				5,000	5,998	998	17%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
PERSONNEL	5221 Employee Asst Programs	General Government	01-4000-5221	Employee Asst Programs_Admin	-	50	50	100%
PERSONNEL	5221 Employee Asst Programs	Municipal Court	01-7000-5221	Employee Asst Programs_Court	-	12	12	100%
PERSONNEL	5221 Employee Asst Programs	Parks and Recreation	01-8000-5221	Employee Asst Programs_Parks General	-	83	83	100%
PERSONNEL	5221 Employee Asst Programs	Pool	01-8002-5221	Employee Asst Programs_Aquatic Facility	-	8	8	100%
PERSONNEL	5221 Employee Asst Programs	Public Safety	01-6000-5221	Employee Asst Programs_Public Safety	-	292	292	100%
PERSONNEL	5221 Employee Asst Programs	Public Works	01-5000-5221	Employee Asst Programs_Public Works	-	117	117	100%
PERSONNEL	5221 Employee Asst Programs Total				-	562	562	100%
PERSONNEL	5223 LT Disability Ins	General Government	01-4000-5223	LT Disability Ins_Admin	510	500	(10)	-2%
PERSONNEL	5223 LT Disability Ins	Municipal Court	01-7000-5223	LT Disability Ins_Court	102	100	(2)	-2%
PERSONNEL	5223 LT Disability Ins	Parks and Recreation	01-8000-5223	LT Disability Ins_Parks General	816	791	(24)	-3%
PERSONNEL	5223 LT Disability Ins	Pool	01-8002-5223	LT Disabiity Ins_Aquatic Facilty	51	50	(1)	-2%
PERSONNEL	5223 LT Disability Ins	Public Safety	01-6000-5223	LT Disability Ins_Public Safety	2,600	2,499	(101)	-4%
PERSONNEL	5223 LT Disability Ins	Public Works	01-5000-5223	LT Disability Ins_Public Works	1,020	958	(62)	-6%
PERSONNEL	5223 LT Disability Ins Total				5,098	4,898	(200)	-4%
PERSONNEL	5224 Group Life Ins	General Government	01-4000-5224	Group Life Ins_Admin	169	200	30	15%
PERSONNEL	5224 Group Life Ins	Municipal Court	01-7000-5224	Group Life Ins_Court	34	42	8	19%
PERSONNEL	5224 Group Life Ins	Parks and Recreation	01-8000-5224	Group Life Ins_Parks General	323	317	(7)	-2%
PERSONNEL	5224 Group Life Ins	Pool	01-8002-5224	Group Life Ins_Aquatic Facility	17	20	3	15%
PERSONNEL	5224 Group Life Ins	Public Safety	01-6000-5224	Group Life Ins_Public Safety	864	1,016	152	15%
PERSONNEL	5224 Group Life Ins	Public Works	01-5000-5224	Group Life Ins_Public Works	339	400	61	15%
PERSONNEL	5224 Group Life Ins Total				1,747	1,994	247	12%
PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	Parks and Recreation	01-8000-5230	Employee Screenings_Parks General	-	83	83	100%
PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	Pool	01-8002-5230	Employee Screenings_Pool	-	666	666	100%
PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	Public Safety	01-6000-5230	Employee Screenings_Public Safety	368	333	(35)	-10%
PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM	Public Works	01-5000-5230	Employee Screenings_Public Works	182	167	(15)	-9%
PERSONNEL	5230 EMPLOYEE WELLNESS PROGRAM Total				550	1,250	700	56%
PERSONNEL	5225 Unemployment Comp	Parks and Recreation	01-8000-5225	Unemployment Comp Exp_Parks General	42		(42)	
PERSONNEL	5225 Unemployment Comp Total				42		(42)	
PERSONNEL Total					**1,258,237**	**1,367,715**	**109,477**	**8%**
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8003-6701	Utilities - Electric_Community Center	4,556	5,781	1,225	21%
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8004-6701	Utilities - Electric_Athletic Complex	255	1,016	762	75%
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8005-6701	Utilities - Electric_Kitun	34	33	(0)	-1%
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8006-6701	Utilities - Electric_Gempp	187	117	(70)	-60%
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8007-6701	Utilities - Electric_Lynstone	204	142	(62)	-44%
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8008-6701	Utilities - Electric_Minnie Ha Ha	98	1,833	1,735	95%
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8009-6701	Utilities - Electric_Watson Trail	1,984	1,266	(718)	-57%
UTILITIES	6701 Utilities - Electric	Parks and Recreation	01-8013-6701	Utilities - Electric_Driving Range	621	333	(287)	-86%
UTILITIES	6701 Utilities - Electric	Pool	01-8002-6701	Utilities - Electric_Aquatic Facility	3,033	5,006	1,973	39%
UTILITIES	6701 Utilities - Electric	Public Safety	01-6010-6701	Utilities - Electric_PD Bldg	2,772	3,965	1,193	30%
UTILITIES	6701 Utilities - Electric	Public Works	01-5001-6701	Utilities - Electric_PW Bldg	878	916	38	4%
UTILITIES	6701 Utilities - Electric	Public Works	01-5010-6701	Utilities - Electric_City Hall	4,621	4,698	77	2%
UTILITIES	6701 Utilities - Electric	Public Works	01-5012-6701	Utilities - Electric_Off Campus City Owned	11,912	11,304	(608)	-5%
UTILITIES	6701 Utilities - Electric	Public Works	01-5015-6701	Utilities - Electric_Infrastructure_Street Lights	2,291	2,099	(192)	-9%
UTILITIES	6701 Utilities - Electric Total				33,444	38,510	5,065	13%
UTILITIES	6702 Utilities - Natural Gas	Parks and Recreation	01-8003-6702	Utilities - Natural Gas_Community Center	724	616	(108)	-18%
UTILITIES	6702 Utilities - Natural Gas	Public Safety	01-6010-6702	Utilities - Natural Gas_PD Bldg	1,384	1,899	516	27%
UTILITIES	6702 Utilities - Natural Gas	Public Works	01-5001-6702	Utilities - Natural Gas_PW Bldg	2,378	1,166	(1,212)	-104%
UTILITIES	6702 Utilities - Natural Gas Total				4,486	3,682	(805)	-22%
UTILITIES	6703 Utilities - Water	Parks and Recreation	01-8000-6703	Utilities - Water_Parks General	21	167	146	88%
UTILITIES	6703 Utilities - Water	Parks and Recreation	01-8003-6703	Utilities - Water_Community Center	1,829	1,200	(629)	-52%
UTILITIES	6703 Utilities - Water	Parks and Recreation	01-8005-6703	Utilities - Water_Kitun	71	108	38	35%
UTILITIES	6703 Utilities - Water	Parks and Recreation	01-8007-6703	Utilities - Water_Lynstone	35	108	73	67%
UTILITIES	6703 Utilities - Water	Parks and Recreation	01-8009-6703	Utilities - Water_Watson Trail	76	142	66	47%
UTILITIES	6703 Utilities - Water	Parks and Recreation	01-8013-6703	Utilities - Water_Driving Range	24	1,366	1,342	98%
UTILITIES	6703 Utilities - Water	Pool	01-8002-6703	Utilities - Water_Aquatic Facility	153	2,049	1,896	93%
UTILITIES	6703 Utilities - Water	Public Safety	01-6010-6703	Utilities - Water_PD Bldg	587	900	313	35%
UTILITIES	6703 Utilities - Water	Public Works	01-5001-6703	Utilities - Water_PW Bldg	-	367	367	100%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
UTILITIES	6703 Utilities - Water	Public Works	01-5010-6703	Utilities - Water_City Hall	244	1,116	872	78%
UTILITIES	6703 Utilities - Water Total				3,040	7,522	4,482	60%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8000-6704	Utilities - Sewer_Parks General	93	33	(60)	-179%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8003-6704	Utilities - Sewer_Community Center	140	250	110	44%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8006-6704	Utilities - Sewer_Gempp	47	83	36	44%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8007-6704	Utilities - Sewer_Lynstone	56	83	27	33%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8008-6704	Utilities - Sewer_Minnie Ha Ha	-	83	83	100%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8002-6704	Utilities - Sewer_Aquatic Facility	30	58	28	48%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8005-6704	Utilities - Sewer_Kitun	44	75	31	41%
UTILITIES	6704 Utilities - Sewer	Parks and Recreation	01-8010-6704	Utilities - Sewer_Bander Area	129	50	(79)	-158%
UTILITIES	6704 Utilities - Sewer	Public Safety	01-6010-6704	Utilities - Sewer_PD Bldg	512	516	4	1%
UTILITIES	6704 Utilities - Sewer	Public Works	01-5001-6704	Utilities - Sewer_PW Bldg	-	242	242	100%
UTILITIES	6704 Utilities - Sewer	Public Works	01-5010-6704	Utilities - Sewer_City Hall	393	541	149	27%
UTILITIES	6704 Utilities - Sewer Total				1,445	2,016	571	28%
UTILITIES	6705 Utilities - Telephone	General Government	01-4000-6705	Utilities - Telephone_Admin	94	255	161	63%
UTILITIES	6705 Utilities - Telephone	Parks and Recreation	01-8000-6705	Utilities - Telephone_Parks General	818	1,549	731	47%
UTILITIES	6705 Utilities - Telephone	Parks and Recreation	01-8003-6705	Utilities - Telephone_Community Center	-	242	242	100%
UTILITIES	6705 Utilities - Telephone	Public Safety	01-6010-6705	Utilities - Telephone_PD Bldg	547	3,165	2,618	83%
UTILITIES	6705 Utilities - Telephone	Public Works	01-5000-6705	Utilities - Telephone_PW General	466	1,116	650	58%
UTILITIES	6705 Utilities - Telephone	Public Works	01-5001-6705	Utilities - Telephone_PW Bldg	227	233	6	3%
UTILITIES	6705 Utilities - Telephone	Public Works	01-5010-6705	Utilities - Telephone_City Hall	227	233	6	3%
UTILITIES	6705 Utilities - Telephone Total				2,381	6,794	4,413	65%
UTILITIES	6706 Utilities - Internet	Parks and Recreation	01-8000-6706	Utilities - Internet_Parks General	1,765	966	(798)	-83%
UTILITIES	6706 Utilities - Internet	Parks and Recreation	01-8003-6706	Utilities - Internet_Community Center	-	417	417	100%
UTILITIES	6706 Utilities - Internet	Public Safety	01-6010-6706	Utilities - Internet_PD Bldg	1,972	2,249	277	12%
UTILITIES	6706 Utilities - Internet	Public Works	01-5001-6706	Utilities - Internet_PW Bldg	132	192	59	31%
UTILITIES	6706 Utilities - Internet	Public Works	01-5010-6706	Utilities - Internet_City Hall	448	683	235	34%
UTILITIES	6706 Utilities - Internet Total				4,317	4,507	189	4%
UTILITIES Total					**49,113**	**63,030**	**13,916**	**22%**
LEGAL AND PROFESSIONAL SERV	6000 Professional Services	General Government	01-4000-6000	Professional Fees_Admin	5,244	10,496	5,252	50%
LEGAL AND PROFESSIONAL SERV	6000 Professional Services	General Government	01-4005-6000	Professional Fees_Pros Atty Asst	708	2,916	2,208	76%
LEGAL AND PROFESSIONAL SERV	6000 Professional Services	Municipal Court	01-7000-6000	Professional Fees_Court	-	333	333	100%
LEGAL AND PROFESSIONAL SERV	6000 Professional Services	Parks and Recreation	01-8000-6000	Professional Fees_Parks General	11,618	2,499	(9,119)	-365%
LEGAL AND PROFESSIONAL SERV	6000 Professional Services Total				17,570	16,244	(1,327)	-8%
LEGAL AND PROFESSIONAL SERV	6012 JUDGE & PROSECUTOR RETAINERS	General Government	01-4005-6012	Prosecutor Retainer	1,600	3,199	1,599	50%
LEGAL AND PROFESSIONAL SERV	6012 JUDGE & PROSECUTOR RETAINERS	Municipal Court	01-7000-6012	Judge Retainer	4,800	3,199	(1,601)	-50%
LEGAL AND PROFESSIONAL SERV	6012 JUDGE & PROSECUTOR RETAINERS Total				6,400	6,397	(3)	0%
LEGAL AND PROFESSIONAL SERV	6015 Legal Fees	General Government	01-4000-6015	Legal Fees_Admin	1,471	5,831	4,361	75%
LEGAL AND PROFESSIONAL SERV	6015 Legal Fees	Municipal Court	01-7000-6015	Legal Fees_Court	305	1,166	861	74%
LEGAL AND PROFESSIONAL SERV	6015 Legal Fees	Parks and Recreation	01-8000-6015	Legal Fees_Parks General	641	500	(141)	-28%
LEGAL AND PROFESSIONAL SERV	6015 Legal Fees	Public Safety	01-6000-6015	Legal Fees_Public Safety	1,241	1,666	425	25%
LEGAL AND PROFESSIONAL SERV	6015 Legal Fees	Public Works	01-5000-6015	Legal Fees_Public Works	750	4,998	4,248	85%
LEGAL AND PROFESSIONAL SERV	6015 Legal Fees Total				4,407	14,161	9,754	69%
LEGAL AND PROFESSIONAL SERV	6190 GENERAL PLANNING	Public Works	01-5000-6190	General Planning_Public Works	-	500	500	100%
LEGAL AND PROFESSIONAL SERV	6190 GENERAL PLANNING Total				-	500	500	100%
LEGAL AND PROFESSIONAL SERVICE Total					**28,377**	**37,302**	**8,924**	**24%**
REPAIRS, MAINTENANCE AND UF	6675 TREE REMOVAL	Public Works	01-5000-6675	Tree Removal_Public Works	-	1,333	1,333	100%
REPAIRS, MAINTENANCE AND UF	6675 TREE REMOVAL Total				-	1,333	1,333	100%
REPAIRS, MAINTENANCE AND UF	6680 ROAD SWEEP/CLEANING	Public Works	10-5000-6680	Road Cleaning/Sweeping_Public Works	-	1,333	1,333	100%
REPAIRS, MAINTENANCE AND UF	6680 ROAD SWEEP/CLEANING Total				-	1,333	1,333	100%
REPAIRS, MAINTENANCE AND UF	6681 WASTE COLLECTION	Public Works	01-5000-6681	Waste Collection_Public Works	4,115	1,250	(2,866)	-229%
REPAIRS, MAINTENANCE AND UF	6681 WASTE COLLECTION Total				4,115	1,250	(2,866)	-229%
REPAIRS, MAINTENANCE AND UF	6683 MOSQUITO CONTROL	Public Works	01-5000-6683	Mosquito Control_Public Works	3,459	500	(2,959)	-592%
REPAIRS, MAINTENANCE AND UF	6683 MOSQUITO CONTROL Total				3,459	500	(2,959)	-592%
REPAIRS, MAINTENANCE AND UF	6689 CONDEMNATION-STRUCTURE REMOV	Public Works	01-5000-6689	Nuisance Property_Public Works	-	500	500	100%
REPAIRS, MAINTENANCE AND UF	6689 CONDEMNATION-STRUCTURE REMOVAL Total				-	500	500	100%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8000-6732	Maint/Repair - Grounds_Parks General	2,187	6,664	4,477	67%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8004-6732	Maint/Repair - Grounds_Athletic Complex	-	11,662	11,662	100%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8005-6732	Maint/Repair - Grounds_Kitun	-	1,000	1,000	100%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8006-6732	Maint/Repair - Grounds_Gempp	625	4,165	3,540	85%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8007-6732	Maint/Repair - Grounds_Lynstone Park	943	1,333	390	29%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8008-6732	Maint/Repair - Grounds_Minnie Ha Ha	291	4,998	4,707	94%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8009-6732	Maint/Repair - Grounds_Watson Trail	476	6,414	5,938	93%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8013-6732	Maint/Repair - Grounds_Driving Range	-	3,165	3,165	100%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8018-6732	Maint/Repair - Grounds_Stieren Area	-	2,332	2,332	100%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	12-8010-6732	Maint/Repair - Grounds_Bander	31	5,831	5,800	99%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8011-6732	Maint/Repair - Grounds_Eschbach	100	833	733	88%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Parks and Recreation	01-8003-6732	Maint/Repair - Grounds_Community Ctr	-	666	666	100%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Pool	01-8002-6732	Maint/Repair - Grounds_Aquatic Facility	218	417	199	48%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Public Safety	01-6010-6732	Maint/Repair - Grounds_PD Bldg	736	833	97	12%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Public Works	01-5001-6732	Maint/Repair - Grounds_PW Bldg	853	2,499	1,646	66%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Public Works	01-5010-6732	Maint/Repair - Grounds_City Hall	853	1,399	547	39%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds	Public Works	01-5012-6732	Maint/Repair - Grounds_Off Campus City Owned	522	167	(356)	-214%
REPAIRS, MAINTENANCE AND UF	6732 Maint/Repair - Grounds Total				7,834	54,378	46,544	86%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building	Parks and Recreation	01-8000-6733	Maint/Repair - Building_Parks General	-	1,999	1,999	100%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building	Parks and Recreation	01-8003-6733	Maint/Repair - Building_Community Center	4,272	6,997	2,725	39%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building	Parks and Recreation	01-8004-6733	Maint/Repair - Building_Athletic Complex	-	1,666	1,666	100%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building	Pool	01-8002-6733	Maint/Repair - Building_Aquatic Facility	-	8,330	8,330	100%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building	Public Safety	01-6010-6733	Maint/Repair - Building_PD Bldg	1,087	6,997	5,910	84%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building	Public Works	01-5001-6733	Maint/Repair - Building_PW Bldg	1,793	4,165	2,372	57%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building	Public Works	01-5010-6733	Maint/Repair - Building_City Hall	1,717	5,664	3,947	70%
REPAIRS, MAINTENANCE AND UF	6733 Maint/Repair - Building Total				8,869	35,819	26,950	75%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8000-6734	Maint/Repair - Facilities_Parks General	2,842	1,000	(1,842)	-184%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8004-6734	Maint/Repair - Facilities_Athletic Complex	-	2,666	2,666	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8005-6734	Maint/Repair - Facilities_Kitun	-	1,416	1,416	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8006-6734	Maint/Repair - Facilities_Gempp	-	833	833	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8007-6734	Maint/Repair - Facilities_Lynstone	-	333	333	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8008-6734	Maint/Repair - Facilities_Minnie Ha Ha	-	2,499	2,499	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8009-6734	Maint/Repair - Facilities_Watson Trail	-	1,666	1,666	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8013-6734	Maint/Repair - Facilities_Driving Range	150	2,166	2,016	93%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Parks and Recreation	01-8018-6734	Maint/Repair - Facilities_Stieren Area	-	2,249	2,249	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities	Pool	01-8002-6734	Maint/Repair - Facilities_Aquatic Facility	-	9,163	9,163	100%
REPAIRS, MAINTENANCE AND UF	6734 Maint/Repair - Facilities Total				2,992	23,990	20,998	88%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	General Government	01-4000-6735	Maint/Repair - Equipment_Admin	-	33	33	100%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Parks and Recreation	01-8000-6735	Maint/Repair - Equipment_Parks General	2,888	4,998	2,110	42%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Parks and Recreation	01-8003-6735	Maint/Repair - Equipment_Community Center	1,843	4,998	3,155	63%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Parks and Recreation	01-8004-6735	Maint/Repair - Equipment_Athletic Complex	-	1,833	1,833	100%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Parks and Recreation	01-8013-6735	Maint/Repair - Equipment_Driving Range	(379)	1,666	2,045	123%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Parks and Recreation	01-8018-6735	Maint/Repair - Equipment_Stieren Area	-	83	83	100%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Pool	01-8002-6735	Maint/Repair - Equipment_Aquatic Facility	2,268	833	(1,435)	-172%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Public Safety	01-6010-6735	Maint/Repair - Equipment_PD Bldg	-	167	167	100%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Public Safety	01-6000-6735	Maint/Repair - Equipment_PD General	-	333	333	100%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment	Public Works	01-5000-6735	Maint/Repair - Equipment_PW General	5,688	3,998	(1,690)	-42%
REPAIRS, MAINTENANCE AND UF	6735 Maint/Repair - Equipment Total				12,309	18,942	6,634	35%
REPAIRS, MAINTENANCE AND UF	6736 Maint/Repair - Computers	General Government	01-4000-6736	Maint/Repair - Computers_Admin	-	167	167	100%
REPAIRS, MAINTENANCE AND UF	6736 Maint/Repair - Computers	Municipal Court	01-7000-6736	Maint/Repair - Computers_Court	-	83	83	100%
REPAIRS, MAINTENANCE AND UF	6736 Maint/Repair - Computers	Parks and Recreation	01-8000-6736	Maint/Repair - Computers_Parks General	-	833	833	100%
REPAIRS, MAINTENANCE AND UF	6736 Maint/Repair - Computers	Pool	01-8002-6736	Maint/Repair - Computers_Aquatic Fac	-	500	500	100%
REPAIRS, MAINTENANCE AND UF	6736 Maint/Repair - Computers	Public Safety	01-6000-6736	Maint/Repair - Computers_PD General	-	1,666	1,666	100%
REPAIRS, MAINTENANCE AND UF	6736 Maint/Repair - Computers	Public Works	01-5000-6736	Maint/Repair - Computers_PW General	673	500	(173)	-35%
REPAIRS, MAINTENANCE AND UF	6736 Maint/Repair - Computers Total				673	3,749	3,076	82%
REPAIRS, MAINTENANCE AND UF	6737 Maint/Repair - Vehicle	Parks and Recreation	01-8000-6737	Maint/Repair - Vehicle_Parks General	4,524	3,332	(1,192)	-36%
REPAIRS, MAINTENANCE AND UF	6737 Maint/Repair - Vehicle	Public Safety	01-6000-6737	Maint/Repair - Vehicle_PD General	131	4,165	4,034	97%
REPAIRS, MAINTENANCE AND UF	6737 Maint/Repair - Vehicle	Public Works	01-5000-6737	Maint/Repair - Vehicle_PW General	10,005	4,998	(5,007)	-100%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
REPAIRS, MAINTENANCE AND UF	6737 Maint/Repair - Vehicle Total				14,660	12,495	(2,165)	-17%
REPAIRS, MAINTENANCE AND UF	6738 Maint/Repair - Infrastructure	Public Works	01-5015-6738	Maint/Repair - Infrastructure_Street Lights	-		-	
REPAIRS, MAINTENANCE AND UF	6738 Maint/Repair - Infrastructure	Public Works	10-5020-6738	Maint/Repair - Infrastructure_Roads & Bridges	55,787	26,656	(29,131)	-109%
REPAIRS, MAINTENANCE AND UF	6738 Maint/Repair - Infrastructure	Public Works	10-5025-6738	Maint/Repair - Infrastructure_Storm Sewers	-	1,000	1,000	100%
REPAIRS, MAINTENANCE AND UF	6738 Maint/Repair - Infrastructure Total				55,787	27,656	(28,132)	-102%
REPAIRS, MAINTENANCE AND UPKEEP Total					**110,697**	**181,944**	**71,246**	**39%**
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	General Government	01-4000-7030	Office Supplies_Admin	306	916	610	67%
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	Municipal Court	01-7000-7030	Office Supplies_Court	116	333	218	65%
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	Parks and Recreation	01-8000-7030	Office Supplies_Parks General	139	833	694	83%
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	Parks and Recreation	01-8003-7030	Office Supplies_Community Center	868	583	(285)	-49%
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	Pool	01-8002-7030	Office Supplies_Aquatic Facility	-	100	100	100%
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	Public Safety	01-6000-7030	Office Supplies_PD General	1,102	1,133	31	3%
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES	Public Works	01-5000-7030	Office Supplies_PW General	147	600	453	75%
SUPPLIES & COMMODITIES	7030 OFFICE SUPPLIES Total				2,677	4,498	1,821	40%
SUPPLIES & COMMODITIES	7031 POSTAGE	General Government	01-4000-7031	Postage_Admin	1,299	1,000	(300)	-30%
SUPPLIES & COMMODITIES	7031 POSTAGE	Municipal Court	01-7000-7031	Postage_Court	-	167	167	100%
SUPPLIES & COMMODITIES	7031 POSTAGE	Parks and Recreation	01-8000-7031	Postage_Parks General	1,500	250	(1,250)	-500%
SUPPLIES & COMMODITIES	7031 POSTAGE	Public Safety	01-6000-7031	Postage_Public Safety	135	167	32	19%
SUPPLIES & COMMODITIES	7031 POSTAGE Total				2,934	1,583	(1,352)	-85%
SUPPLIES & COMMODITIES	7032 POLICE SUPPLIES	Public Safety	01-6000-7032	Police Supplies	10	1,666	1,656	99%
SUPPLIES & COMMODITIES	7032 POLICE SUPPLIES Total				10	1,666	1,656	99%
SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	General Government	01-4000-7033	Employee Canteen Supplies_Admin	-	117	117	100%
SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	Parks and Recreation	01-8000-7033	Employee Canteen Supplies_Parks	-	100	100	100%
SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	Public Safety	01-6000-7033	Employee Canteen Supplies_Police	25	500	475	95%
SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies	Public Works	01-5000-7033	Employee Canteen Supplies_PW	66	167	100	60%
SUPPLIES & COMMODITIES	7033 Employee Canteen Supplies Total				92	883	791	90%
SUPPLIES & COMMODITIES	7034 Periodical Subscription	Parks and Recreation	01-8003-7034	Periodical Subscription_Community Center	(138)	167	304	183%
SUPPLIES & COMMODITIES	7034 Periodical Subscription Total				(138)	167	304	183%
SUPPLIES & COMMODITIES	7035 First Aid Supplies	Parks and Recreation	01-8000-7035	First Aid Supplies_Parks General	399	250	(149)	-60%
SUPPLIES & COMMODITIES	7035 First Aid Supplies	Parks and Recreation	01-8003-7035	First Aid Supplies_Community Center	-	125	125	100%
SUPPLIES & COMMODITIES	7035 First Aid Supplies	Parks and Recreation	01-8014-7035	First Aid Supplies_Day Camp	-	83	83	100%
SUPPLIES & COMMODITIES	7035 First Aid Supplies	Pool	01-8002-7035	First Aid Supplies_Aquatic Fac	-	333	333	100%
SUPPLIES & COMMODITIES	7035 First Aid Supplies	Public Works	01-5001-7035	First Aid Supplies_PW Building	-	150	150	100%
SUPPLIES & COMMODITIES	7035 First Aid Supplies	Public Works	01-5010-7035	First Aid Supplies_City Hall Campus	-	50	50	100%
SUPPLIES & COMMODITIES	7035 First Aid Supplies Total				399	991	593	60%
SUPPLIES & COMMODITIES	7037 GAS/OIL	Parks and Recreation	01-8000-7037	Gas/Oil_Parks General	4,600	5,331	731	14%
SUPPLIES & COMMODITIES	7037 GAS/OIL	Public Safety	01-6000-7037	Gas/Oil_Public Safety	5,188	11,079	5,891	53%
SUPPLIES & COMMODITIES	7037 GAS/OIL	Public Works	01-5000-7037	Gas/Oil_Public Works	10,196	6,956	(3,240)	-47%
SUPPLIES & COMMODITIES	7037 GAS/OIL Total				19,983	23,366	3,382	14%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	Parks and Recreation	01-8000-7047	Maint Supplies_Parks General	962	2,999	2,036	68%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	Parks and Recreation	01-8003-7047	Maint Supplies_Community Center	3,824	4,165	341	8%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	Parks and Recreation	01-8004-7047	Maint Supplies_Athletic Complex	-	333	333	100%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	Parks and Recreation	01-8013-7047	Maint/Supplies_Driving Range	-	417	417	100%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	Pool	01-8002-7047	Maint Supplies_Aquatic Facility	-	666	666	100%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	Public Safety	01-6010-7047	Maint Supplies_PD Bldg	-	83	83	100%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES	Public Works	01-5010-7047	Maint Supplies_City Hall Bldg	13	83	71	85%
SUPPLIES & COMMODITIES	7047 MAINTENANCE SUPPLIES Total				4,799	8,747	3,947	45%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	Parks and Recreation	01-8000-7053	Recreation Supplies_Parks General	3	666	663	99%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	Parks and Recreation	01-8003-7053	Recreation Supplies_Community Center	69	417	348	83%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	Parks and Recreation	01-8004-7053	Recreation Supplies_Athletic Complex	53	1,666	1,613	97%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	Parks and Recreation	01-8013-7053	Recreation Supplies_Driving Range	-	3,332	3,332	100%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	Parks and Recreation	01-8014-7053	Recreation Supplies_Day Camp	-	833	833	100%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	Pool	01-8002-7053	Recreation Supplies_Aquatic Fac	1,191	916	(275)	-30%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES	Pool	01-8015-7053	Recreation Supplies_Swim and Dive	607	833	226	27%
SUPPLIES & COMMODITIES	7053 RECREATION SUPPLIES Total				1,924	8,663	6,740	78%
SUPPLIES & COMMODITIES	7057 UNIFORMS	Parks and Recreation	01-8000-7057	Uniforms_Parks General	6,279	2,832	(3,447)	-122%
SUPPLIES & COMMODITIES	7057 UNIFORMS	Parks and Recreation	01-8014-7057	Uniforms_Day Camp	-	500	500	100%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
SUPPLIES & COMMODITIES	7057 UNIFORMS	Pool	01-8002-7057	Uniforms_Aquatic Fac	-	1,166	1,166	100%
SUPPLIES & COMMODITIES	7057 UNIFORMS	Pool	01-8015-7057	Uniforms_Swim and Dive	-	666	666	100%
SUPPLIES & COMMODITIES	7057 UNIFORMS	Public Safety	01-6000-7057	Uniforms_Public Safety	460	2,499	2,040	82%
SUPPLIES & COMMODITIES	7057 UNIFORMS	Public Works	01-5000-7057	Uniforms_Public Works	8,483	3,165	(5,318)	-168%
SUPPLIES & COMMODITIES	7057 UNIFORMS Total				15,222	10,829	(4,393)	-41%
SUPPLIES & COMMODITIES	7059 Shop Supplies	Public Works	01-5001-7059	Shop Supplies_PW Bldg	942	1,999	1,058	53%
SUPPLIES & COMMODITIES	7059 Shop Supplies Total				942	1,999	1,058	53%
SUPPLIES & COMMODITIES	7061 JAIL EXPENSE	Public Safety	01-6000-7061	Jail Maint and Supplies_Public Safety	-	833	833	100%
SUPPLIES & COMMODITIES	7061 JAIL EXPENSE Total				-	833	833	100%
SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	Parks and Recreation	01-8003-9710	Concessions Exp_Community Ctr	2,136	1,666	(470)	-28%
SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	Parks and Recreation	01-8004-9710	Concessions Exp_Athletic Complex	-	583	583	100%
SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	Pool	01-8002-9710	Concessions Exp_Aquatic Facility	-	5,831	5,831	100%
SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	Public Safety	01-6000-9710	Concessions Exp_Public Safety	-		-	
SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE	Public Works	01-5000-9710	Concessions Exp_Public Works	127	167	40	24%
SUPPLIES & COMMODITIES	9710 CONCESSION EXPENSE Total				2,263	8,247	5,983	73%
SUPPLIES & COMMODITIES Total					**51,106**	**72,471**	**21,365**	**29%**
ALL OTHER OPERATING EXPENDI	5245 MAYOR & BOA EXPENSES	General Government	01-4000-5245	Mayor & BOA Expense	97	500	403	81%
ALL OTHER OPERATING EXPENDI	5245 MAYOR & BOA EXPENSES Total				97	500	403	81%
ALL OTHER OPERATING EXPENDI	5255 MILEAGE REIMBURSEMENT	General Government	01-4000-5255	Mileage Reimb_Admin	-	17	17	100%
ALL OTHER OPERATING EXPENDI	5255 MILEAGE REIMBURSEMENT	Municipal Court	01-7000-5255	Mileage Reimb_Court	-	17	17	100%
ALL OTHER OPERATING EXPENDI	5255 MILEAGE REIMBURSEMENT	Parks and Recreation	01-8000-5255	Mileage Reimb_Parks General	-	33	33	100%
ALL OTHER OPERATING EXPENDI	5255 MILEAGE REIMBURSEMENT	Public Safety	01-6000-5255	Mileage Reimb_Public Safety	111	100	(11)	-11%
ALL OTHER OPERATING EXPENDI	5255 MILEAGE REIMBURSEMENT	Public Works	01-5000-5255	Mileage Reimb_Public Works	-	150	150	100%
ALL OTHER OPERATING EXPENDI	5255 MILEAGE REIMBURSEMENT Total				111	317	206	65%
ALL OTHER OPERATING EXPENDI	5500 MEMBERSHIPS/SUBSCRIPTIONS	General Government	01-4000-5500	Membership/Subscription_Admin	502	2,166	1,664	77%
ALL OTHER OPERATING EXPENDI	5500 MEMBERSHIPS/SUBSCRIPTIONS	Municipal Court	01-7000-5500	Membership/Subscription_Court	-	83	83	100%
ALL OTHER OPERATING EXPENDI	5500 MEMBERSHIPS/SUBSCRIPTIONS	Parks and Recreation	01-8000-5500	Membership/Subscription_Parks General	66	500	434	87%
ALL OTHER OPERATING EXPENDI	5500 MEMBERSHIPS/SUBSCRIPTIONS	Public Safety	01-6000-5500	Membership/Subscription_Public Safety	300	500	200	40%
ALL OTHER OPERATING EXPENDI	5500 MEMBERSHIPS/SUBSCRIPTIONS	Public Works	01-5000-5500	Membership/Subscription_Public Works	-	300	300	100%
ALL OTHER OPERATING EXPENDI	5500 MEMBERSHIPS/SUBSCRIPTIONS Total				868	3,549	2,681	76%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	General Government	01-4000-5510	Seminar/Training_Admin	200	666	466	70%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	Municipal Court	01-7000-5510	Seminar/Training_Court	-	300	300	100%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	Parks and Recreation	01-8000-5510	Seminar/Training_Parks General	3,536	1,666	(1,870)	-112%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	Pool	01-8002-5510	Seminar/Training_Aquatic Facility	-	1,333	1,333	100%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	Public Safety	01-6000-5510	Seminar/Training_Public Safety	16,663	3,499	(13,164)	-376%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	Public Safety	15-6000-5510	Seminar/Training_Public Safety	1,664	2,999	1,335	45%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING	Public Works	01-5000-5510	Seminar/Training_Public Works	-	1,666	1,666	100%
ALL OTHER OPERATING EXPENDI	5510 SEMINARS/TRAINING Total				22,063	12,128	(9,935)	-82%
ALL OTHER OPERATING EXPENDI	6020 Recreation Contractors	Parks and Recreation	01-8003-6020	Recreation Contractors_Community Center	1,071	1,499	428	29%
ALL OTHER OPERATING EXPENDI	6020 Recreation Contractors	Parks and Recreation	01-8004-6020	Recreation Contractors_Athletic Facility	-	1,166	1,166	100%
ALL OTHER OPERATING EXPENDI	6020 Recreation Contractors Total				1,071	2,666	1,595	60%
ALL OTHER OPERATING EXPENDI	6110 NEWSLETTER	General Government	01-4000-6110	Newsletter	-	833	833	100%
ALL OTHER OPERATING EXPENDI	6110 NEWSLETTER Total				-	833	833	100%
ALL OTHER OPERATING EXPENDI	6111 PUBLICATIONS	General Government	01-4000-6111	Publications_Admin	-	167	167	100%
ALL OTHER OPERATING EXPENDI	6111 PUBLICATIONS	Parks and Recreation	01-8000-6111	Publications_Parks General	-	67	67	100%
ALL OTHER OPERATING EXPENDI	6111 PUBLICATIONS	Public Safety	01-6000-6111	Publications_PD General	-	33	33	100%
ALL OTHER OPERATING EXPENDI	6111 PUBLICATIONS	Public Works	01-5000-6111	Publications_PW General	912	250	(662)	-265%
ALL OTHER OPERATING EXPENDI	6111 PUBLICATIONS Total				912	516	(395)	-77%
ALL OTHER OPERATING EXPENDI	6115 PROMOTIONS/MARKETING	Parks and Recreation	01-8000-6115	Promotion/Marketing_Parks General	5,300	4,998	(302)	-6%
ALL OTHER OPERATING EXPENDI	6115 PROMOTIONS/MARKETING	Parks and Recreation	01-8003-6115	Promotion/Marketing_Community Ctr	-		-	
ALL OTHER OPERATING EXPENDI	6115 PROMOTIONS/MARKETING	Pool	01-8002-6115	Promotion/Marketing_Aquatic Facility	-	1,833	1,833	100%
ALL OTHER OPERATING EXPENDI	6115 PROMOTIONS/MARKETING Total				5,300	6,831	1,531	22%
ALL OTHER OPERATING EXPENDI	6119 PRINTING & COPIER EXPENSE	General Government	01-4000-6119	Printing & Copier_Admin	-	1,250	1,250	100%
ALL OTHER OPERATING EXPENDI	6119 PRINTING & COPIER EXPENSE	Parks and Recreation	01-8000-6119	Printing & Copier_Parks General	-	666	666	100%
ALL OTHER OPERATING EXPENDI	6119 PRINTING & COPIER EXPENSE	Pool	01-8002-6119	Printing & Copier_Aquatic Facility	-	83	83	100%
ALL OTHER OPERATING EXPENDI	6119 PRINTING & COPIER EXPENSE	Public Safety	01-6000-6119	Printing & Copier_Police	104	333	229	69%
ALL OTHER OPERATING EXPENDI	6119 PRINTING & COPIER EXPENSE	Public Works	01-5000-6119	Printing & Copier_Public Works	-	500	500	100%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
ALL OTHER OPERATING EXPENDI	6119 PRINTING & COPIER EXPENSE Total				104	2,832	2,728	96%
ALL OTHER OPERATING EXPENDI	6120 Prop & Liab Insurance	General Government	01-4000-6120	Property & Liability Ins_Admin	10	17,468	17,458	100%
ALL OTHER OPERATING EXPENDI	6120 Prop & Liab Insurance	Municipal Court	01-7000-6120	Property & Liability Ins_Court	-	327	327	100%
ALL OTHER OPERATING EXPENDI	6120 Prop & Liab Insurance	Parks and Recreation	01-8000-6120	Property & Liability Ins_Parks General	-	13,999	13,999	100%
ALL OTHER OPERATING EXPENDI	6120 Prop & Liab Insurance	Public Safety	01-6000-6120	Property & Liability Ins_Public Safety	-	37,443	37,443	100%
ALL OTHER OPERATING EXPENDI	6120 Prop & Liab Insurance	Public Works	01-5000-6120	Property & Liability Ins_Public Works	-	13,986	13,986	100%
ALL OTHER OPERATING EXPENDI	6120 Prop & Liab Insurance Total				10	83,222	83,212	100%
ALL OTHER OPERATING EXPENDI	6122 Workers Comp Insurance	General Government	01-4000-6122	Workers Comp Ins_Admin	-	167	167	100%
ALL OTHER OPERATING EXPENDI	6122 Workers Comp Insurance	Municipal Court	01-7000-6122	Workers Comp Ins_Court	-	55	55	100%
ALL OTHER OPERATING EXPENDI	6122 Workers Comp Insurance	Parks and Recreation	01-8000-6122	Workers Comp Ins_Parks General	-	4,197	4,197	100%
ALL OTHER OPERATING EXPENDI	6122 Workers Comp Insurance	Public Safety	01-6000-6122	Workers Comp Ins_Public Safety	-	11,046	11,046	100%
ALL OTHER OPERATING EXPENDI	6122 Workers Comp Insurance	Public Works	01-5000-6122	Workers Comp Ins_Public Works	-	6,624	6,624	100%
ALL OTHER OPERATING EXPENDI	6122 Workers Comp Insurance Total				-	22,088	22,088	100%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	General Government	01-4000-6135	Computer Subscription_Admin	6,655	14,994	8,339	56%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	General Government	01-4005-6135	Computer Subscription_Pros Atty Asst	-	750	750	100%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	Municipal Court	01-7000-6135	Computer Subscription_Court	1,205	1,166	(39)	-3%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	Parks and Recreation	01-8000-6135	Computer Subscription_Parks General	38,719	3,332	(35,387)	-1062%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	Pool	01-8002-6135	Computer Subscriptions_Aquatic Facility	936	250	(686)	-275%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	Public Safety	01-6000-6135	Computer Subscription_PD General	28,098	19,159	(8,939)	-47%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	Public Works	01-5000-6135	Computer Subscriptions_Public Works	11,688	7,497	(4,191)	-56%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions	Public Works	10-5000-6135	Computer Subscriptions_Public Works	3,408	1,200	(2,208)	-184%
ALL OTHER OPERATING EXPENDI	6135 Computer Subscriptions Total				90,709	48,347	(42,361)	-88%
ALL OTHER OPERATING EXPENDI	6136 RECRUITMENT	Public Safety	01-6000-6136	Recruitment Exp_Public Safety	-	150	150	100%
ALL OTHER OPERATING EXPENDI	6136 RECRUITMENT Total				-	150	150	100%
ALL OTHER OPERATING EXPENDI	6150 ELECTION EXPENSES	General Government	01-4000-6150	Election Expenses	-	1,000	1,000	100%
ALL OTHER OPERATING EXPENDI	6150 ELECTION EXPENSES Total				-	1,000	1,000	100%
ALL OTHER OPERATING EXPENDI	6162 MAPS/CODIFICATION	General Government	01-4000-6162	Maps/Codification_Admin	8,484	1,250	(7,234)	-579%
ALL OTHER OPERATING EXPENDI	6162 MAPS/CODIFICATION Total				8,484	1,250	(7,234)	-579%
ALL OTHER OPERATING EXPENDI	6180 WEBSITE MAINTENANCE	General Government	01-4000-6180	Website Maintenance_Admin	-	2,999	2,999	100%
ALL OTHER OPERATING EXPENDI	6180 WEBSITE MAINTENANCE Total				-	2,999	2,999	100%
ALL OTHER OPERATING EXPENDI	6410 EQUIPMENT RENTALS	Parks and Recreation	01-8000-6410	Equipment Rentals_Parks General	615	1,250	635	51%
ALL OTHER OPERATING EXPENDI	6410 EQUIPMENT RENTALS	Parks and Recreation	01-8004-6410	Equipment Rentals_Athletic Complex	-	833	833	100%
ALL OTHER OPERATING EXPENDI	6410 EQUIPMENT RENTALS	Public Works	01-5000-6410	Equipment Rentals_Public Works	3,742	2,499	(1,243)	-50%
ALL OTHER OPERATING EXPENDI	6410 EQUIPMENT RENTALS Total				4,357	4,582	225	5%
ALL OTHER OPERATING EXPENDI	6611 MEMORIAL LANDSCAPING - EXPENSE	Parks and Recreation	01-8000-6611	Memorial Landscaping Exp	-	333	333	100%
ALL OTHER OPERATING EXPENDI	6611 MEMORIAL LANDSCAPING - EXPENSE Total				-	333	333	100%
ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	General Government	01-4000-7068	Miscellaneous_Admin	135	833	698	84%
ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	Parks and Recreation	01-8000-7068	Miscellaneous_Parks General	212	417	204	49%
ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	Parks and Recreation	01-8003-7068	Miscellaneous_Community Ctr	-	83	83	100%
ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	Pool	01-8002-7068	Miscellaneous_Aquatic Facility	-	1,333	1,333	100%
ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	Public Safety	01-6000-7068	Miscellaneous_PD General	425	333	(92)	-28%
ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS	Public Works	01-5000-7068	Miscellaneous_Public Works	-	333	333	100%
ALL OTHER OPERATING EXPENDI	7068 MISCELLANEOUS Total				772	3,332	2,560	77%
ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	01-8000-7910	Special Program Exp_Parks General	4,194	10,829	6,635	61%
ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES	Parks and Recreation	01-8014-7910	Special Program Exp_Day Camp	750	2,666	1,916	72%
ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES	Pool	01-8002-7910	Special Program Exp_Aquatic Facility	-	1,250	1,250	100%
ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES	Pool	01-8015-7910	Special Program Exp_Swim and Dive	-	1,166	1,166	100%
ALL OTHER OPERATING EXPENDI	7910 SPECIAL PROGRAM EXPENSES Total				4,944	15,910	10,966	69%
ALL OTHER OPERATING EXPENDI	7919 Community Relations	Public Safety	01-6000-7919	Community Relations_Public Safety	27	250	223	89%
ALL OTHER OPERATING EXPENDI	7919 Community Relations Total				27	250	223	89%
ALL OTHER OPERATING EXPENDI	7956 SPECIAL EVENTS	General Government	01-4000-7956	Special Events_Admin	-	583	583	100%
ALL OTHER OPERATING EXPENDI	7956 SPECIAL EVENTS Total				-	583	583	100%
ALL OTHER OPERATING EXPENDI	8000 SERVICE CHARGES	General Government	01-0000-8000	Service Charges	3,559	3,832	273	7%
ALL OTHER OPERATING EXPENDI	8000 SERVICE CHARGES	Parks and Recreation	12-0000-8000	Service Charges	-	333	333	100%
ALL OTHER OPERATING EXPENDI	8000 SERVICE CHARGES	Public Safety	15-0000-8000	Service Charges	-	83	83	100%
ALL OTHER OPERATING EXPENDI	8000 SERVICE CHARGES Total				3,559	4,248	689	16%
ALL OTHER OPERATING EXPENDI	7920 Detective Investigations	Public Safety	15-6000-7920	Detective Investigation Expense	-	833	833	100%

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
ALL OTHER OPERATING EXPENDI	7920 Detective Investigations Total				-	833	833	100%
ALL OTHER OPERATING EXPENDITURES Total					**143,387**	**219,298**	**75,911**	**35%**
CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING	Public Works	01-5000-6030	Engineering/Surveying_Public Works	9,623	13,328	3,705	28%
CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING	Public Works	05-5000-6030	Engineering/Surveying_Public Works	-	1,000	1,000	100%
CAPITAL OUTLAYS	6030 ENGINEERING/SURVEYING Total				9,623	14,328	4,705	33%
CAPITAL OUTLAYS	7039 MINOR TOOLS	Parks and Recreation	05-8000-7039	Minor Tools_Parks General	84	500	416	83%
CAPITAL OUTLAYS	7039 MINOR TOOLS	Pool	05-8002-7039	Minor Tools_Aquatic Fac	141	333	192	58%
CAPITAL OUTLAYS	7039 MINOR TOOLS	Public Works	05-5000-7039	Minor Tools_Public Works	1,187	1,000	(188)	-19%
CAPITAL OUTLAYS	7039 MINOR TOOLS Total				1,412	1,833	421	23%
CAPITAL OUTLAYS	7101 Mobile Phones and Tablets	Public Safety	05-6000-7101	Mobile Phones & Tablets_PD General	-	250	250	100%
CAPITAL OUTLAYS	7101 Mobile Phones and Tablets	Public Works	05-5000-7101	Mobile Phones & Tablets_PW General	-	800	800	100%
CAPITAL OUTLAYS	7101 Mobile Phones and Tablets Total				-	1,050	1,050	100%
CAPITAL OUTLAYS	7103 Minor Electronics	General Government	05-4000-7103	Minor Electronics - Admin	-	83	83	100%
CAPITAL OUTLAYS	7103 Minor Electronics	Municipal Court	05-7000-7103	Minor Electronics_Court	-	83	83	100%
CAPITAL OUTLAYS	7103 Minor Electronics	Public Safety	05-6000-7103	Minor Electronics - PD General	-	167	167	100%
CAPITAL OUTLAYS	7103 Minor Electronics	Public Works	05-5000-7103	Minor Electronics - PW General	-	1,000	1,000	100%
CAPITAL OUTLAYS	7103 Minor Electronics Total				-	1,333	1,333	100%
CAPITAL OUTLAYS	9202 Cap Project/Acq - Grounds	Parks and Recreation	05-8010-9202	Cap Project/Acq_Grounds_Bander Park	-	333	333	100%
CAPITAL OUTLAYS	9202 Cap Project/Acq - Grounds Total				-	333	333	100%
CAPITAL OUTLAYS	9203 Cap Project/Acq - Building	Parks and Recreation	05-8003-9203	Cap Project/Acq - Building_Community Ctr	1,922	3,749	1,827	49%
CAPITAL OUTLAYS	9203 Cap Project/Acq - Building	Public Works	05-5001-9203	Cap Project/Acq - Building_PW Bldg	-	3,332	3,332	100%
CAPITAL OUTLAYS	9203 Cap Project/Acq - Building Total				1,922	7,081	5,159	73%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	01-8018-9204	Cap Project/Acq - Facilities_Stieren Area	-	8,330	8,330	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	05-8004-9204	Cap Project/Acq - Facilities_Athletic Com	-	2,499	2,499	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	05-8009-9204	Cap Project/Acq - Facilities_Watson Trail	4,900	103,125	98,225	95%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	01-8004-9204	Cap Project/Acq-Facilites_Athletic Complex	-	4,998	4,998	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	01-8009-9204	Cap Project/Acq-Facilties_Watson Trail	129	9,746	9,617	99%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	01-8010-9204	Cap Project/Acq - Facilities_Bander	-	26,656	26,656	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	05-8006-9204	Cap Project/Acq - Facilities_Gempp	-	2,916	2,916	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Parks and Recreation	05-8008-9204	Cap Project/Acq - Facilities_Minnie Ha Ha	-	11,662	11,662	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Pool	05-8002-9204	Cap Project/Acq - Facilities_Aquatic Fac	-	13,661	13,661	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities	Public Works	05-5010-9204	Cap Project/Acq - Facilities_City Hall	-	4,998	4,998	100%
CAPITAL OUTLAYS	9204 Cap Project/Acq - Facilities Total				5,029	188,591	183,562	97%
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	Parks and Recreation	05-8003-9205	Cap Project/Acq - Equipment_Community Ctr	3,600	5,831	2,231	38%
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	Parks and Recreation	05-8013-9205	Cap Project/Acq - Equipment_Driving Range	9,603	3,332	(6,271)	-188%
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	Parks and Recreation	05-8009-9205	Cap Project/Acq - Equipment_Watson Trail	3,151	833	(2,318)	-278%
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	Pool	05-8002-9205	Cap Project/Acq - Equipment_Aquatic Fac	10,408	7,330	(3,078)	-42%
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	Public Safety	05-6000-9205	Cap Project/Acq - Equipment_PD General	-	4,748	4,748	100%
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment	Public Works	05-5000-9205	Cap Project/Acq - Equipment_PW General	3,600	17,493	13,893	79%
CAPITAL OUTLAYS	9205 Cap Project/Acq - Equipment Total				30,362	39,568	9,206	23%
CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	Parks and Recreation	05-8000-9206	Cap Project/Acq - Computers_Parks General	-	500	500	100%
CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	Parks and Recreation	01-8000-9206	Cap Project/Acq - Computers_Parks General	-	2,666	2,666	100%
CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	Pool	05-8002-9206	Cap Project/Acq - Computers_Aquatic Fac	-	500	500	100%
CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers	Public Safety	05-6000-9206	Cap Project/Acq - Computers_PD General	-	56,477	56,477	100%
CAPITAL OUTLAYS	9206 Cap Project/Acq - Computers Total				-	60,143	60,143	100%
CAPITAL OUTLAYS	9207 Cap Project/Acq - Vehicle	Parks and Recreation	05-8000-9207	Cap Project/Acq - Vehicle_Parks General	-	10,829	10,829	100%
CAPITAL OUTLAYS	9207 Cap Project/Acq - Vehicle	Public Safety	05-6000-9207	Cap Project/Acq - Vehicle_PD General	-	16,660	16,660	100%
CAPITAL OUTLAYS	9207 Cap Project/Acq - Vehicle Total				-	27,489	27,489	100%
CAPITAL OUTLAYS	9208 Cap Project/Acq - Infrastructure	Public Works	05-5020-9208	Cap Project/Acq - Infra_Roads & Bridges	-	358,190	358,190	100%
CAPITAL OUTLAYS	9208 Cap Project/Acq - Infrastructure	Public Works	01-5020-9208	Cap Project/Acq - Infra_Roads & Bridges	-	112,455	112,455	100%
CAPITAL OUTLAYS	9208 Cap Project/Acq - Infrastructure Total				-	470,645	470,645	100%
CAPITAL OUTLAYS Total					**48,348**	**812,392**	**764,044**	**94%**
DEBT SERVICE	8115 DEBT SERVICE INTEREST PAYMENT	Non-Departmental	12-0000-8115	Debt Service Interest Payment	-	9,813	9,813	100%
DEBT SERVICE	8115 DEBT SERVICE INTEREST PAYMENT Total				-	9,813	9,813	100%
DEBT SERVICE	8116 DEBT SERVICE PRINCIPAL	Non-Departmental	12-0000-8116	Debt Service Principal Payment	-	159,103	159,103	100%
DEBT SERVICE	8116 DEBT SERVICE PRINCIPAL Total				-	159,103	159,103	100%
DEBT SERVICE Total					**-**	**168,916**	**168,916**	**100%**

Type	Sub-Type	Dept	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
Grand Total					1,689,266	2,923,066	1,233,800	42%

City of Sunset Hills

	Original Budget	For The Month Ended 1/31/2026	For The Month Ended 1/31/2025	Change	YTD 1/31/2026	YTD 1/31/2025	Change
REVENUES							
Taxes	$ 10,848,211	1,089,966	1,025,504	64,462	2,188,775	1,955,443	233,332
Intergovernmental	1,012,787	180,529	192,843	(12,314)	390,044	293,631	96,413
Licenses and permits	1,189,104	179,930	85,802	94,128	548,734	484,584	64,150
Fines and court costs	172,500	32,104	746	31,358	32,104	19,689	12,415
Investment income	432,500	37,029	43,733	(6,704)	78,318	91,342	(13,024)
Charges for services	1,191,043	215,464	169,960	45,504	350,462	299,564	50,898
Grants and donations	1,855,000	-	68,193	(68,193)	(456,947)	68,193	(525,140)
Miscellaneous	49,500	9,226	6,810	2,416	13,192	10,178	3,014
Total Revenues	$ 16,750,645	1,744,248	1,593,591	150,657	3,144,682	3,222,624	(77,942)
EXPENDITURES							
General government	$ 1,120,182	66,952	68,046	(1,094)	133,612	150,483	(16,871)
Public works	5,272,000	206,369	236,534	(30,165)	402,896	490,955	(88,059)
Public safety	4,967,587	321,842	302,838	19,004	692,640	819,134	(126,494)
Municipal court	157,702	11,355	10,619	736	25,686	27,016	(1,330)
Parks and recreation	4,152,343	189,750	239,073	(49,323)	395,663	521,380	(125,717)
Pool	861,707	28,740	7,906	20,834	38,770	14,583	24,187
Total Expenditures	$ 16,531,521	825,008	865,016	(40,008)	1,689,267	2,023,551	(334,284)
DEBT SERVICE							
Principal	955,000	-	-	-	-	-	-
Interest	58,900	-	-	-	-	-	-
Total Debt Service	1,013,900	-	-	-	-	-	-
OTHER FINANCING SOURCES							
Insurance recoveries	-	-	-	-	-	-	-
Sale of capital assets	-	-	5,925	(5,925)	-	5,925	(5,925)
Transfers	-	-	3,100	(3,100)	-	3,100	(3,100)
Total Other Financing Sources	-	-	9,025	(9,025)	-	9,025	(9,025)
NET INCOME/(LOSS)	$ (794,776)	919,240	737,600	181,640	1,455,415	1,208,098	247,317

General Fund

	Original Budget	For The Month Ended 1/31/2026	For The Month Ended 1/31/2025	YTD 1/31/2026	YTD 1/31/2025
REVENUES					
Taxes	$ 6,789,183	745,196	666,056	1,492,936	1,279,609
Intergovernmental	562,787	47,705	44,713	93,704	88,891
Licenses and permits	1,189,104	179,930	85,802	548,734	484,584
Fines and court costs	172,500	32,104	746	32,104	19,689
Investment income	379,200	31,408	36,288	67,242	75,648
Charges for services	1,191,043	215,464	169,960	350,462	299,564
Grants and donations	80,000	-	-	-	-
Miscellaneous	49,500	9,226	6,810	13,192	10,178
Total Revenues	$ 10,413,317	1,261,033	1,010,375	2,598,374	2,258,163
EXPENDITURES					
General government	$ 1,119,682	66,952	68,046	133,612	150,483
Public works	2,518,803	154,124	163,659	300,729	327,319
Public safety	3,864,119	274,578	269,486	594,218	685,900
Municipal court	157,202	11,355	10,619	25,686	27,016
Parks and recreation	2,864,858	151,703	140,801	330,957	324,850
Pool	275,009	7,535	5,801	9,482	6,691
Total Expenditures	$ 10,799,673	666,247	658,412	1,394,684	1,522,259
OTHER FINANCING SOURCES					
Insurance recoveries	-	-	-	-	-
Sale of capital assets	-	-	5,925	-	5,925
Transfers	-	-	3,100	-	3,100
Total Other Financing Sources	-	-	9,025	-	9,025
NET INCOME/(LOSS)	$ (386,356)	$ 594,786	$ 360,988	$ 1,203,690	$ 744,929

Capital Projects Fund

	Original Budget	For The Month Ended 1/31/2026	For The Month Ended 1/31/2025	YTD 1/31/2026	YTD 1/31/2025
REVENUES					
Taxes	$ 1,577,854	132,514	139,924	269,653	261,100
Intergovernmental	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Fines and court costs	-	-	-	-	-
Investment income	12,000	857	2,301	1,554	4,835
Charges for services	-	-	-	-	-
Grants and donations	1,775,000	-	68,193	(456,947)	68,193
Miscellaneous	-	-	-	-	-
Total Revenues	$ 3,364,854	133,371	210,418	(185,740)	334,128
EXPENDITURES					
General government	$ 500	-	-	-	-
Public works	2,327,800	4,787	10,309	4,787	62,381
Public safety	470,000	-	522	-	45,606
Municipal court	500	-	-	-	-
Parks and recreation	877,000	15,234	73,064	23,259	137,691
Pool	131,000	10,549	-	10,549	2,206
Total Expenditures	$ 3,806,800	30,570	83,895	38,595	247,884
OTHER FINANCING SOURCES					
Sale of capital assets	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-
NET INCOME/(LOSS)	$ (441,946)	$ 102,801	$ 126,523	$ (224,335)	$ 86,244

County Road Fund

	Original Budget	For The Month Ended 1/31/2026	For The Month Ended 1/31/2025	YTD 1/31/2026	YTD 1/31/2025
REVENUES					
Taxes	$ -	-	-	-	-
Intergovernmental	450,000	132,824	148,130	296,340	204,740
Licenses and permits	-	-	-	-	-
Fines and court costs	-	-	-	-	-
Investment income	500	185	172	184	172
Charges for services	-	-	-	-	-
Grants and donations	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total Revenues	$ 450,500	133,009	148,302	296,524	204,912
EXPENDITURES					
General government	$ -	-	-	-	-
Public works	425,397	47,458	62,566	97,380	101,255
Public safety	-	-	-	-	-
Municipal court	-	-	-	-	-
Parks and recreation	-	-	-	-	-
Pool	-	-	-	-	-
Total Expenditures	$ 425,397	47,458	62,566	97,380	101,255
OTHER FINANCING SOURCES					
Insurance recoveries	-	-	-	-	-
Sale of capital assets	-	-	-	-	-
Transfers	-	-	-	-	-
Total Other Financing Sources	-	-	-	-	-
NET INCOME/(LOSS)	$ 25,103	85,551	85,736	199,144	103,657

Storm Water/Parks Fund

	Original Budget	For The Month Ended 1/31/2026	For The Month Ended 1/31/2025	YTD 1/31/2026	YTD 1/31/2025
REVENUES					
Taxes	$ 1,856,299	155,898	164,616	317,239	307,176
Intergovernmental	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Fines and court costs	-	-	-	-	-
Investment income	25,800	3,128	3,872	6,274	8,296
Charges for services	-	-	-	-	-
Grants and donations	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total Revenues	$ 1,882,099	159,026	168,488	323,513	315,472
EXPENDITURES					
General government	$ -	-	-	-	-
Public works	-	-	-	-	-
Public safety	-	-	-	-	-
Municipal court	-	-	-	-	-
Parks and recreation	410,485	22,813	25,208	41,447	58,839
Pool	455,698	10,656	2,105	18,739	5,686
Total Expenditures	$ 866,183	33,469	27,313	60,186	64,525
DEBT SERVICE					
Principal	955,000	-	-	-	-
Interest	58,900	-	-	-	-
Total Debt Service	1,013,900	-	-	-	-
NET INCOME/(LOSS)	$ 2,016	$ 125,557	$ 141,175	$ 263,327	$ 250,947

Prop P Fund

	Original Budget	For The Month Ended 1/31/2026	For The Month Ended 1/31/2025	YTD 1/31/2026	YTD 1/31/2025
REVENUES					
Taxes	$ 624,875	56,358	54,908	108,947	107,558
Intergovernmental	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Fines and court costs	-	-	-	-	-
Investment income	15,000	1,451	1,100	3,064	2,391
Charges for services	-	-	-	-	-
Grants and donations	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total Revenues	$ 639,875	57,809	56,008	112,011	109,949
EXPENDITURES					
General government	$ -	-	-	-	-
Public works	-	-	-	-	-
Public safety	633,468	47,264	32,830	98,422	87,628
Municipal court	-	-	-	-	-
Parks and recreation	-	-	-	-	-
Pool	-	-	-	-	-
Non-departmental	-	-	-	-	-
Total Expenditures	$ 633,468	47,264	32,830	98,422	87,628
NET INCOME/(LOSS)	$ 6,407	10,545	23,178	13,589	22,321

JAN - FEB 2026 YTD REVENUE

Note: Budget is straightlined over 12 months

Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
TAXES	Sales and Use Tax	01-0000-4030	Local Sales Tax 1.0%	643,106.19	475,680.14	167,426	35%
TAXES	Sales and Use Tax	01-0000-4031	Local Sales Tax 1/4%	137,032.63	135,117.08	1,916	1%
TAXES	Sales and Use Tax	01-0000-4038	Local Use Tax 1.25%	124,432.33	105,747.18	18,685	18%
TAXES	Sales and Use Tax	05-0000-4037	Local Sales Tax 1/2%	269,653.14	262,870.46	6,783	3%
TAXES	Sales and Use Tax	12-0000-4035	Local Sales Tax 1/2%	317,239.00	309,259.40	7,980	3%
TAXES	Sales and Use Tax	15-0000-4811	Prop P Tax	108,947.02	104,104.16	4,843	5%
TAXES	Sales and Use Tax	01-0000-4039	Prop M Tax	23,041.40	29,918.02	(6,877)	-23%
TAXES	Sales and Use Tax Total			1,623,451.71	1,422,696.44	200,755	14%
TAXES	Utility and Franchise Tax	01-0000-4061	Electric Utilities Tax	165,549.43	186,246.30	(20,697)	-11%
TAXES	Utility and Franchise Tax	01-0000-4062	Gas Utilities Tax	127,049.34	52,540.30	74,509	142%
TAXES	Utility and Franchise Tax	01-0000-4063	Telephone Utilities Tax	56,770.84	38,574.22	18,197	47%
TAXES	Utility and Franchise Tax	01-0000-4064	Water Utilities Tax	37,139.18	53,192.88	(16,054)	-30%
TAXES	Utility and Franchise Tax	01-0000-4860	Cable Franchise Fees	14,307.53	7,996.80	6,311	79%
TAXES	Utility and Franchise Tax Total			400,816.32	338,550.50	62,266	18%
TAXES	Property Tax	01-0000-4010	Real Estate Taxes	137,469.09	38,318.00	99,151	259%
TAXES	Property Tax	01-0000-4011	Other Property Taxes	2,899.21	833.00	2,066	248%
TAXES	Property Tax	01-0000-4012	Personal Property Taxes	24,138.43	6,830.60	17,308	253%
TAXES	Property Tax Total			164,506.73	45,981.60	118,525	258%
TAXES	Other Tax	01-0000-4080	Financial Institution Tax	-	83.30	(83)	-100%
TAXES	Other Tax Total			-	83.30	(83)	-100%
TAXES Total				**2,188,774.76**	**1,807,311.84**	**381,463**	**21%**
INTERGOVERNMENTAL	Intergovernmental	01-0000-4045	Vehicle Sales Tax	15,423.39	17,885.00	(2,462)	-14%
INTERGOVERNMENTAL	Intergovernmental	01-0000-4082	Vehicle Fees	8,216.06	7,280.74	935	13%
INTERGOVERNMENTAL	Intergovernmental	01-0000-4083	Gasoline Tax	67,802.22	66,761.94	1,040	2%
INTERGOVERNMENTAL	Intergovernmental	01-0000-4084	Cigarette Tax	2,262.45	1,832.60	430	23%
INTERGOVERNMENTAL	Intergovernmental	10-0000-4600	County Road Tax	296,339.64	74,970.00	221,370	295%
INTERGOVERNMENTAL	Intergovernmental Total			390,043.76	168,730.28	221,313	131%
INTERGOVERNMENTAL Total				**390,043.76**	**168,730.28**	**221,313**	**131%**
FINES AND COURT COSTS	Fines and Court Costs	01-0000-4300	Court Fines and Costs	31,725.66	28,322.00	3,404	12%
FINES AND COURT COSTS	Fines and Court Costs	01-0000-4310	Inmate Security Fund - Court Receipts	378.00	416.50	(39)	-9%
FINES AND COURT COSTS	Fines and Court Costs Total			32,103.66	28,738.50	3,365	12%
FINES AND COURT COSTS Total				**32,103.66**	**28,738.50**	**3,365**	**12%**
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4400	Kitun Dog Park Income	11,495.00	3,332.00	8,163	245%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4410	Pool Income	55,943.50	38,318.00	17,626	46%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4411	Swim & Dive Team Income	-	5,831.00	(5,831)	-100%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4420	Concession Income	551.80	5,831.00	(5,279)	-91%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4421	Concession Income_Athletic Complex	-	416.50	(417)	-100%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4430	Day Camp Income	132,522.00	18,326.00	114,196	623%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4431	Athletic Complex Income	22,612.50	14,994.00	7,619	51%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4435	Community Center Income	53,898.30	41,650.00	12,248	29%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4450	Special Programs Income	7,012.72	10,829.00	(3,816)	-35%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4490	Active System Fees	(18,703.35)	(8,330.00)	(10,373)	125%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4820	Park Income	6,408.50	7,497.00	(1,089)	-15%
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-8013-4451	Driving Range Fees	0.02	31,654.00	(31,654)	-100%

JAN - FEB 2026 YTD REVENUE

Note: Budget is straightlined over 12 months

Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
CHARGES FOR SERVICE	Parks and Pool Charges for Service	01-0000-4451	Duck Food Income	357.74	166.60	191	115%
CHARGES FOR SERVICE	Parks and Pool Charges for Service Total			272,098.73	170,515.10	101,584	60%
CHARGES FOR SERVICE	Public Safety Charges for Service	01-0000-4305	PD Training - Court Receipts	378.00	416.50	(39)	-9%
CHARGES FOR SERVICE	Public Safety Charges for Service	01-0000-4320	Crime Victims Comp Fund	70.27	99.96	(30)	-30%
CHARGES FOR SERVICE	Public Safety Charges for Service	01-6000-4810	Police Income	1,080.00	1,499.40	(419)	-28%
CHARGES FOR SERVICE	Public Safety Charges for Service	01-6000-4831	Dispatch Service	75,971.50	25,313.70	50,658	200%
CHARGES FOR SERVICE	Public Safety Charges for Service	01-6000-4420	Concession Income	116.10	83.30	33	39%
CHARGES FOR SERVICE	Public Safety Charges for Service Total			77,615.87	27,412.86	50,203	183%
CHARGES FOR SERVICE	Public Works Charges for Service	01-0000-4830	Public Works Income	34.51	166.60	(132)	-79%
CHARGES FOR SERVICE	Public Works Charges for Service	01-5000-4420	Concession Income	712.80	333.20	380	114%
CHARGES FOR SERVICE	Public Works Charges for Service Total			747.31	499.80	248	50%
CHARGES FOR SERVICE Total				**350,461.91**	**198,427.76**	**152,034**	**77%**
GRANTS AND DONATIONS	Grants	05-5000-4510	Federal Grant Revenue_Public Works	-	192,589.60	(192,590)	-100%
GRANTS AND DONATIONS	Grants	05-8000-4505	Grants_Parks General	(456,947.00)	103,125.40	(560,072)	-543%
GRANTS AND DONATIONS	Grants	01-0000-4536	Grants - Storm Water	-	13,328.00	(13,328)	-100%
GRANTS AND DONATIONS	Grants Total			(456,947.00)	309,043.00	(765,990)	-248%
GRANTS AND DONATIONS Total				**(456,947.00)**	**309,043.00**	**(765,990)**	**-248%**
INVESTMENT INCOME	Investment Income	01-0000-4700	Interest Income	67,526.97	59,976.00	7,551	13%
INVESTMENT INCOME	Investment Income	01-0000-4701	Unrealized Gain/Loss from Investments	(387.72)	-	(388)	
INVESTMENT INCOME	Investment Income	01-0000-4708	Interest on Receivables	102.52	33.32	69	208%
INVESTMENT INCOME	Investment Income	10-0000-4708	Interest on Receivables	184.45	83.30	101	121%
INVESTMENT INCOME	Investment Income	12-0000-4700	Interest Income	6,273.92	3,998.40	2,276	57%
INVESTMENT INCOME	Investment Income	12-0000-4705	Interest Income_UMB	0.31	299.88	(300)	-100%
INVESTMENT INCOME	Investment Income	01-0000-4709	Interest Revenue - Leases	-	3,165.40	(3,165)	-100%
INVESTMENT INCOME	Investment Income	05-0000-4700	Interest Income	1,553.84	1,999.20	(445)	-22%
INVESTMENT INCOME	Investment Income	15-0000-4700	Interest Income	3,063.57	2,499.00	565	23%
INVESTMENT INCOME	Investment Income Total			78,317.86	72,054.50	6,263	9%
INVESTMENT INCOME Total				**78,317.86**	**72,054.50**	**6,263**	**9%**
LICENSES AND PERMITS	Business License	01-0000-4220	Business License - Gross Receipts	500,235.05	125,708.02	374,527	298%
LICENSES AND PERMITS	Business License	01-0000-4221	Business License - Square Feet	40,007.80	48,368.80	(8,361)	-17%
LICENSES AND PERMITS	Business License	01-0000-4222	Business License - Miscellaneous	50.00	333.20	(283)	-85%
LICENSES AND PERMITS	Business License	01-0000-4223	Business License - Antenna	-	12,495.00	(12,495)	-100%
LICENSES AND PERMITS	Business License	01-0000-4224	Business License - Hotel/Motel Units	-	937.12	(937)	-100%
LICENSES AND PERMITS	Business License	01-0000-4225	Business License - Home Occupation	50.00	249.90	(200)	-80%
LICENSES AND PERMITS	Business License	01-0000-4226	Business License - Trash Hauler	-	8.32	(8)	-100%
LICENSES AND PERMITS	Business License	01-0000-4227	Business License - Food Truck	120.00	208.24	(88)	-42%
LICENSES AND PERMITS	Business License	01-0000-4230	Business License - Penalties & Interest	3,745.12	2,832.20	913	32%
LICENSES AND PERMITS	Business License	01-0000-4231	Business License - Laumeier Fair	350.00	374.84	(25)	-7%
LICENSES AND PERMITS	Business License	01-0000-4232	Business License - Sign Erectors	75.00	66.64	8	13%
LICENSES AND PERMITS	Business License	01-0000-4240	Business License - Liquor	150.00	2,332.40	(2,182)	-94%
LICENSES AND PERMITS	Business License	01-0000-4260	Business License - Video Game	-	24.98	(25)	-100%
LICENSES AND PERMITS	Business License Total			544,782.97	193,939.66	350,843	181%
LICENSES AND PERMITS	Permit Fees	01-0000-4090	Permits & Fees	3,951.00	4,165.00	(214)	-5%
LICENSES AND PERMITS	Permit Fees Total			3,951.00	4,165.00	(214)	-5%

JAN - FEB 2026 YTD REVENUE

Note: Budget is straightlined over 12 months

Type	Sub-Type	Account Number	Account Name	Actual YTD TOTAL	Budget YTD TOTAL	$ Variance Fav (Unfav)	% Variance Fav (Unfav)
LICENSES AND PERMITS Total				**548,733.97**	**198,104.66**	**350,629**	**177%**
MISCELLANEOUS	Miscellaneous	01-0000-4566	Memorial Landscaping Income	-	83.30	(83)	-100%
MISCELLANEOUS	Miscellaneous	01-0000-4870	Rental Income	7,706.92	2,499.00	5,208	208%
MISCELLANEOUS	Miscellaneous	01-0000-4890	Miscellaneous Income	5,485.00	1,666.00	3,819	2
MISCELLANEOUS	Miscellaneous	01-0000-4872	Lease Revenue	-	3,998.40	(3,998)	-100%
MISCELLANEOUS	Miscellaneous Total			13,191.92	8,246.70	4,945	60%
MISCELLANEOUS Total				**13,191.92**	**8,246.70**	**4,945**	**60%**
Grand Total				**3,144,680.84**	**2,790,657.24**	**354,024**	**13%**

Boards & Commissions

Board of Adjustment	**Term Expiration**
(5 members not ward specific- 5 residents /5 -Year term)	
William Weber, Chair	3/10/2030
John Haasis	11/9/2026
Mark Naes	1/01/2029
H. John Neff	2/11/2030
Larry Smith	6/12/2028
Ronald Hack- Alternate	11/9/2026
Kurt Krueger- Alternate	7/13/2026
John Lieber- Alternate	9/12/2028

Finance Committee

(6 members not ward specific- 2 Aldermen, 4 Citizens/ 2-year term)

Brian Fernandez, Chairman	8/12/2027
Jeff Camilleri	2/11/2026
Mark Colombo	8/12/2027
Bill Holland	8/12/2027
Mike Fitzgerald	3/10/2026
Mike Sawicki	2/11/2026

Gempp Commission

(5 members not ward specific- 3 nominated by BOA, 2 nominated by Lindbergh School/ 3-year term)

Sherri Schmidt, Chair	2/11/2026
Scott Goodrich (Lindbergh School Rep)	1/14/2023
Jan Hoffmann	5/11/2027
Jim Koeger	5/11/2027
Jennifer Lages (Lindbergh School Rep)	1/14/2023

Parks & Recreation Commission

(9 members – 2 members from each ward and 1 at large/ 5-year term)

Doug McGuire, Chair	Ward 1	1/08/2029
Natalie Akins	At Large	1/11/2027
Greg Colombo	Ward 3	5/11/2026
Marie Davis	Ward 2	6/08/2028
Kelly Finney	Ward 1	1/08/2029
Ester Gier	Ward 3	1/08/2029
Pam Livingston	At Large	1/08/2029
Michael Bavlsik	Ward 4	8/12/2030
Jill Yarasheski	Ward 2	1/08/2029

Planning & Zoning Commission **Term Expiration**

(9 members- 2 residents from each ward, 1 at large/ 4-year term)

Rich Gau Chairman	Ward 1	1/8/2027
Jennifer Geen	At Large	6/12/2026
Michael Hopfinger	Ward 2	2/1/2027
Roger Kaiser	Ward 2	2/1/2027
Frank Pellegrini	Ward 3	1/8/2027
Rizwanul Hasan	Ward 1	2/01/2027
Mike Svoboda	Ward 4	6/12/2026
Bruce Studer	Ward 4	3/10/2028
Steve Young Vice Chairman	Ward 3	1/8/2027

Police Advisory Board

(7 members - 1 member from each ward (who may also be an Alderman), 1 Alderman and two 2 members at large/ 2-year term)

Ald. Greg Colombo, Chair	Ward 3	09/09/2027
Jesse Finney	Ward 1	03/10/2026
Charles T. Heisler	Ward 4	09/09/2027
Stephen Kruse	Ward 3	09/09/2027
Brian Naeger	Ward 2	02/11/2027
Harry Schillinger	At large	09/09/2027
Dan Welborn	At large	08/12/2027

Public Works Committee

(4 members- 1 Alderman from each ward, term coincides with Alderman's term of office)

Kurt Krueger	Alderman Ward 3
Fred Daues	Alderman Ward 4
Ann McMunn	Alderman Ward 1
Casey Wong	Alderman Ward 2

Swim & Dive Advisory

(7 members, 4 must be Residents, remaining 3 can be non-residents. No more than 2 elected officials)
The entire swim and dive advisory committee are approved as a whole and expected to serve for one season (January through September).

Board of Aldermen approval of the Swim and Dive Advisory committee is expected by January 30th of each year with acceptance of the Swim and Dive Advisory Committee's bylaws expected at the first committee meeting of the calendar year.

Shelly Hof- Social	Ward 1	09/30/2026
David Hood/Computers)	Nonresident	09/30/2026
Erin McGrath / Swim Rep	Nonresident	09/30/2026
Abbie Oran-Apparel	Ward 3	09/30/2026
Kelly Paluczak- Awards	Ward 2	09/30/2026
Melanie Summers-Dive	Nonresident	09/30/2026
Yvonne Wassilak-Secretary	Ward 2	09/30/2026

City of Sunset Hills
Public Works Department
Report of City Engineer/Public Works Director

FEBRUARY 2026

Permits Issued

Permit Type	Quantity Issued
Building	24
Excavation	6
Occupancy - Residential	8
Occupancy – Commercial	4
Sign	7

POLICE MONTHLY STATISTICS

SUNSET HILLS POLICE DEPARTMENT

February 2026

Chief of Police Stephen Dodge

PART 1 CRIMES	ACTUAL OFFENSES	YEAR TO DATE	PRIOR YTD
Murder	0	0	0
Arson	0	0	0
Rape	0	0	0
Robbery	0	0	0
Assault	1	1	1
Burglary	0	0	2
Larceny	4	6	16
Motor Vehicle Theft	0	0	0
GRAND TOTAL	**5**	**7**	**19**

TRAFFIC	TOTAL	YTD	PRIOR YTD
Miles Patrolled	18,114	38,566	43,927
Traffic Stops	225	473	556
Traffic Tickets	133	300	235
Auto Accidents Reports	29	61	105
Motorists Assisted	32	71	137

INVESTIGATIONS	TOTAL	YTD	PRIOR YTD
Offenses & Incidents	39	67	73
Supplemental Reports	14	29	64
Arrests	24	40	51
Value of Stolen Property	29,433	29,852	26,700
Vacation House Checks	29	36	18

Prepared by: A Glaser

POLICE MONTHLY STATISTICS BY WARD

SUNSET HILLS POLICE DEPARTMENT

February 2026

PART 1 CRIMES	WARD 1	WARD 2	WARD 3	WARD 4	ACTUAL OFFENSES
Murder	0	0	0	0	0
Arson	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Assault	1	0	0	0	1
Burglary	0	0	0	0	0
Larceny	0	3	1	0	4
Motor Vehicle Theft	0	0	0	0	0
GRAND TOTAL	**1**	**3**	**1**	**0**	**5**

Prepared by: A Glaser

City of Sunset Hills
Department of Parks & Recreation
Status Report
February 3 – March 2, 2026

TO:	Mayor and Board of Alderman	DT:	March 2, 2026
FR:	Gerald Brown, Director of Parks & Recreation	RE:	Status Report

Watson Trail Park

- Tennis Courts – Maintenance staff has been hauling dirt for the past two weeks.

Gempp

- Have been working on cleaning up a 6' perimeter along the border of the property. Hope to have completed by end of March -weather permitting.

Stieren Park

- Working on removal of invasive species in the area

Eschbach Park

- Installed donated benches
- Repairing damage of the creek that storm water has caused

Lynstone Park

- General maintenance (trash, mulching, etc)

Minnie Ha Ha Park

- General Maintenance

KITUN PARK

- General maintenance

Athletic Field

- Fields are getting ready to open for the Spring season, staff has bene getting them ready for use.

Driving Range Area

- Opening next week – March 9th

Directors Report

- Working on budget items identified for 2026.
- Reviewing grant opportunities, checking to see what might be interesting for us.
- Have been solicitating sponsorships for 2026 with programs, business of the month, etc.

SMC

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION	Municipality: SUNSET HILLS	Reporting Period: Feb 2, 2026 - Feb 27, 2026	
Mailing Address: 3939 S. Lindbergh Blvd, Sunset Hills, MO 63127			
Physical Address: 3939 S. Lindbergh Blvd, Sunset Hills, MO 63127		County: St. Louis County	Circuit: 21
Telephone Number:		Fax Number:	
Prepared by: Carol Lay		E-mail Address:	
Municipal Judge:			

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month	51	2,656	135
B. Cases (citations/informations) filed	0	37	0
C. Cases (citations/informations) disposed			
1. jury trial (Springfield, Jefferson County, and St. Louis County only)	0	0	0
2. court/bench trial - GUILTY	0	0	0
3. court/bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	6	108	0
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)	0	12	0
6. dismissed by court	0	4	0
7. *nolle prosequi*	0	2	0
8. certified for jury trial (not heard in Municipal Division)	0	0	0
9. TOTAL CASE DISPOSITIONS	6	126	0
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]	45	2,567	135
E. Trial de Novo and/or appeal applications filed	0	0	0

III. WARRANT INFORMATION (pre- & post-disposition)		IV. PARKING TICKETS	
1. # Issued during reporting period	0	1. # Issued during period	0
2. # Served/withdrawn during reporting period	26	[x] Court staff does not process parking tickets	
3. # Outstanding at end of reporting period	2,526		

SMC

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: SUNSET HILLS	Reporting Period: Feb 2, 2026 - Feb 27, 2026

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines - Excess Revenue	$17,315.00
Clerk Fee - Excess Revenue	$1,570.91
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	$48.44
Bond forfeitures (paid to city) - Excess Revenue	$350.00
Total Excess Revenue	$19,284.35

Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines - Other	$11,195.00
Clerk Fee - Other	$708.00
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	$0.00
Peace Officer Standards and Training (POST) Commission surcharge	$189.91
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	$1,354.05
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	$21.83
Law Enforcement Training (LET) Fund surcharge	$378.00
Domestic Violence Shelter surcharge	$376.00
Inmate Prisoner Detainee Security Fund surcharge	$378.00
Restitution	$210.00
Parking ticket revenue (including penalties)	$0.00
Bond forfeitures (paid to city) - Other	$0.00
Total Other Revenue	$14,810.79

Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Court Automation	$1,329.36
Law Enf Arrest Costs-E/R	$363.00
Law Enf Arrest-Local	$214.75
Overpayment-E/R	$9.00
Total Other Disbursements	$1,916.11
Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	$36,011.25
Bond Refunds	$227.00
Total Disbursements	$36,238.25

Run Date: 02/27/2026

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Imps

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

I. COURT INFORMATION

Contact information same as last report ☐

Municipality: Sunset Hills Municipal Court | **Reporting Period: 02/01/2026 - 02/27/2026**

Mailing Address: 3939 S Lindbergh Blvd	Software Vendor: REJIS
Physical Address: 3939 S Lindbergh Blvd	County: St. Louis County Circuit: 21st Judicial Circuit
Telephone Number: (314) 849-3402	Fax Number: (314) 849-8110
Prepared by: Carol A. Lay	E-mail Address: clay@sunset-hills.com iNotes [ ]
Municipal Judge(s): Brian P. Millikan	Prosecuting Attorney: Kaitlin N. Rhodes

II. MONTHLY CASELOAD INFORMATION

	Alcohol and Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (Citations/Informations) Pending at start of month	11	347	50
B. Cases (Citations/Informations) Filed	0	0	0
C. Cases (Citations/Informations) Disposed			
1. Jury Trial (Springfield, Jefferson, and St. Louis County only)	0	0	0
2. Court/Bench Trial - GUILTY	0	0	0
3. Court/Bench Trial - NOT GUILTY	0	0	0
4. Plea of GUILTY in Court	0	0	0
5. Violations Bureau Citations (i.e., written plea of guilty) and Bond Forfeitures by Court Order (as payment of fines/costs)	0	0	0
6. Dismissed by Court	0	0	0
7. Nolle Prosequi	0	0	0
8. Certified for Jury Trial (not heard in Municipal Div.)	0	0	0
9. TOTAL CASE DISPOSITIONS	0	0	0
D. Cases (Citations/Informations) pending at end of month [pending caseload = (A + B) - C9]	11	347	50
E. Trial De Novo and/or Appeal Applications Filed	0	0	0

III. WARRANT INFORMATION (Pre and Post Disposition)

1. # Issued during Reporting Period	0
2. # Served/Withdrawn during Reporting Period	20
3. # Outstanding at End of Reporting Period	278

IV. PARKING TICKETS

# Issued During Period	

☐ Court staff does not process parking tickets

MUNICIPAL DIVISION SUMMARY REPORTING FORM

IMDS

Court Information	Municipality: Sunset Hills Municipal Court	Reporting Period: 02/01/2026 - 02/27/2026

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)	
Fines - Excess Revenue	$0.00
Clerk Fee - Excess Revenue	$0.00
Crime Victims Compensation (CVC) Fund Surcharge - Paid to City/Excess Revenue	$0.00
Bond Forfeitures (paid to city) - Excess Revenue	$0.00
Total Excess Revenue	$0.00
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)	
Fines - Other	$0.00
Clerk Fee - Other	$0.00
Judicial Education Fund (JEF) ☑ Court does not retain funds for JEF	
Peace Officer Standards and Training (POST) Commission Surcharge	$0.00
Crime Victims Compensation (CVC) Fund Surcharge - Paid to State	$0.00
Crime Victims Compensation (CVC) Fund Surcharge - Paid to City/Other	$0.00
Law Enforcement Training (LET) Fund Surcharge	$0.00
Domestic Violence Shelter Surcharge	$0.00
Inmate Prisoner Detainee Security Fund Surcharge	$0.00
Sheriffs' Retirement Fund (SRF) Surcharge	$0.00
Restitution	$0.00
Parking Ticket Revenue (including penalties)	$0.00
Bond Forfeitures (paid to city) - Other	$0.00
Total Other Revenue	$0.00

Other Disbursements Cont.	
Total Other Disbursements	$0.00

Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.

Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	$0.00
Bond Refunds	$0.00
Total Disbursements	$0.00

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:
Planning & Public Works Staff: Completed
City Administrator: Completed

SUBJECT: Metropolitan St. Louis Sewer District (MSD) Municipal Stormwater Grant Participation Agreement- A request for the approval to execute a Municipal Stormwater Grant Participation Agreement with the Metropolitan St. Louis Sewer District to allow the City of Sunset Hills to participate in MSD's Municipal Stormwater Grant Program.

ATTACHED REFERENCE DOCUMENTS:
Proposed Ordinance
MSD Participation Agreement

SUMMARY:
In April 2024, voters approved the implementation of a stormwater property tax to fund MSD's district-wide Stormwater Improvement Program. As part of that initiative, MSD established a Municipal Stormwater Grant Program to provide grant funding to participating municipalities for eligible local stormwater projects addressing flooding and erosion control.

The attached Municipal Stormwater Grant Participation Agreement establishes the general terms and conditions under which the City may apply for and receive grant funds for approved stormwater projects. Execution of this agreement does not obligate the City to undertake any specific project, but allows the City to submit future applications for funding consideration.

All projects funded through the program must comply with MSD rules and regulations, applicable design standards, and all federal, state, and local laws. Participation in the Municipal Stormwater Grant Program provides eligibility for grant funding for approved stormwater projects. No direct financial obligation is created by execution of this agreement. Individual projects funded through the program will be presented to the Board separately, as applicable.

STAFF RECOMMENDATION:
Approve
Staff is requesting a second reading

MEETING HISTORY:
N/A

BILL NO. 141

ORDINANCE NO. ____

AN ORDINANCE AUTHORIZING THE CITY OF SUNSET HILLS TO ENTER INTO AN AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT FOR PARTICIPATION IN A MUNICIPAL STORMWATER GRANT PROGRAM.

WHEREAS, following voter approval in April 2024, the Metropolitan St. Louis Sewer District implemented a stormwater property tax on all residential property and a stormwater impervious charge on all non-residential properties to fund a District-wide stormwater improvement program (the "Stormwater Improvement Program"); and,

WHEREAS, under the Municipal Stormwater Grant Program, a participating municipality can apply for grant dollars to help fund local stormwater projects to improve flooding and erosion control; and,

WHEREAS, the City of Sunset Hills desires to participate in the Municipal Stormwater Grant Program; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby authorizes the Mayor and City Administrator to execute the agreement in substantially the form of Exhibit 1 (the "Agreement") attached hereto.

Section 2. The City Administrator, Mayor, and Director of Planning and Public Works are hereby each authorized to take all actions and sign all documentation reasonably necessary to carry out the intent of the Agreement and this Ordinance and to ensure compliance with the terms and responsibilities within the Agreement.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED and APPROVED this _____ day of _____, 2026

_____
MAYOR

ATTEST:

_____
CITY CLERK/CITY ADMINISTRATOR

EXHIBIT 1

EXHIBIT 1

MUNICIPAL STORMWATER GRANT PARTICIPATION AGREEMENT

This MUNICIPAL STORMWATER GRANT PARTICIPATION AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 20____ ("Effective Date"), by and between The Metropolitan St. Louis Sewer District (the "District"), and the [County][City][Village] of _____ (the "Municipality").

RECITALS

WHEREAS, following voter approval in April 2024, the District implemented a stormwater property tax on all residential property and a stormwater impervious charge on all non-residential properties to fund a District-wide stormwater improvement program (the "Stormwater Improvement Program"); and

WHEREAS, the District has decided to allocate a certain amount of revenue generated by the Stormwater Improvement Program towards a municipal stormwater grant program (the "Municipal Stormwater Grant Program"); and

WHEREAS, under the Municipal Stormwater Grant Program, a participating municipality can apply for grant dollars to help fund local stormwater projects to improve flooding and erosion control; and

WHEREAS, the Municipality desires to participate in the Municipal Stormwater Grant Program; and

WHEREAS, the District is authorized to enter into this Agreement pursuant to Ordinance No. 16741, as adopted by the District's Board of Trustees on January 8, 2026; and

WHEREAS, the Municipality has been lawfully authorized by its governing body to enter into this Agreement, and the official who has applied his/her signature to this Agreement has been duly authorized to execute it for and on behalf of the Municipality, and is otherwise authorized to act as the representative of the Municipality in connection with this Agreement; and

WHEREAS, the purpose of this Agreement is to set forth the general terms and conditions under which the Municipality may access and use Grant Funds (defined below) for an approved project.

NOW THEREFORE, in consideration of certain mutual benefits inuring to the parties hereto, and to the public, the receipt of which are hereby acknowledged, the parties hereto agree as follows:

TERMS

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Definitions**.

   a. **"Project"** refers to any stormwater-related project submitted by the Municipality to the District for approval as described in Section 3 below that is to be funded in whole or in part by Grant Funds.

   b. **"Rules and Regulations"** means all District rules, regulations, manuals, standards, policies, criteria, technical specifications, and requirements applicable to sewer construction and stormwater development, as amended from time to time.

   c. **"Grant Funds"** means the funds made available by the District to the Municipality under the Municipal Stormwater Grant Program for a Project.

3. **Application Process and Project Submittal**.

   a. To obtain Grant Funds from the District, the Municipality shall submit an application and all required Project plans and other information to the District in the form and manner required by the District for approval. The application shall, among other things, specify the amount of available Grant Funds the Municipality is seeking from the District.

   b. The District may not review any application for Grant Funds submitted by a Municipality that has an outstanding balance owed to the District for unpaid charges or fees or is otherwise in violation of any District Ordinance, rule or regulation, until said Municipality has either paid the balance in full or reached an agreement with the District that will result in payment of the balance owed or has otherwise rectified any issue of non-compliance.

   c. All Projects funded in whole or in part with Grant Funds must comply with the District's Rules and Regulations regarding stormwater development, including applicable design criteria, and technical and construction standards. The Municipality agrees to comply with all requirements needed for the District to approve the Project plans.

   d. The District will review the application and submittals for completeness and compliance with this Agreement and the Rules and Regulations.

4. **Grant Determination and Project Approval**. If the District determines that: (a) the Municipality's application meets the District's requirements; (b) the proposed Project addresses a flooding or erosion control issue, and (c) there are Grant Funds available for distribution to the Municipality, then the District will approve the Project and make the requested Grant Funds available. The Parties agree that the terms of this Agreement shall apply to any Project that is funded in whole or in part by Grant Funds.

5. **Disbursement; Use of Funds**. Grant Funds shall be used solely for eligible Project costs approved by the District. Disbursement shall occur in accordance with District procedures,

which, at the District's discretion, may include a lump sum payment, reimbursement upon submission of satisfactory documentation, or progress payments tied to milestones approved by the District depending on the Project. The Municipality shall diligently pursue efforts to complete the approved Project in a timely manner. The District may withhold, reduce, or delay disbursements if the Municipality is in breach, fails to provide required documentation, or if the Project no longer complies with the Rules and Regulations.

6. **Permits and Approvals**. The Municipality shall obtain, maintain, and comply with all permits, licenses, consents, and approvals necessary to complete an approved Project, including but not limited to federal, state, and local permits, and any permits required by the District.

7. **Changes; Notice**. The Municipality shall provide prompt written notice to the District of any material changes in scope, schedule, or budget impacting a given Project, and shall not implement material changes without the District's prior written consent.

8. **Dedication, Easements, and Related Documents**. In the event an approved Project involves new construction that will become part of the District's public sewer system, the Municipality agrees to complete the District's dedication process for eligible Project improvements and to execute and deliver any easements, dedications, affidavits, plats, maintenance/access instruments, as-built plans, GIS data, or similar documents or information the District deems necessary for the Project to be dedicated to the District and become part of the public sewer system.

9. **Compliance with Laws; Prevailing Wage**. As a condition of receiving Grant Funds, the Municipality shall comply, and shall cause its contractors and subcontractors to comply, with all applicable federal, state, and local laws, regulations, and ordinances, including without limitation, applicable prevailing wage laws and laws governing the bidding of public works projects.

10. **Records; Retention; Cooperation**. The Municipality shall establish and maintain complete and accurate records relating to the Project and Grant Funds, including but not limited to engineering studies, plans, procurement, contracts, change orders, pay applications, payrolls, certified wage documentation, inspections, testing, and closeout. The Municipality shall retain all such records for at least ten (10) years after Project completion and shall make such records available to the District in a timely manner upon request.

11. **Audit Rights**. The District reserves the right to audit any Project and all related records, whether held by the Municipality or its contractors, subcontractors, or consultants. The Municipality shall provide reasonable access to personnel, sites, records, and systems during normal business hours and shall cause its contractors and subcontractors to do the same.

12. **Misapplication of Funds; Suspension; Repayment**. If the District determines that the Municipality has misapplied Grant Funds, the Municipality will be suspended from

participation in the grant program. In addition, the Municipality may be required to repay misapplied funds as a penalty, in an amount and on a schedule determined by the District, without prejudice to other remedies available at law or in equity.

13. **Term; Termination of Agreement**.

    a. This Agreement commences on the Effective Date and shall remain in effect so long as the Municipality chooses to participate in the Municipal Stormwater Grant Program. Either Party may terminate this Agreement, with or without cause, at any time by providing thirty (30) days' written notice.

    b. The District may immediately terminate this Agreement if the Municipal Stormwater Grant Program is cancelled or no longer funded due to a change in law or a decision of the District's Board of Trustees. Under no circumstances shall the District be obligated to fund a Project once all Grant Funds have been distributed to the Municipality.

    c. The District may immediately terminate this Agreement if the Municipality is in violation of any Ordinance of the District or fails to pay amounts due the District for wastewater or stormwater services.

14. **Independent Status; No Third-Party Beneficiaries**. The Parties agree that the Municipality's acceptance of any Grant Funds does not in any way establish an agency, partnership, or joint venture between the District and the Municipality, its contractors, or any other third-party. The Municipality and its contractors are independent entities. No third-party beneficiaries are intended under this Agreement.

15. **Assignment**. The Municipality shall neither assign nor transfer any rights or obligations under this Agreement without prior written consent of the District, approved by the same parties who executed and approved this Agreement, or their successors in office.

16. **Execution in Counterparts**. This Agreement may be executed in one or more counterparts, any or all of which may contain the signatures of fewer than all of the parties but all of which shall be taken together as a single instrument, which shall constitute an original. This Agreement may be executed and signatures exchanged by electronic means and electronic and digital signatures shall constitute an original signature for all purposes.

17. **Governing Law**. This Agreement shall be governed and interpreted in accordance with the laws of the State of Missouri.

18. **Severability**. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provisions of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

19. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties and supersedes all previous discussions and agreements. Amendments must be made in writing signed by both Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

THE METROPOLITAN ST. LOUIS SEWER DISTRICT

BY: _____

Bret Berthold
CEO & Executive Director

ATTEST:

_____

Timothy Snoke
Secretary-Treasurer

APPROVED AS TO FORM
OFFICE OF GENERAL COUNSEL

BY: _____

Todd J. Aschbacher
General Counsel

NAME OF MUNICIPALITY:_____

BY: _____

PRINT NAME: _____

TITLE: _____

ATTEST:

_____

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:
Planning & Zoning Staff: Completed
City Administrator: Completed

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

ATTACHED REFERENCE DOCUMENTS:
Proposed ordinance
Exhibits A and B
Staff report
Application
Site and Lighting Plan
Traffic Impact Study Waiver
Architectural Elevations
Supplementary Exhibits

SUMMARY:
Todd Archer, representing the Missouri American Water Company (MAWC), is seeking approval to construct both a new process treatment and a softening building at the existing water system facility located at 12710 Mauer Industrial Road. To proceed with the project, the applicant must obtain a Planned Development Permit (PDP) for development approval.

The proposed improvements are intended to replace outdated chemical storage and feed equipment, consolidate chemical operations into a single location, and improve overall safety and reliability of the water treatment process. The proposed development area encompasses approximately three acres within the existing 53.6-acre facility. The process building will include administrative space, a laboratory, operator control room, and chemical storage area, and will be approximately 17,500 square feet with building heights ranging from 18 to 38 feet. The softening building will be approximately 1,900 square feet, with two silos extending to approximately 63 feet in height.

Several site development allowances are requested as part of the Planned Development Permit, including relief from the maximum structure height for the silos, setback requirements associated with structures exceeding 35 feet in height, parking lot landscaping requirements, landscape transition buffer requirements, and certain lighting standards. A full description of the site development allowances are included in the Board of Aldermen packet.

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.

MEETING HISTORY:
Planning & Zoning Commission: February 5, 2026 – Recommended Approval (5-0)

BILL NO. 142

ORDINANCE NO. ____

AN ORDINANCE APPROVING A PLANNED DEVELOPMENT PERMIT FOR PROPERTY ZONED "LI" LIGHT INDUSTRIAL DISTRICT ON A 53.6-ACRE TRACT OF LAND LOCATED AT 12710 MAURER INDUSTRIAL DR. (P-06-25).

WHEREAS, Todd Archer, on behalf of Missouri American Water Company (MAWC), has petitioned the City to grant a Planned Development Permit for both a new process treatment and softening building at the existing water system facility on a LI – Light Industrial District (the "Petition") for a 53.6-acre tract of land addressed as 12710 Maurer Industrial Drive; and

WHEREAS, on February 4, 2026, a duly noticed and published Public Hearing on the Petition was held before the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission having considered said request, recommended approval of the Petition as submitted; and

WHEREAS, in accordance with Section 7.4.2, the Planning and Zoning Commission reviewed the criteria for a planned development permit and submitted such written findings to the Board of Aldermen; and

WHEREAS, on March 10, 2026, the Board of Aldermen held a duly noticed Public Hearing to hear comment on the Petition; and

WHEREAS, the Board of Aldermen, having considered said request, finds that the Petition meets the requirements for approval in accordance with Section 7 of the Unified Development Ordinance and finds that the Planned Development Permit should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Official Zoning District Map, which are part thereof, are hereby amended by establishing a Planned Development Permit for both a new process treatment and a softening building at the existing water system facility on a 53.6-acre tract of land addressed as 12710 Maurer Industrial Drive and as described as follows:

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 25, TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, BEING THE SAME PROPERTY CONVEYED TO THE ST. LOUIS COUNTY WATER COMPANY BY DEED RECORDED IN BOOK 3341, PAGE 317 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED FOR EAGLE GLEN ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK 244, PAGES 54 AND 55 OF THE ST. LOUIS COUNTY RECORDS, AND EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR STATE HIGHWAY 30 AS DESCRIBED IN BOOK 6006, PAGE 382 OF THE ST. LOUIS COUNTY

RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PROPERTY CONVEYED TO THE ST. LOUIS COUNTY WATER COMPANY, BEING THE SOUTHWEST CORNER OF SAID EAGLE GLEN ESTATES; THENCE ALONG THE SOUTH LINE OF SAID EAGLE GLEN ESTATES SOUTH 89 DEGREES 01 MINUTE 00 SECONDS EAST A DISTANCE OF 1,163.50 FEET TO THE SOUTHEAST CORNER THEREOF AND TO THE EAST LINE OF SAID ST. LOUIS COUNTY WATER COMPANY PROPERTY; THENCE ALONG THE EAST LINE OF SAID ST. LOUIS COUNTY WATER COMPANY PROPERTY AND ALONG THE SOUTHWEST LINE OF SUNSET GREENS, A SUBDIVISION RECORDED IN PLAT BOOK 176, PAGES 24 AND 25 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 32 DEGREES 59 MINUTES 01 SECOND EAST A DISTANCE OF 1,605.15 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 30 (GRAVOIS ROAD); THENCE ALONG THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 30 SOUTH 75 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 1,084.00 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID ST. LOUIS COUNTY WATER COMPANY PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID ST. LOUIS COUNTY WATER COMPANY PROPERTY NORTH 88 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 969.30 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID ST. LOUIS COUNTY WATER COMPANY PROPERTY NORTH 27 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 106.26 FEET TO THE WEST LINE OF SAID ST. LOUIS COUNTY WATER COMPANY PROPERTY; THENCE ALONG THE WEST LINE OF SAID ST. LOUIS COUNTY WATER COMPANY PROPERTY AND ALONG THE WEST LINE OF SAID SECTION 25 NORTH 01 DEGREE 04 MINUTES 00 SECONDS EAST A DISTANCE OF 1,531.83 FEET TO THE POINT OF BEGINNING, CONTAINING 53.6 ACRES, MORE OR LESS.

Section 2. This approval, pursuant to the Unified Development Ordinance, is granted subject to compliance with all the ordinances, rules, and regulations and the specific conditions set out in substantially the form of "Exhibit A" and the Site Plan indicated as "Exhibit B" which are attached hereto and made part hereof.

Section 3. The Board of Aldermen pursuant to the Petition filed by Todd Archer, on behalf of MAWC, requesting the Planned Development Permit embodied in this Ordinance, and pursuant to the recommendation of the City of Sunset Hills Planning and Zoning Commission that said Petition be granted and after a Public Hearing, held by the Planning and Zoning Commission and Public Hearing by the Board of Aldermen, does hereby adopt this Ordinance pursuant to the power granted to the City of Sunset Hills including under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the Board of Aldermen to exercise legislative power pertaining to planning and zoning.

Section 4. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED and APPROVED this _____ day of _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

EXHIBIT A

Planned Development Permit:	PDP 06-25
Petition:	P-06-25
Site Location:	12710 Maurer Industrial Drive
Acreage for Planned Development:	53.6
Underlying Zoning District:	LI – Light Industrial

All of the provisions of the City of Sunset Hills Code of Ordinances shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA AND OR CONDITIONS

A. PERMITTED AND CONDITIONAL USES

1. The uses allowed in this development shall be:

    a. Water System Facility

B. DIMENSIONAL STANDARDS

1. Building Setbacks are defined below and depicted in Exhibit B.

    a. North property line – 50’
    b. West property line – 100’
    c. East property line – 100’
    d. South property line - 100’

2. The maximum structure height shall remain at 50’, except for the two silos associated with the softening building may extend to a maximum of 64’ in height as they are depicted in Exhibit B.

C. LANDSCAPE REQUIREMENTS

1. The development shall adhere to the Landscape Requirements of the City of Sunset Hills, except for the following.

    a. Parking Lot Landscaping.

Provided the site remains a secured utility facility not open to the general public, interior parking lot landscaping requirements shall not apply.

b. Residential Transition Buffer
In lieu of installing a new six (6) foot privacy fence and a fifteen (15) foot landscape buffer along property lines adjacent to residentially zoned property, the existing vegetation located 100' along said property lines shall serve as the required transition buffer.

The existing vegetation within 100' from a residential property line forming the transition buffer shall be preserved and maintained in a healthy and viable condition. Removal of existing trees or vegetation within the buffer area shall not be permitted except for:

Removal of dead, diseased, or hazardous vegetation; or

Selective thinning approved by the City to maintain plant health.

If any removal occurs, vegetation within the buffer area shall require replacement with plant material of comparable screening value, as determined by the City, so that the overall screening effect is not diminished.

D. LIGHTING REQUIREMENTS

1. The development shall adhere to the Lighting Requirements of the City of Sunset Hills as applicable to the permitted use, except for the following:

a. Parking Lot Lighting.
Provided the site remains a secured utility facility not open to the general public, parking lot lighting may be reduced below the minimum level required by the City's Code of Ordinances. Additionally, light levels at ground floor building entrances may exceed the maximum allowable foot-candles; however, the use of full cut-off fixtures are required to result in light levels that dissipate quickly beyond the immediate door areas as depicted in Exhibit B.

E. ACCESS/ ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Site Plan within Exhibit B.

II. RECORDING

1. Within sixty (60) days of approval, the PDP and Site Plan "Exhibit B" shall be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said permit and plan and require re-approval by the Board of Aldermen.

III. ENFORCEMENT

1. The City of Sunset Hills, Missouri will enforce the conditions of this permit in accordance with the terms of this Exhibit A and the approved Site Plan marked Exhibit B.

2. Failure to comply with any or all the conditions of this permit will be adequate cause for revocation of approval.

3. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Exhibit A.

ATTACHMENT

OVERALL SITE PLAN WITH PROPOSED SETBACK

EXHIBIT B

R-1: Residence District

SITE ADDRESS
12710 MAURER INDUSTRIAL ROAD
SUNSET HILLS, MO
63127

TOTAL ACRES
53.55

ZONING
INDUSTRIAL/UTILITY

PROPOSED SETBACK LINE

50'-0"

100'-0"

WASHWATER TANK

PROPERTY LINE

100'-0"

NEW PROCESS BUILDING: 17,517 SQ. FT
NEW SOFTENING BUILDING: 1,932 SQ. FT
TOTAL FLOOR AREA RATIO: .0083

PARKING CALCULATION:

24	FIELD EMPLOYEES (MAX SHIFT)
5	ADMIN
1	MAINTENANCE
30	REQUIRED SPACES
37	PROVIDED SPACES

SPACES REQUIRED: 1 SPACE PER EMPLOYEE (MAX. SHIFT)
30 EMPLOYEES = 30 SPACES REQUIRED
SPACES PROVIDED: 37 SPACES

EQUIPMENT STORAGE

OPERATIONS, CHEMICAL & HSPS BLDG

NEW LIME BUILDING

TREATMENT BASINS

ADMINISTRATIVE AREA BUILDING HEIGHT: 18 FT

PROCESS AREA BUILDING HEIGHT: 38 FT

UNLOADING AREA

TREATMENT BASINS

SODIUM HYPOCHLORITE BLDG

POWER LINES

CARBON BUILDING

LIME BUILDING HEIGHT: 38.3 FT
HEIGHT TO TOP OF SILOS: 62.6 FT

INFLUENT BUILDING

GATED ENTRANCE

100'-0"

100'-0"

PD-LI: Planned Development - Light Industrial

PD-R: Planned Development - Residential

HIGHWAY 30

THE SITE WILL REMAIN OVER 20% OPEN SPACE

SOUTH COUNTY WTP - SITE PLAN
1" = 100'-0"

100' 50' 0 100' 200'
1"=100'

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 3/11/2025 6:38:34 AM
FILE: \\WDMYCLOUDMIRROR\PUBLIC\FLINN ENGINEERING\PROJECTS\23-014 BV MO-AM SOUTH PLANT CHEM\DWGS\SITE PLAN FOR SUNSET HILLS.DWG
FDT1000
DT1000

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
MILLENNIA PROFESSIONAL SERVICES

STATE OF MISSOURI
MICHAEL J. ROSBORG
NUMBER PE-2009012377
PROFESSIONAL ENGINEER

11-07-2025
EXP: 12-31-2026

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	MJR
DETAILED:	RAW
CHECKED:	ERO
APPROVED:	MJR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

SITE

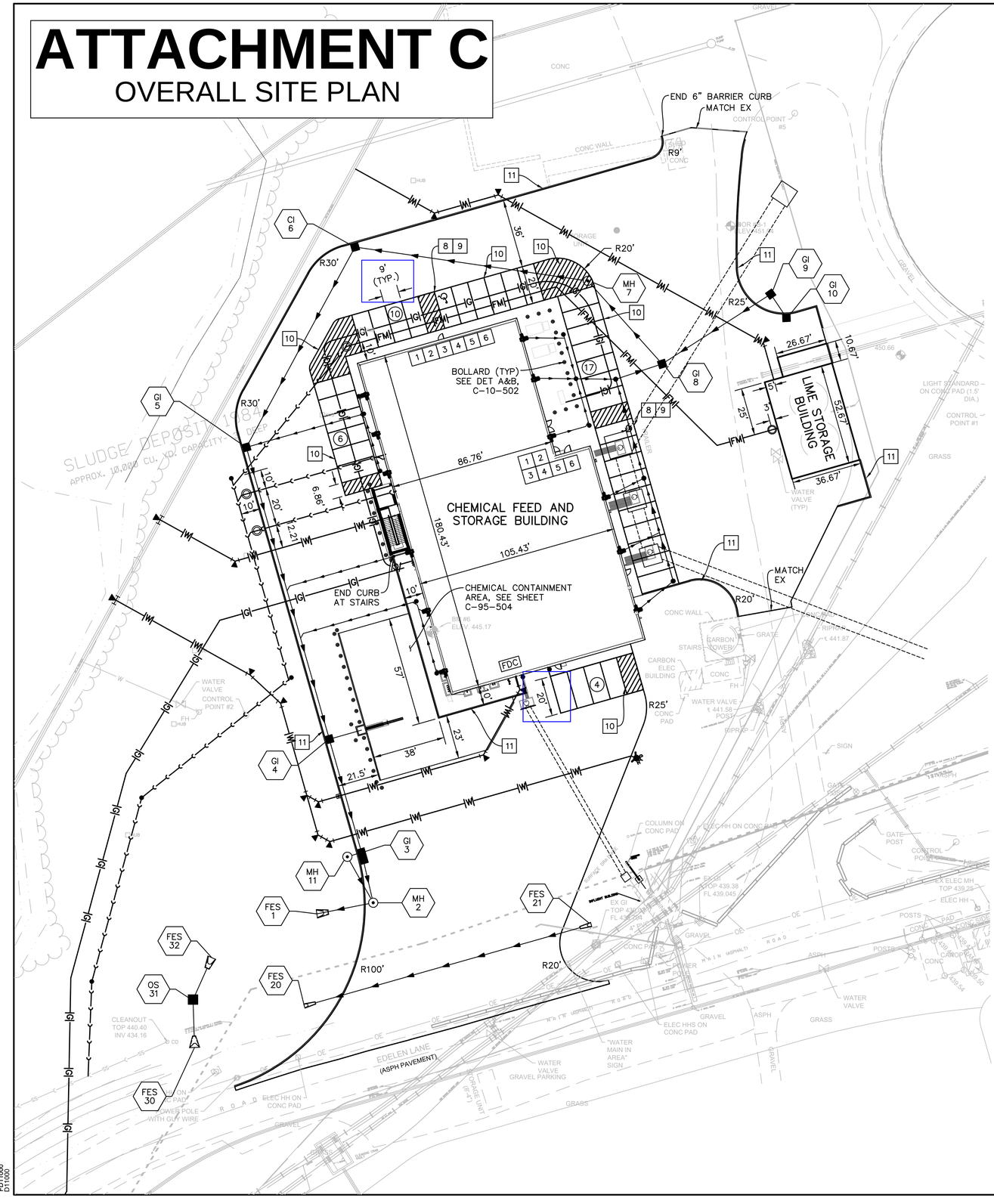
CIVIL

OVERALL SITE PLAN

C-10-102

11 OF 254

ATTACHMENT C
OVERALL SITE PLAN



30' 0 30' 60'
GRAPHIC SCALE

KEYED NOTES

1	ACCESSIBLE ENTRANCE
2	ACCESSIBLE PATH
3	NO RAMPS PRESENT
4	SIDEWALK ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
5	LEVEL AREA OF 60"x60" IS REQUIRED
6	NO STEP AT ACCESSIBLE ENTRANCE DOORS
7	ACCESSIBLE MEANS OF EGRESS
8	ACCESSIBLE PARKING SPACE (DETAIL 6, SHEET C-95-504)
9	ACCESSIBLE PARKING SIGN (DETAIL 6, SHEET C-95-504)
10	PAINT PAVEMENT MARKING, 4" WHITE
11	CONCRETE BARRIER CURB (DETAIL 6, SHEET C-95-503)
(X)	PARKING SPACE ROW COUNT

1. NO GRADING IN RIGHT-OF-WAY UNTIL COUNTY HIGHWAY PLAN APPROVAL.
2. SEE SWPPP & STAGING PLANS FOR EROSION CONTROL, TEMPORARY ENTRANCES, WASHDOWN AREAS, AND TEMPORARY PARKING.
3. NO SILT/EROSION TO BE DEPOSITED ON PUBLIC STREETS.
4. GROUND COVER TO BE SODDED AND SEEDED AFTER GRADING IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS.
5. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS CO./ADA STANDARDS.
6. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY/ADA STANDARDS.
7. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS CO. & MSD STANDARDS.
8. NO SLOPES SHALL EXCEED 3:1, UNLESS JUSTIFIED BY A GEOTECH REPORT THAT HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY.
9. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
10. ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN ONE (1) ACRE IS AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMIT(S) MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
11. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
12. EXISTING UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, IF SHOWN ON THESE PLANS, SHALL BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF THE LOCATIONS OF ALL EXISTING FACILITIES, STRUCTURES AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE VERIFIED PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS.
13. ALL DETOURS / LANE CLOSURES MUST BE HANDLED USING TRAFFIC CONTROL DEVICES CONFORMING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND MUST BE APPROVED BY THE DEPARTMENT. THE MANUAL, PRODUCED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, MAY BE ACCESSED ON THEIR INTERNET WEBSITE AT https://mutcd.fhwa.dot.gov/.
14. SITE INFORMATION:

    AREA: 53.55 ACRES
    PRESENT ZONING : LIGHT INDUSTRIAL LOCATOR NUMBER: 28N64007
15. PARKING CALCULATION:

24	FIELD EMPLOYEES (MAX SHIFT)	
5	ADMIN	
1	MAINTENANCE	1 BICYCLE PARKING/ 40,000 S.F.
30	REQUIRED SPACES	1 REQUIRED SPACE
37	PROVIDED SPACES	1 PROVIDED SPACE

    SPACES REQUIRED: 1 SPACE PER EMPLOYEE (MAX. SHIFT)
    30 EMPLOYEES = 30 SPACES REQUIRED
    SPACES PROVIDED: 37 SPACES
16. A MAJOR LAND DISTURBANCE PERMIT IS REQUIRED. SITE PLAN / PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
17. CONTRACTORS INSURANCE REQUIREMENTS: PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES & REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY & STORMWATER DRAINAGE FACILITY", SECTION 10,090 (ADDENDUM).

    ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PERSON AND PER OCCURRENCE LIMITS.
18. BUILDING & PARKING SETBACKS: BUILDING SETBACKS: 50' MINIMUM FRONT (NORTH, EAST AND WEST) & 20' MINIMUM SIDE/REAR (SOUTH). PARKING SETBACKS: 50' MINIMUM FRONT (NORTH, EAST AND WEST), 10' MINIMUM ADJOINING NU (SOUTH).
19. FIRE HYDRANT SHALL BE PLACED LESS THAN 100-FT FROM THE FIRE DEPARTMENT CONNECTION (FDC), AND SHALL NOT BE FED FROM THE DEDICATED SPRINKLER MAIN BETWEEN THE ISOLATION VALVE AND THE BUILDING.

MSD 25MSD-00377
MSD Base Map 28N6

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/7/2025 10:51:44 AM
FILE: G:\PROJECT FILES\2023\M623094.MOAWC SOUTH PLANT CHEMICAL STORAGE AND FEED FACILITIES UPGRADES\CADD\SHTS\417593-C-10-102.DWG
PSW1000
DT1000

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
MILLENNIA PROFESSIONAL SERVICES

STATE OF MISSOURI
MICHAEL J. ROSBORG
NUMBER PE-2006012377
PROFESSIONAL ENGINEER
11-07-2025
EXP: 12-31-2026

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

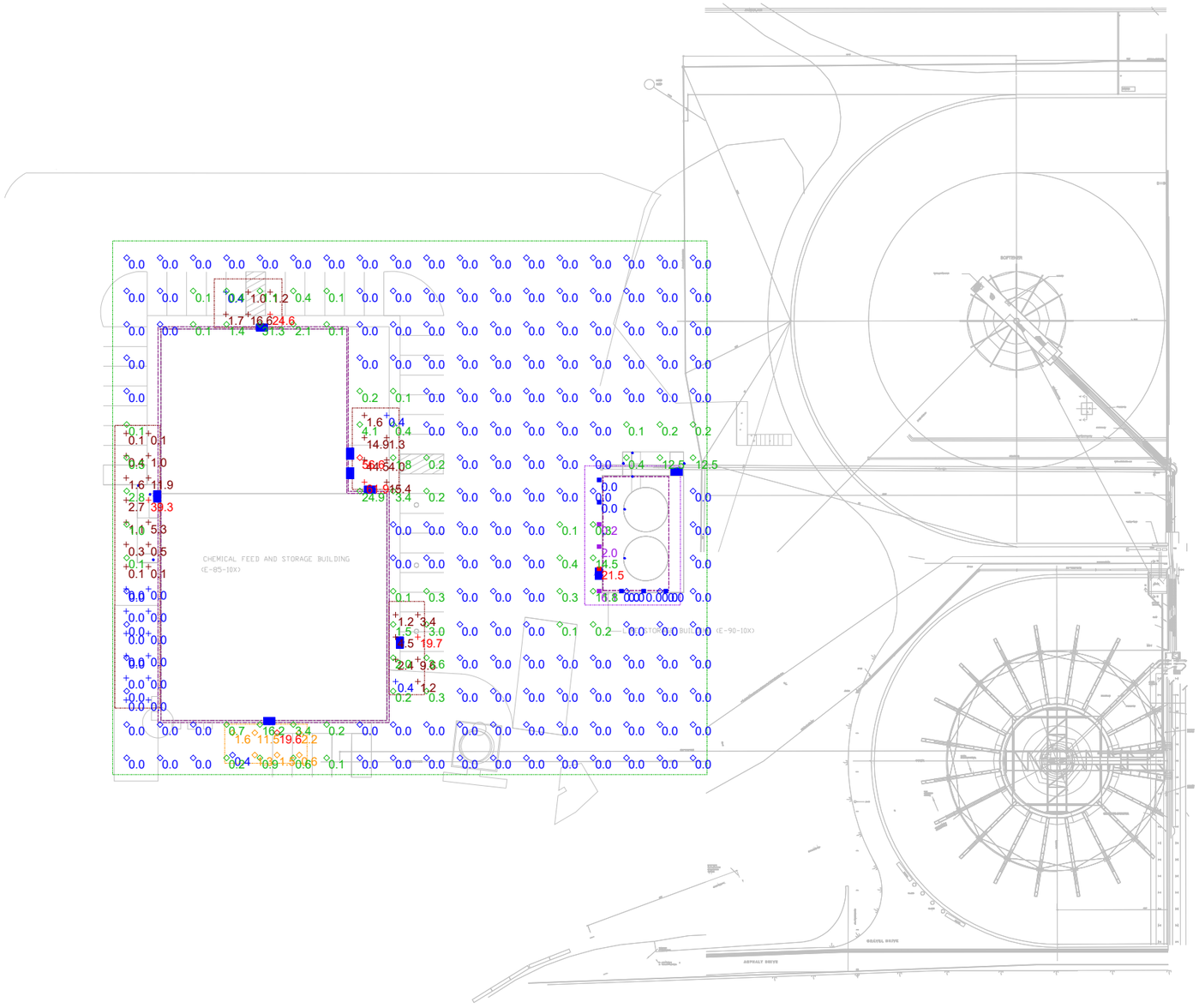
DESIGNED:	MJR
DETAILED:	RAW
CHECKED:	ERO
APPROVED:	MJR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

SITE

CIVIL

OVERALL SITE PLAN

C-10-102 | OF



Plan View
Scale - 1" = 60ft

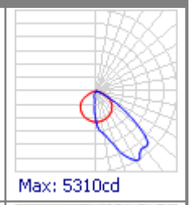
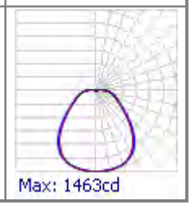
SOUTH WATER TREATMENT PLANT -CHEMICAL STORAGE AND FEED FACILITIES UPGRADES
VISUAL LIGHTING CALCULATION FOR OUT DOOR AREA (CHEMICAL FEED AND STORAGE & LIME STORAGE)

Designer

Date
10/07/2025
Scale
Not to Scale
Drawing No.

Summary

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	3E		9	WST LED P3 40K VW MVOLT	WST LED, Performance package 3, 4000 K, visual comfort wide, MVOLT		1	6689	0.85	50	
	9		0	PXLW 5000LM MDU5FR XX 40K 80CRI XX XX	Petrolux LED Lowbay (Wet Locations), 5,000 Lumens, Medium Frosted Glass Lens w/ Uplight, XX = Any Voltage, 4,000K, 80CRI, XX = Any Mounting, XX = Any Finish		1	4402	1	35.45	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.5 fc	39.3 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	18.0 fc	61.9 fc	0.4 fc	154.8:1	45.0:1
Calc Zone #4	+	5.3 fc	19.7 fc	0.4 fc	49.3:1	13.3:1
Calc Zone #5	◇	4.8 fc	19.6 fc	0.4 fc	49.0:1	12.0:1
Calc Zone #6	■	3.3 fc	21.5 fc	0.0 fc	N/A	N/A
OVER ALL ZONE	◇	1.0 fc	56.6 fc	0.0 fc	N/A	N/A
Calc Zone #1	+	7.6 fc	24.6 fc	0.4 fc	61.5:1	19.0:1

SOUTH WATER TREATMENT PLANT -CHEMICAL STORAGE AND FEED FACILITIES UPGRADES
VISUAL LIGHTING CALCULATION FOR OUT DOOR AREA (CHEMICAL FEED AND STORAGE & LIME STORAGE)

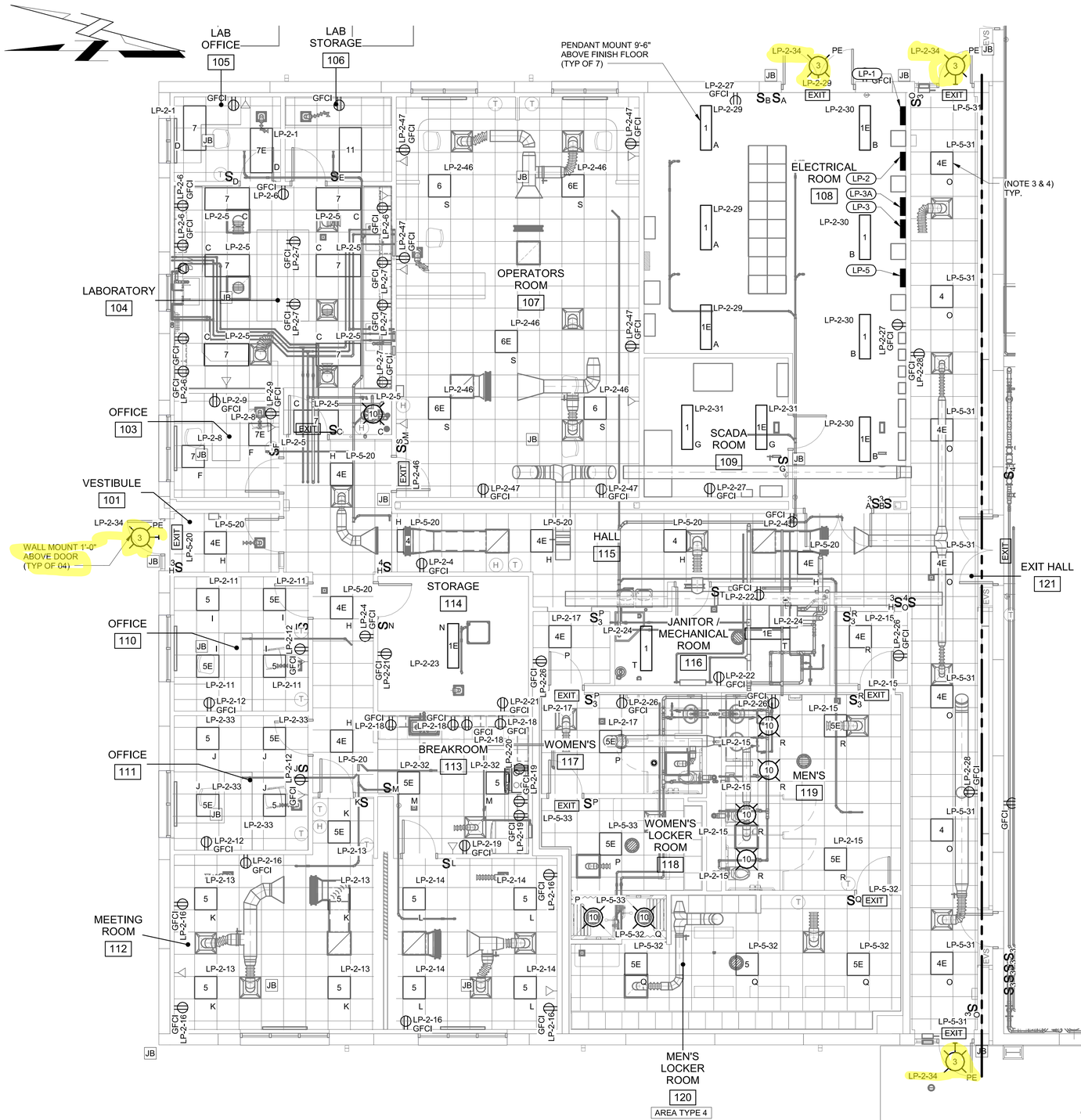
Designer

Date
10/07/2025
Scale
Not to Scale
Drawing No.

Summary

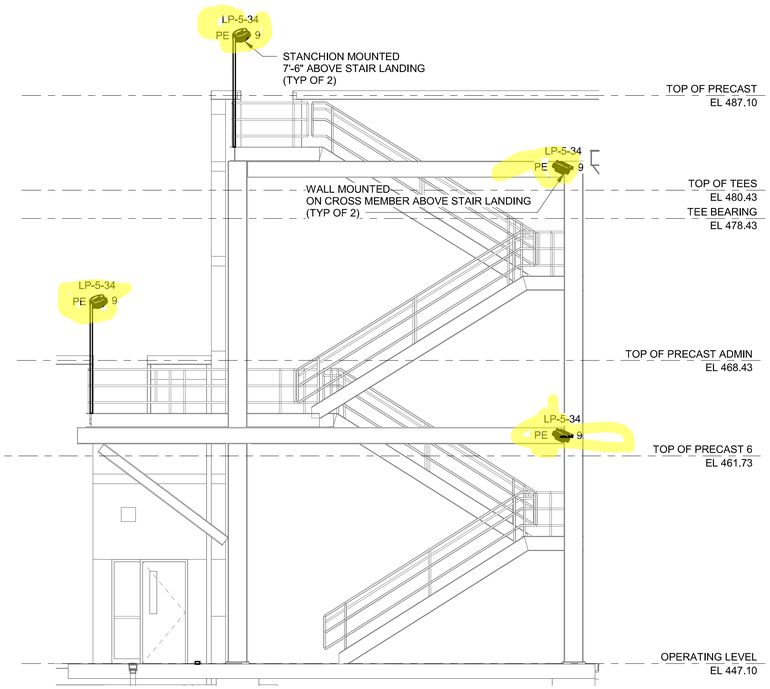
GENERAL NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWINGS E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULE.
3. LIGHTS IN ROOM SHALL AUTOMATICALLY BE TURNED ON/OFF BASED ON OCCUPANCYSENSORS. EXCEPTIONS IN ELECTRICAL AND MECHANICAL ROOMS.
4. FIXTURES 4, 4E, 5, 5E, 6, 6E, 7, AND 7E ARE MOUNTED IN DROP CEILING GRID.



OFFICE AREA OPERATING FLOOR - LIGHTING PLAN

3/16" = 1'-0"



STAIRCASE LIGHTING SECTION

3/16" = 1'-0"

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	EMB
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ELECTRICAL

OFFICE AREA OPERATING FLOOR - LIGHTING PLAN

E-85-105

147 OF 254

6' 4' 2' 0' 5' 10'

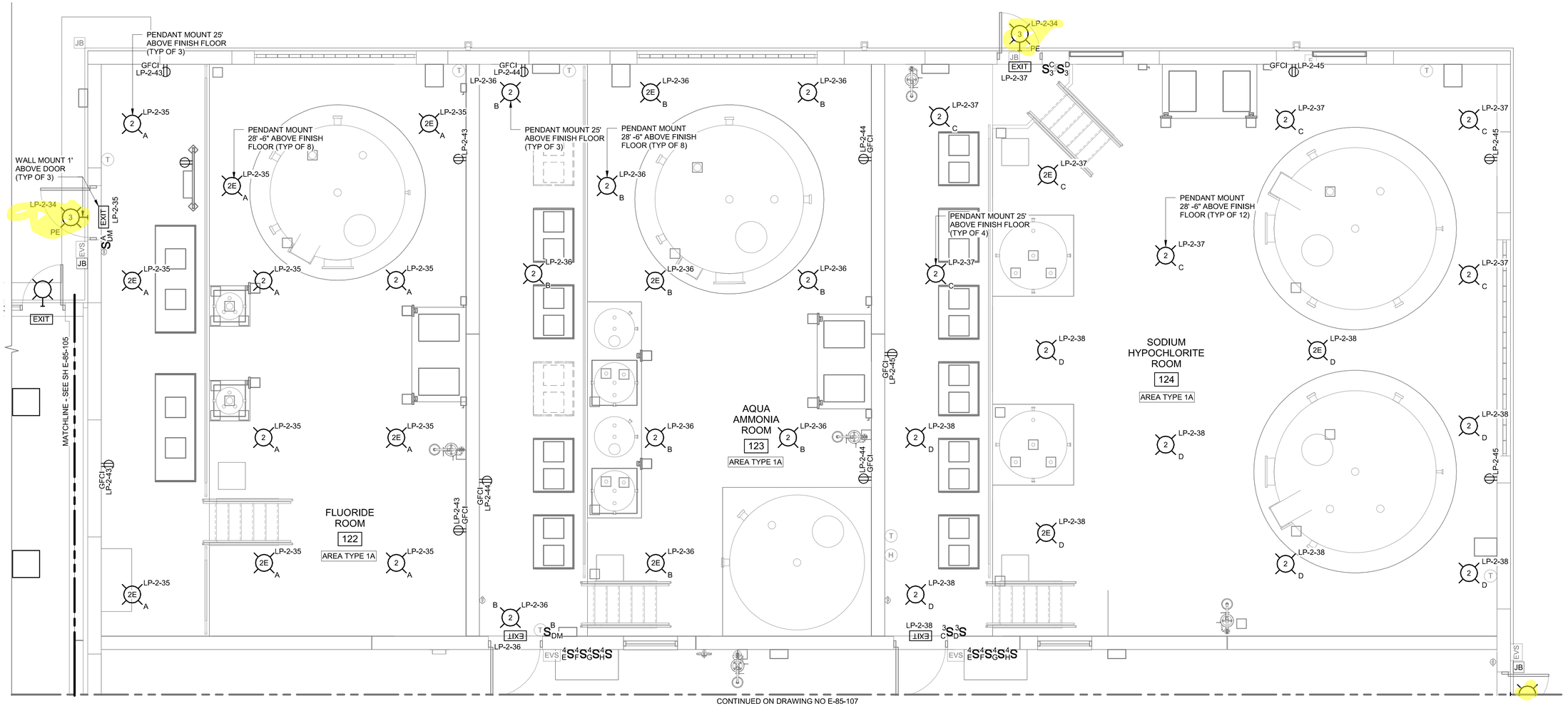
3/16" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:53:05 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

GENERAL NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWINGS E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULE.



PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 1

1/4" = 1'-0"

4' 2' 0' 4' 8'

1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:53:15 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	EMB
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ELECTRICAL

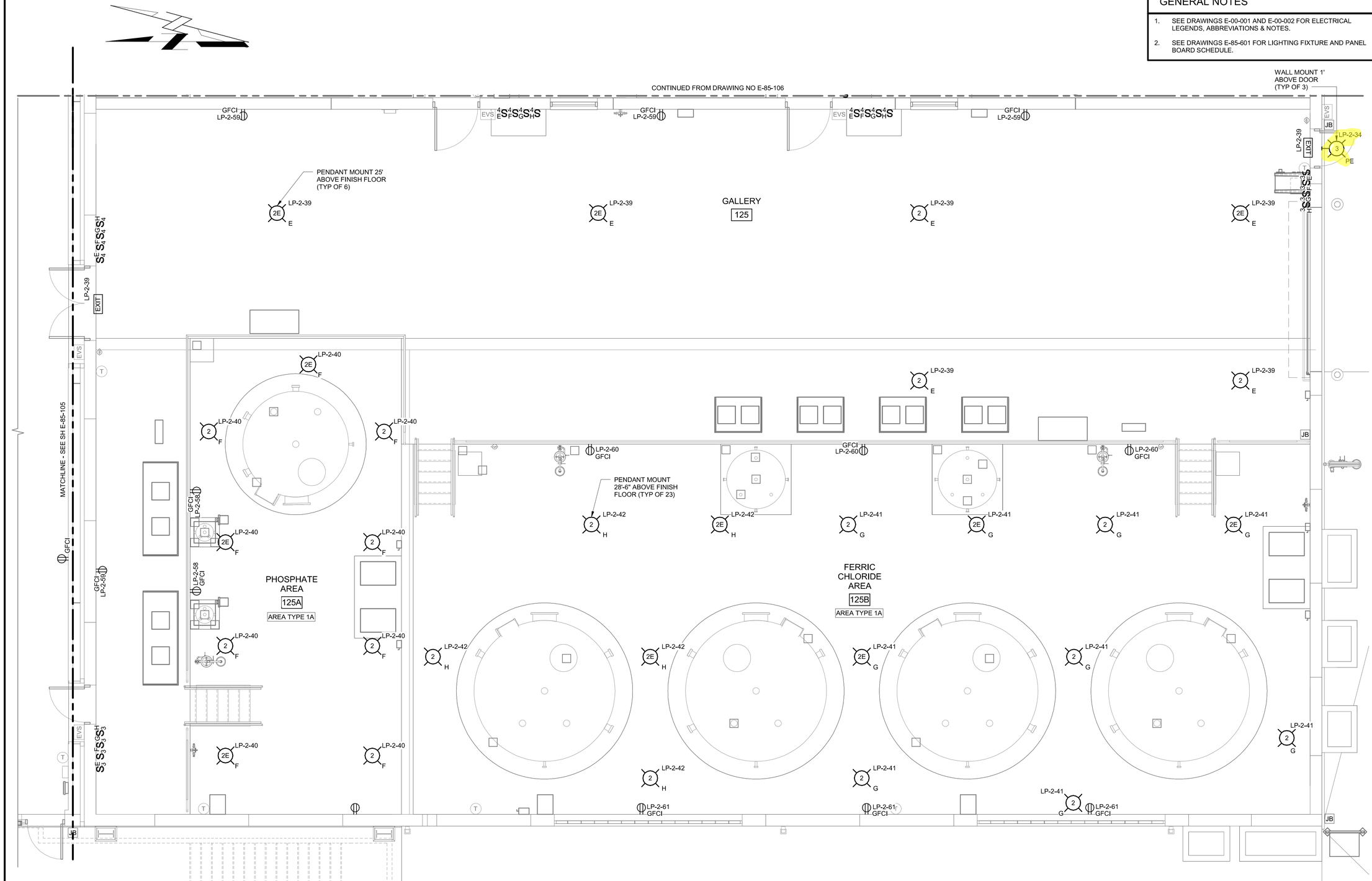
PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 1

E-85-106

148 OF 254

GENERAL NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWINGS E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULE.



PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 2

1/4" = 1'-0"

4' 2' 0' 4' 8'

1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:53:26 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	EMB
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ELECTRICAL

PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 2

E-85-107

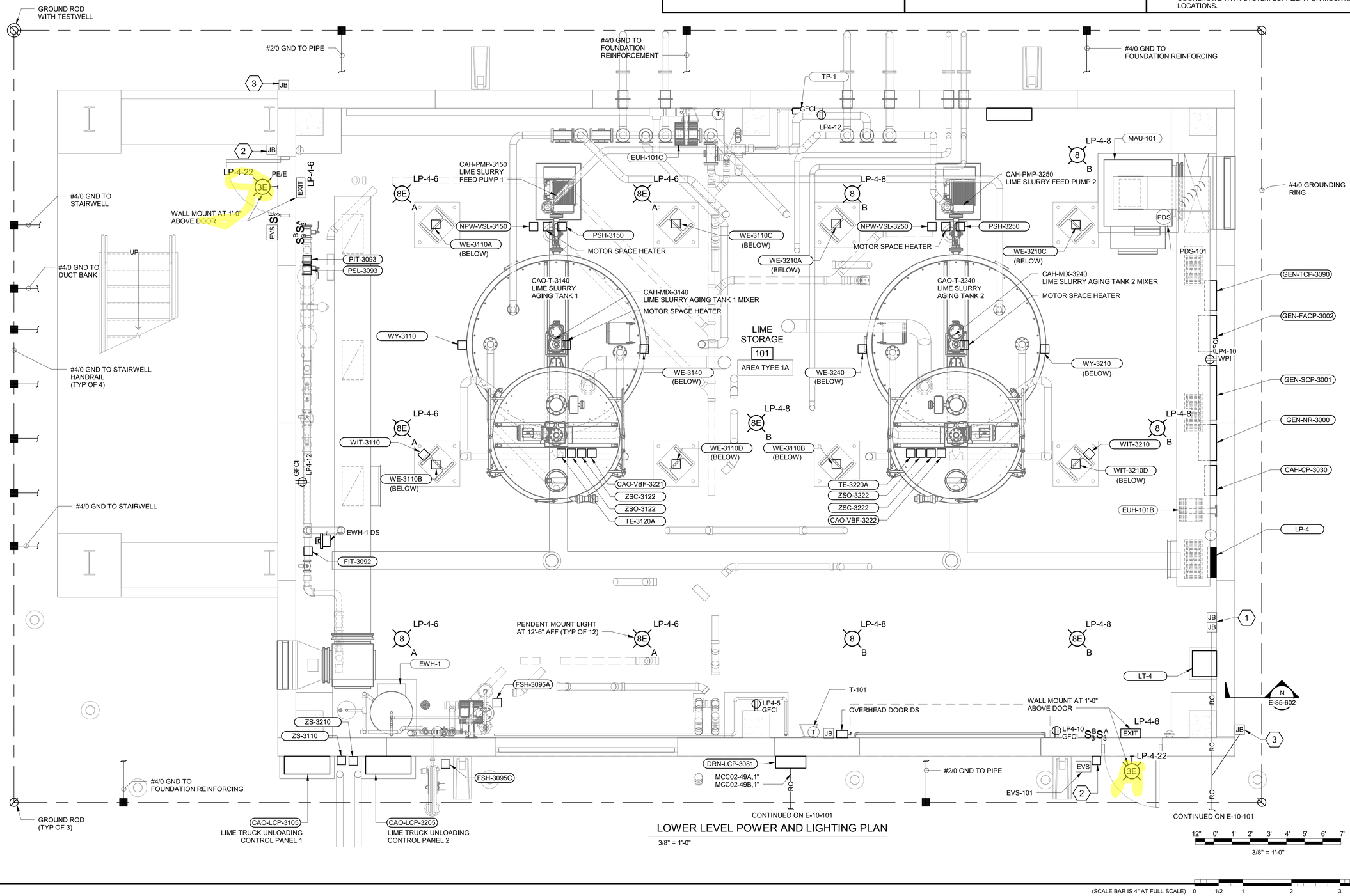
Attachment for Comment No. 6 Response

SHEET KEYNOTES

1. CONTRACTOR SHALL FUNRISH AND INSTALL TWO NEMA 4X STAINLESS STEEL JUNCTION BOXES, SIZED AS REQUIRED, TO FACILITATE TRANSITION TO EXPOSED CONDUIT. WITHIN LIME BUILDING ONE BOX SHALL BE UTILIZED FOR 120V AND ABOVE POWER AND CONTROL. THE OTHER FOR BELOW 120V SIGNAL WIRING. CONTROL CONDUIT BETWEEN FIRE ALARM CONTROL PANELS SHALL BE STUBBED UP DIRECTLY BENEATH DESTINATION EQUIPMENT.
2. CARD READER INSTALLATION POINT. REFER TO SECURITY DETAIL CA01 FOR DETAILED CONDUIT AND JUNCTION BOX REQUIREMENTS. REFER TO CA01 ON SECURITY ONE-LINES FOR CABLE REQUIREMENTS.
3. EXTERIOR CAMERA INSTALLATION POINT. REFER TO SECURITY DETAIL B1/TY501 FOR DETAILED CONDUIT AND JUNCTION BOX REQUIREMENTS. REFER TO B1 ON SECURITY ONE-LINES FOR CABLE REQUIREMENTS.

GENERAL SHEET NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.S
2. SEE DRAWING E-85-601 & E-85-602 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULES.
3. CONTRACTOR SHALL COORDINATE LIME SYSTEM DEVICE WIRING WITH FINAL EQUIPMENT SHOP DRAWINGS, PLAN REPRESENTATIONS OF INSTRUMENTATION AND VALVING ARE FOR REFERENCE ONLY.
4. LIME SYSTEM 480V DISCONNECTS NOT SHOWN. COORDINATE WITH SYSTEM SUPPLIER FOR MOUNTING LOCATIONS.



LOWER LEVEL POWER AND LIGHTING PLAN

3/8" = 1'-0"

12" 0' 1' 2' 3' 4' 5' 6' 7'

3/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:44:42 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 80 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	JCK
DETAILED:	YSS
CHECKED:	TDH
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ELECTRICAL

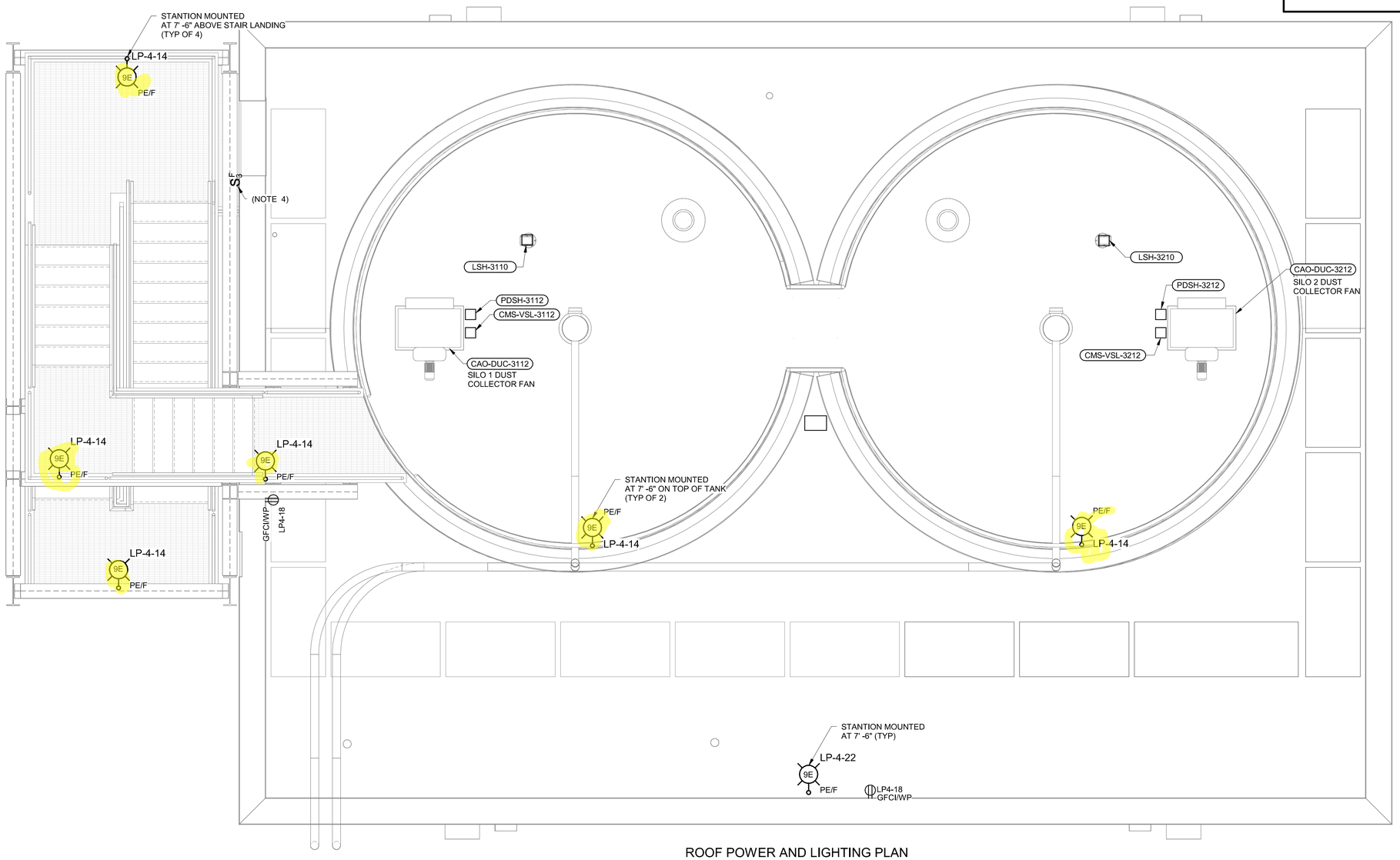
LOWER LEVEL POWER AND LIGHTING PLAN

E-90-101

170 OF 254

GENERAL SHEET NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWING E-85-601 & E-85-602 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULES.
3. CONTRACTOR SHALL COORDINATE LIME SYSTEM DEVICE WIRING WITH FINAL EQUIPMENT SHOP DRAWINGS. PLAN REPRESENTATIONS OF INSTRUMENTATION AND VALVING ARE FOR REFERENCE ONLY.
4. ALL ROOF LIGHT FIXTURES SHALL CONTROLLED BY SWITCH MOUNTED ON STAIRWELL.
5. LIME SYSTEM 480V DISCONNECTS NOT SHOWN. COORDINATE WITH SYSTEM SUPPLIER FOR MOUNTING LOCATIONS.



ROOF POWER AND LIGHTING PLAN

3/8" = 1'-0"

12" 0' 1' 2' 3' 4' 5' 6' 7'

3/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	YSS
CHECKED:	TDH
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ELECTRICAL

ROOF POWER AND LIGHTING PLAN

E-90-103

PLOTTED: 11/6/2025 2:44:51 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

PHASE		PANELBOARD: LP-1	BUS: COPPER					MAINS: 2P-200A MAIN BREAKER	PHASE	
"L1"	"L2"	SERVICE: 120/240V, 1PH, 3W, S/N	RATING: 200 A					LOCATION: ELECTRICAL ROOM	"L1"	"L2"
V.A.	V.A.	MOUNTING: SURFACE	22kAIC						V.A.	V.A.
		LOAD	P	BKR	CKT #		BKR	P LOAD		
504		HFS-PDM-2131, HFS-PDM-2132	2	20	1	2	20	2 HFS-PDM-2133, HFS-PDM-2134	504	
	504		-	-	3	4	20	-		504
4800		BREAK ROOM ELECTRIC RANGE	2	50	5	6	30	2 LAB DISHWASHER	1980	
	4800		-	-	7	8	-	-		1980
540		RECP - ROOF TOP	1	20	9	10	20	1 RECP - ROOF TOP	360	
	180	FRIDGE	1	20	11	12	20	2 PPP-PDM-2231, PPP-PDM-2232		504
504		PPP-PDM-2233, PPP-PDM-2234	2	20	13	14	-	-	504	
	504		-	-	15	16	20	2 NOCL-PDM-2331, NOCL-PDM-2332		504
504		NOCL-PDM-2333, NOCL-PDM-2334	2	20	17	18	-	-	504	
	504		-	-	19	20	20	2 NOCL-PDM-2335, NOCL-PDM-2336		504
504		NOCL-PDM-2337, NOCL-PDM-2338	2	20	21	22	-	-	504	
	504		-	-	23	24	20	2 NOCL-PDM-2339, NOCL-PDM-2340		504
504		NOCL-PDM-2341, NOCL-PDM-2342	2	20	25	26	-	-	504	
	504		-	-	27	28	20	1 SPARE		
		SPARE	1	20	29	30	20	1 SPARE		
		SPARE	1	20	31	32	20	1 SPARE		
		SPARE	1	20	33	34	20	1 SPARE		
		SPARE	1	20	35	36	20	1 SPARE		
		SPARE	1	20	37	38	20	1 SPARE		
		SPARE	1	20	39	40	20	1 SPARE		
		SPARE	1	20	41	42	20	1 SPARE		
6852		TOTAL "L1"	10704					TOTAL "L1"	3852	
	6492	TOTAL "L2"	10488					TOTAL "L2"		3996
		TOTAL LOAD =	21192							

LP-1

NO SCALE

			PANELBOARD: LP-2	BUS: COPPER					MAIN: 3P-150A MAIN BREAKER			
PHASE			SERVICE: 120/208V,3PH,4W,S/N	RATING: 225A					LOCATION: ELECTRICAL ROOM	PHASE		
"A"	"B"	"C"	MOUNTING: SURFACE	22kAIC						"A"	"B"	"C"
V.A.	V.A.	V.A.	LOAD	P	BKR	CKT #		BKR	P LOAD	V.A.	V.A.	V.A.
105			LIGHTS- LAB OFFICE 101	1	20	1	2	20	1 RECEP-LAB OFFICE 101 & STORAGE	360		
			SPARE	1	20	3	4	20	1 RECEP- HALL 115		540	
		392	LIGHTS-LABORATORY	1	20	5	6	20	1 RECEP-LABORATORY 104			1080
900			RECP-LABORATORY (104)	1	20	7	8	20	1 LIGHTS-OFFICE 103	124		
	360		RECEP-OFFICE 103	1	20	9	10	20	1 SPARE			
		169	LIGHTS-OFFICE 110	1	20	11	12	20	1 RECEP-OFFICE 110 & 111			720
211			LIGHTS-MEETING ROOM	1	20	13	14	20	1 LIGHTS-MEETING ROOM	169		
	198		LIGHTS-MENS BATHROOM	1	20	15	16	20	1 RECEP-MEETING ROOM		1080	
		71	LIGHTS-WOMENS BATHROOM	1	20	17	18	20	1 RECEP-BREAKROOM 113			720
540			RECEP-BREAKROOM 113	1	20	19	20	20	1 RECEP-BREAKROOM RANGE	360		
	360		RECEP-STORAGE 114	1	20	21	22	20	1 RECEP-JANITOR MECHANICAL ROOM		360	
		73	LIGHTS-STORAGE 114	1	20	23	24	20	1 LIGHTS-JANITOR MECHANICAL ROOM			147
			SPARE	1	20	25	26	20	1 RECEP-MEN & WOMEN BATHROOM	720		
	540		RECEP-SCADA & ELEC ROOM	1	20	27	28	20	1 RECEP-EXIT HALL 121		360	
		220	LIGHTS-ELECTRICAL ROOM 108	1	20	29	30	20	1 LIGHTS-ELECTRICAL ROOM 108			293
147			LIGHTS-SCADA ROOM 110	1	20	31	32	20	1 LIGHTS-BREAKROOM 113	84		
	169		LIGHTS-OFFICE 111	1	20	33	34	20	1 LIGHTS-OUTDOOR		333	
		1296	LIGHTS- FLOURIDE ROOM 122	1	20	35	36	20	1 LIGHTS-AQUA AMMONIA ROOM 123			1296
824			LIGHTS-SODIUM HYPOCHLORITE ROOM 124	1	20	37	38	20	1 LIGHTS-SODIUM HYPOCHLORITE ROOM 124	1060		
	707		LIGHTS-GALLERY 125	1	20	39	40	20	1 LIGHTS-PHOSPHATE AREA 125A		1060	
		1060	LIGHTS-FERRIC CHLORIDE AREA 125B	1	20	41	42	20	1 LIGHTS-FERRIC CHLORIDE AREA 125B			589
720			RECEP-FLOURIDE ROOM 122	1	20	43	44	20	1 RECEP-AQUA AMMONIA ROOM 123	720		
	720		RECEP-SODIUM HYPOCHLORITE ROOM 124	1	20	45	46	20	1 SPARE			
		1000	EBH-103, EBH-105	2	20	47	48	20	1 SPARE			
1000			-	-	-	49	50	20	2 EBH-107A, EBH-107B	1000		
	1000		EBH-110, EBH-111	2	20	51	52	-	-		1000	
		1000	-	-	-	53	54	20	2 EBH-112A, EBH-112B			1000
300			VRF CENTRAL CONTROLLER	1	20	55	56	-	-	1000		
				1	20	57	58	20	1 RECEP-PHOSPHATE AREA 125A		360	
		720	RECEP-GALLERY 125	1	20	59	60	20	1 RECEP-FERRIC CHLORIDE AREA 125B			540
540			RECEP-FERRIC CHLORIDE AREA 125B	1	20	61	62	20	1 SPARE			
			SPARE	1	20	63	64	20	1 SPARE			
			SPACE	1	-	65	66	-	1 SPACE			
			SPACE	1	-	67	68	-	1 SPACE			
			SPACE	1	-	69	70	-	1 SPACE			
			SPACE	1	-	71	72	-	1 SPACE			
5288			TOTAL "A"	9885					TOTAL "A"	4597		
	4054		TOTAL "B"	9147					TOTAL "B"		5093	
		6001	TOTAL "C"	12386					TOTAL "C"			6385
			TOTAL =	31418								

LP-2

NO SCALE

LIGHTING FIXTURE SCHEDULE

FIXTURE	LAMP	MTG HGT	DESCRIPTION	MANUFACTURER
1	LED 67 WATT 8000 LUMENS	AS NOTED ON PLANS	EVT4 SERIES LINEAR LED, PENDANT MOUNT, IP65 AND IP66 RATED, SUITABLE FOR WET LOCATION, WITH CLEAR POLYCARBONATE LENS DIFFUSER, WIDE DISTRIBUTION, MVOLT (120-277V), GZ10 DRIVER, 80CRI, 4000K, 60HZ.	HOLOPHANE #EVT4 8000LM PCL WD MVOLT GZ10 40K 80CRI QMB
1E	LED 67 WATT 8000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 1, WITH EMERGENCY BATTERY PACK E15WMCP.	HOLOPHANE #EVT4 8000LM PCL WD MVOLT GZ10 40K 80CRI QMB E15WCP
2	LED 106 WATT 15000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED HIGH BAY UNIVERSAL MOUNT (PENDANT MOUNT), PETROLUX LED LOWBAY, 15000 LUMENS, WIDE DISTRIBUTION, GLASS LENS, 40K COLOR TEMPERATURE, 120V, 80CRI WHITE SUPER DURABLE, CORROSION RESISTANT PAINT	HOLOPHANE PXHW 15000LM WD 120 40K 80CRI UNM CR DWHXD
2E	LED 106 WATT 15000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 2, EM SELF-DIAGNOSTICS BATTERY PACK, 10W, CONSTANT POWER E10WCP	HOLOPHANE PXHW 15000LM WD 120 40K 80CRI UNM CR DWHXD E10WMCP
3	LED 50 WATT 6000 LUMENS	AS NOTED ON PLANS	WST LED, WALL MOUNT, DIE-CAST ALUMINUM HOUSING, IP65 RATED, POWDER COAT FINISH, WELL CRAFTED REFLECTOR OPTICS, SUPERIOR WIDE VISUAL COMFORT DISTRIBUTION, ZERO UPLIGHT AND QUALIFES AS A NIGHTTIME FRIENDLY PRODUCT, SUITABLE FOR WET LOCATIONS, WITH PERFORMAN	LITHONIA #WST LED P3 40K VW MVOLT DWHXD
3E	LED 50 WATT 6000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 3, WITH LITHONIA EMERGENCY BATTERY PACK E7WC, PHOTOELECTRIC CELL, BUTTON TYPE.	LITHONIA #WST LED P3 40K VW MVOLT DWHXD PE E7WC
4	LED 26 WATT 3300 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 2' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 4000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL2 33L MVOLT ADPT GZ1 MSD7ADCX LP850
4E	LED 26 WATT 3300 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 4 EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 33L MVOLT ADPT EZ1 MSD7ADCX LP850
5	LED 38 WATT 4800 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 2' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL2 48L MVOLT ADPT EZ1 MSD7ADCX LP850
5E	LED 38 WATT 4800 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 5, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 48L MVOLT ADPT EZ1 LP850 MSD7ADCX E10WLCP
6	LED 49 WATT 6000 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 2' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL2 60L MVOLT ADPT EZ1 LP850 MSD7ADCX
6E	LED 49 WATT 6000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 6, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 60L MVOLT ADP EZ1 LP850 MSD7ADCX E10WLCP
7	LED 56 WATT 7200 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 4' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL4 72L MVOLT ADPT EZ1 LP850 MSD7ADCX
7E	LED 56 WATT 7200 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 7, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 72L MVOLT ADPT EZ1 LP850 MSD7ACX E10WLCP
8	LED 74 WATT 10000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED LOW BAY UNIVERSAL MOUNT (PENDANT MOUNT), PETROLUX LED LOWBAY, 10000 LUMENS, WIDE DISTRIBUTION, GLASS LENS, 40K COLOR TEMPERATURE, 120V, 80CRI, CORROSION RESISTANT PAINT, GRAY SUPER DURABLE	HOLOPHANE PXLW 10000LM WD 120 40K 80CRI UNM CR DGXD
8E	LED 74 WATT 10000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 8, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	HOLOPHANE PXLW 10000LM WD 120 40K 80CRI UNM CR DGXD E10WMCP
9	LED 35 WATT 5000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED LOW BAY STANCHION MOUNTED, FROSTED GLASS LENS, 4000 K COLOR TEMPERATURE, 120V, MEDIUM DISTRIBUTION, GRAY SUPER DURABLE, 80CRI, E10WLCP	HOLOPHANE PXLW 5000LM MD0 120 40K 80CRI UNM CR UPS BP P3US35 DGXD
9E	LED 35 WATT 5000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED LOW BAY STANCHION MOUNTED, FROSTED GLASS LENS, 4000 K COLOR TEMPERATURE, 120V, MEDIUM DISTRIBUTION, GRAY SUPER DURABLE, 80CRI, E10WLCP	HOLOPHANE PXLW 5000LM MD0 120 40K 80CRI CR UNM DGXD E10WMCP
10	LED 15 WATT 1500 LUMENS	AS NOTED ON PLANS	GOTHAM ARCHITECTURAL DOWNLIGHTING GENERAL ILLUMINATION SHOWER DOWNLIGHT EVO6SH 4000K, 1500LUMENS, REGRESSED LENSED WHITE PAINTED TRIM, SMOOTH CLEAR LENS, MVOLT (120-277V), ELDOLED 0-10V ECODRIVE LINEAR DIMMING TO 1% MIN, NLIGHTTM DIMMING PACK CONTROLS, E	GOTHAM LIGHTING EVO6SH 40/ 15 DFR SMO MVOLT EZ1 NLT ELR SF
11	LED 67 WATT 8500 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 4' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL4 72L MVOLT ADPT EZ1 LP850 MSD7ADCX
EX1	LED 4 WATT	AS NOTED ON PLANS	INDUSTRIAL EMERGENCY EXIT SIGN, DIE-FORMED STEEL HOUSING, LONG-LIFE LEDs, UL DAMP LOCATION LISTED, RED PANEL LETTERING, NICKEL-CADMIUM BATTERY, SINGLE FACE, 120V. WHITE HOUSING	LITHONIA #LX W 3 R EL N

LIGHTING FIXTURE SCHEDULE

(NOTE 2)

Attachment for Comment No. 7 Response

NOTE:

1. SEE SHEETS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS AND ABBREVIATIONS & NOTES.
2. ALL FIXTURES SHALL BE PROVIDED CUTOFF OR FULL CUTOFF.

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 12/17/2025 4:25:34 PM
FILE: C:\PW_WORKINGBVW_AMERICAS\D1748279\E-85-601.DWG
PDT1000
PDT093

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

MISSOURI AMERICAN WATER
SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	KER
CHECKED:	TDH
APPROVED:	JCK
DATE:	DECEMBER 2025
PROJECT NO.:	417593

GENERAL

ELECTRICAL

PANELBOARD SCHEDULES

E-85-601

150 OF 254

P-06-25

Planning & Zoning Commission Staff Report

Meeting Date: February 4th, 2026

Location: 12710 Mauer Industrial Drive

Applicant: Todd Archer

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

PROPOSAL SUMMARY

Todd Archer, representing the Missouri American Water Company (MAWC), is seeking approval to construct both a new process treatment and a softening building at the existing water system facility located at 12710 Mauer Industrial Road. To proceed with the project, the applicant must obtain a Planned Development Permit (PDP). Below is an aerial image of the subject site.

Figure 1: Subject Site

HISTORY OF SUBJECT SITE

The area of the subject site is within the boundaries of the original incorporation of Sunset Hills in 1957. Several improvements have occurred after the original construction in the mid 1950's (according to St. Louis County Assessor information) including but not limited to the addition of a stabilization basin/lagoon in 2010, storage building and parking lot in 2012, and a carbon feed system in 2015. Below are several historical aerial images from the 1970s, 1990s, 2010s and 2020s.

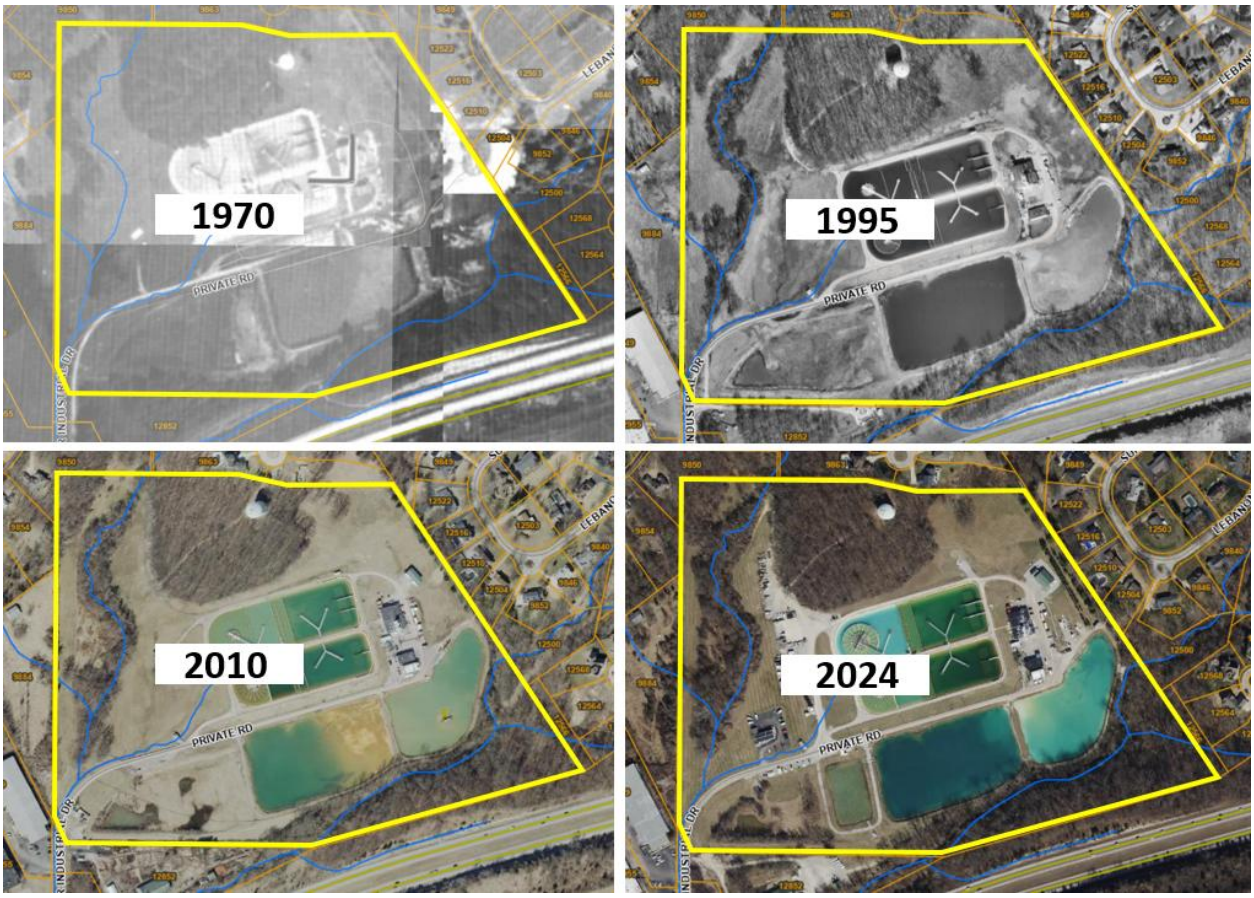


Figure 2: Historical Imagery

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 for Transportation/Utility as depicted in Figure 3.

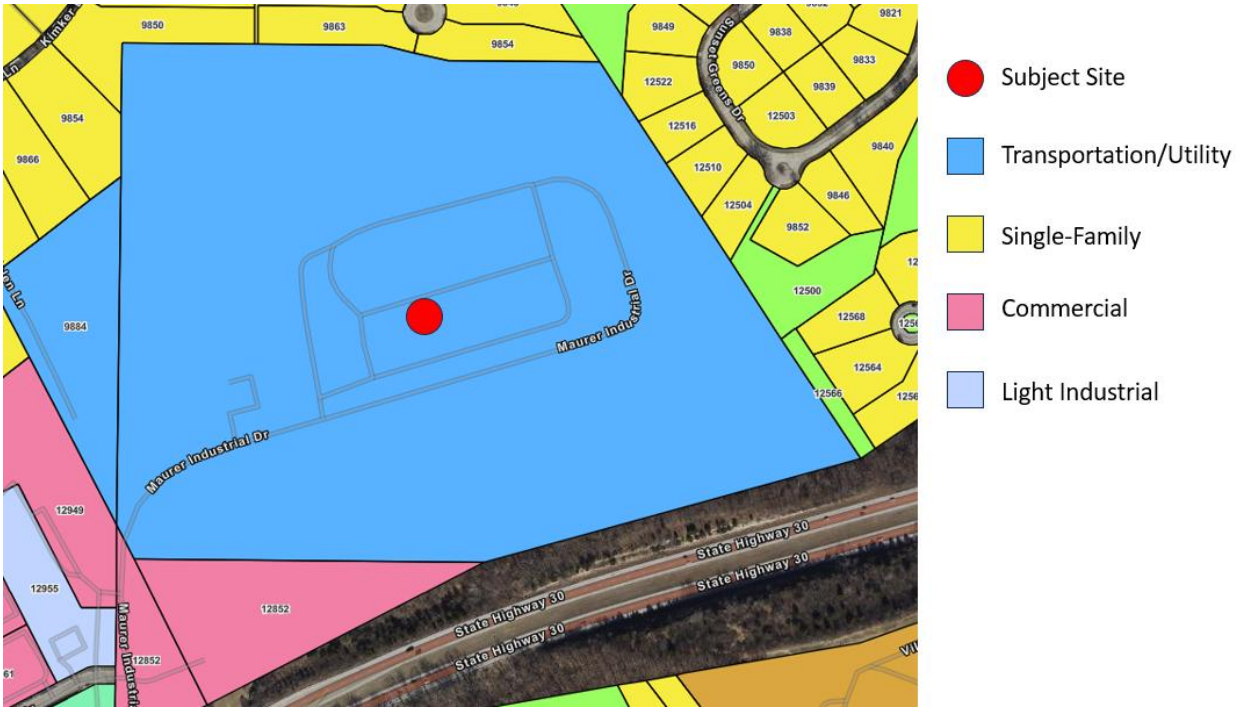


Figure 3: Land Use Plan

The subject site is bordered by areas designated for single-family residential use to the north and east. The property is largely bordered by Highway 30 to the south, with commercial and light industrial land use designations also located to the south and west, accessed from Highway 30 via Maurer Industrial Drive.

This request seeks approval of a Planned Development Permit to allow construction of a new processing treatment building and a softening building at the existing water system facility. The proposed development is consistent with the City's Comprehensive Plan.

ZONING DISTRICT

The subject site is currently zoned "LI" Light Industrial. Below is an image (Figure 4) of the City's zoning map for the subject site and surrounding properties.

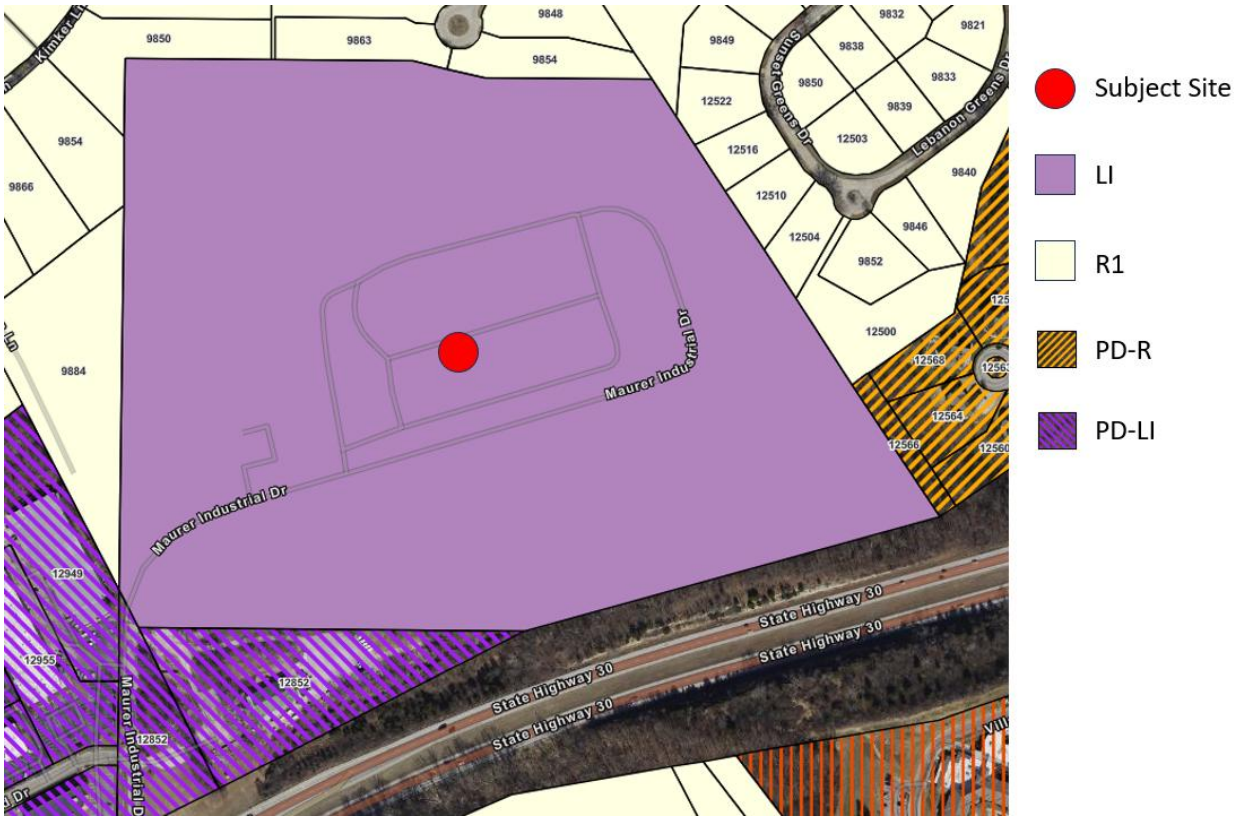


Figure 4: Zoning Map

Fairly similar to the Land Use Plan, properties to the north, east and west are zoned for residential use. Properties to the south and southwest, which also access Highway 30 via Maurer Industrial Drive, are zoned Planned Development Light Industrial.

The utility operates as a water systems facility use, which is permitted within the Light Industrial zoning 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 March 4th, 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 March 11th, 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 April 3rd, 2025, in which it was documented several residents attended.

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 May 13th, 2025, Board of Aldermen meeting which was approved unanimously. City of Sunset Hills Resolution 767 is included in the Planning & Zoning Commission packet which approved the traffic study waiver.

STAFF ANALYSIS

The applicant states that the proposed project is intended to replace outdated chemical storage and feed equipment, consolidate all chemical operations into a single location, and enhance overall safety and system reliability. These improvements will be achieved through construction of a new process building and a new softening building. The image below illustrates the general location of the proposed buildings. It should be noted that the proposed improvements are limited to approximately 3 acres of the overall 53-acre site.

Figure 5: Proposed Building Locations

The proposed process building will serve as a dedicated facility to house all liquid chemicals, as well as associated offices, a laboratory, and an operator control room. The proposed softening building will be a separate structure designed to accommodate lime storage and feed equipment.

All improvements are located on the western side of the site largely away from the existing residents. Since most of the site is undisturbed the analysis within this report focuses largely on the western area. Figure 6 depicts the overall site plan from two perspectives to aid in the understanding in location and scale of the project.

Figure 6: Overall Site Plan

The process building encompasses both an administrative area and a process area. The administrative area is 18 feet in height, and the process area is 38 feet in height. This is a single-story building that is roughly 17,500 square feet in area. The outside of the building is primarily a brick veneer.

The softening building is roughly 1,900 square feet in area but is 38 feet in height with two silos that extend to almost 63 feet in height. The outside of the building is again primarily brick veneer.

Below are rendered images to better understand the physical appearance of the buildings.

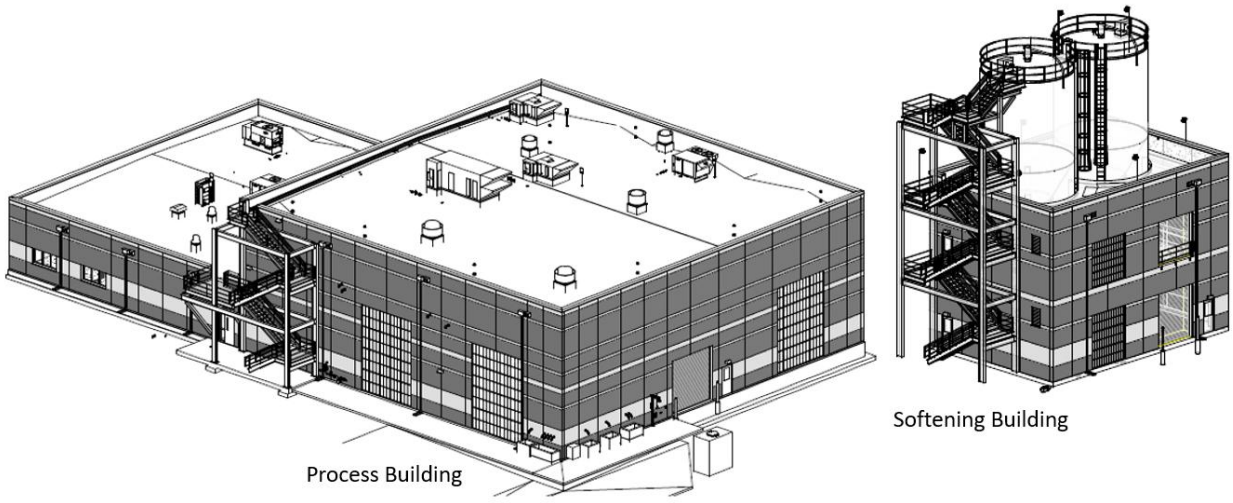


Figure 7: Rendered Images

It should also be noted that the area proposed for improvements is situated at a lower elevation than the surrounding residential properties to the north, east, and west. Residential areas to the north and west are located approximately 72 feet higher in elevation than the subject site, with the nearest homes situated roughly 770 to 800 feet away. The closest residential property to the east is approximately 4 feet higher in elevation than the subject site and is located approximately 1,100 feet away. The image below provides a visual reference to illustrate the relative elevations and separation distances between the proposed improvements and the nearest residential properties.

Figure 8: Spatial Location

LIGHTING

City Code establishes lighting regulations for non-residential zoning districts and provides an exemption for lighting required by emergency services or governmental agencies when necessary to illuminate response areas or secure buildings or structures.

While the proposed improvements include a parking area, the site does not utilize standard parking-lot light fixtures. This approach avoids unnecessary commercial-style lighting and instead reflects lighting more typical of a utility-type use.

City staff understands that the building will include wall-mounted lighting at building entrances, while the majority of exterior lighting shown on the elevations will be switch-controlled and intended for use only as necessary to support emergency services. A photometric plan and full building elevations are included in the Planning & Zoning Commission packet for reference.

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.

Maximum Structure Height – The subject site is zoned Light Industrial, which permits a maximum building height of 50 feet. While the proposed building heights range from approximately 18 to 38 feet, the softening building includes a process component consisting of two silos that will extend to approximately 63 feet in height. The applicant states these silos are necessary to maximize operational efficiency and to provide adequate lime storage capacity to meet system design requirements.

Structure Setbacks- Pursuant to Section 3.3 of the City's Unified Development Ordinance (UDO), properties zoned Light Industrial that are adjacent to residential zoning districts are required to provide a minimum setback of 150 feet, plus an additional 10 feet for each foot of building height exceeding 35 feet. The maximum proposed structure height is 63 feet, which would result in a required setback of approximately 480 feet from the property line. Compliance with this standard would conflict with existing structures on the site.

As such, the applicant is requesting setback distances that align with the established development pattern on the property. The proposed setbacks are 50 feet from the north property line and 100 feet from the south, east, and west property lines, as shown in the attached site plan. For reference, the proposed buildings with a height of 38 feet would otherwise require a 180-foot setback, a standard which these structures exceed.

Landscape Requirements - Landscape standards for the City are outlined in Section 4.2 of the Unified Development Ordinance (UDO). The applicant is requesting a site development allowance from the parking lot landscaping requirements and the required landscape transition buffer adjacent to residential properties.

The applicant notes that, as a public utility, maintaining affordable water rates is a key consideration. Landscaping at a facility of this nature would add cost without advancing MAWC's primary mission of providing safe and reliable drinking water. Accordingly, no shrubs or trees are proposed as part of the project, and all disturbed areas will be stabilized with a grass seed mix appropriate for the region.

In addition, the applicant states visibility of the site from nearby residential properties is significantly limited due to existing dense vegetation, including mature trees and undergrowth along the property boundaries. As a result, additional landscaping would not be readily visible to the general public and the site is also not open to the public.

For reference, the parking lot landscaping requirement would otherwise require the installation of five trees at the ends of the parking rows. The required landscape transition buffer would include a 6-foot fence and a 15-foot landscaped buffer along the north, west, and east property lines.

Parking Lot Lighting – The proposed lighting is limited to the immediate area of the proposed improvements. The applicant indicated that light pollution was the primary concern raised during the Neighborhood Meeting, and the lighting design was intentionally minimized in response to those concerns. While lighting is provided at building entrances and points of ingress and egress to ensure safety, overall illumination levels throughout the parking area do not meet the minimum foot-candle requirements of the City Code. Additionally, lighting levels at building entrances exceed the maximum allowable foot-candles; however, the use of full cut-off fixtures results in light levels that dissipate quickly beyond the immediate door areas. Accordingly, the applicant is requesting a site development allowance from both the minimum and maximum lighting standards. The resulting lighting design will provide visibly less parking lot illumination than would otherwise be required by code, thereby reducing potential impacts to adjacent residential properties.

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 construct both a new process treatment and a softening building at the existing water system facility located at 12710 Mauer Industrial Road as presented.

2) "I move to recommend approval for the Planned Development Permit to construct both a new process treatment and a softening building at the existing water system facility located at 12710 Mauer Industrial Road with the following conditions…" (Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Site Plan
3. Lighting Plan
4. Resolution 767
5. Supplementary Exhibits

3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. _____
DATE _____
FEE _____

PLANNED DEVELOPMENT

1. Applicant's Name Ben Teymouri - Missouri American Water

2. Mailing Address 727 Craig Road, St. Louis, MO 63141 Phone (314) 996-2335

3. Agent's Name and Address Todd Archer - Black & Veatch 12400 Olive Blvd, Creve Coeur, MO 63141
(If different than Applicant)

4. Property Owner's Name Ben Teymouri - Missouri American Water

5. Address of Property 12710 Maurer Industrial Dr, St. Louis, MO 63127

6. Area of Property 53.55 acres

7. Current Zoning Light Industrial Proposed Zoning Light Industrial

8. Remarks and Reasons Existing process treatment systems have aged equipment, and there is a desire to improve safety and reliability. Project scope includes a new Process Treatment Building, with offices, and a new Softening Building.

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: Benjamin Teymouri

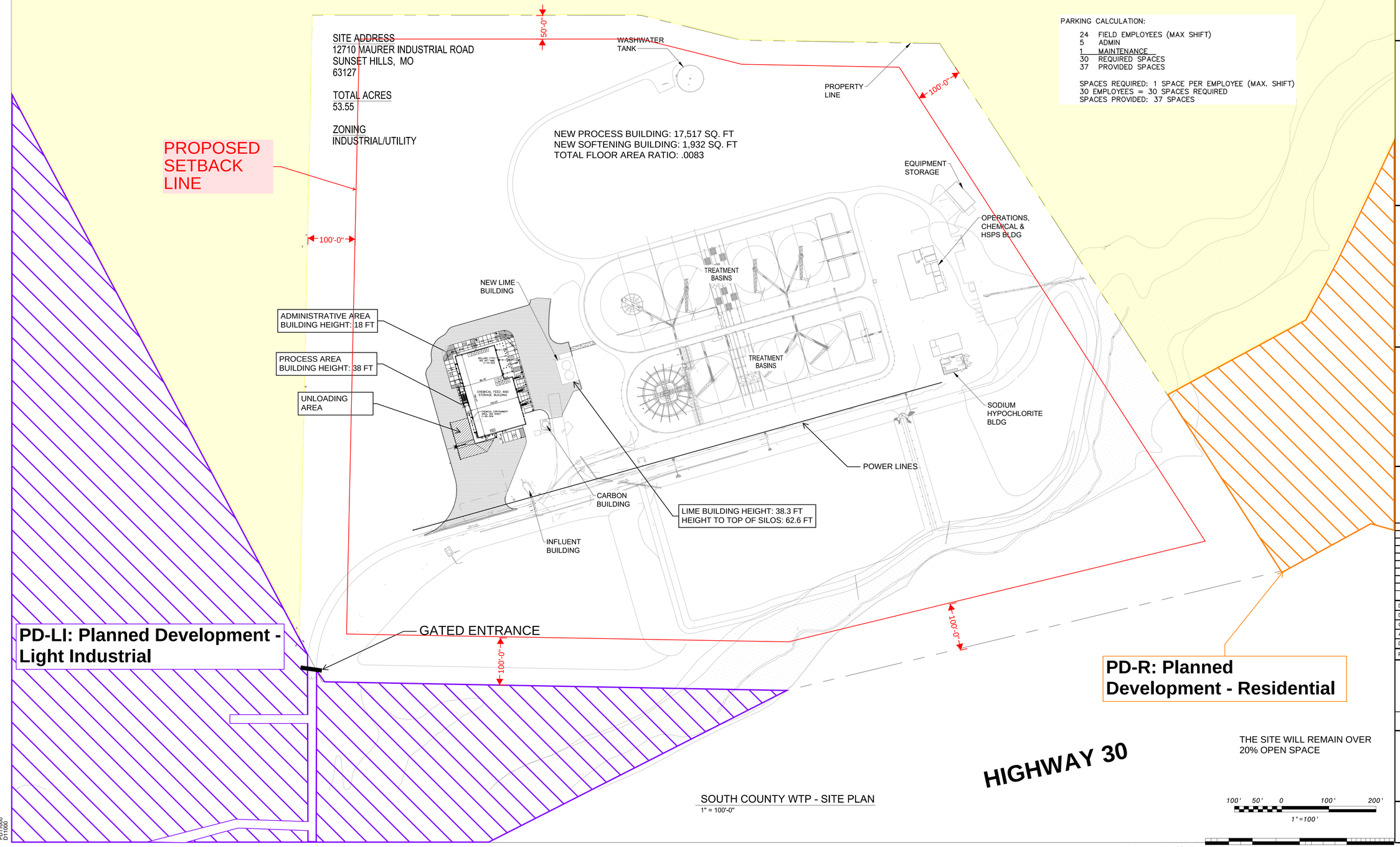
August 2023

ATTACHMENT

OVERALL SITE PLAN WITH PROPOSED SETBACK

Attachment for Comment No. 3, 4, 5 Response

R-1: Residence District



PARKING CALCULATION:

24	FIELD EMPLOYEES (MAX SHIFT)
5	ADMIN
1	MAINTENANCE
30	REQUIRED SPACES
37	PROVIDED SPACES

SPACES REQUIRED: 1 SPACE PER EMPLOYEE (MAX. SHIFT)
30 EMPLOYEES = 30 SPACES REQUIRED
SPACES PROVIDED: 37 SPACES

THE SITE WILL REMAIN OVER 20% OPEN SPACE

SOUTH COUNTY WTP - SITE PLAN
1" = 100'-0"

100' 50' 0 100' 200'
1"=100'

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 3/11/2025 6:38:34 AM
FILE: \\WDMYCLOUDMIRROR\PUBLIC\FLINN ENGINEERING\PROJECTS\23-014 BV MO-AM SOUTH PLANT CHEM\DWGS\SITE PLAN FOR SUNSET HILLS.DWG
FDT-1000
DT-1000

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
MILLENNIA PROFESSIONAL SERVICES

STATE OF MISSOURI
MICHAEL J. ROSBORG
NUMBER PE-2009012377
PROFESSIONAL ENGINEER

11-07-2025
EXP: 12-31-2026

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	MJR
DETAILED:	RAW
CHECKED:	ERO
APPROVED:	MJR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

SITE

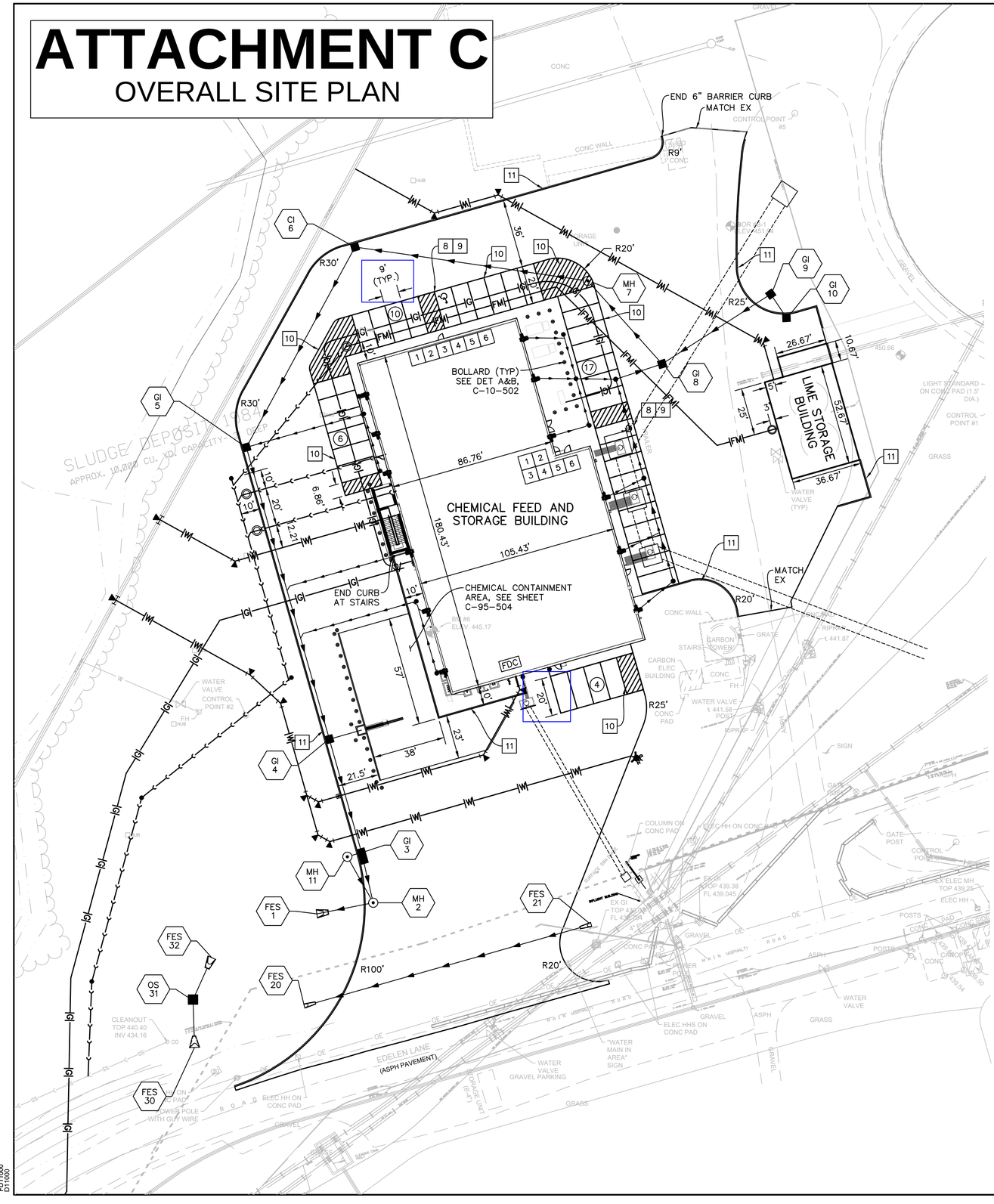
CIVIL

OVERALL SITE PLAN

C-10-102

11 OF 254

ATTACHMENT C
OVERALL SITE PLAN



30' 0 30' 60'
GRAPHIC SCALE

KEYED NOTES

1	ACCESSIBLE ENTRANCE
2	ACCESSIBLE PATH
3	NO RAMPS PRESENT
4	SIDEWALK ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
5	LEVEL AREA OF 60"x60" IS REQUIRED
6	NO STEP AT ACCESSIBLE ENTRANCE DOORS
7	ACCESSIBLE MEANS OF EGRESS
8	ACCESSIBLE PARKING SPACE (DETAIL 6, SHEET C-95-504)
9	ACCESSIBLE PARKING SIGN (DETAIL 6, SHEET C-95-504)
10	PAINT PAVEMENT MARKING, 4" WHITE
11	CONCRETE BARRIER CURB (DETAIL 6, SHEET C-95-503)
(X)	PARKING SPACE ROW COUNT

1. NO GRADING IN RIGHT-OF-WAY UNTIL COUNTY HIGHWAY PLAN APPROVAL.
2. SEE SWPPP & STAGING PLANS FOR EROSION CONTROL, TEMPORARY ENTRANCES, WASHDOWN AREAS, AND TEMPORARY PARKING.
3. NO SILT/EROSION TO BE DEPOSITED ON PUBLIC STREETS.
4. GROUND COVER TO BE SODDED AND SEEDED AFTER GRADING IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS.
5. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS CO./ADA STANDARDS.
6. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY/ADA STANDARDS.
7. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS CO. & MSD STANDARDS.
8. NO SLOPES SHALL EXCEED 3:1, UNLESS JUSTIFIED BY A GEOTECH REPORT THAT HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY.
9. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
10. ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN ONE (1) ACRE IS AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMIT(S) MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
11. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
12. EXISTING UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, IF SHOWN ON THESE PLANS, SHALL BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF THE LOCATIONS OF ALL EXISTING FACILITIES, STRUCTURES AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE VERIFIED PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS.
13. ALL DETOURS / LANE CLOSURES MUST BE HANDLED USING TRAFFIC CONTROL DEVICES CONFORMING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND MUST BE APPROVED BY THE DEPARTMENT. THE MANUAL, PRODUCED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, MAY BE ACCESSED ON THEIR INTERNET WEBSITE AT https://mutcd.fhwa.dot.gov/.
14. SITE INFORMATION:

    AREA: 53.55 ACRES
    PRESENT ZONING : LIGHT INDUSTRIAL LOCATOR NUMBER: 28N64007
15. PARKING CALCULATION:

24	FIELD EMPLOYEES (MAX SHIFT)	
5	ADMIN	
1	MAINTENANCE	1 BICYCLE PARKING/ 40,000 S.F.
30	REQUIRED SPACES	1 REQUIRED SPACE
37	PROVIDED SPACES	1 PROVIDED SPACE

    SPACES REQUIRED: 1 SPACE PER EMPLOYEE (MAX. SHIFT)
    30 EMPLOYEES = 30 SPACES REQUIRED
    SPACES PROVIDED: 37 SPACES
16. A MAJOR LAND DISTURBANCE PERMIT IS REQUIRED. SITE PLAN / PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
17. CONTRACTORS INSURANCE REQUIREMENTS: PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES & REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY & STORMWATER DRAINAGE FACILITY", SECTION 10,090 (ADDENDUM).

    ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PERSON AND PER OCCURRENCE LIMITS.
18. BUILDING & PARKING SETBACKS: BUILDING SETBACKS: 50' MINIMUM FRONT (NORTH, EAST AND WEST) & 20' MINIMUM SIDE/REAR (SOUTH). PARKING SETBACKS: 50' MINIMUM FRONT (NORTH, EAST AND WEST), 10' MINIMUM ADJOINING NU (SOUTH).
19. FIRE HYDRANT SHALL BE PLACED LESS THAN 100-FT FROM THE FIRE DEPARTMENT CONNECTION (FDC), AND SHALL NOT BE FED FROM THE DEDICATED SPRINKLER MAIN BETWEEN THE ISOLATION VALVE AND THE BUILDING.

MSD 25MSD-00377
MSD Base Map 28N6

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/7/2025 10:51:44 AM
FILE: G:\PROJECT FILES\2023\M023094.MOAWC SOUTH PLANT CHEMICAL STORAGE AND FEED FACILITIES UPGRADES\CADD\SHTS\417593-C-10-102.DWG
PSW1000
DT1000

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
MILLENNIA PROFESSIONAL SERVICES

STATE OF MISSOURI
MICHAEL J. ROSBORG
NUMBER PE-2009012377
PROFESSIONAL ENGINEER
11-07-2025
EXP: 12-31-2026

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

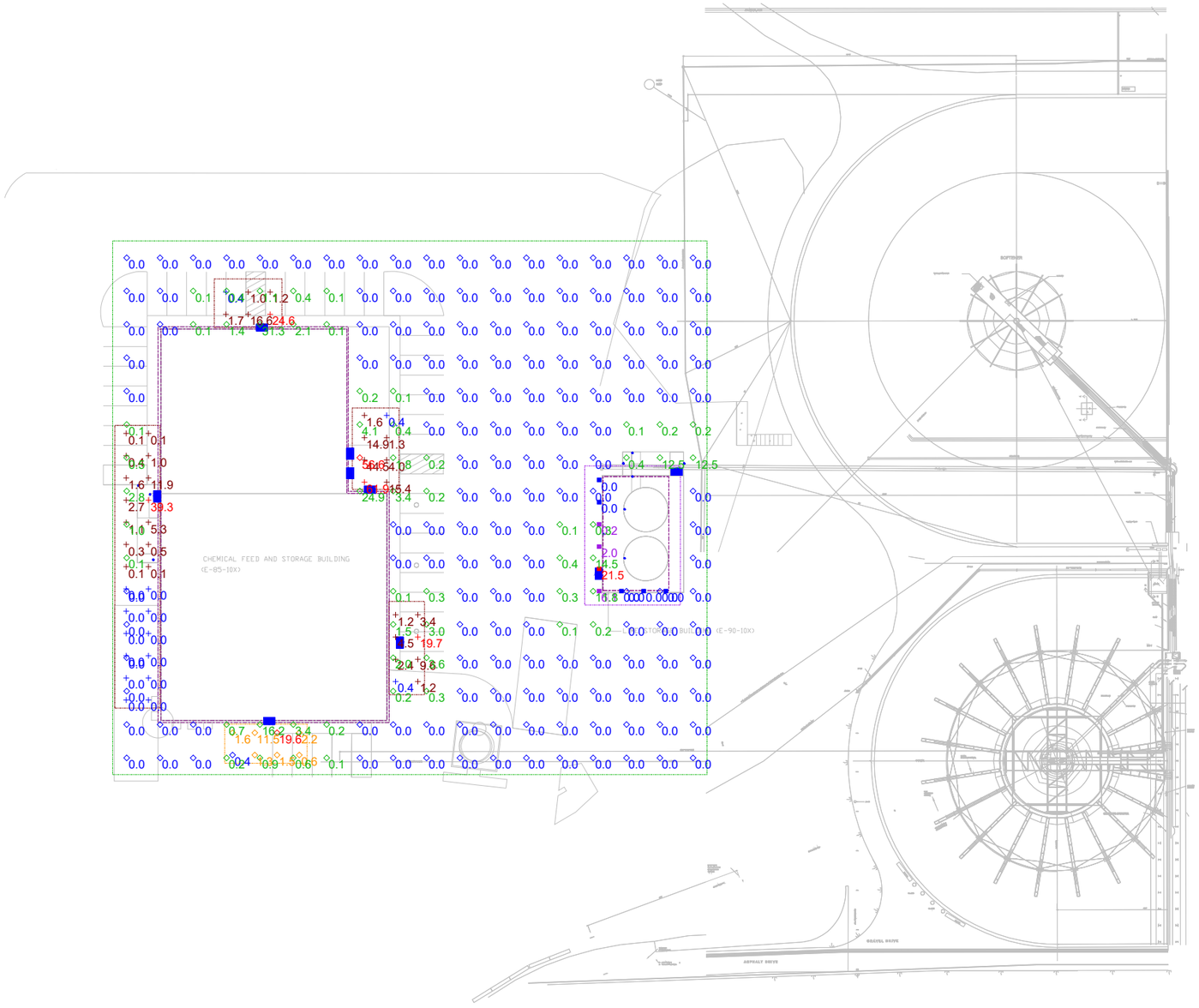
DESIGNED:	MJR
DETAILED:	RAW
CHECKED:	ERO
APPROVED:	MJR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

SITE

CIVIL

OVERALL SITE PLAN

C-10-102 | OF



Plan View
Scale - 1" = 60ft

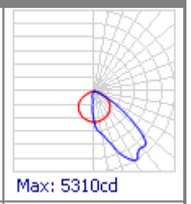
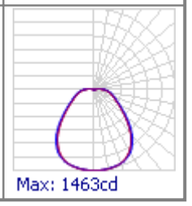
SOUTH WATER TREATMENT PLANT -CHEMICAL STORAGE AND FEED FACILITIES UPGRADES
VISUAL LIGHTING CALCULATION FOR OUT DOOR AREA (CHEMICAL FEED AND STORAGE & LIME STORAGE)

Designer

Date
10/07/2025
Scale
Not to Scale
Drawing No.

Summary

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	3E		9	WST LED P3 40K VW MVOLT	WST LED, Performance package 3, 4000 K, visual comfort wide, MVOLT		1	6689	0.85	50	
	9		0	PXLW 5000LM MDU5FR XX 40K 80CRI XX XX	Petrolux LED Lowbay (Wet Locations), 5,000 Lumens, Medium Frosted Glass Lens w/ Uplight, XX = Any Voltage, 4,000K, 80CRI, XX = Any Mounting, XX = Any Finish		1	4402	1	35.45	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.5 fc	39.3 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	18.0 fc	61.9 fc	0.4 fc	154.8:1	45.0:1
Calc Zone #4	+	5.3 fc	19.7 fc	0.4 fc	49.3:1	13.3:1
Calc Zone #5	◇	4.8 fc	19.6 fc	0.4 fc	49.0:1	12.0:1
Calc Zone #6	■	3.3 fc	21.5 fc	0.0 fc	N/A	N/A
OVER ALL ZONE	◇	1.0 fc	56.6 fc	0.0 fc	N/A	N/A
Calc Zone #1	+	7.6 fc	24.6 fc	0.4 fc	61.5:1	19.0:1

SOUTH WATER TREATMENT PLANT -CHEMICAL STORAGE AND FEED FACILITIES UPGRADES
VISUAL LIGHTING CALCULATION FOR OUT DOOR AREA (CHEMICAL FEED AND STORAGE & LIME STORAGE)

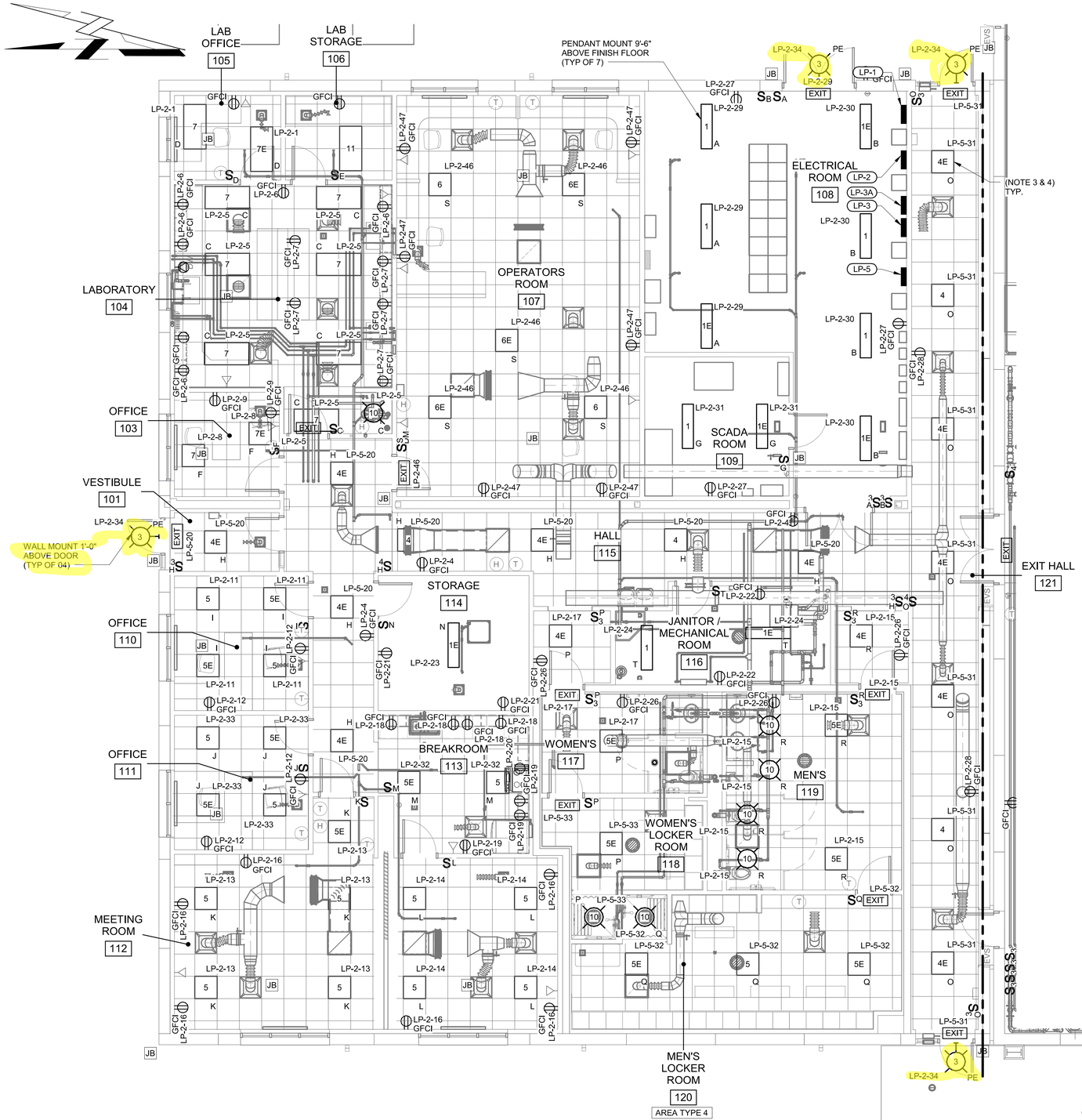
Designer

Date
10/07/2025
Scale
Not to Scale
Drawing No.

Summary

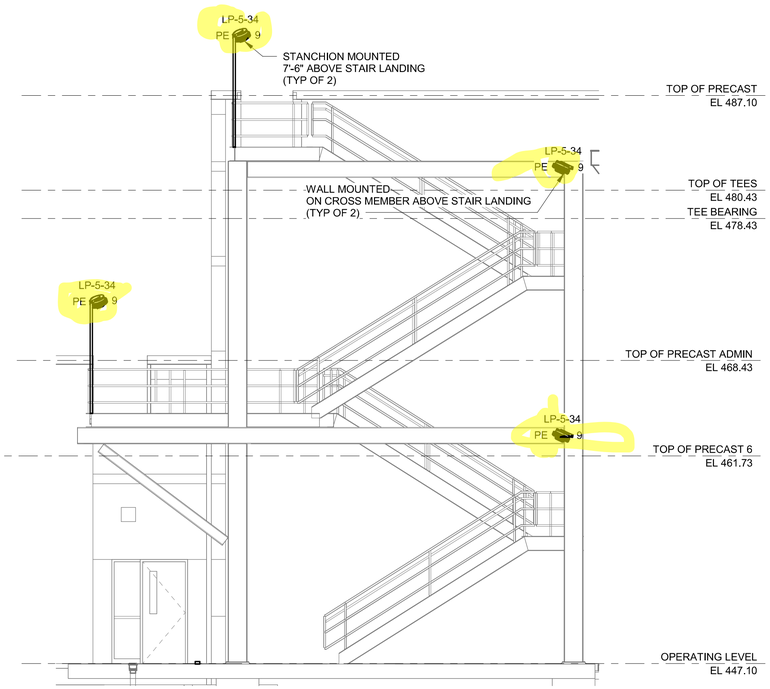
GENERAL NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWINGS E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULE.
3. LIGHTS IN ROOM SHALL AUTOMATICALLY BE TURNED ON/OFF BASED ON OCCUPANCYSENSORS. EXCEPTIONS IN ELECTRICAL AND MECHANICAL ROOMS.
4. FIXTURES 4, 4E, 5, 5E, 6, 6E, 7, AND 7E ARE MOUNTED IN DROP CEILING GRID.



OFFICE AREA OPERATING FLOOR - LIGHTING PLAN

3/16" = 1'-0"



STAIRCASE LIGHTING SECTION

3/16" = 1'-0"

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	EMB
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ELECTRICAL

OFFICE AREA OPERATING FLOOR - LIGHTING PLAN

E-85-105

147 OF 254

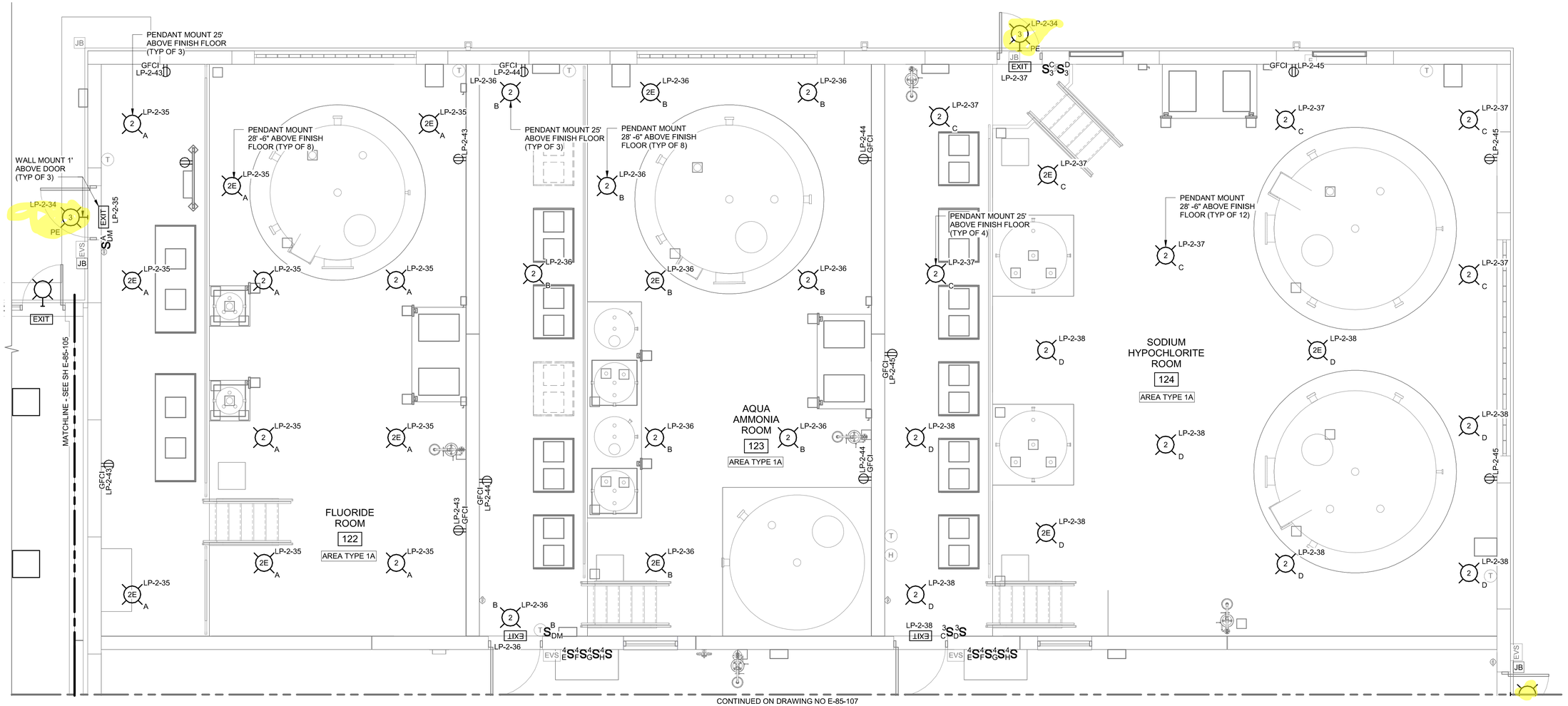
3/16" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:53:05 PM
FILE: Autodesk Docs://417593 - MOAWV Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

GENERAL NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWINGS E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULE.



PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 1

1/4" = 1'-0"

4' 2' 0' 4' 8'

1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	EMB
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ELECTRICAL

PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 1

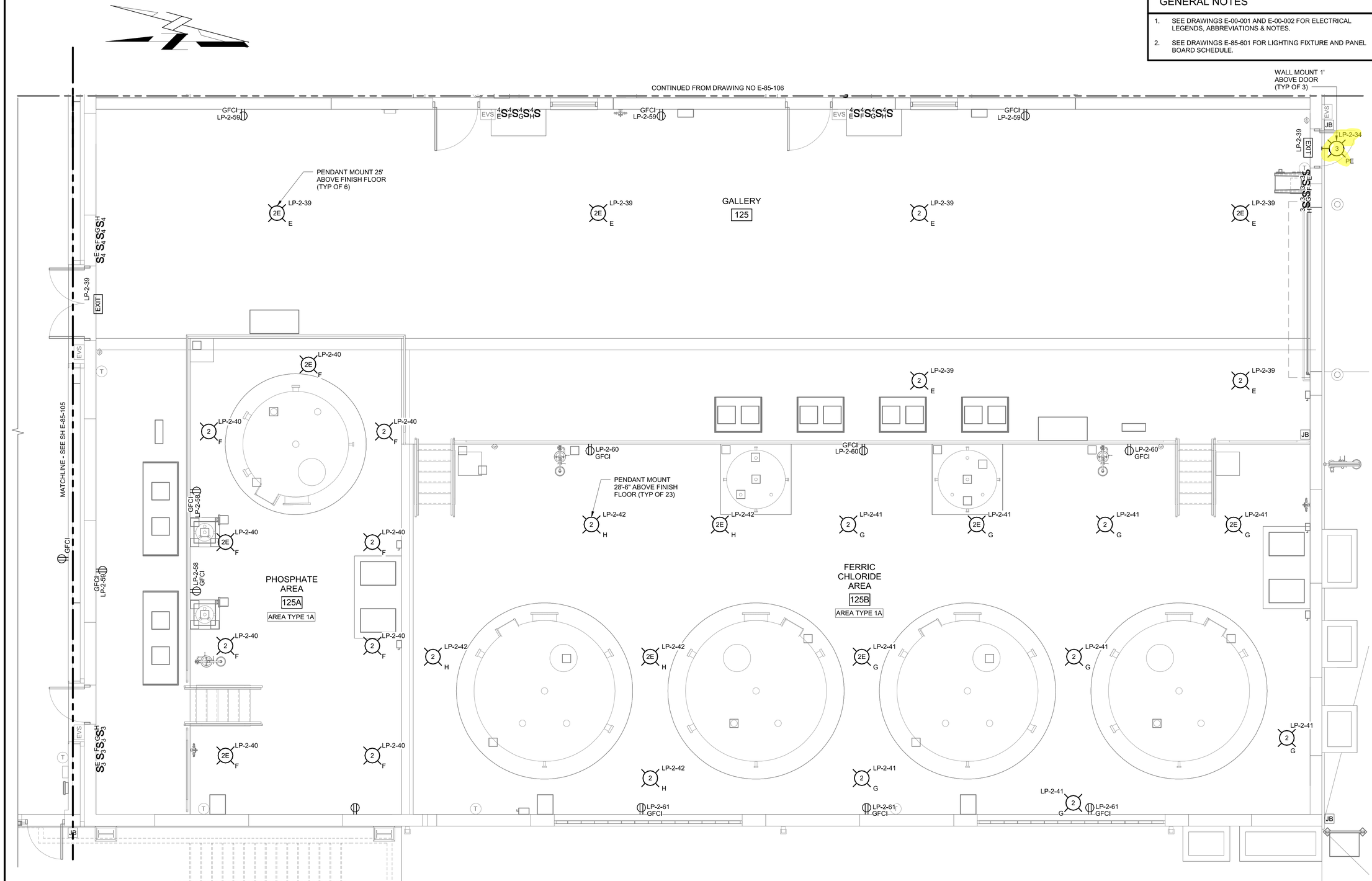
E-85-106

148 OF 254

PLOTTED: 11/6/2025 2:53:15 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

GENERAL NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWINGS E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULE.



PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 2

1/4" = 1'-0"

4' 2' 0' 4' 8'

1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:53:26 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	EMB
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ELECTRICAL

PROCESS AREA OPERATING FLOOR - LIGHTING PLAN SHEET 2

E-85-107

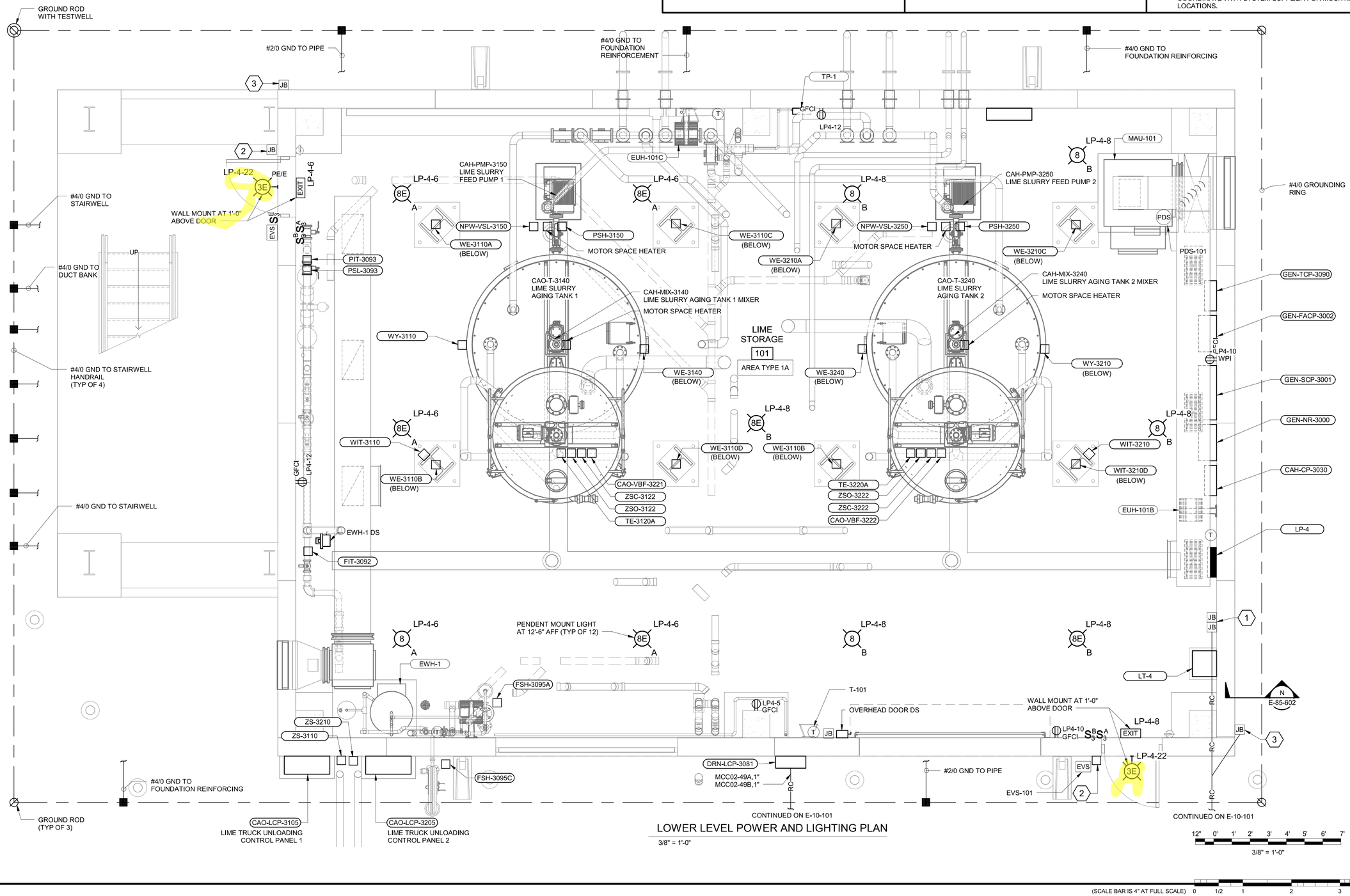
Attachment for Comment No. 6 Response

SHEET KEYNOTES

1. CONTRACTOR SHALL FUNRISH AND INSTALL TWO NEMA 4X STAINLESS STEEL JUNCTION BOXES, SIZED AS REQUIRED, TO FACILITATE TRANSITION TO EXPOSED CONDUIT. WITHIN LIME BUILDING ONE BOX SHALL BE UTILIZED FOR 120V AND ABOVE POWER AND CONTROL. THE OTHER FOR BELOW 120V SIGNAL WIRING. CONTROL CONDUIT BETWEEN FIRE ALARM CONTROL PANELS SHALL BE STUBBED UP DIRECTLY BENEATH DESTINATION EQUIPMENT.
2. CARD READER INSTALLATION POINT. REFER TO SECURITY DETAIL CA01 FOR DETAILED CONDUIT AND JUNCTION BOX REQUIREMENTS. REFER TO CA01 ON SECURITY ONE-LINES FOR CABLE REQUIREMENTS.
3. EXTERIOR CAMERA INSTALLATION POINT. REFER TO SECURITY DETAIL B1/TY501 FOR DETAILED CONDUIT AND JUNCTION BOX REQUIREMENTS. REFER TO B1 ON SECURITY ONE-LINES FOR CABLE REQUIREMENTS.

GENERAL SHEET NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.S
2. SEE DRAWING E-85-601 & E-85-602 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULES.
3. CONTRACTOR SHALL COORDINATE LIME SYSTEM DEVICE WIRING WITH FINAL EQUIPMENT SHOP DRAWINGS, PLAN REPRESENTATIONS OF INSTRUMENTATION AND VALVING ARE FOR REFERENCE ONLY.
4. LIME SYSTEM 480V DISCONNECTS NOT SHOWN. COORDINATE WITH SYSTEM SUPPLIER FOR MOUNTING LOCATIONS.



LOWER LEVEL POWER AND LIGHTING PLAN

3/8" = 1'-0"

12" 0' 1' 2' 3' 4' 5' 6' 7'

3/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:44:42 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 80 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	YSS
CHECKED:	TDH
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ELECTRICAL

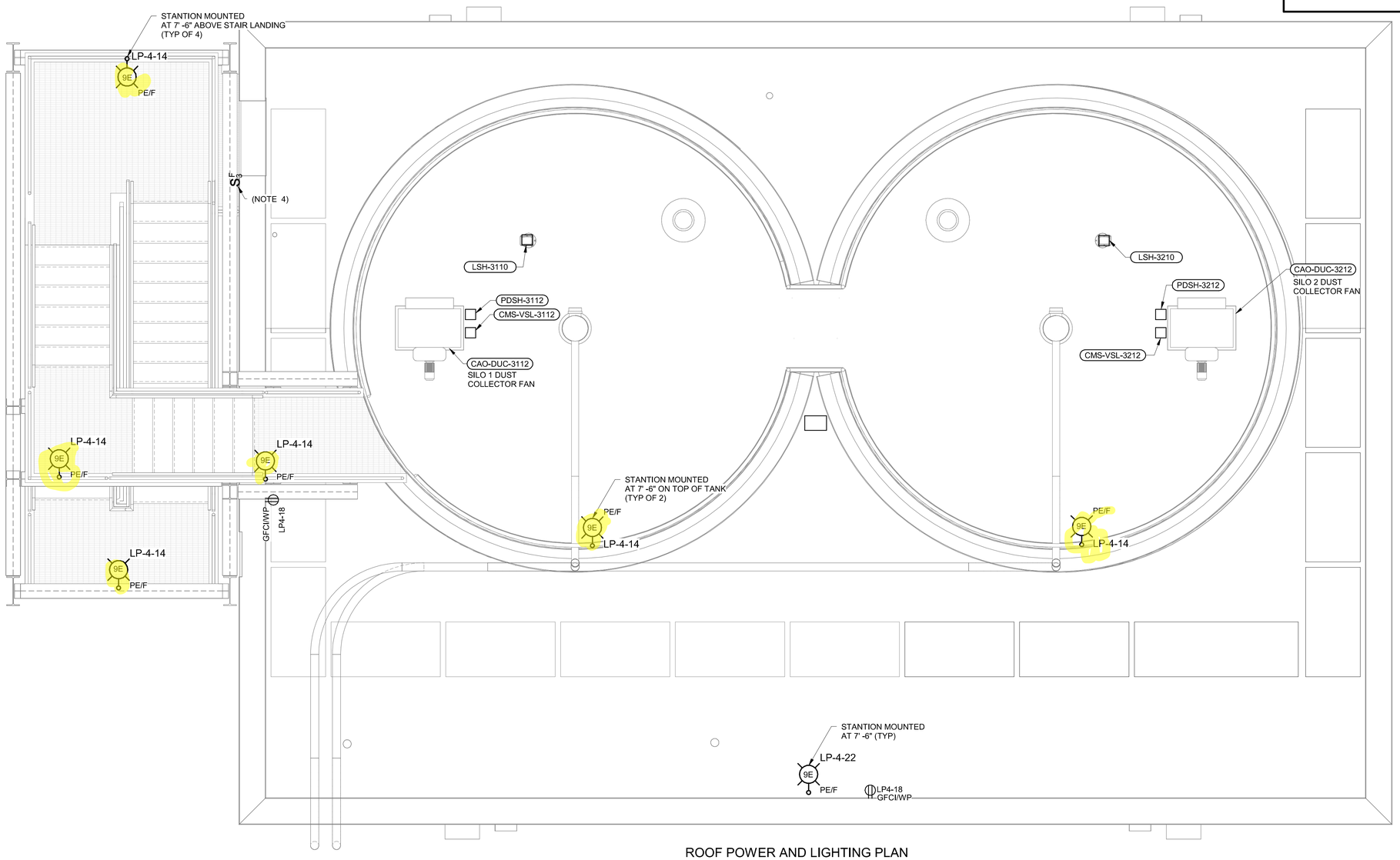
LOWER LEVEL POWER AND LIGHTING PLAN

E-90-101

170 OF 254

GENERAL SHEET NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWING E-85-601 & E-85-602 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULES.
3. CONTRACTOR SHALL COORDINATE LIME SYSTEM DEVICE WIRING WITH FINAL EQUIPMENT SHOP DRAWINGS. PLAN REPRESENTATIONS OF INSTRUMENTATION AND VALVING ARE FOR REFERENCE ONLY.
4. ALL ROOF LIGHT FIXTURES SHALL CONTROLLED BY SWITCH MOUNTED ON STAIRWELL.
5. LIME SYSTEM 480V DISCONNECTS NOT SHOWN. COORDINATE WITH SYSTEM SUPPLIER FOR MOUNTING LOCATIONS.



ROOF POWER AND LIGHTING PLAN

3/8" = 1'-0"

12" 0' 1' 2' 3' 4' 5' 6' 7'

3/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

STATE OF MISSOURI
JESSE C. KEMPF
NUMBER PE-2022034033
PROFESSIONAL ENGINEER
11.10.25

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	JCK
DETAILED:	YSS
CHECKED:	TDH
APPROVED:	JCK
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ELECTRICAL

ROOF POWER AND LIGHTING PLAN

E-90-103

PLOTTED: 11/6/2025 2:44:51 PM
FILE: Autodesk Docs://417593 - MOAWC Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

PHASE		PANELBOARD: LP-1	BUS: COPPER						MAINS: 2P-200A MAIN BREAKER	PHASE	
"L1"	"L2"	SERVICE: 120/240V, 1PH, 3W, S/N	RATING: 200 A						LOCATION: ELECTRICAL ROOM	"L1"	"L2"
V.A.	V.A.	MOUNTING: SURFACE	22kAIC							V.A.	V.A.
		LOAD	P	BKR	CKT #		BKR	P	LOAD		
504		HFS-PDM-2131, HFS-PDM-2132	2	20	1	2	20	2	HFS-PDM-2133, HFS-PDM-2134	504	
	504		-	-	3	4	20	-			504
4800		BREAK ROOM ELECTRIC RANGE	2	50	5	6	30	2	LAB DISHWASHER	1980	
	4800		-	-	7	8	-	-			1980
540		RECP - ROOF TOP	1	20	9	10	20	1	RECP - ROOF TOP	360	
	180	FRIDGE	1	20	11	12	20	2	PPP-PDM-2231, PPP-PDM-2232		504
504		PPP-PDM-2233, PPP-PDM-2234	2	20	13	14	-	-		504	
	504		-	-	15	16	20	2	NOCL-PDM-2331, NOCL-PDM-2332		504
504		NOCL-PDM-2333, NOCL-PDM-2334	2	20	17	18	-	-		504	
	504		-	-	19	20	20	2	NOCL-PDM-2335, NOCL-PDM-2336		504
504		NOCL-PDM-2337, NOCL-PDM-2338	2	20	21	22	-	-		504	
	504		-	-	23	24	20	2	NOCL-PDM-2339, NOCL-PDM-2340		504
504		NOCL-PDM-2341, NOCL-PDM-2342	2	20	25	26	-	-		504	
	504		-	-	27	28	20	1	SPARE		
		SPARE	1	20	29	30	20	1	SPARE		
		SPARE	1	20	31	32	20	1	SPARE		
		SPARE	1	20	33	34	20	1	SPARE		
		SPARE	1	20	35	36	20	1	SPARE		
		SPARE	1	20	37	38	20	1	SPARE		
		SPARE	1	20	39	40	20	1	SPARE		
		SPARE	1	20	41	42	20	1	SPARE		
6852		TOTAL "L1"		10704					TOTAL "L1"	3852	
	6492	TOTAL "L2"		10488					TOTAL "L2"		3996
		TOTAL LOAD =		21192							

LP-1

NO SCALE

PHASE			PANELBOARD: LP-2	BUS: COPPER						MAIN: 3P-150A MAIN BREAKER	PHASE		
			SERVICE: 120/208V,3PH,4W,S/N	RATING: 225A						LOCATION: ELECTRICAL ROOM			
"A"	"B"	"C"	MOUNTING: SURFACE	22kAIC							"A"	"B"	"C"
V.A.	V.A.	V.A.	LOAD	P	BKR	CKT #		BKR	P	LOAD	V.A.	V.A.	V.A.
106			LIGHTS- LAB OFFICE 101	1	20	1	2	20	1	RECEP-LAB OFFICE 101 & STORAGE	360		
			SPARE	1	20	3	4	20	1	RECEP- HALL 115		540	
		392	LIGHTS-LABORATORY	1	20	5	6	20	1	RECEP-LABORATORY 104			1080
900			RECP-LABORATORY (104)	1	20	7	8	20	1	LIGHTS-OFFICE 103	124		
	360		RECEP-OFFICE 103	1	20	9	10	20	1	SPARE			
		169	LIGHTS-OFFICE 110	1	20	11	12	20	1	RECEP-OFFICE 110 & 111			720
211			LIGHTS-MEETING ROOM	1	20	13	14	20	1	LIGHTS-MEETING ROOM	169		
	198		LIGHTS-MENS BATHROOM	1	20	15	16	20	1	RECEP-MEETING ROOM		1080	
		71	LIGHTS-WOMENS BATHROOM	1	20	17	18	20	1	RECEP-BREAKROOM 113			720
540			RECEP-BREAKROOM 113	1	20	19	20	20	1	RECEP-BREAKROOM RANGE	360		
	360		RECEP-STORAGE 114	1	20	21	22	20	1	RECEP-JANITOR MECHANICAL ROOM		360	
		73	LIGHTS-STORAGE 114	1	20	23	24	20	1	LIGHTS-JANITOR MECHANICAL ROOM			147
			SPARE	1	20	25	26	20	1	RECEP-MEN & WOMEN BATHROOM	720		
	540		RECEP-SCADA & ELEC ROOM	1	20	27	28	20	1	RECEP-EXIT HALL 121		360	
		220	LIGHTS-ELECTRICAL ROOM 108	1	20	29	30	20	1	LIGHTS-ELECTRICAL ROOM 108			293
147			LIGHTS-SCADA ROOM 110	1	20	31	32	20	1	LIGHTS-BREAKROOM 113	84		
	169		LIGHTS-OFFICE 111	1	20	33	34	20	1	LIGHTS-OUTDOOR		333	
		1296	LIGHTS- FLOURIDE ROOM 122	1	20	35	36	20	1	LIGHTS-AQUA AMMONIA ROOM 123			1296
824			LIGHTS-SODIUM HYPOCHLORITE ROOM 124	1	20	37	38	20	1	LIGHTS-SODIUM HYPOCHLORITE ROOM 124	1060		
	707		LIGHTS-GALLERY 125	1	20	39	40	20	1	LIGHTS-PHOSPHATE AREA 125A		1060	
		1060	LIGHTS-FERRIC CHLORIDE AREA 125B	1	20	41	42	20	1	LIGHTS-FERRIC CHLORIDE AREA 125B			589
720			RECEP-FLOURIDE ROOM 122	1	20	43	44	20	1	RECEP-AQUA AMMONIA ROOM 123	720		
	720		RECEP-SODIUM HYPOCHLORITE ROOM 124	1	20	45	46	20	1	SPARE			
		1000	EBH-103, EBH-105	2	20	47	48	20	1	SPARE			
1000			-	-	-	49	50	20	2	EBH-107A, EBH-107B	1000		
	1000		EBH-110, EBH-111	2	20	51	52	-	-	-		1000	
		1000	-	-	-	53	54	20	2	EBH-112A, EBH-112B			1000
300			VRF CENTRAL CONTROLLER	1	20	55	56	-	-	-	1000		
				1	20	57	58	20	1	RECEP-PHOSPHATE AREA 125A		360	
		720	RECEP-GALLERY 125	1	20	59	60	20	1	RECEP-FERRIC CHLORIDE AREA 125B			540
540			RECEP-FERRIC CHLORIDE AREA 125B	1	20	61	62	20	1	SPARE			
			SPARE	1	20	63	64	20	1	SPARE			
			SPACE	1	-	65	66	-	1	SPACE			
			SPACE	1	-	67	68	-	1	SPACE			
			SPACE	1	-	69	70	-	1	SPACE			
			SPACE	1	-	71	72	-	1	SPACE			
5288			TOTAL "A"		9885					TOTAL "A"	4597		
	4054		TOTAL "B"		9147					TOTAL "B"		5093	
		6001	TOTAL "C"		12386					TOTAL "C"			6385
			TOTAL =		31418								

LP-2

NO SCALE

LIGHTING FIXTURE SCHEDULE

FIXTURE	LAMP	MTG HGT	DESCRIPTION	MANUFACTURER
1	LED 67 WATT 8000 LUMENS	AS NOTED ON PLANS	EVT4 SERIES LINEAR LED, PENDANT MOUNT, IP65 AND IP66 RATED, SUITABLE FOR WET LOCATION, WITH CLEAR POLYCARBONATE LENS DIFFUSER, WIDE DISTRIBUTION, MVOLT (120-277V), GZ10 DRIVER, 80CRI, 4000K, 60HZ.	HOLOPHANE #EVT4 8000LM PCL WD MVOLT GZ10 40K 80CRI QMB
1E	LED 67 WATT 8000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 1, WITH EMERGENCY BATTERY PACK E15WMCP.	HOLOPHANE #EVT4 8000LM PCL WD MVOLT GZ10 40K 80CRI QMB E15WCP
2	LED 106 WATT 15000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED HIGH BAY UNIVERSAL MOUNT (PENDANT MOUNT), PETROLUX LED LOWBAY, 15000 LUMENS, WIDE DISTRIBUTION, GLASS LENS, 40K COLOR TEMPERATURE, 120V, 80CRI WHITE SUPER DURABLE, CORROSION RESISTANT PAINT	HOLOPHANE PXHW 15000LM WD 120 40K 80CRI UNM CR DWHXD
2E	LED 106 WATT 15000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 2, EM SELF-DIAGNOSTICS BATTERY PACK, 10W, CONSTANT POWER E10WCP	HOLOPHANE PXHW 15000LM WD 120 40K 80CRI UNM CR DWHXD E10WMCP
3	LED 50 WATT 6000 LUMENS	AS NOTED ON PLANS	WST LED, WALL MOUNT, DIE-CAST ALUMINUM HOUSING, IP65 RATED, POWDER COAT FINISH, WELL CRAFTED REFLECTOR OPTICS, SUPERIOR WIDE VISUAL COMFORT DISTRIBUTION, ZERO UPLIGHT AND QUALIFES AS A NIGHTTIME FRIENDLY PRODUCT, SUITABLE FOR WET LOCATIONS, WITH PERFORMAN	LITHONIA #WST LED P3 40K VW MVOLT DWHXD
3E	LED 50 WATT 6000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 3, WITH LITHONIA EMERGENCY BATTERY PACK E7WC, PHOTOELECTRIC CELL, BUTTON TYPE.	LITHONIA #WST LED P3 40K VW MVOLT DWHXD PE E7WC
4	LED 26 WATT 3300 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 2' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 4000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL2 33L MVOLT ADPT GZ1 MSD7ADCX LP850
4E	LED 26 WATT 3300 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 4 EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 33L MVOLT ADPT EZ1 MSD7ADCX LP850
5	LED 38 WATT 4800 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 2' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL2 48L MVOLT ADPT EZ1 MSD7ADCX LP850
5E	LED 38 WATT 4800 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 5, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 48L MVOLT ADPT EZ1 LP850 MSD7ADCX E10WLCP
6	LED 49 WATT 6000 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 2' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL2 60L MVOLT ADPT EZ1 LP850 MSD7ADCX
6E	LED 49 WATT 6000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 6, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 60L MVOLT ADP EZ1 LP850 MSD7ADCX E10WLCP
7	LED 56 WATT 7200 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 4' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL4 72L MVOLT ADPT EZ1 LP850 MSD7ADCX
7E	LED 56 WATT 7200 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 7, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	LITHONIA #2VTL2 72L MVOLT ADPT EZ1 LP850 MSD7ACX E10WLCP
8	LED 74 WATT 10000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED LOW BAY UNIVERSAL MOUNT (PENDANT MOUNT), PETROLUX LED LOWBAY, 10000 LUMENS, WIDE DISTRIBUTION, GLASS LENS, 40K COLOR TEMPERATURE, 120V, 80CRI, CORROSION RESISTANT PAINT, GRAY SUPER DURABLE	HOLOPHANE PXLW 10000LM WD 120 40K 80CRI UNM CR DGXD
8E	LED 74 WATT 10000 LUMENS	AS NOTED ON PLANS	SAME AS FIXTURE NO. 8, EXCEPT WITH LITHONIA EMERGENCY BATTERY PACK E10WLCP	HOLOPHANE PXLW 10000LM WD 120 40K 80CRI UNM CR DGXD E10WMCP
9	LED 35 WATT 5000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED LOW BAY STANCHION MOUNTED, FROSTED GLASS LENS, 4000 K COLOR TEMPERATURE, 120V, MEDIUM DISTRIBUTION, GRAY SUPER DURABLE, 80CRI, E10WLCP	HOLOPHANE PXLW 5000LM MD0 120 40K 80CRI UNM CR UPS BP P3US35 DGXD
9E	LED 35 WATT 5000 LUMENS	AS NOTED ON PLANS	HOLOPHANE LED LOW BAY STANCHION MOUNTED, FROSTED GLASS LENS, 4000 K COLOR TEMPERATURE, 120V, MEDIUM DISTRIBUTION, GRAY SUPER DURABLE, 80CRI, E10WLCP	HOLOPHANE PXLW 5000LM MD0 120 40K 80CRI CR UNM DGXD E10WMCP
10	LED 15 WATT 1500 LUMENS	AS NOTED ON PLANS	GOTHAM ARCHITECTURAL DOWNLIGHTING GENERAL ILLUMINATION SHOWER DOWNLIGHT EVO6SH 4000K, 1500LUMENS, REGRESSED LENSED WHITE PAINTED TRIM, SMOOTH CLEAR LENS, MVOLT (120-277V), ELDOLED 0-10V ECODRIVE LINEAR DIMMING TO 1% MIN, NLIGHTTM DIMMING PACK CONTROLS, E	GOTHAM LIGHTING EV06SH 40/ 15 DFR SMO MVOLT EZ1 NLT ELR SF
11	LED 67 WATT 8500 LUMENS	AS NOTED ON PLANS	VT SERIES VOLUMETRIC 2' x 4' LED TROFER, RECESSED MOUNT, RIBBED REFLECTOR, STEEL COATED POLYSTER, ACRYLIC LINEAR PRISMATIC DIFFUSER, 5000K, 80CRI, MVOLT, 60HZ, PIR INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL PHOTOCELL.	LITHONIA #2VTL4 72L MVOLT ADPT EZ1 LP850 MSD7ADCX
EX1	LED 4 WATT	AS NOTED ON PLANS	INDUSTRIAL EMERGENCY EXIT SIGN, DIE-FORMED STEEL HOUSING, LONG-LIFE LEDs, UL DAMP LOCATION LISTED, RED PANEL LETTERING, NICKEL-CADMIUM BATTERY, SINGLE FACE, 120V. WHITE HOUSING	LITHONIA #LX W 3 R EL N

LIGHTING FIXTURE SCHEDULE

(NOTE 2)

Attachment for Comment No. 7 Response

NOTE:

1. SEE SHEETS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS AND ABBREVIATIONS & NOTES.
2. ALL FIXTURES SHALL BE PROVIDED CUTOFF OR FULL CUTOFF.

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 12/17/2025 4:25:34 PM
FILE: C:\PW_WORKING\BVW_AMERICAS\D1746279\E-85-601.DWG
PSTYLE: 1000
DVIEW:

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

MISSOURI AMERICAN WATER
SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

ISSUED FOR BID

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	KER
CHECKED:	TDH
APPROVED:	JCK
DATE:	DECEMBER 2025
PROJECT NO.:	417593

GENERAL

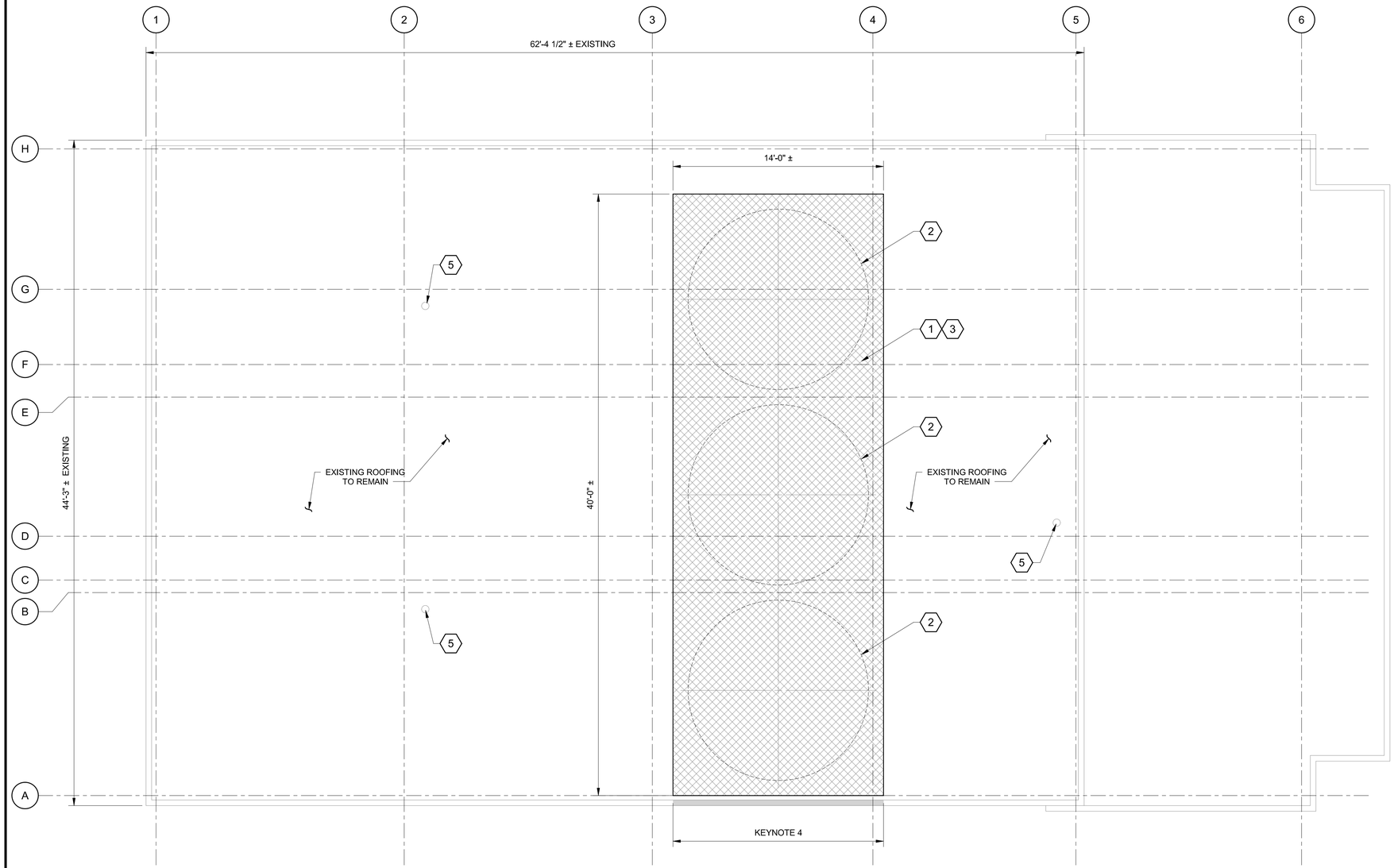
ELECTRICAL

PANELBOARD SCHEDULES

E-85-601

150 OF 254

ATTACHMENT F
ARCHITECTURAL PLANS



ROOF PLAN
1/4" = 1'-0"

4' 2' 0' 4' 8'
1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

GENERAL SHEET NOTES

1. CONTRACTOR SHALL FIELD VERITY EXISTING ROOF SYSTEM CONSTRUCTION AND CONDITIONS.
2. REFER TO DEMOLITION DRAWINGS FOR EXTENT OF EXISTING CONSTRUCTION TO BE REMOVED.

SHEET KEYNOTES

1. NEW INSULATED MEMBRANE ROOFING SYSTEM TO MATCH EXISTING ROOFING TO REMAIN. MAINTAIN ROOF SLOPES AND DRAINAGE PATTERNS.
2. EXISTING SILO TO BE REMOVED, TYPICAL.
3. REFER TO STRUCTURAL DRAWINGS FOR EXTENT OF EXISTING ROOF DECK AROUND SILO TO BE REMOVED AND REPLACE.
4. EXISTING FLASHING TO REMAIN.
5. EXISTING ROOF DRAIN TO REMAIN.

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-20-25
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

PUMPING BUILDING

ARCHITECTURAL

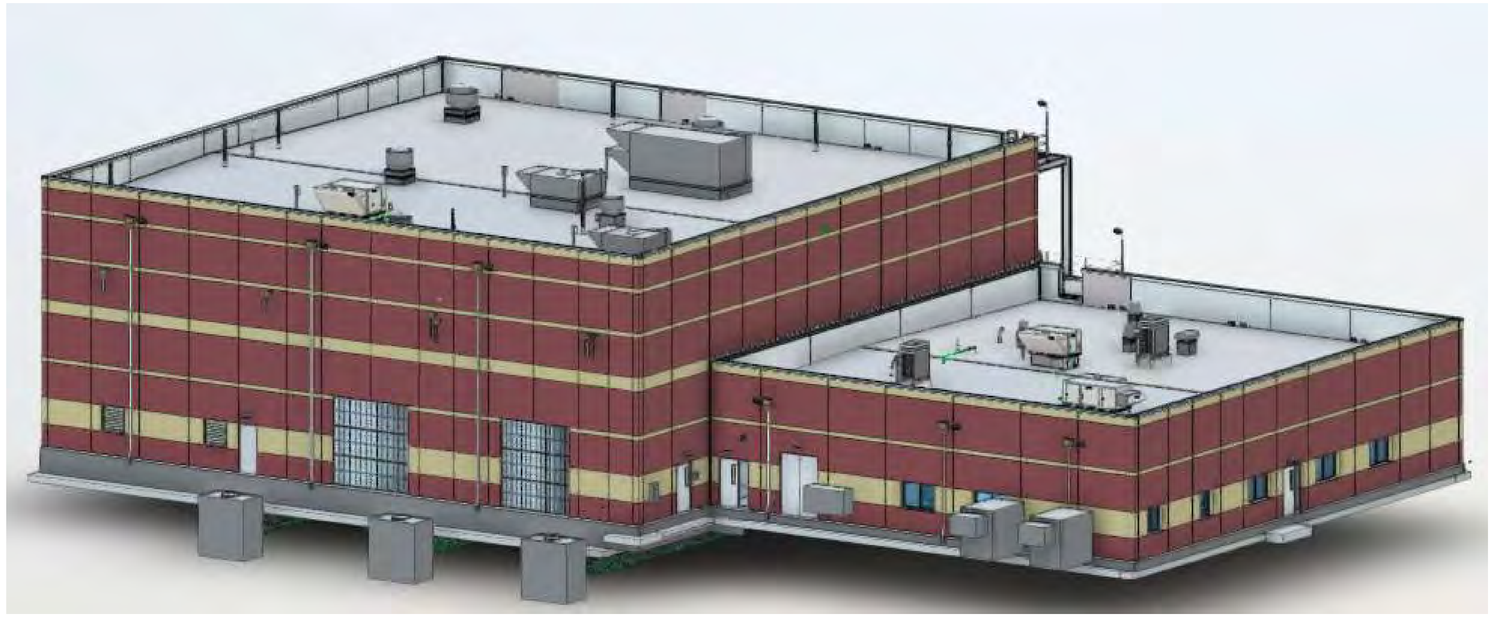
ROOF PLAN

A-80-101

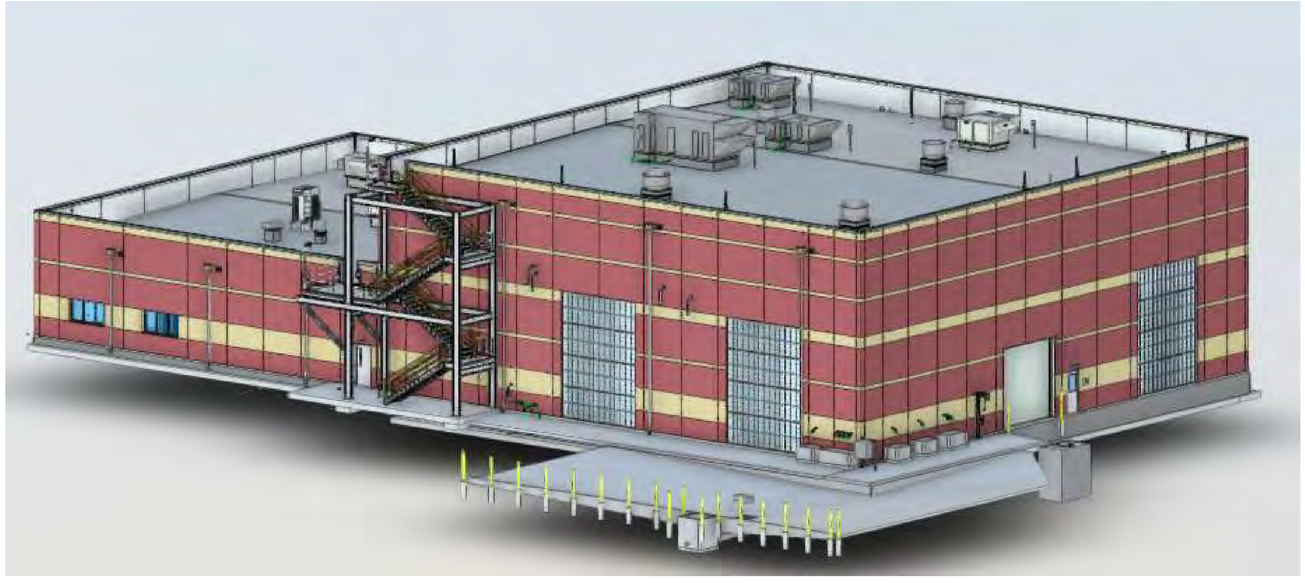
PLOTTED: 11/4/2025 10:46:28 AM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 80 EXIST_BV.rvt
REVIT VERSION: 2024
D11000

GENERAL SHEET NOTES

1. PERSPECTIVE VIEWS ARE FOR GENERAL REFERENCE ONLY AND MAY NOT INCLUDE ALL NECESSARY BUILDING COMPONENTS OR EQUIPMENT REQUIRED. REFER TO OTHER DRAWINGS FOR COMPLETE DETAILED DESIGN.



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

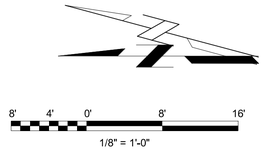
ARCHITECTURAL

PERSPECTIVES

A-85-001

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:43:48 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



GENERAL SHEET NOTES

1. FOR ARCHITECTURAL ABBREVIATIONS, SEE SCHEDULE SHEET.

SHEET KEYNOTES

1. 2-HOUR FIRE BARRIER.
2. EMERGENCY-SHOWER/EYE WASH - SEE PLUMBING DWGS.

LIFE SAFETY LEGEND

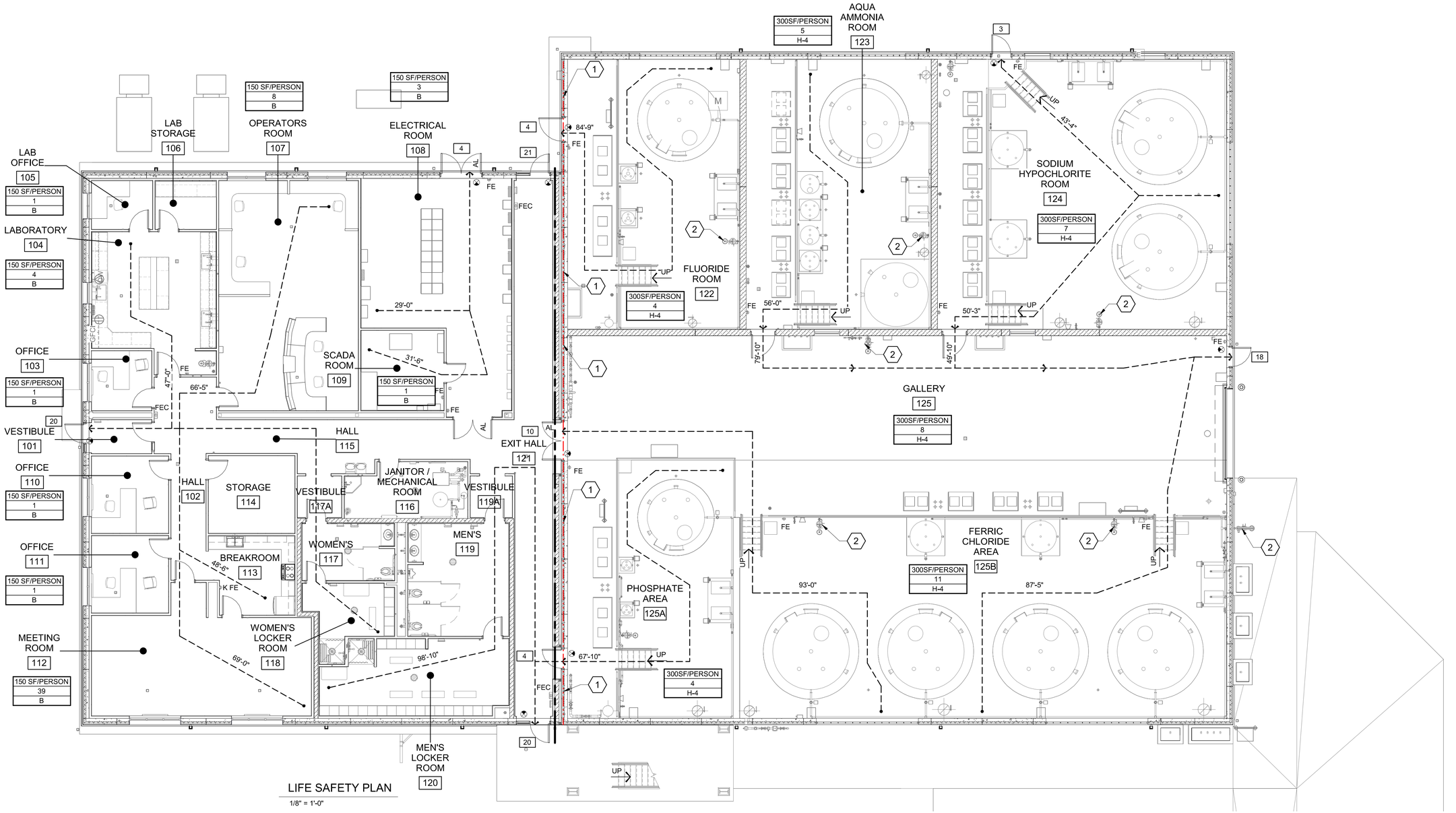
FE	FIRE EXTINGUISHER (FE)
FEC	WALL MOUNTED FIRE EXTINGUISHER CABINET (FEC)
X'-X"	PATH OF EGRESS TRAVEL
100 SF/PERSON / 1 / B	OCCUPANTS PER SF OCCUPANT LOAD OCCUPANCY CLASSIFICATION
1	CUMULATIVE OCCUPANT LOAD
	EXIT
	2-HOUR SEPARATION BOUNDARY

BUILDING CODE ANALYSIS

BUILDING CODES: 2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2015 INTERNATIONAL BUILDING FIRE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE

CHEMICAL FEED AND STORAGE

OCCUPANCY	B - OFFICE AREA H-4 - CHEMICAL AREA	NUMBER OF STORIES	1- STORY
ACTUAL FLOOR AREA	B - 6,460 S.F. H-4 - 11,057 S.F. 17,517 S.F. TOTAL	ALLOWABLE NUMBER OF STORIES	B - 3 STORIES H-4 - 4 STORIES
ACTUAL HEIGHT	B - 18'-0" H-4 - 37'-4" (1-STORY)	MINIMUM EXITS REQUIRED	7
TYPE OF CONSTRUCTION	II-B	NUMBER OF EXITS	7
ALLOWABLE AREA	B - 23,000 S.F. H-4 - 70,000 S.F.	ADA ACCESSIBILITY	AT OFFICE AREA
ALLOWABLE HEIGHT	55'-0"	OCCUPANCY SEPARATION	2 HOUR FIRE BARRIER BETWEEN B AND H-4 OCCUPANCY
DESIGN OCCUPANT LOAD	B - 42 H-4 - 39	FIRE SPRINKLERS	REQUIRED AT CHEMICAL AREAS
		MAX EXIT TRAVEL DISTANCE	B - 200' / H-4 - 75'



LIFE SAFETY PLAN
1/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:45:45 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

LIFE SAFETY PLAN

A-85-101

35 OF 254

SEE SHEET A-85-103

SEE SHEET A-85-104

74'-8"

4" EXP JT

105'-4"

18'-8"

86'-8"

LAB OFFICE 105

LAB STORAGE 106

105 106

LABORATORY 104

OFFICE 103

VESTIBULE 101

101 102

OFFICE 110

HALL 102

110 114

STORAGE 114

OFFICE 111

111

BREAKROOM 113

112A

112B

MEETING ROOM 112

OPERATORS ROOM 107

ELECTRICAL ROOM 108

SCADA ROOM 109

104 103 107

109

108A

108B

121A

AL

HALL 115

EL 447.10'

VESTIBULE 117A

116

JANITOR / MECHANICAL ROOM 116

VESTIBULE 119A

117 WOMEN'S 117

118 WOMEN'S LOCKER ROOM 118

MEN'S 119

119

MEN'S LOCKER ROOM 120

120

EXIT HALL 121

121B

125C

122

FLUORIDE ROOM 122

EL 443.60'

DN

123

AQUA AMMONIA ROOM 123

EL 443.60'

124A

SODIUM HYPOCHLORITE ROOM 124

EL 443.60'

124B

GALLERY 125

EL 447.10'

125A

125B

PHOSPHATE AREA 125A

EL 443.60'

125D

FERRIC CHLORIDE AREA

EL 443.60'

UP

FLOOR PLAN

1/8" = 1'-0"

8' 4' 0' 8' 16'

1/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:44:38 PM
FILE: Autodesk Docs:/417593 - NOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D:11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

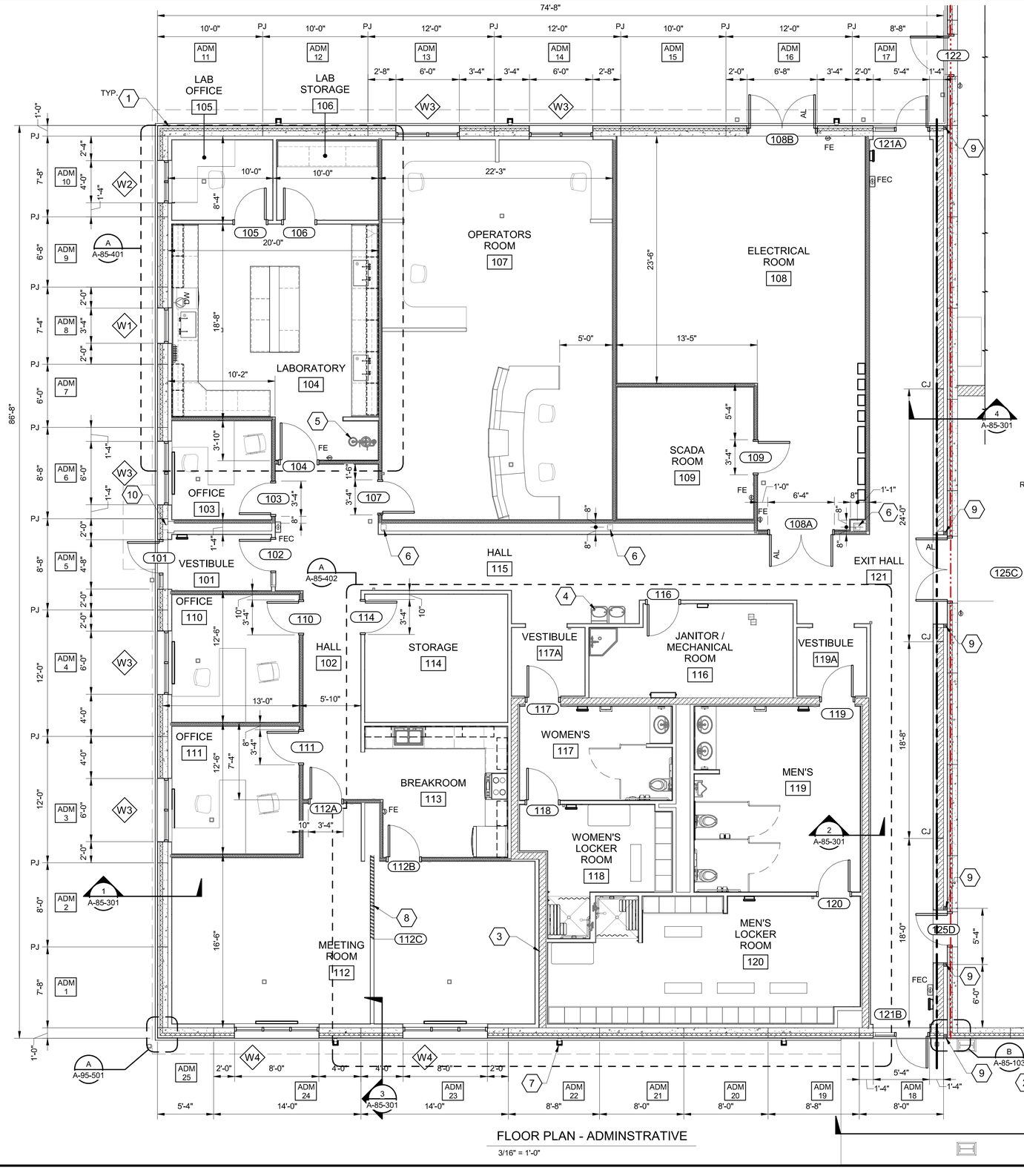
DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

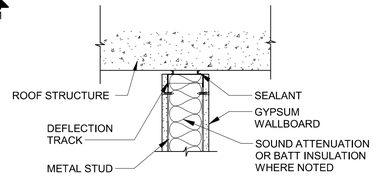
CHEMICAL FEED AND STORAGE

ARCHITECTURAL

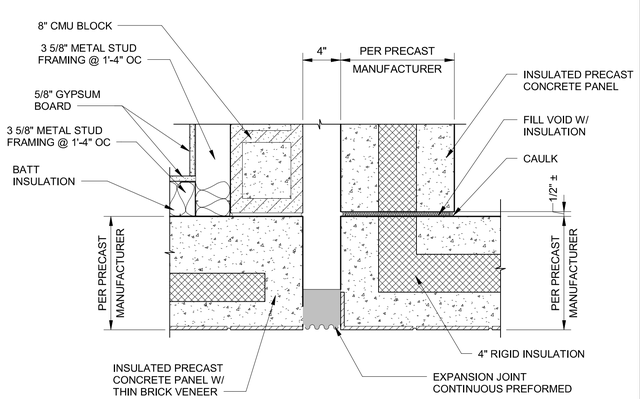
OVERALL FLOOR PLAN

A-85-102





A DETAIL
1 1/2" = 1'-0"



B DETAIL
A-85-103 1 1/2" = 1'-0"

GENERAL SHEET NOTES

1. SEE DRAWING A-95-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. PANEL JOINTS SHOWN ON SHEET ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.
3. FREESTANDING OFFICE FURNITURE TO BE PROVIDED BY OWNER (NOT IN CONTRACT). SHOWN FOR REFERENCE ONLY.

SHEET KEYNOTES

1. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN BRICK VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
2. STAIRS, SEE STRUCTURAL DRAWINGS, TYPICAL.
3. CONCRETE BLOCK WALL TO METAL DECK ABOVE, TYPICAL.
4. DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS.
5. EMERGENCY SHOWER/EYE WASH, SEE PLUMBING DRAWINGS, TYPICAL.
6. STEEL COLUMN, SEE STRUCTURAL DRAWINGS, TYPICAL.
7. PRE-FINISHED DOWNSPOUT BOOT, TYPICAL.
8. ACCORDION PARTITION.
9. 4" EXPANSION JOINT.
10. PROVIDE KNOCKOUT FOR COLUMN AND BEAM ABOVE - SEE STRUCTURAL DRAWINGS.

ARCHITECTURAL SYMBOL LEGEND

ROOM NAME
101
ROOM NAME
ROOM NUMBER

101A
DOOR
ROOM NUMBER + LETTER SEQUENCE

101A
LOUVER
LOUVER NUMBER + LETTER SEQUENCE

ADM 1
WALL PANEL
BUILDING NAME + NUMBER SEQUENCE

W
WINDOW
WINDOW SYSTEM or FRAME TYPE

X
ACCESSORY ITEM

X
INTERIOR ELEVATION

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

FLOOR PLAN - ADMINSTRATIVE AREA

A-85-103

37 OF 254

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

6' 4' 2' 0' 5' 10'
3/16" = 1'-0"

12" 9" 6" 3" 0" 1'
1 1/2" = 1'-0"

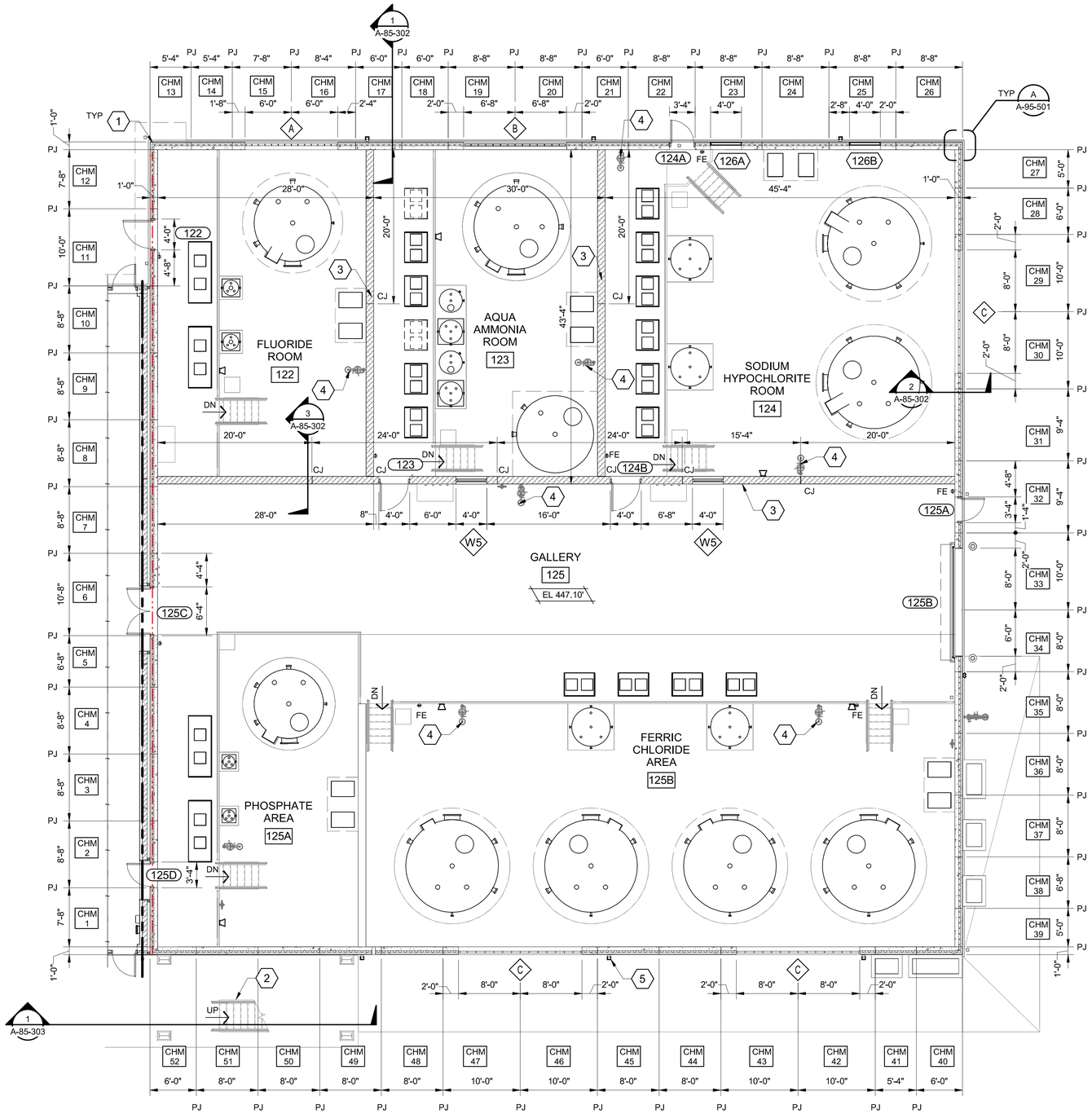
PLOTTED: 11/6/2025 2:44:49 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D1:1000

GENERAL SHEET NOTES

1. SEE DRAWING A-85-103 FOR ARCHITECTURAL SYMBOLS LEGEND AND DRAWING A-95-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. PANEL JOINTS SHOWN ON SHEET ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

SHEET KEYNOTES

1. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN BRICK VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
2. STAIRS, SEE STRUCTURAL DRAWINGS, TYPICAL.
3. CONCRETE BLOCK WALL TO STRUCTURE ABOVE, TYPICAL.
4. EMERGENCY SHOWER/EYE WASH, SEE PLUMBING DRAWINGS, TYPICAL.
5. PRE-FINISHED DOWNSPOUT BOOT, TYPICAL.



FLOOR PLAN - CHEMICAL

1/8" = 1'-0"

8' 4' 0' 8' 16'

1/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

FLOOR PLAN - CHEMICAL AREA

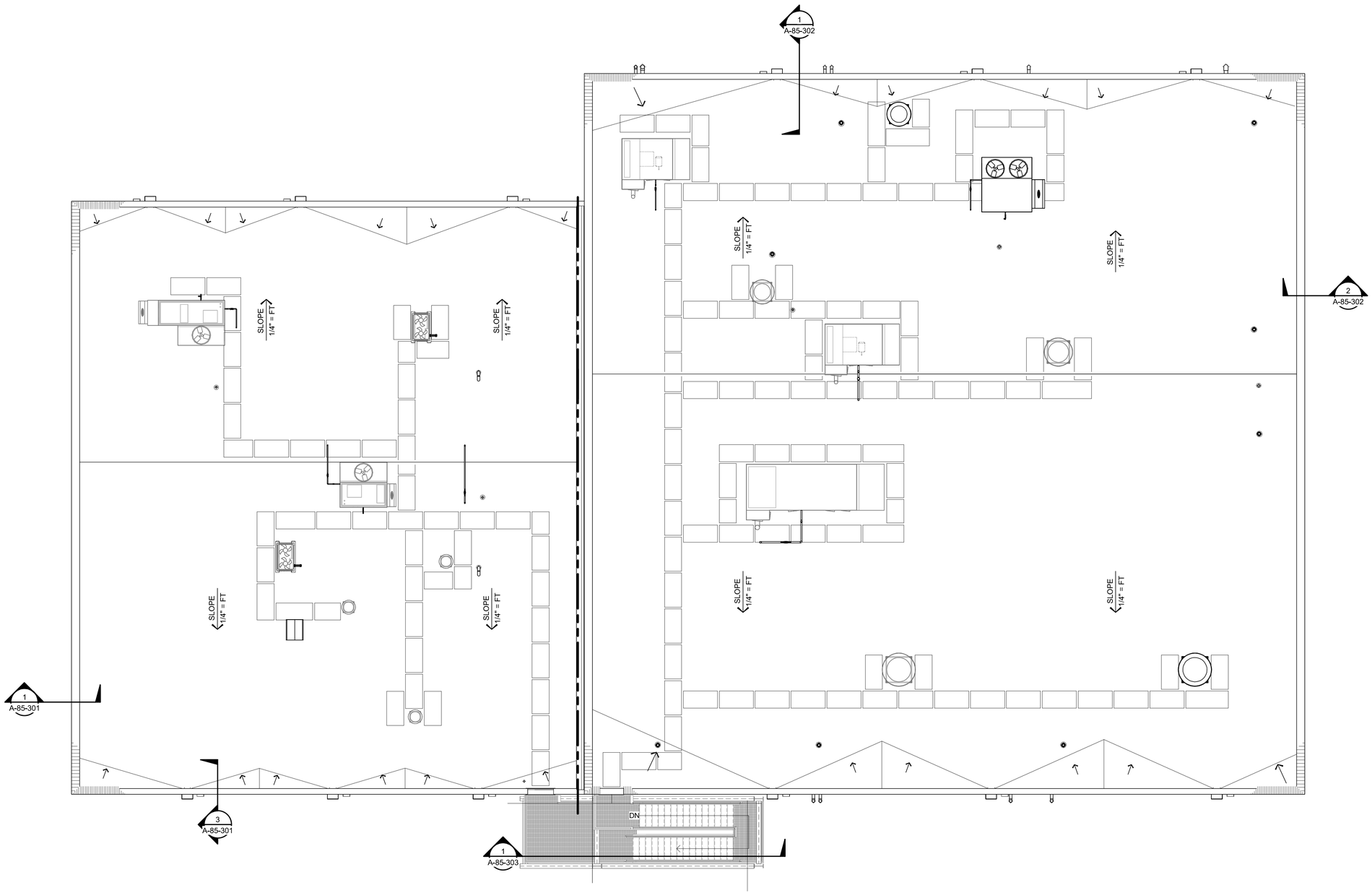
A-85-104

38 OF 254

PLOTTED: 11/6/2025 2:45:00 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D1:1000

SEE SHEET A-95-106

SEE SHEET A-95-107



ROOF PLAN

1/8" = 1'-0"

8' 4' 0' 8' 16'

1/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lanar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

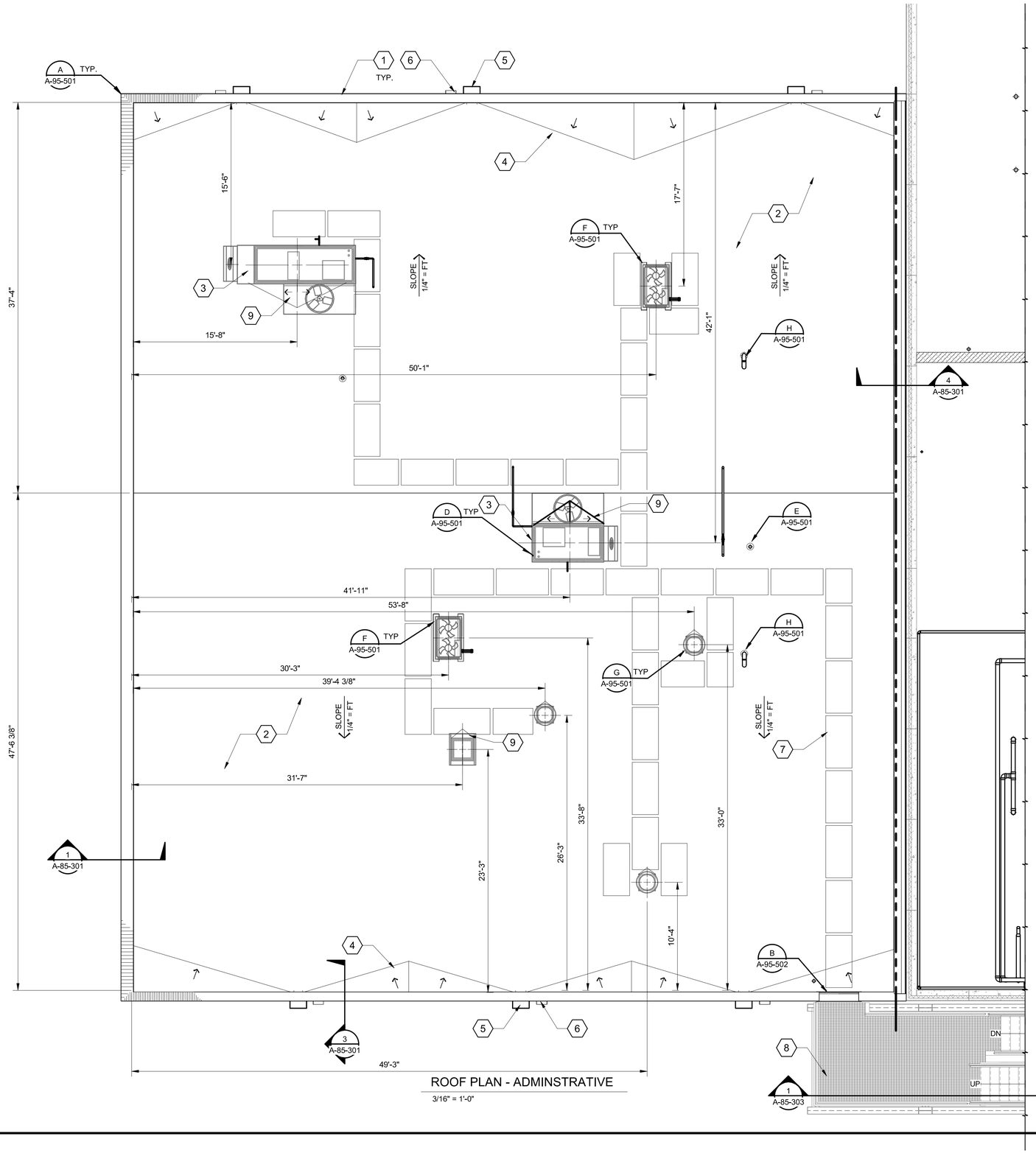
CHEMICAL FEED AND STORAGE

ARCHITECTURAL

OVERALL ROOF PLAN

A-85-105

PLOTTED: 11/6/2025 2:46:08 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



ROOF PLAN - ADMINSTRATIVE

3/16" = 1'-0"

GENERAL SHEET NOTES

1. SEE DRAWING A-85-103 FOR ARCHITECTURAL SYMBOLS LEGEND AND DRAWING A-85-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. SEE BUILDING ELEVATIONS FOR SCUPPER AND DOWNSPOUT LOCATIONS.

SHEET KEYNOTES

1. PREFINISHED METAL COPING.
2. SINGLE-PLY ROOFING SYSTEM OVER TAPERED INSULATION AVERAGE R-30 INSULATION.
3. PREFABRICATED METAL ROOF CURB, SIZE ACCORDINGLY FOR HVAC EQUIPMENT PROVIDED - SEE HVAC DRAWINGS, TYPICAL.
4. TAPERED INSULATION CRICKET, TYPICAL.
5. PREFINISHED METAL SCUPPER AND DOWNSPOUT,
6. PREFINISHED METAL SCUPPER WITH EXTENDED DRIP,
7. ROOF WALKWAY PADS.
8. STAIRS - SEE STRUCTURAL DRAWINGS.
9. CRICKET SYSTEM AT EQUIPMENT, TYPICAL.
10. VENT THROUGH ROOF - SEE PLUMBING DRAWINGS.
11. VENT PIPE - SEE MECHANICAL DRAWINGS.

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

ROOF PLAN - ADMINSTRATIVE AREA

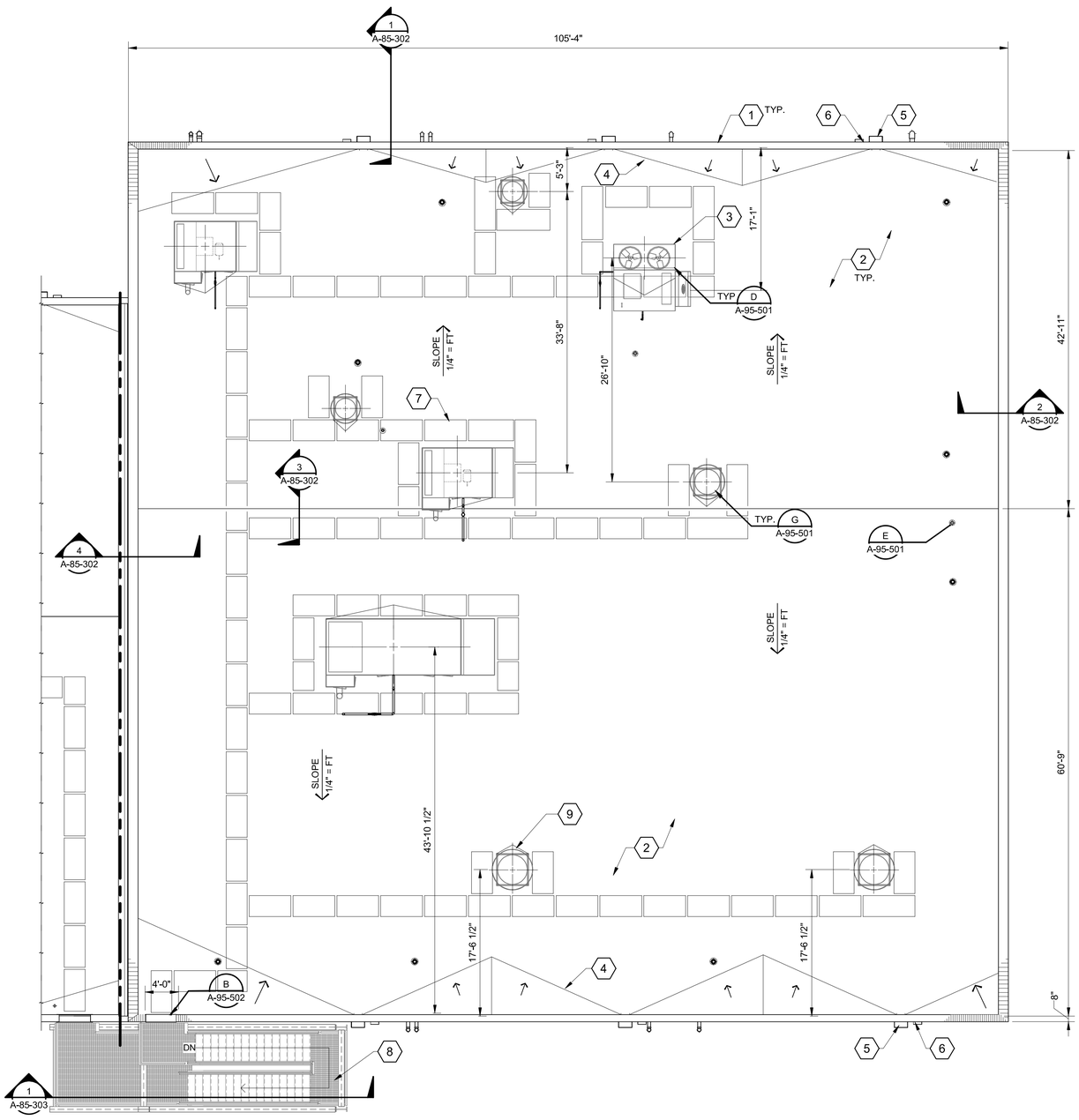
6' 4' 2' 0' 5' 10'

3/16" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

A-85-106

PLOTTED: 11/6/2025 2:46:18 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



ROOF PLAN - CHEMICAL

1/8" = 1'-0"

GENERAL SHEET NOTES

1. SEE DRAWING A-85-103 FOR ARCHITECTURAL SYMBOLS LEGEND AND DRAWING A-85-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. SEE BUILDING ELEVATIONS FOR SCUPPER AND DOWNSPOUT LOCATIONS.

SHEET KEYNOTES

1. PREFINISHED METAL COPING.
2. SINGLE-PLY ROOFING SYSTEM OVER TAPERED INSULATION AVERAGE R-30 INSULATION.
3. PREFABRICATED METAL ROOF CURB, SIZE ACCORDINGLY FOR HVAC EQUIPMENT PROVIDED - SEE HVAC DRAWINGS, TYPICAL.
4. TAPERED INSULATION CRICKET, TYPICAL.
5. PREFINISHED METAL SCUPPER AND DOWNSPOUT,
6. PREFINISHED METAL SCUPPER WITH EXTENDED DRIP,
7. ROOF WALKWAY PADS.
8. STAIRS - SEE STRUCTURAL DRAWINGS.
9. CRICKET SYSTEM AT EQUIPMENT, TYPICAL.
10. VENT PIPE - SEE MECHANICAL DRAWINGS.

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

ROOF PLAN - CHEMICAL AREA

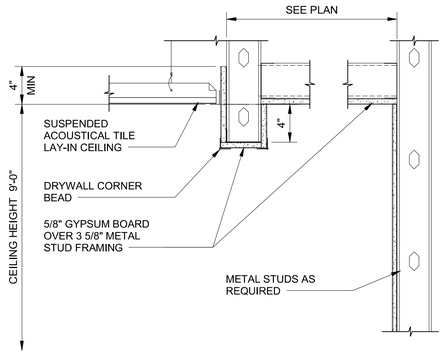
A-85-107

41 OF 254

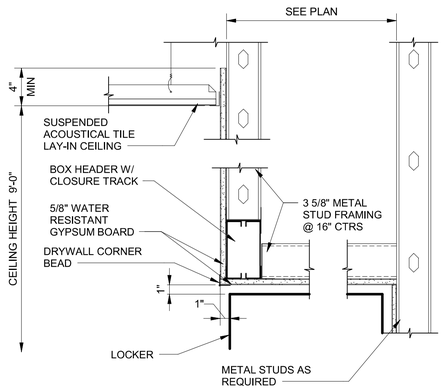
8' 4' 0' 8' 16'
1/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

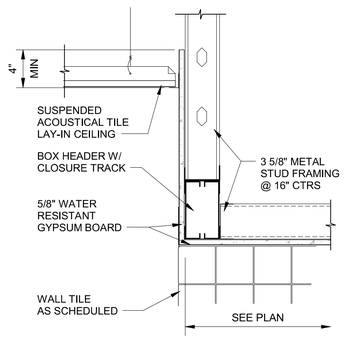
PLOTTED: 11/6/2025 2:46:27 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D1000



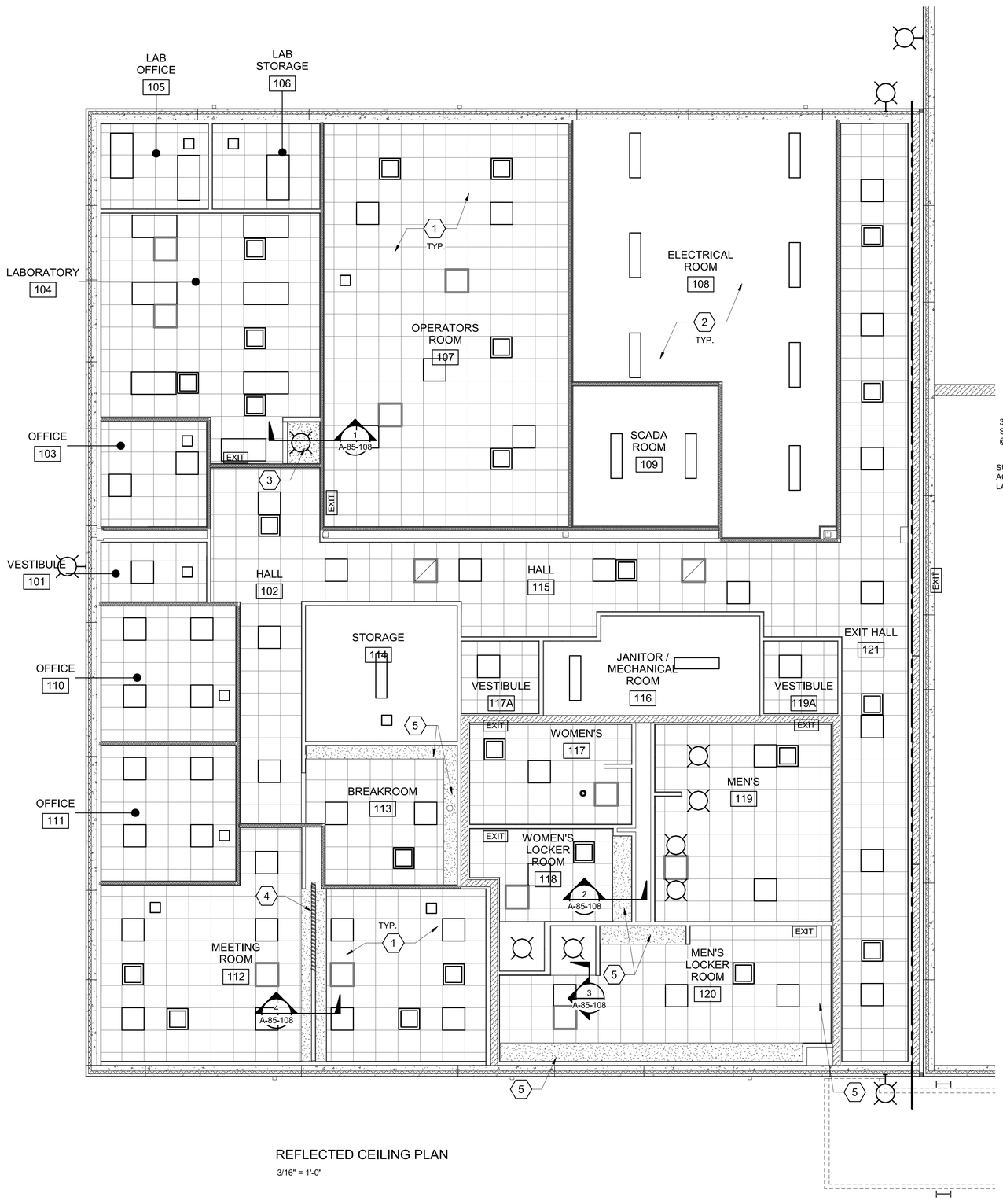
1 BULKHEAD SECTION
A-85-108 1 1/2" = 1'-0"



2 LOCKER HEAD SECTION
A-85-108 1 1/2" = 1'-0"



3 SOFFIT @ SHOWER
A-85-108 1 1/2" = 1'-0"



REFLECTED CEILING PLAN
3/16" = 1'-0"

SHEET KEYNOTES

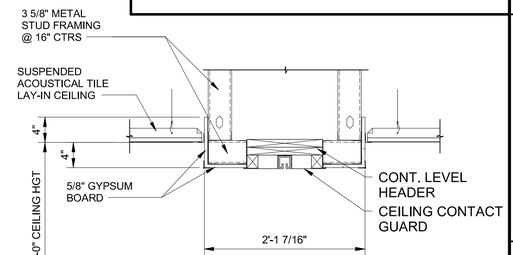
1. 2'-0" x 2'-0" LAY-IN ACOUSTICAL CEILING, TYPICAL.
2. OPEN TO STRUCTURE ABOVE, SEE STRUCTURAL DRAWINGS.
3. METAL STUD / GYP. BD. CEILING.
4. ACCORDION DOOR - SEE DOOR SCHEDULE.
5. METAL STUD / GYP. BD. CEILING ABOVE THE LOCKERS.

CEILING PLAN LEGEND

LIGHT FIXTURES

EXHAUST DIFFUSER OR RETURN DIFFUSER

SUPPLY DIFFUSER



4 ACCORDION DOOR SECTION
A-85-108 1" = 1'-0"

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

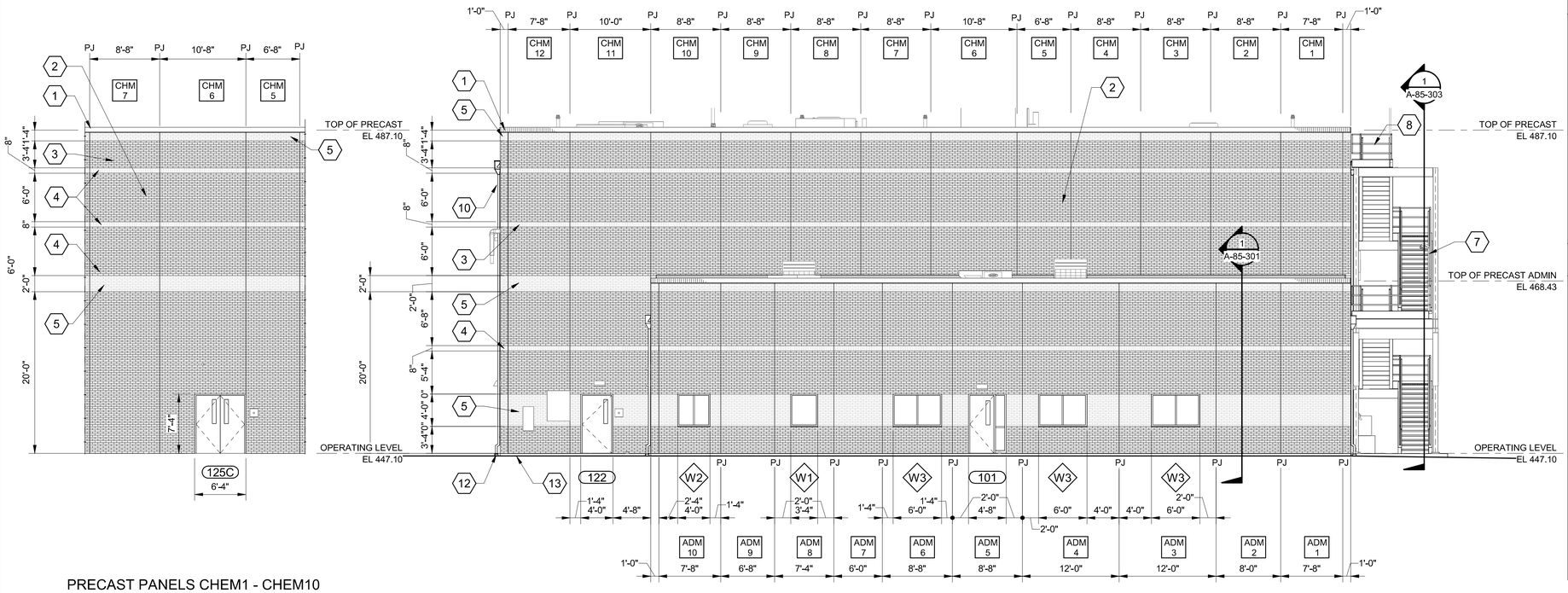
REFLECTED CEILING PLAN

A-85-108

42 OF 254

6' 4' 2' 0' 5' 10'
3/16" = 1'-0"
12" 9" 6" 3" 0' 1' 2'
1" = 1'-0"
12" 9" 6" 3" 0' 1'
1 1/2" = 1'-0"
(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:46:37 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

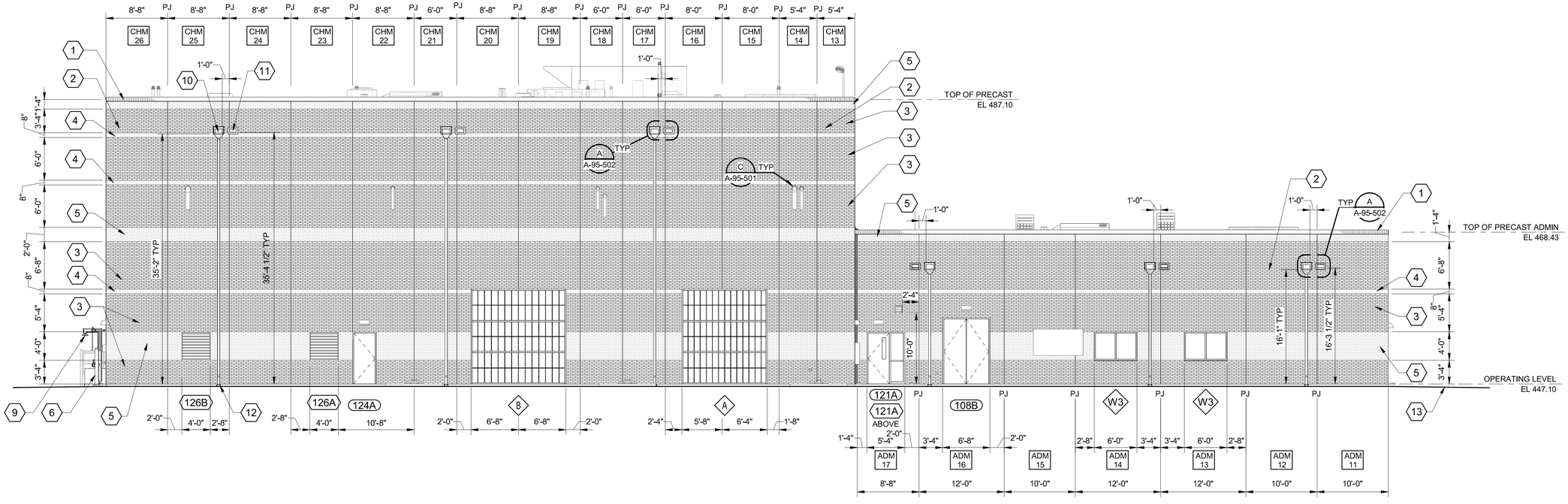


PRECAST PANELS CHEM1 - CHEM10

1/8" = 1'-0"

NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

GENERAL SHEET NOTES

1. FOR ARCHITECTURAL SYMBOL LEGEND, SEE OPERATING FLOOR PLAN SHEET. FOR ARCHITECTURAL ABBREVIATIONS, SEE SCHEDULE SHEET.
2. GRADE LINES SHOWN ON ELEVATIONS ARE APPROXIMATE, SEE CIVIL SITE PLAN.
3. PRECAST CONCRETE PANEL JOINT (PJ), TYPICAL.
4. CONTRACTOR TO COORDINATE LOCATION OF PIPE PENETRATIONS 4" AND LARGER WITH PRECAST SUPPLIER, PIPE PENETRATIONS SHALL BE INSTALLED AS PART OF THE PRECAST PANEL FABRICATIONS, SEE MECHANICAL DRAWINGS.
5. PANEL JOINTS SHOWN ON SHEET ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

SHEET KEYNOTES

1. PREFINISHED METAL COPING, TYPICAL.
2. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
3. THIN BRICK RUNNING BOND VENEER (COLOR 1).
4. THIN BRICK ACCENT BAND SOLDIER PATTERN (COLOR 2).
5. THIN BRICK RUNNING BOND ACCENT BAND (COLOR 2).
6. GUARD POST - SEE STRUCTURAL DRAWINGS.
7. STAIRS - SEE STRUCTURAL DRAWINGS.
8. GUARDRAIL - SEE STRUCTURAL DRAWINGS.
9. EMERGENCY SHOWER/EYEWASH - SEE PLUMBING DRAWINGS.
10. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
11. SECONDARY OVERFLOW SCUPPER WITH EXTENDED DRIP.
12. PRE-FINISHED DOWNSPOUT BOOT, TYPICAL
13. FINISH GRADE - SEE CIVIL DRAWINGS.

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB, DAY
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

NORTH & EAST ELEVATIONS

A-85-201

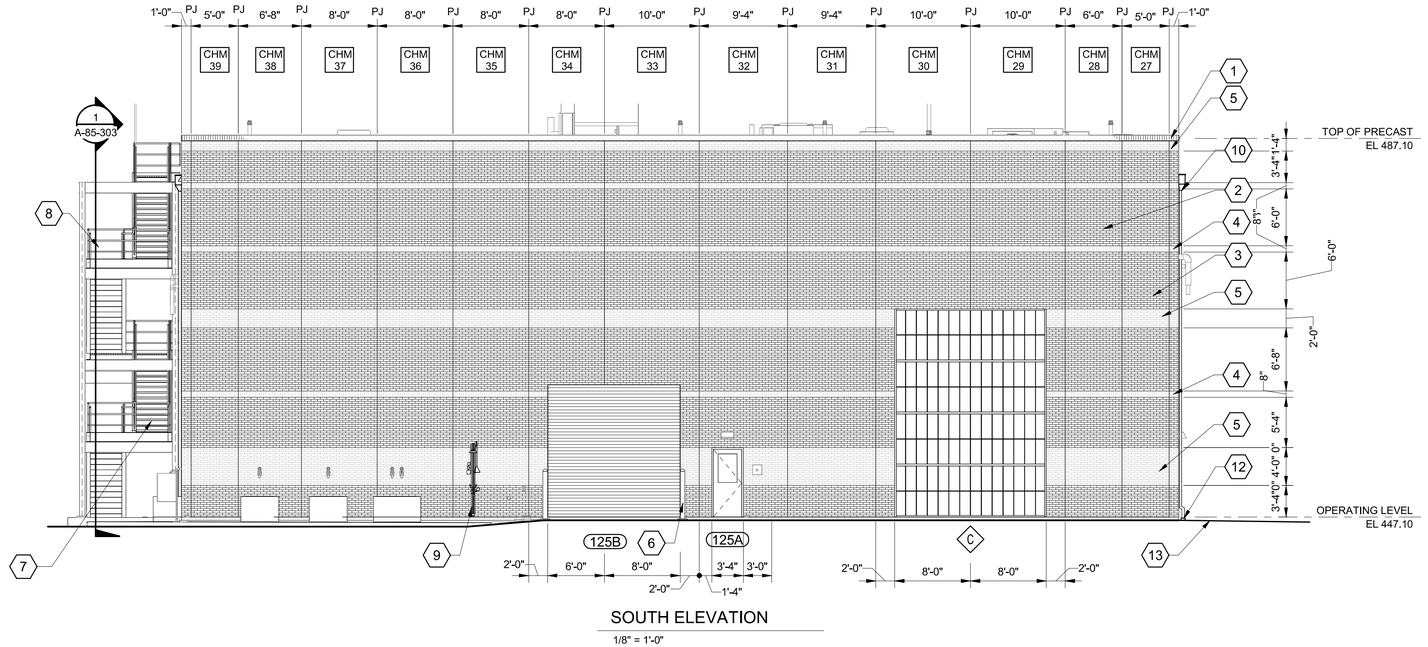
43 OF 254

8' 4' 0' 8' 16'

1/8" = 1'-0"

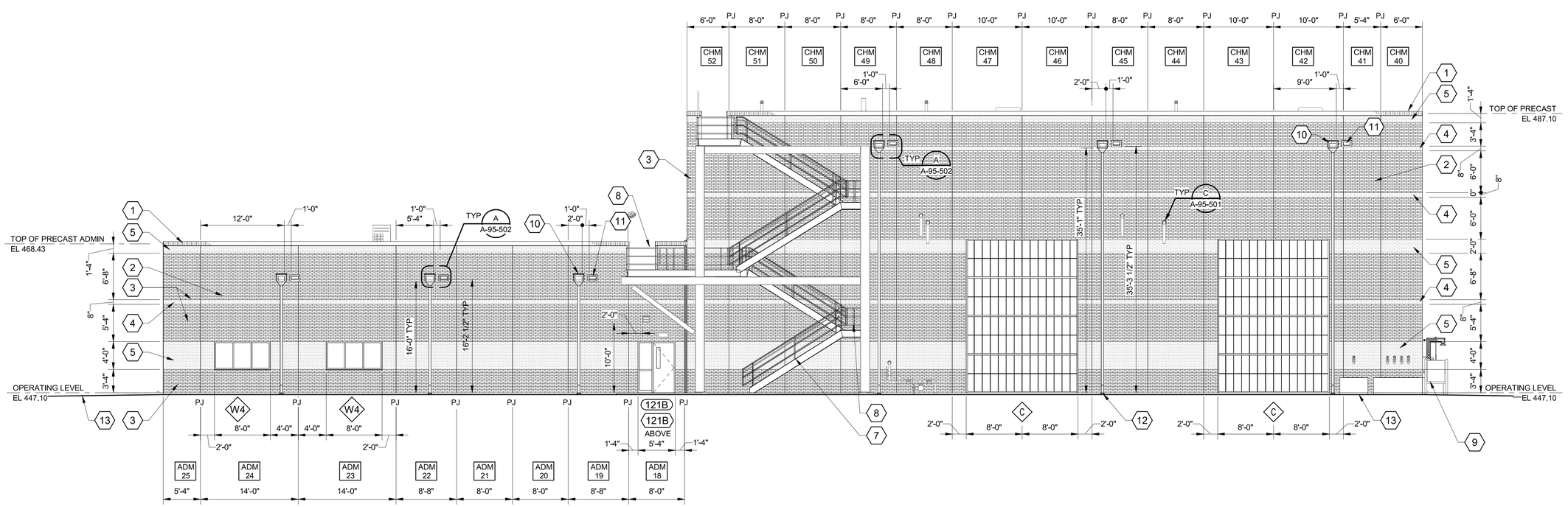
(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:44:16 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

8' 4' 0' 8' 16'

1/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

GENERAL SHEET NOTES

1. FOR ARCHITECTURAL SYMBOL LEGEND, SEE OPERATING FLOOR PLAN SHEET. FOR ARCHITECTURAL ABBREVIATIONS, SEE SCHEDULE SHEET.
2. GRADE LINES SHOWN ON ELEVATIONS ARE APPROXIMATE, SEE CIVIL SITE PLAN.
3. PRECAST CONCRETE PANEL JOINT (PJ), TYPICAL.
4. CONTRACTOR TO COORDINATE LOCATION OF PIPE PENETRATIONS 4" AND LARGER WITH PRECAST SUPPLIER, PIPE PENETRATIONS SHALL BE INSTALLED AS PART OF THE PRECAST PANEL FABRICATIONS, SEE MECHANICAL DRAWINGS.
5. PANEL JOINTS SHOWN ON SHEET ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

SHEET KEYNOTES

1. PREFINISHED METAL COPING, TYPICAL.
2. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
3. THIN BRICK RUNNING BOND VENEER (COLOR 1).
4. THIN BRICK ACCENT BAND SOLDIER PATTERN (COLOR 2).
5. THIN BRICK RUNNING BOND ACCENT BAND (COLOR 2).
6. GUARD POST - SEE STRUCTURAL DRAWINGS.
7. STAIRS - SEE STRUCTURAL DRAWINGS.
8. GUARDRAIL - SEE STRUCTURAL DRAWINGS.
9. EMERGENCY SHOWER/EYEWASH - SEE PLUMBING DRAWINGS.
10. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
11. SECONDARY OVERFLOW SCUPPER WITH EXTENDED DRIP.
12. PRE-FINISHED DOWNSPOUT BOOT, TYPICAL
13. FINISH GRADE - SEE CIVIL DRAWINGS.

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB, DAY
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

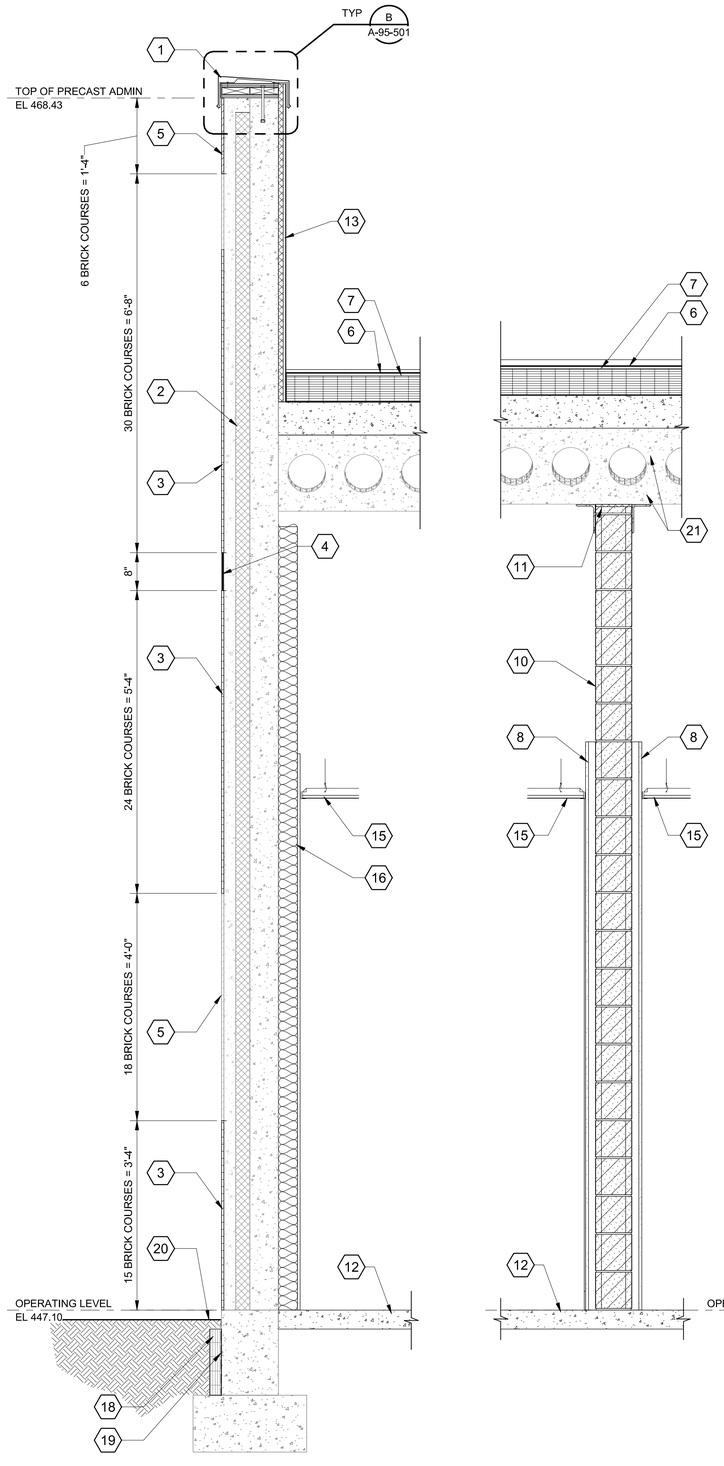
CHEMICAL FEED AND STORAGE

ARCHITECTURAL

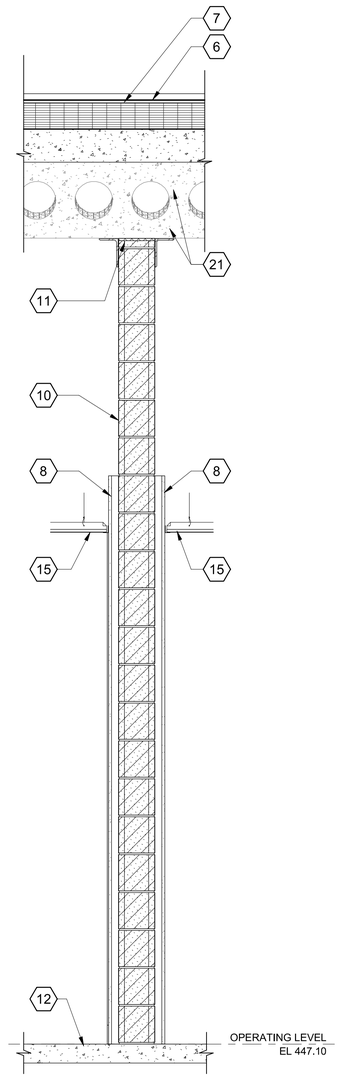
SOUTH & WEST ELEVATIONS

A-85-202

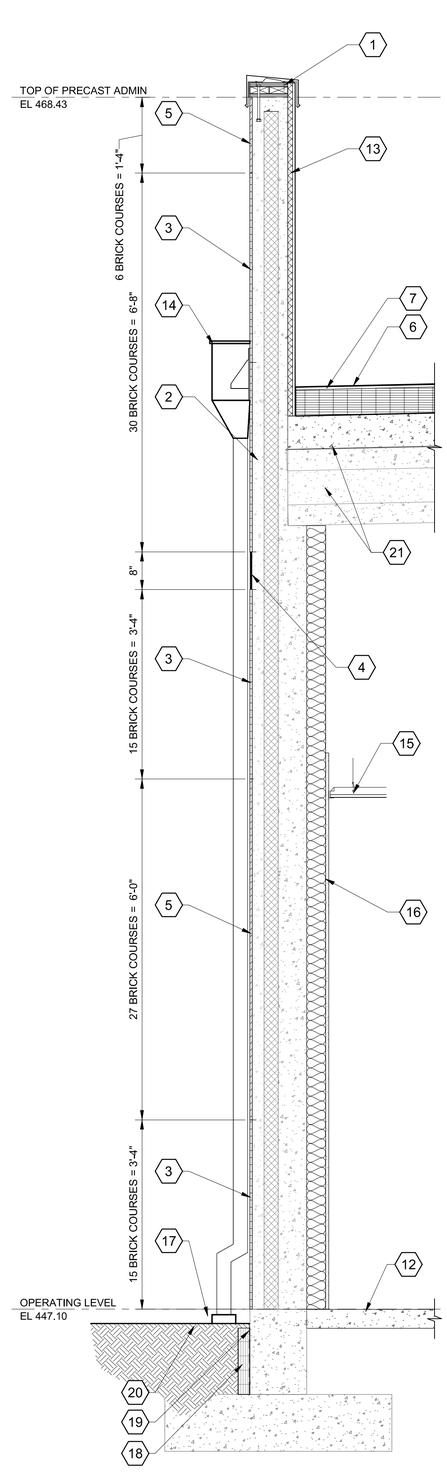
PLOTTED: 11/6/2025 2:45:16 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D1000



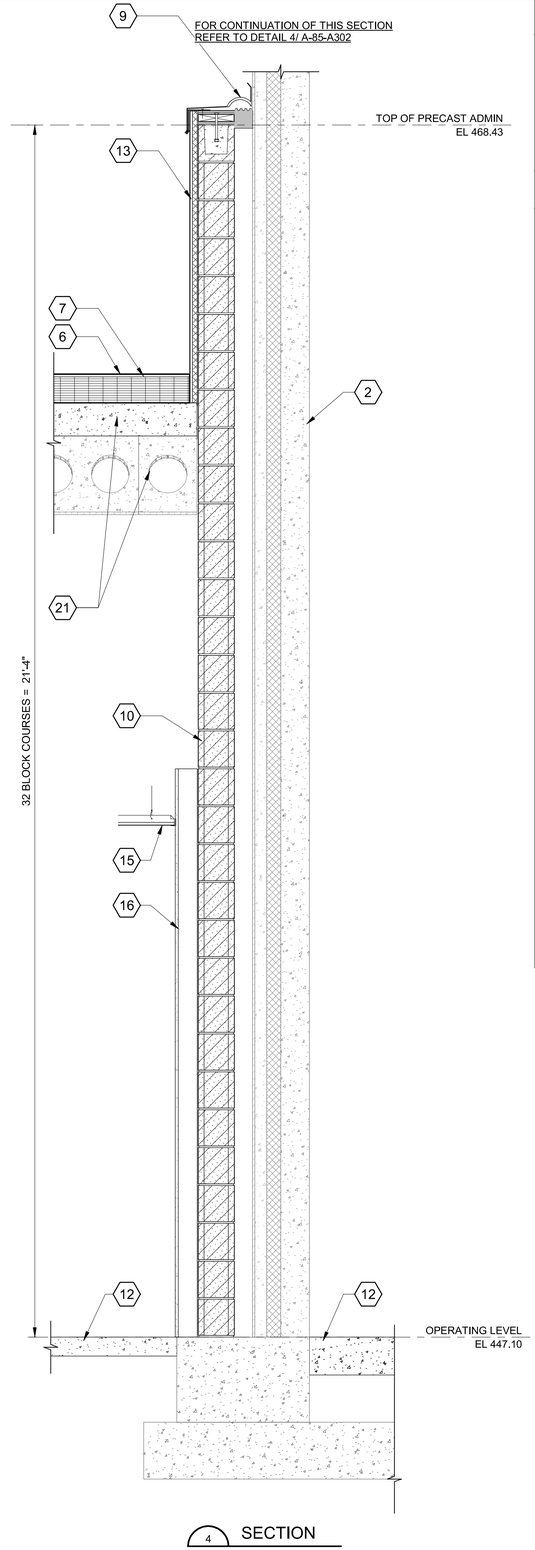
1 SECTION
A-85-103 3/4" = 1'-0"



2 SECTION
A-85-103 3/4" = 1'-0"



3 SECTION
A-85-103 3/4" = 1'-0"



4 SECTION
A-85-103 3/4" = 1'-0"

GENERAL SHEET NOTES

1. FOR HORIZONTAL JOINT REINFORCING-SEE SPECIFICATION 04 00 00.

SHEET KEYNOTES

1. PRE-FINISHED METAL COPING OVER CONTINUOUS FIRE RETARDANT 2x WOOD NAILERS BETWEEN 3/4" FIRE RETARDANT TREATED PLYWOOD WITH 1/2" ANCHOR BOLTS @ 2'-0" O.C.
2. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
3. THIN BRICK RUNNING BOND VENEER (COLOR 1).
4. THIN BRICK SOLDIER COURSE ACCENT BAND (COLOR 2).
5. THIN BRICK RUNNING BOND ACCENT BAND (COLOR 2) .
6. SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION, CONTINUE UP AND OVER PARAPET WOOD BLOCKING.
7. COVERBOARD OVER RIGID INSULATION (MIN. R-30 AVERAGE).
8. 1 1/2" FURRING WITH 5/8" GYP. BD. SHEATHING - SEE WALL TYPES.
9. METAL EXPANSION JOINT - SEE DETAIL..
10. 8" CONCRETE BLOCK - SEE WALL TYPES.
11. 2" FIRE SAFING INSULATION-CUT BLOCK AS REQUIRED SEE STRUCTURAL DRAWINGS FOR CONNECTION..
12. CONCRETE SLAB, SEE STRUCTURAL DRAWINGS.
13. 1/2" COVERBOARD OVER 1" RIGID INSULATION.
14. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
15. SUSPENDED CEILING - SEE REFLECTED CEILING PLAN.
16. 4" METAL STUD FRAMING WITH 5/8" GYP. BD. SHEATHING.
17. CONCRETE SPLASHBLOCK, TYPICAL.
18. 2" RIGID FOUNDATION INSULATION (R-10 MIN) CONT. TO TOP OF FOOTING. APPLIED TO CONCRETE AS REQUIRED.
19. DAMPPROOFING.
20. FINISHED GRADE - SEE CIVIL DRAWINGS
21. PRECAST HOLLOW CORE WITH CONCRETE TOPPING - SEE STRUCTURAL DRAWINGS.
22. FLEXIBLE JOINT & COUNTERFLASHING ATOP INSUALTED METAL CURB.

12" 6" 0' 1' 2' 3'
3/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC / TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

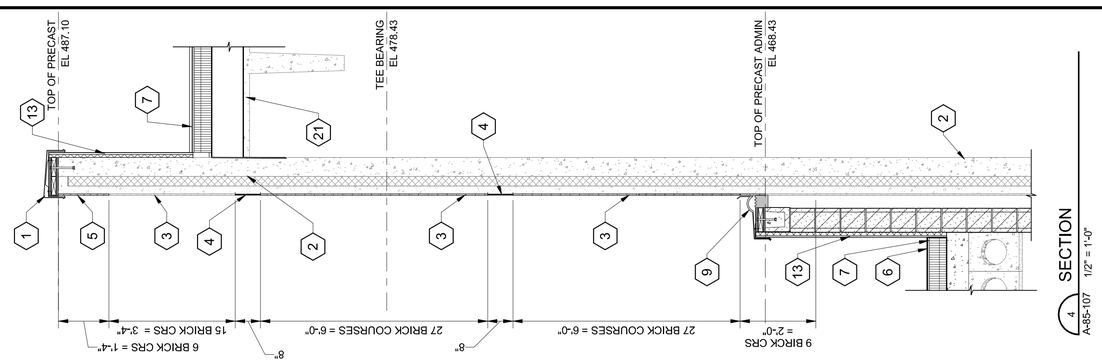
ARCHITECTURAL

WALL SECTIONS - SHEET 1 OF 2

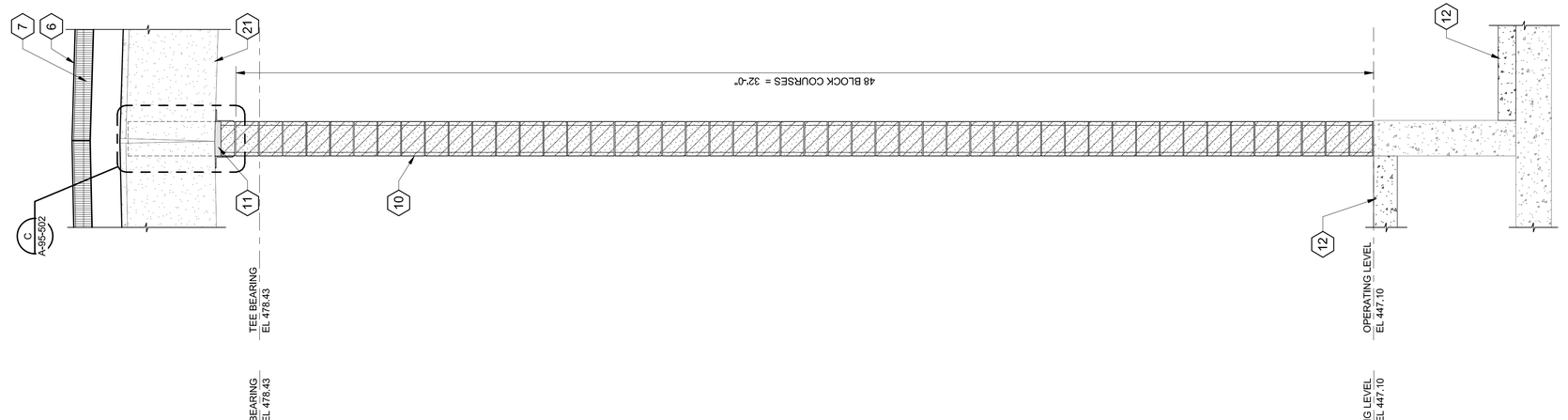
A-85-301

45 OF 254

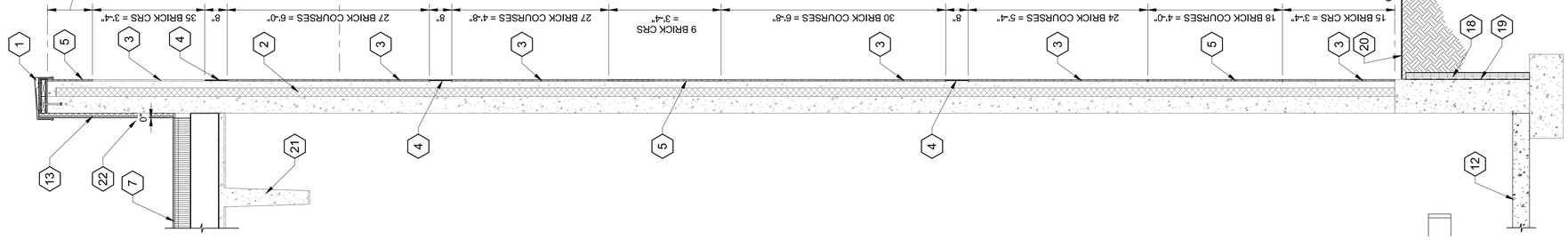
PLOTTED: 11/6/2025 2:43:57 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



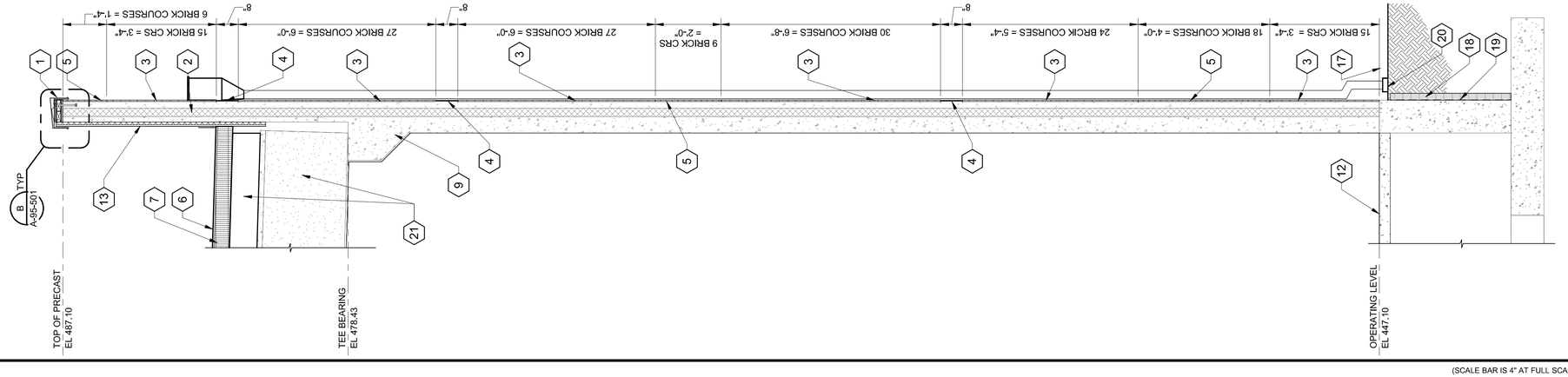
4 SECTION A-85-107 1/2" = 1'-0"



3 SECTION A-85-104 1/2" = 1'-0"



2 SECTION A-85-104 1/2" = 1'-0"



1 SECTION A-85-104 1/2" = 1'-0"

GENERAL SHEET NOTES

1. FOR HORIZONTAL JOINT REINFORCING -SEE SPECIFICATION 04 00 00.

SHEET KEYNOTES

1. PRE-FINISHED METAL COPING OVER CONTINUOUS FIRE RETARDANT 2X WOOD NAILERS BETWEEN 3/4" FIRE RETARDANT TREATED PLYWOOD WITH 1/2" ANCHOR BOLTS @ 2'-0" O.C.
2. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
3. THIN BRICK RUNNING BOND VENEER (COLOR 1).
4. THIN BRICK SOLDIER COURSE ACCENT BAND (COLOR 2).
5. THIN BRICK RUNNING BOND ACCENT BAND (COLOR 2).
6. SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION. CONTINUE UP AND OVER PARAPET WOOD BLOCKING.
7. COVERBOARD OVER TAPERED RIGID INSULATION (MIN. R-30 AVERAGE).
8. 1 1/2" FURRING WITH 5/8" GYP. BD. SHEATHING.
9. DOUBLE TEE CORBEL SUPPORT. SEE STRUCTURAL DRAWINGS.
10. 12" CONCRETE BLOCK - SEE WALL TYPES.
11. 2" FIRE SAFING INSULATION-CUT BLOCK AS REQUIRED SEE STRUCTURAL DRAWING FOR CONNECTION.
12. CONCRETE SLAB. SEE STRUCTURAL DRAWINGS.
13. 1/2" COVERBOARD OVER 1" TAPERED RIGID INSULATION.
14. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
15. SUSPENDED CEILING - SEE REFLECTED CEILING PLAN.
16. 4" METAL STUD FRAMING WITH 5/8" GYP. BD. SHEATHING.
17. CONCRETE SPLASHBLOCK, TYPICAL.
18. 2" RIGID FOUNDATION INSULATION (R-10 MIN) CONT. TO TOP OF FOOTING. APPLIED TO CONCRETE AS REQUIRED.
19. DAMPPROOFING.
20. FINISHED GRADE - SEE CIVIL DRAWINGS
21. CONCRETE DOUBLE TEES - SEE STRUCTURAL DRAWINGS.
22. FLEXIBLE JOINT & COUNTERFLASHING ATOP INSULATED METAL CURB.

1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

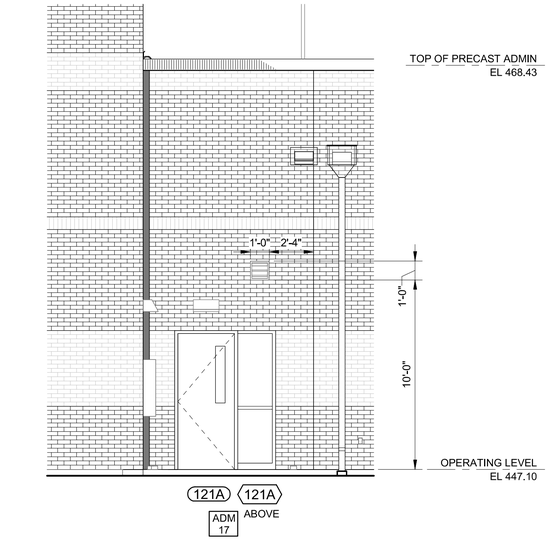
CHEMICAL FEED AND STORAGE

ARCHITECTURAL

WALL SECTIONS - SHEET 2 0F 2

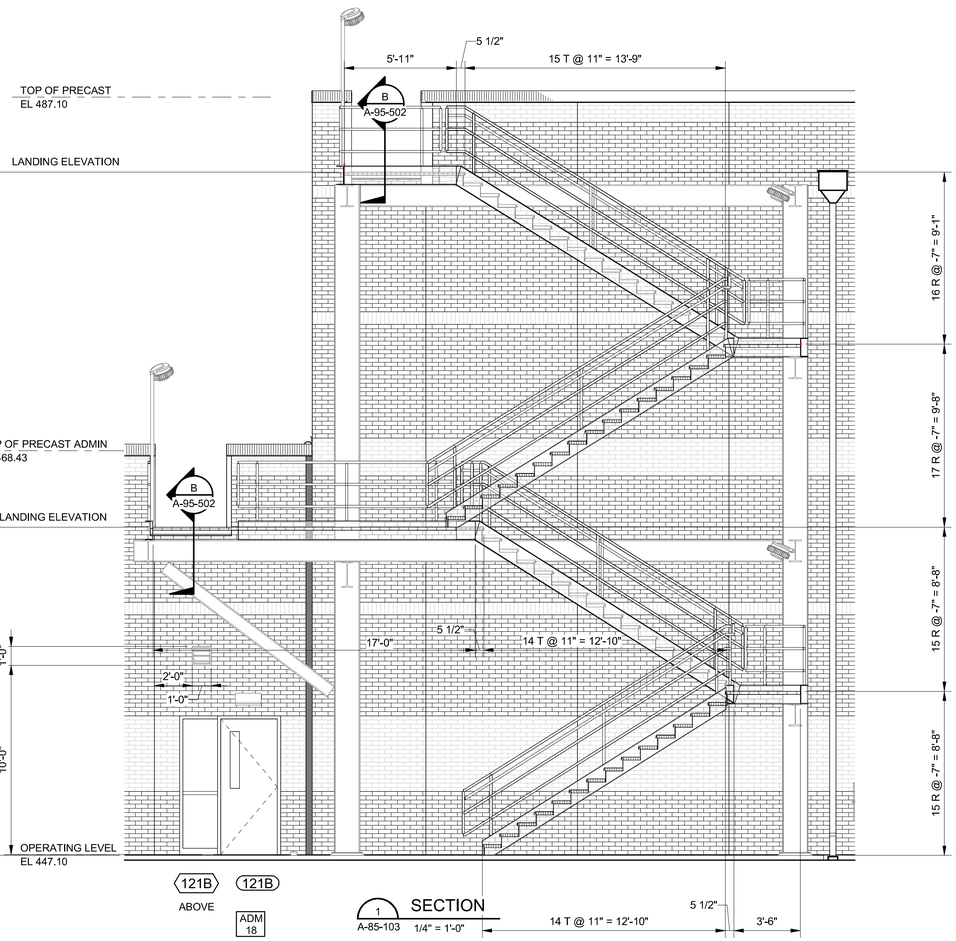
A-85-302

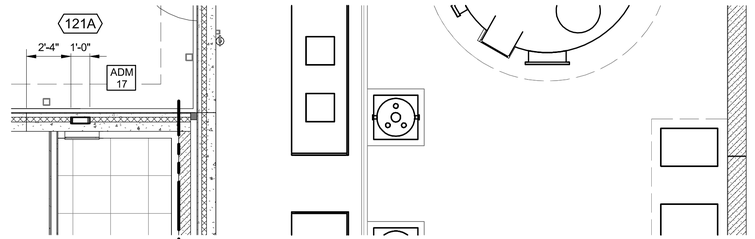
PLOTTED: 11/6/2025 2:46:48 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



EAST ELEVATION

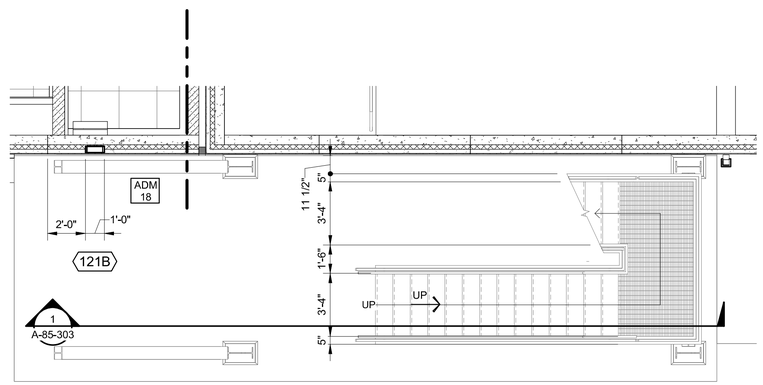
1/4" = 1'-0"





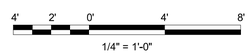
FLOOR PLAN

1/4" = 1'-0"



STAIR FLOOR PLAN

1/4" = 1'-0"



1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:47:15 PM
REF: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

STAIR SECTION AND PLAN

A-85-303

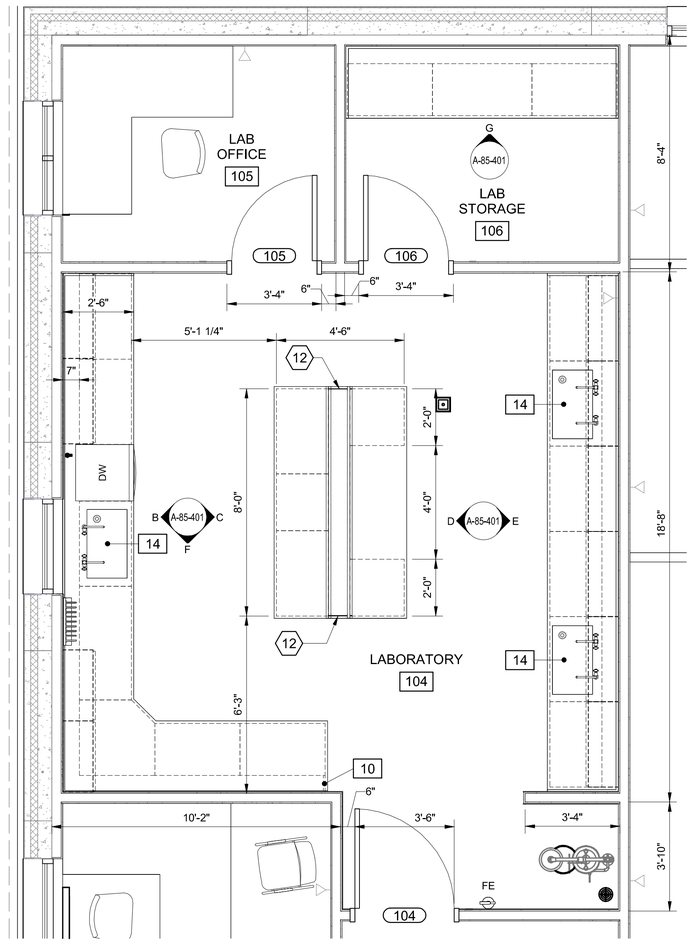
47 OF 254

GENERAL SHEET NOTES

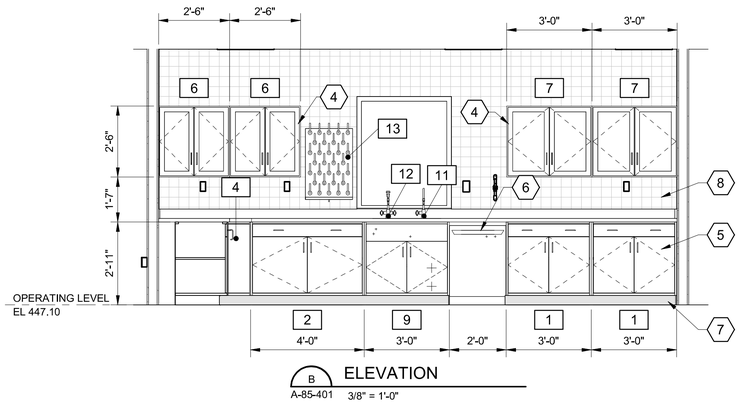
1. SEAMLESS RESINUOUS FLOORING TO BE INSTALLED THROUGHOUT THE LABORATORY AND LAB STORAGE ROOM PRIOR TO INSTALLATION OF LABORATORY CABINETRY.
2 ALL LABORATORY BASE CABINETRY SHALL BE 30" DEEP (7" PIPE CHASE).

SHEET KEYNOTES

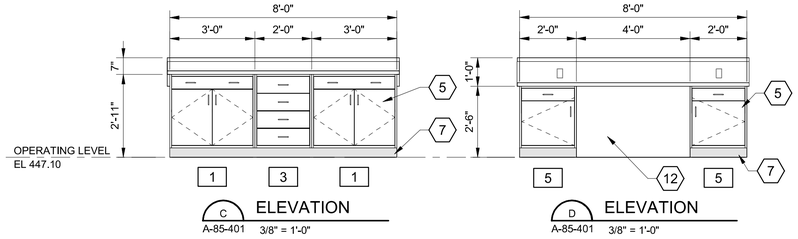
1. EMERGENCY SHOWER/EYEWASH - SEE PLUMBING DRAWINGS.
2. WALL-MOUNTED FIRE EXTINGUISHER - SEE LIFE SAFETY PLAN FOR LOCATION.
3. PLUMBING EQUIPMENT - SEE PLUMBING DRAWINGS.
4. UPPER CABINETS.
5. BASE CABINETS.
6. GLASSWARE WASHER, SEE SPECIFICATION SECTION 11 53 00.
7. RESINOUS BASE COVE.
8. 4x4 CERAMIC TILE.
9. FINISHED PANEL.
10. FILLER PANEL AS REQUIRED @ EACH EDGE.
11. 3'-0" x 1'-0" SHELVING.
12. FINISH PANEL AS REQUIRED.
13. SITTING SPACE, PROVIDE APRON AND COUNTERTOP SUPPORTS AS NECESSARY.



A ENLARGED LABORATORY PLAN
A-85-103 3/8" = 1'-0"

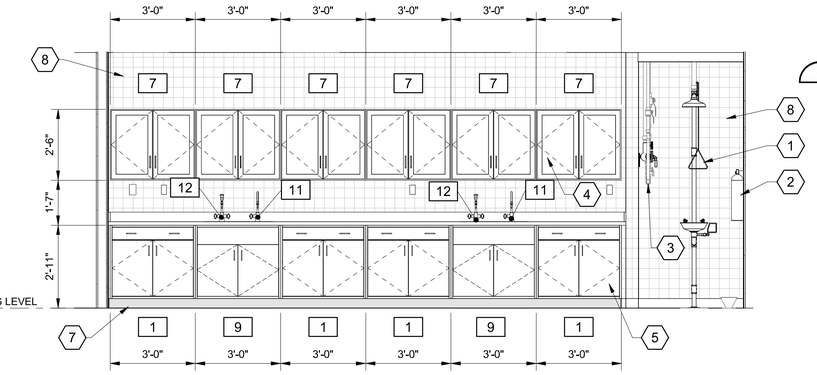


B ELEVATION
A-85-401 3/8" = 1'-0"

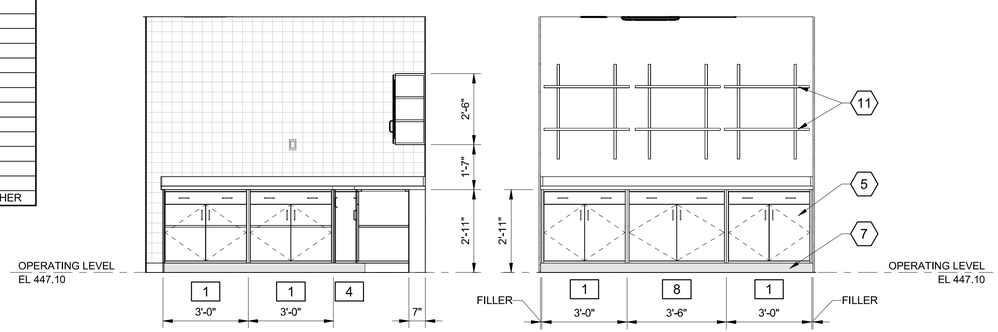


C ELEVATION
A-85-401 3/8" = 1'-0"

D ELEVATION
A-85-401 3/8" = 1'-0"

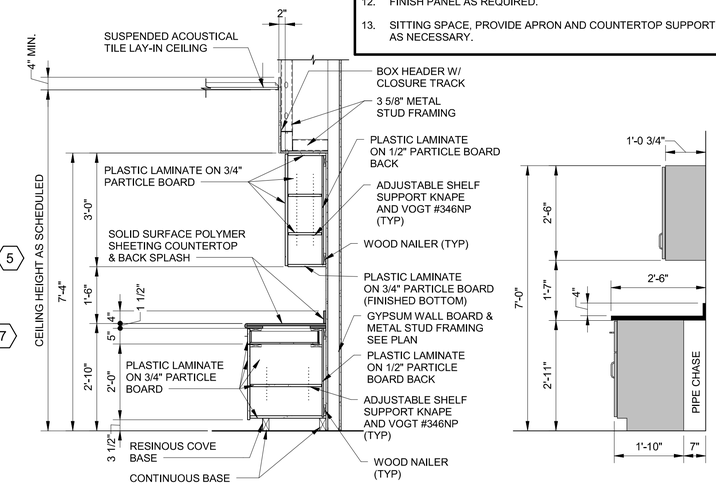


E ELEVATION
A-85-401 3/8" = 1'-0"



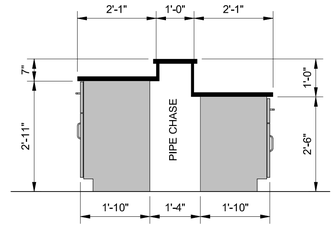
F ELEVATION
A-85-401 3/8" = 1'-0"

G ELEVATION
A-85-401 3/8" = 1'-0"



1 CASEWORK SECTION @ BREAKROOM
1/2" = 1'-0"

2 LAB CASEWORK SECTION
1/2" = 1'-0"



3 LAB CASEWORK SECTION @ ISLAND
1/2" = 1'-0"

LABORATORY SCHEDULE

QTY	TYPE MARK	DESCRIPTION	HEIGHT	MODEL No.	COMMENTS
12	1	CUPBOARD & DRAWER CABINET	STANDING	E40C342236-1104	
1	2	CUPBOARD & DRAWER CABINET	STANDING	E40C352248-1104	
1	3	DRAWER CABINET	STANDING	D30C352224-1104	
1	4	DIAGONAL CORNER CABINET	STANDING	G14C352214-1104	
1	5	CUPBOARD & DRAWER CABINET	SITTING	E40W342224-	
1	5	CUPBOARD & DRAWER CABINET	SITTING	E40W342224L-1104	LEFT HAND
2	6	WALL MOUNTED DOUBLE STORAGE CABINET		W50C301330-1104	
8	7	WALL MOUNTED DOUBLE STORAGE CABINET		W50C301336-1104	
1	8	CUPBOARD & DRAWER CABINET		E40C342242-1104	
3	9	SINK CABINET	STANDING	G00W322236-1104	
1	10	REAR SCRIBE		X-WP0732-00	
3	11	DEIONIZED WATER FAUCET		W-0407-00	
3	12	MIXING FAUCET		W-0340-00	
1	13	PEGBOARD W/DRIP TROUGH		X-020016	
3	14	EPOXY SINK 16"x30"		SM-09-00-BK	UNDERMOUNT
1	15	DISHWASHER			FLASKSCRUBBER WASHER

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC, TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

ENLARGED LABORATORY PLAN

A-85-401

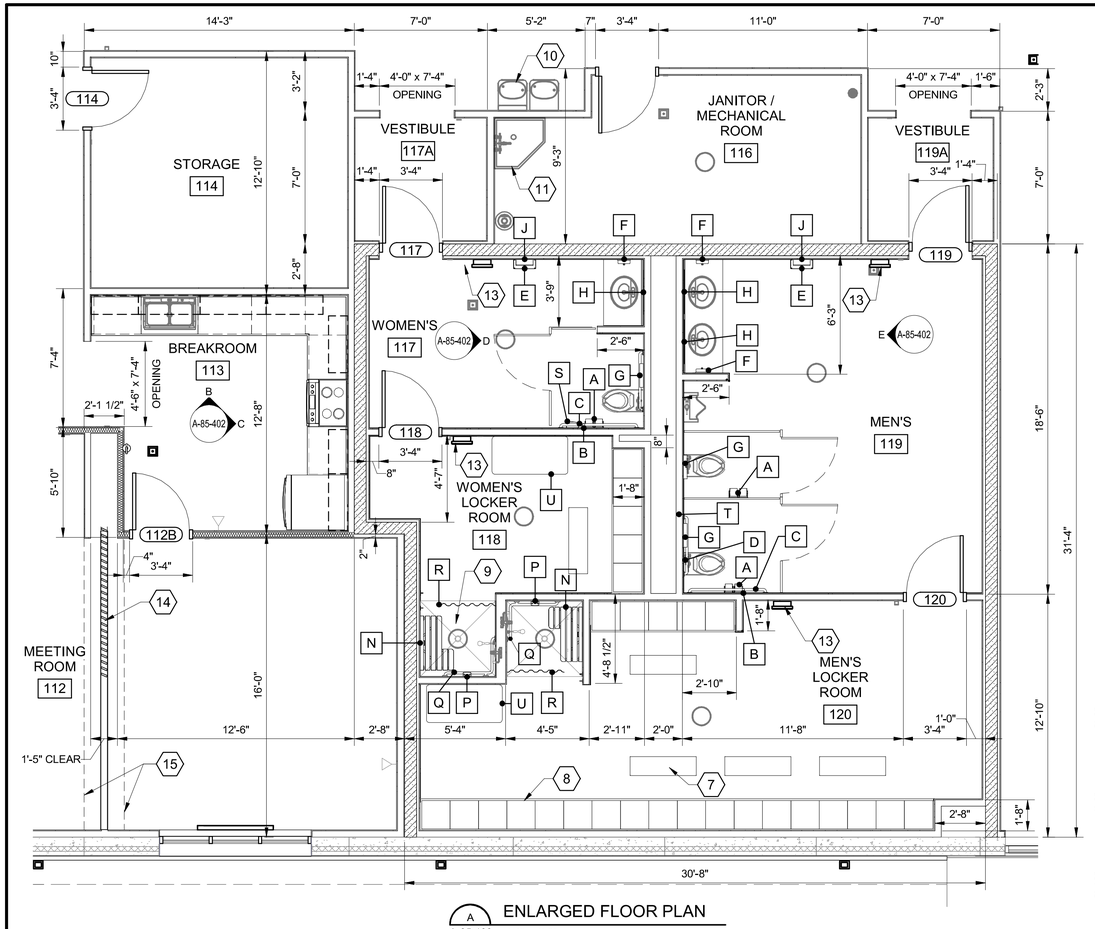
48 OF 254

12" 0' 1' 2' 3' 4' 5' 6' 7'
3/8" = 1'-0"

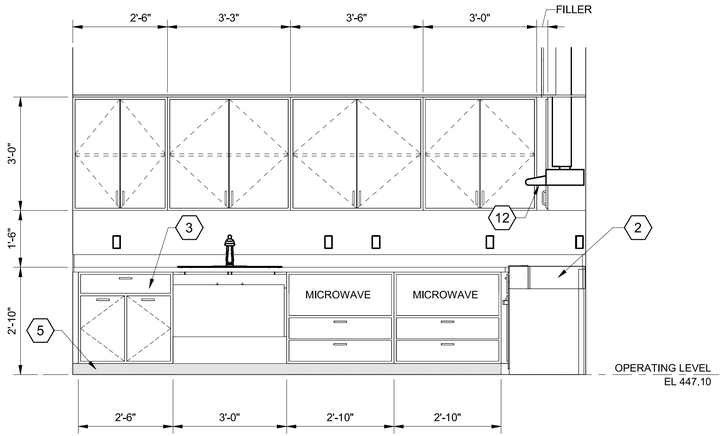
12" 6" 0' 1' 2' 3' 4' 5'
1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

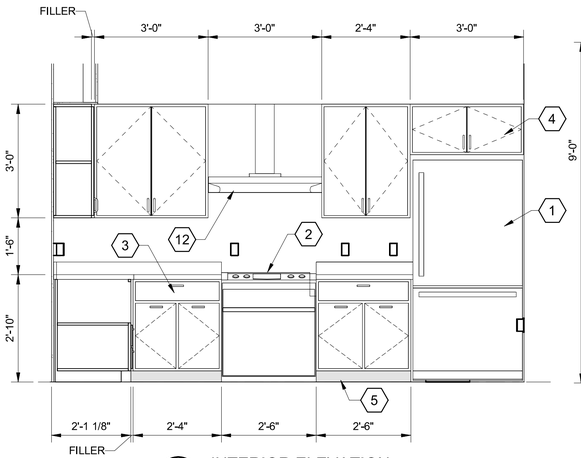
PLOTTED: 11/6/2025 2:45:27 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



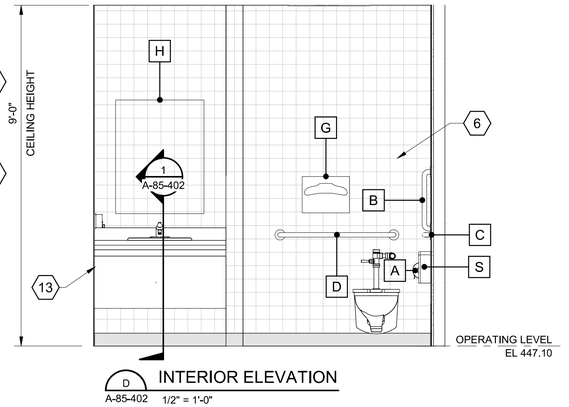
A A-85-103 ENLARGED FLOOR PLAN 1/4" = 1'-0"



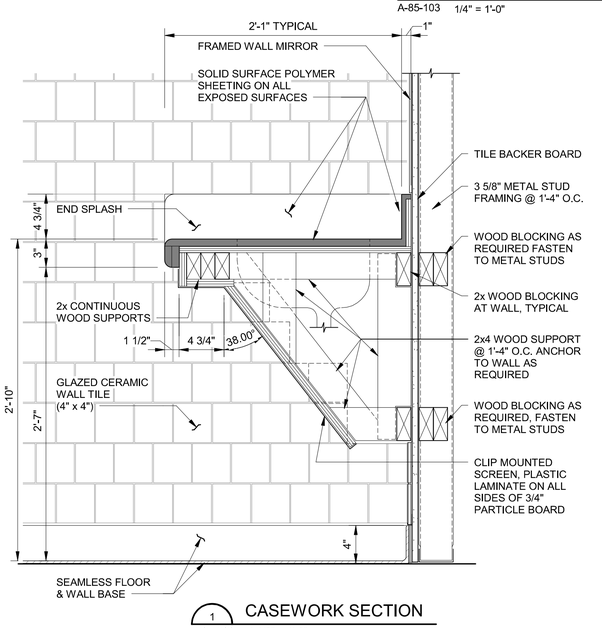
B A-85-402 INTERIOR ELEVATION 1/2" = 1'-0"



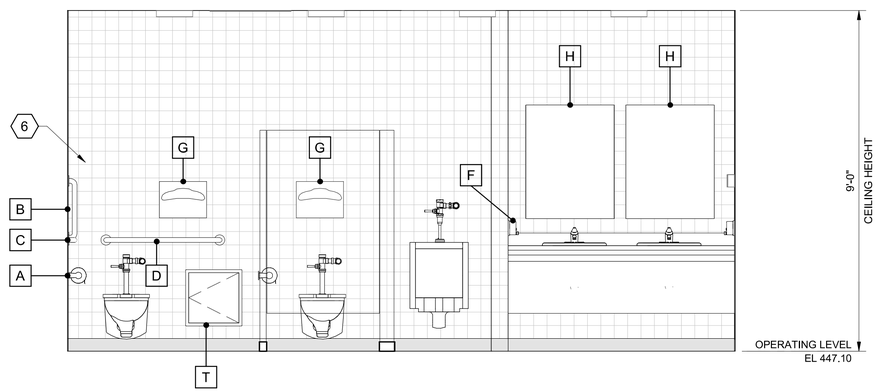
C A-85-402 INTERIOR ELEVATION 1/2" = 1'-0"



D A-85-402 INTERIOR ELEVATION 1/2" = 1'-0"



1 A-85-402 CASEWORK SECTION 1 1/2" = 1'-0"



E A-85-402 INTERIOR ELEVATION 1/2" = 1'-0"

GENERAL SHEET NOTES

1. SEE DRAWING A-85-103 FOR ARCHITECTURAL SYMBOL LEGEND. SEE DRAWING A-55-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. OWNER TO PROVIDE REFRIGERATOR AND DROP-IN ELECTRICAL RANGE.
3. CONTRACTOR TO PROVIDE LOCKERS, TOILET ACCESSORIES, AND KITCHEN CABINETRY.

SHEET KEYNOTES

1. REFRIGERATOR, OFOI.
2. DROP-IN ELECTRIC OVEN WITH RANGE (ADA COMPLIANT) GE MODEL #JD630STSS OR OWNER APPROVED EQUAL.
3. BASE CABINETS.
4. UPPER CABINETS.
5. RESINOUS BASE.
6. TILE WALL.
7. BENCH
8. LOCKERS 0N 4" CONCRETE PAD
9. SHOWER AND BENCH - SEE PLUMBING DRAWINGS.
10. DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS.
11. MOP SINK - SEE PLUMBING DRAWINGS.
12. RANGE HOOD.
13. WALL-MOUNTED HEATER - SEE ELECTRICAL DRAWINGS.
14. ACCORDION DOOR - SEE DOOR SCHEDULE.
15. GYPSUM CEILING ABOVE.

ACCESSORY SCHEDULE

QTY	TYPE	DESCRIPTION	MOUNTING HEIGHT
CHEMICAL FEED AND STORAGE			
3	A	TOILET TISSUE DISPENSER	1'-6" TO BOTTOM
2	B	BOBRICK B-6806.99 x 18 STRAIGHT PEENED GRAB BAR	3'-0" TO TOP OF GRIPPING SURFACE
2	C	BOBRICK B-6806.99 x 48 STRAIGHT PEENED GRAB BAR	3'-0" TO TOP OF GRIPPING SURFACE
2	D	BOBRICK B-6806.99 x 36 STRAIGHT PEENED GRAB BAR	3'-0" TO TOP OF GRIPPING SURFACE
2	E	SURFACE MOUNTED WASTE RECEPTACLE	2'-10"
3	F	SURFACE MOUNTED SOAP DISPENSER	3'-8" TO BOTTOM
3	G	SEAT COVER DISPENSER	3'-6" TO BOTTOM
3	H	28"x 36" FRAMED MIRROR	3'-3" TO BOTTOM
2	J	SURFACE MOUNTED PAPER TOWEL DISPENSER	4'-0" TO TOP
5	L	PEDESTAL BENCH, 1'-0" x 3'-6"	1'-6 1/2" TO TOP OF BENCH
28	M	15" x 15" x 72" METAL LOCKER	
2	N	AFRICAN TEAK L-SHAPED SHOWER SEAT	
2	P	SOAP DISH WITH CADMIUM ANCHOR PLATE	
2	Q	STAINLESS STEEL GRAB BAR B-6806	
2	R	TOILET ACCESSORY AS SPECIFIED IN 10 28 13	
1	S	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	
1	T	1'-4" x 2'-0" ACCESS PANEL, NTC SERIES	
2	U	ADA WALL BRACED 20 x 48	

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

12" 6" 0 1' 2' 3' 4' 5'
1/2" = 1'-0"

4' 2' 0' 4' 8'
1/4" = 1'-0"

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB / SJC
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

ENLARGED RESTROOMS PLAN

A-85-402

49 OF 254

PLOTTED: 11/6/2025 2:45:57 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

GENERAL SHEET NOTES

1. PERSPECTIVE VIEWS ARE FOR GENERAL REFERENCE ONLY AND MAY NOT INCLUDE ALL NECESSARY BUILDING COMPONENTS OR EQUIPMENT REQUIRED. REFER TO OTHER DRAWINGS FOR COMPLETE DETAILED DESIGN.

NORTHEAST PERSPECTIVE

NORTHWEST PERSPECTIVE

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS,
MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC , TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ARCHITECTURAL

PERSPECTIVES

A-90-001

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:40:26 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D1000

GENERAL SHEET NOTES

1. SEE DRAWING A-95-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. PANEL JOINTS SHOWN ON AREA ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

SHEET KEYNOTES

1. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN BRICK VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
2. STAIRS, SEE ARCHITECTURAL STANDARD DRAWINGS, TYPICAL.
3. EMERGENCY SHOWER/EYE WASH, SEE PLUMBING DRAWINGS, TYPICAL.
4. REMOVABLE GUARDRAIL - SEE ARCHITECTURAL STANDARD DRAWINGS.
5. FLOOR MOUNTED REMOVABLE GUARDRAIL - SEE ARCHITECTURAL DRAWINGS.
6. GUARD POST - SEE CIVIL DRAWINGS.

BUILDING CODE ANALYSIS

BUILDING CODES:
2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2015 INTERNATIONAL BUILDING FIRE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE

LIME STORAGE BUILDING

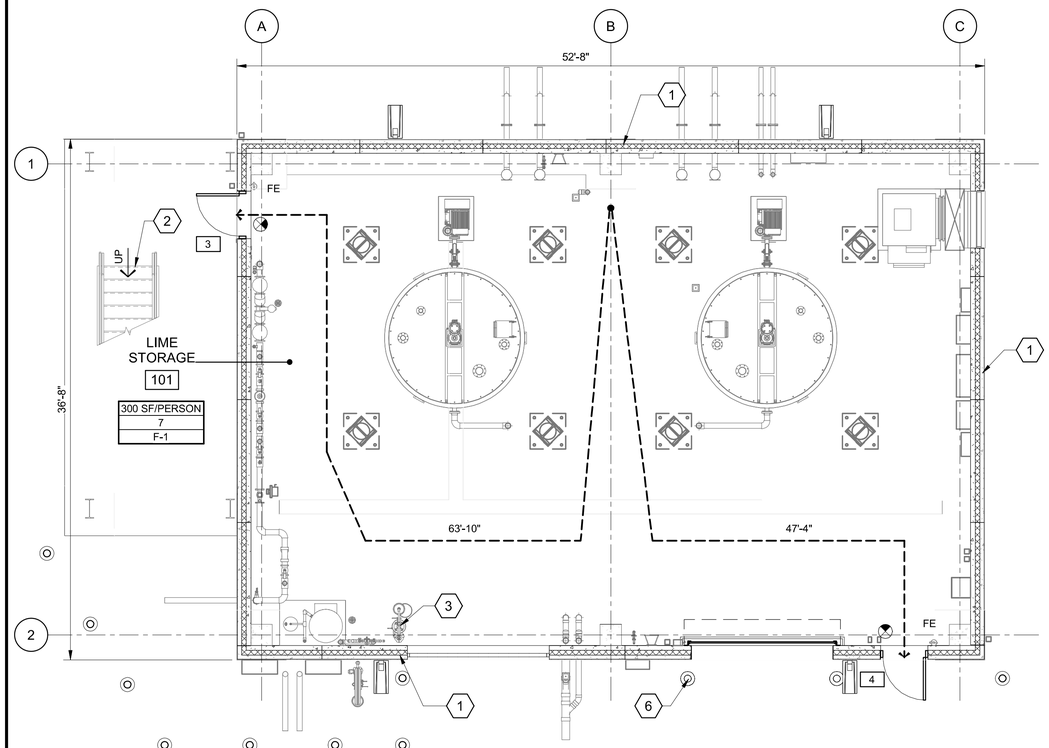
OCCUPANCY	F-1
ACTUAL FLOOR AREA	1,932 S.F.
ACTUAL HEIGHT	38'-0"
TYPE OF CONSTRUCTION	II-B
ALLOWABLE AREA	15,500 S.F
ALLOWABLE HEIGHT	55'-0"
DESIGN OCCUPANT LOAD	14
NUMBER OF STORIES	2 STORIES
ALLOWABLE NUMBER OF STORIES	2 STORIES
MINIMUM EXITS REQUIRED	2
NUMBER OF EXITS	2
ADA ACCESSIBILITY	NOT REQ'D. FOR F-1 OCCUPANCY TYPES PER IBC SECTION 1103.2.9 EQUIPMENT SPACES
OCCUPANCY SEPARATION	NOT REQUIRED
FIRE SPRINKLERS	NOT REQUIRED
MAX EXIT TRAVEL DISTANCE	F-1=75 FT (W/O SPRINKLER SYSTEM)

LIFE SAFETY LEGEND

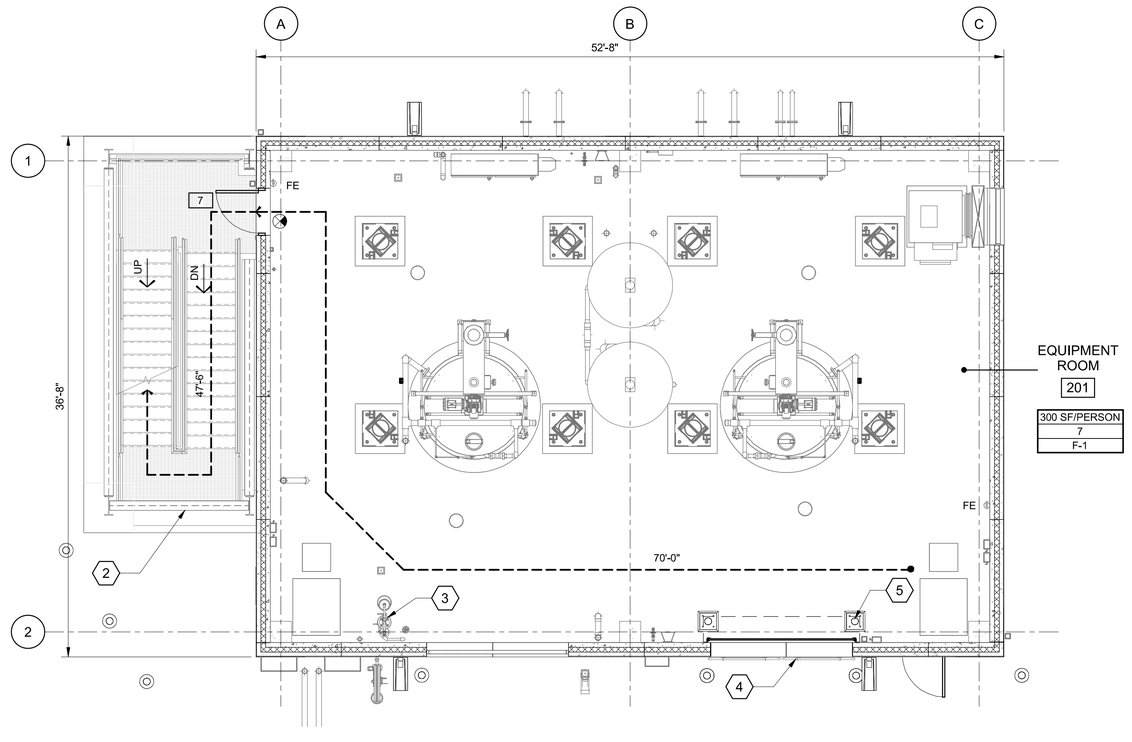
- FIRE EXTINGUISHER (FE)
- X'-X" — PATH OF EGRESS TRAVEL
- 100 SF/PERSON / 1 / B — OCCUPANTS PER SF / OCCUPANT LOAD / OCCUPANCY CLASSIFICATION
- 1 — CUMULATIVE OCCUPANT LOAD
- EXIT

ARCHITECTURAL SYMBOL LEGEND

ROOM NAME — ROOM NAME
101 — ROOM NUMBER
101A — DOOR: ROOM NUMBER + LETTER SEQUENCE
101A — LOUVER: LOUVER NUMBER + LETTER SEQUENCE
LIM 1 — WALL PANEL: BUILDING NAME + NUMBER SEQUENCE
W — WINDOW: WINDOW SYSTEM OR FRAME TYPE



OPERATING LEVEL - LIFE SAFETY PLAN
3/16" = 1'-0"



EQUIPMENT LEVEL- LIFE SAFETY PLAN
3/16" = 1'-0"

8' 4' 0' 8' 16'
1/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:40:59 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

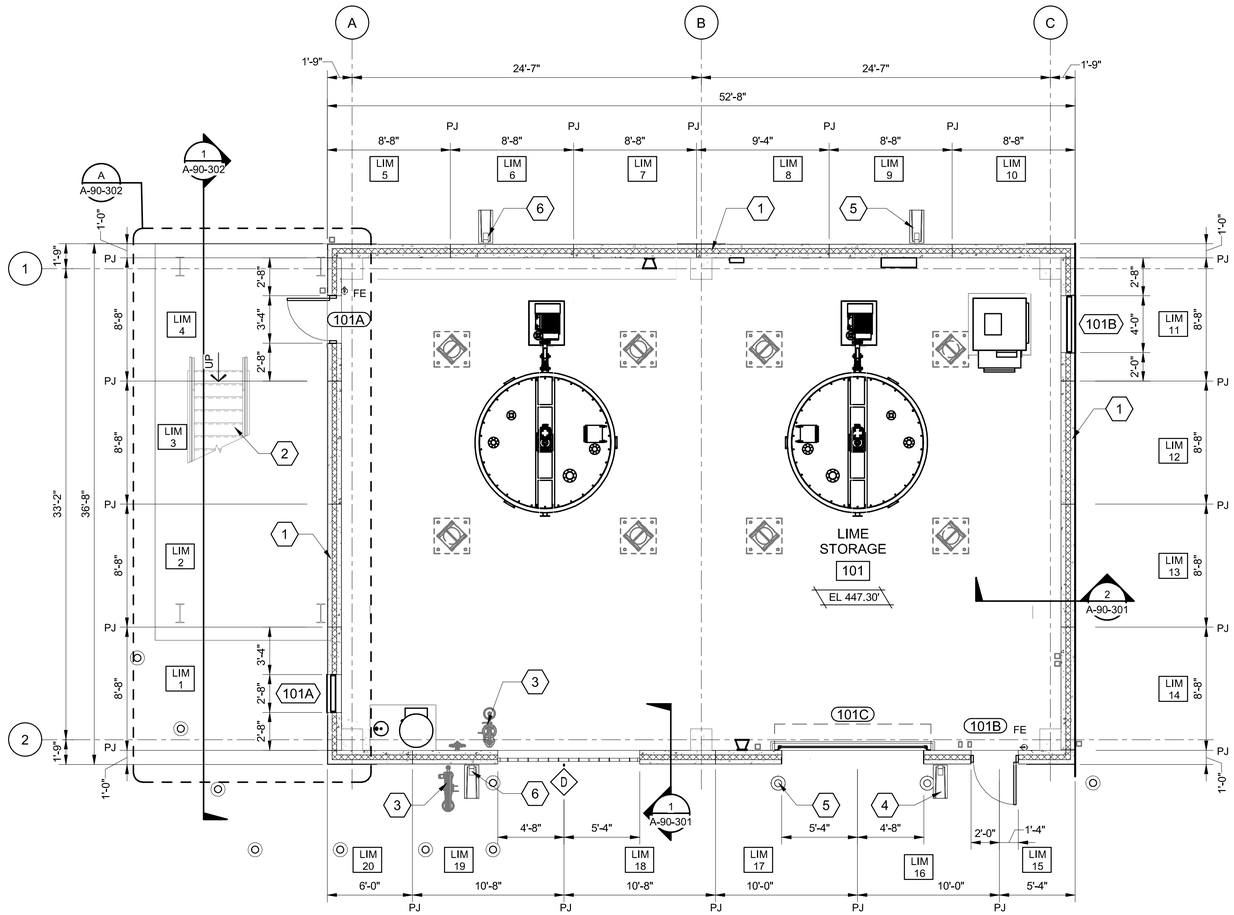
DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ARCHITECTURAL

LIFE SAFETY PLANS & CODE ANALYSIS

A-90-101



FLOOR PLAN

3/16" = 1'-0"

GENERAL SHEET NOTES

1. SEE DRAWING A-90-101 FOR ARCHITECTURAL SYMBOLS LEGEND AND DRAWING A-95-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. PANEL JOINTS SHOWN ON AREA ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

SHEET KEYNOTES

1. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN BRICK VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
2. STAIRS, SEE ARCHITECTURAL STANDARD DRAWINGS.
3. EMERGENCY SHOWER/EYE WASH - SEE PLUMBING DRAWINGS.
4. CONCRETE SPLASHBLOCK, TYPICAL.
5. GUARD POST - SEE CIVIL DRAWINGS.
6. PREFINISHED METAL DOWNSPOUT.

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ARCHITECTURAL

OPERATING FLOOR PLAN

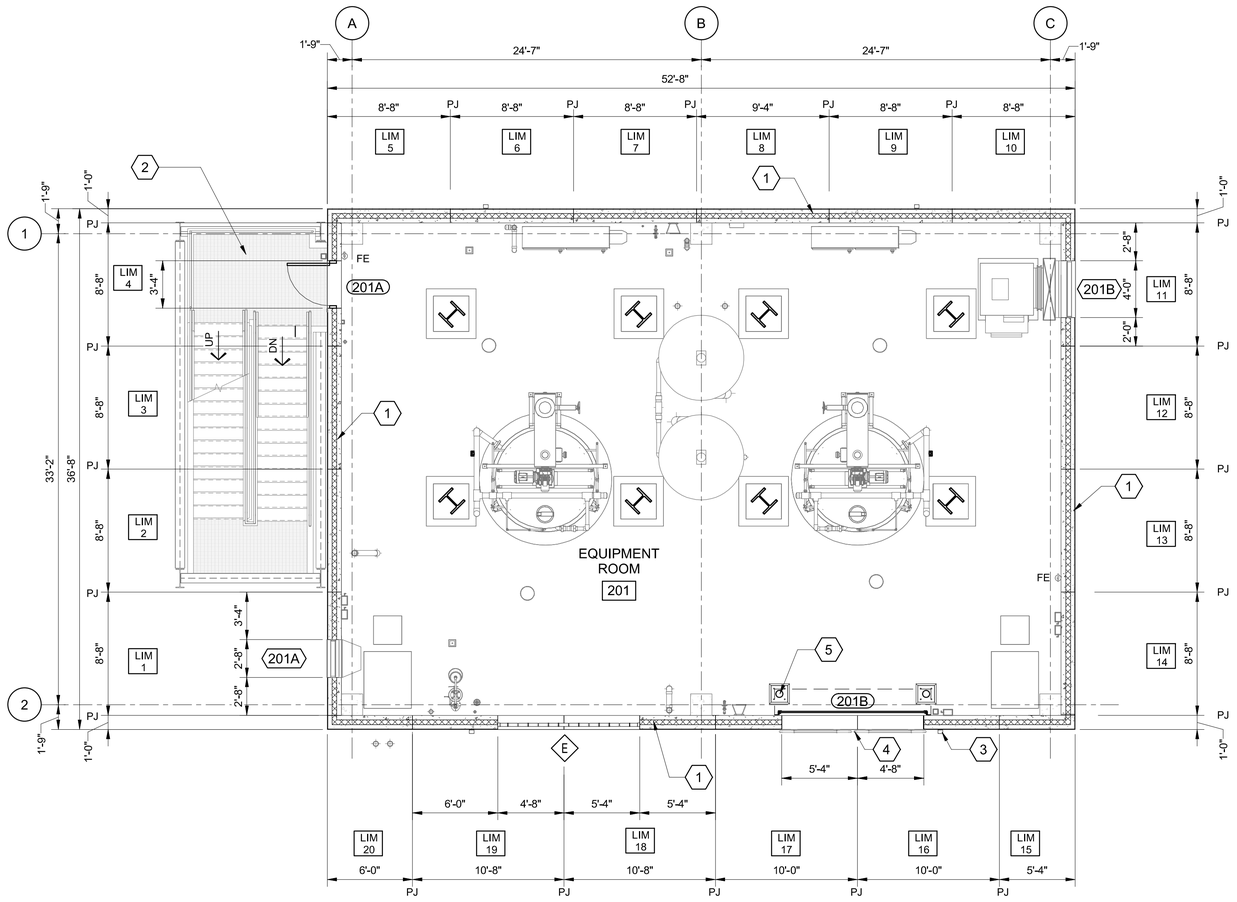
3/16" = 1'-0"

A-90-102

52 OF 254

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:41:21 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000



EQUIPMENT FLOOR PLAN

3/16" = 1'-0"

GENERAL SHEET NOTES

1. SEE DRAWING A-90-101 FOR ARCHITECTURAL SYMBOLS LEGEND AND DRAWING A-95-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. PANEL JOINTS SHOWN ON AREA ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

SHEET KEYNOTES

1. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN BRICK VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
2. STAIRS, SEE ARCHITECTURAL STANDARD DRAWINGS.
3. PREFINISHED METAL DOWNSPOUT.
4. REMOVABLE GUARDRAIL - SEE STRUCTURAL DRAWINGS.
5. FLOOR MOUNTED REMOVABLE GUARDRAIL - SEE STRUCTURAL DRAWINGS.

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ARCHITECTURAL

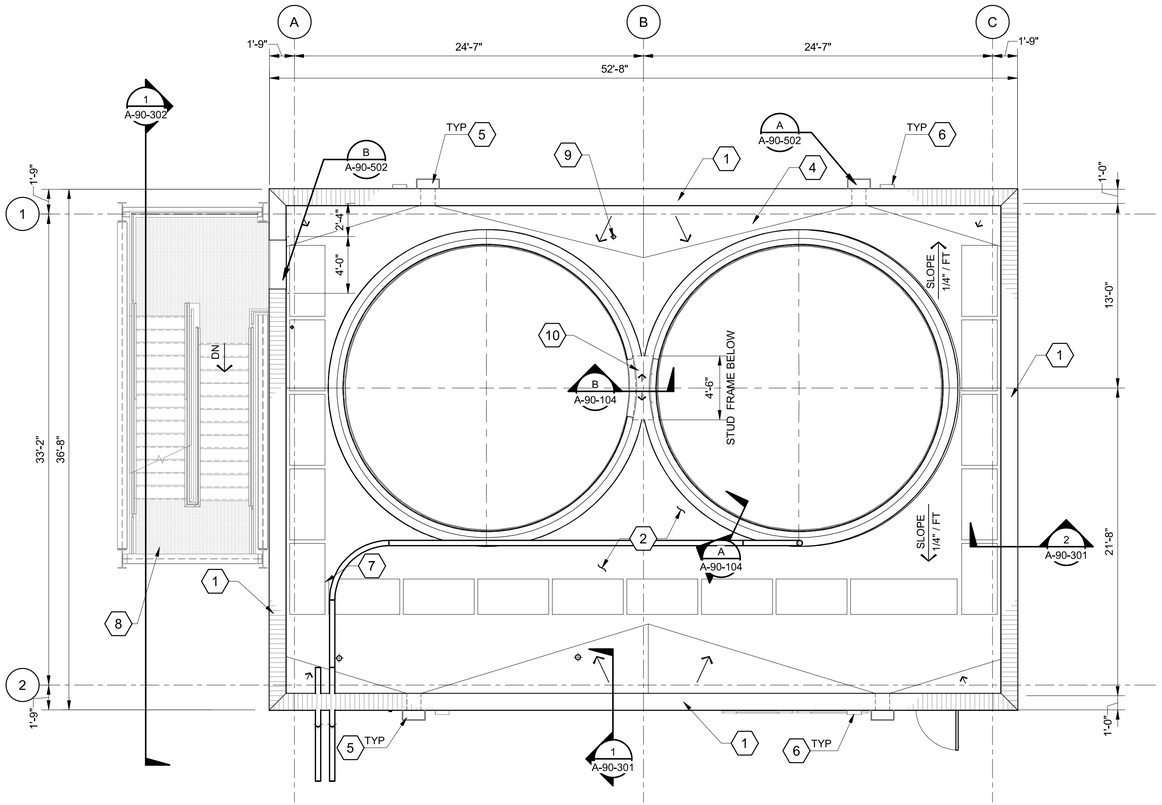
EQUIPMENT FLOOR PLAN

A-90-103

6' 4' 2' 0' 5' 10'
3/16" = 1'-0"

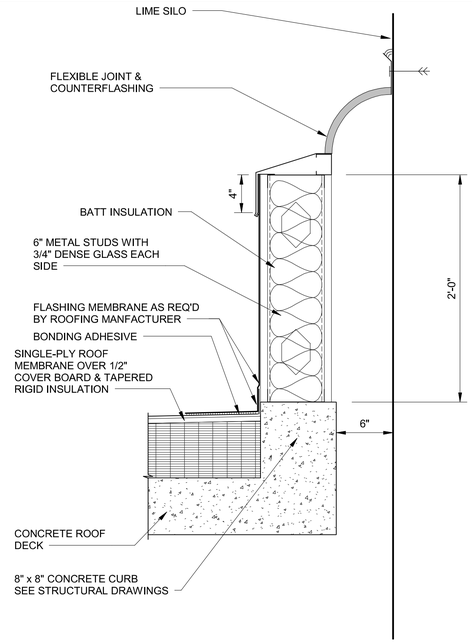
(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:41:52 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000



ROOF PLAN

3/16" = 1'-0"



A A-90-104 DETAIL 1 1/2" = 1'-0"

B A-90-104 DETAIL 1 1/2" = 1'-0"

GENERAL SHEET NOTES

1. SEE DRAWING A-90-101 FOR ARCHITECTURAL SYMBOLS LEGEND AND DRAWING A-90-601 FOR ARCHITECTURAL ABBREVIATIONS.
2. SEE BUILDING ELEVATIONS FOR SCUPPER AND DOWNSPOUT LOCATIONS.

SHEET KEYNOTES

1. PREFINISHED METAL COPING.
2. SINGLE-PLY ROOFING SYSTEM OVER TAPERED INSULATION AVERAGE R-30 INSULATION.
3. NOT USED.
4. TAPERED INSULATION CRICKET, TYPICAL.
5. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
6. PREFINISHED METAL SECONDARY OVERFLOW SCUPPER WITH EXTENDED DRIP.
7. ROOF WALKWAY PADS.
8. STAIRS - SEE ARCHITECTURAL STANDARD DRAWINGS.
9. VENT - SEE PLUMBING DRAWINGS.
10. SLOPE METAL ROOF CAP AS REQUIRED.

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lanar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ARCHITECTURAL

ROOF PLAN

A-90-104

6' 4' 2' 0' 5' 10'
3/16" = 1'-0"

12" 9" 6" 3" 0" 1'
1 1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

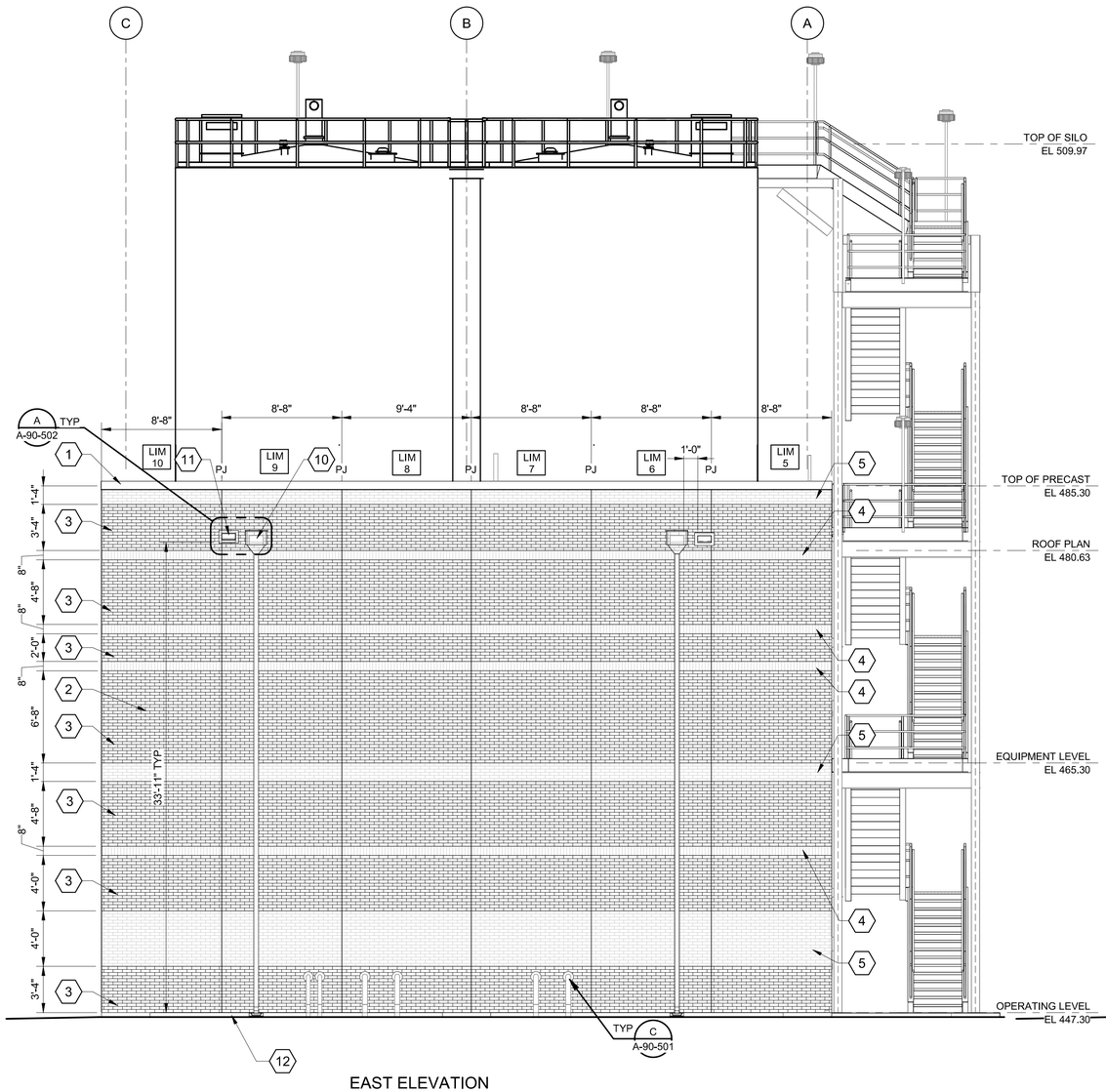
PLOTTED: 11/6/2025 2:41:11 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

GENERAL SHEET NOTES

1. FOR ARCHITECTURAL SYMBOL LEGEND, SEE OPERATING FLOOR PLAN SHEET. FOR ARCHITECTURAL ABBREVIATIONS, SEE SCHEDULE SHEET.
2. GRADE LINES SHOWN ON ELEVATIONS ARE APPROXIMATE, SEE CIVIL SITE PLAN.
3. PRECAST CONCRETE PANEL JOINT (PJ), TYPICAL.
4. CONTRACTOR TO COORDINATE LOCATION OF PIPE PENETRATIONS 4" AND LARGER WITH PRECAST SUPPLIER, PIPE PENETRATIONS SHALL BE INSTALLED AS PART OF THE PRECAST PANEL FABRICATIONS, SEE MECHANICAL DRAWINGS.
5. PANEL JOINTS SHOWN ON SHEET ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

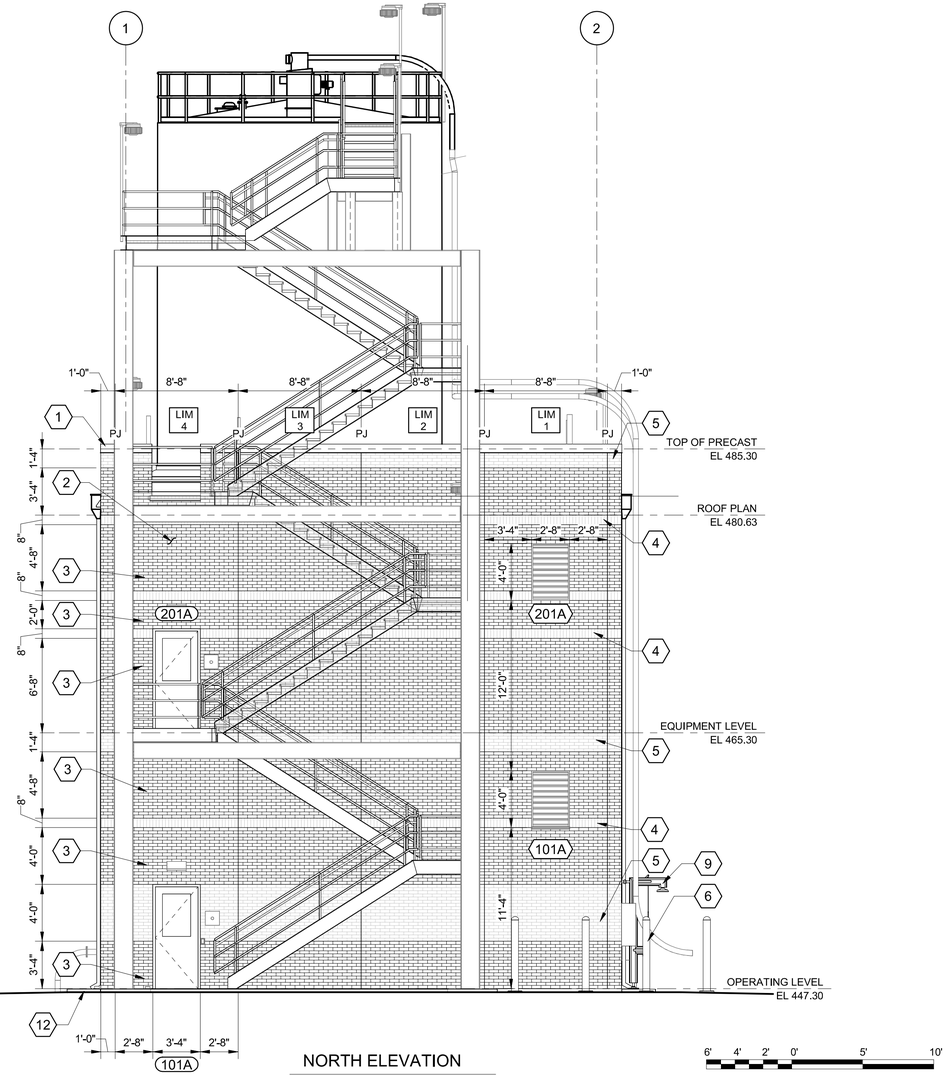
SHEET KEYNOTES

1. PREFINISHED METAL COPING, TYPICAL.
2. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
3. THIN BRICK RUNNING BOND VENEER (COLOR 1).
4. THIN BRICK ACCENT BAND SOLDIER PATTERN (COLOR 2).
5. THIN BRICK RUNNING BOND ACCENT BAND (COLOR 2).
6. GUARD POST - SEE STRUCTURAL DRAWINGS.
7. STAIRS - SEE ARCHITECTURAL STANDARD DRAWINGS.
8. GUARDRAIL - SEE ARCHITECTURAL STANDARD DRAWINGS.
9. EMERGENCY SHOWER/EYEWASH - SEE PLUMBING DRAWINGS.
10. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
11. SECONDARY OVERFLOW SCUPPER WITH EXTENDED DRIP.
12. CONCRETE SPLASHBLOCK, TYPICAL
13. FINISH GRADE - SEE CIVIL DRAWINGS.



EAST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

6' 4' 2' 0' 5' 10'

3/16" = 1'-0"

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ARCHITECTURAL

NORTH & EAST ELEVATIONS

A-90-201

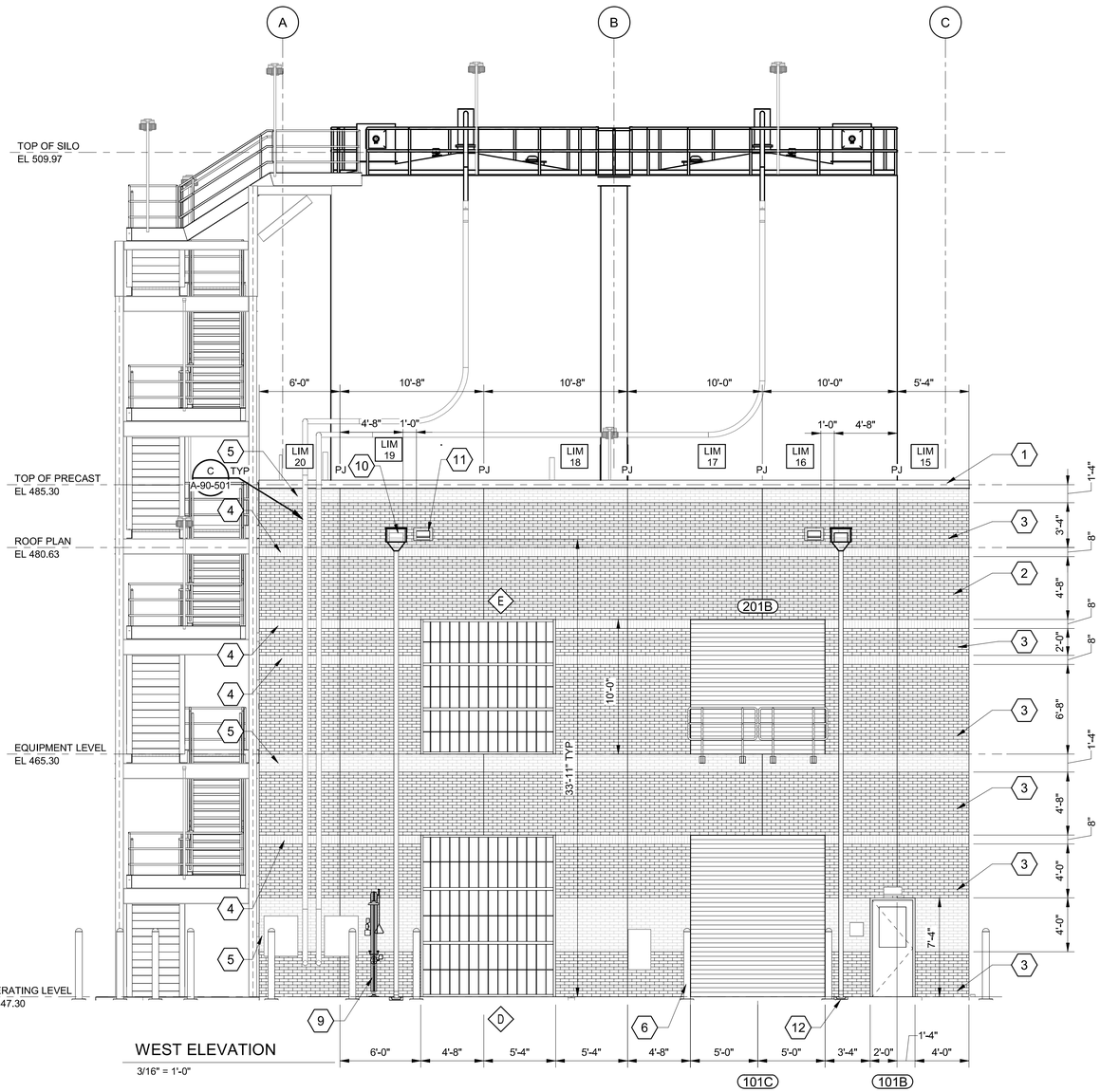
PLOTTED: 11/6/2025 2:40:47 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

GENERAL SHEET NOTES

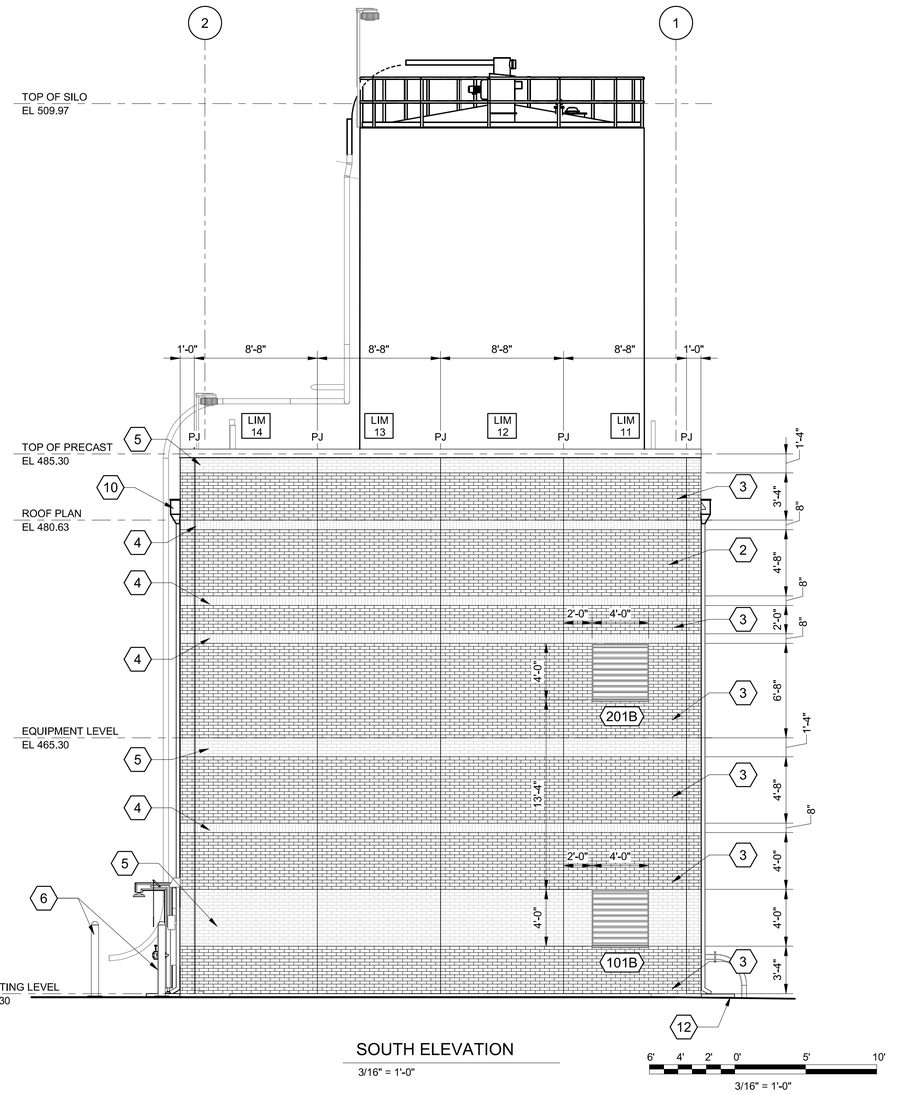
1. FOR ARCHITECTURAL SYMBOL LEGEND, SEE OPERATING FLOOR PLAN SHEET. FOR ARCHITECTURAL ABBREVIATIONS, SEE SCHEDULE SHEET.
2. GRADE LINES SHOWN ON ELEVATIONS ARE APPROXIMATE, SEE CIVIL SITE PLAN.
3. PRECAST CONCRETE PANEL JOINT (PJ), TYPICAL.
4. CONTRACTOR TO COORDINATE LOCATION OF PIPE PENETRATIONS 4" AND LARGER WITH PRECAST SUPPLIER, PIPE PENETRATIONS SHALL BE INSTALLED AS PART OF THE PRECAST PANEL FABRICATIONS, SEE MECHANICAL DRAWINGS.
5. PANEL JOINTS SHOWN ON SHEET ARE FOR APPEARANCE ONLY, PRECAST MANUFACTURER TO DETERMINE FULL THICKNESS PANEL JOINT LOCATIONS FOR CONSTRUCTABILITY.

SHEET KEYNOTES

1. PREFINISHED METAL COPING, TYPICAL.
2. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
3. THIN BRICK RUNNING BOND VENEER (COLOR 1).
4. THIN BRICK ACCENT BAND SOLDIER PATTERN (COLOR 2).
5. THIN BRICK RUNNING BOND ACCENT BAND (COLOR 2).
6. GUARD POST - SEE STRUCTURAL DRAWINGS.
7. STAIRS - SEE ARCHITECTURAL STANDARD DRAWINGS.
8. GUARDRAIL - SEE STRUCTURAL DRAWINGS.
9. EMERGENCY SHOWER/EYEWASH - SEE PLUMBING DRAWINGS.
10. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
11. SECONDARY OVERFLOW SCUPPER WITH EXTENDED DRIP.
12. CONCRETE SPLASHBLOCK, TYPICAL
13. FINISH GRADE - SEE CIVIL DRAWINGS.



WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

6' 4' 2' 0' 5' 10'
3/16" = 1'-0"

PLOTTED: 11/6/2025 2:41:43 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

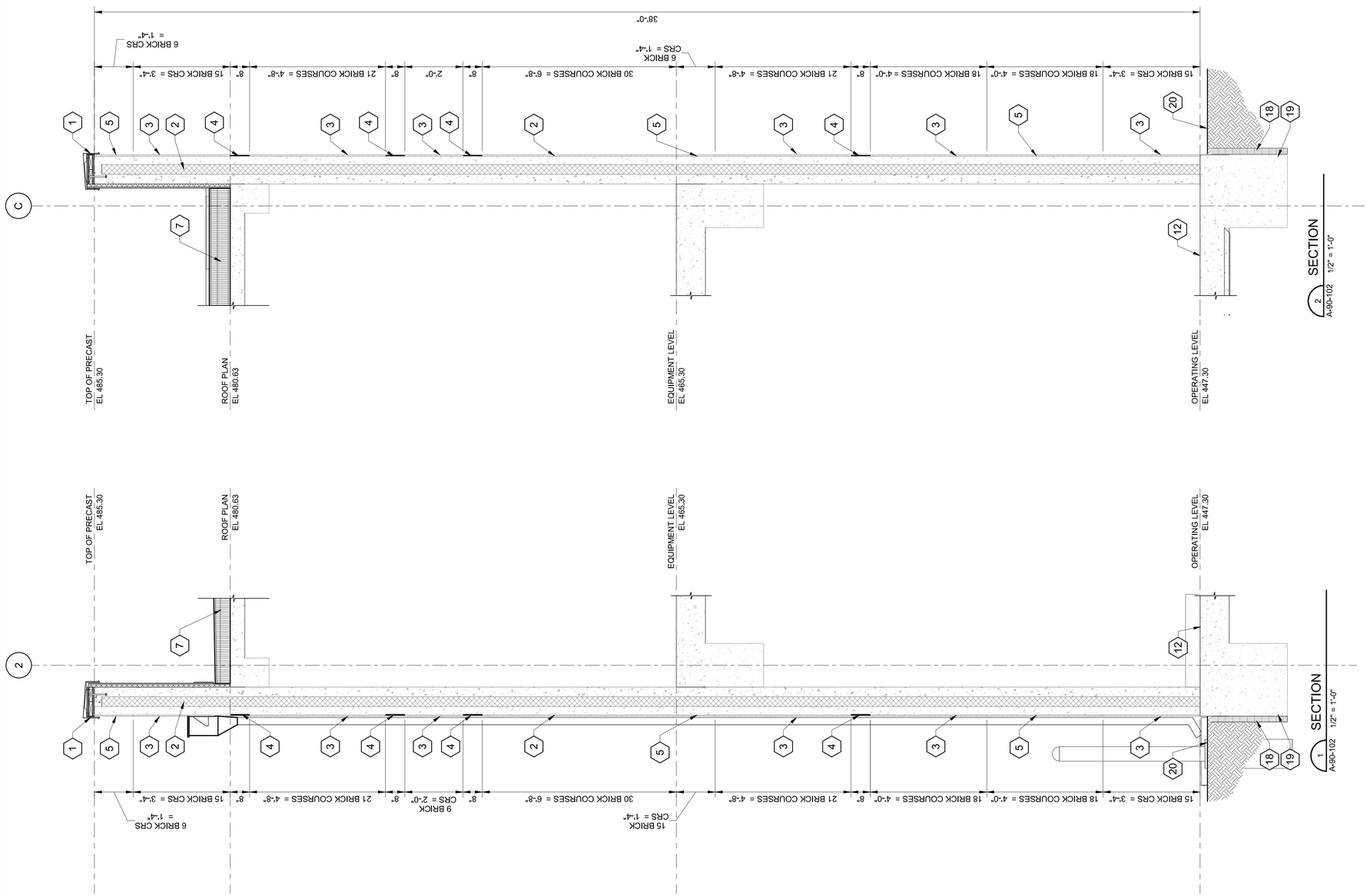
DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

ARCHITECTURAL

SOUTH & WEST ELEVATIONS

A-90-202



SHEET KEYNOTES

1. PRE-FINISHED METAL COPING OVER CONTINUOUS FIRE RETARDANT 2x WOOD NAILERS BETWEEN 3/4" FIRE RETARDANT TREATED PLYWOOD WITH 1/2" ANCHOR BOLTS @ 2'-0" O.C.
2. INSULATED PRECAST WALL PANEL (MIN R-15) WITH THIN VENEER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION AND PANEL DETAILING. SEE STRUCTURAL DRAWINGS FOR PANEL CONNECTION DETAILS.
3. THIN BRICK RUNNING BOND VENEER (COLOR 1).
4. THIN BRICK SOLDIER COURSE ACCENT BAND (COLOR 2).
5. THIN BRICK RUNNING BOND ACCENT BAND (COLOR 2).
6. SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION, CONTINUE UP AND OVER PARAPET WOOD BLOCKING.
7. COVERBOARD OVER TAPERED RIGID INSULATION (MIN. R-30 AVERAGE).
8. 1 1/2" FURRING WITH 5/8" GYP. BD. SHEATHING - SEE TYPES.
9. DOUBLE TEE CORBEL SUPPORT. SEE STRUCTURAL DRAWINGS.
10. 12" CONCRETE BLOCK - SEE WALL TYPES.
11. 2" FIRE SAFING INSULATION-CUT BLOCK AS REQUIRED SEE STRUCTURAL DRAWING FOR CONNECTION.
12. CONCRETE SLAB, SEE STRUCTURAL DRAWINGS.
13. 1/2" COVERBOARD OVER 1" TAPERED RIGID INSULATION.
14. PREFINISHED METAL SCUPPER AND DOWNSPOUT.
15. SUSPENDED CEILING - SEE REFLECTED CEILING PLAN.
16. 4" METAL STUD FRAMING WITH 5/8" GYP. BD. SHEATHING.
17. CONCRETE SPLASHBLOCK, TYPICAL.
18. 2" RIGID FOUNDATION INSULATION (R-10 MIN) CONT. TO TOP OF FOOTING. APPLIED TO CONCRETE AS REQUIRED.
19. DAMPPROOFING.
20. FINISHED GRADE - SEE CIVIL DRAWINGS
21. CONCRETE DOUBLE TEES - SEE STRUCTURAL DRAWINGS.
22. FLEXIBLE JOINT & COUNTERFLASHING ATOP INSUALTED METAL CURB.

GENERAL SHEET NOTES

1. FOR HORIZONTAL JOINT REINFORCING-SEE SPECIFICATION XXXXX.

12" 6" 0' 1' 2' 3' 4' 5'

1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

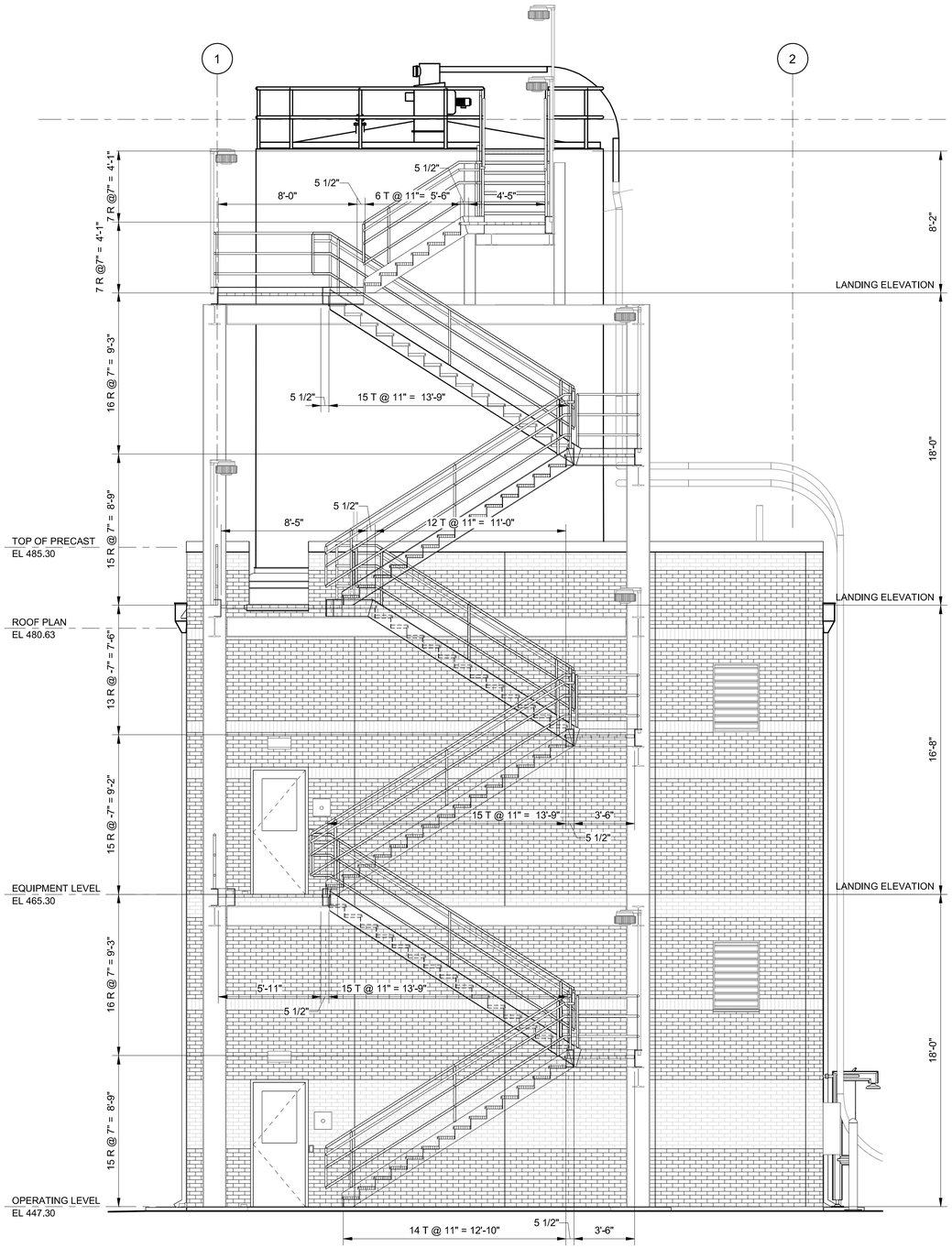
ARCHITECTURAL

WALL SECTIONS

A-90-301

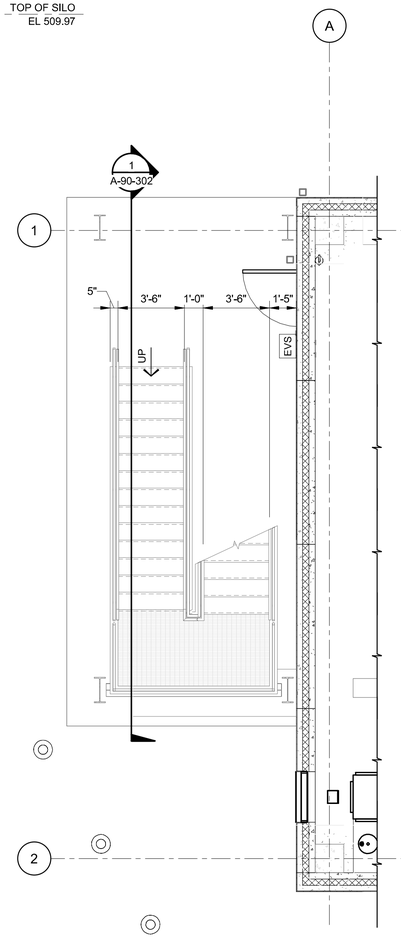
57 OF 254

PLOTTED: 11/6/2025 2:40:35 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90i LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D1 11X00



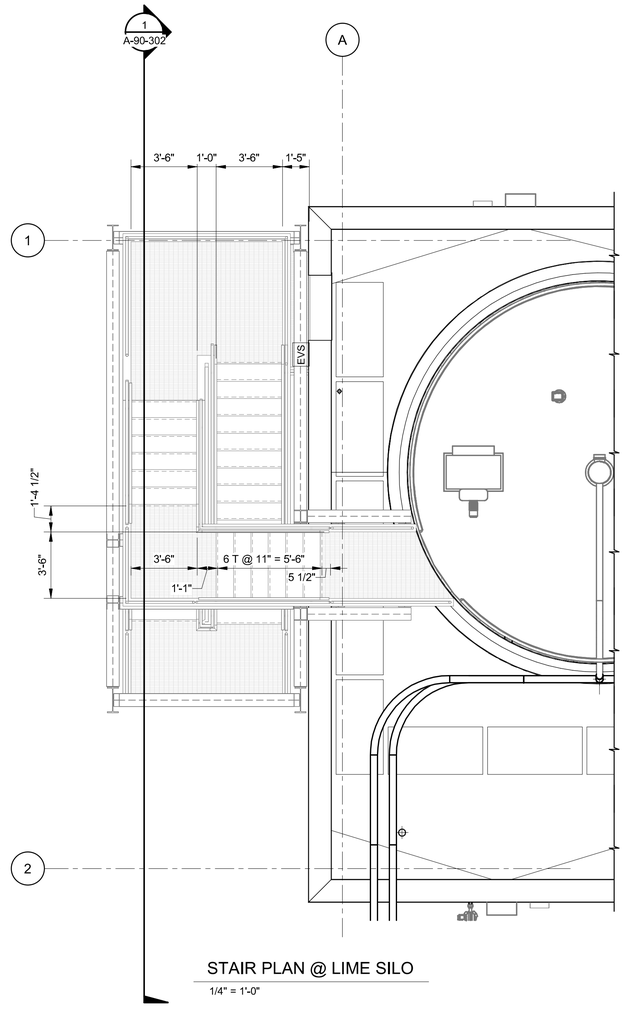
1 A-90-102 SECTION

1/4" = 1'-0"



STAIR PLAN @ OPERATING LEVEL

1/4" = 1'-0"



STAIR PLAN @ LIME SILO

1/4" = 1'-0"

4' 2' 0' 4' 8'

1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

LIME STORAGE BUILDING

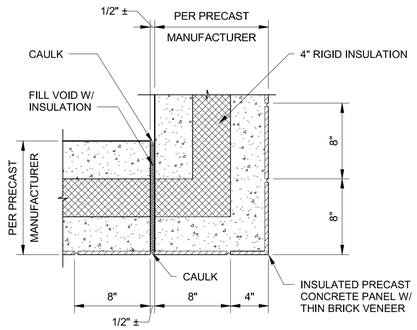
ARCHITECTURAL

STAIR SECTION AND PLAN

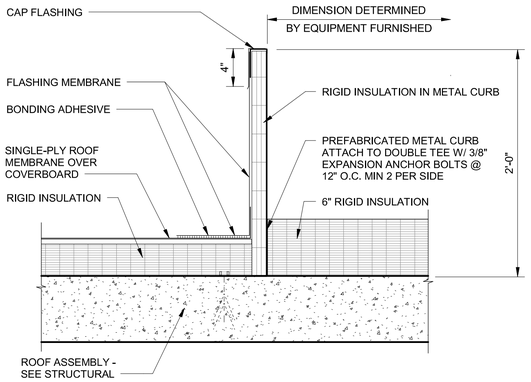
A-90-302

58 OF 254

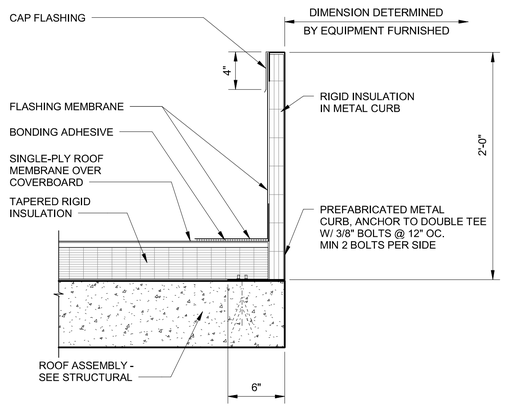
PLOTTED: 11/6/2025 2:41:32 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000



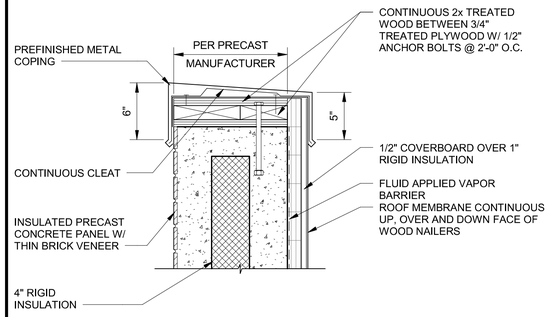
A DETAIL
A-85-103 1 1/2" = 1'-0"



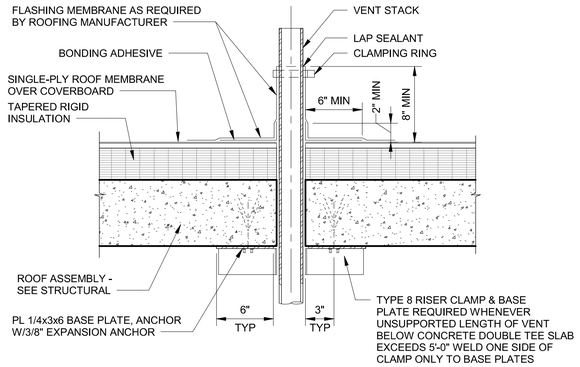
D DETAIL
A-85-106 1 1/2" = 1'-0"



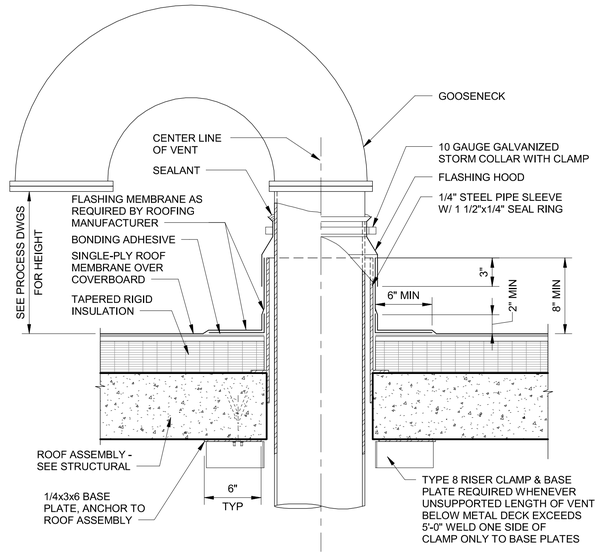
G DETAIL
A-85-106 1 1/2" = 1'-0"



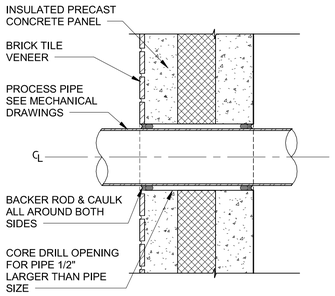
B DETAIL
A-85-301 1 1/2" = 1'-0"



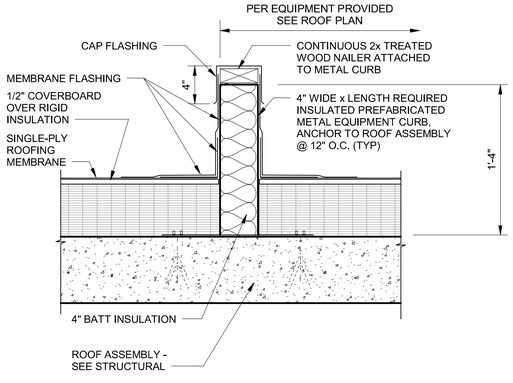
E DETAIL
A-85-106 1 1/2" = 1'-0"



H DETAIL
A-85-106 1 1/2" = 1'-0"



C DETAIL
A-85-201 1 1/2" = 1'-0"



F DETAIL
A-85-106 1 1/2" = 1'-0"

12" 9" 6" 3" 0" 1'
1 1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:46:56 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

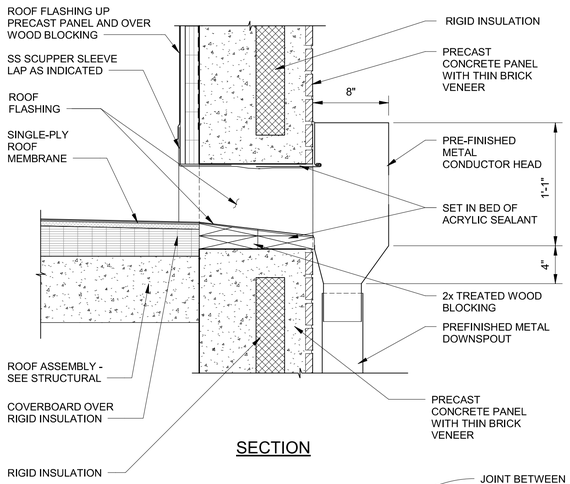
DESIGNED:	RAB
DETAILED:	SJC , TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

STANDARD

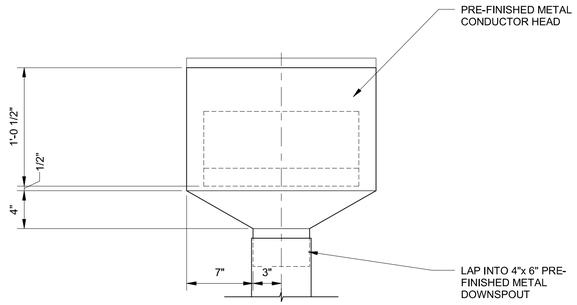
ARCHITECTURAL

ROOF DETAILS - SHEET 1 OF 2

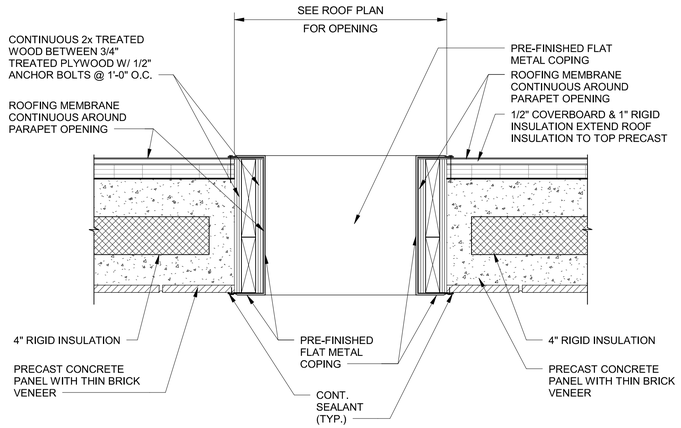
A-95-501



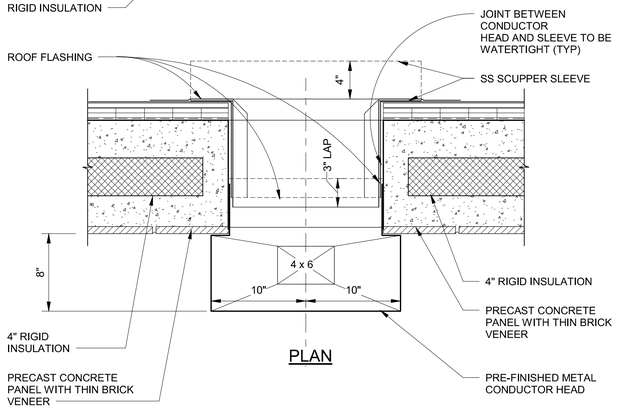
SECTION



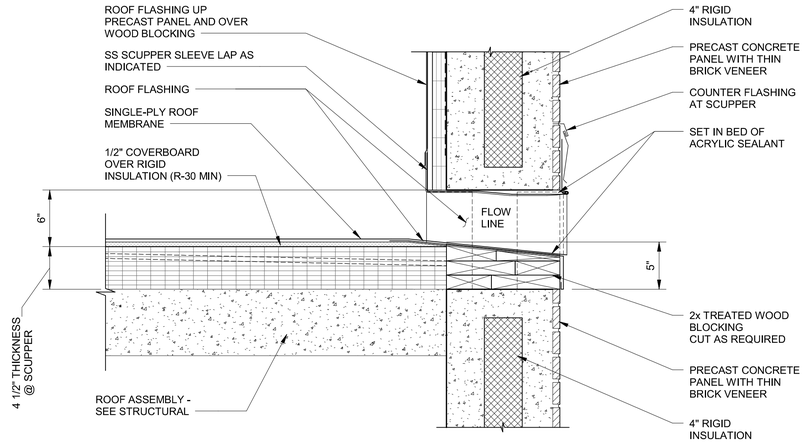
ELEVATION



PLAN

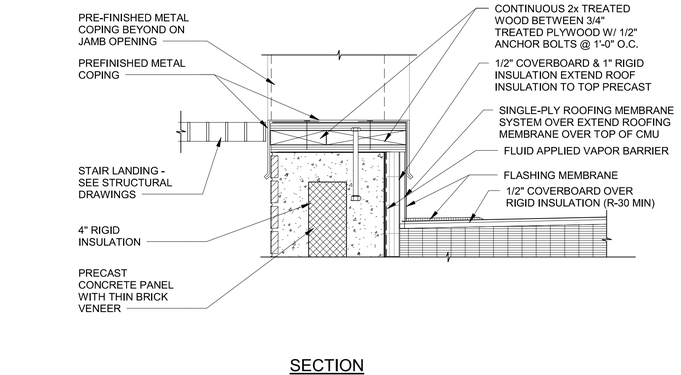


PLAN



SECTION

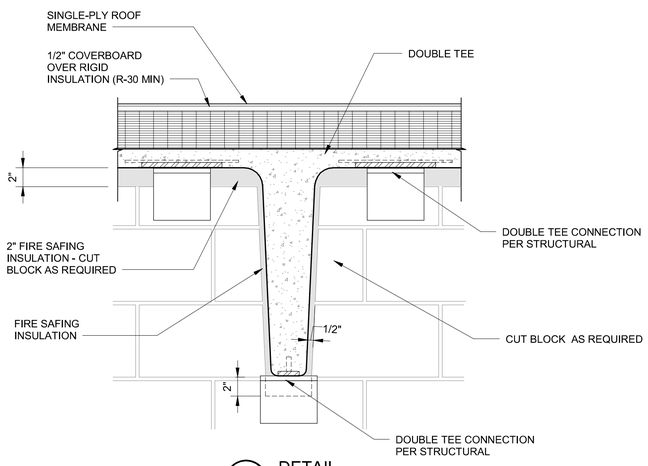
SECONDARY OVER FLOW SCUPPER SECTION



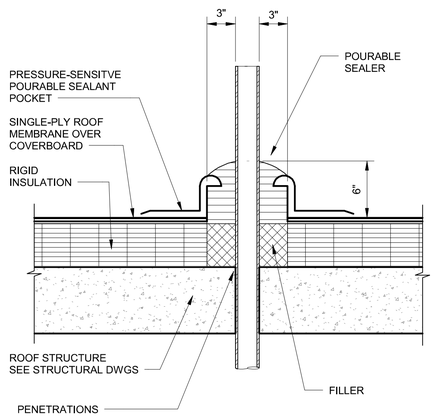
SECTION

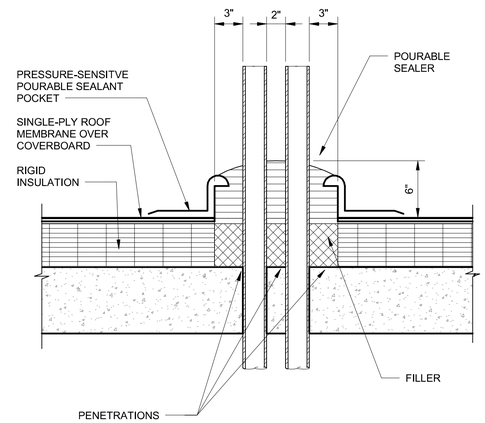
A DETAIL
A-85-201 1 1/2" = 1'-0"

B DETAIL
A-85-106 1 1/2" = 1'-0"



C DETAIL
A-85-302 1 1/2" = 1'-0"





D DETAIL
1 1/2" = 1'-0"

12" 9" 6" 3" 0" 1'
1 1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:47:23 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BIV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

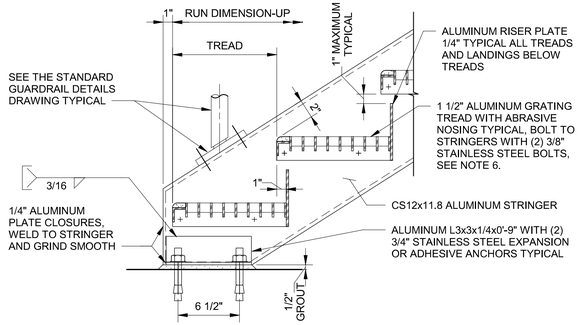
DESIGNED:	RAB
DETAILED:	SJC,TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

STANDARD

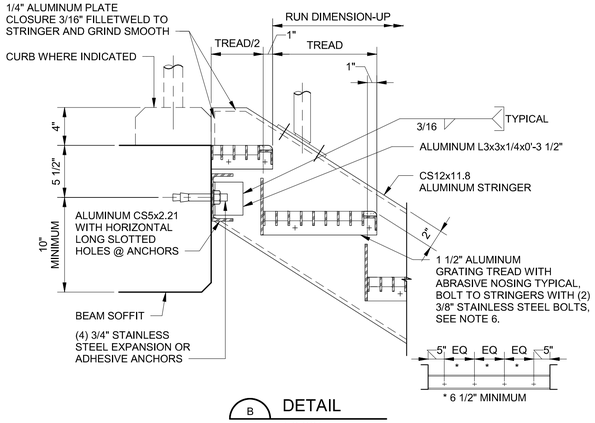
ARCHITECTURAL

ROOF DETAILS - SHEET 2 OF 2

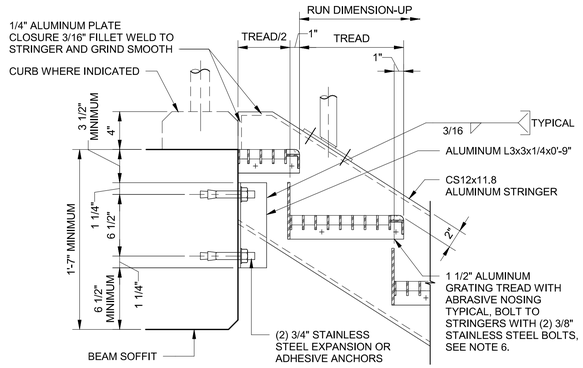
A-95-502



A DETAIL
NO SCALE



B DETAIL
NO SCALE



BB ALTERNATE DETAIL
NO SCALE

GENERAL SHEET NOTES

STAIR DESIGN NOTES:

1. STAIRS SHALL BE DESIGNED BY THE SUPPLIER IN GENERAL ACCORDANCE WITH DETAILS INDICATED ON THESE DESIGN DRAWINGS. THE DESIGN SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE LOCAL BUILDING CODE, ANSI A117.1 AND OSHA.
2. THE SHOP DRAWINGS SHALL BE SEALED BY AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT. IF REQUESTED, SEALED CALCULATIONS SHALL BE SUBMITTED FOR REVIEW.
3. THE COMPLETED FABRICATIONS SHALL SUPPORT THE LOADS AND DEFLECTION CRITERIA INDICATED IN THE STRUCTURAL METALS SPECIFICATION.
4. THE STAIR DESIGN AND DETAILS SHALL BE COORDINATED WITH THE HANDRAILING AND GUARDRAILING SUPPLIED. STAIR MEMBERS SHALL BE ADEQUATE TO ACCEPT LOADS FROM THE RAIL POSTS BASED UPON THE CRITERIA INDICATED IN THE RAILING SPECIFICATIONS.
5. CONNECTIONS TO THE SUPPORTING STRUCTURE SHALL BE ADEQUATE TO TRANSFER ALL LOADINGS, AND SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE AISC MANUAL AND ACI 318. THE NUMBER AND TYPE OF CONNECTIONS SHALL COMPLY AT A MINIMUM, WITH THESE DESIGN DRAWINGS. ALL NECESSARY BRACKETS, BOLTS, AND ANCHORS SHALL BE PROVIDED.
6. LOCK WASHERS OR LOCK NUTS SHALL BE PROVIDED FOR ALL STAIR TREAD CONNECTIONS TO THE STRINGERS.

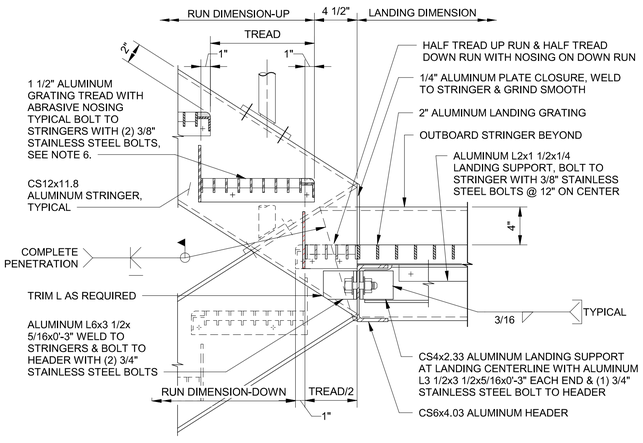
ALUMINUM GRATING STAIR NOTES:

1. ALL ALUMINUM SHAPES SHALL BE ALUMINUM ASSOCIATION STANDARD STRUCTURAL SHAPES.
2. DESIGNATION LEGEND FOR ALUMINUM SHAPES:

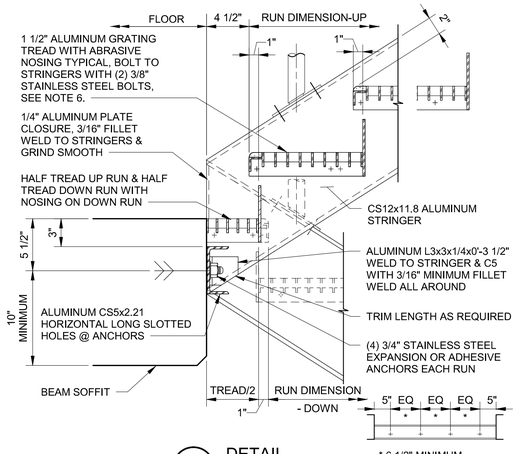
CS 12 x 11.8
CHANNEL
DEPTH
MEMBER WEIGHT LB/FT

L 5 x 5 x 3/8
ANGLE
LEG LENGTH
LEG LENGTH
LEG THICKNESS

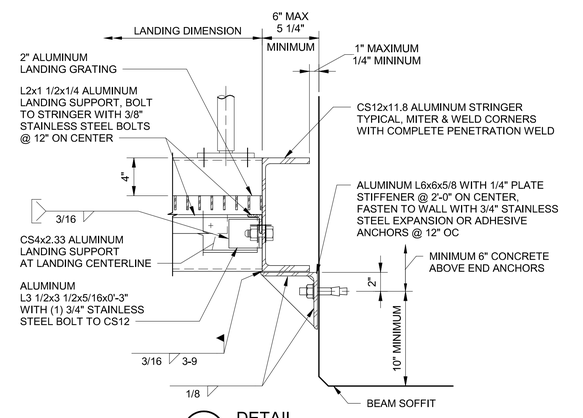
3. WELDS NOT DIMENSIONED ON THE DRAWINGS SHALL BE SIZED TO DEVELOP THE FULL STRENGTH OF THE LEAST STRENGTH COMPONENT OF THE CONNECTION.



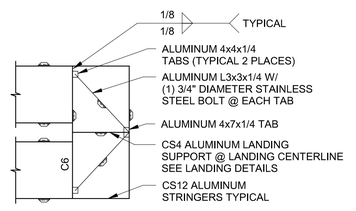
C DETAIL
NO SCALE



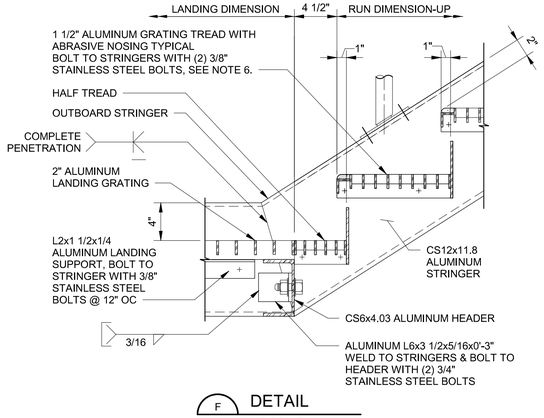
D DETAIL
NO SCALE



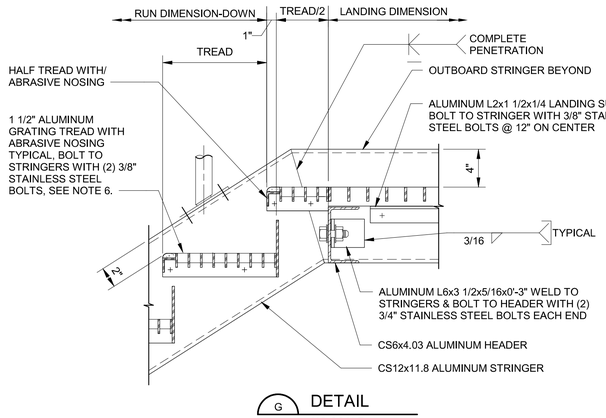
E DETAIL
NO SCALE



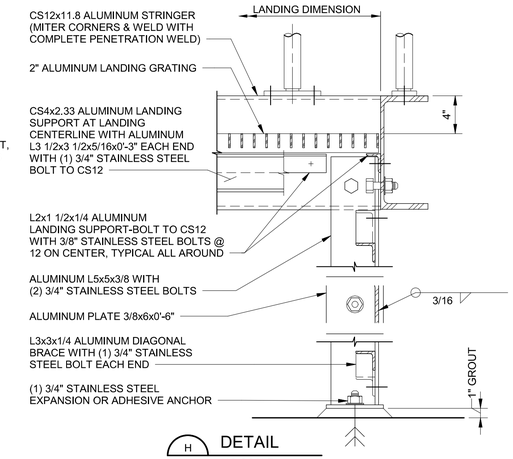
J TYPICAL LANDING BRACING
NO SCALE



F DETAIL
NO SCALE



G DETAIL
NO SCALE



H DETAIL
NO SCALE

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	KMR / TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

STANDARD

ARCHITECTURAL

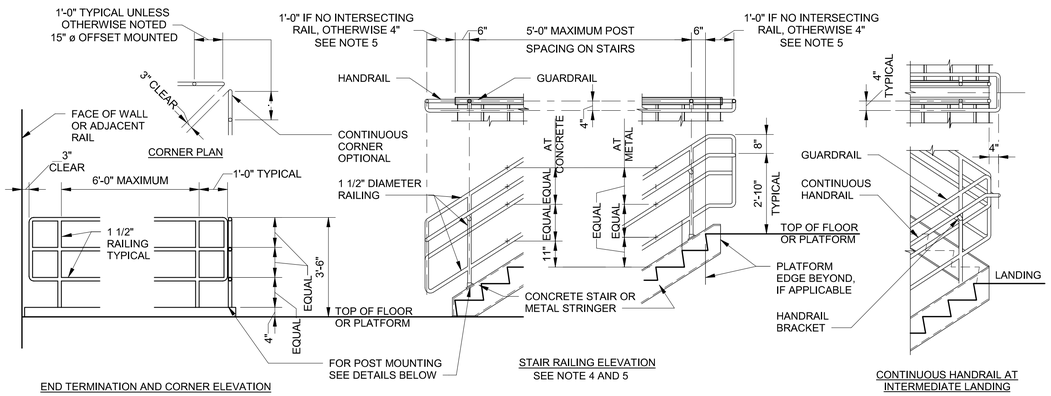
ALUMINUM GRATING STAIR DETAILS

A-95-503

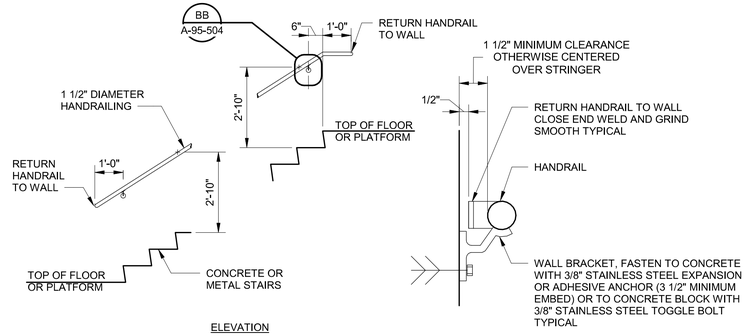
61 OF 254

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 1:14:40 PM
FILE: Autodesk Docs:/417593 - MOAW Chem Storage/417593 - 95 STD DETAILS_BIV.rvt
REVIT VERSION: 2024
D11000



A THREE RAIL GUARDRAIL
NO SCALE

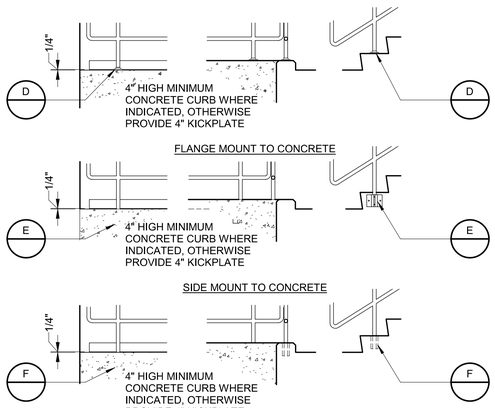


B WALL MOUNTED HANDRAIL
NO SCALE

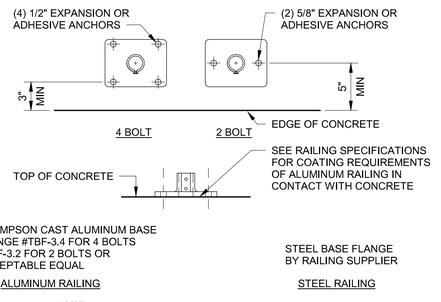
BB DETAIL
A-95-504 NO SCALE

GENERAL SHEET NOTES

1. RAILING MATERIAL AND FABRICATION SHALL BE AS INDICATED ON THE DESIGN DRAWINGS AND IN THE PROJECT SPECIFICATIONS FOR HANDRAILING AND GUARDRAILING.
2. ALL RAILING AND MOUNTINGS SHALL BE DESIGNED AND FABRICATED IN COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE RAILING SPECIFICATIONS, THE APPLICABLE LOCAL BUILDING CODE AND ALL PERTINENT OSHA AND LOCAL SAFETY REGULATIONS.
3. GUARDRAIL AND HANDRAIL SHALL BE DESIGNED AND FABRICATED IN CONFIGURATIONS REQUIRED TO FIT THE LOCATIONS INDICATED ON THE DESIGN DRAWINGS. CONTRACTOR SHALL VERIFY FINAL DIMENSIONS BEFORE FABRICATION
4. GUARDRAIL MAY BE REPLACED WITH WALL MOUNTED HANDRAIL AT STAIR EDGES AND STRINGERS LOCATED ADJACENT TO WALLS. IF THE OUTSIDE EDGE OF THE STAIR STRINGER IS MORE THAN 3" FROM THE WALL FACE, GUARDRAIL SHALL BE USED.
5. THE INBOARD HANDRAILING AT SWITCHBACK STAIR LANDINGS MUST BE CONTINUOUS FROM ONE STAIR RUN TO THE NEXT. ADJUST INDICATED DIMENSION AS REQUIRED TO ALIGN AND CONNECT RAILINGS OVER THE LANDING EDGE.
6. THE GUARDRAIL AND HANDRAIL CONFIGURATIONS ON THIS SHEET WILL NOT SATISFY ADA REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY. AT LOCATIONS ON THE DESIGN DRAWINGS WHERE CONFORMANCE WITH ADA REQUIREMENTS IS SPECIFICALLY NOTED, THE RAILING SUPPLIER SHALL MODIFY THE CONFIGURATIONS TO COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ANSI 117.1 UNIFORM FEDERAL ACCESSIBILITY STANDARDS AND THE ACCESSIBILITY STANDARDS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
7. AT LOCATIONS SPECIFICALLY INDICATED AS REMOVABLE RAILING, GUARDRAILING AND MOUNTING DETAILS SHALL BE MODIFIED AS FOLLOWS:
   a. RAILING SHALL BE DETAILED IN SHORT LENGTHS THAT WEIGH NO MORE THAN 50 LBS. EACH PIECE SHALL INCLUDE AT LEAST 2, BUT NOT MORE THAN 3 POSTS. RAIL ENDS SHALL BE TERMINATED SIMILAR TO THE END TERMINATION DETAILS THIS SHEET
   b. MOUNTING DETAILS SHALL BE MODIFIED TO PERMIT RAILING PIECES TO BE REMOVED AND REINSTALLED WITHOUT USE OF TOOLS.

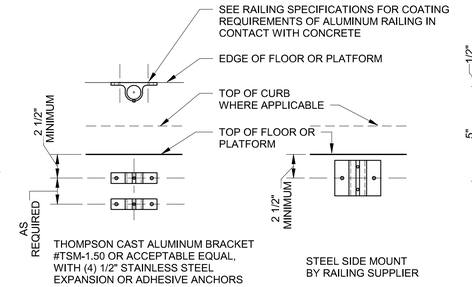


C POST MOUNTING DETAILS
NO SCALE



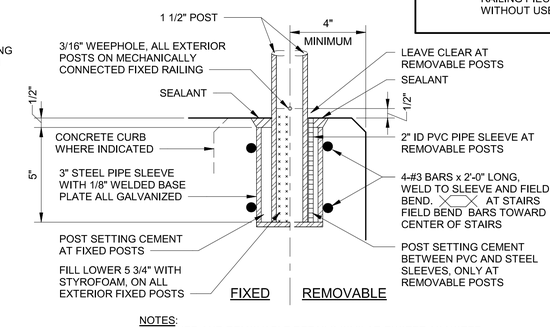
NOTE:
USE SIDE-MOUNTED DETAILS UNLESS NOT FEASIBLE TO INSTALL.

D BASE FLANGE MOUNTED TO CONCRETE
NO SCALE



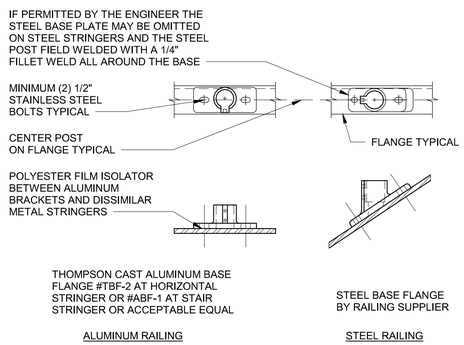
NOTE:
USE SIDE-MOUNTED DETAILS UNLESS NOT FEASIBLE TO INSTALL.

E SIDE MOUNTED TO CONCRETE
NO SCALE

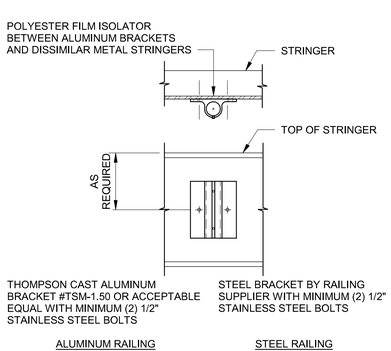


NOTES:
1. FIXED AND REMOVABLE DETAILS SIMILAR EXCEPT AS NOTED.
2. THE REMOVABLE SLEEVE MOUNT DETAIL SHALL NOT BE USED IN WET LOCATIONS SUBJECT TO FREEZING. SUBSTITUTE A REMOVABLE BASE FLANGE OR SIDE MOUNT DETAIL.

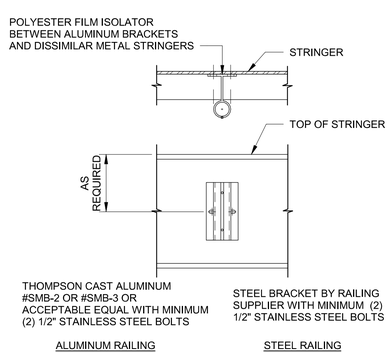
F SLEEVE MOUNTED TO CONCRETE
NO SCALE



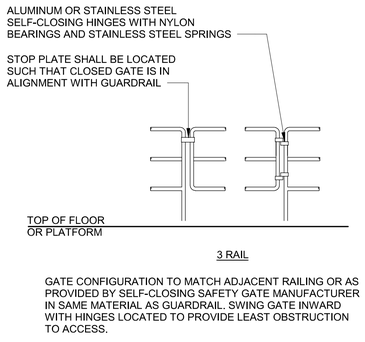
G BASE FLANGE MOUNTED TO METAL
NO SCALE



H SIDE MOUNTED TO METAL
NO SCALE



J SIDE OFFSET MOUNTED TO METAL
NO SCALE



GATE CONFIGURATION TO MATCH ADJACENT RAILING OR AS PROVIDED BY SELF-CLOSING SAFETY GATE MANUFACTURER IN SAME MATERIAL AS GUARDRAIL. SWING GATE INWARD WITH HINGES LOCATED TO PROVIDE LEAST OBSTRUCTION TO ACCESS.

K SELF-CLOSING SWING GATE
NO SCALE

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	KMR / TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

STANDARD

ARCHITECTURAL

3 RAIL - IBC GUARDRAIL

A-95-504

62 OF 254

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 1:15:19 PM
FILE: Autodesk Docs:/417593 - MOAW Chem Storage/417593 - 95 STD DETAILS_BV.rvt
REVIT VERSION: 2024
D11000

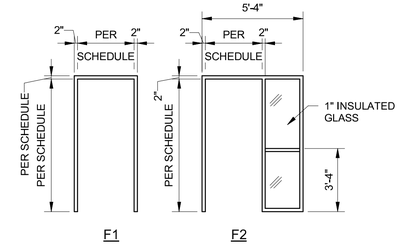
ROOM FINISH SCHEDULE

BLDG	ROOM No.	ROOM NAME	FLOOR		WALLS												CEILING			REMARKS
					NORTH			EAST			SOUTH			WEST						
			MATRL	FINISH	MATRL	FINISH	BASE	MATRL	FINISH	BASE	MATRL	FINISH	BASE	MATRL	FINISH	BASE	MATRL	FINISH	HEIGHT	
CHEMICAL FEED AND STORAGE																				
85	101	VESTIBULE	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RF	GB	PT	RF	AC	FF	9'-0"	
85	102	HALL	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	103	OFFICE	CO	CPT/VCT	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	104	LABORATORY	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC/GB	FF	9'-0"	
85	105	LAB OFFICE	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	106	LAB STORAGE	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	107	OPERATORS ROOM	CO	CPT/VCT	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	108	ELECTRICAL ROOM	CO	RF	GB	PT	RF	PC	PT	RF	GB	PT	RB	GB	PT	RB	MTL	PT	12'-0"	
85	109	SCADA ROOM	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	MTL	PT	12'-0"	
85	110	OFFICE	CO	CPT/VCT	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	111	OFFICE	CO	CPT/VCT	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	112	MEETING ROOM	CO	CPT/VCT	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	113	BREAKROOM	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	10'-0"	
85	114	STORAGE	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	MTL	PT	12'-0"	
85	115	HALL	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	116	JANITOR / MECHANICAL ROOM	CO	RF	GB	PT	RB	GB	PT	RB	GB	PT	RB	CB	PT	RB	MTL	-	12'-0"	
85	117	WOMEN'S	CO	RF	GB	CT	RF	GB	CT	RF	GB	CT	RB	GB	CT	RB	AC	FF	9'-0"	
85	117A	VESTIBULE	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	118	WOMEN'S LOCKER ROOM	CO	RF	GB	CT	RF	GB	CT	RF	GB	CT	RF	GB	CT	RF	AC	FF	9'-0"	
85	119	MEN'S	CO	RF	GB	CT	RF	GB	CT	RF	GB	CT	RF	GB	CT	RF	AC	FF	9'-0"	
85	119A	VESTIBULE	CO	RF	GB	PT	RF	GB	PT	RF	GB	PT	RB	GB	PT	RB	AC	FF	9'-0"	
85	120	MEN'S LOCKER ROOM	CO	RF	GB	CT	RF	GB	CT	RF	GB	CT	RF	GB	CT	RF	AC	FF	9'-0"	
85	121	EXIT HALL	CO	RF	GB	PT	RF	-	-	-	GB	PT	RB	-	-	-	AC	FF	VARIES	
85	122	FLUORIDE ROOM	CO	FS	PC	NO	NO	PC	NO	NO	CB	NO	NO	CB	NO	NO	CO	NO	VARIES	
85	123	AQUA AMMONIA ROOM	CO	FS	CB	NO	NO	PC	NO	NO	CB	NO	NO	CB	NO	NO	CO	NO	VARIES	
85	124	SODIUM HYPOCHLORITE ROOM	CO	FS	CB	NO	NO	PC	NO	NO	PC	NO	NO	CB	NO	NO	CO	NO	VARIES	
85	125	GALLERY	CO	FS	PC	NO	NO	CB	NO	NO	PC	NO	NO	-	NO	NO	CO	NO	VARIES	
85	125A	PHOSPHATE AREA	CO	FS	PC	NO	NO	-	NO	NO	-	NO	NO	PC	NO	NO	CO	NO	VARIES	
85	125B	FERRIC CHLORIDE AREA	CO	FS	-	NO	NO	-	NO	NO	PC	NO	NO	PC	NO	NO	CO	NO	VARIES	
LIME STORAGE BUILDING																				
90	101	LIME STORAGE	CO	FS	PC	NO	NO	PC	NO	NO	PC	NO	NO	PC	NO	NO	CO	NO	18'-0"	
90	201	EQUIPMENT ROOM	CO	FS	PC	NO	NO	PC	NO	NO	PC	NO	NO	PC	NO	NO	CO	NO	8'-0"	

DOOR SCHEDULE (D)

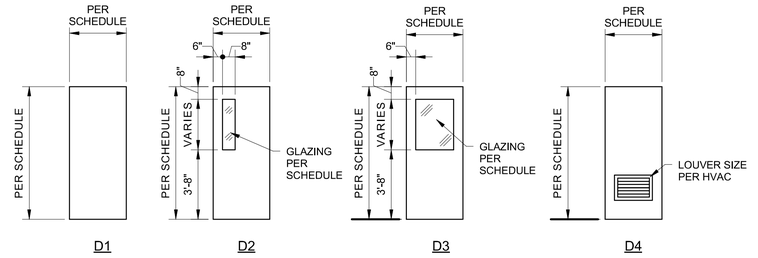
BLDG NO.	DOOR NO.		DOOR SIZE		DOOR							FRAME					DOOR CARD READER	REMARKS
							DETAILS							DIMENSIONS				
			WIDTH	HEIGHT	TYPE (D)	MATERIAL	HEAD	JAMB	SILL	HDWR	RATING	TYPE (F)	MATERIAL	HEAD	WIDTH	DEPTH		
CHEMICAL FEED AND STORAGE																		
85	101		3'-0"	7'-2"	D7	ALUM	19 / 22	20 / 20A / 23	21 / 25	3	-	F2	ALUM	2"	2"	4 1/2"	Y	1" TINTED INSULATED GLAZING
85	102		3'-0"	7'-2"	D2	HM	13 / 16	14 / 17 / 24	15 / 18	17	-	F2	HM	2"	2"	5 3/4"		1/4" CLEAR SAFETY GLAZING
85	103		3'-0"	7'-2"	D1	HM	13	14	15	16	-	F1	HM	2"	2"	5 3/4"		
85	104		3'-6"	7'-2"	D6	HM	13	14	15	14	-	F1	HM	2"	2"	5 3/4"		
85	105		3'-0"	7'-2"	D1	HM	13	14	15	16	-	F1	HM	2"	2"	5 3/4"		
85	106		3'-0"	7'-2"	D2	HM	13	14	15	12	-	F1	HM	2"	2"	5 3/4"		
85	107		3'-0"	7'-2"	D2	HM	13	14	15	8	-	F1	HM	2"	2"	5 3/4"	Y	
85	108A	PR	3'-0"	7'-2"	D2/D2	HM	13	14	15	7	-	F1	HM	2"	2"	5 3/4"		
85	108B	PR	3'-2"	9'-2"	D1/D1	HM	1	2	3	2	-	F1	HM	2"	2"	5 3/4"	Y	
85	109		3'-0"	7'-2"	D2	HM	13	14	15	9	-	F1	HM	2"	2"	5 3/4"	Y	
85	110		3'-0"	7'-2"	D1	HM	13	14	15	16	-	F1	HM	2"	2"	5 3/4"		
85	111		3'-0"	7'-2"	D1	HM	13	14	15	16	-	F1	HM	2"	2"	5 3/4"		
85	112A		3'-0"	7'-2"	D2	HM	13	14	15	13	-	F1	HM	2"	2"	5 3/4"		
85	112B		3'-0"	7'-2"	D2	HM	13	14	15	13	-	F1	HM	2"	2"	5 3/4"		1/2" CLEAR SAFETY GLAZING
85	112C		16'-0"	8'-8"	-	-	*	-	-	-	-	-	-					ACCORDION DOOR
85	114		3'-0"	7'-2"	D1	HM	13	14	15	10	-	F1	HM	2"	2"	5 3/4"		
85	116		3'-0"	7'-2"	D4	HM	13	14	15	15	-	F1	HM	2"	2"	5 3/4"		
85	117		3'-0"	7'-2"	D4	HM	10	11	12	18	-	F1	HM	2"	2"	5 3/4"		
85	118		3'-0"	7'-2"	D1	HM	13	14	15	17	-	F1	HM	2"	2"	5 3/4"		
85	119		3'-0"	7'-2"	D4	HM	10	11	12	18	-	F1	HM	2"	2"	5 3/4"		
85	120		3'-0"	7'-2"	D1	HM	13	14	15	19	-	F1	HM	2"	2"	5 3/4"		
85	121A		3'-0"	7'-2"	D2	ALUM	19 / 22	20 / 20A / 23	21 / 25	3	-	F2	ALUM	2"	2"	4 1/2"	Y	1" TINTED GLAZING
85	121B		3'-0"	7'-2"	D2	ALUM	19 / 22	20 / 20A / 23	21 / 25	3	-	F2	ALUM	2"	2"	4 1/2"	Y	1" TINTED GLAZING
85	122		3'-8"	7'-2"	D2	FRP	1	2	3	4	2 HR	F1	FRP	2"	2"	5 3/4"	Y	FIRE RATED SAFETY GLAZING
85	123		3'-8"	7'-2"	D2	FRP	4	5	6	11	-	F1	FRP	2"	2"	5 3/4"		
85	124A		3'-0"	7'-2"	D1	FRP	1	2	3	5	-	F1	FRP	2"	2"	5 3/4"		
85	124B		3'-8"	7'-2"	D2	FRP	4	5	6	11	-	F1	FRP	2"	2"	5 3/4"		
85	125A		3'-0"	7'-2"	D3	FRP	1	2	3	4	-	F1	FRP	2"	2"	5 3/4"	Y	1" TINTED GLAZING
85	125B		14'-0"	14'-0"	-	RA	7	8	9	1	-		RA			0"		MOTORIZED
85	125C	PR	3'-0"	7'-2"	D1/D2	FRP	26	27	28	6	2 HR	F1	FRP	2"	2"	5 3/4"		ACTIVE LEAF D2
85	125D		3'-0"	7'-2"	D2	FRP	26	27	28	11	2 HR	F1	FRP	2"	2"	5 3/4"		
LIME STORAGE BUILDING																		
90	101A		3'-0"	7'-2"	D3	FRP	1	2	3	4	-	F1	FRP	2"	2"	5 3/4"	Y	1" TINTED INSULATED GLAZING
90	101B		3'-0"	7'-2"	D3	FRP	1	2	3	4	-	F1	FRP	2"	2"	5 3/4"	Y	1" TINTED INSULATED GLAZING
90	101C		10'-0"	12'-0"	-	RA	7	8	9	-	-		RA			0"		MORTORIZED
90	201A		3'-0"	7'-2"	D3	FRP	1	2	3 A	4	-	F1	FRP	2"	2"	5 3/4"	Y	1" TINTED INSULATED GLAZING
90	201B		10'-0"	10'-0"	-	RA	7	8	9A	-	-		RA			0"		MORTORIZED

NOTE:
1. * SEE SECTION 4/A-85-108



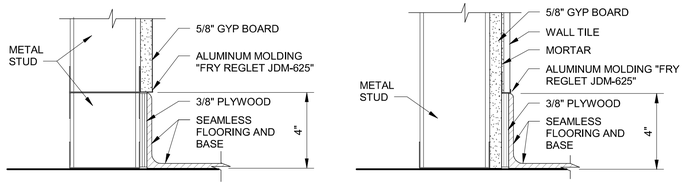
FRAME TYPES

1/4" = 1'-0"



DOOR TYPES

1/4" = 1'-0"



WALL BASE DETAILS

3" = 1'-0"

4' 2' 0' 4' 8'

1/4" = 1'-0"

12" 9" 6" 3" 0"

3" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

SCHEDULE LEGEND

AC - ACOUSTICAL CEILING TILE (24" x 24")
AL - ACTIVE LEAF
ALUM - ALUMINUM
AP - ACOUSTICAL PANEL
CB - CONCRETE BLOCK
CO - CONCRETE
CT - CERAMIC TILE (WALL)
DF - DRINKING FOUNTAIN
EP -EPOXY PAINT
FE - FIRE EXTINGUSHER
FF - FACTORY FINISH
FRP - FIBERGLASS REINFORCED PLASTIC
FS - FLOOR SEALER
GB - GYPSUM WALLBOARD
MTL - METAL DECK
NO - NONE
PC - PRECAST CONCRETE
PT - PAINTED
RA - ROLLING ALUMINUM
RB - RESINUOUS BASE
RF - RESINUOUS FLOORING
VCT -VINYL TILE

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:
Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC, TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

STANDARD

ARCHITECTURAL

SCHEDULES, DOOR AND FRAME TYPES

A-95-601

63 OF 254

PLOTTED: 11/6/2025 2:32:50 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 95 STD DETAILS_BV.rvt
REVIT VERSION: 2024
D11000

WINDOW SCHEDULE (W)

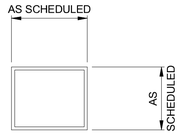
BLDG	LEVEL	QTY	TYPE (W)	OPENING WIDTH	OPENING HEIGHT	WINDOW FRAME DEPTH	WINDOW MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS MULL	DETAILS SILL	GLAZING TYPE (G)	TOP ELEV AFF	COMMENTS
CHEMICAL FEED AND STORAGE														
85	OPERATING LEVEL	1	W1	3'-4"	4'-0"	4 1/2"	ALUM	29	30	31	32	G1	7'-4"	1" TINTED INSULATED GLAZING
85	OPERATING LEVEL	1	W2	4'-0"	4'-0"	4 1/2"	ALUM	29	30	31	32	G1	7'-4"	1" TINTED INSULATED GLAZING
85	OPERATING LEVEL	5	W3	6'-0"	4'-0"	4 1/2"	ALUM	29	30	31	32	G1	7'-4"	1" TINTED INSULATED GLAZING
85	OPERATING LEVEL	2	W4	8'-0"	4'-0"	4 1/2"	ALUM	29	30	31	32	G1	7'-4"	1" TINTED INSULATED GLAZING
85	OPERATING LEVEL	2	W5	4'-0"	4'-0"	4 1/2"	ALUM	36	37	-	38	G2	7'-4"	1/2" GLAZING

WINDOW SYSTEM SCHEDULE

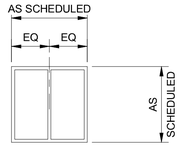
BLDG	QTY	TYPE (F)	OPENING WIDTH	OPENING HEIGHT	WINDOW DETAILS HEAD	DETAILS JAMB	DETAILS MULL	DETAILS SILL	GLAZING TYPE (G)	COMMENTS
CHEMICAL FEED AND STORAGE										
85	1	A	12'-0"	13'-4"	33	34	-	35	G3	TRANSLUCENT PANELS
85	1	B	13'-4"	13'-4"	33	34	-	35	G3	TRANSLUCENT PANELS
85	3	C	16'-0"	22'-0"	33	34	-	35	G3	TRANSLUCENT PANELS
LIME STORAGE BUILDING										
90	1	D	10'-0"	12'-0"	33	34	-	35	G3	TRANSLUCENT PANELS
90	1	E	10'-0"	10'-0"	33	34	-	35	G3	TRANSLUCENT PANELS

LOUVER SCHEDULE (L)

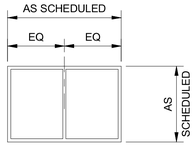
BLDG NO.	LEVEL	LOUVER NO.	OPENING WIDTH	OPENING HEIGHT	LOUVER TYPE	LOUVER HEAD	LOUVER JAMB	LOUVER SILL	TOP ELEV AFF	BIRD SCREEN	REMARKS
CHEMICAL FEED AND STORAGE											
85	OPERATING LEVEL	121A	1'-0"	1'-0"	ALUM	39	40	41	11'-0"	YES	SEE SHEET A-85-303 FOR PLAN LOCATION
85	OPERATING LEVEL	121B	1'-0"	1'-0"	ALUM	39	40	41	11'-0"	YES	SEE SHEET A-85-303 FOR PLAN LOCATION
85	OPERATING LEVEL	126A	4'-0"	4'-0"	ALUM	39	40	41	7'-4"	YES	
85	OPERATING LEVEL	126B	4'-0"	4'-0"	ALUM	39	40	41	7'-4"	YES	
LIME STORAGE BUILDING											
90	EQUIPMENT LEVEL	201A	2'-8"	4'-0"	ALUM	39	40	41	13'-4"	YES	
90	EQUIPMENT LEVEL	201B	4'-0"	4'-0"	ALUM	39	40	41	6'-8"	YES	
90	OPERATING LEVEL	101A	2'-8"	4'-0"	ALUM	39	40	41	15'-4"	YES	
90	OPERATING LEVEL	101B	4'-0"	4'-0"	ALUM	39	40	41	7'-4"	YES	



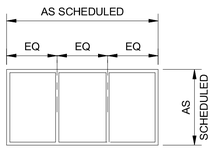
W1 & W5



W2



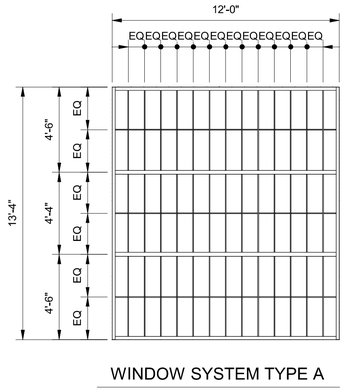
W3



W4

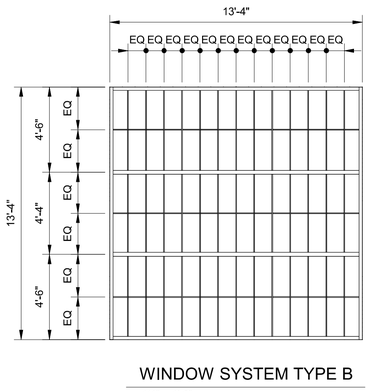
WINDOW TYPES

1/4" = 1'-0"



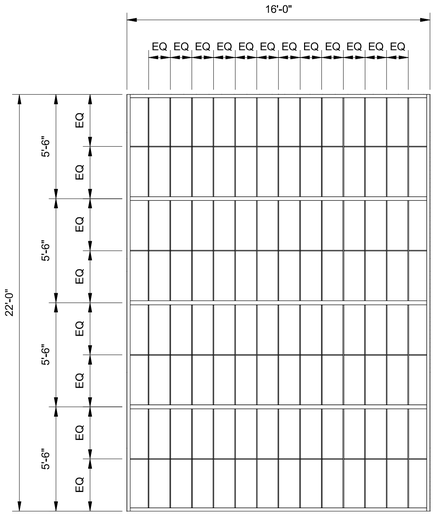
WINDOW SYSTEM TYPE A

1/4" = 1'-0"



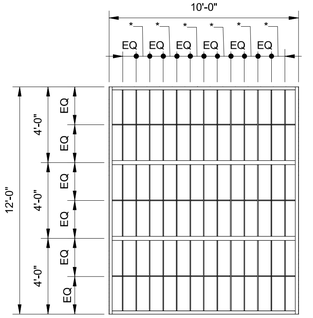
WINDOW SYSTEM TYPE B

1/4" = 1'-0"



WINDOW SYSTEM TYPE C

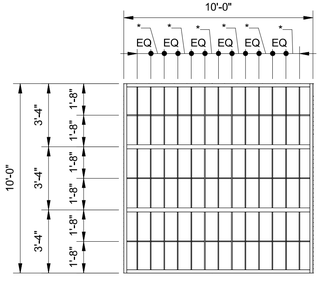
1/4" = 1'-0"



* = EQ

WINDOW SYSTEM TYPE D

1/4" = 1'-0"



* = EQ

WINDOW SYSTEM TYPE E

1/4" = 1'-0"

4' 2' 0' 4' 8'

1/4" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:33:03 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 95 STD DETAILS_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	RAB
DETAILED:	SJC, TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

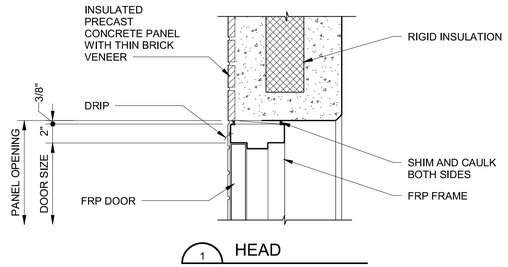
STANDARD

ARCHITECTURAL

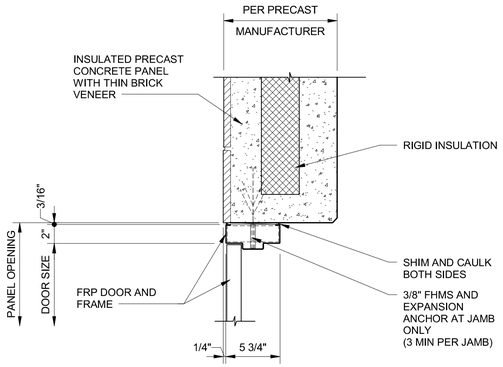
SCHEDULES, WINDOW AND LOUVER TYPES

A-95-602

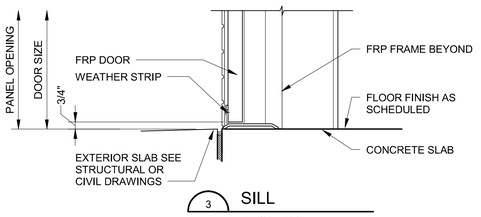
64 OF 254



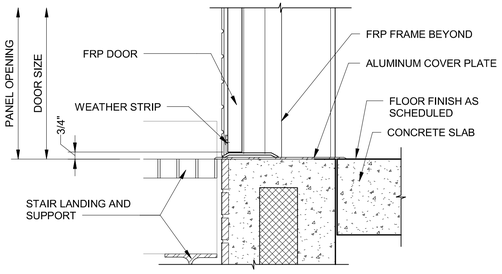
1 HEAD
1 1/2" = 1'-0"



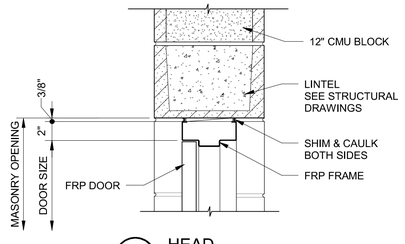
2 JAMB
1 1/2" = 1'-0"



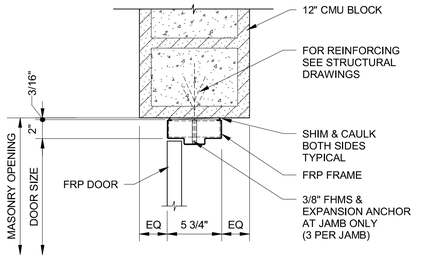
3 SILL
1 1/2" = 1'-0"



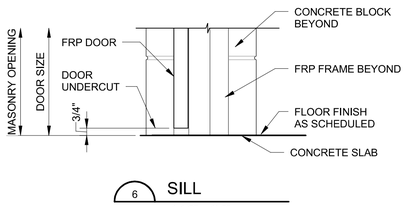
3A SILL
1 1/2" = 1'-0"



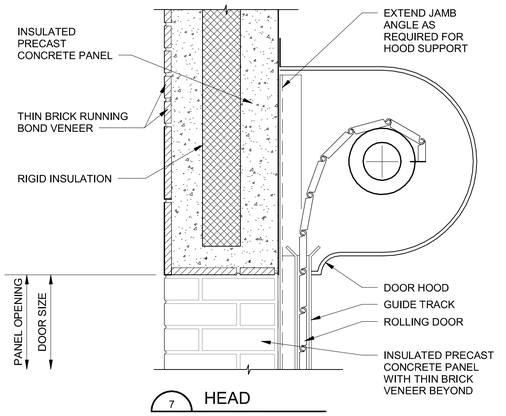
4 HEAD
1 1/2" = 1'-0"



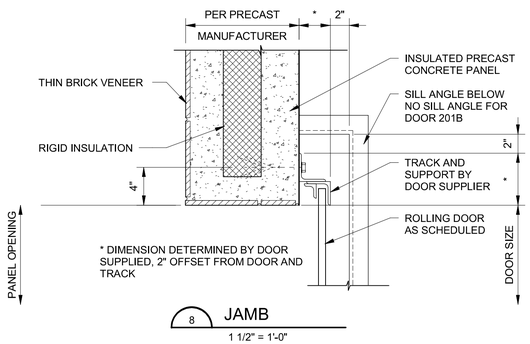
5 JAMB
1 1/2" = 1'-0"



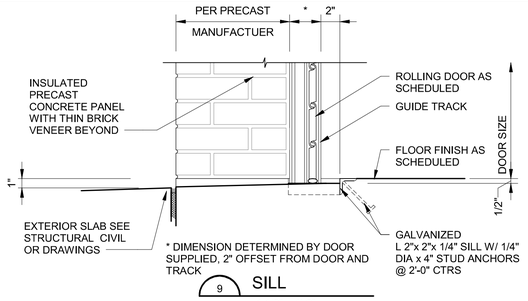
6 SILL
1 1/2" = 1'-0"



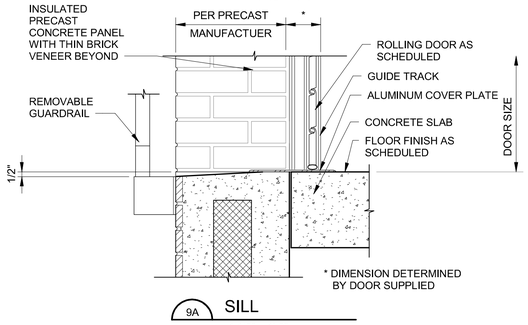
7 HEAD
1 1/2" = 1'-0"



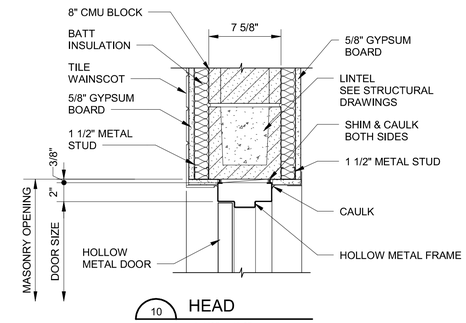
8 JAMB
1 1/2" = 1'-0"



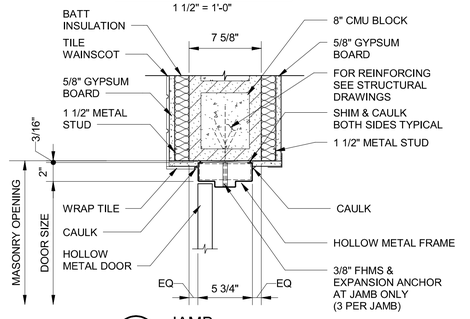
9 SILL
1 1/2" = 1'-0"



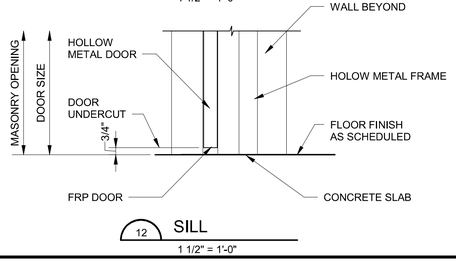
9A SILL
1 1/2" = 1'-0"



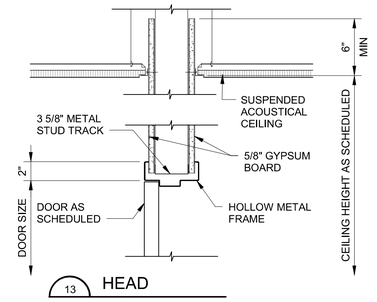
10 HEAD
1 1/2" = 1'-0"



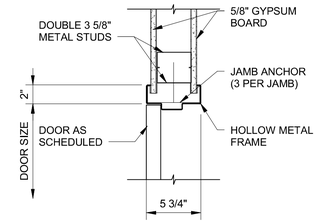
11 JAMB
1 1/2" = 1'-0"



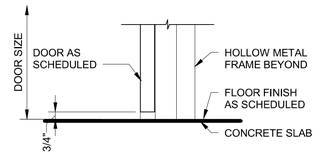
12 SILL
1 1/2" = 1'-0"



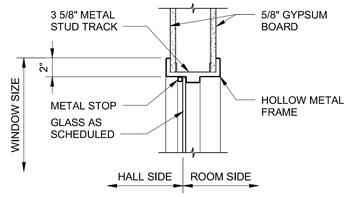
13 HEAD
1 1/2" = 1'-0"



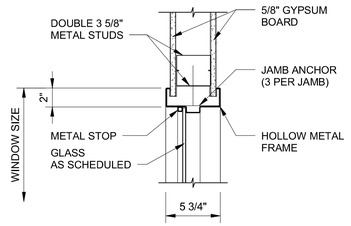
14 JAMB
1 1/2" = 1'-0"



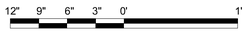
15 SILL
1 1/2" = 1'-0"



16 HEAD
1 1/2" = 1'-0"



17 JAMB
1 1/2" = 1'-0"



1 1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:44:25 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 65 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014019246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC, TMB
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

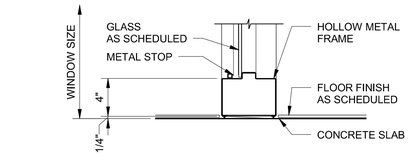
STANDARD

ARCHITECTURAL

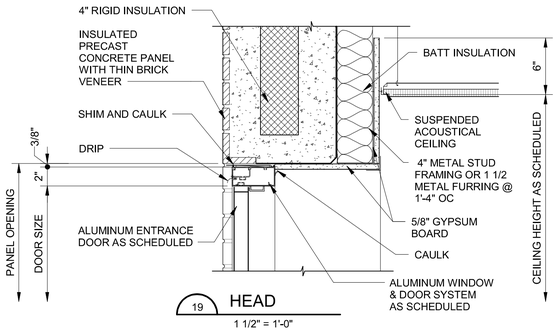
DOOR DETAILS

A-95-603

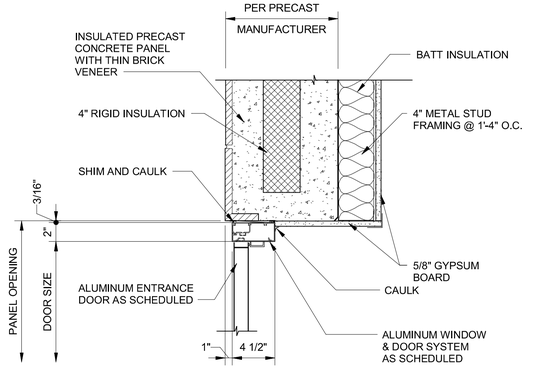
65 OF 254



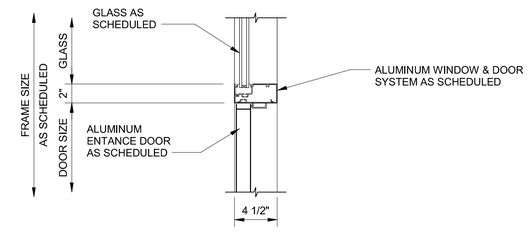
18 SILL
1 1/2" = 1'-0"



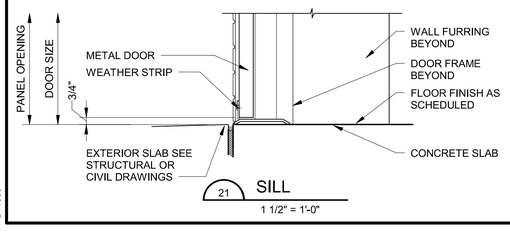
19 HEAD
1 1/2" = 1'-0"



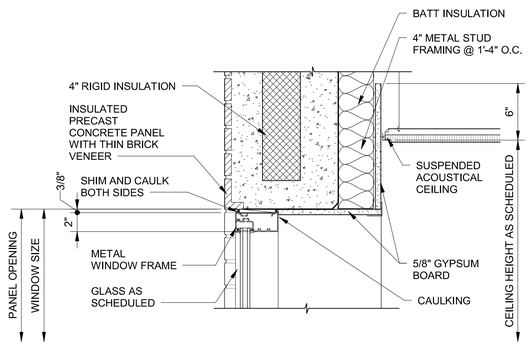
20 JAMB
1 1/2" = 1'-0"



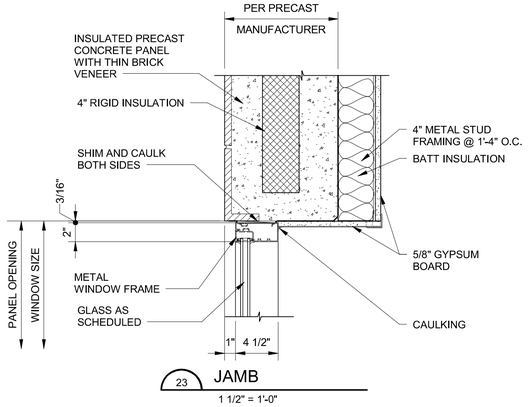
20A JAMB
1 1/2" = 1'-0"



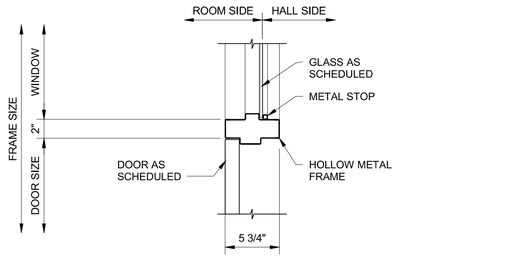
21 SILL
1 1/2" = 1'-0"



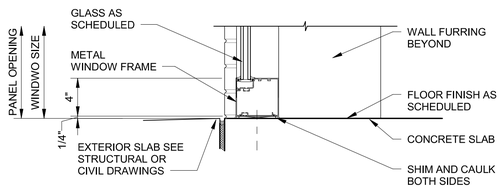
22 HEAD
1 1/2" = 1'-0"



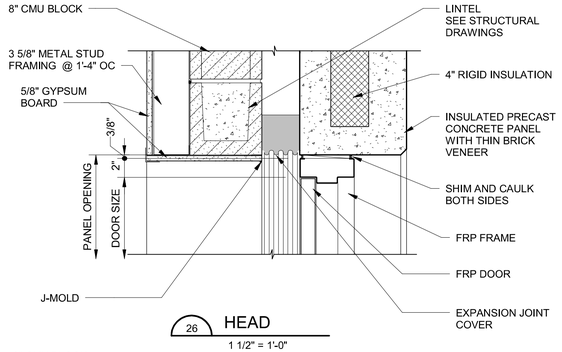
23 JAMB
1 1/2" = 1'-0"



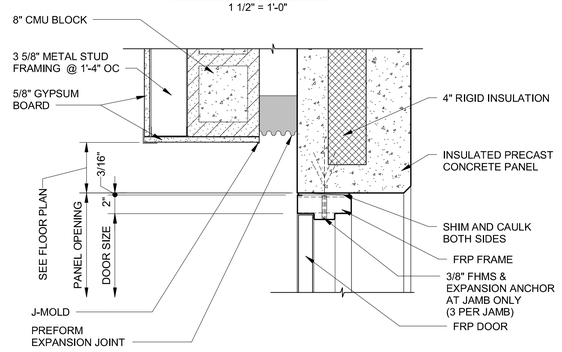
24 JAMB
1 1/2" = 1'-0"



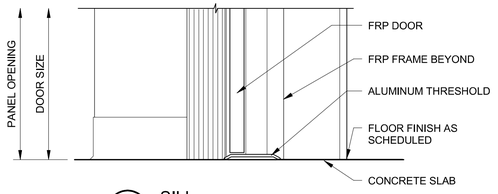
25 SILL
1 1/2" = 1'-0"



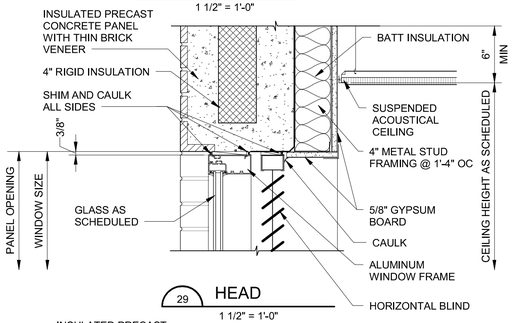
26 HEAD
1 1/2" = 1'-0"



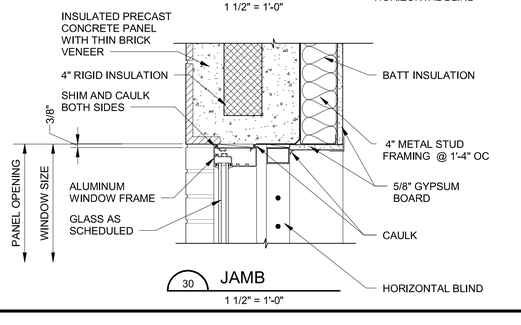
27 JAMB
1 1/2" = 1'-0"



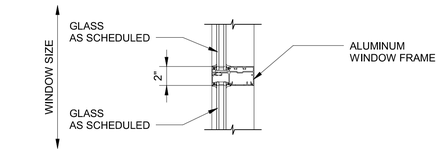
28 SILL
1 1/2" = 1'-0"



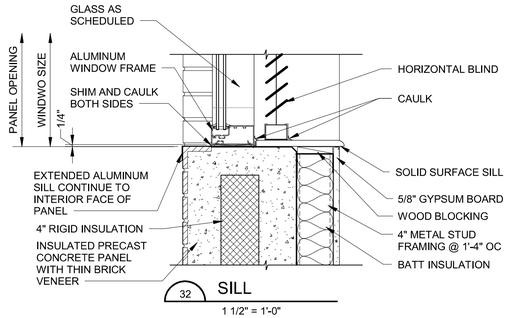
29 HEAD
1 1/2" = 1'-0"



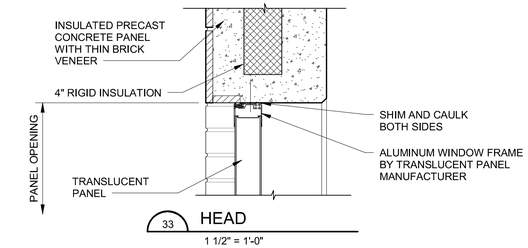
30 JAMB
1 1/2" = 1'-0"



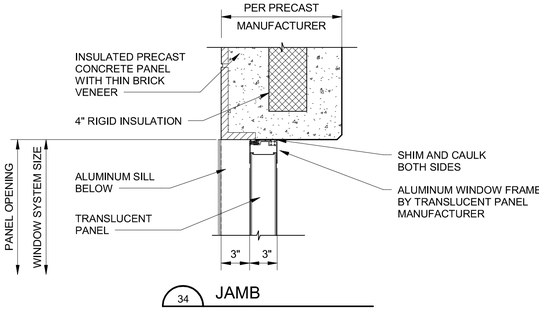
31 MULLION
1 1/2" = 1'-0"



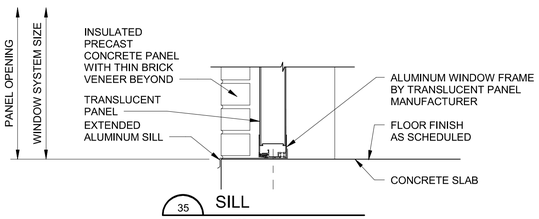
32 SILL
1 1/2" = 1'-0"



33 HEAD
1 1/2" = 1'-0"



34 JAMB
1 1/2" = 1'-0"



35 SILL
1 1/2" = 1'-0"

12" 9" 6" 3" 0" 1'
1 1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:47:05 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	SJC
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

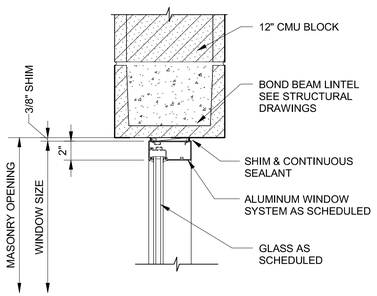
STANDARD

ARCHITECTURAL

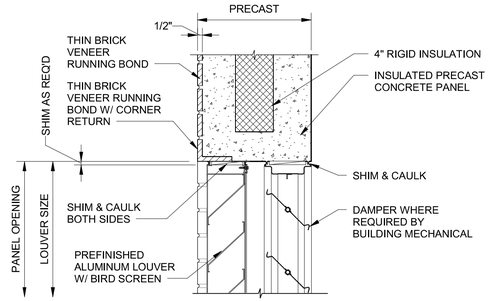
DOOR AND WINDOW DETAILS

A-95-604

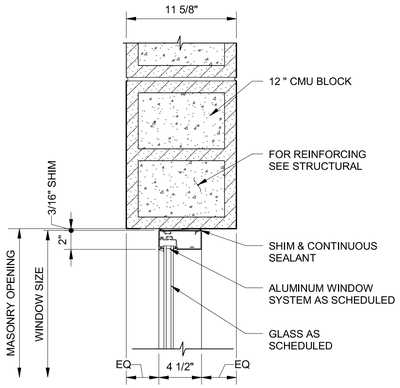
66 OF 254



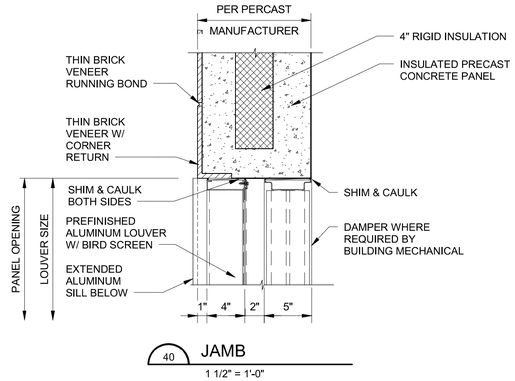
36 HEAD
1 1/2" = 1'-0"



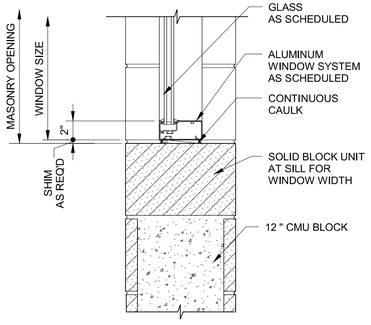
39 HEAD
1 1/2" = 1'-0"



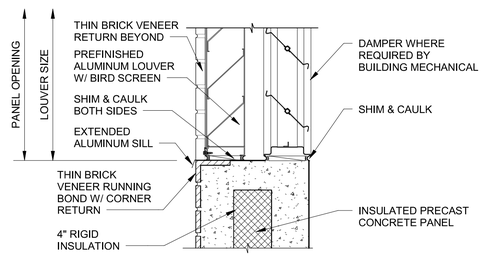
37 JAMB
1 1/2" = 1'-0"



40 JAMB
1 1/2" = 1'-0"



38 SILL
1 1/2" = 1'-0"



41 SILL
1 1/2" = 1'-0"

12" 9" 6" 3" 0' 1'
1 1/2" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 11/6/2025 2:47:31 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BIV.rvt
REVIT VERSION: 2024
D11000

BLACK & VEATCH

Black & Veatch Corporation
Saint Louis, Missouri

SUBCONSULTANT:

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

STATE OF MISSOURI
PHILIP D. RISHEL
NUMBER A-2014039246
11-10-2025
ARCHITECT

MISSOURI AMERICAN WATER

SUNSET HILLS, MISSOURI
ST. LOUIS COUNTY

SOUTH WATER TREATMENT PLANT - CHEMICAL STORAGE AND FEED FACILITIES UPGRADES

PERMIT SET

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	RAB
DETAILED:	SJC
CHECKED:	PDR
APPROVED:	PDR
DATE:	NOVEMBER 2025
PROJECT NO.:	417593

STANDARD

ARCHITECTURAL

WINDOW AND LOUVER DETAILS

A-95-605

67 OF 254

RESOLUTION NO. 767

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, APPROVING A TRAFFIC IMPACT STUDY WAIVER FOR MISSOURI AMERICAN WATER COMPANY.

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, Missouri American Water Company 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 Missouri American Water Company 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 Missouri American Water Company 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 13th day of May, 2025.

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

Patricia A. Juelis
Mayor

ATTEST:

City Clerk/City Administrator

Black & Veatch Corporation
12400 Olive Blvd, Suite 507, Creve Coeur, MO 63141
P +1 913-458-8707 E ArcherT@bv.com

April 11, 2025

City of Sunset Hills
Attention: Mike Knight
3939 S Lindbergh Blvd
Sunset Hills, 63127

Dear Mr. Knight:

Please find enclosed a City of Sunset Hills Proposed Development application pertaining to the Missouri American Water (MOAW) South Water Treatment Plant Process Improvements project, located at 12710 Maurer Industrial Dr, St. Louis, MO 63127. This application has been developed by MOAW's engineer for the project, Black & Veatch, also the "applicant."

As outlined in Ordinance No. 2310, § 1, 8-8-2023; Ord. No. 2311, § 1, 8-8-2023; and Ord. No. 2332, § 1, 12-12-2023, Paragraph 7.5, there are application requirements for an Improvements Project. These defined criteria are listed below with a response to the requested information.

- **Names and addresses of the owner of the subject property, the applicant, and all persons having an ownership or beneficial interest in the subject property and proposed planned development:**
  - Owner: Missouri American Water
    - Contact: Ben Teymouri, Senior Project Engineer
      - 727 Craig Road, St. Louis, MO 63141
  - Applicant: Black & Veatch
    - Contact: Todd Archer, Engineering Manager
      - 12400 Olive Blvd., Suite 507, Creve Coeur, MO 63141

- **A statement from the owner of the subject property, if not the applicant, approving of the filing of the application by the particular applicant:**
  - Attachment A to this letter is a statement from Missouri American Water, owner of the subject property, which authorized Black & Veatch, the applicant, to file this Proposed Development application.

- **A survey of, and legal description and street address for the subject property:**
  - Street address: 12710 Maurer Industrial Dr, St. Louis, MO 63127
  - Attachment B to this letter is an overall site plan for the proposed improvements.

- **A narrative describing the proposed planned development's overall character, uses, operations, intent, and impact:**
  - This project aims to replace outdated chemical storage and feed equipment, consolidate all chemicals into a single location, and enhance overall safety and reliability. Key improvements include:
    - New Process Building – A dedicated facility to house all liquid chemicals, along with offices, a laboratory, and an operator control room.

        - New Softening Building – A separate structure for lime storage and feed equipment.
    - The project will be confined to approximately 3 acres within the 50-acre site, specifically on the western portion of the property.

- **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.**
    - No zoning change is being requested for this development. The current zoning is Light Industrial.
    - The Light Industrial zoning for this parcel has a maximum building height of 50 feet. The Softening Building has two silos and the top of those is 63 feet above the building floor, and as such, a site development allowance to exceed the zoned maximum height is being requested. This exception is being requested to allow a more efficient equipment operation.

- **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.**
    - The proposed planned project complies with each of the “Standards for Review” for planned developments as listed below:
        - **City Plans**
            - No zoning change is requested for this development. The planned development conforms 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.
        - **Public Welfare**
            - The new Process Treatment Building and Softening Building will have a height of 38 feet, with the top of the silos on the Softening Building residing 63 feet above the building floor. Both buildings will be located on the west side of the property, providing greater separation between residents. Neither of these buildings will not impede the supply of light and air to adjacent properties.
            - Fire protection for the proposed buildings will be designed in accordance with applicable NFPA standards. This includes a sprinkler/fire suppression system within the process area of the Process Building. A fire suppression system is not required in the softening basin based on the use within that building.
        - **Impact on Other Property**
            - Both buildings will be located on the west side of the property, providing greater separation between residents and treatment operations. Visibility into the MOAW property from nearby residential areas is significantly limited by trees along the property line. Additionally, residents to the north and northwest of the proposed improvements reside at an elevation between 80 to 100 feet above the project site.

- The proposed improvements are replacing existing equipment and processes, so the current and future operations will have similar levels of activity and staffing.

- **Impact on Public Facilities and Resources**
  - The proposed improvements are replacing existing equipment and processes, so the impact on public facilities will remain similar to that of current operations.
  - The water treatment plant provides the public with clean and reliable drinking water, and this project will provide additional years of safe, reliable drinking water.
- **Archaeological, Historical or Cultural Impact**
  - A Cultural Resources study will be required from Missouri Department of Natural Resources (MDNR) as part of the funding application MOAW submits to MDNR.
- **Parking and Traffic**
  - The proposed improvements are located on MOAW-owned property – access to which is controlled by MOAW security. The treatment plant entrance does not allow for public pedestrian access.
  - There is very low potential for traffic congestion at this location, especially when entering the site. The site entrance road, Maurer Industrial Dr, extends past two entrances to a business park located to the west. Nearly all traffic that enters Maurer Industrial Drive from Highway 30 will enter this business park.
  - The new Process Building will have 39 parking spaces.
- **Adequate Buffering**
  - Both buildings will be located on the west side of the property, providing significant separation between residents and treatment operations. Uses within the proposed development will take place entirely within MOAW-owned property.
  - Sunset Hills district regulations for zoning districts state that setbacks shall be at least 150 feet plus 10 additional feet per every foot of building height for buildings over 35 feet in height when the subject property is adjacent to a residentially zoned property. Setback requirements are met for these improvements. Attached is Attachment C which shows the setback lines for the two proposed buildings.
    - The Process Building has a height of 38 feet, so it has a minimum setback distance of 180 feet.
    - The Softening Building has a height of 63 feet, so it has a minimum setback distance of 430 feet.
- **Performance**
  - As part of the bid documents for this project, only financially capable contractors who have a history of successfully completing projects of similar scope and magnitude will be allowed to bid on this work.
- **Appearance**
  - The new buildings will have brick exteriors to enhance aesthetics.
- **Signs**
  - This requirement is not applicable to this project.

- **A scaled site plan showing the existing contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.**
    - There are no public thoroughfares on the property. The site entrance road, Maurer Industrial Dr, extends past two entrances to a business park located to the west. Nearly all traffic that enters Maurer Industrial Drive from Highway 30 will enter this business park.
    - Attachment D shows a scaled site plan with the existing contiguous land uses, natural topographic features of the property, and zoning districts.

- 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.**
    - Attachment E shows a scaled site plan with the lot area, required setbacks, contour lines, and the location, floor area ratio, lot area coverage and heights of buildings and structures, and the number of parking spaces and loading areas.

- **Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.**
    - The buildings will be constructed of precast concrete panels with a brick veneer on the exterior. The color scheme of the brick banding will be selected during construction. It is expected to be a neutral, traditional brick color scheme.
    - Schematics of the two proposed buildings are included in Attachment F.

- **A landscaping plan showing the location, size, character and composition of vegetation and other material.**
    - As a public utility, keeping rates affordable is a key driver, and as such, landscaping at a facility like this can detract from MOAW's mission of providing safe, reliable drinking water. As a result, no bushes or trees are proposed for the project. Disturbed areas will be seeded with a grass mixture compatible for this region.
    - Additionally, visibility into the MOAW property from nearby residential areas is significantly limited by trees along the property line and as such providing landscaping is not viewable from the general public.

- **A lighting plan.**
    - Attachment G includes exterior lighting plans for both proposed buildings.

- **The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and buildings or structures.**
    - There will be no additional covenants, easement, or other restrictions to be imposed on the use of land on MOAW property.

- **A schedule of development showing the approximate date for beginning and completion of each stage of construction of the planned development.**
    - Start of Construction: November 2025

  - Initiation of Operation: November 2027
  - Construction Completion: December 2027
  - Project Completion: March 2028

- **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 Traffic Impact Study Waiver application has been submitted along with this Planned Development application, see Attachment H.

- **A professional economic analysis acceptable to the City.**
  - This project does not change the treatment capacity of the water treatment plant, so other than revenue from construction activities, economic impact to the City of Sunset Hills is negligible.

- **Copies of all environmental impact studies as required by law.**
  - No environmental impact studies have been completed to date for this project. The owner does intend to obtain state revolving funds from MDNR, which does require cultural resources and additional environmental studies. As these are completed, they will be shared with the City.

- **An analysis setting forth the anticipated demand on all City services.**
  - This item is not applicable to this project. The water treatment plant provides service to the City, and County, with safe and reliable drinking water.

- **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.**
  - Off-site utility improvements required to service the planned development include the installation of a natural gas line which will be connected to the existing main line on Maurer Industrial Dr. Future usage from the new gas equipment will be enough to offset the cost of the main extension and service installation.
  - Attachment I shows a natural gas piping extension plan prepared by Spire Utility.

- **A stormwater management plan, to include stormwater calculations and site drainage plan for the planned development.**
  - We have been coordinating stormwater management at the site directly with the St. Louis Metropolitan Sewer District (MSD). Attached as Attachment J is their preliminary plan review letter and their comments. These comments have been addressed and will be submitted to MSD by the end of April.
  - This project will disturb more than 1 acre so a Land Disturbance Permit with Missouri Department of Natural Resources will also be requested.

- **A written summary of residents' comments, pertaining to the proposed application, from any meeting held pursuant to subsection 7.4.3 above.**
    - A neighborhood meeting was held April 3rd from 1:00 pm to 2:00pm to solicit input and comments from property owners that reside within 500 feet of the property line as required by the City of Sunset Hills code. Attached as Attachment K is the letter sent to property owners for the meeting. Also attached as Attachment L is the list of attendees at the meeting.
    - The comments received from the residents are provided as Attachment M.

We appreciate the City's consideration for this Planned Development application and welcome the opportunity to discuss any of the supplied information.

Very truly yours,

Todd Archer

Todd Archer, PE
Engineering Manager

Black & Veatch Corporation

Attachment A – Statement from MOAW Approving Black & Veatch to File this Application

Attachment B – Overall Site Plan

Attachment C – Scaled Site Plan of the Proposed Developments, with Setback Lines

Attachment D – Scaled Site Plan with the Existing Contiguous Land Uses, Natural Topographic Features of the Property, and Zoning Districts

Attachment E – Scaled Site Plan with the Lot Area, Required Setbacks, Contour Lines, and the Location, Floor Area Ratio, Lot Area Coverage and Heights of Buildings and Structures, and the Number of Parking Spaces and Loading Areas

Attachment F – Isometric Drawings of the Process Building and Softening Building

Attachment G – Exterior Lighting Plans for the Process and Softening Buildings

Attachment H – Sunset Hills Traffic Study Waiver Application

Attachment I – Natural Gas Utility Improvement Plan

Attachment J – MSD Stormwater Preliminary Plan Letter

Attachment K – Letter Sent to Property Owners for Neighborhood Meeting

Attachment L – List of Neighborhood Meeting Attendees

Attachment M – List of Comments from Neighborhood Meeting

MISSOURI AMERICAN WATER

ATTACHMENT A
APPROVAL LETTER FROM PROPERTY OWNER

April 9, 2025

Todd Archer, PE
12400 Olive Blvd, Suite 507
Creve Coeur, MO 63141

Dear Mr. Archer:

As the Engineer for Missouri American Water Company's South Water Treatment Plant *Process Improvements* project, you are authorized to submit the City of Sunset Hills Proposed Development Application on behalf of Missouri American Water for this project.

Thank you,

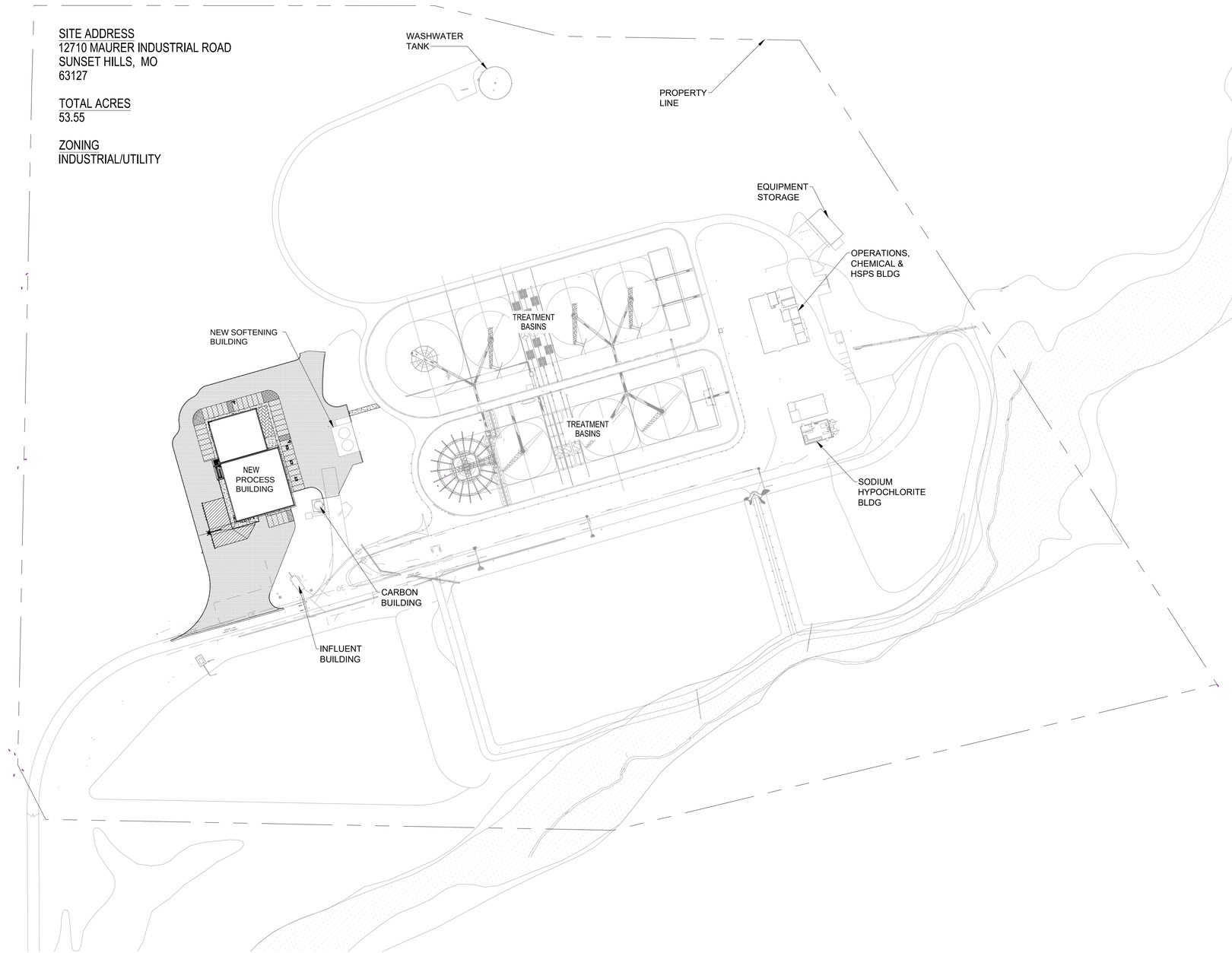
Ben Teymouri, PE
Senior Project Engineer
Missouri American Water

ATTACHMENT B
OVERALL SITE PLAN

SITE ADDRESS
12710 MAURER INDUSTRIAL ROAD
SUNSET HILLS, MO
63127

TOTAL ACRES
53.55

ZONING
INDUSTRIAL/UTILITY



SOUTH COUNTY WTP - SITE PLAN
1" = 100'-0"

100' 50' 0 100' 200'
1"=100'

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri
Professional Engineering Corporation
License No. 001646
12400 Olive Blvd #507
St. Louis, Missouri 63017
636.532.7940

SUBCONSULTANT:
LION 3703 MASON RD ST. LOUIS, MO 63129 314.429.2081
Flinn engineering
MILLENNIA PROFESSIONAL SERVICES
MISSOURI AMERICAN WATER

SOUTH WATER TREATMENT PLANT CHEMICAL STORAGE AND FEED UPGRADES

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS AND RECORD OF ISSUE

DESIGNED:	KAS
DETAILED:	
CHECKED:	
APPROVED:	
DATE:	MAR 2025
PROJECT NO.:	417593

CIVIL

CIVIL

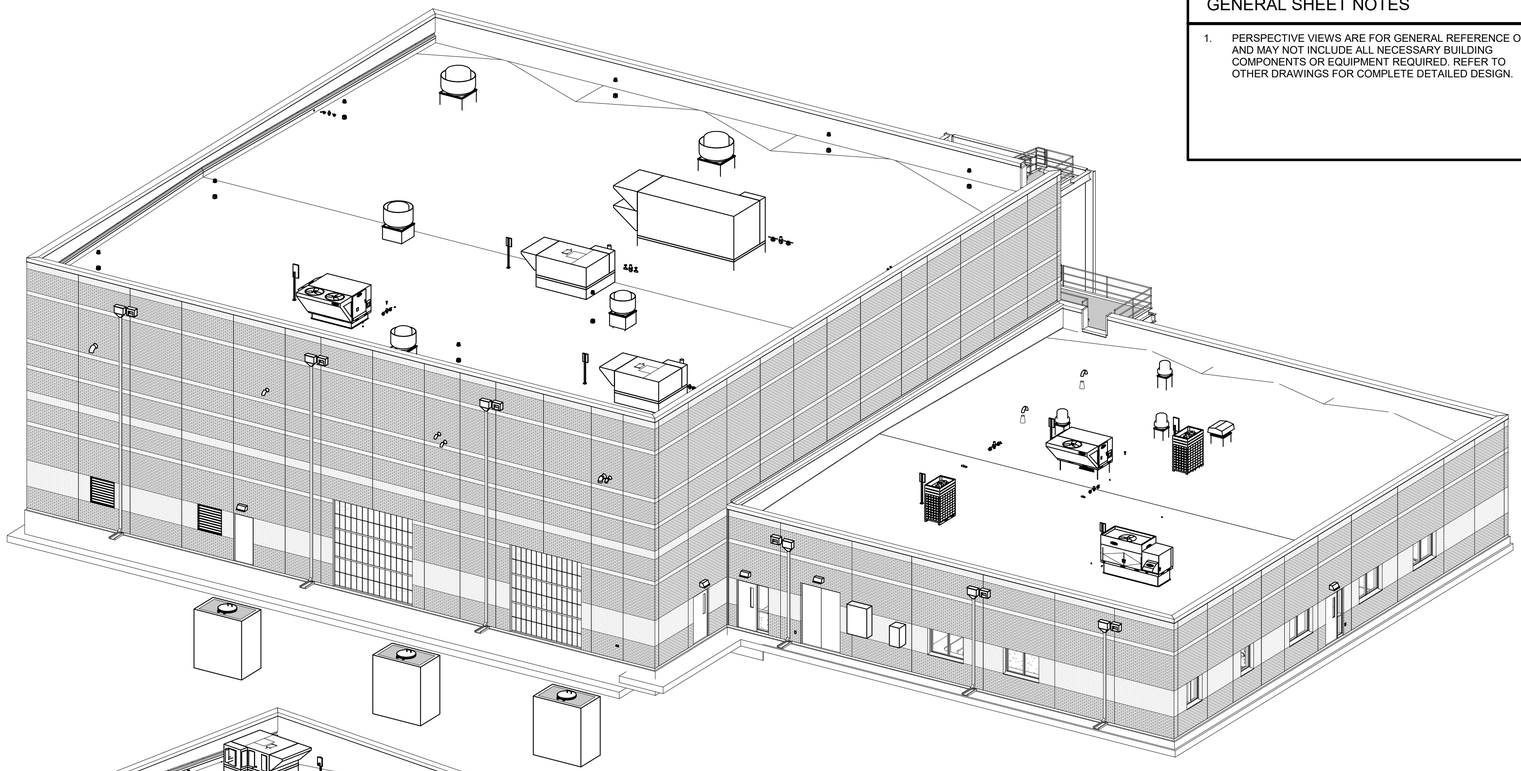
OVERALL SITE

EXHIBIT OF

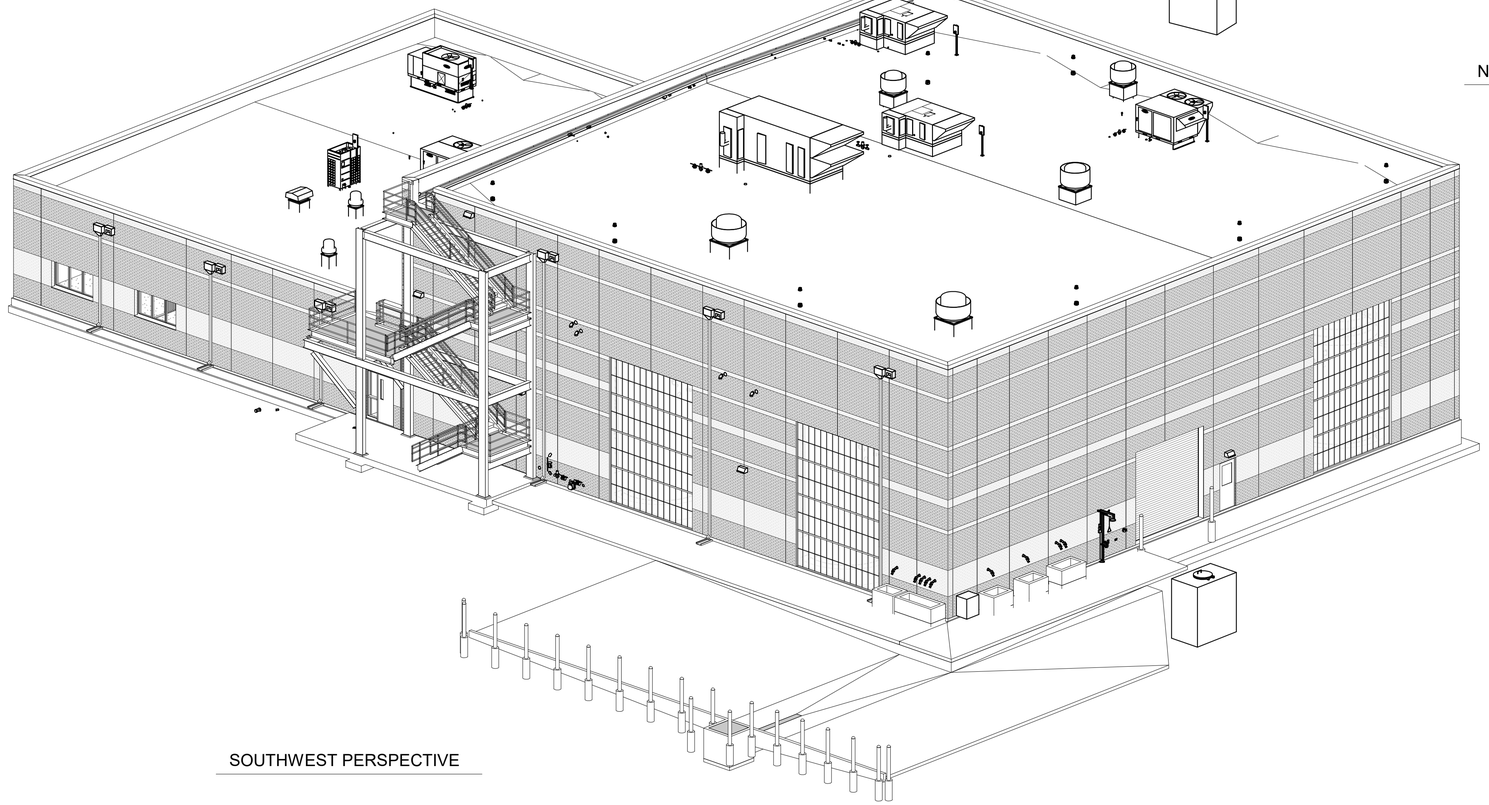
PLOTTED: 3/11/2025 6:38:34 AM
FILE: \\WDMYCLOUDMIRROR\PUBLIC\FLINN ENGINEERING\PROJECTS\23-014 BV MO-AM SOUTH PLANT CHEM\DWGS\SITE PLAN FOR SUNSET HILLS.DWG
FD11000
D11000

ATTACHMENT F

ISOMETRIC DRAWINGS OF PROPOSED BUILDINGS



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

GENERAL SHEET NOTES

1. PERSPECTIVE VIEWS ARE FOR GENERAL REFERENCE ONLY AND MAY NOT INCLUDE ALL NECESSARY BUILDING COMPONENTS OR EQUIPMENT REQUIRED. REFER TO OTHER DRAWINGS FOR COMPLETE DETAILED DESIGN.

Black & Veatch Architects, LLC
State of Missouri Authorized
Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

SUBCONSULTANTS:
LION
Flinn engineering
MILLENNIA PROFESSIONAL SERVICES

MISSOURI AMERICAN WATER

MISSOURI AMERICAN WATER

MOAW SOUTH WTP - CHEMICAL FEED UPGRADES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	
DETAILED:	
CHECKED:	PDR
APPROVED:	
DATE:	OCTOBER 2024
PROJECT NO.:	417593

CHEMICAL FEED AND STORAGE

ARCHITECTURAL

PERSPECTIVES

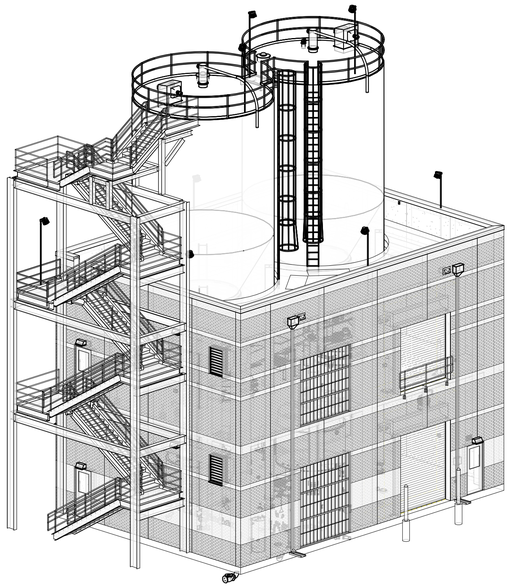
A-85-001 | OF

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

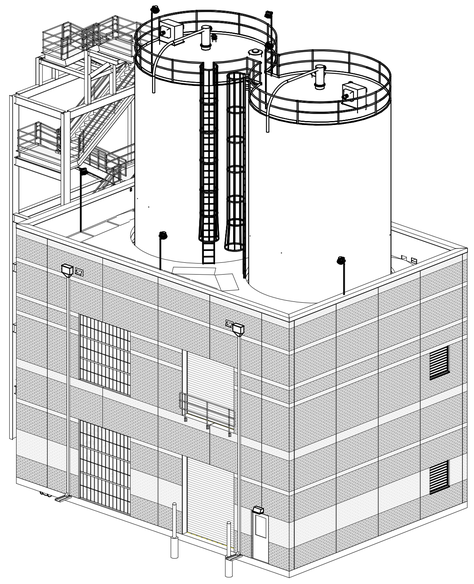
PLOTTED: 11/14/2024 8:51:03 AM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D1000

GENERAL SHEET NOTES

1. PERSPECTIVE VIEWS ARE FOR GENERAL REFERENCE ONLY AND MAY NOT INCLUDE ALL NECESSARY BUILDING COMPONENTS OR EQUIPMENT REQUIRED. REFER TO OTHER DRAWINGS FOR COMPLETE DETAILED DESIGN.



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

Black & Veatch Architects, LLC
State of Missouri Authorized Architectural Corporation No. 2016000406
11401 Lamar Ave
Overland Park, KS 66211

SUBCONSULTANTS:

LION
Flinn engineering
MILLENNIA PROFESSIONAL SERVICES

MISSOURI AMERICAN WATER

MISSOURI AMERICAN WATER

MOAW SOUTH WTP - CHEMICAL FEED UPGRADES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RAB
DETAILED:	
CHECKED:	PDR
APPROVED:	
DATE:	MARCH 2025
PROJECT NO.:	417593

SOFTENING BUILDING

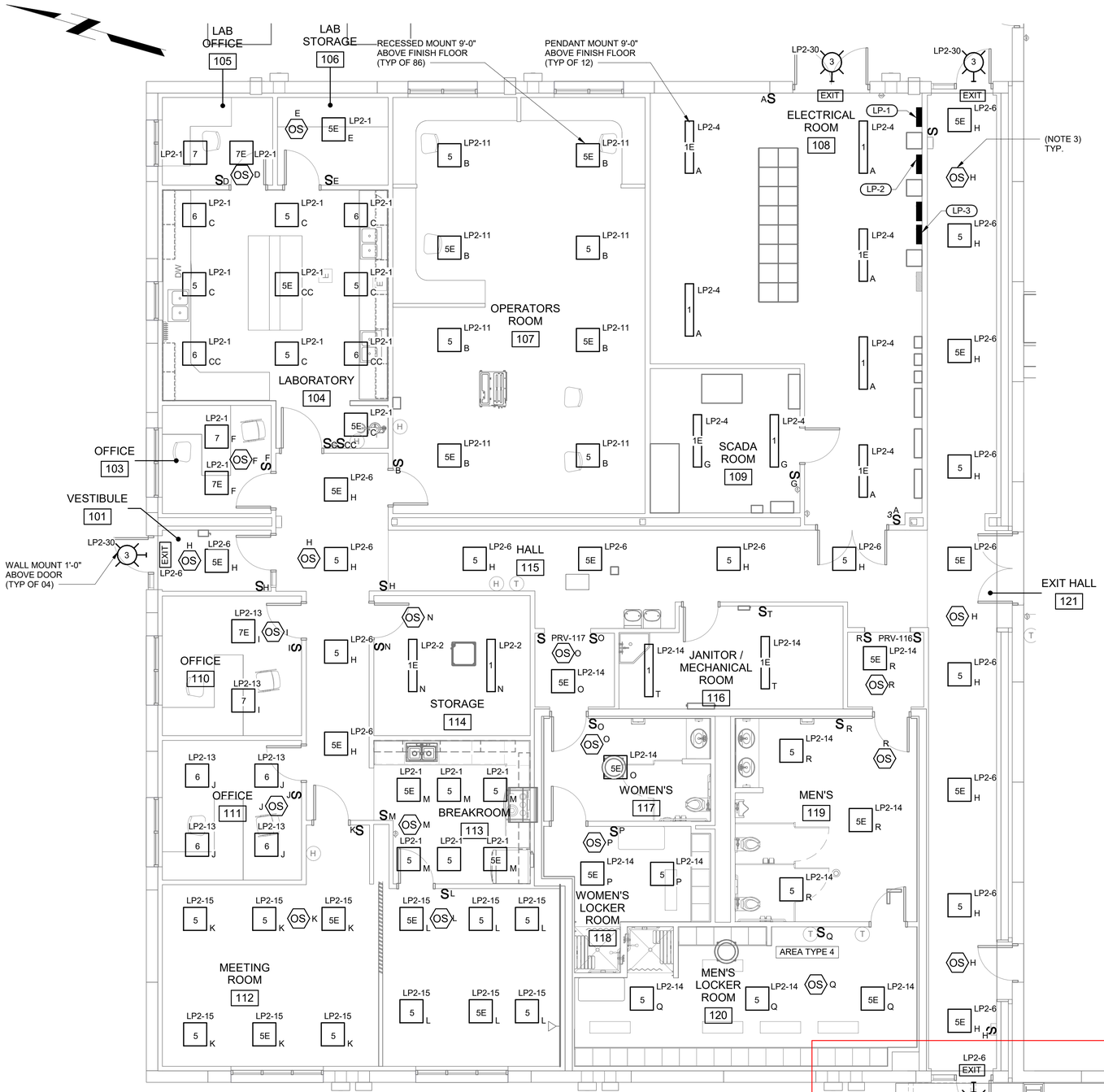
ARCHITECTURAL

PERSPECTIVES

A-90-001 | OF

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

PLOTTED: 3/3/2025 11:04:22 AM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D11000



OFFICE AREA OPERATING FLOOR - LIGHTING PLAN

3/16" = 1'-0"

1 STAIRCASE LIGHTING SECTION

3/16" = 1'-0"

6' 4' 2' 0' 5' 10'

3/16" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

GENERAL NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWINGS E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULE.
3. LIGHTS IN ROOM SHALL AUTOMATICALLY BE TURNED ON/OFF BASED ON OCCUPANCYSENSORS.
4. OCCUPANCY SENSORS SHOWN ON THIS DRAWING SHALL BE INSTALLED AND WIRED BY THE CONTACTOR AS REQUIRED.

OCCUPANCY SENSORS:

OS WALL STOPPER MODEL # DT-300
WITH POWER PACK MODEL # B120E-P

ATTACHMENT G

EXTERIOR LIGHTING PLANS

BLACK & VEATCH

Black & Veatch Corporation
Kansas City, Missouri

SUBCONSULTANTS:

LION
Flinn engineering
MILLENNIA PROFESSIONAL SERVICES

MISSOURI AMERICAN WATER

MISSOURI AMERICAN WATER

MOAW SOUTH WTP - CHEMICAL FEED UPGRADES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	-
APPROVED:	-
DATE:	MARCH 2025
PROJECT NO.:	417593

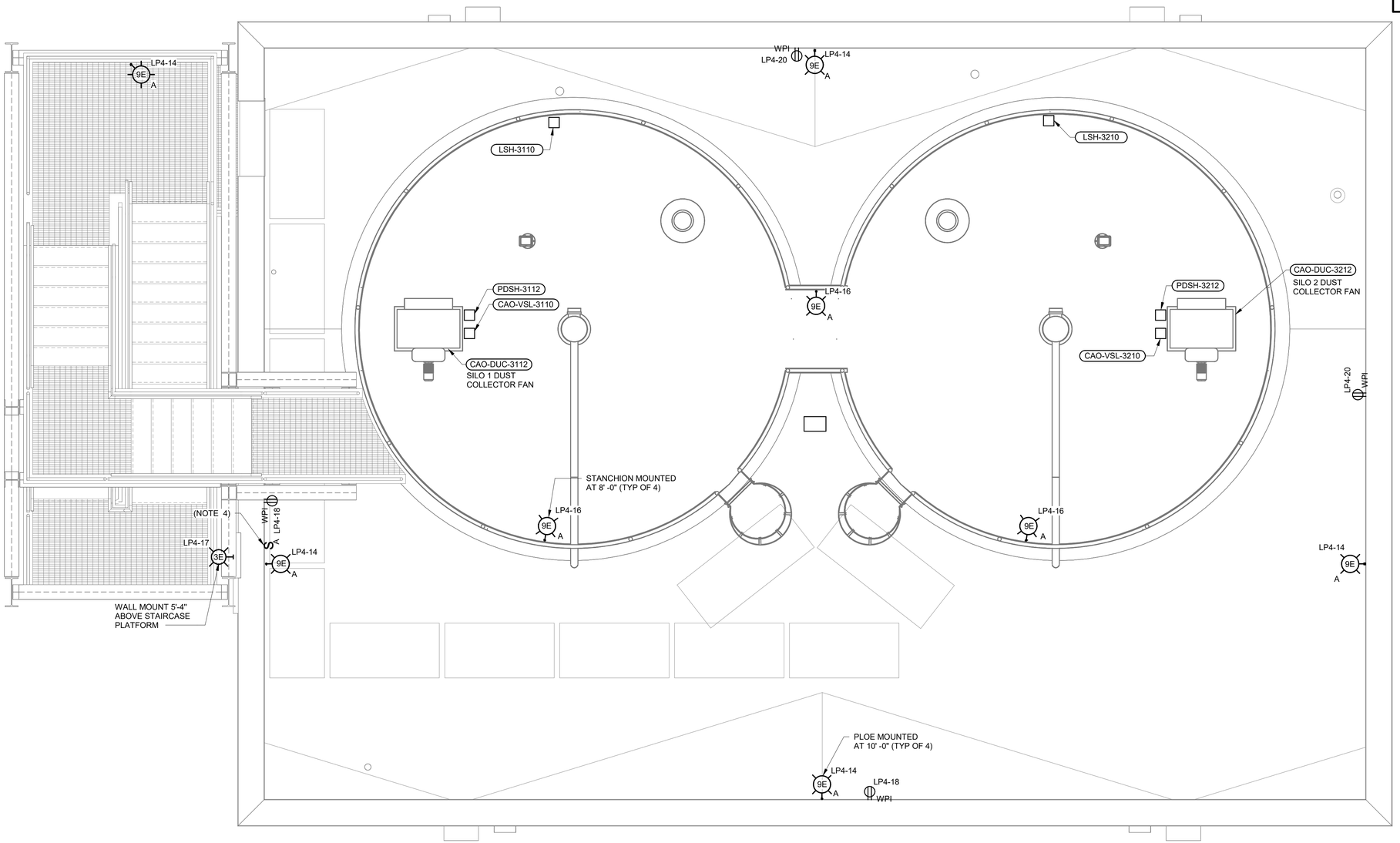
CHEMICAL FEED AND STORAGE

ELECTRICAL

OFFICE AREA OPERATING FLOOR - LIGHTING PLAN

E-85-105 | OF

PLOTTED: 06-Mar-25 3:46:41 PM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 85 CHEM FEED_BV.rvt
REVIT VERSION: 2024
D11000



ROOF POWER AND LIGHTING PLAN

3/8" = 1'-0"

12" 0' 1' 2' 3' 4' 5' 6' 7'

3/8" = 1'-0"

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

GENERAL SHEET NOTES

1. SEE DRAWINGS E-00-001 AND E-00-002 FOR ELECTRICAL LEGENDS, ABBREVIATIONS & NOTES.
2. SEE DRAWING E-85-601 FOR LIGHTING FIXTURE AND PANEL BOARD SCHEDULES.
3. CONTRACTOR SHALL COORDINATE LIME SYSTEM DEVICE WIRING WITH FINAL EQUIPMENT SHOP DRAWINGS, PLAN REPRESENTATIONS OF INSTRUMENTATION AND VALVING ARE FOR REFERENCE ONLY.
4. ALL ROOF LIGHT FIXTURES SHALL CONTROLLED BY SWITCH MOUNTED ON STAIRWELL.

SHEET KEYNOTES

BLACK & VEATCH

Black & Veatch Corporation
Kansas City, Missouri

SUBCONSULTANTS:
LION
Flinn engineering
MILLENNIA PROFESSIONAL SERVICES

MISSOURI AMERICAN WATER

MISSOURI AMERICAN WATER

MOAW SOUTH WTP - CHEMICAL FEED UPGRADES

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS AND RECORD OF ISSUE

DESIGNED:	JCK
DETAILED:	SSS
CHECKED:	
APPROVED:	
DATE:	MARCH 2025
PROJECT NO.:	417593

SOFTENING BUILDING

ELECTRICAL

ROOF POWER AND LIGHTING PLAN

E-90-103

OF

PLOTTED: 11-Mar-25 11:38:04 AM
FILE: Autodesk Docs://417593 - MOAW Chem Storage/417593 - 90 LIME STORAGE_BV.rvt
REVIT VERSION: 2024
D1000

Black & Veatch Corporation
12400 Olive Blvd, Suite 507, Creve Coeur, MO 63141
P +1 913-458-8707 E ArcherT@bv.com

ATTACHMENT H
TRAFFIC STUDY WAIVER APPLICATION

April 10, 2025

City of Sunset Hills
3939 S Lindbergh Blvd
Sunset Hills, 63127

Dear Board of Aldermen:

Please find enclosed a City of Sunset Hills Traffic Impact Study Waiver application pertaining to the Missouri American Water (MOAW) South Water Treatment Plant Process Improvements project, located at 12710 Maurer Industrial Dr, St. Louis, MO 63127. Attachment H.1 to this letter shows the proposed improvements to the site with an aerial background.

As outlined in Ordinance No. 2363, § 4, 7-9-2024, Paragraph 4.18 Traffic Impact Study Waiver, there are Standards of Review (Paragraph 4.18.4) for a waiver. These defined criteria are listed below with the applicant's response to the requested information.

- Business operations (present and future):
  - Business operations conducted on this property includes operation and maintenance of the water treatment plant located onsite. Current and future operations will have similar levels of traffic, as the proposed improvements are replacing existing equipment and processes.

- Primary users of the development:
  - MOAW employees are the primary users of the development. Vendors, contractors, and other entities that have business with MOAW will enter and leave the property, but MOAW is the sole permanent user of the development. Current and future operations will require the same level of staffing, and a result, similar levels of traffic are expected after the improvements.

- Peak business hours:
  - Peak business hours are 8am – 3pm. The plant operates 24 hours a day, 365 days a year.

- Site Plan
  - This project includes the construction of a new administrative and process building as well as a softening building. Current and future operations will have similar levels of traffic, as the proposed improvements are replacing existing equipment and processes.
  - Attachment H.2 to this letter shows an overall site plan for the proposed improvements.

- Existing and proposed site circulation:
  - The existing operations are located on the east side of the site. The proposed improvements will shift a majority of operations to the west side of the site. This provides additional operation from operations at the water treatment plant and nearby residents.

- Existing and proposed parking:
    - The existing office/trailer has 32 parking spaces, and will be demolished as a part of this project. The new administrative and process building will have 39 parking spaces.
    - Attachment H.3 to this letter shows existing parking at the office/trailer located onsite.

- Trip generation:
    - The proposed improvements are replacing existing equipment and processes, so the current and future operations will have similar levels of traffic.

- Traffic volume - Average daily traffic of roadway:
    - The proposed improvements are replacing existing equipment and processes, so the current and future operations will have similar levels of traffic.

- Planned improvements:
    - The proposed improvements are replacing existing equipment and processes, so the current and future operations will have similar levels of traffic.

- Crash data:
    - There is no publicly available crash data for roadways within the MOAW-owned property. There have been seven vehicular accidents on Maurer Industrial Dr since the beginning of 2015 according to Missouri State Highway Control data. All seven of these accidents were near Highway 30, which is a significant distance from the proposed development area.
    - The proposed improvements are replacing existing equipment and processes, so the current and future operations will have similar levels of traffic.

- Access management:
    - Access to the water treatment plant is restricted to prevent and respond to possible water contamination that could threaten public health. Access to the water treatment plant is controlled by MOAW security.

- Pedestrian accessibility:
    - Access to the water treatment plant is restricted to prevent and respond to possible water contamination that could threaten public health. Access to the water treatment plant is controlled by MOAW security.
    - The treatment plant entrance does not allow for public pedestrian access.

- Potential for vehicular queuing:
    - There is very low potential for vehicular queuing at this location, especially when entering the site. The site entrance road, Maurer Industrial Dr, extends past two entrances to a business park located to the west. Nearly all traffic that enters Maurer Industrial Drive from Highway 30 will enter this business park. There may be brief, minor vehicular queuing when vehicles are entering and leaving the site during the construction phase of this project. However, work for this development will take place within the property owned by MOAW and will have minimal to zero impact on public roadway traffic.

We appreciate the City's consideration for this waiver request and welcome the opportunity to discuss any of the supplied information.

Very truly yours,

Todd Archer

Todd Archer, PE
Engineering Manager

Black & Veatch Corporation

Attachment H.1 – Aerial Image of Site and Proposed Improvements
Attachment H.2 – Overall Site Plan of Proposed Improvements
Attachment H.3 – Aerial Image of Existing Parking

ATTACHMENT H.1

AERIAL IMAGE OF SITE AND
PROPOSED IMPROVEMENTS

MOAW
PROPERTY LINE

NEW
PAVING

NEW PROCESS
BUILDING

NEW
SOFTENING
BUILDING

Edelen Ln

GATED SITE
ENTRANCE

Maurer Industrial Dr.

Sunset Greens Dr

30

30

Google Earth

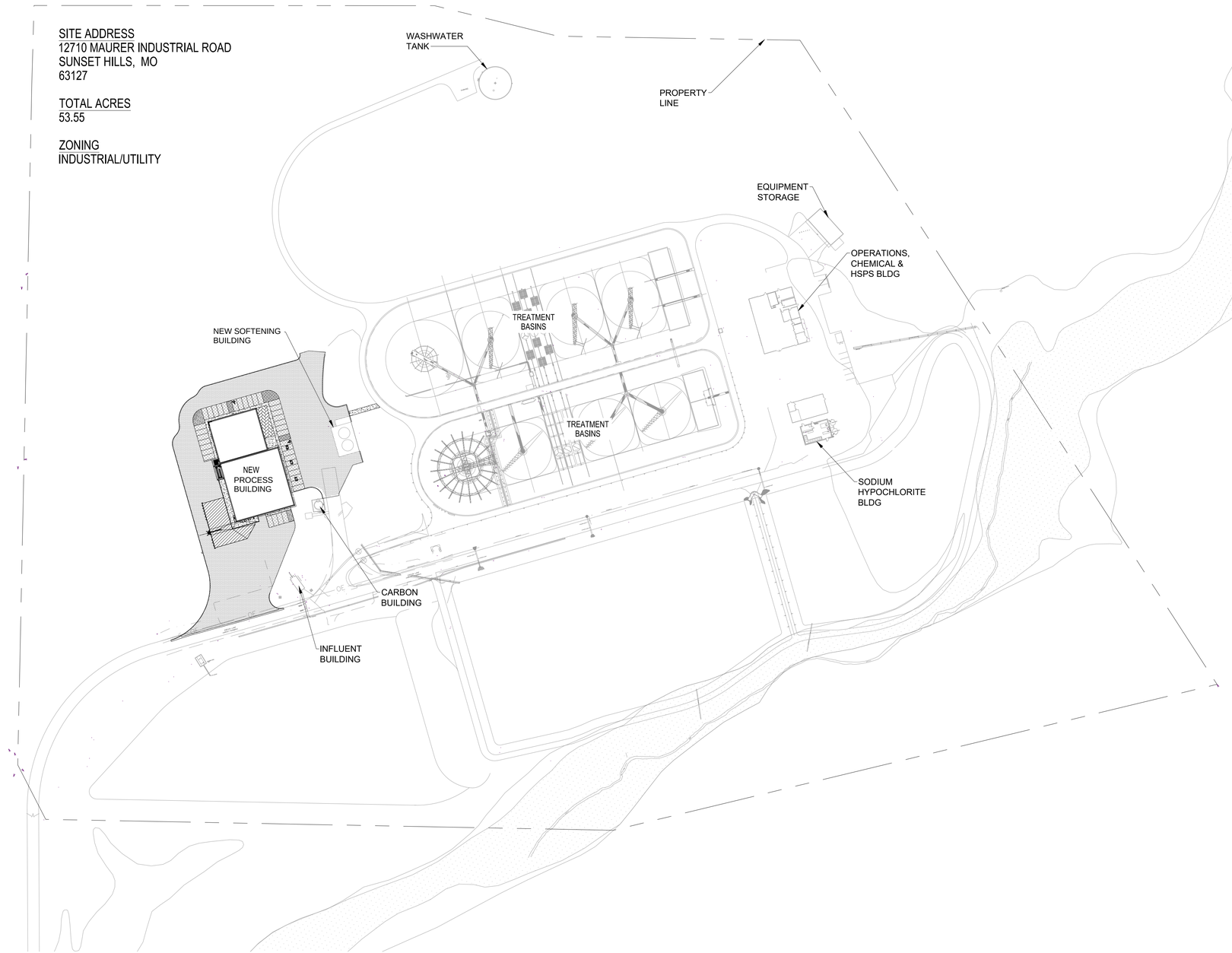
ATTACHMENT H.2

OVERALL SITE PLAN OF PROPOSED IMPROVEMENTS

SITE ADDRESS
12710 MAURER INDUSTRIAL ROAD
SUNSET HILLS, MO
63127

TOTAL ACRES
53.55

ZONING
INDUSTRIAL/UTILITY



SOUTH COUNTY WTP - SITE PLAN
1" = 100'-0"

100' 50' 0 100' 200'
1"=100'

(SCALE BAR IS 4" AT FULL SCALE) 0 1/2 1 2 3 4

BLACK & VEATCH
Black & Veatch Corporation
Saint Louis, Missouri
Professional Engineering Corporation
License No. 001646
12400 Olive Blvd #507
St. Louis, Missouri 63017
636.532.7940

SUBCONSULTANT:
LION 3703 MASON RD ST. LOUIS, MO 63129 314.429.2081
Flinn engineering
MILLENNIA PROFESSIONAL SERVICES

MISSOURI AMERICAN WATER

SOUTH WATER TREATMENT PLANT CHEMICAL STORAGE AND FEED UPGRADES

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS AND RECORD OF ISSUE	
DESIGNED:	KAS
DETAILED:	
CHECKED:	
APPROVED:	
DATE:	MAR 2025
PROJECT NO.:	417593

CIVIL

CIVIL

OVERALL SITE

EXHIBIT OF

PLOTTED: 3/11/2025 6:38:34 AM
FILE: \\WDMYCLOUDMIRROR\PUBLIC\FLINN ENGINEERING\PROJECTS\23-014 BV MO-AM SOUTH PLANT CHEM\DWGS\SITE PLAN FOR SUNSET HILLS.DWG
FD11000
D11000

ATTACHMENT H.3

AERIAL IMAGE OF
EXISTING PARKING

ATTACHMENT I

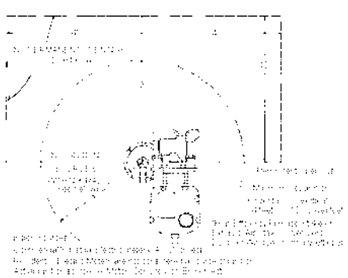
OFF-SITE NATURAL GAS UTILITY IMPROVEMENTS

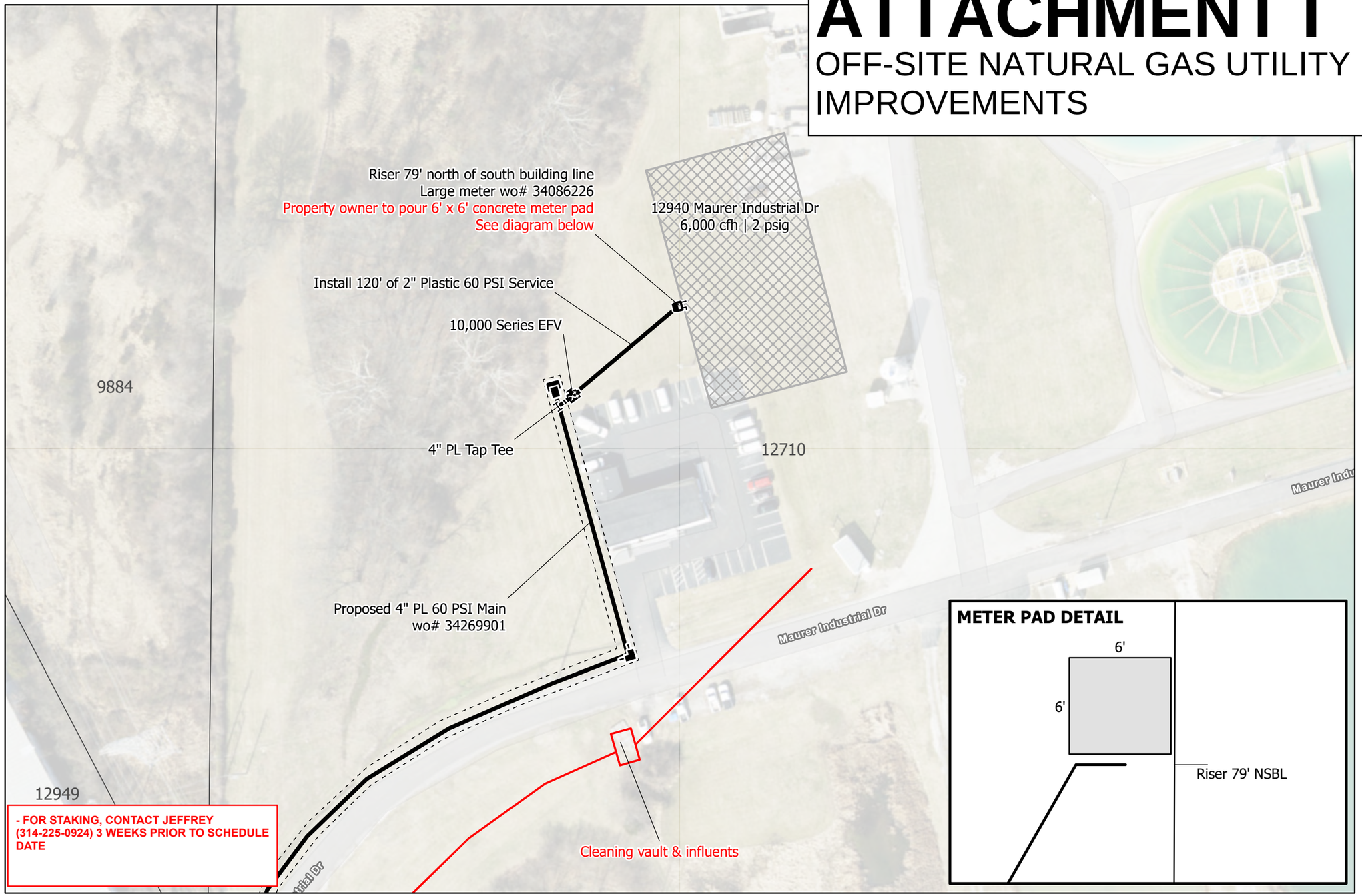
THE ROUTE OF THE GAS SERVICE MUST BE BROUGHT TO GRADE AND CLEARED OF BUILDING MATERIAL BY THE CUSTOMER PRIOR TO INSTALLATION.

GRANULAR BACKFILL, IF REQUIRED, IS TO BE PROVIDED BY THE CUSTOMER. IN WHICH CASE, SPIRE WILL NOT BE RESPONSIBLE FOR THE DISPOSAL OF EXCESS SPOIL FROM THE DITCH.

SPIRE TO ONLY PATCH THAT PAVEMENT REMOVED FOR THE INSTALLATION OF THE GAS SERVICE.

GAS METER MUST COMPLY WITH REQUIREMENTS SHOWN BELOW





METER PAD DETAIL

8.5" x 11" sheet may not be to scale

1 inch = 75 feet

DESIGNER: 42842

DATE: **8/27/2024**

REVISION DATE(S):

spire

Location: 12710 Maurer Industrial Dr
Municipality: Sunset Hills
Work Order: 34662150

12949
12955
12710
12852
12852
EXISTING 4"
NATURAL GAS LINE
4" PL (60 PSI)
2" PL (60 PSI)
4" PL (60 PSI)
4" ST (60 PSI)

Metropolitan St. Louis Sewer District
2350 Market Street
St. Louis, MO 63103

ATTACHMENT J
MSD PRELIMINARY PLAN REVIEW LETTER

August 29, 2024

Missouri American Water
Attn: Renee Lawrence
727 Craig Road
St. Louis, MO 63141

RE: South Water Treatment Plant Storage
(12949 Maurer Industrial Dr)
Basic Conceptual Review
MSD Rec. No. 24CNCPB-00054

Dear Ms. Lawrence:

We have completed a **basic conceptual review** of South Water Treatment Plant Chemical Storage and Feed Upgrades located at 12949 Maurer Industrial Drive in the City of Sunset Hills, Missouri.

Project Overview

The project is located in the Fenton WWTP service area and Meramec River watershed (storm water). Separate storm and sanitary sewers service this area of the District.

The proposed development consists of a new chemical feed building with new feed equipment and a new administrative building with offices, laboratory, and an operator control room.

Permits and their associated fees are determined during the plan approval process after formal submittal and review.

Stormwater Management

The below stormwater management requirements were made with the assumption that the site falls under the District's MS4 permit. If site is under its own Industrial User Permit with Stormwater pollution prevention requirements, then water quality components of the project do not fall under the District's jurisdiction. Stormwater quantity management would remain under the District's jurisdiction. A copy of the permit would need to be submitted to MSD during the review process to verify the site is not subject to the regional MS4 permit.

A tracking table showing all disturbance, differential, water quality, flood protection, and channel protection on the site since 2000 is required.

The plans do not list a disturbance area, but based off the work to be done, the disturbance area is expected to be more than one acre. If the disturbance is at least one acre, Post Construction Best Management Practices (BMPs) are required to treat the extents of the projects disturbed areas per our regions MS4 permit. A maintenance agreement and reserve area will need to be executed by the property owner to ensure perpetual maintenance and

operation of the BMP. Due to potential contamination from onsite chemicals, infiltration type BMPs will not be allowed.

If the existing site has 20% or less impervious, then the proposed expansion is considered a new development. New developments require volume reducing BMPs.

The plans do not list a differential, but if the cumulative differential since 2000 is greater than 2 cfs, then Channel Protection Storage Volume and Flood Protection Volume will be required for this site. Any proposed basins will require an impermeable liner. Nested basins are limited to a tributary area of 5 acres.

The developer will be required to provide a 100-year overland flow path.

The elevation of the 100-year flood plain and the ground water table should be considered when selecting the BMPs. The bottom of the bioretention media needs to be above the ground water table per MSD standards. Backwater valves may be required if the basin or media is below the 100-year high water elevation.

Note that projects that affect wetland or waters of the United States will likely be accompanied by an additional assessment of the feature as required by the U.S. Army Corp of Engineers and/or Missouri Department of Natural Resources under Clean Water Act section 401/ 404 permitting requirements. MSD may require documentation that the project has satisfied 401/404 permitting requirements prior to plan approval, or documentation that the activities are exempt.

Sanitary Sewer Service

The applicability of a connection fee for this project will be determined during the formal plan review, based on the number and size of the domestic water services.

An Industrial User Survey will be required. Pretreatment may be required. During formal plan review the proposed sanitary pretreatment will need to be evaluated by MSD's Department of Environmental Compliance to verify it meets the discharge standards of the District.

A sample manhole will be required for this project.

A grease trap may be required per local plumbing code.

Sanitary lateral must be 6" PVC at a minimum of 2.0% slope.

Sanitary flow estimates must be provided. These shall include the estimated average daily and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements, including pump station upgrades may be required based on the flow rates provided. A generator may need to be added to the existing pump station.

Other Items

Zone of influence sections may be required. The bottom of the footings needs to be outside of a 1:1 slope to the flowline of the sewer, BMP, or detention basin. Building footings may be extended to meet this requirement.

The plan set submitted for formal review should not show any future work. Future work will need to be submitted separately and would be a part of the larger common plan of development.

A Flood Plain study will be required.

The formal plan submittal will be sent to MSD's Department of Environmental Compliance for review.

Limitations of Conceptual Review

Detailed improvement plans for this project are not under formal review by the District at this time. Those plans and the supporting engineering calculations shall be formally submitted to MSD for review, approval and permits prior to the commencement of construction activities.

Unless otherwise indicated, any requirement mentioned in the conceptual review should be addressed during the formal plan review process. Conceptual review is normally done only once. Any new questions or other additional changes to the originally submitted plans should normally be resolved during plan review.

These comments are based on the submitted preliminary plans and data are provided as an initial guide. Understand that this conceptual review has been completed based upon the information available at the time. Note, if site and surrounding area conditions, weather conditions, as well as available information changes at any time in the future such changes could impact and/or change the comments made in this letter.

Conceptual review is subject to requirements of detailed review of the final design plans and is subordinate to the review and approval of said final design plans. This project is not currently under review of final project plans.

Sincerely,

Mariah Criddle

Mariah Criddle
Civil Engineer
Engineering/Planning-Development Review

Black & Veatch Corporation
12400 Olive Blvd, Suite 507, Creve Coeur, MO 63141
P +1 913-458-8707 **E** ArcherT@bv.com

ATTACHMENT K
NEIGHBORHOOD NOTICE LETTER

March 19, 2025

Dear Resident:

Missouri American Water (MOAW) is considering improvements to their property, the South Water Treatment Plant, located at 12710 Maurer Industrial Dr, St. Louis, MO 63127. The City of Sunset Hills planned development process requires that a neighborhood meeting be held for residents within 500 ft of the property that is proposing improvements. The intent of the meeting to share information about the *"South Water Treatment Plant – Process Improvements"* project and answer questions. The meeting is scheduled for April 3, 2025 between 1:00pm and 2:00pm and will be held at Sunset Hills City Hall, 3939 S Lindbergh Blvd, Saint Louis, MO 63127.

Very truly yours,

Todd Archer, P.E.
Engineering Manager

Black & Veatch Corporation

BLACK & VEATCH

NEIGHBORHOOD MEETING ATTENDANCE

ATTACHMENT L
LIST OF NEIGHBORHOOD MEETING ATTENDEES

Date:	4/3/2025	**Meeting Time (Start and End Time):**	1:00 to 2:00 pm CT
Meeting Location:	Sunset Hills City Hall, 3939 S Lindbergh Blvd, Sunset Hills, Missouri 63127		
Presenter(s):	Todd Archer and Jake Hasty		
Project:	South Water Treatment Plant Process Improvements		
Project Location:	12720 Maurer Industrial Dr, St. Louis, MO 63127		
Subject/Purpose:	Neighborhood Meeting for Sunset Hills Pre-Application Process		

Full Name	Property Address	Phone Number	E-Mail
Todd Archer (Engineer)	NA	NA	NA
Jake Hasty (Engineer)	NA	NA	NA
Ann Gestrich	9837 Eagle Hill Ln	(314) 496-4594	agestrich@charter.net
Shawn Charney	12503 Sunset Greens Dr	314-322-1875	SHAWNCHARNEY@gmail.com
Don Stoppelmann	12516 Sunset Greens DR	314-341-0679	Stopps51@hotmail.com
Laurie Stoppelmann	12516 Sunset Greens Dr.	314-249-6593	"
Thomas Kraska	12963 Maurice Industrial	314-647-3535	tkraska@ksgcstl.com

ATTACHMENT M
LIST OF COMMENTS FROM NEIGHBORHOOD MEETING

Neighborhood Meeting on April 3, 2025
Attendance Sign-In
(Pre-Application Requirement for City of Sunset Hills Site Development Process)

Property Owner	Address	City, ST Zip	Attended/ Called	Comment
CHARNEY SHAWN M & RACHEL L H/W	12503 SUNSET GREENS DR	SAINT LOUIS, MO 63127	Yes	Shawn is HOA President for Sunset Greens Dr. (neighborhood to east). Shawn inquired about light and sound pollution. He said he would help with coordination with neighborhood during construction.
GESTRICH ANN LIVING TRUST THE	9837 EAGLE HILL LN	SAINT LOUIS, MO 63127	Yes	Ann is on HOA for Eagle Hill Lane. She noted this looked to increase site aesthetics.
KRASKA ENTERPRISES LLC	12963 MAURER INDUSTRIAL DR	SAINT LOUIS, MO 63127	Yes	A proxy for Tom Kraska attended. His concern is additional wear and tear on the road between Gravois Road and MOAW gate. He noted the road is privately owned, although its unclear by whom.
STOPPELMANN DONALD L & LAURIE J REV	12516 SUNSET GREENS DR	SAINT LOUIS, MO 63127	Yes	Don and Laurie are immediately adjacent the WTP property line on east. Their primary concern was light and sound pollution. They were also concerned with hours of operation during construction.
GEBHART JOANN TRUSTEE	12504 SUNSET GREENS DR	SAINT LOUIS, MO 63127	Yes (called)	Called on 4/1. Stated could not make meeting. Supported project.
H & H GREECE LLC	1401 S BRENTWOOD BLVD 650	SAINT LOUIS, MO 63144	Yes (called)	Called on 4/1. Could not make meeting. Emailed info on project. No formal position, seemed amendable.
AJ BORZILLO INC	9818 KIMKER LN	SAINT LOUIS, MO 63127	No	
ANSELM MATTHEW & TERRY TERESA T/E	9866 KIMKER LN	SAINT LOUIS, MO 63127	No	
ASSESSOR INFORMATION WITHHELD	9848 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
BAKER RICK & EMILIE QUALIFIED SPOUSAL	9849 SUNSET GREENS DR	SAINT LOUIS, MO 63127	No	
BATSCH THOMAS J & TONI L H/W	8710 PARDEE LN	SAINT LOUIS, MO 63126	No	
BERRY KENT D & JENNIFER J T/E	12809 POINTE DR	SAINT LOUIS, MO 63127	No	
BLASE JOHN C REVOCABLE TRUST THE	12563 GRANDVIEW FOREST DR	SAINT LOUIS, MO 63127	No	
BOGOSIAN JOSEPH M	9837 KIMKER LN	SAINT LOUIS, MO 63127	No	
BOSSE JOSEPH B SANDRA N H/W	9838 SUNSET GREENS DR	SAINT LOUIS, MO 63127	No	
BROUK GREGORY W & ANGELA L H/W	12522 SUNSET GREENS DR	SAINT LOUIS, MO 63127	No	
BURCHELL THOMAS B & TAMARA L H/W	12564 GRANDVIEW FOREST DR	SAINT LOUIS, MO 63127	No	
CLARK KEVIN P & JAMIE D T/E	9854 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
D&P PROPERTY L L C	12 WOOD ACRE RD	SAINT LOUIS, MO 63124	No	
DUESENBERG BRENT C & JANYCE S H/W	9844 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
EGGLESTON KOREY & SARAH T/E	9846 LEBANON GREENS DR	SAINT LOUIS, MO 63127	No	
FRIBIS PATRICIA A	9843 SUNSET GREENS DR	SAINT LOUIS, MO 63127	No	
FRIENDSHIP VILLAGE OF SOUTH COUNTY	12563 VILLAGE CIRCLE DR	SAINT LOUIS, MO 63127	No	
GENDER PATRICIA J TRUSTEE	9821 KIMKER LN	SAINT LOUIS, MO 63127	No	
GOVAIA RUTH I MARITAL TRUST	9832 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
GRANDVIEW RESIDENTIAL HOMEOWNERS ASSN	1 MCBRIDE & SON CENTER DR	CHESTERFIELD, MO 63005	No	
GRANDVIEW RESIDENTIAL HOMEOWNERS ASSN	1 MCBRIDE & SON CENTER DR	CHESTERFIELD, MO 63005	No	
GRANDVIEW RESIDENTIAL HOMEOWNERS ASSN	1 MCBRIDE & SON CENTER DR	CHESTERFIELD, MO 63005	No	
GRESHAM TOM & CHRIS FAMILY TRUST	9837 SUNSET GREENS DR	SAINT LOUIS, MO 63127	No	
GUEST VENTURES L L C	1040 BRIDLEWOOD VALLEY PT	HIGH RIDGE, MO 63049	No	
HEIZER HELEN M REVOCABLE LIVING TRUST	1220 TOPPING RD	SAINT LOUIS, MO 63131	No	
HEIZER HELEN M REVOCABLE LIVING TRUST	1220 TOPPING RD	SAINT LOUIS, MO 63131	No	
HEIZER HELEN M REVOCABLE LIVING TRUST	1220 TOPPING RD	SAINT LOUIS, MO 63131	No	
HERTEL KARL E & HEATHER E JOINT	9812 EAGLE CREST CT	SAINT LOUIS, MO 63127	No	
HOFF JUDITH LIV TRUST	9857 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
JIANG WEIBING & ZHENG YI T/E	1414 PIEDRAS PKWY	FENTON, MO 63026	No	
JOBE ADAM & BETHANY T/E	12510 SUNSET GREENS DR	SAINT LOUIS, MO 63127	No	
LANSFORD MITCHELL JOHN & ELIZABETH SUSAN	9852 LEBANON GREENS DR	SAINT LOUIS, MO 63127	No	
LAWSON MICHAEL & TERESA T/E	9814 KIMKER RD	SAINT LOUIS, MO 63127	No	

Neighborhood Meeting on April 3, 2025

Attendance Sign-In

(Pre-Application Requirement for
City of Sunset Hills Site Development Process)

Property Owner	Address	City, ST Zip	Attended/ Called	Comment
MENKER KEITH J & CHRISTINE M H/W	9843 KIMKER LN	SAINT LOUIS, MO 63127	No	
MISSOURI AMERICAN WATER CO	PO BOX 2738	CAMDEN, NJ 08101	No	
MORAN MATTHEW J & LAURA A H/W	9836 KIMKER RD	SAINT LOUIS, MO 63127	No	
NIEMI NICHOLAS & NATALIE T/E	12552 GRANDVIEW FOREST DR	SAINT LOUIS, MO 63127	No	
NOLTING REVOCABLE LIVING TRUST	9875 KIMKER LN	SAINT LOUIS, MO 63127	No	
NORBERG JAMES & CHRISTINA H/W	9845 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
PHAN LAN ANH & NGUYEN BILLY DINH T/E	9851 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
PRO INVESTMENTS LLC	1514 PACLAND PL	CHESTERFIELD, MO 63005	No	
ROLA MATHEW P SUSAN L H/W	9881 KIMKER LN	SAINT LOUIS, MO 63127	No	
SCHLUETER BRIAN A & HOLLIE M H/W	12568 GRANDVIEW FOREST DR	SAINT LOUIS, MO 63127	No	
SEAY THOMAS & GAYLE T/E	11234 POINTE CT	SAINT LOUIS, MO 63127	No	
SHEPARD LIVING TRUST THE	12801 POINTE DR	SAINT LOUIS, MO 63127	No	
SM HOLDING LLC	16005 S BRENTWOOD BLVD SUITE 770	SAINT LOUIS, MO 63144	No	
SMITH DOROTHY D 2010 TRUST AGREEMENT	680 CRAIG RD SUITE 101	SAINT LOUIS, MO 63141	No	
SMITH LAWRENCE H TRUSTEE	9854 KIMKER LN	SAINT LOUIS, MO 63127	No	
SUNSET GREENS HOMEOWNERS ASSOCIATION	9822 LEBANON GREENS DR	SAINT LOUIS, MO 63127	No	
SUNSET GREENS HOMEOWNERS ASSOCIATION	9822 LEBANON GREENS DR	SAINT LOUIS, MO 63127	No	
SUNSET POINTE TRUSTEES	12819 POINTE DR	SAINT LOUIS, MO 63127	No	
SZKTAJ THADDEUS & MARGARET TRUST	9850 SUNSET GREENS DR	SAINT LOUIS, MO 63127	No	
VAN CARDO BRIAN & JULIE H/W	12555 GRANDVIEW FOREST DR	SAINT LOUIS, MO 63127	No	
WALDROP SHAWN T & LESLIE C H/W	12559 GRANDVIEW FOREST DR	SAINT LOUIS, MO 63127	No	
WALKER YVONNE C REVOCABLE LIVING TRUST	9825 KIMKER LN	SAINT LOUIS, MO 63127	No	
WALLS JERRY A & STACEY A H/W	9855 KIMKER LN	SAINT LOUIS, MO 63127	No	
WALTER ERIC M & ANDREA N T/E	12556 GRANDVIEW FOREST DR	SAINT LOUIS, MO 63127	No	
WILKE ROGER C & DEBRA J JOINT REVOCABLE	9839 LEBANON GREENS DR	SAINT LOUIS, MO 63127	No	
WURM JAMES G & VIRGINIA A T/E	9857 EAGLE HILL LN	SAINT LOUIS, MO 63127	No	
YANKER KEVIN M & LISA D T/E	9850 KIMKER RD	SAINT LOUIS, MO 63127	No	
YOUSEF SAFWAT & MARY H/W	9840 LEBANON GREENS DR	SAINT LOUIS, MO 63127	No	

Black & Veatch Corporation
12400 Olive Blvd, Suite 507, Creve Coeur, MO 63141
P +1 913-458-8707 E ArcherT@bv.com

December 17, 2025

City of Sunset Hills
Attention: Mike Knight
3939 S Lindbergh Blvd
Sunset Hills, 63127

Subject: Site Development Allowances for the South Water Treatment Plant Process Improvements

Dear Mr. Knight:

As requested in the City's Plan Development Permit comment letter, dated December 8, 2025, below is a list of requested site development allowances for the Missouri American Water South Water Treatment Plant Process Improvements project, located at 12710 Maurer Industrial Dr, St. Louis, MO 63127.

1. Building Height Allowance - The project site is zoned as "Light Industrial" and per zoning the maximum allowable height is 50-feet. The Softening Building has a process component that will be 63-feet in height which is required to maximize efficiency of the equipment and provide adequate lime for softening to meet design requirements. A site development allowance to allow the proposed height is requested.

2. Building Setback- Per Section 3.3 on Dimensional Standards, areas zoned Light Industrial and adjacent to residential areas should have a setback distance of 50 feet plus 10 additional feet per every foot of building height for buildings over 35 feet in height. The maximum height of a proposed structure is 63 feet. This would require a setback distance of 480 feet from the existing property line which would conflict with existing structures onsite. It's requested setback distances align with existing structures on the site. See Attachment A for the proposed setback distances.

3. Landscape Requirements - Landscape requirements for the City are outlined in Section 4.2. A site development allowance for all these requirements is being requested. As a public utility, keeping water rates affordable is a key driver, and as such, landscaping at a facility like this can detract from MOAW's mission of providing safe, reliable drinking water. As a result, no bushes or trees are proposed for the project. Disturbed areas will be seeded with a grass mixture compatible for this region. Additionally, visibility into the property from nearby residential areas is significantly limited by dense vegetation, including a mix of trees and undergrowth along the property line, and as such, providing landscaping would not be viewable by the general public. Lastly, the property is not open to the public.

4. Parking Lot Lighting - During the Neighborhood Meeting light pollution was the primary concern. To be responsive to the neighbors, the exterior lighting was held to a minimum on the plans. With that said, there is still sufficient light immediately around points of ingress and egress to each of the buildings and lighting in these areas are within the City's lighting requirements. Additionally, lighting maximums at the project boundary are below the maximum value of 0.5 foot-candles.

The minimum foot-candles throughout the parking area is not met. Additionally, the light levels at doors to the buildings exceeds the maximum foot-candles, although due to the cutoff light fixtures the light levels quickly dissipate. A site development allowance for minimum and maximum light levels is being requested. The provided lighting also meets the needs of Missouri American Water.

Very truly yours,

Todd Archer, PE
Engineering Manager

Black & Veatch Corporation

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING 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 ON A 53.6 ACRE TRACT OF LAND LOCATED AT 12710 MAURER INDUSTRIAL DRIVE.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

Bill or Petition #:_____

Name of Applicant:_Missouri American Water_____

Reason for 2nd Reading Request – Please explain in detail why there is a need to expedite this application:_____

Missouri American Water respectfully requests that the Board of Aldermen allow both readings of the application to occur at the same meeting. Expediting this approval will provide the Contractor additional time during the peak construction season, which is expected to result in more competitive bid pricing. As a public utility project, the work will provide direct benefit to the residents and the City of Sunset Hills, and timely approval will help ensure the project is delivered efficiently and cost effectively.

Have the neighboring properties been contacted? Yes No

Do the neighboring property owners have any objections to the proposal? Yes No

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:
Department of Planning Public Works: Completed
City Administrator: Completed

SUBJECT: 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.

ATTACHED REFERENCE DOCUMENTS:
Proposed ordinance
Staff report
Ownership Authorization
Survey and Legal Description

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. T**he 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**.

The existing PD-BC zoning district is a legacy zoning classification that may remain in place but does not allow amendments or substantial site modifications under the current Unified Development Ordinance. As a result, the property must first be rezoned to an active zoning district before the applicant can pursue a Planned Development Permit for the proposed site improvements.

The subject property is designated Commercial in the City's Comprehensive Plan and is surrounded by similarly zoned commercial properties, making the proposed Local Commercial zoning designation consistent with the City's land use plan. 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.

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.

MEETING HISTORY:
Planning & Zoning Commission: March 4, 2026 – Recommended Approval

BILL NO. 143

ORDINANCE NO. ____

AN ORDINANCE REZONING A 1.2-ACRE TRACT OF LAND LOCATED AT 10706 SUNSET HILLS PLAZA FROM THE "PD-BC" PLANNED DEVELOPMENT-BUSINESS COMMERCIAL DISTRICT TO THE "LC" LOCAL COMMERCIAL DISTRICT AND AMENDING THE OFFICIAL ZONING DISTRICT MAP (P-02-26).

WHEREAS, Micah Dowdy, on behalf of Chick-fil-A Inc. (the "Petitioner"), has petitioned the City to rezone a 1.2-acre tract of land addressed as 10706 Sunset Hills Plaza (the "Property") from PD-BC – Planned Development-Business Commercial to the LC District (the "Petition"); and

WHEREAS, to utilize the Property to expand the drive-thru at an existing restaurant, the Property needs to be rezoned; and

WHEREAS, on March 4, 2026, the Planning and Zoning Commission having considered said request and after hearing a presentation from the Petitioner and comment from the public, recommended approval as submitted of the Petition; and

WHEREAS, the Board of Aldermen held a duly noticed public hearing, in accordance with state law and the Unified Development Ordinance on March 10, 2026, to hear comment regarding the Petition; and

WHEREAS, after consideration of the Petition, public hearing, purposes for the Petition, the compatibility of the Petition with the surrounding area, consistency with the City's comprehensive plan calling for this property to be used as commercial, and the fact that the Property has historically been utilized as a commercial property, the Board of Aldermen finds that it is in the best interest of the City to approve the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Property, a 1.2-acre tract of land addressed as 10706 Sunset Hills Plaza, which a boundary survey and legal description is attached hereto as Exhibit A for ease of reference with the official on file with the City and incorporated herein, is hereby rezoned from existing PD-BC – Planned Development- Business Commercial District to the LC – Local Commercial District. The Official Zoning District Map, which is part of Section 2.3.1 of the Unified Development Ordinance, shall be amended by changing the boundaries of the PD-BC – Planned Development-Business Commercial District to remove there from and add to the boundaries of the LC – Local Commercial District to include therein, the Property.

Section 2. The Board of Aldermen, pursuant to the Petition filed by Micah Dowdy, on behalf of Chick-fil-A Inc. requesting the Property be re-zoned to the LC District, and pursuant to the recommendation of the City of Sunset Hills Planning and Zoning Commission that said Petition be granted, and after a Public Hearing by the Board of Aldermen, does hereby adopt this Ordinance pursuant to the power granted to the City of Sunset Hills including under Chapter 89 of the Revised

Statutes of the State of Missouri authorizing the Board of Aldermen to exercise legislative power pertaining to planning and zoning.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED and approved this _____ day of _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

Exhibit A

EXHIBIT A

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.

SCHEDULE B-II EXCEPTIONS: 34429831

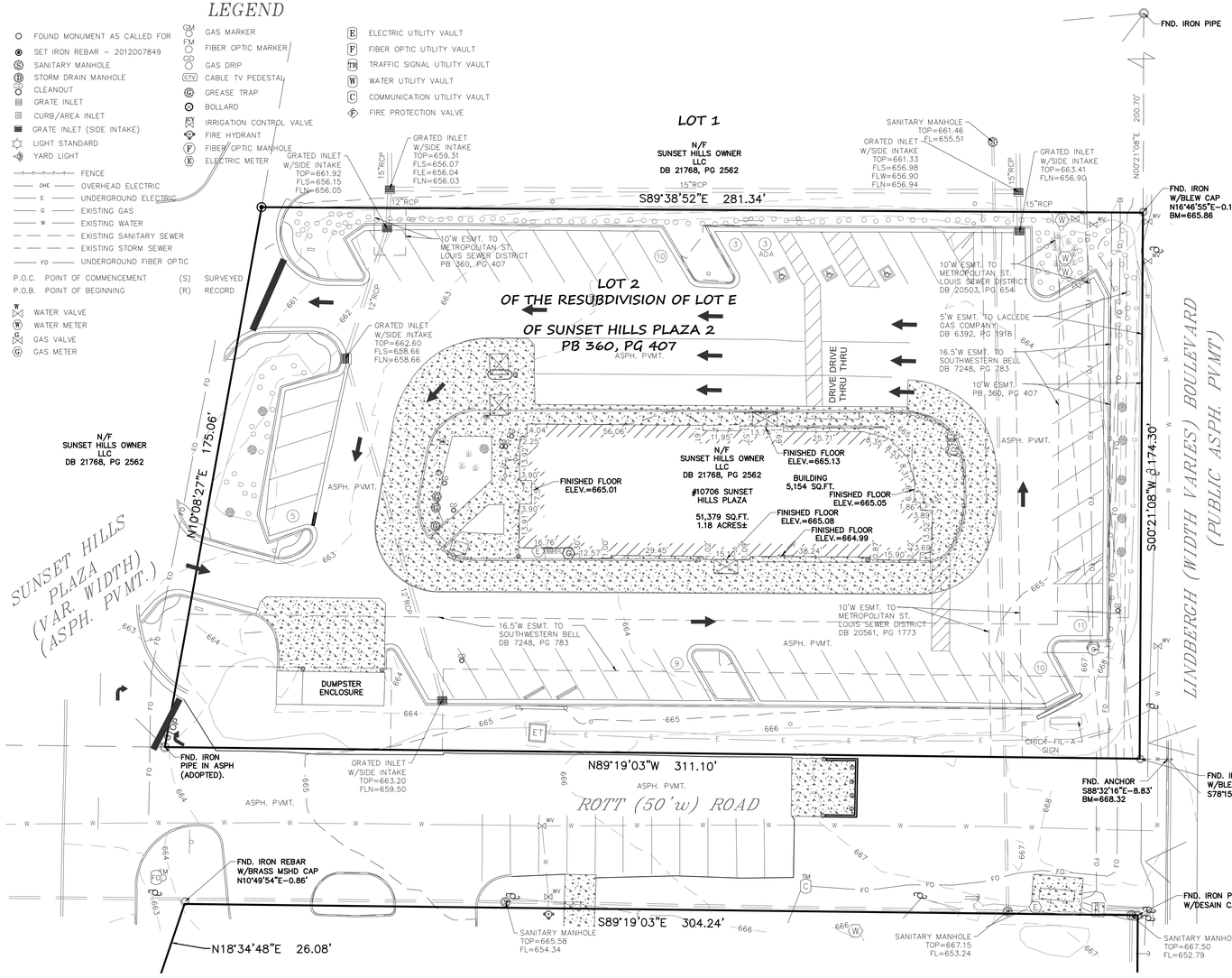
1. TAXES
   TYPE OF TAX: COUNTY
   CALENDAR YEAR: 2020
   AMOUNT: $55,472.39 ANNUALLY
   PARCEL ID #: 26M441188
   PAID THROUGH: 2020
   ASSESSMENT: &582,430.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
2. EASEMENT IN FAVOR OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT SET FORTH IN INSTRUMENT RECORDED ON 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)**

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.

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
- (F) FIBER OPTIC MANHOLE
- (E) 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



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

V:\cult-pc\vault\DWL 3D PROJECTS\2021\2113410_HRC_10706 Sunset Hills Plaza\SURVEY\2 ALTA\2113410_Alta 3-25-24.dwg

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).

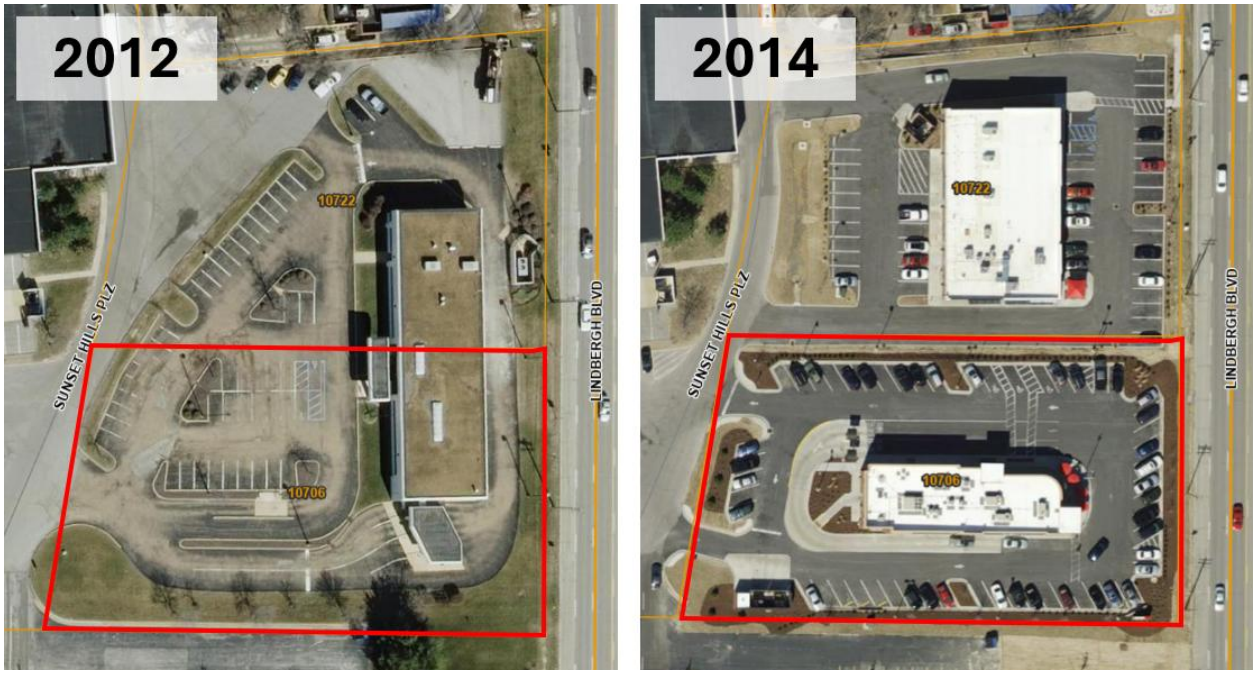


Figure 2: Historical Imagery

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.

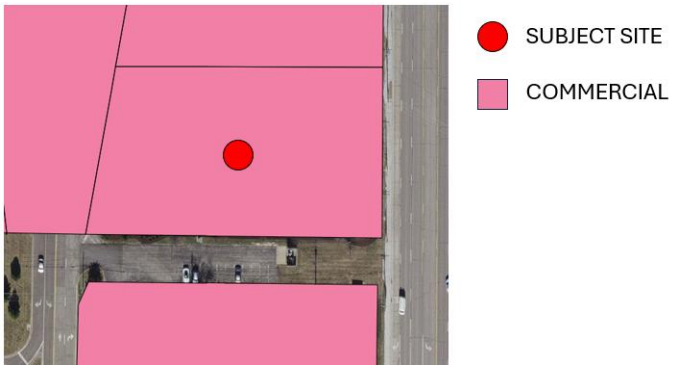


Figure 3: Land Use Plan

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.

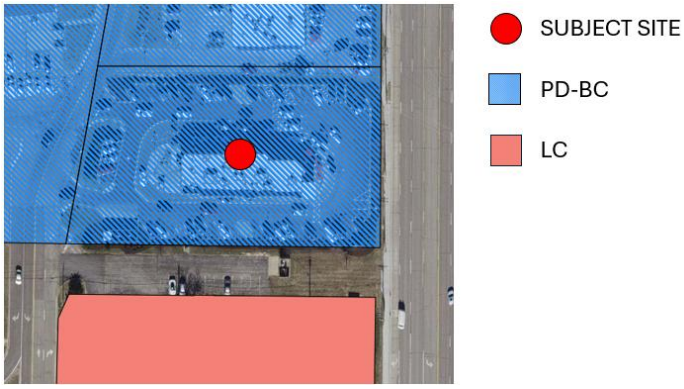


Figure 4: Zoning Map

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...

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):

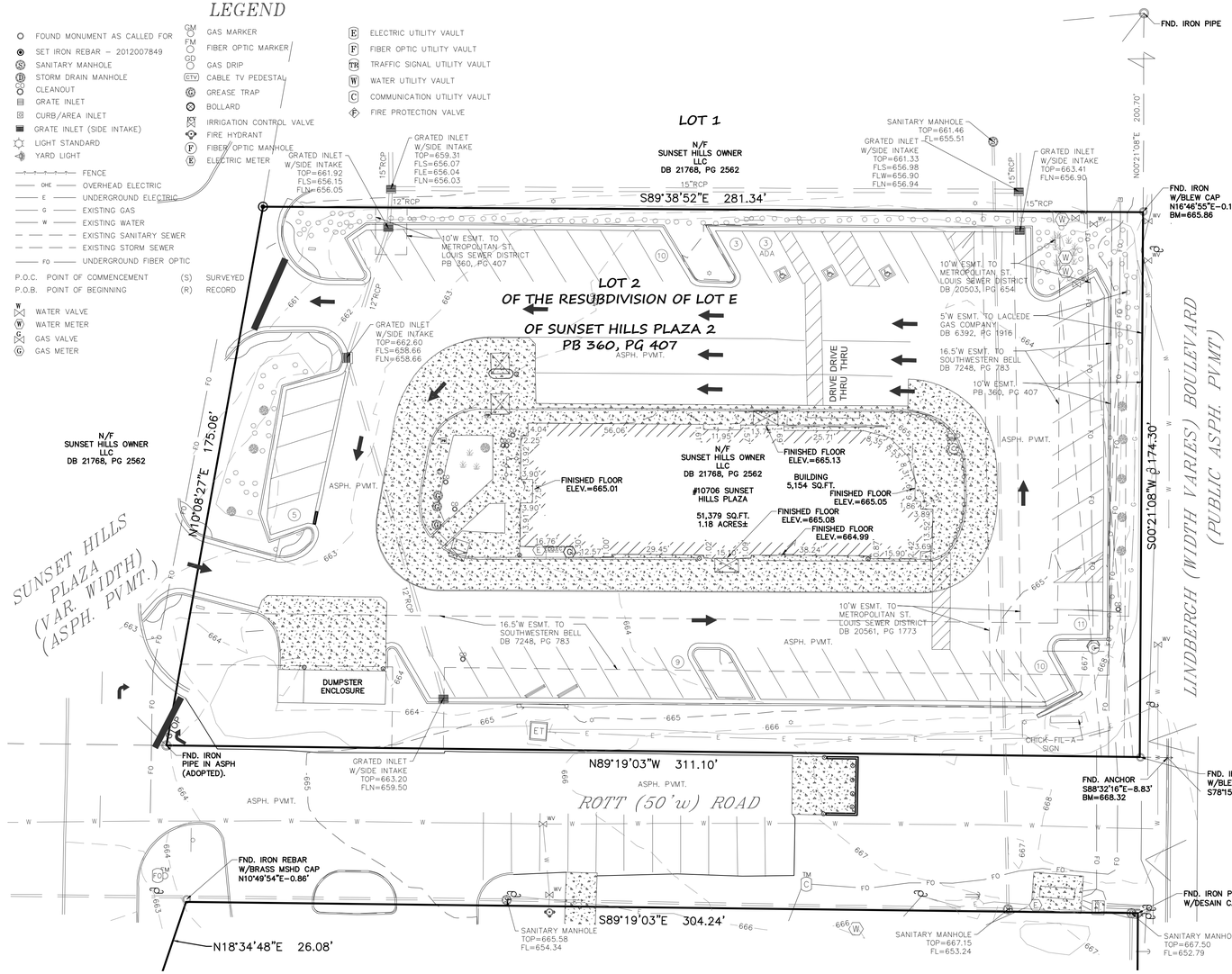
   FEMA FIRM 29189C0316K, CITY OF SUNSET HILLS, COUNTY OF ST. LOUIS, MISSOURI AND INCORPORATED AREAS DATED FEBRUARY 4, 2015.

   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://pc1vault/CIVIL 3D PROJECTS\2021\2113410_HRC_10706 Sunset Hills Plaza\SURVEY\2 ALTA\2113410_Alta 3-25-24.dwg

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

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING PETITIONS:

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.

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.

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.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:
Department of Planning Public Works: Completed
City Administrator: Completed

SUBJECT: 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.

ATTACHED REFERENCE DOCUMENTS:
Proposed ordinance
Staff report
Ownership Authorization
Site Plan
Estimated Impact

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.**

The subject property is approximately 1.2 acres and is currently zoned PD-BC Planned Development Business Commercial. A companion request is being considered to rezone the property into the LC Local Commercial District, where the drive-through restaurant use is permitted conditionally.

Conditional Use Permits are required for uses that may generate higher traffic volumes or operational impacts and are reviewed to ensure compatibility with surrounding properties and the City's Comprehensive Plan. The subject property and surrounding properties are designated for commercial land use and are located within an established commercial corridor along Lindbergh Boulevard.

It is important to note that March 10th Board of Aldermen 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.

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.

MEETING HISTORY:
Planning & Zoning Commission: March 4, 2026 – Recommended Approval

BILL NO. 144

ORDINANCE NO. ____

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR PROPERTY ZONED "LC" LOCAL COMMERCIAL DISTRICT ON A 1.2-ACRE TRACT OF LAND LOCATED AT 10706 SUNSET HILLS PLAZA TO EXPAND THE DRIVE THRU AT AN EXISTING FREE STANDING RESTAURANT (P-01-26).

WHEREAS, Micah Dowdy, on behalf of Chick-fil-A Inc. (the "Petitioner"), has petitioned the City to grant a Conditional Use Permit to expand the drive-thru at an existing restaurant at the west and south sides of the building on property zoned LC – Local Commercial District (the "Petition") for a 1.2-acre tract of land addressed as 10706 Sunset Hills Plaza (the "Property"); and

WHEREAS, on March 4, 2026, the Planning and Zoning Commission having considered said request, recommended approval of the Petition as submitted; and

WHEREAS, on March 10, 2026, the Board of Aldermen held a duly noticed Public Hearing; and

WHEREAS, the Board of Aldermen, having considered said request and the criteria for issuance of a Conditional Use Permit, desires to approve and grant said Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. As set forth in and subject to Section 2, the Board of Aldermen hereby approves a Conditional Use Permit for 10706 Sunset Hills Plaza, which is a 1.2-acre tract of land, and as described as follows:

LEGAL 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.

Section 2. Pursuant to the Unified Development Ordinance, the Conditional Use Permit in substantially the form of "Exhibit A" attached hereto is hereby approved and granted to Chick-fil-A Inc. subject to compliance with all the ordinances, rules, and regulations and the specific conditions set out in the "Exhibit A" and the Site Plan indicated as "Exhibit B" which are attached hereto and made part hereof.

Section 3. The Board of Aldermen, pursuant to the Petition filed by Micah Dowdy, on behalf of Chick-fil-A Inc., requesting the Conditional Use Permit embodied in this Ordinance, and pursuant to the recommendation of the City of Sunset Hills Planning and Zoning Commission that said Petition be granted and a Public Hearing by the Board of Aldermen on March 10, 2026, does hereby adopt this Ordinance pursuant to the power granted to the City of Sunset Hills including under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the Board of Aldermen to exercise legislative power pertaining to planning and zoning.

Section 4. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED and approved this _____ day of _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

EXHIBIT A

Conditional Use Permit:	CUP 01-26
Petition:	P-01-26
Site Location:	10706 Sunset Hills Plaza.
Acreage for Planned Development:	1.2
Underlying Zoning District:	LC – Local Commercial

All of the Provisions of the City of Sunset Hills Code of Ordinances shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA AND OR CONDITIONS

A. CONDITIONAL USES

1. The following Conditional Use allowed in this development shall be:

CONDITIONAL USES:

a. Drive-Through Restaurant

II. RECORDING

1. Within sixty (60) days of approval, the CUP and Site Plan "Exhibit B" shall be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said permit and plan and require re-approval by the Board of Aldermen.

III. ENFORCEMENT

1. The City of Sunset Hills, Missouri will enforce the conditions of this permit in accordance with the terms of this Exhibit A and the approved Site Plan marked Exhibit B.

2. Failure to comply with any or all the conditions of this permit will be adequate cause for revocation of approval.

3. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Exhibit A.

APPROVED this _____ day of _____, 2026 pursuant to Ord. No._____

_____ _____
City Clerk/City Administrator Mayor

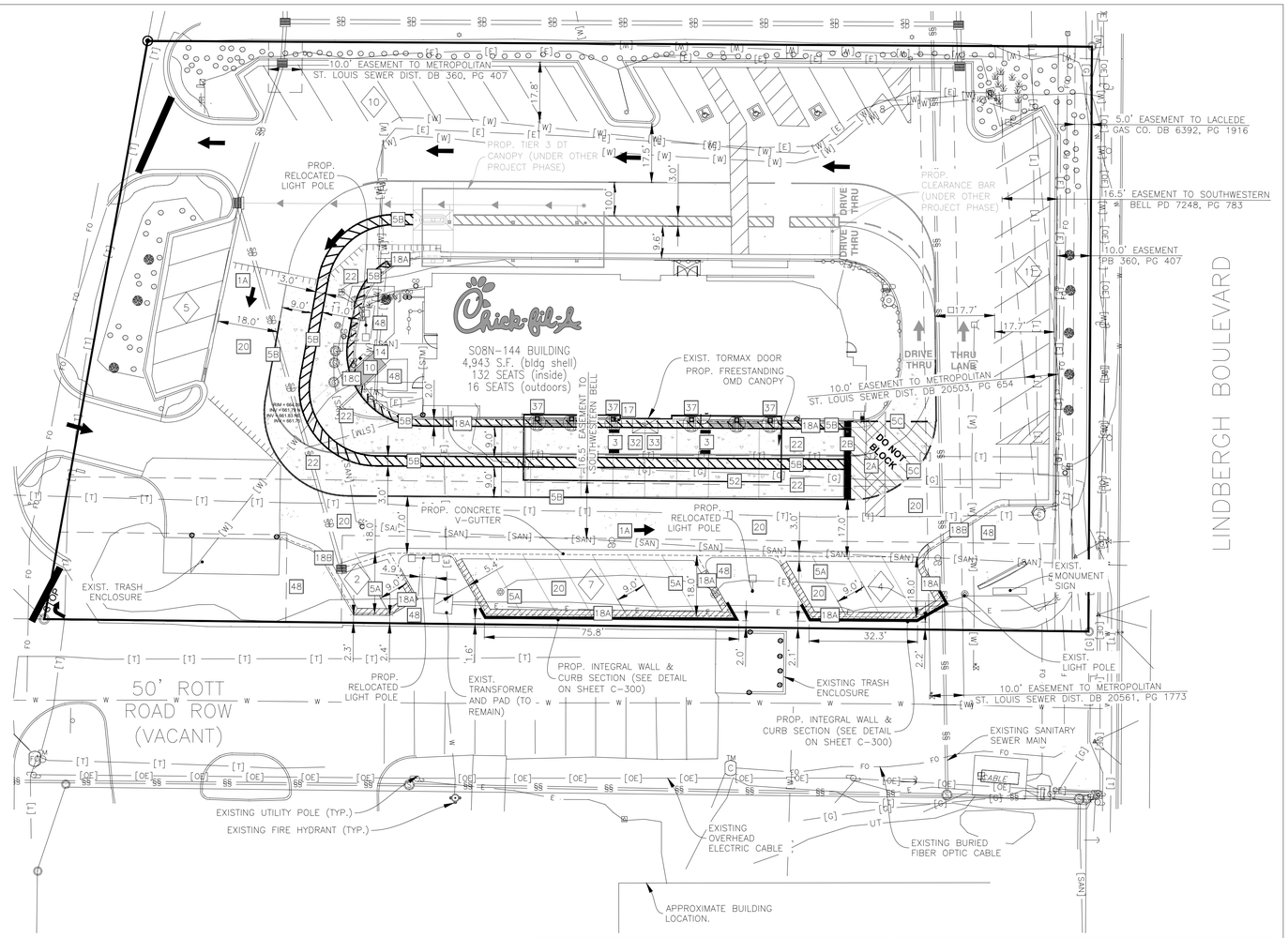
DATE OF ISSUANCE this _____ day of _____, 2026

EXHIBIT B

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

3 CROSSWALK MARKINGS (3 C-405)
4 ~~MULTI-LANE DIRECTIONAL GRAPHICS~~ (4 C-405)
5 ~~STANDARD OR HANDICAP PARKING STALL PER CODE~~ (5 C-405)
5A 4" SOLID WHITE STRIPING
5B 4" SOLID YELLOW STRIPING
5C 4" SKIP DASH YELLOW STRIPING
6 ~~SOLID PLASTIC WHEEL STOP~~ (6 C-405)
7 ~~BOLLARD MOUNTED SIGN~~ (7 C-405)
8 ~~CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)~~ (8 C-405)
9 ~~CURB RAMP w/ FLARED SIDES (IN SIDEWALK)~~ (9 C-405)
10 RETURNED CURB HANDICAP RAMP (10 C-405)
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)
28 CONTRACTION JOINT (9 C-402)
29 KEYED CONSTRUCTION JOINT (10 C-402)
30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)
(28–31 FOR CONCRETE PAVING)
32 DRIVE-THRU PLAN – FLUSH WITH FFE (1 C-403)
33 DRIVE-THRU ISOMETRIC (2 C-403)
34 ~~DRIVE-THRU ORDER POINT ISLAND~~ (3 C-403)
35 ~~MENU BOARD LOOP DETECTION SYSTEM~~ (4 C-403)
36 ~~BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)~~ (5 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (6 C-403)
38 ~~SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)~~ (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
40 ~~THICKENED PAVEMENT @ STRUCTURES~~ (9 C-403)
41 ~~STORM STRUCTURE WEEP HOLE DETAILS~~ (10 C-403)
42 ~~ALUMINUM HANDRAIL (REFER TO ARCH PLANS)~~
43 OMITTED
44 ~~DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)~~
45 ~~GREASE TRAP~~
46 ~~PROPOSED TRANSFORMER~~
47 ~~BIKE RACK~~
48 LANDSCAPED AREA
49 ~~TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)~~
50 ~~CONCRETE PAD FOR OPTIONAL CASH STATION~~
51 ~~FREE-STANDING ORDER POINT CANOPY~~
52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
53 ~~CONVEX SAFETY MIRROR (LOCATION TO BE COORDINATED WITH SECURITY CONSULTANT)~~



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

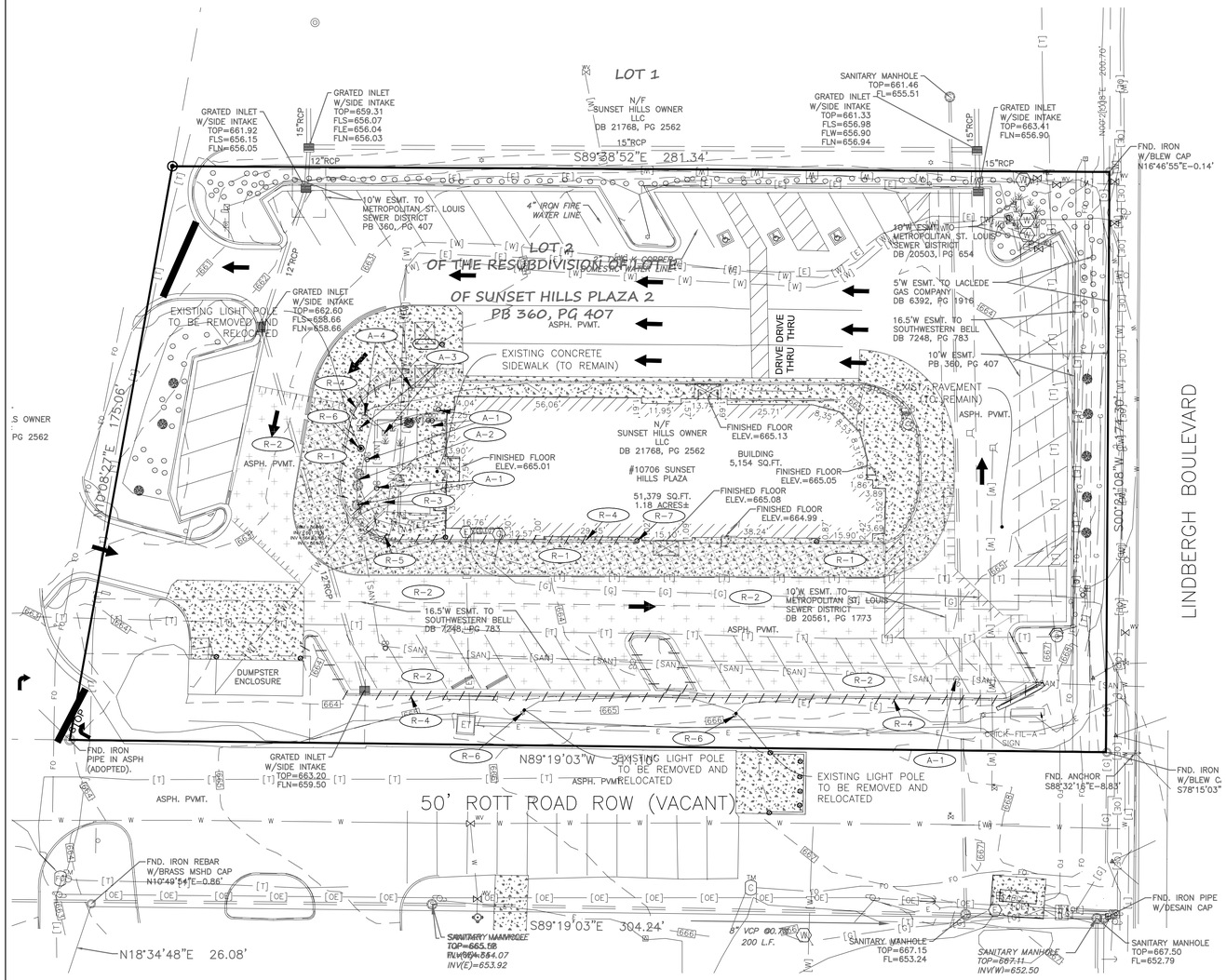
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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%

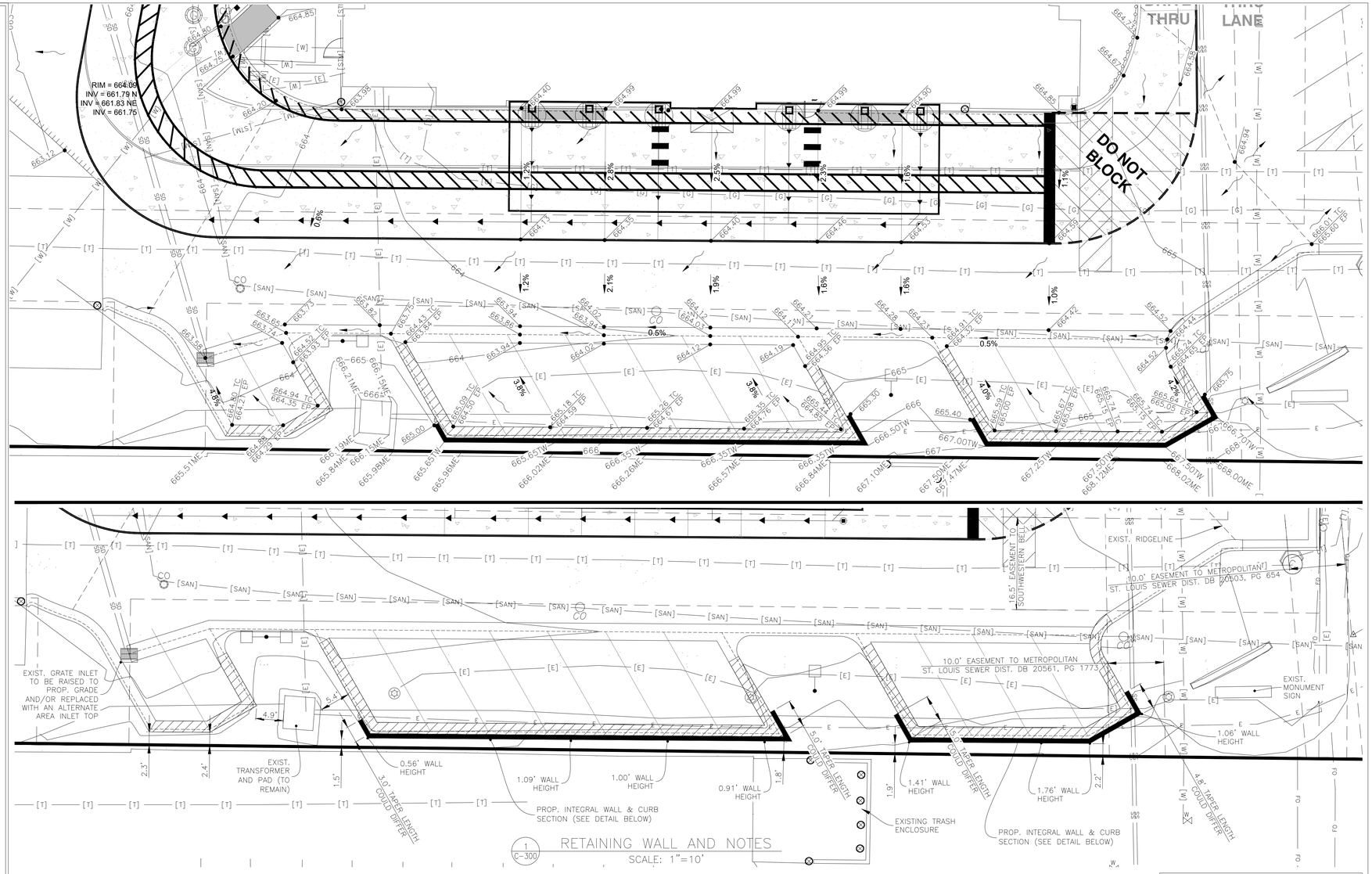
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.

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.

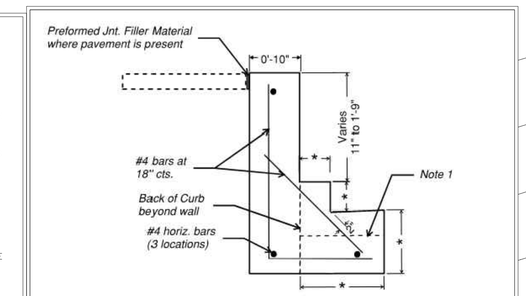
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. LOUIS STANDARDS AND SPECIFICATIONS.



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

GENERAL NOTES:

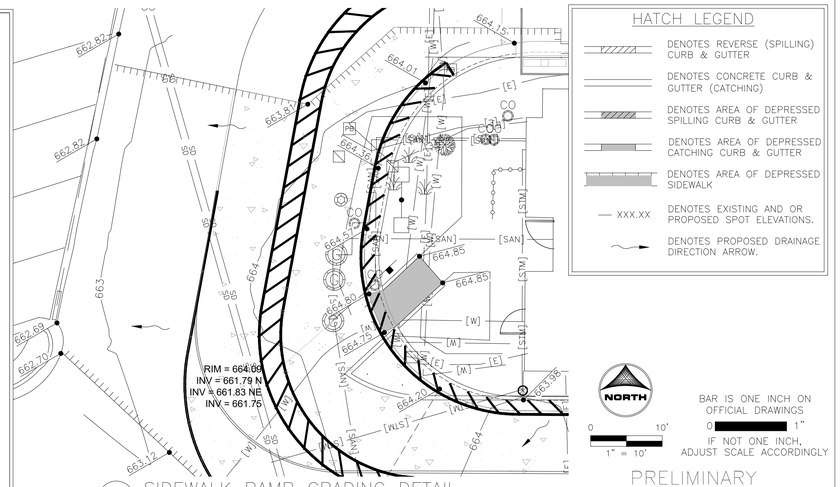
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

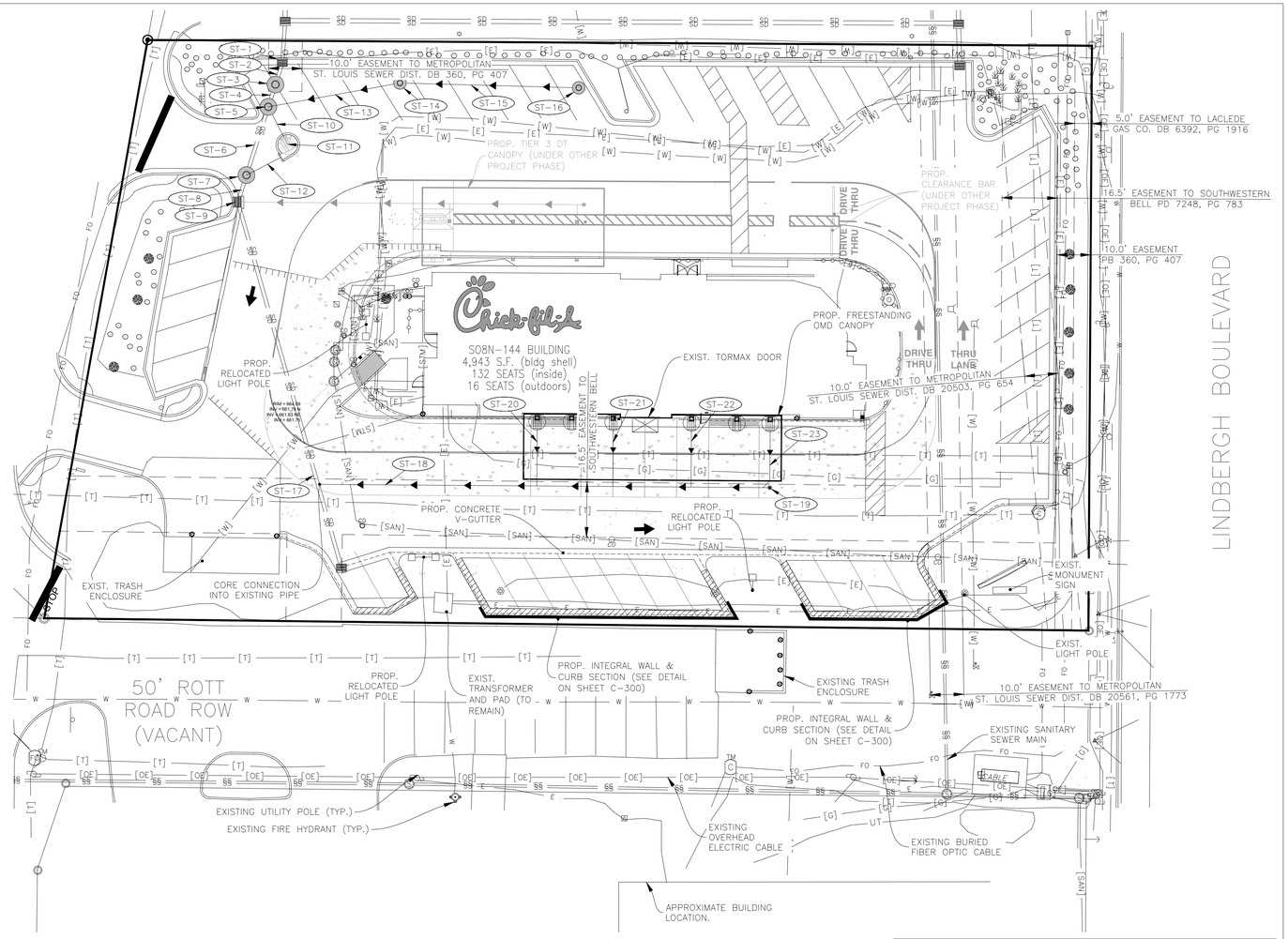
ST-19
CLEANOUT (SEE DETAIL)
RIM = 664.60
INV = 660.70

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
PLUMBING SITE PLAN

SHEET NUMBER
PS-100

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).

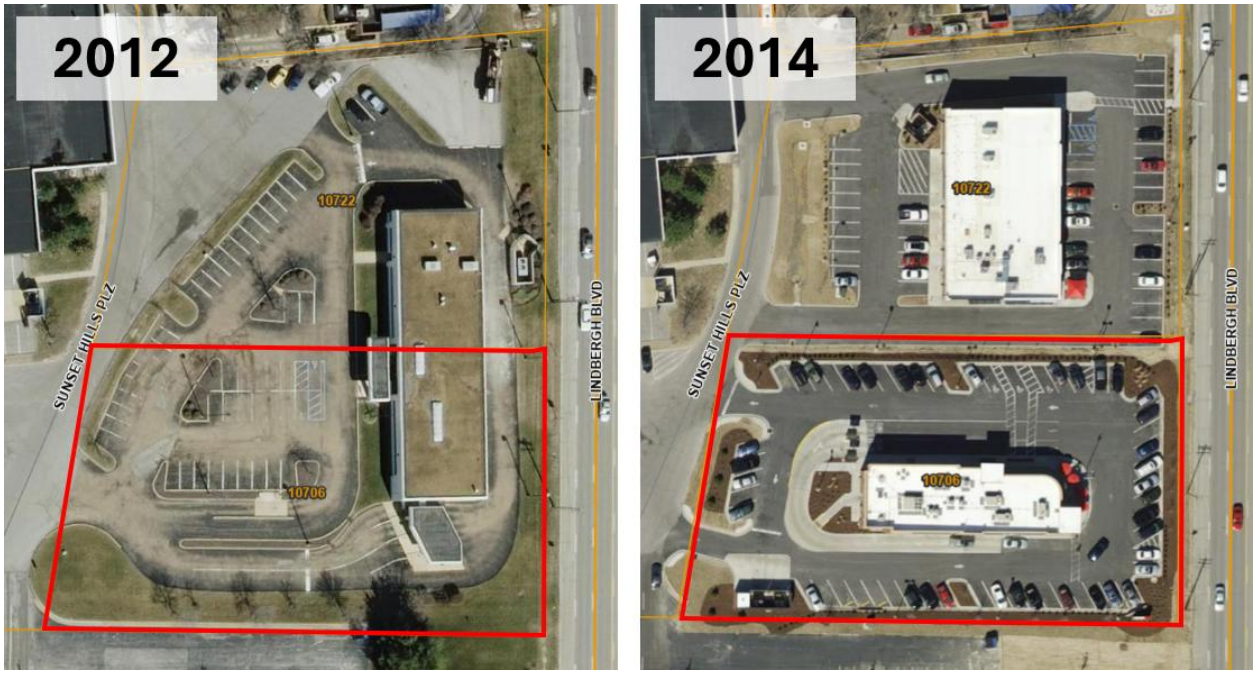


Figure 2: Historical Imagery

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.

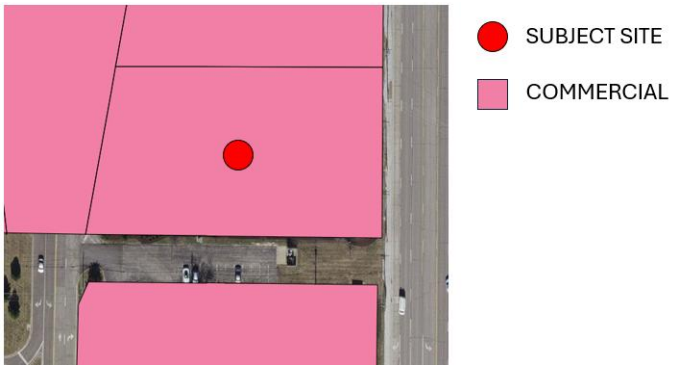


Figure 3: Land Use Plan

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.

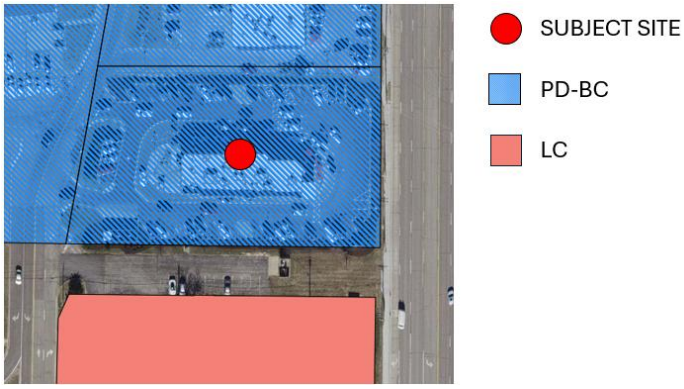


Figure 4: Zoning Map

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

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)

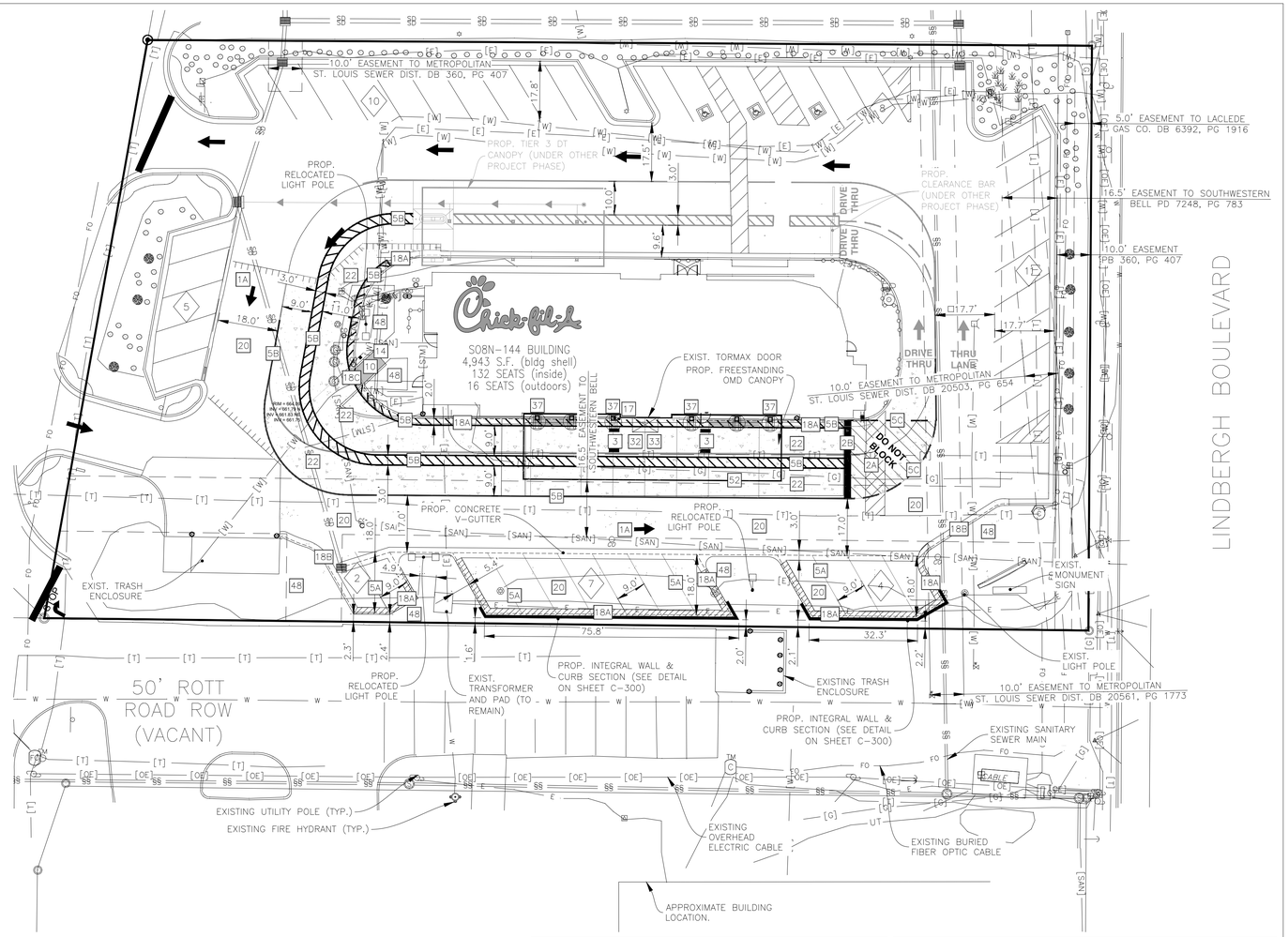
FOR CONCRETE PAVING

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

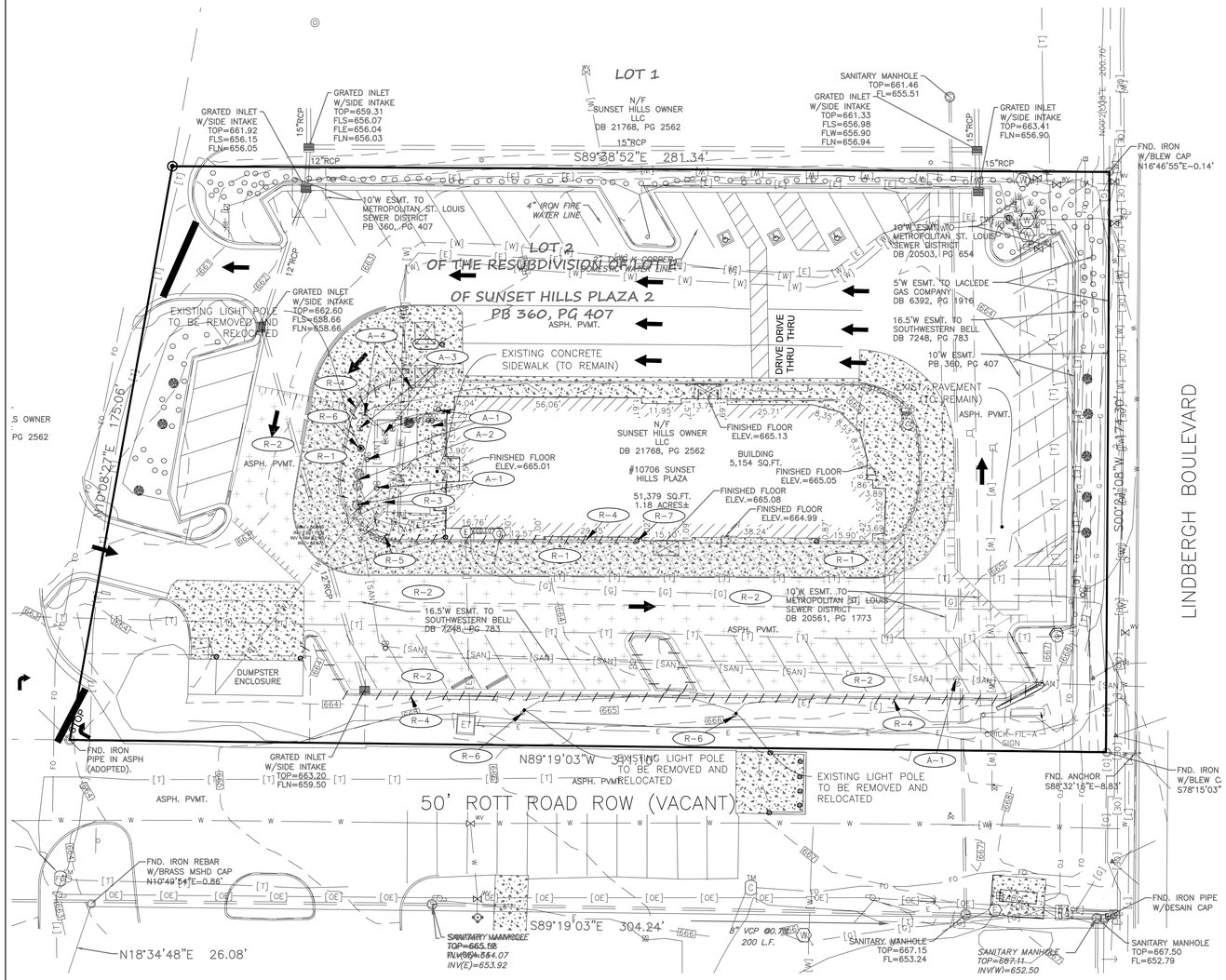
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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%

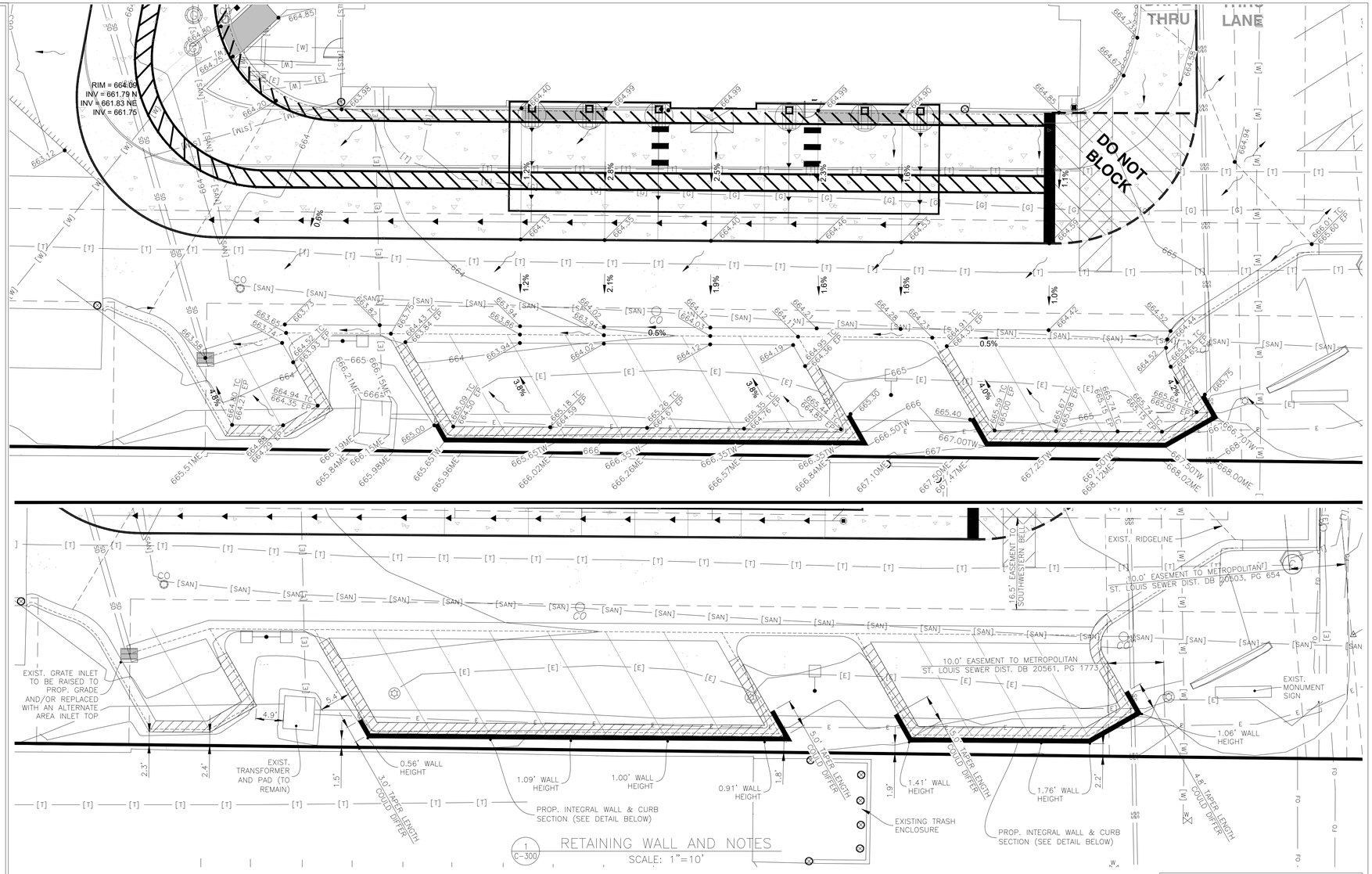
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.

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.

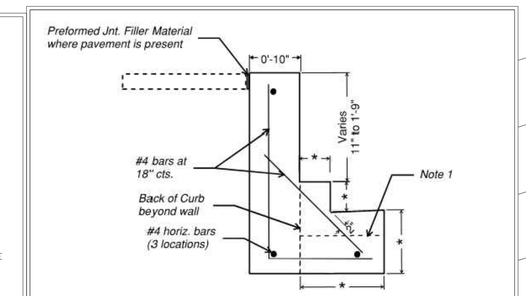
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. LOUIS STANDARDS AND SPECIFICATIONS.



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

GENERAL NOTES:

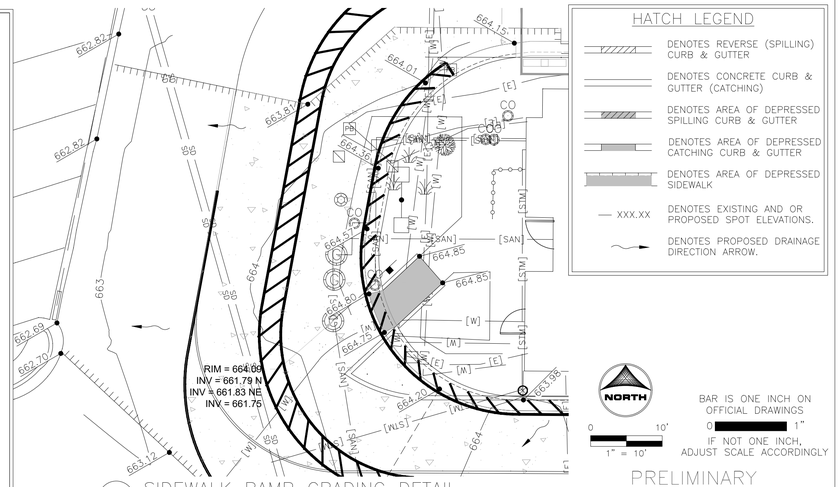
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

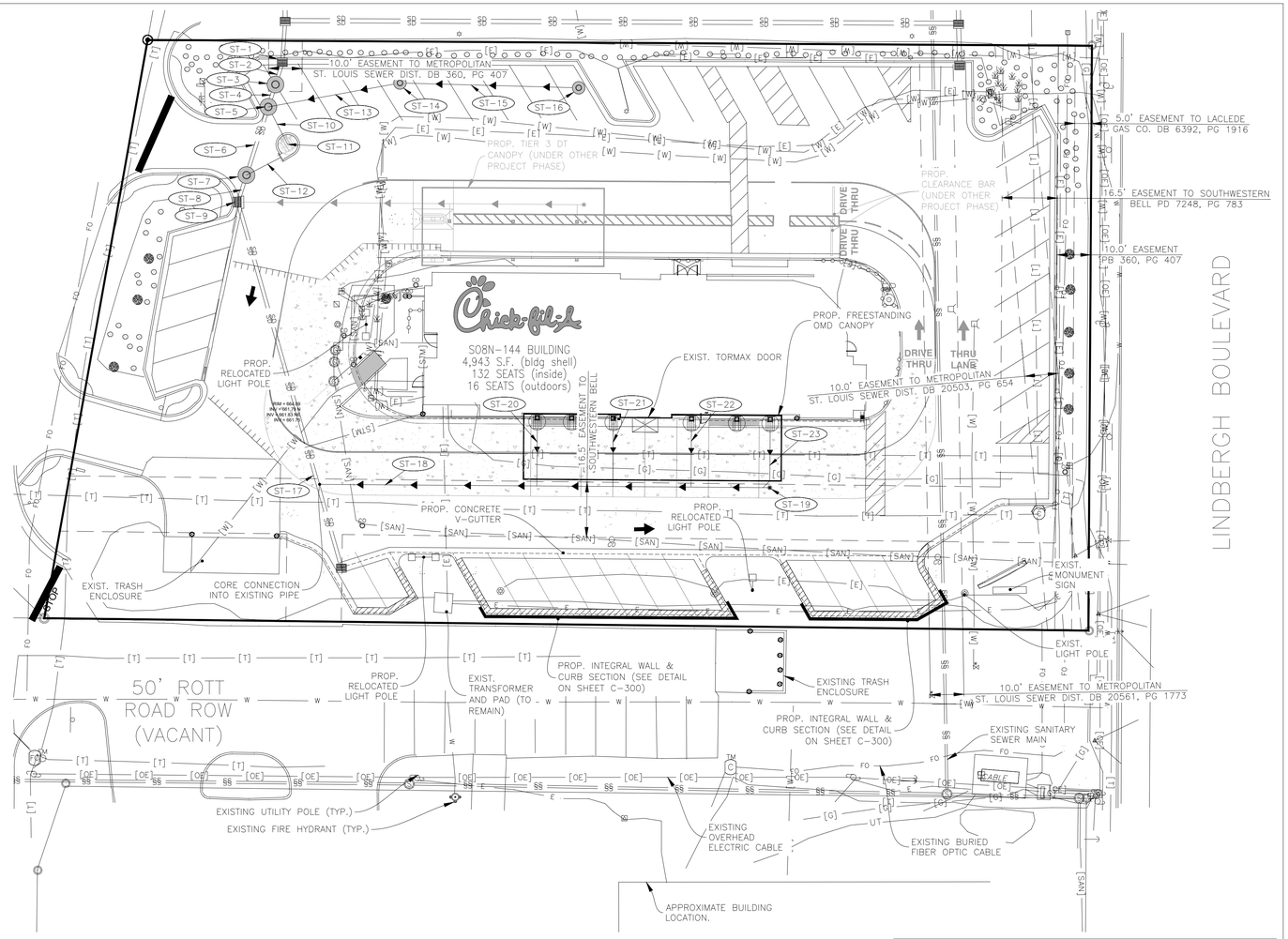
ST-19
CLEANOUT (SEE DETAIL)
RIM = 664.60
INV = 660.70

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
PLUMBING SITE PLAN

SHEET NUMBER
PS-100

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

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.

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

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.

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

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.

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

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.

- **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.

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

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING PETITIONS:

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.

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.

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.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:
Department of Planning Public Works: Completed
City Administrator: Completed

SUBJECT: **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.

ATTACHED REFERENCE DOCUMENTS:
Proposed ordinance
Staff report
Site, Landscape and Lighting Plan
Resolution 782
Supplementary Exhibits

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.**

The property is approximately 1.2 acres and currently contains an existing Chick-fil-A restaurant that was originally approved in 2012 with a Conditional Use Permit and amended development plan. The proposed site plan maintains the existing site access points while modifying internal circulation to improve drive-thru operations and reduce vehicle stacking that can occur along the internal access road. The project will increase the number of vehicle stacking spaces from approximately 24 spaces to approximately 34 spaces, which is intended to improve operational efficiency and reduce the potential for vehicle queues extending beyond the site. The proposed plan will reduce the number of parking spaces from 53 spaces to 47 spaces, which remains compliant with City Code parking requirements.

Several site development allowances are requested as part of the Planned Development Permit, including modifications to parking setbacks along the southern property line, relief from certain parking lot interior landscaping requirements due to site constraints, and maintaining existing landscaping along Lindbergh Boulevard rather than replacing mature trees to meet current shrub spacing standards.

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.

MEETING HISTORY:
Planning & Zoning Commission: March 4, 2026 – Recommended Approval

BILL NO. 145

ORDINANCE NO. ____

AN ORDINANCE APPROVING A PLANNED DEVELOPMENT PERMIT FOR PROPERTY ZONED "LC" LOCAL COMMECIAL DISTRICT ON A 1.2-ACRE TRACT OF LAND LOCATED AT 10706 SUNSET HILLS PLAZA (P-09-25).

WHEREAS, Micah Dowdy, on behalf of Chick-fil-A Inc., has petitioned the City to grant a Planned Development Permit 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 on a LC – Local Commercial District (the "Petition") for a 1.2-acre tract of land addressed as 10706 Sunset Hills Plaza; and

WHEREAS, on March 4, 2026, a duly noticed and published Public Hearing on the Petition was held before the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission having considered said request, recommended approval of the Petition as submitted; and

WHEREAS, in accordance with Section 7.4.2, the Planning and Zoning Commission reviewed the criteria for a planned development permit and submitted such written findings to the Board of Aldermen; and

WHEREAS, on March 10, 2026, the Board of Aldermen held a duly noticed Public Hearing to hear comment on the Petition; and

WHEREAS, the Board of Aldermen, having considered said request, finds that the Petition meets the requirements for approval in accordance with Section 7 of the Unified Development Ordinance and finds that the Planned Development Permit should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Official Zoning District Map, which are part thereof, are hereby amended by establishing a Planned Development Permit 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 on a 1.2-acre tract of land addressed as 10706 Sunset Hills Plaza and as described as follows:

LEGAL 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.

Section 2. This approval, pursuant to the Unified Development Ordinance, is granted subject to compliance with all the ordinances, rules, and regulations and the specific conditions set out in substantially the form of "Exhibit A" and the Site Plan indicated as "Exhibit B" which are attached hereto and made part hereof.

Section 3. The Board of Aldermen pursuant to the Petition filed by Micah Dowdy, on behalf of Chick-fil-A Inc., requesting the Planned Development Permit embodied in this Ordinance, and pursuant to the recommendation of the City of Sunset Hills Planning and Zoning Commission that said Petition be granted and after a Public Hearing, held by the Planning and Zoning Commission and Public Hearing by the Board of Aldermen, does hereby adopt this Ordinance pursuant to the power granted to the City of Sunset Hills including under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the Board of Aldermen to exercise legislative power pertaining to planning and zoning.

Section 4. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED and APPROVED this _____ day of _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

EXHIBIT A

Planned Development Permit:	PDP 09-25
Petition:	P-09-25
Site Location:	10706 Sunset Hills Plaza
Acreage for Planned Development:	1.2
Underlying Zoning District:	LC – Local Commercial

All of the provisions of the City of Sunset Hills Code of Ordinances shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA AND OR CONDITIONS

A. CONDITIONAL USES

1. The following Conditional Use is allowed in this development shall be:

CONDITIONAL USES:

a. Drive-Through Restaurant

B. DIMENSIONAL STANDARDS

1. Parking setbacks are defined below and depicted in Exhibit B.

    a. A minimum of 5’ must be maintained between the paved area and the property line except for the southern boundary which is required to maintain 1.5’ between the paved area and the property line.

C. LANDSCAPE REQUIREMENTS

1. The development shall adhere to the Landscape Requirements of the City of Sunset Hills, except for the following.

a. **Parking Lot Perimeter Landscaping.**
In lieu of the required 36 shrubs along the parking row fronting Lindbergh Blvd., the site must maintain the existing 12 shrubs and the existing 5 deciduous trees as depicted on Exhibit B.

b. Parking Lot Interior Landscaping.
In lieu of the required 9 parking lot island trees, the site must maintain 7 parking lot island trees as depicted on Exhibit B.

D. ACCESS/ ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Site Plan within Exhibit B.

II. RECORDING

1. Within sixty (60) days of approval, the PDP and Site Plan "Exhibit B" shall be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said permit and plan and require re-approval by the Board of Aldermen.

III. ENFORCEMENT

1. The City of Sunset Hills, Missouri will enforce the conditions of this permit in accordance with the terms of this Exhibit A and the approved Site Plan marked Exhibit B.

2. Failure to comply with any or all the conditions of this permit will be adequate cause for revocation of approval.

3. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Exhibit A.

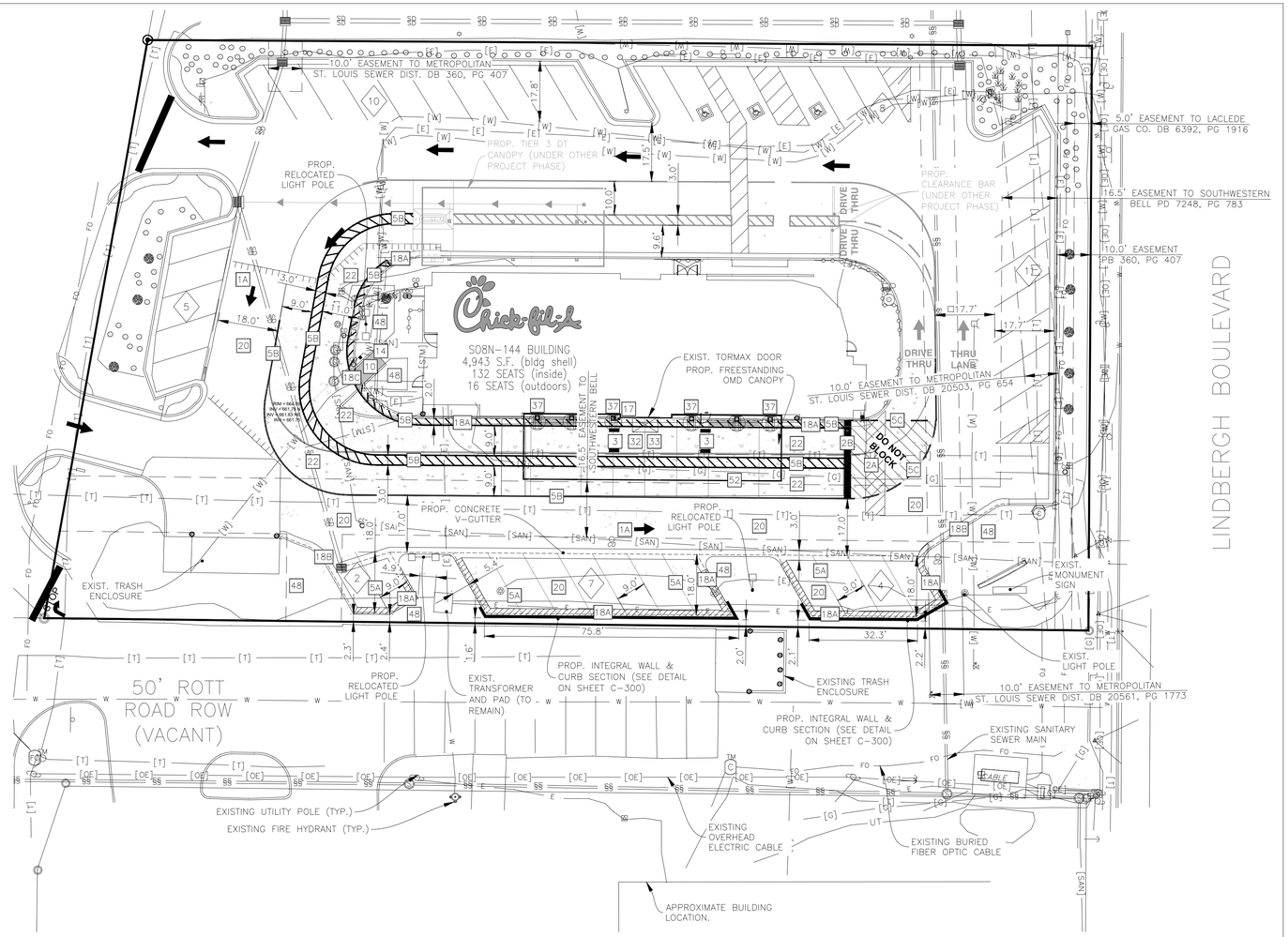
EXHIBIT B

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
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)~~	

FOR CONCRETE PAVING

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

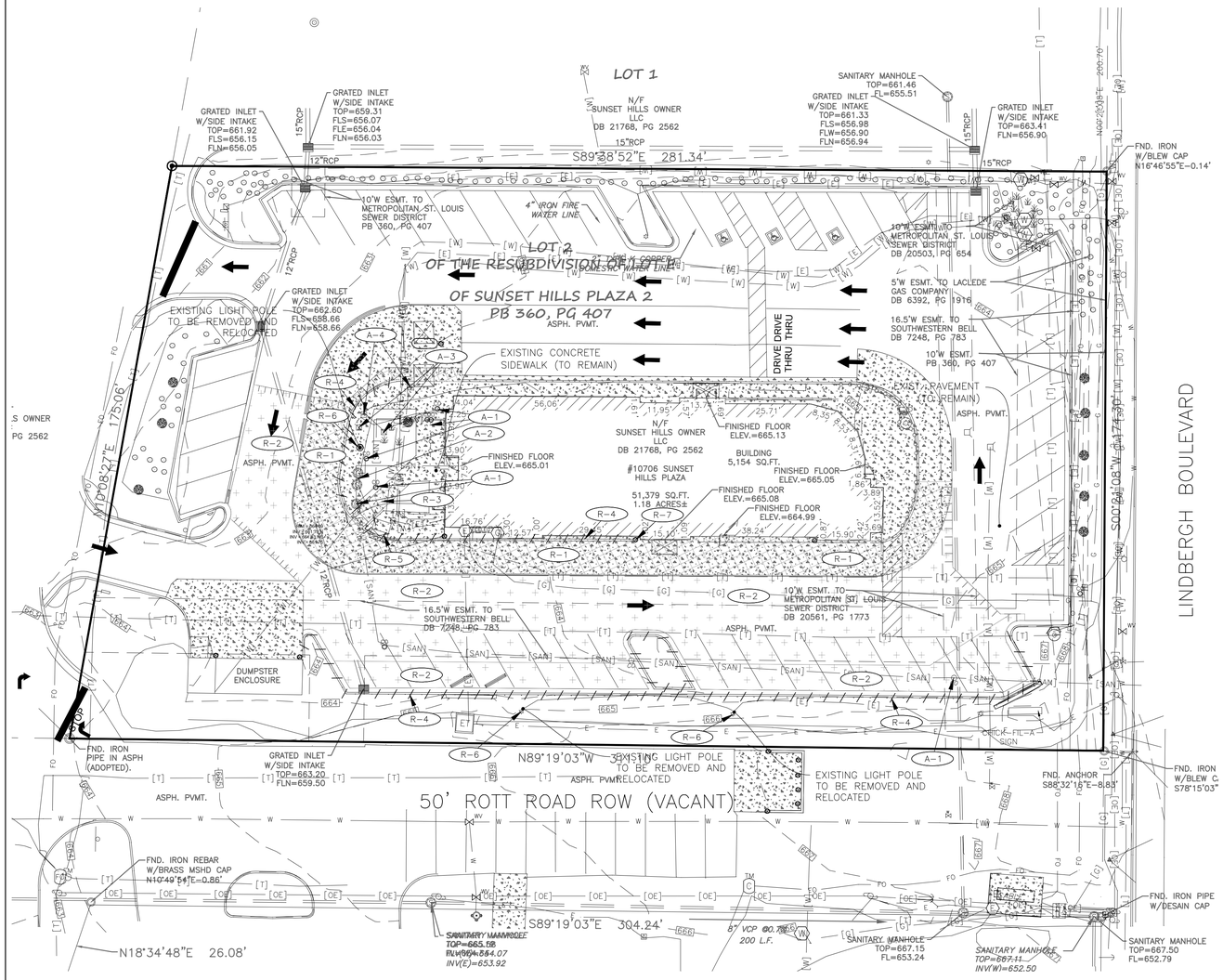
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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%

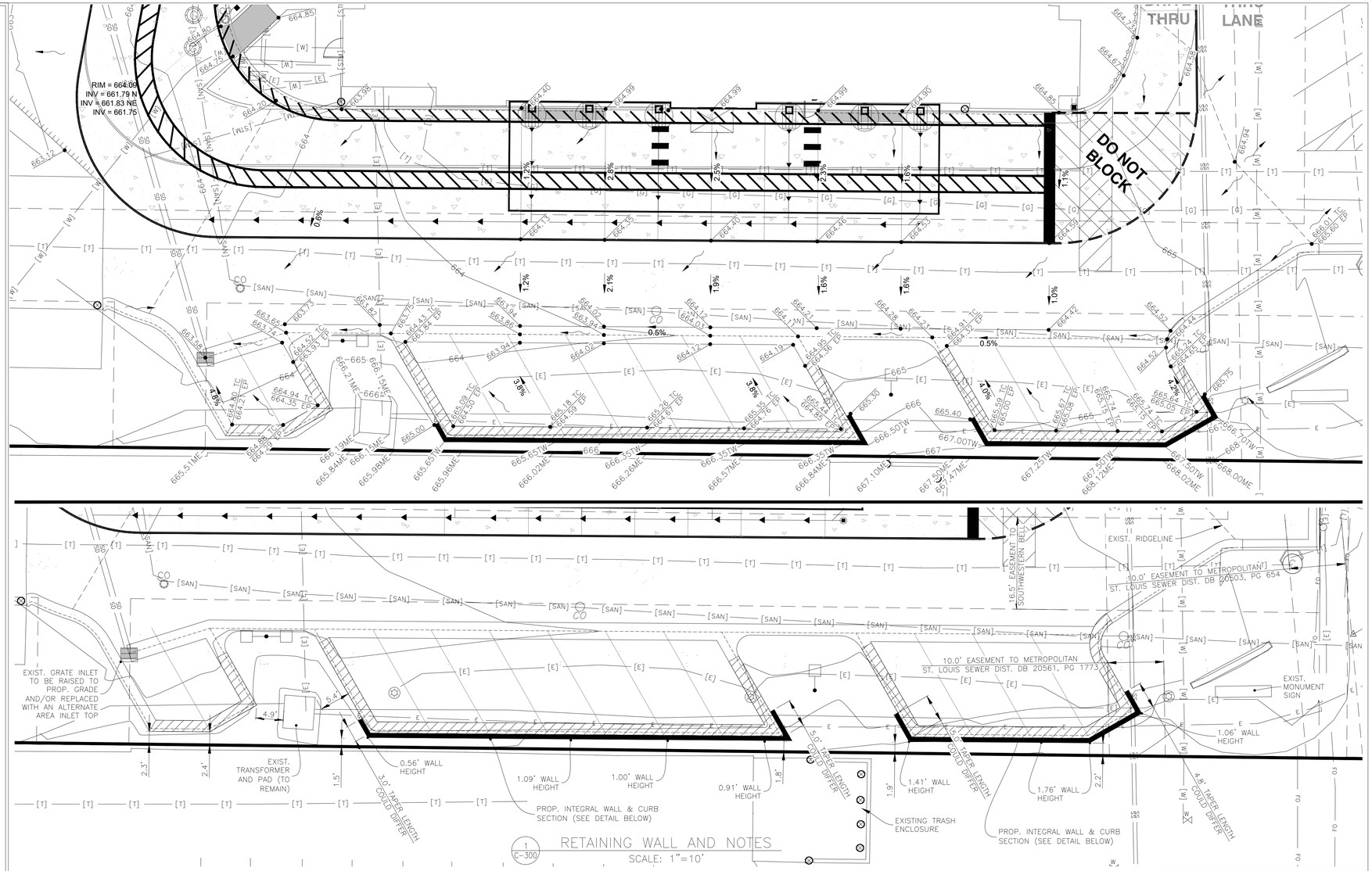
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.

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.

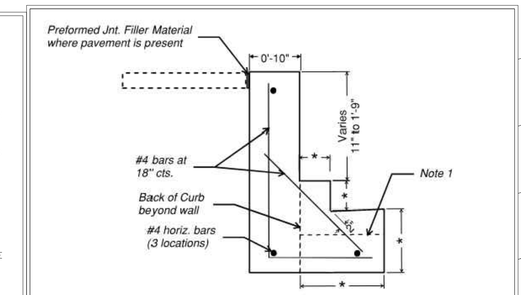
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. LOUIS STANDARDS AND SPECIFICATIONS.



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

GENERAL NOTES:

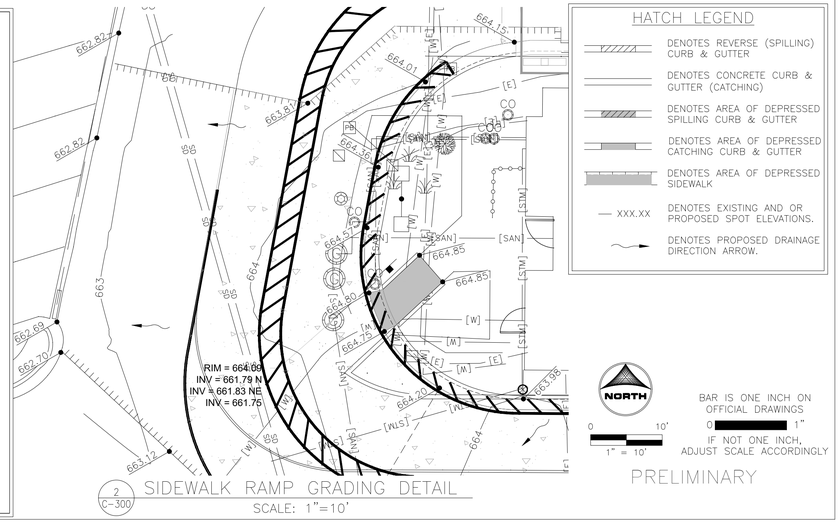
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

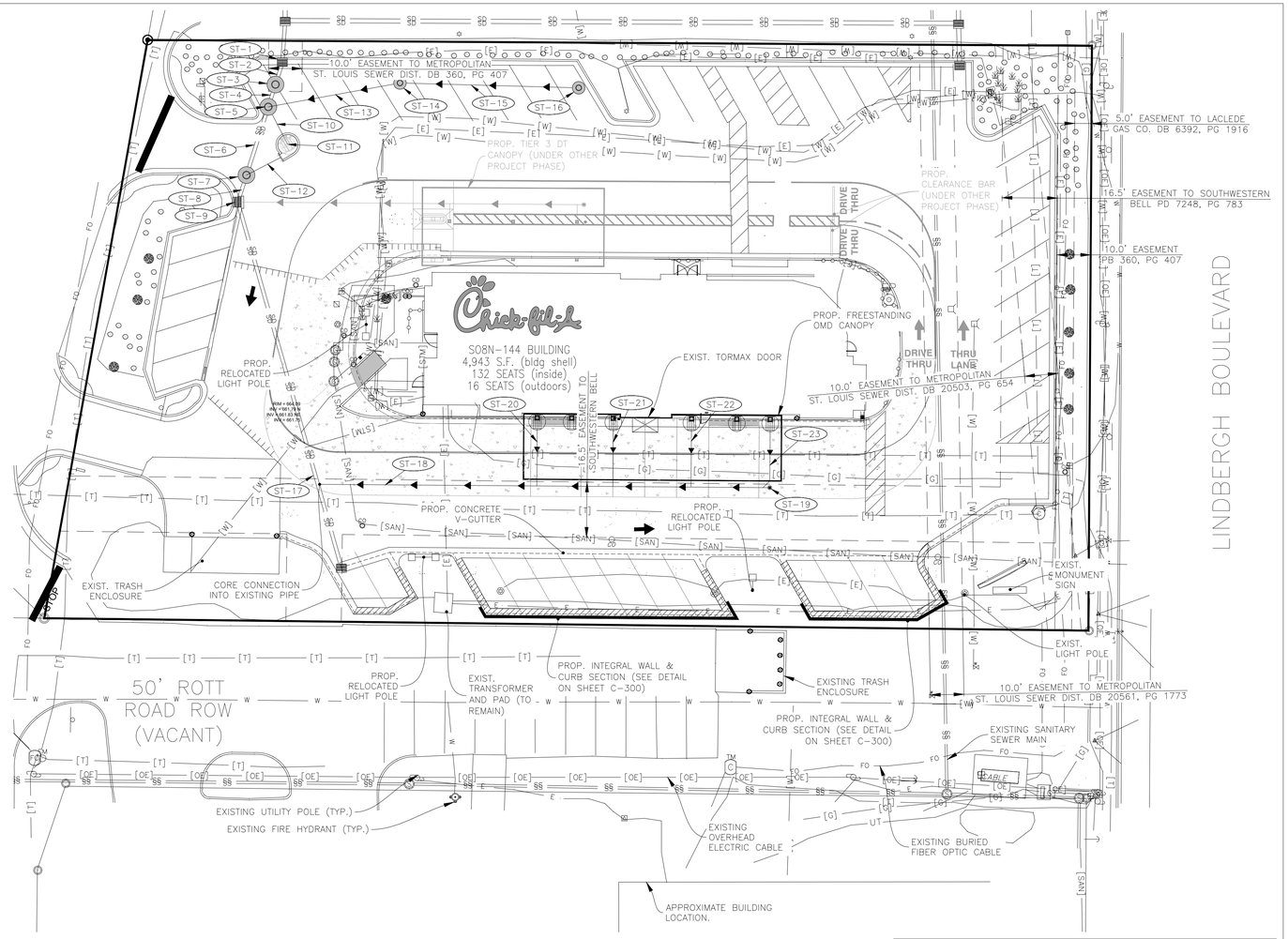
ST-19 CLEANOUT (SEE DETAIL)
RIM = 664.60
INV = 660.70

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

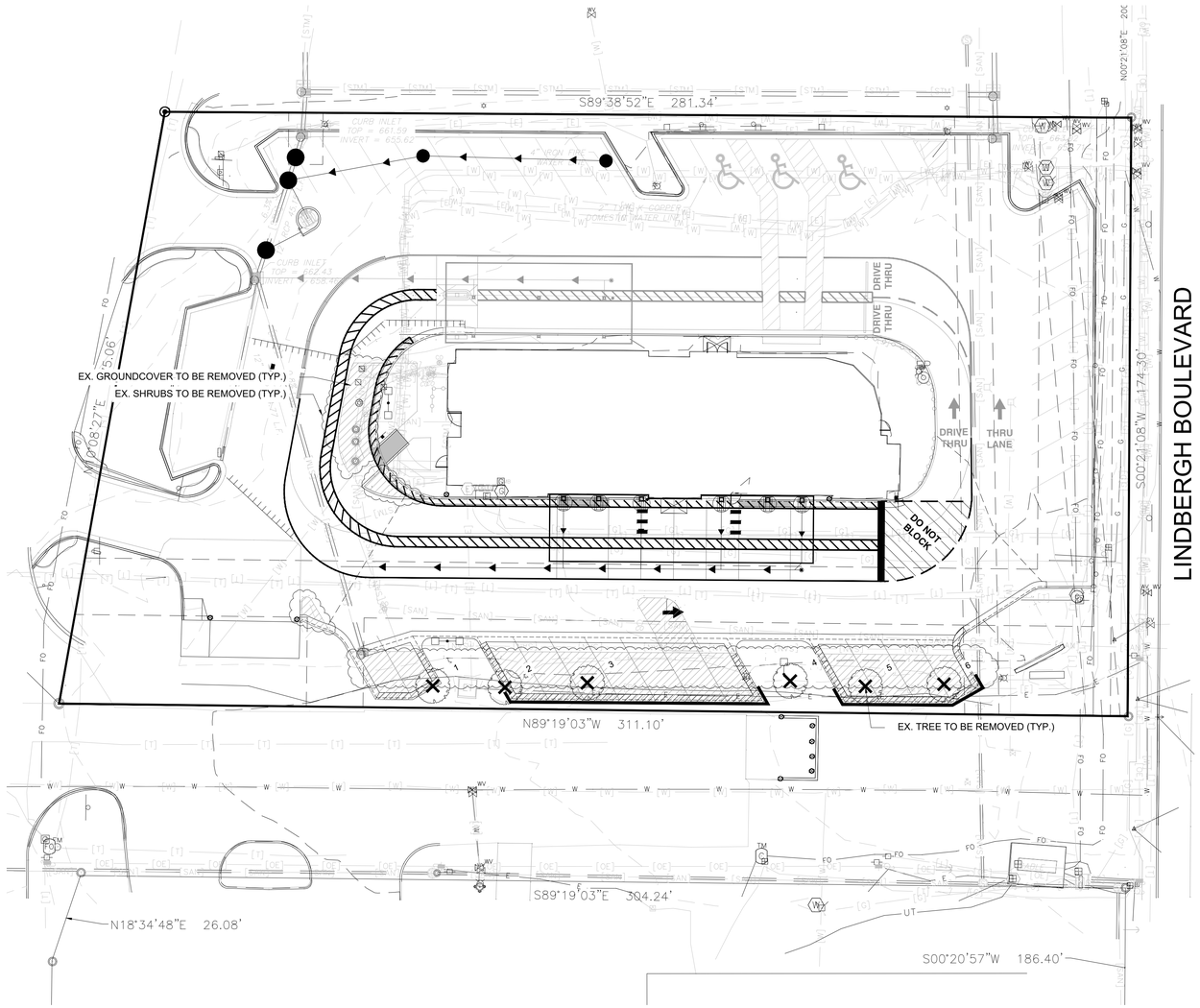
PRELIMINARY

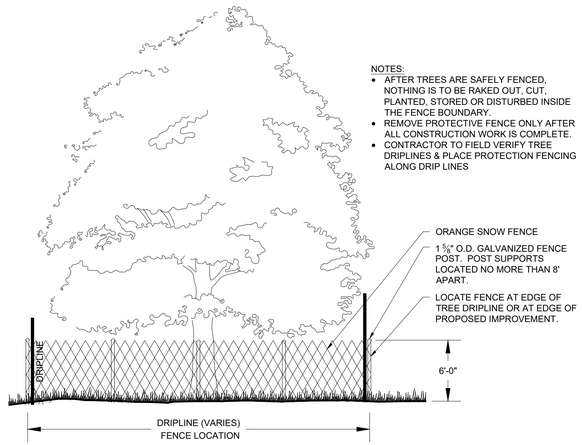
ENGINEER'S PROJECT # 211353.01
PRINTED FOR PRELIMINARY
DATE 08/08/2025
DRAWN BY: ERN
CHECKED BY: TMR

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
PLUMBING SITE PLAN

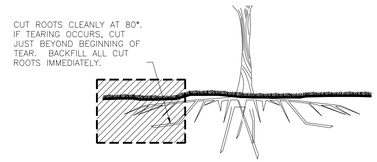
SHEET NUMBER
PS-100





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

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

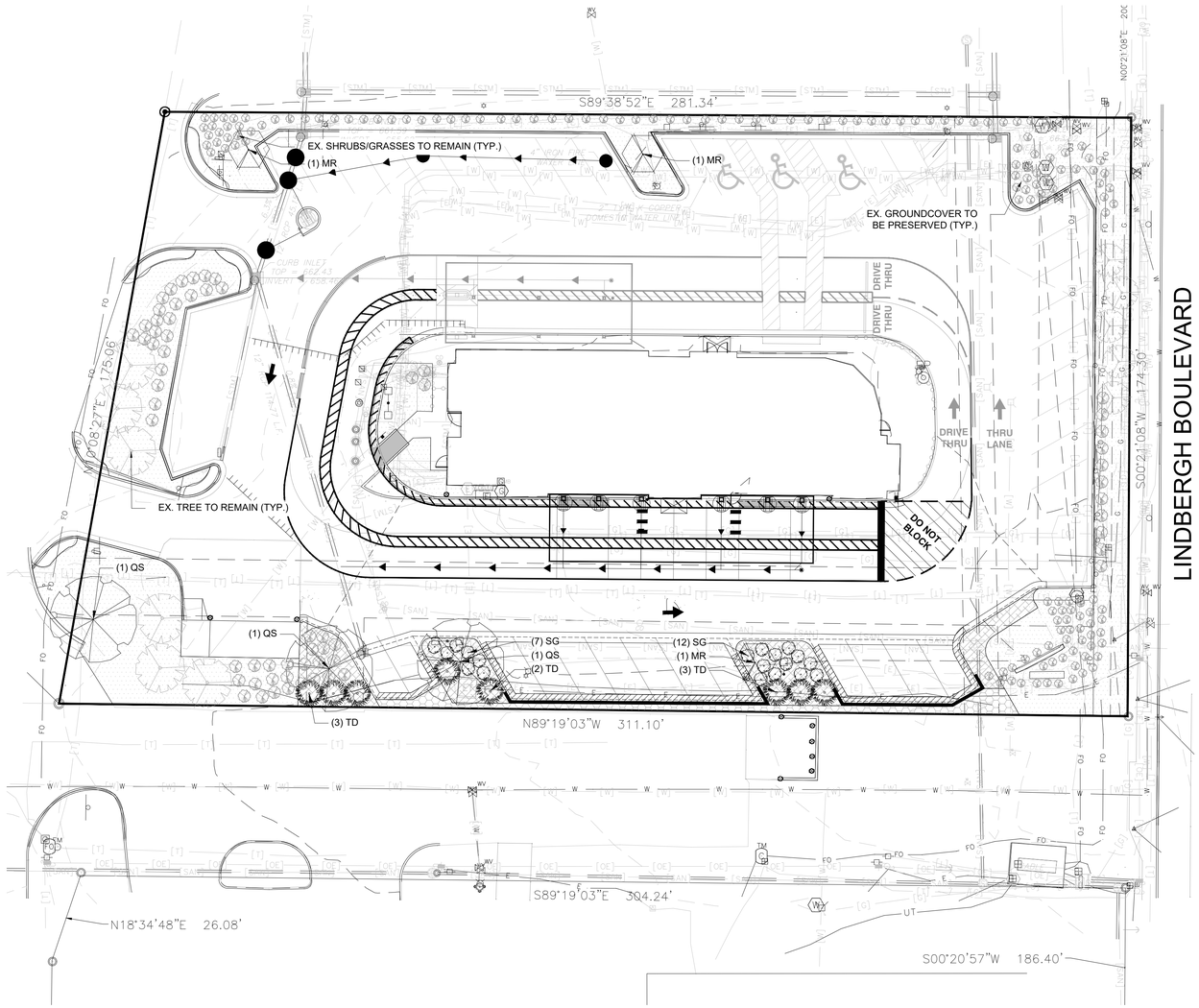
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

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

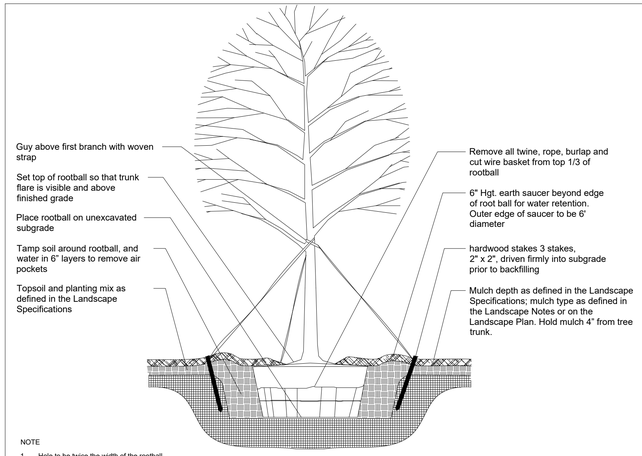
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
LANDSCAPE PLAN

SHEET NUMBER
L-101

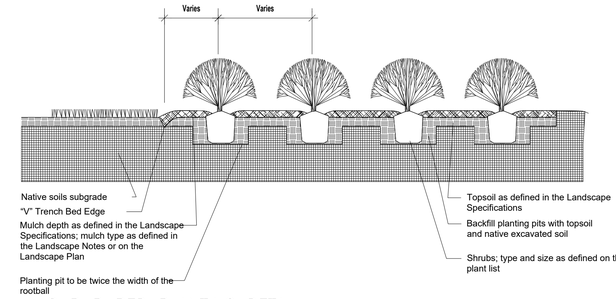


NOTE

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).

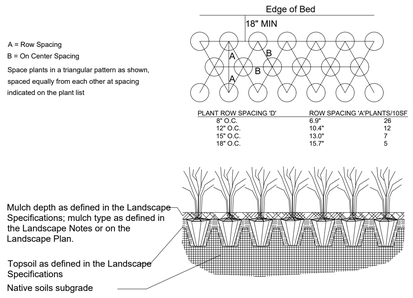
1 TREE PLANTING AND STAKING DETAIL

SCALE: NTS



2 SHRUB BED PLANTING DETAIL

SCALE: NTS



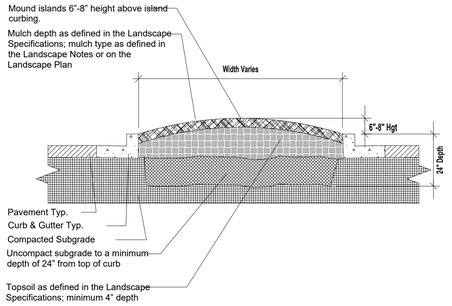
PLANT ROW SPACING 'B'	ROW SPACING 'A'	PLANTS/10SF
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5

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

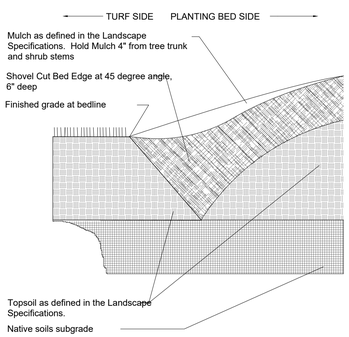


NOTE

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

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:	KAL
CHECKED BY:	JFR

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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 SUNSCALD/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. Gasketed, hinged cover allows access 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 HO = High Output VHO = Very High Output Custom Lumen Packages†	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	HL* = Hazardous Location

FOOTNOTES:
1. AC distribution utilizes a reflector which allows the fixture from a standard SC distribution.
2. Not available on SLWs.
3. Custom lumen and wattage packages available consult factory, Values are within industry standard tolerances but not DLC listed.

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
Retrofit Panel – EC / ECTA / SCF to CRUS, for 18" Deck Panel	525648
Retrofit Panel – ECTA / SCF to CRUS, for 12" Deck Panel	525591
Retrofit 2x2 Cover Panel Black (no holes)	551381
Retrofit Mid-Cover Panel Black (no holes)	551382
Retrofit Mid-Cover Panel Black (w/ holes)	525648
Kit – Hole Plugs and Silicone (enough for 25 retrofits)†	1020540

† = 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-G3	21,613	144	B4-U4-G3	20997	139	B4-U4-G3	152
	AC	17,553	114	B4-U4-G3	17,739	117	B4-U4-G3	18562	122	B4-U4-G3	
HO	SC	17,889	143	B3-U5-G1	18,146	146	B3-U5-G2	18071	133	B4-U5-G2	125
	AC	14,922	119	B4-U4-G3	14,855	119	B4-U4-G3	15,548	124	B4-U4-G3	
SS	SC	13113	141	B3-U4-G1	13,469	144	B3-U4-G1	13985	138	B3-U4-G1	93
	AC	11,968	133	B4-U4-G3	11,761	126	B4-U4-G3	13226	131	B4-U4-G3	
LW	SC	10657	144	B3-U4-G1	10,774	146	B3-U4-G1	11148	134	B3-U4-G1	73
	AC	9141	126	B3-U4-G1	8,974	125	B3-U4-G1	8744	124	B3-U4-G1	
VLW	SC	8783	146	B3-U4-G1	8888	148	B3-U4-G1	9364	135	B3-U4-G1	60
	AC	7861	127	B3-U4-G1	7878	131	B3-U4-G1	8185	138	B3-U4-G1	
SLW	SC	5685	146	B3-U4-G1	5728	150	B3-U4-G1	5864	136	B3-U4-G1	38
	AC	4864	128	B1-U4-G1	5089	131	B1-U4-G1	5057	136	B1-U4-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	0,35	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	Min
VHO	Wall/Wood Canopy	40 C
HO	Wall/Wood Canopy	40 C
SS	Wall/Wood Canopy	50 C

Recommended Lumen Maintenance† CRUS VHO

Ambient Temp C	5khr‡	10 khr ‡	25k hr ‡	50k hr ‡	75k hr ‡	100k hr ‡
0 C	100%	97%	92%	88%	86%	84%
10 C	100%	97%	92%	88%	86%	84%
25 C	100%	97%	92%	88%	86%	84%
25 C	100%	97%	92%	88%	86%	84%
30 C	100%	97%	92%	88%	86%	84%
40 C	99%	96%	89%	85%	83%	81%
50 C	93%	90%	86%	82%	80%	78%

Recommended Lumen Maintenance† CRUS SS

Ambient Temp C	5khr‡	25k hr ‡	50k hr ‡	75k hr ‡	100k hr ‡
0 C	100%	97%	92%	88%	84%
10 C	100%	97%	92%	88%	84%
25 C	100%	97%	92%	88%	84%
25 C	100%	97%	92%	88%	84%
30 C	100%	97%	92%	88%	84%
40 C	100%	97%	92%	88%	84%
50 C	97%	95%	91%	87%	82%

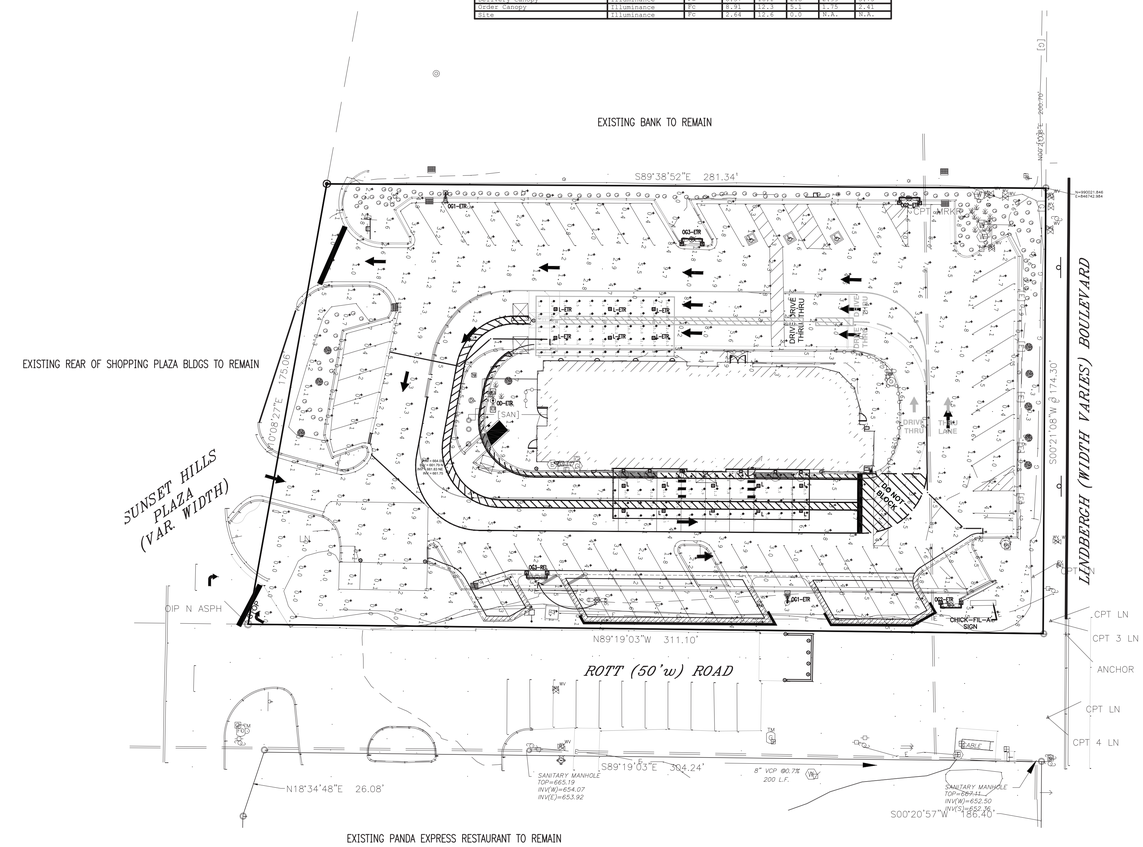
FOOTNOTES:
1. Lumen maintenance values at 25° C are calculated per TM-21 based on LM-80 data and manufacturer's in-house testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) e.g. the packaged LED.
3. In accordance with IESNA TM-21-11, 5khr ‡ values represent time durations that exceed six times but LM-80-08 total test duration (in hours) for the device under testing (DUT) e.g. 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	18317	9.5
	10	L	SINGLE	CRUS SM-SC-LED-SPECIAL-55	1.000	18317	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 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 PURPOSE OTHER THAN THAT INTENDED OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES.

SHEET
SITE PHOTOMETRIC PLAN

SHEET NUMBER
ES1.0

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

COPYRIGHT © 2025 INTERPLAN LLC | RESERVED. COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL USE FOR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

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).

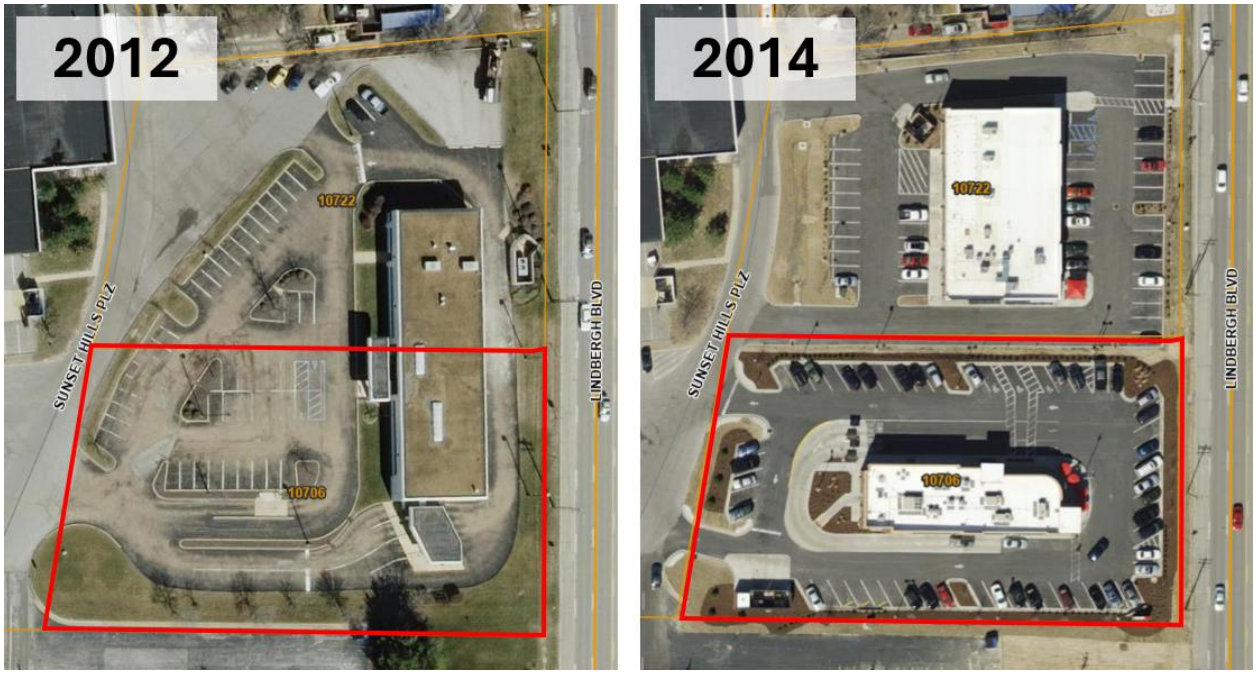


Figure 2: Historical Imagery

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.

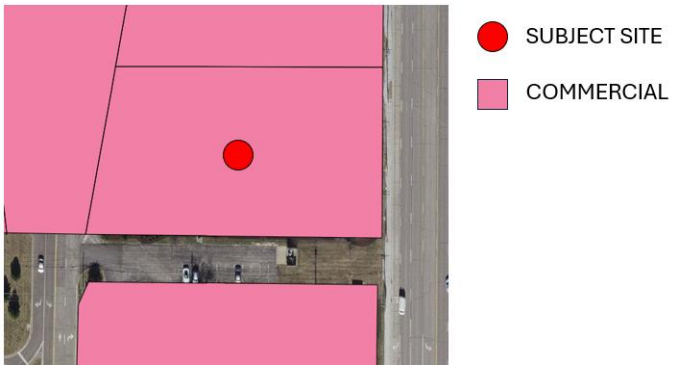


Figure 3: Land Use Plan

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.

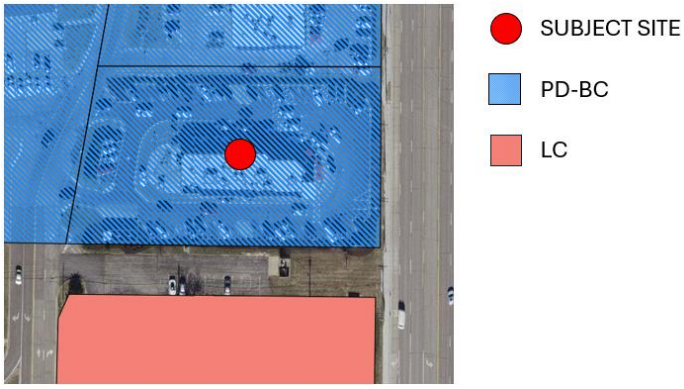


Figure 4: Zoning Map

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.

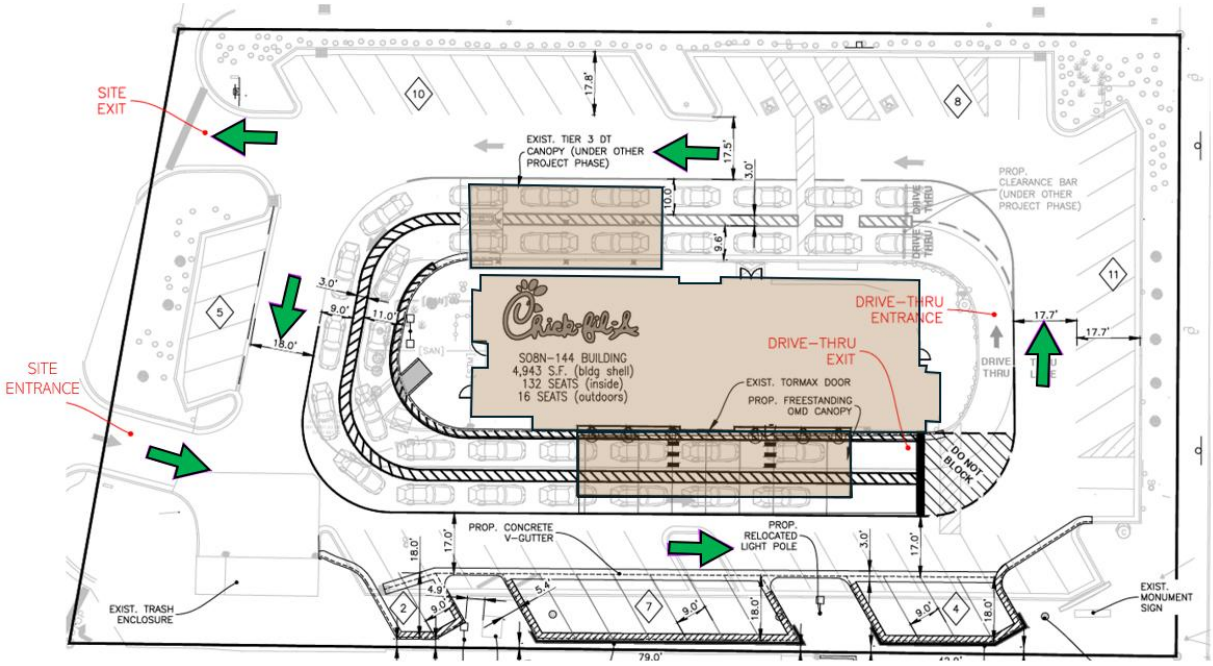


Figure 5: Proposed Site Plan

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).

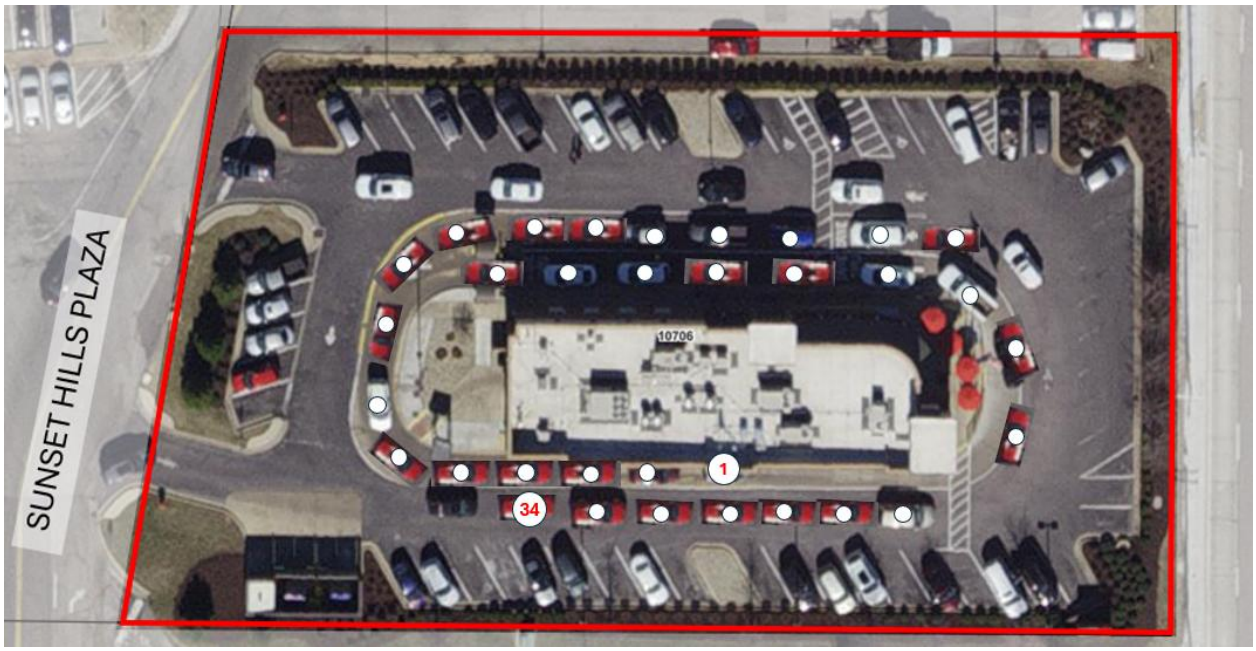


Figure 6: Existing Conditions

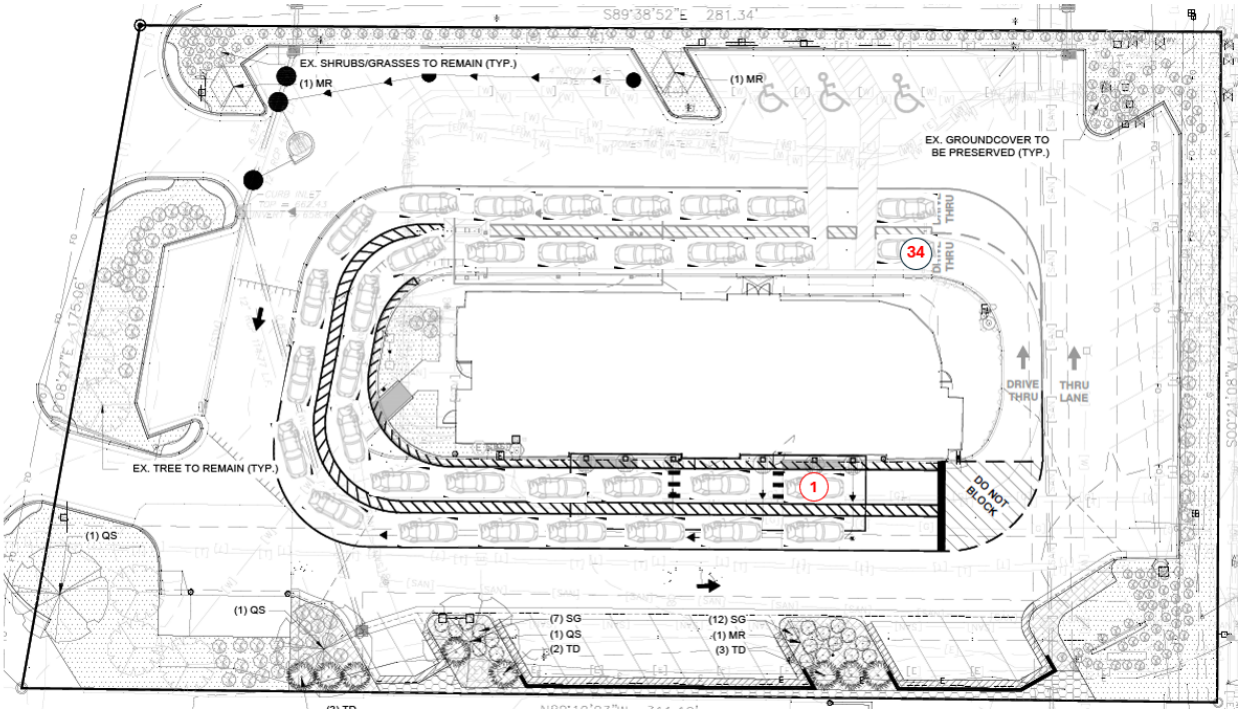


Figure 8: Proposed Site Plan

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

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)

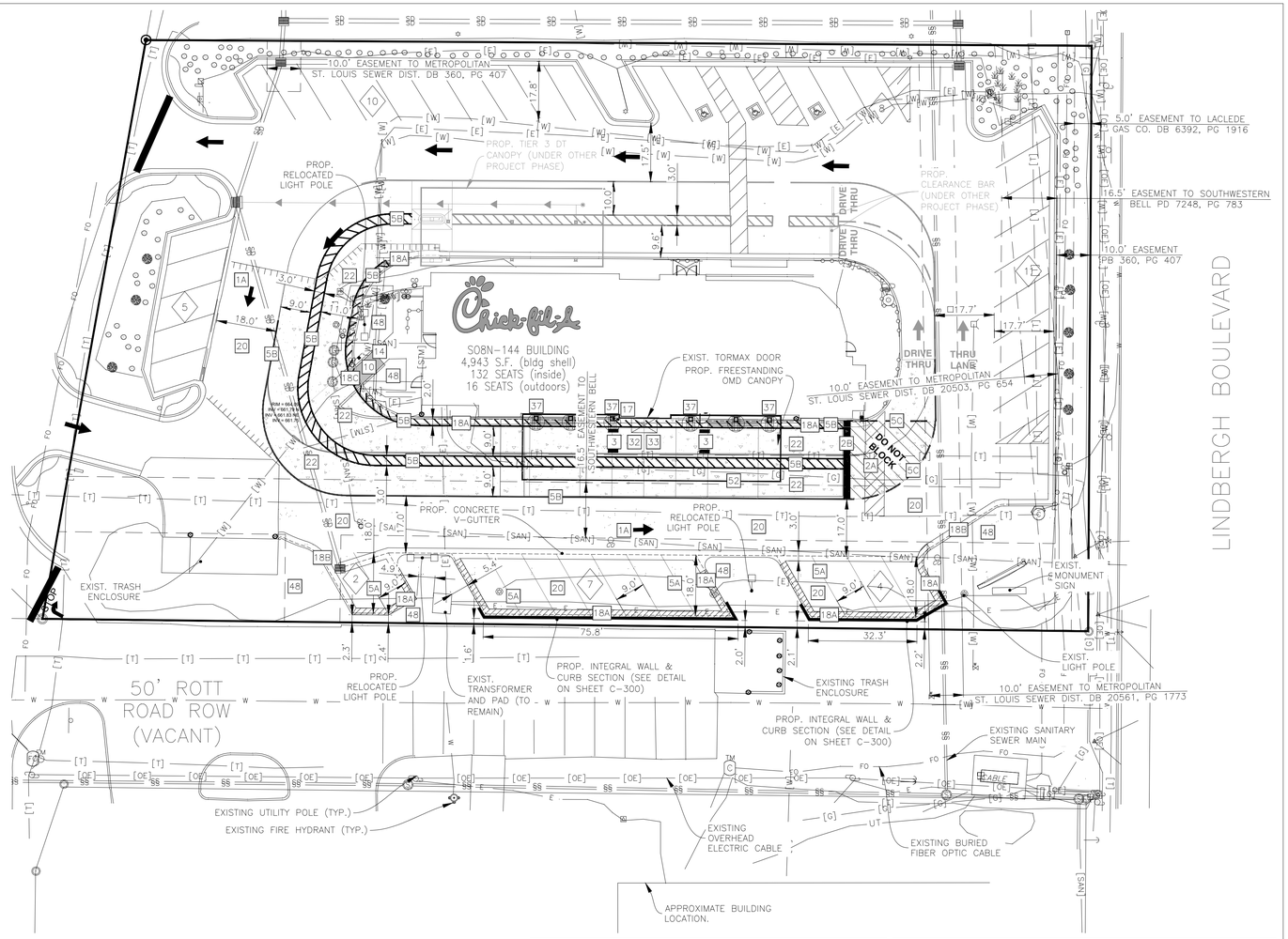
FOR CONCRETE PAVING

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

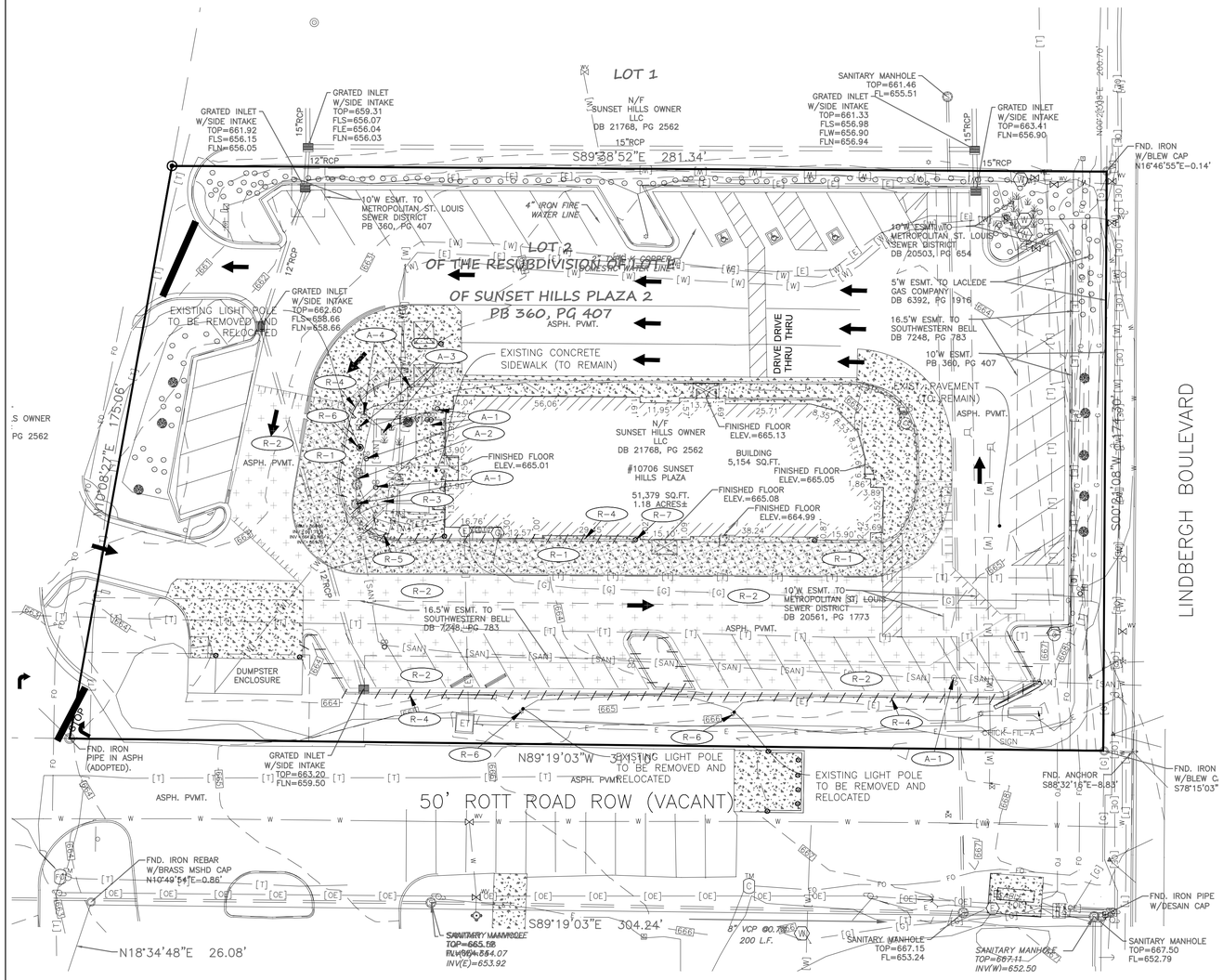
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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%

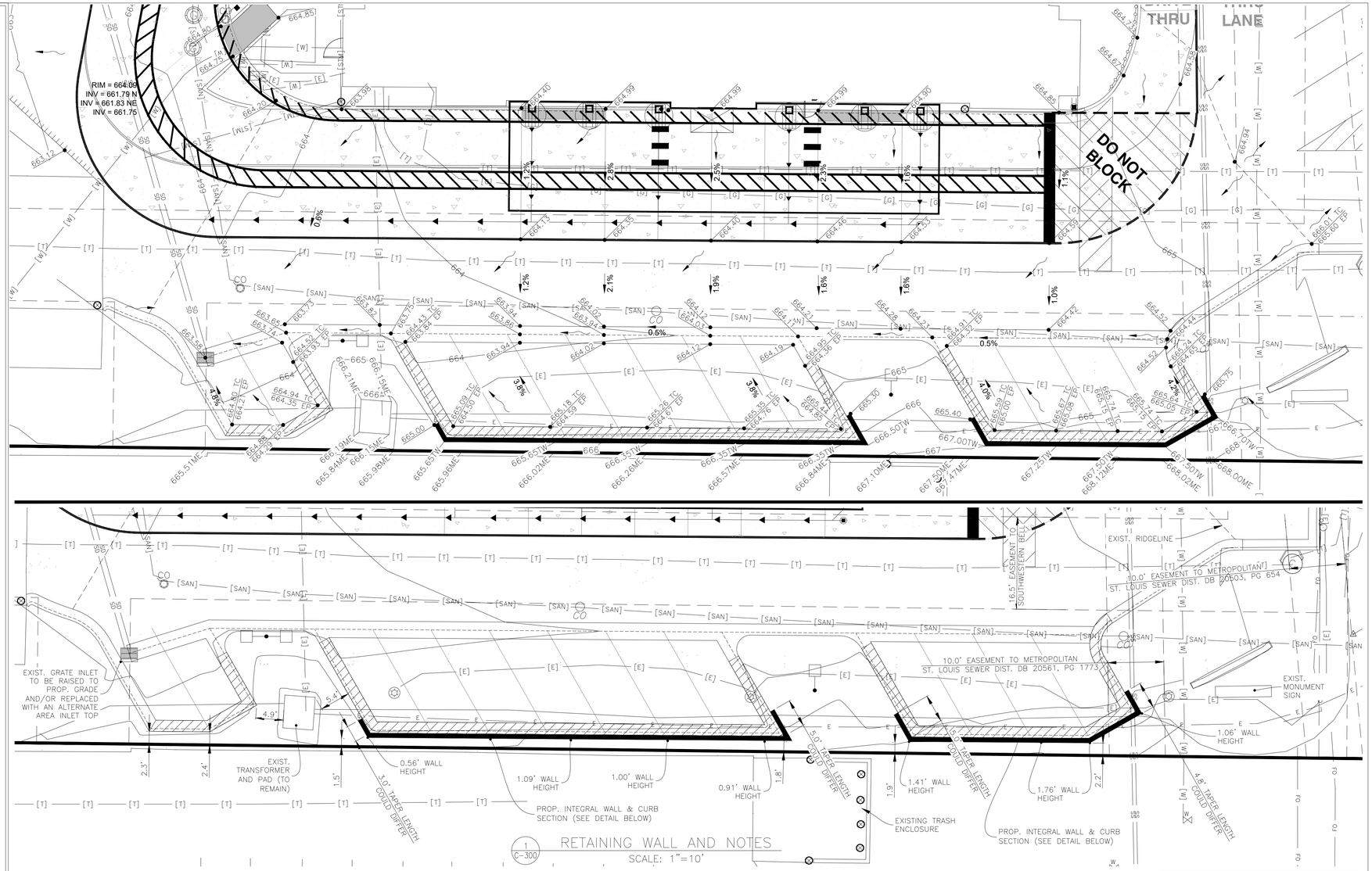
26. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.

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.

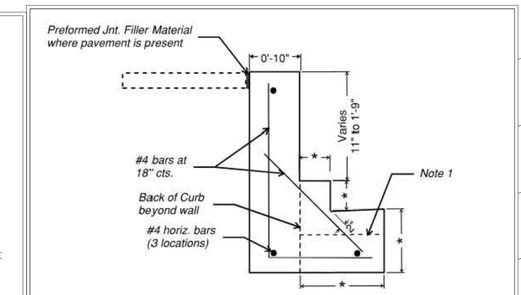
30. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT CITY OF ST. LOUIS STANDARDS AND SPECIFICATIONS.



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

GENERAL NOTES:

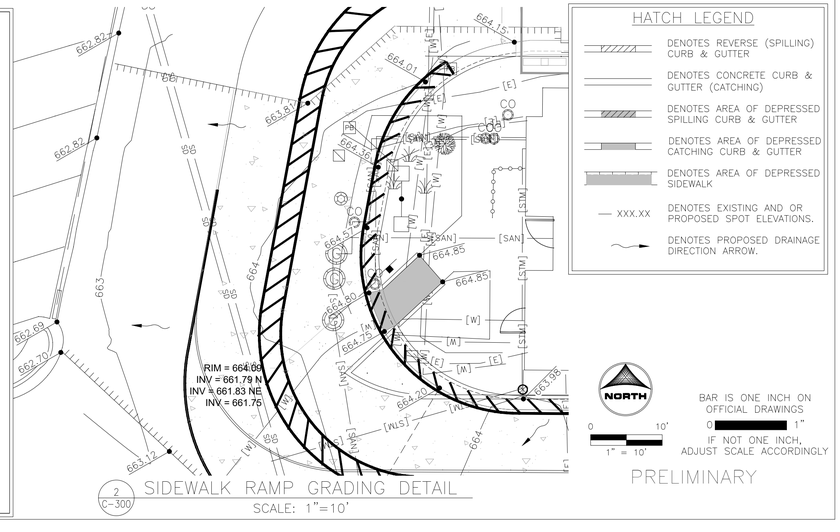
- ACCESSIBLE PARKING, RAMPS, AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- 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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

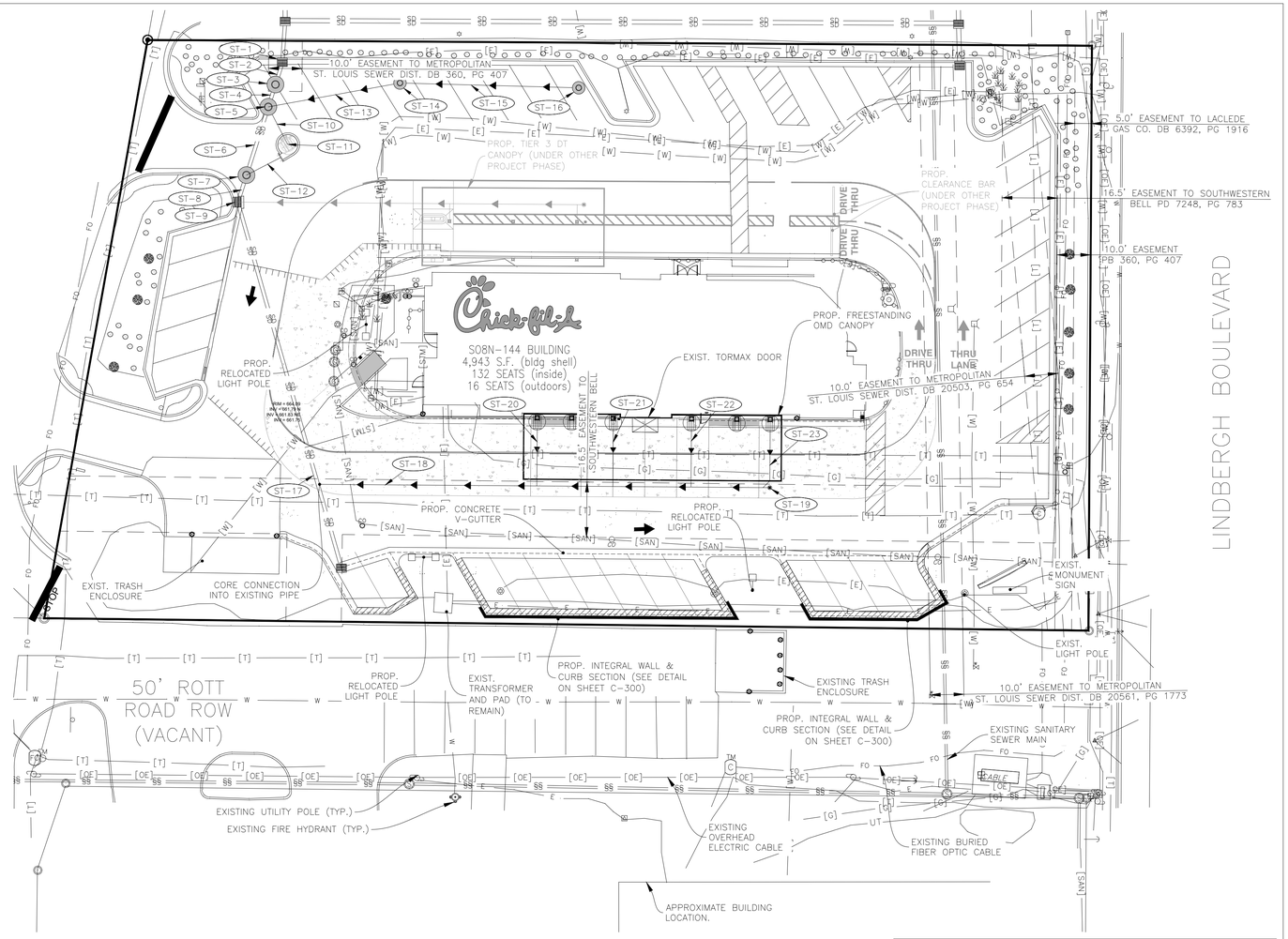
ST-19 CLEANOUT (SEE DETAIL)
RIM = 664.60
INV = 660.70

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

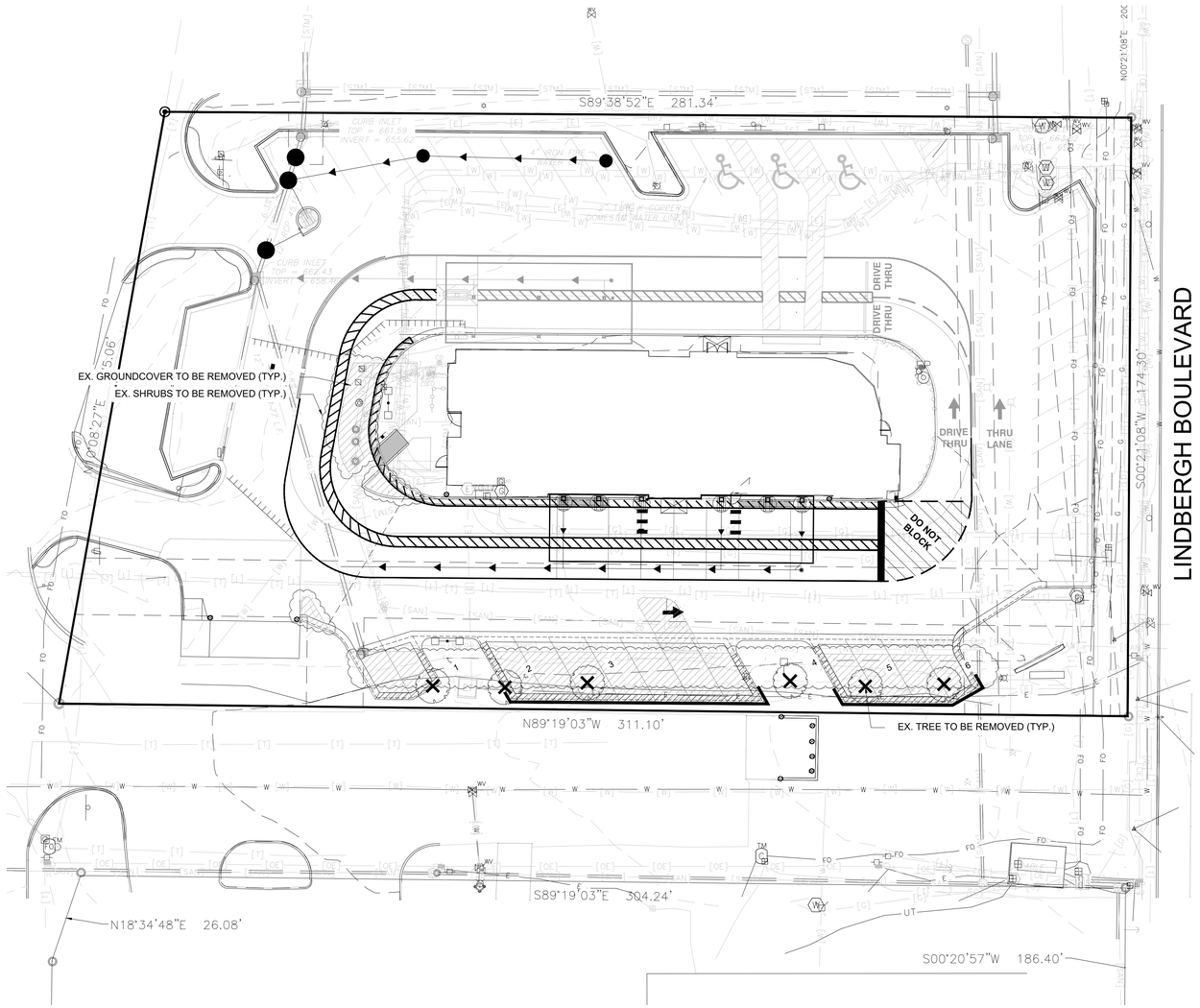
PRELIMINARY

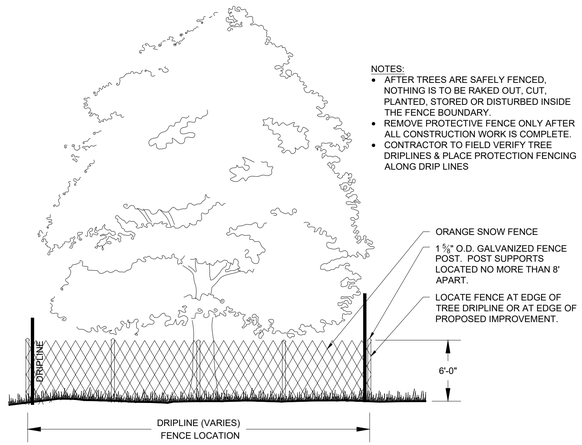
ENGINEER'S PROJECT # 211353.01
PRINTED FOR PRELIMINARY
DATE 08/08/2025
DRAWN BY: ERN
CHECKED BY: TMR

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
PLUMBING SITE PLAN

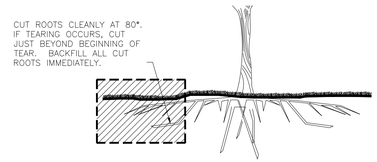
SHEET NUMBER
PS-100





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

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

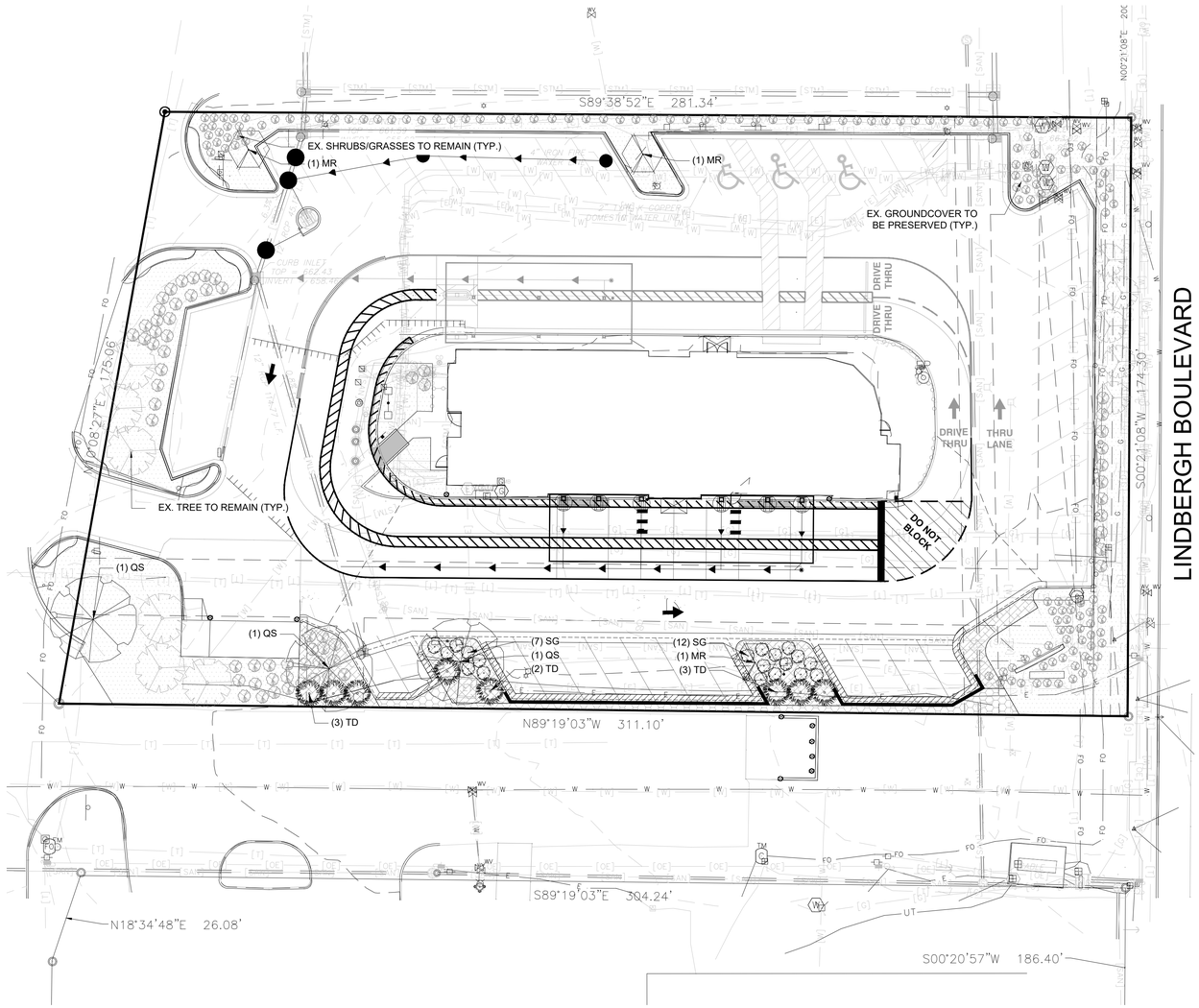
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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

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

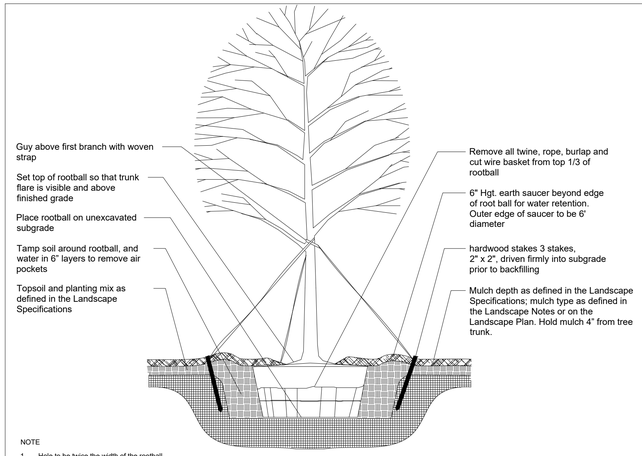
PRELIMINARY

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

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
LANDSCAPE PLAN

SHEET NUMBER
L-101

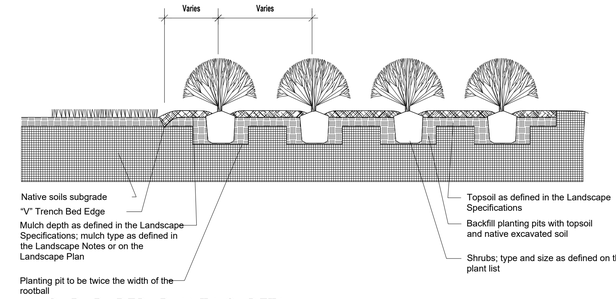


NOTE

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).

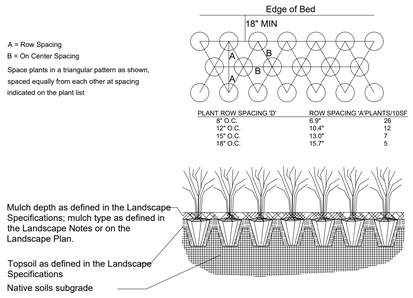
1 TREE PLANTING AND STAKING DETAIL

SCALE: NTS



2 SHRUB BED PLANTING DETAIL

SCALE: NTS



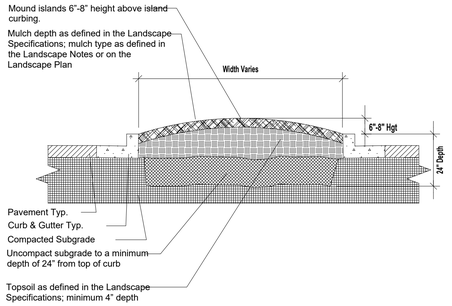
PLANT ROW SPACING 'B'	ROW SPACING 'A'	PLANTS/10SF
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5

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

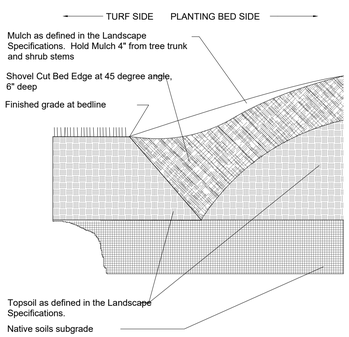


NOTE

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

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:	KAL
CHECKED BY:	JFR

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

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 SUNSCALD/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. Integral strain relief for incoming supply 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 **HO** = 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 allows the fixture from a standard SC distribution.
2. Not available on SLWs.
3. Custom lumen and wattage packages available consult factory, Values are within industry standard tolerances but not DLC listed.

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
Retrofit Panel – (1) CEDA / SCP to CRUS, for 18" Deck Panel	525648
Retrofit Panel – (1) CEDA / SCP to CRUS, for 12" Deck Panel	525591
Retrofit 2x2 Cover Panel Black (no holes)	551381

Description	Order Number
Retrofit Mid-Cover Panel Black (no holes)	554702
Kit – Hub Plugs and Silicone (enough for 25 retrofits)†	1020540

† = 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	18562	122	B4-U4-G2	
HO	SC	17,889	143	B3-U3-G1	18,546	148	B3-U3-G1	18071	133	B4-U3-G2	125
	AC	14,912	119	B3-U4-G2	14,855	119	B3-U4-G2	15,548	124	B3-U4-G2	
SS	SC	13113	141	B3-U4-G1	13,469	144	B3-U4-G1	13985	138	B3-U4-G1	93
	AC	11,968	133	B3-U4-G2	11,761	126	B3-U4-G2	13226	131	B3-U4-G2	
LW	SC	10607	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	9,746	134	B3-U4-G1	
VLW	SC	8783	146	B3-U4-G1	8888	148	B3-U4-G1	9384	135	B3-U4-G1	60
	AC	7561	127	B3-U4-G1	7,678	131	B3-U4-G1	8185	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	5089	131	B1-U3-G1	5257	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	0,71	0,41	0,36	0,32	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	Min
VHO	Wall/Wood Canopy	40 C
HO	Wall/Wood Canopy	40 C
SS	Wall/Wood Canopy	50 C

Recommended Lumen Maintenance* CRUS VHO

Ambient Temp C	Initial†	50k hr †	75k hr †	100k hr †
0 C	102%	97%	92%	88%
10 C	102%	97%	92%	88%
25 C	100%	97%	92%	88%
35 C	100%	97%	92%	88%
40 C	100%	97%	92%	88%
45 C	101%	95%	89%	85%
50 C	101%	94%	89%	85%

Recommended Lumen Maintenance* CRUS SS

Ambient Temp C	Initial†	25k hr †	50k hr †	75k hr †	100k hr †
0 C	100%	97%	92%	88%	84%
10 C	100%	97%	92%	88%	84%
25 C	100%	97%	92%	88%	84%
35 C	100%	97%	92%	88%	84%
40 C	100%	97%	92%	88%	84%
45 C	100%	97%	92%	88%	84%
50 C	101%	95%	91%	86%	82%

time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) e.g. the packaged LED.

† Per IESNA TM-21-11, Projected Values represent time durations that exceed six times but LUMENOR total test duration (in hours) for the device under testing (DUT) e.g. the packaged LED.

FOOTNOTES:

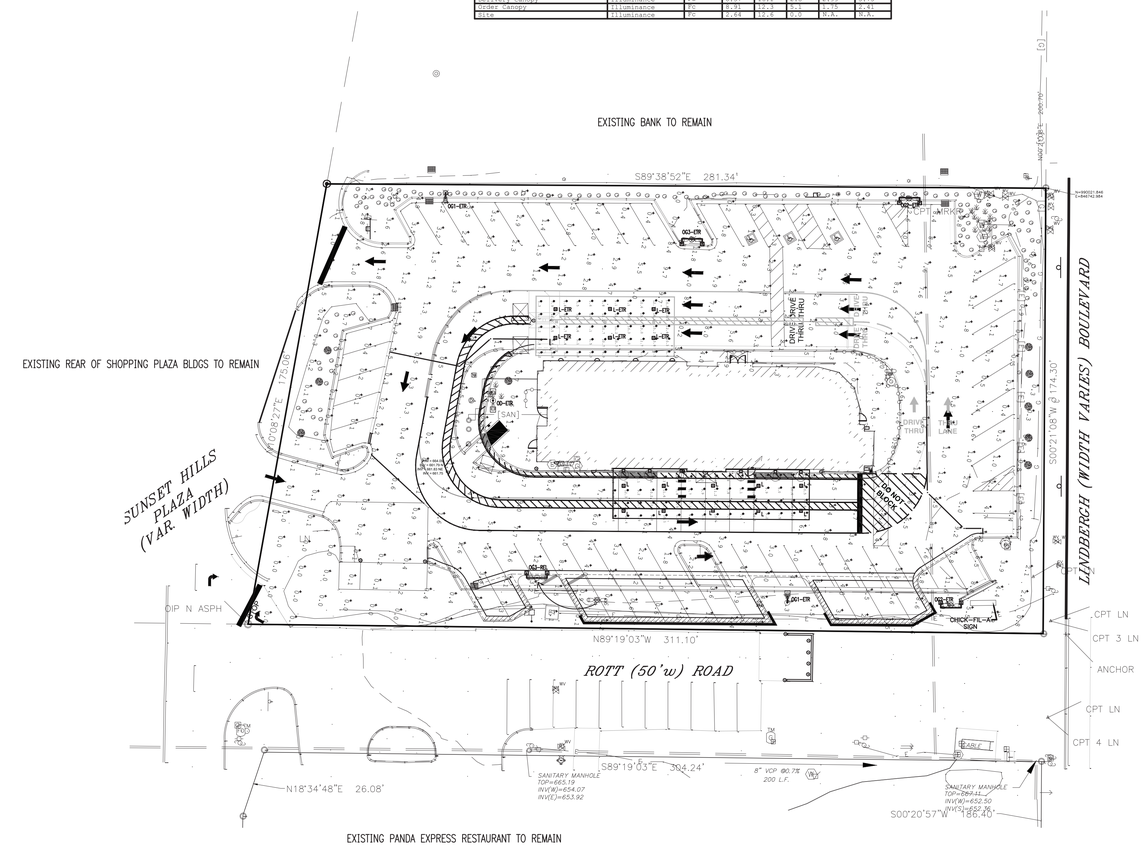
1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and meet the requirements.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on

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	2.41
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 #2015006774
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 13:46:05 -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 PURPOSE OTHER THAN THAT INTENDED OR VERBAL CONSENT FROM AUTHORIZED PROJECT REPRESENTATIVES.

SHEET
SITE PHOTOMETRIC PLAN

SHEET NUMBER
ES1.0

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

COPYRIGHT © 2025 INTERPLAN LLC | RESERVED. COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL USE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

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

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

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

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.

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

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.

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

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.

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

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.

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

- **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):

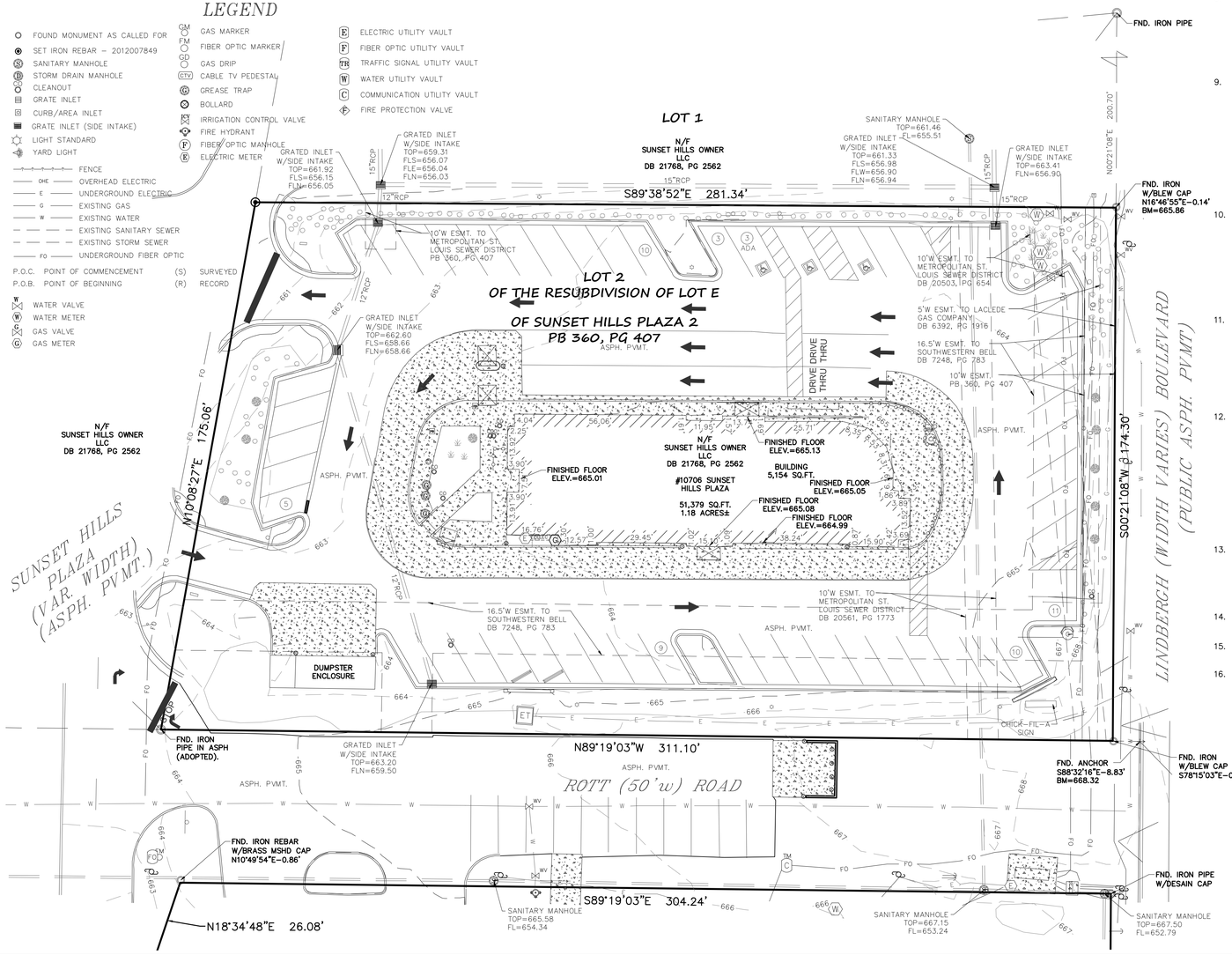
   FEMA FIRM 29189C0316K, CITY OF SUNSET HILLS, COUNTY OF ST. LOUIS, MISSOURI AND INCORPORATED AREAS DATED FEBRUARY 4, 2015.

   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
- 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
- WV WATER VALVE
- W WATER METER
- GV GAS VALVE
- G GAS METER



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://pc1vault/CIVIL 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.

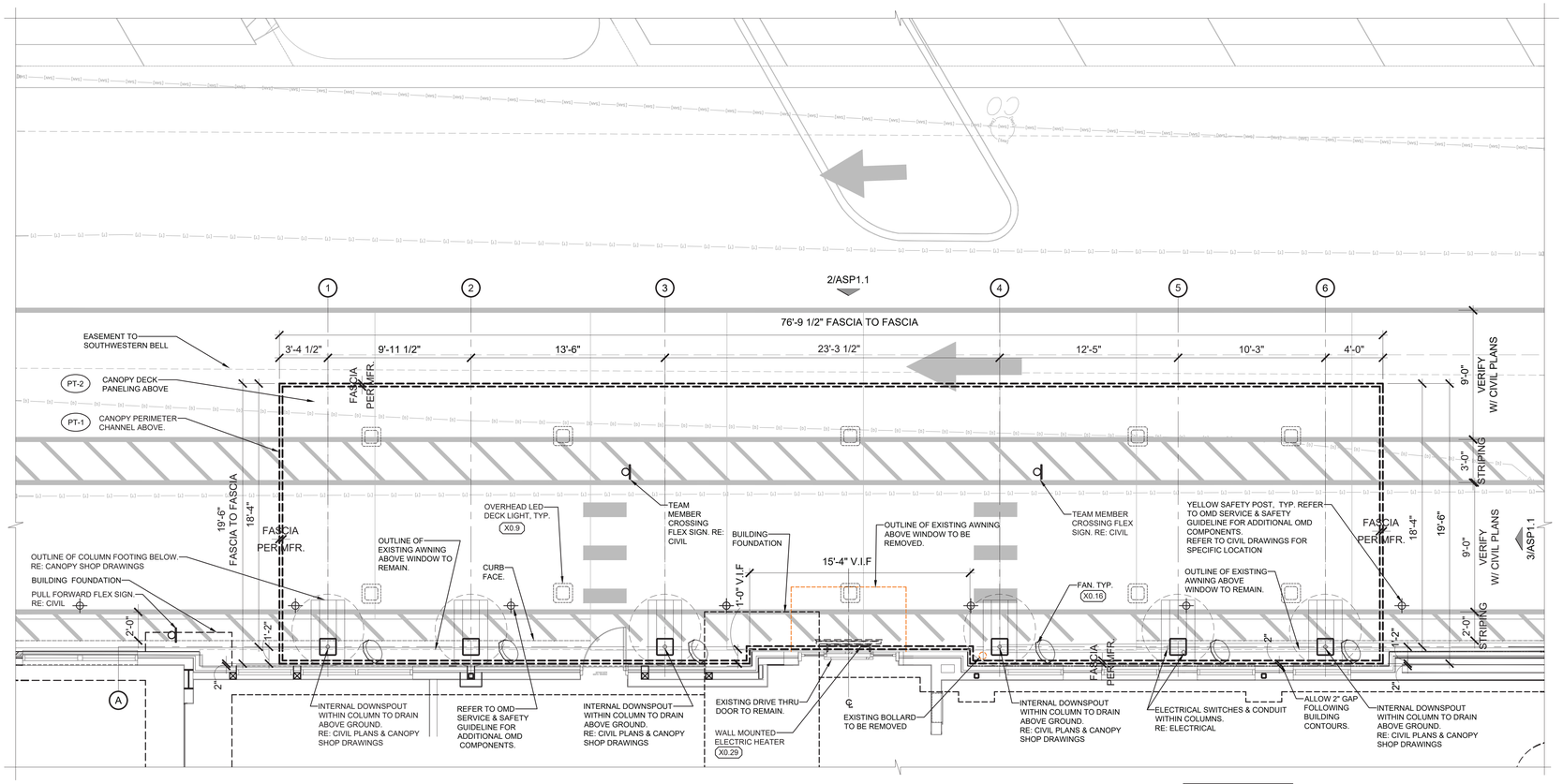
LEGEND
(XXXX) FINISH TAG.
(XXXX) EQUIPMENT TAG.

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:

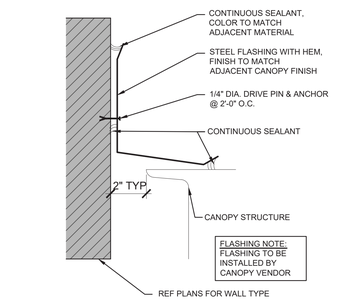
PT-1 DURA COAT, DC19ST02703
DARK BRONZE, OIL RUBBED BRONZE METALLIC TEXTURE PVD
PT-2 SMOOTH WHITE, HIGH GLOSS



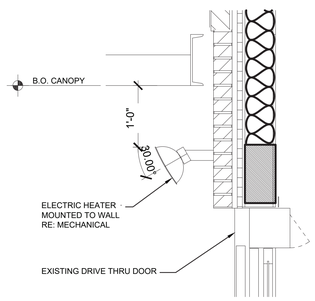
CANOPY TO DRAIN BELOW GROUND

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

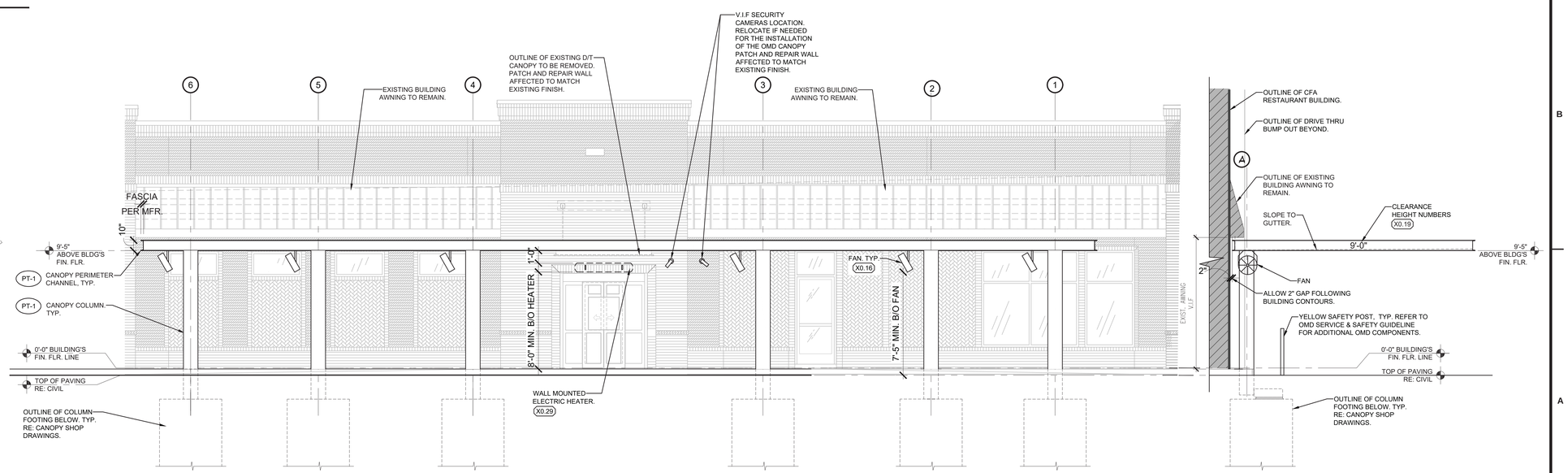
NORTH



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 PREPARED BY INTERPLAN LLC 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

COPYRIGHT © 2025 INTERPLAN LLC ALL RIGHTS RESERVED COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SET OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTION, CHANGES OR ASSIGNMENT ARE PROHIBITED.

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.

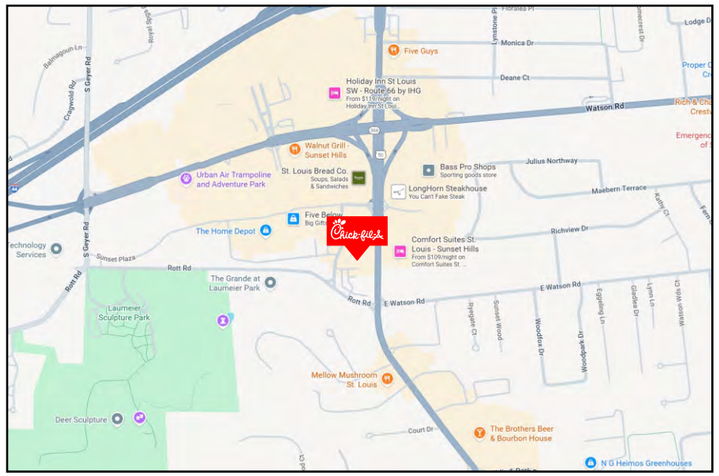
Sincerely,

HR GREEN, INC.

Todd Richards
Project Manager

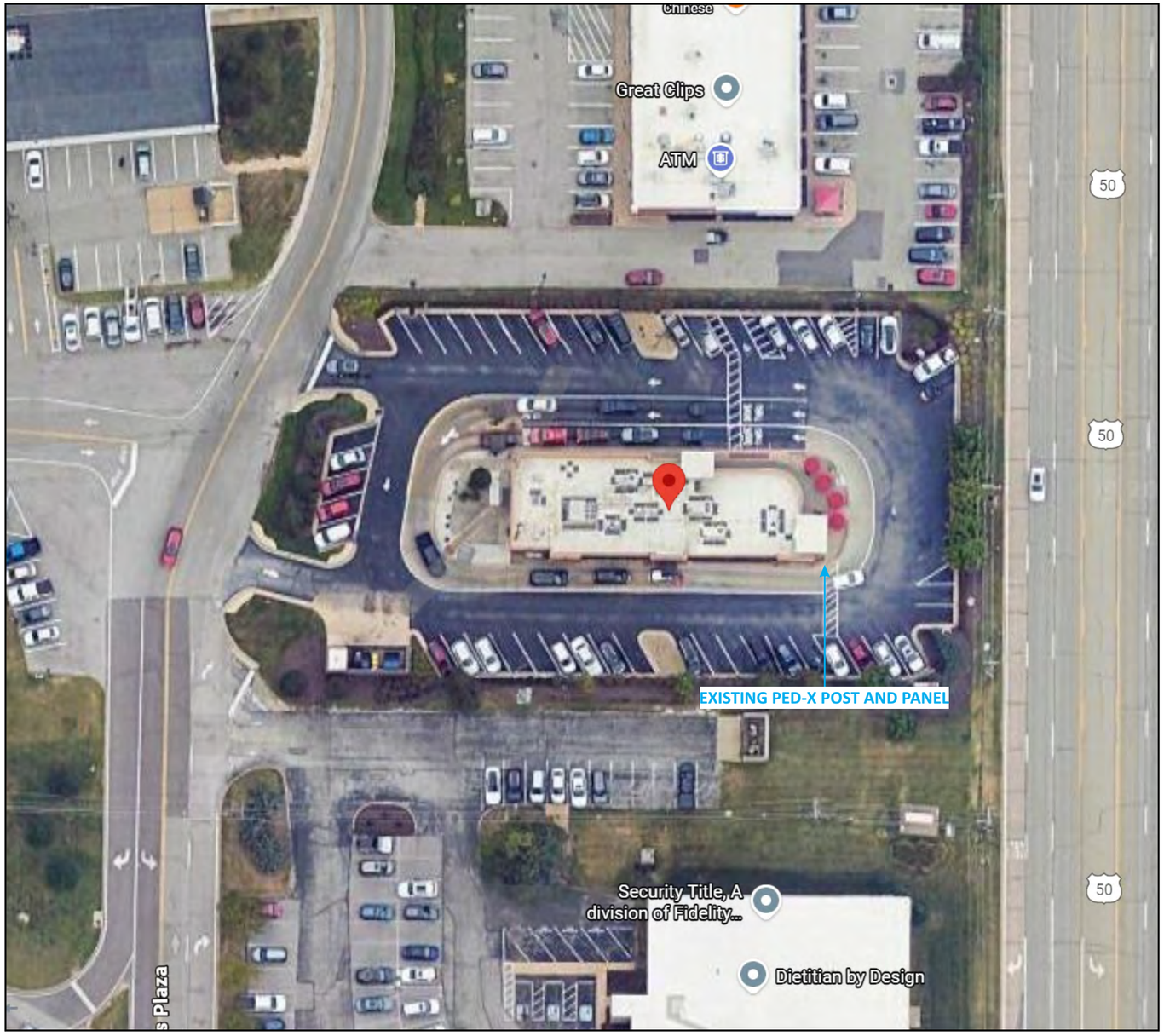
TR

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

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

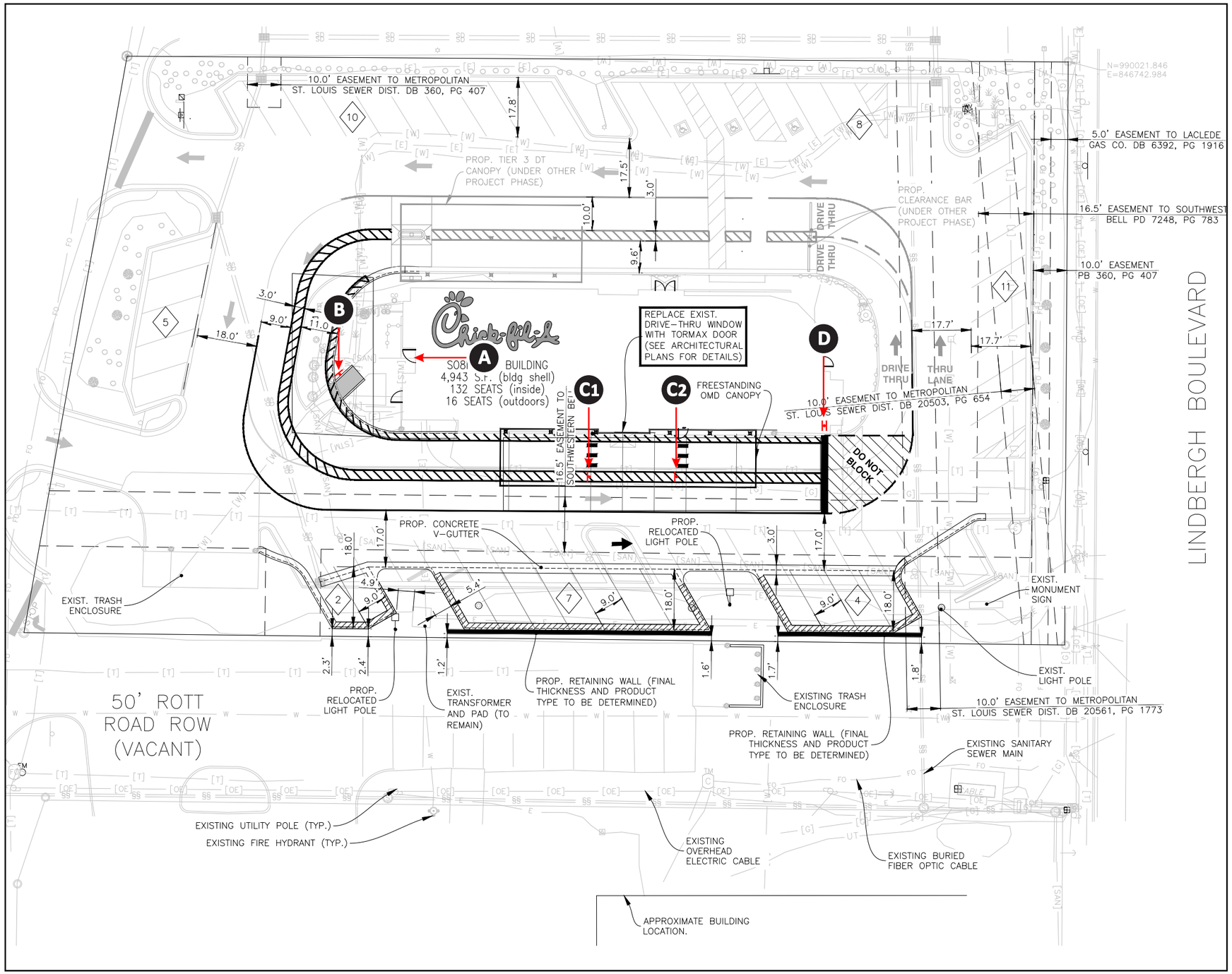
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

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

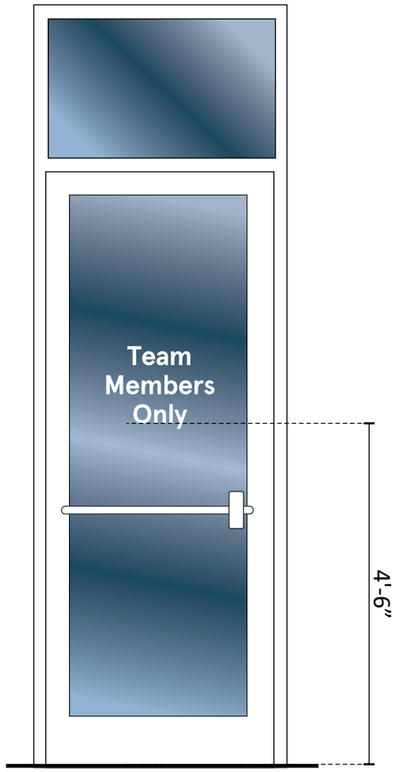
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

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

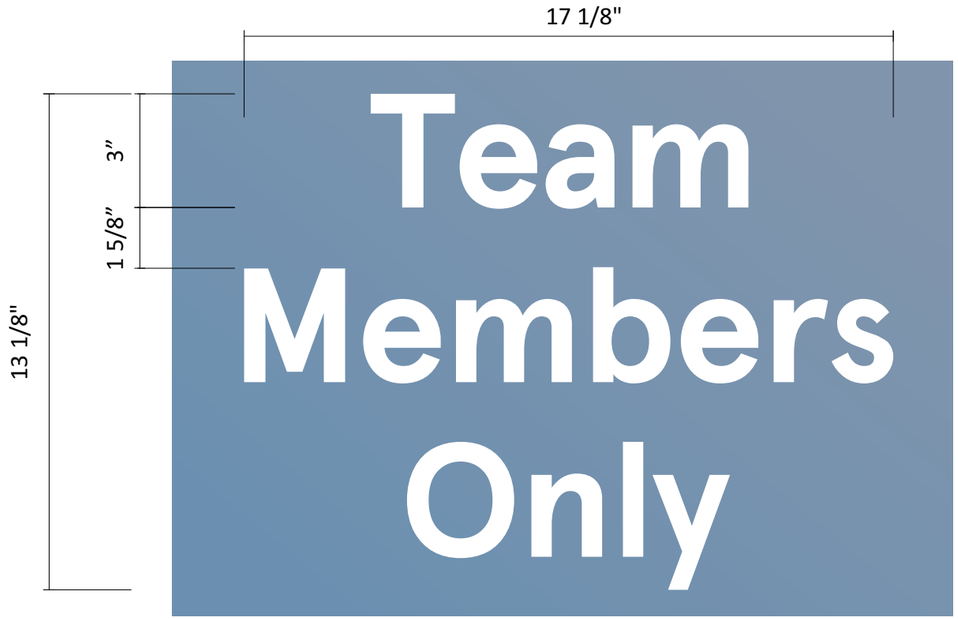
Sign Item
SITE PLAN/KEY



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

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

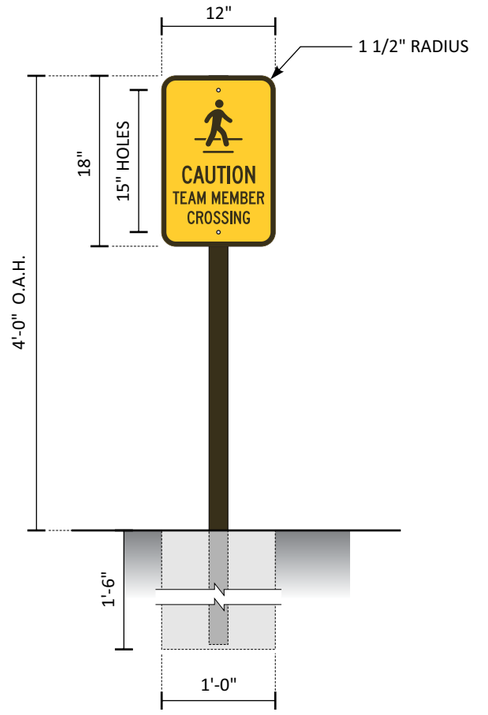
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

A



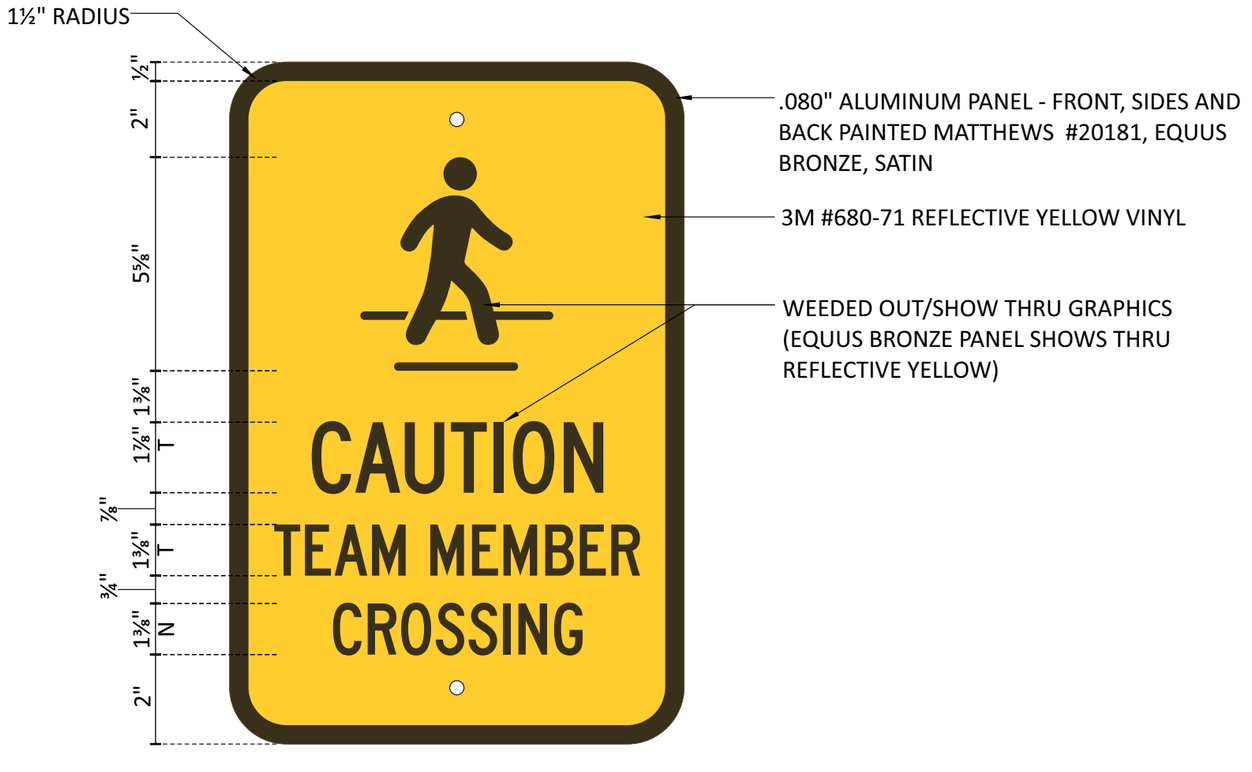
B CFA - S/F X-ING TRAFFIC

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



PANEL DETAIL

SCALE: 3" = 1'-0"

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

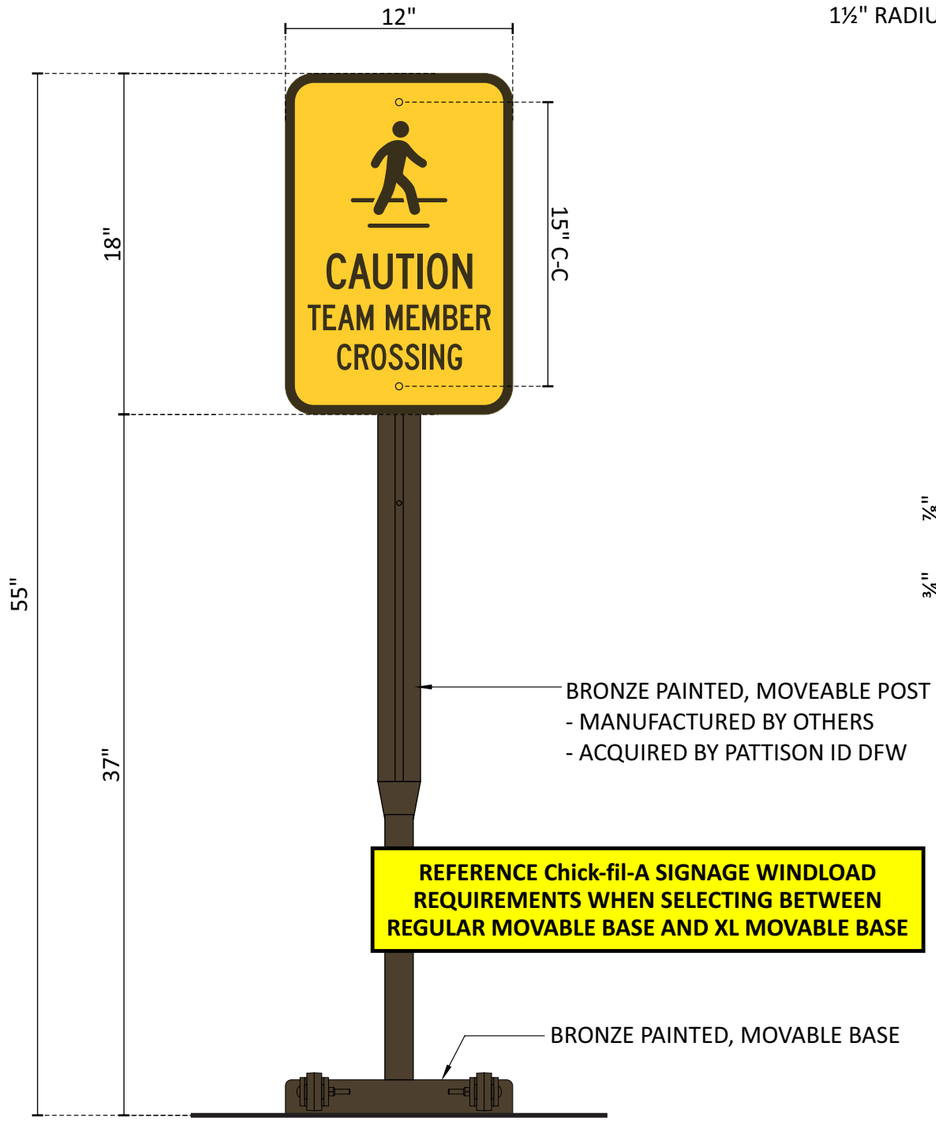
All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

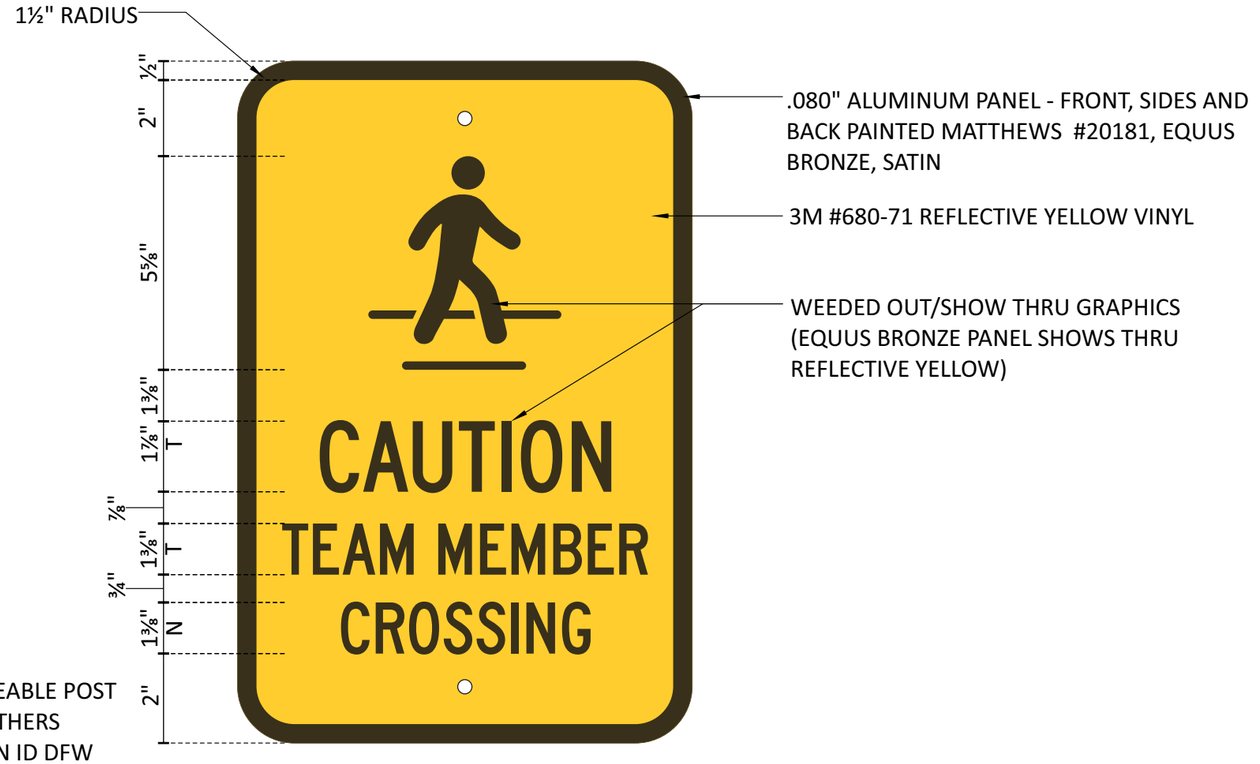
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

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,
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

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

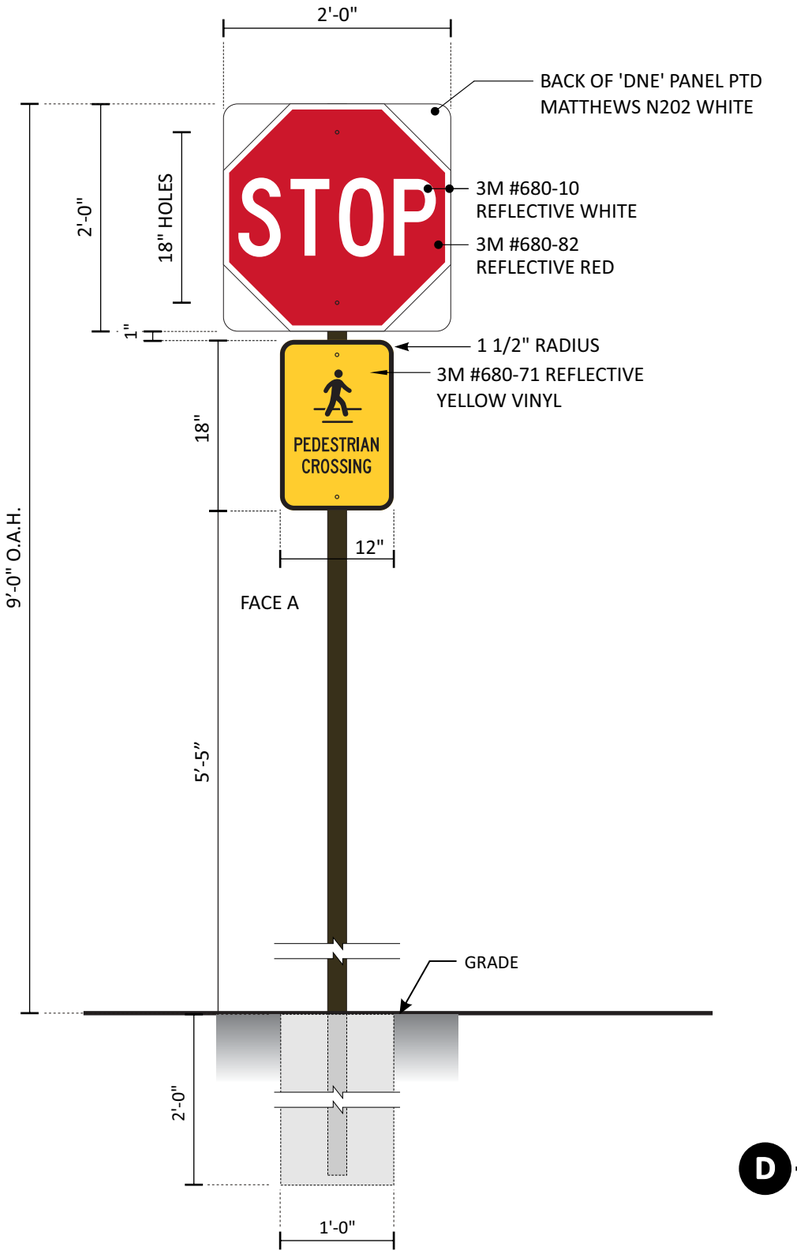
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

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.

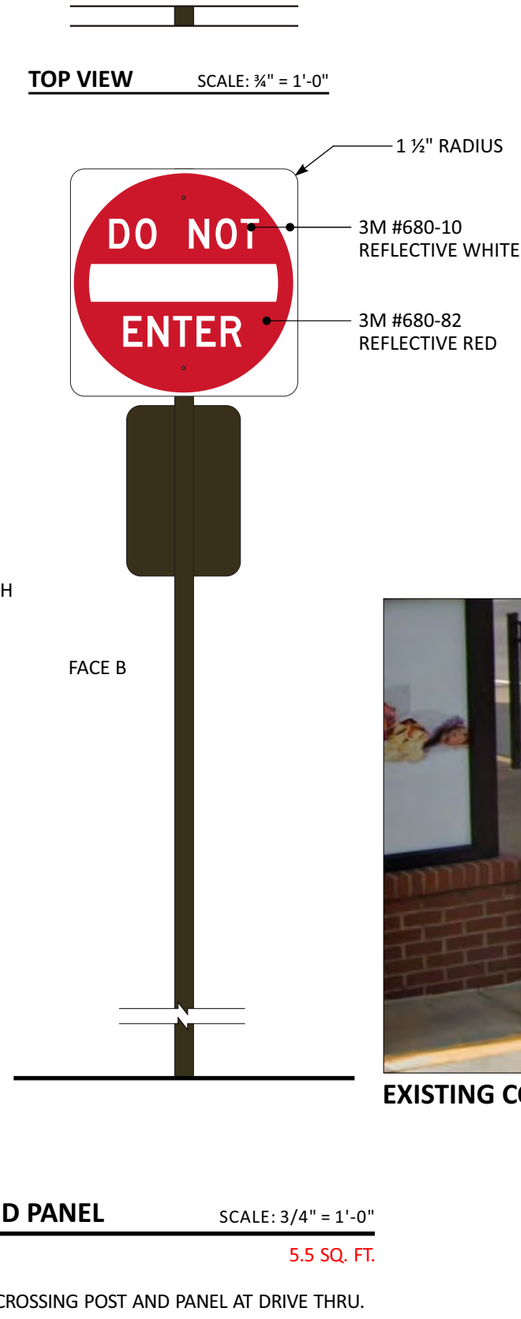
CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

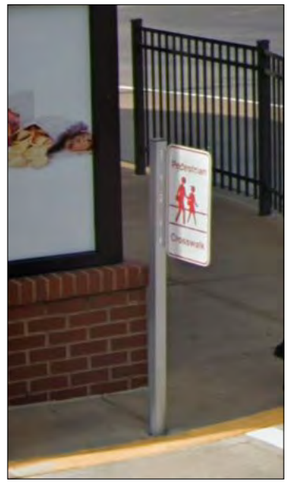
NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

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
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

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

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

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

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.

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
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Envelope Originator:
Alyssa Westfall
5200 Buffington Road
Atlanta, GA 30349
alyssa.westfall2@accesscfa.com
IP Address: 24.206.64.121

Record Tracking

Status: Original
12/19/2025 1:15:14 PM
Holder: Alyssa Westfall
alyssa.westfall2@accesscfa.com
Location: DocuSign

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.

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.

Acknowledging your access and consent to receive and sign documents electronically

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:

- You can access and read this Electronic Record and Signature Disclosure; and
- 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.

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON MARCH 10, 2026, AT 6:00 P.M. – THE BOARD OF ALDERMEN WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL, AT 3939 SOUTH LINDBERGH BOULEVARD. THE BOARD WILL CONSIDER AND DISCUSS THE FOLLOWING PETITIONS:

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.

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.

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.

FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE IN THE DEPARTMENT OF PLANNING AND PUBLIC WORKS LOCATED IN CITY HALL, 3939 SOUTH LINDBERGH BLVD., AT WWW.SUNSET-HILLS.COM, OR BY CALLING MIKE KNIGHT, DIRECTOR OF PLANNING AND PUBLIC WORKS, AT 314-272-2454.

BOARD OF ALDERMEN
CITY OF SUNSET HILLS, MISSOURI

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, March 10, 2026

REVIEWALS:
Finance Director: Completed
City Administrator: Completed

SUBJECT: Final 2025 Budget Adjustments

LIST OF ATTACHED REFERENCE DOCUMENTS:
2025 Final Budget Adjustment

FISCAL IMPACT: The 2025 budget is adjusted $561,520 favorably.

BACKGROUND/DISCUSSION:
Missouri Revised Statute 67.080 states "no expenditure of public moneys shall be made unless it is authorized as provided herein." Missouri Revised Statute 67.040 states, "the political subdivision shall not increase the total amount authorized for expenditure from any fund, unless the governing body adopts a resolution setting forth the facts and reasons making the increase necessary and approves a resolution to authorize the expenditures."

Therefore, a budget adjustment is made after the consolidation of funds financial statements for the fiscal year. Significant variances between actual and budget within Revenues, Expenditures and Capital Outlays accounts are included in the budget adjustment.

The General Fund requires a $646k favorable adjustment, primarily driven by delayed capital projects, higher than expected parks revenues, personnel savings due to open positions, and higher Use Tax and Utility tax revenue than expected.

Capital Project Fund adjustment is $33k favorable due primarily capital projects performed under budget and various projects delayed until 2026.

County Road Fund adjustment is $53k unfavorable due primarily to less property taxes received than expected and additional salt purchase required for winter storms.

Stormwater / Parks Fund adjustment is $18k unfavorable primarily due to less sales taxes than expected.

Prop P Fund adjustment is $46k unfavorable primarily due to less sales taxes than expected and payroll increases.

STAFF RECOMMENDATION:
Approve at the March 10, 2026 BOA meeting. *– A 2nd reading is requested*

MEETING HISTORY:
Finance Committee: February 23, 2026: Approved Unanimously

BILL NO. 146

ORDINANCE NO. ___

AN ORDINANCE APPROVING AND ADOPTING A BUDGET ADJUSTMENT TO THE 2025 BUDGET.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS AS FOLLOWS:

Section 1. A budget adjustment to the General Fund for the fiscal year commencing January 1, 2025, and ending December 31, 2025 to decrease revenues by $114,800, decrease expenditures by $750,220 and increase other financing uses by $11,000.

Section 2. A budget adjustment to the Capital Fund for the fiscal year commencing January 1, 2025, and ending December 31, 2025 to decrease revenues by $94,200 and decrease expenditures by $127,300.

Section 3. A budget adjustment to the Storm Water / Parks Fund for the fiscal year commencing January 1, 2025, and ending December 31, 2025 to decrease revenues by $65,000 and decrease expenditures by $46,500.

Section 4. A budget adjustment to the County Road Fund for the fiscal year commencing January 1, 2025, and ending December 31, 2025 to decrease revenues by $31,000 and increase expenditures by $22,000.

Section 5. A budget adjustment to the Prop P Fund for the fiscal year commencing January 1, 2025, and ending December 31, 2025 to decrease revenues by $20,000 and increase expenditures by $26,500.

Section 6. All other ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 7. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED and approved this _____ day of _____, 2026

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

2025 BUDGET - as of Mar 10, 2026

	General Fund	Capital Fund	County Road Fund	StormWater/ Parks Fund	Prop P Fund	Total
Beginning Fund Balance	**$ 11,295,564**	**1,112,953**	**165,295**	**1,356,343**	**468,753**	**14,398,908**
Revenue						
Taxes	6,671,500	1,493,000	-	1,757,000	606,000	10,527,500
Intergovernmental	550,000	-	448,000	-	-	998,000
Licenses & Permits	1,162,710	-	-	-	-	1,162,710
Fines and court costs	181,500	-	-	-	-	181,500
Investment Income	460,000	22,000	-	32,600	17,000	531,600
Charges for Service	1,259,117	-	-	-	-	1,259,117
Donations	-	-	-	-	-	-
Grants	93,000	559,747	-	23,000	-	675,747
Miscellaneous	49,100	-	-	-	-	49,100
Total Revenue	**10,426,927**	**2,074,747**	**448,000**	**1,812,600**	**623,000**	**15,385,274**
Operating Expenditures						
General Government	1,026,491	-	-	-	-	1,026,491
Public Works	1,764,265	-	437,719	-	-	2,201,984
Public Safety	3,702,166	-	-	-	507,011	4,209,177
Municipal Court	148,354	-	-	-	-	148,354
Parks and Recreation	2,475,292	-	-	409,110	-	2,884,402
Pool	253,351	-	-	395,210	-	648,561
Total Operating Expenditures	**9,369,919**	**-**	**437,719**	**804,320**	**507,011**	**11,118,969**
Capital Outlay						
General Government	-	-	-	-	-	-
Public Works	124,900	1,173,100	-	-	-	1,298,000
Public Safety	-	89,800	-	-	-	89,800
Municipal Court	-	-	-	-	-	-
Parks and Recreation	107,700	820,121	-	78,000	-	1,005,821
Pool	-	113,800	-	-	-	113,800
Total Capital Outlays	**232,600**	**2,196,821**	**-**	**78,000**	**-**	**2,507,421**
Other Sources & Uses						
Insurance Recoveries	-	-	-	-	-	-
Sale of Capital Assets	5,500	-	-	-	-	5,500
Transfers	5,500	-	-	-	-	5,500
Total Other Sources & Uses	**11,000**	**-**	**-**	**-**	**-**	**11,000**
Debt Service						
Principal	-	-	-	96,400	-	96,400
Interest	-	-	-	920,000	-	920,000
Total Debt Service	**-**	**-**	**-**	**1,016,400**	**-**	**1,016,400**
Surplus (Deficit)	**835,408**	**(122,074)**	**10,281**	**(86,120)**	**115,989**	**753,484**
Ending Fund Balance	**$ 12,130,972**	**990,879**	**175,576**	**1,270,223**	**584,742**	**15,152,392**
Fund Balance	$ 12,130,972	990,879	175,576	1,270,223	584,742	15,152,392
% of Exp, Cap and Debt Service	126%	45%	40%	67%	115%	103%
% of Revenue and Other	117%	65%	39%	71%	94%	103%
Unassigned Fund Balance	$ 11,424,790					
% of Exp, Cap and Debt Service	119%					
30% annual capital sales tax revenue		447,900				
Policy Compliance	In Compliance	In Compliance	In Compliance	In Compliance	In Compliance	

Fund Balance Policy:
General Fund - City will maintain an unassigned fund balance no less than 50% of combined unassigned expenditures, capital outlays and debt service.
Capital Fund - City will maintain a fund balance no less than 30% of annual capital sales tax revenue.
Special Revenue Funds - City will maintain a zero or greater fund balance.

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
01-0000-4010	Real Estate Taxes	20,000.00	Higher taxes received than expected
01-0000-4011	Other Property Taxes	5,000.00	Higher special assessment than expected
01-0000-4012	Personal Property Taxes	(5,000.00)	Less taxes received than expected
01-0000-4030	Local Sales Tax 1.0%	(168,000.00)	Year over year increase less than expected
01-0000-4031	Local Sales Tax 1/4%	(57,000.00)	Year over year increase less than expected
01-0000-4038	Local Use Tax 1.25%	29,000.00	Christmas season surge higher than last year
01-0000-4039	Prop M Tax	(36,000.00)	Average sales per month have declined. Est. $15k while Avg $11k
01-0000-4045	Vehicle Sales Tax	(2,000.00)	
01-0000-4061	Electric Utilities Tax	46,000.00	Larger increase in usage than expected
01-0000-4062	Gas Utilities Tax	9,000.00	Larger increase in usage than expected
01-0000-4063	Telephone Utilities Tax	(23,000.00)	Revenues continue to decrease
01-0000-4064	Water Utilities Tax	34,000.00	Larger increase in usage than expected
01-0000-4083	Gasoline Tax	39,000.00	Larger increase in usage than expected
01-0000-4084	Cigarette Tax	(2,000.00)	
01-0000-4860	Cable Franchise Fees	(30,000.00)	Decreased activity and statutory rate decreasing
01-0000-4080	Financial Institution Tax	(1,000.00)	
01-0000-4220	Business License - Gross Receipts	(20,000.00)	Year over year increase less than expected
01-0000-4221	Business License - Square Feet	4,000.00	
01-0000-4223	Business License - Antenna	(3,000.00)	
01-0000-4230	Business License - Penalties & Interest	4,500.00	
01-0000-4300	Court Fines and Costs	(1,000.00)	
01-0000-4400	Kitun Dog Park Income	1,500.00	
01-0000-4410	Pool Income	6,500.00	Budgeted attendance conservatively
01-0000-4420	Concession Income	2,500.00	
01-0000-4430	Day Camp Income	(1,000.00)	
01-0000-4431	Athletic Complex Income	17,000.00	More field rentals than anticipated
01-0000-4435	Community Center Income	57,000.00	Budgeted conservatively for memberships & attendance
01-0000-4450	Special Programs Income	5,500.00	Better attendance at events than expected
01-0000-4490	Active System Fees	(8,300.00)	More revenue at parks creates more active fees
01-0000-4532	Grant - Public Safety	1,000.00	
01-0000-4536	Grants - Storm Water	(110,000.00)	Adjusted to actual activity
01-0000-4700	Interest Income	7,000.00	Budgeted conservatively for interest rate drops
01-0000-4701	Unrealized Gain/Loss from Investments	16,000.00	Non-budgeted item for non-cash investment activity
01-0000-4702	Realized Gain/Loss from Investments	13,000.00	Non-budgeted item for non-cash investment activity
01-0000-4709	Interest Revenue - Leases	(15,000.00)	Present value adjustment made in CY
01-0000-4830	Public Works Income	9,000.00	Resolution of prior year reimbursment
01-0000-4870	Rental Income	(4,500.00)	
01-0000-4872	Lease Revenue	3,500.00	
01-4000-5001	Elected Officials Salaries	(1,900.00)	
01-4000-5003	FT Reg Salary_Admin	19,000.00	Change in personnel and open position for couple months
01-4000-5200	FICA Expense_Admin	7,200.00	Change in personnel and open position for couple months
01-4000-5210	Health Insurance Exp_Admin	1,900.00	
01-4000-5211	HSA Employer Portion Expense_Admin	2,400.00	
01-4000-5212	Employee Benefit Admin Fees_Admin	(1,000.00)	
01-4000-5215	Pension Expense_Admin	5,700.00	Change in personnel and open position for couple months
01-4000-5510	Seminar/Training_Admin	3,700.00	
01-4000-6000	Professional Fees_Admin	(1,500.00)	
01-4000-6015	Legal Fees_Admin	17,500.00	Less items required legal advice
01-4000-6110	Newsletter	3,200.00	
01-4000-6111	Publications_Admin	2,500.00	
01-4000-6119	Printing & Copier_Admin	(5,800.00)	Overcharged on invoice. Receiving credit on future invoices
01-4000-6135	Computer Subscription_Admin	3,000.00	
01-4000-6162	Maps/Codification_Admin	7,800.00	Less material required than expected
01-4000-6180	Website Maintenance_Admin	11,100.00	Less maintenance required than expected
01-4000-6705	Utilities - Telephone_Admin	(1,700.00)	
01-4000-7030	Office Supplies_Admin	1,300.00	
01-4000-7031	Postage_Admin	1,100.00	
01-4005-6000	Professional Fees_Pros Atty Asst	7,500.00	Less legal fees
01-5000-5003	FT Reg Salary_Public Works	87,700.00	Change in personnel and open position for several months
01-5000-5008	Overtime_Public Works	(1,100.00)	
01-5000-5200	FICA Expense_Public Works	9,500.00	Change in personnel and open position for several months
01-5000-5210	Health Insurance Exp_Public Works	14,400.00	Change in personnel and open position for several months
01-5000-5211	HSA Employer Portion Expense_Public Works	4,300.00	
01-5000-5212	Employee Benefits Admin Fees_Public Works	(2,400.00)	
01-5000-5215	Pension Expense_Public Works	9,900.00	Change in personnel and open position for several months
01-5000-5221	Employee Asst Programs_Public Works	(3,300.00)	
01-5000-5500	Membership/Subscription_Public Works	1,500.00	
01-5000-5510	Seminar/Training_Public Works	9,000.00	Change in personnel and open position for several months

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
01-5000-6015	Legal Fees_Public Works	3,200.00	
01-5000-6030	Engineering/Surveying_Public Works	110,000.00	MSD grant project. Adjusted to current state of project
01-5000-6119	Printing & Copier_Public Works	2,700.00	
01-5000-6120	Property & Liability Ins_Public Works	2,000.00	
01-5000-6122	Workers Comp Ins_Public Works	(2,800.00)	
01-5000-6135	Computer Subscriptions_Public Works	30,800.00	Budgeted aggressive for software increases
01-5000-6190	General Planning_Public Works	6,000.00	Not needed in CY
01-5000-6410	Equipment Rentals_Public Works	(9,900.00)	Reallocated rentals from Road Fund to General
01-5000-6675	Tree Removal_Public Works	(19,200.00)	Tree removal on Rott, Robyn, Burrow & City Hall
01-5000-6705	Utilities - Telephone_PW General	1,400.00	
01-5000-6735	Maint/Repair - Equipment_PW General	(7,000.00)	Additional repairs on backhoe and snow blades
01-5000-6736	Maint/Repair - Computers_PW General	2,000.00	
01-5000-6737	Maint/Repair - Vehicle_PW General	(7,600.00)	Additional repairs on aging equipment
01-5000-7030	Office Supplies_PW General	1,100.00	
01-5000-7037	Gas/Oil_Public Works	17,200.00	Gas prices less than expected
01-5000-7057	Uniforms_Public Works	(4,400.00)	
01-5000-7068	Miscellaneous_Public Works	(1,200.00)	
01-5000-9710	Concessions Exp_Public Works	(1,000.00)	
01-5001-6701	Utilities - Electric_PW Bldg	(2,200.00)	
01-5001-6702	Utilities - Natural Gas_PW Bldg	3,900.00	
01-5001-6703	Utilities - Water_PW Bldg	4,000.00	
01-5001-6704	Utilities - Sewer_PW Bldg	2,500.00	
01-5001-6705	Utilities - Telephone_PW Bldg	1,000.00	
01-5001-6706	Utilities - Internet_PW Bldg	2,000.00	
01-5001-6732	Maint/Repair - Grounds_PW Bldg	(3,700.00)	
01-5001-6733	Maint/Repair - Building_PW Bldg	(19,200.00)	Additional repairs for HVAC
01-5001-7059	Shop Supplies_PW Bldg	3,100.00	
01-5010-6701	Utilities - Electric_City Hall	(6,300.00)	Higher consumption due to aging HVAC system
01-5010-6704	Utilities - Sewer_City Hall	(1,400.00)	
01-5010-6705	Utilities - Telephone_City Hall	2,300.00	
01-5010-6706	Utilities - Internet_City Hall	2,200.00	
01-5010-6732	Maint/Repair - Grounds_City Hall	(5,800.00)	Tree trimming and additional planting
01-5010-6733	Maint/Repair - Building_City Hall	(10,000.00)	Additional HVAC repairs
01-5010-6736	Maint/Repair - Computers_City Hall	1,200.00	
01-5010-9203	Cap Project/Acq - Building_City Hall	(4,900.00)	
01-5012-6701	Utilities - Electric_Off Campus City Owned	(4,000.00)	
01-5012-6732	Maint/Repair - Grounds_Off Campus City Owne	1,200.00	
01-5015-6701	Utilities - Electric_Infrastructure_Street Lights	3,200.00	
01-5015-6738	Maint/Repair - Infrastructure_Street Lights	1,200.00	
01-5025-6738	Maint/Repair - Infrastructure_Storm Sewers	1,000.00	
01-6000-4893	Insurance Claim Proceeds_Public Safety	5,500.00	Restitution for property damage
01-6000-5003	FT Reg Salary_Non-Comm Police	16,000.00	Changes in personnel and addition of PT help
01-6000-5005	Part Time Wages_Non-Comm Police	4,500.00	
01-6000-5007	Holiday Premium_Non-Comm Police	1,600.00	
01-6000-5008	Overtime_Non-Comm Police	(7,100.00)	Additional overtime needed for FT employees out
01-6000-5200	FICA Expense_Public Safety	5,800.00	Changes in personnel and addition of PT help
01-6000-5210	Health Insurance Exp_Public Safety	39,000.00	Changes in personnel and addition of PT help
01-6000-5211	HSA Employer Portion Expense_Public Safety	1,100.00	
01-6000-5212	Employee Benefits Admin Fees_Public Safety	(5,500.00)	More employees in benefit plan
01-6000-5215	Pension Expense_Public Safety	(3,000.00)	
01-6000-5500	Membership/Subscription_Public Safety	2,300.00	
01-6000-5510	Seminar/Training_Public Safety	10,100.00	Less training than expected
01-6000-6000	Professional Fees_Public Safety	1,420.00	
01-6000-6015	Legal Fees_Public Safety	(2,900.00)	
01-6000-6119	Printing & Copier_Police	1,900.00	
01-6000-6120	Property & Liability Ins_Public Safety	2,500.00	
01-6000-6122	Workers Comp Ins_Public Safety	(4,300.00)	
01-6000-6135	Computer Subscription_PD General	19,800.00	Overestimated increase in software costs
01-6000-6735	Maint/Repair - Equipment_PD General	1,200.00	
01-6000-6736	Maint/Repair - Computers_PD General	3,000.00	
01-6000-6737	Maint/Repair - Vehicle_PD General	(5,900.00)	Additional repairs due to prisoner damage
01-6000-7032	Police Supplies	3,700.00	
01-6000-7037	Gas/Oil_Public Safety	12,700.00	Gas prices lower than expected
01-6000-7061	Jail Maint and Supplies_Public Safety	7,500.00	Budget in case Livescan grant not renewed
01-6000-7068	Miscellaneous_PD General	(2,000.00)	
01-6010-6701	Utilities - Electric_PD Bldg	1,300.00	
01-6010-6702	Utilities - Natural Gas_PD Bldg	5,900.00	Overestimated increase in utility costs
01-6010-6703	Utilities - Water_PD Bldg	(4,800.00)	

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
01-6010-6704	Utilities - Sewer_PD Bldg	(2,700.00)	
01-6010-6705	Utilities - Telephone_PD Bldg	6,500.00	Overestimated increase in utility costs
01-6010-6706	Utilities - Internet_PD Bldg	1,000.00	
01-6010-6732	Maint/Repair - Grounds_PD Bldg	(4,300.00)	
01-6010-6733	Maint/Repair - Building_PD Bldg	6,000.00	Budgeted for increase in ongoing maintenance. Expenses remained consistent
01-6020-5003	FT Reg Salary_Comm Police	4,000.00	
01-6020-5007	Holiday Premium_Comm Police	12,400.00	Fluctuates depending on officers selections
01-6020-5008	Overtime_Comm Police	(7,600.00)	FT officers out during year. Needed other officers to work more.
01-7000-5210	Health Insurance Exp_Court	1,700.00	
01-7000-6000	Professional Fees_Court	(3,700.00)	
01-7000-6015	Legal Fees_Court	4,800.00	
01-7000-6135	Computer Subscription_Court	(1,000.00)	
01-7000-6736	Maint/Repair - Computers_Court	1,000.00	
01-7000-7030	Office Supplies_Court	1,000.00	
01-7000-7031	Postage_Court	1,000.00	
01-8000-4592	Donation - Special Purpose_Parks General	2,000.00	
01-8000-4891	Proceeds from Sale_Parks General	5,500.00	Sale of Toro Dingo on govdeals
01-8000-5003	FT Reg Salary_Parks General	33,800.00	2 employees out during year. Needed PT help
01-8000-5005	Part time Wages_Parks General	(18,500.00)	2 employees out during year. Needed PT help
01-8000-5007	Holiday Premium_Parks General	1,500.00	
01-8000-5008	Overtime_Parks General	1,500.00	
01-8000-5210	Health Insurance Exp_Parks General	10,900.00	2 employees out during year. Needed PT help
01-8000-5211	HSA Employer Portion Expense_Parks General	(1,200.00)	
01-8000-5212	Employee Benefits Admin Fees_Parks General	(1,700.00)	
01-8000-5215	Pension Expense_Parks General	5,000.00	2 employees out during year. Needed PT help
01-8000-5510	Seminar/Training_Parks General	3,500.00	
01-8000-6000	Professional Fees_Parks General	4,700.00	
01-8000-6015	Legal Fees_Parks General	(6,900.00)	Additional legal research needed
01-8000-6115	Promotion/Marketing_Parks General	(9,000.00)	Combined with 01-8003-6115 - on budget
01-8000-6119	Printing & Copier_Parks General	4,500.00	
01-8000-6120	Property & Liability Ins_Parks General	3,000.00	
01-8000-6122	Workers Comp Ins_Parks General	(1,700.00)	
01-8000-6135	Computer Subscription_Parks General	(12,800.00)	Additional expense with added cameras & office remodel
01-8000-6410	Equipment Rentals_Parks General	4,200.00	
01-8000-6611	Memorial Landscaping Exp	1,700.00	
01-8000-6705	Utilities - Telephone_Parks General	(3,300.00)	
01-8000-6706	Utilities - Internet_Parks General	(2,900.00)	
01-8000-6732	Maint/Repair - Grounds_Parks General	(14,000.00)	Additional asphalt projects, pickleball work
01-8000-6733	Maint/Repair - Building_Parks General	3,000.00	
01-8000-6734	Maint/Repair - Facilities_Parks General	1,200.00	
01-8000-6735	Maint/Repair - Equipment_Parks General	(1,000.00)	
01-8000-6736	Maint/Repair - Computers_Parks General	3,900.00	
01-8000-6737	Maint/Repair - Vehicle_Parks General	(1,000.00)	
01-8000-7030	Office Supplies_Parks General	1,800.00	
01-8000-7031	Postage_Parks General	1,100.00	
01-8000-7037	Gas/Oil_Parks General	(3,000.00)	
01-8000-7047	Maint Supplies_Parks General	4,300.00	
01-8000-7053	Recreation Supplies_Parks General	2,700.00	
01-8000-7057	Uniforms_Parks General	(1,400.00)	
01-8000-7068	Miscellaneous_Parks General	(1,700.00)	
01-8000-7910	Special Program Exp_Parks General	(21,000.00)	Increased activity added additional expenses
01-8002-5200	FICA Expense_Aquatic Facility	5,200.00	Less wages required less taxes
01-8002-5510	Seminar/Training_Aquatic Facility	2,000.00	
01-8002-6115	Promotion/Marketing_Aquatic Facility	4,900.00	
01-8002-6701	Utilities - Electric_Aquatic Facility	(5,000.00)	Consumption higher than expected
01-8002-6703	Utilities - Water_Aquatic Facility	(1,900.00)	
01-8002-6733	Maint/Repair - Building_Aquatic Facility	20,200.00	Less repairs required than expected
01-8002-6734	Maint/Repair - Facilities_Aquatic Facility	2,000.00	
01-8002-6735	Maint/Repair - Equipment_Aquatic Facility	1,700.00	
01-8002-7035	First Aid Supplies_Aquatic Fac	(1,000.00)	
01-8002-7057	Uniforms_Aquatic Fac	1,400.00	
01-8002-7068	Miscellaneous_Aquatic Facility	6,200.00	Budget conservatively. Items not required this year.
01-8002-7910	Special Program Exp_Aquatic Facility	4,500.00	
01-8002-9710	Concessions Exp_Aquatic Facility	17,900.00	Concession activity not as high as expected
01-8003-6020	Recreation Contractors_Community Center	1,800.00	
01-8003-6115	Promotion/Marketing_Community Ctr	12,000.00	Combined with 01-8000-6115 - on budget
01-8003-6701	Utilities - Electric_Community Center	(1,600.00)	
01-8003-6702	Utilities - Natural Gas_Community Center	(4,000.00)	

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
01-8003-6706	Utilities - Internet_Community Center	(1,300.00)	
01-8003-6735	Maint/Repair - Equipment_Community Center	(32,000.00)	Additional HVAC repairs needed
01-8003-7034	Periodical Subscription_Community Center	1,000.00	
01-8003-7047	Maint Supplies_Community Center	(2,700.00)	
01-8003-9710	Concessions Exp_Community Ctr	15,100.00	Concession activity not as high as expected
01-8004-5003	FT Reg Salary_Athletic Complex	3,000.00	
01-8004-5005	Part Time Wages_Athletic Complex	(32,000.00)	Lifeguards paid through ADP
01-8004-6020	Recreation Contractors_Athletic Facility	26,000.00	Lifeguards paid through ADP
01-8004-6410	Equipment Rentals_Athletic Complex	(3,000.00)	
01-8004-6701	Utilities - Electric_Athletic Complex	1,400.00	
01-8004-6732	Maint/Repair - Grounds_Athletic Complex	(8,600.00)	Combined with 01-8004-6733. Activity near expectation
01-8004-6733	Maint/Repair - Building_Athletic Complex	6,900.00	Combined with 01-8004-6733. Activity near expectation
01-8004-6734	Maint/Repair - Facilities_Athletic Complex	2,000.00	
01-8004-6735	Maint/Repair - Equipment_Athletic Complex	(2,800.00)	
01-8004-7047	Maint Supplies_Athletic Complex	(1,000.00)	
01-8004-9204	Cap Project/Acq-Facilites_Athletic Complex	15,500.00	Capital plan items completed under budget
01-8005-6703	Utilities - Water_Kitun	1,300.00	
01-8005-6704	Utilities - Sewer_Kitun	(600.00)	
01-8005-6732	Maint/Repair - Grounds_Kitun	1,800.00	
01-8006-6732	Maint/Repair - Grounds_Gempp	(2,300.00)	
01-8006-6734	Maint/Repair - Facilities_Gempp	2,300.00	
01-8007-6732	Maint/Repair - Grounds_Lynstone Park	3,400.00	
01-8008-6701	Utilities - Electric_Minnie Ha Ha	(3,500.00)	
01-8008-6732	Maint/Repair - Grounds_Minnie Ha Ha	(3,000.00)	
01-8008-6734	Maint/Repair - Facilities_Minnie Ha Ha	1,200.00	
01-8009-6701	Utilities - Electric_Watson Trail	2,300.00	
01-8009-6732	Maint/Repair - Grounds_Watson Trail	14,600.00	Grounds did not require additional maintenance
01-8009-6734	Maint/Repair - Facilities_Watson Trail	(4,900.00)	
01-8009-9204	Cap Project/Acq-Facilties_Watson Trail	35,700.00	Did not asphalt b-ball court. Turned into pickleball courts
01-8010-9202	Cap Project/Acq_Grounds_Bander Park	(13,900.00)	Fishing Pond project ongoing
01-8010-9204	Cap Project/Acq - Facilities_Bander	178,000.00	Stieren project to be completed in 2026
01-8011-6732	Maint/Repair - Grounds_Eschbach	(1,700.00)	
01-8013-4451	Driving Range Fees	40,000.00	More customers using the facility than expected
01-8013-5005	Part Time Wages_Driving Range	1,300.00	
01-8013-6701	Utilities - Electric_Driving Range	(1,200.00)	
01-8013-6703	Utilities - Water_Driving Range	(12,400.00)	Water leak in July
01-8013-6732	Maint/Repair - Grounds_Driving Range	6,700.00	Grounds did not require additional maintenance
01-8013-6734	Maint/Repair - Facilities_Driving Range	9,000.00	Facilities did not require additional maintenance
01-8013-6735	Maint/Repair - Equipment_Driving Range	(1,000.00)	
01-8014-7053	Recreation Supplies_Day Camp	4,800.00	
01-8014-7057	Uniforms_Day Camp	2,500.00	
01-8014-7910	Special Program Exp_Day Camp	4,900.00	
01-8015-7053	Recreation Supplies_Swim and Dive	6,300.00	Additional supplies not required
01-8015-7057	Uniforms_Swim and Dive	(2,500.00)	
01-8015-7910	Special Program Exp_Swim and Dive	4,100.00	
01-8018-6732	Maint/Repair - Grounds_Stieren Area	(7,700.00)	Additional maintenance work required
01-8018-6734	Maint/Repair - Facilities_Stieren Area	2,700.00	
01-8018-9204	Cap Project/Acq - Facilities_Stieren Area	44,000.00	Stieren project to be completed in 2026
	General Fund Favorable/(Unfavorable)	**646,420.00**	

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
05-0000-4037	Local Sales Tax 1/2%	(81,000.00)	Year over year increase less than expected
05-0000-4532	Grant - Public Safety	2,600.00	
05-0000-4700	Interest Income	12,000.00	Budgeted conservatively for interest rate drops
05-4000-9206	Cap Project/Acq - Computers_Admin	3,000.00	
05-5000-4510	Federal Grant Revenue_Public Works	(52,500.00)	Adjusted near actual West Watson Phase 2 activity
05-5000-6030	Engineering/Surveying_Public Works	6,000.00	Services not required
05-5000-7039	Minor Tools_Public Works	1,500.00	
05-5000-7101	Mobile Phones & Tablets_PW General	4,800.00	
05-5000-7103	Minor Electronics - PW General	5,000.00	Items not required to be purchased
05-5000-9205	Cap Project/Acq - Equipment_PW General	(123,000.00)	2024 Freightliner received earlier than expected
05-5000-9207	Cap Project/Acq - Vehicle_PW General	1,000.00	
05-5020-9208	Cap Project/Acq - Infra_Roads & Bridges	112,500.00	Less WWatson Phase 2 activity than expected. Maintenance projects under budget
05-6000-7101	Mobile Phones & Tablets_PD General	1,500.00	
05-6000-7103	Minor Electronics - PD General	1,500.00	
05-6000-9205	Cap Project/Acq - Equipment_PD General	(1,500.00)	
05-6000-9207	Cap Project/Acq - Vehicle_PD General	9,500.00	Unmarked detective vehicle under budget
05-7000-9206	Cap Project/Acq - Computers_Court	1,000.00	
05-8000-4505	Grants_Parks General	24,700.00	Adjusted for USTA tennis court project
05-8000-9205	Cap Project/Acq - Equipment_Parks General	1,000.00	
05-8000-9207	Cap Project/Acq - Vehicle_Parks General	1,000.00	
05-8002-7039	Minor Tools_Aquatic Fac	1,500.00	
05-8002-9204	Cap Project/Acq - Facilities_Aquatic Fac	7,000.00	Resealing pool deck under budget
05-8002-9205	Cap Project/Acq - Equipment_Aquatic Fac	23,000.00	Capital plan items not required
05-8002-9206	Cap Project/Acq - Computers_Aquatic Fac	(2,500.00)	
05-8003-9205	Cap Project/Acq - Equipment_Community Ctr	(1,000.00)	
05-8003-9206	Cap Project/Acq - Computers_Community Ctr	(1,000.00)	
05-8006-9205	Cap Project/Acq - Equipment_Gempp	5,500.00	Capital plan items not required
05-8007-9204	Cap Project/Acq - Facilities_Lynstone	1,500.00	
05-8008-9204	Cap Project/Acq - Facilities_Minnie Ha Ha	30,000.00	Asphalting trail under budget
05-8008-9205	Cap Project/Acq - Equipment_Minnie Ha Ha	7,000.00	Capital plan items not required
05-8009-9204	Cap Project/Acq - Facilities_Watson Trail	17,500.00	Several projects under budget
05-8009-9205	Cap Project/Acq - Equipment_Watson Trail	14,000.00	Capital plan items not required
	Capital Fund Favorable/(Unfavorable)	**33,100.00**	

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
10-0000-4600	County Road Tax	(31,000.00)	Less taxes received than expected
10-5000-5003	FT Reg Salary_Public Works	(12,500.00)	Salary allocation adjustment
10-5000-5200	FICA Expense_Public Works	(1,000.00)	
10-5000-5215	Pension Expense_Public Works	(1,000.00)	
10-5000-6135	Computer Subscriptions_Public Works	1,500.00	
10-5000-6410	Equipment Rentals_Public Works	10,000.00	Reallocated portion to General Fund that are not for roads
10-5000-6680	Road Cleaning/Sweeping_Public Works	5,000.00	Less sweeping required
10-5020-6738	Maint/Repair - Infrastructure_Roads & Bridges	(26,000.00)	Additional salt required for February winter storms
10-5025-6738	Maint/Repair - Infrastructure_Storm Sewers	2,000.00	
	Road Fund Favorable/(Unfavorable)	**(53,000.00)**	

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
12-0000-4035	Local Sales Tax 1/2%	(95,000.00)	Year over year increase less than expected
12-0000-4700	Interest Income	7,000.00	Budgeted conservatively for interest rate drops
12-0000-8000	Service Charges	(2,000.00)	
12-8000-4505	Grants - Municipal Parks	23,000.00	Adjusted for USTA tennis court project
12-8000-5200	FICA Expense_Parks General	(1,000.00)	
12-8000-6030	Engineering/Surveying_Parks General	(18,000.00)	USTA tennis court project
12-8000-6732	Maint/Repair - Grounds_ Parks General	2,000.00	
12-8002-5003	FT Reg Salary_Aquatic Facility	(20,000.00)	Addition of FT employee
12-8002-5005	Part Time Wages_Aquatic Facility	12,000.00	Wages less than expected for summer help
12-8003-5003	FT Reg Salary_Community Center	4,500.00	
12-8003-5005	Part Time Wages_Community Center	13,000.00	Additional staffing not required
12-8010-6732	Maint/Repair - Grounds_Bander	8,000.00	Less ground repairs required
12-8014-5005	Part Time Wages_Day Camp	13,000.00	Less wages required for day camp workers
12-8015-5005	Part Time Wages_Swim & Dive Program	24,000.00	Less wages required for swim & dive
12-8017-5005	Part Time Wages_Fitness Instruction	11,000.00	Less wages required for fitness instructors
	Stormwater/Parks Fund Favorable/(Unfavorable)	**(18,500.00)**	

2025 Budget Final Amendment

Account #	Account Name	Favorable/ (Unfavorable)	Explanations for items over $5,000
15-0000-4811	Prop P Tax	(22,000.00)	Year over year increase less than expected
15-0000-4700	Interest Income	2,000.00	
15-0000-8000	Service Charges	(1,000.00)	
15-6000-5003	FT Reg Salary_Non-Comm Police	(4,000.00)	
15-6000-5005	Part Time Wages_Non-Comm Police	1,000.00	
15-6000-5008	Overtime_Non-Comm Police	(1,000.00)	
15-6000-5200	FICA Expense_Public Safety	1,000.00	
15-6000-5215	Pension Expense_Public Safety	7,000.00	Changes in personnel and addition of PT help
15-6000-5510	Seminar/Training_Public Safety	5,000.00	Additional training not needed this year
15-6000-7920	Detective Investigation Expense	(1,000.00)	
15-6020-5003	FT Reg Salary_Comm Police	(31,000.00)	Changed allocation to 18% for last payroll and change in accrual
15-6020-5008	Overtime_Comm Police	(2,500.00)	
	Prop P Fund Favorable/(Unfavorable)	**(46,500.00)**	

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, March 10, 2026.

REVIEWALS:
Chief of Police: Completed
City Administrator: Completed
City Attorney: Completed

SUBJECT: Missouri Blue Shield Grant Program (MBSGP)

LIST OF ATTACHED REFERENCE DOCUMENTS:

Information sheet for The Blue Shield Program, as outlined in Executive Order 25-03 from The Governor of Missouri, Mike Kehoe.
Resolution

FISCAL IMPACT:
If selected, funding in the amount of up to $50,000 will be provided to the City through the Missouri Blue Shield Grant Program.

BACKGROUND/DISCUSSION:
The purpose of the Missouri Blue Shield Grant Program (MBSGP) is to provide funding to support the Missouri Blue Shield Program. This program is a collaborative initiative in Missouri that brings communities together to support the law enforcement agencies that serve and protect our cities and towns. This program acknowledges local governments for their commitment to supporting local law enforcement efforts. Each Missouri Blue Shield Program applicant will receive $50,000 for the purchase of equipment, training, and/or technology for their law enforcement agency.

STAFF RECOMMENDATION:
Staff recommends approval

MEETING HISTORY: N/A

RESOLUTION NO. 798

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, DEMONSTRATING THE CITY'S COMMITMENT TO PUBLIC SAFETY, INCLUDING A COMMITMENT TO THE REDUCTION OF VIOLENT CRIME

WHEREAS, on March 5, 2025, the Governor of the State of Missouri announced that cities may apply for Missouri Blue Shield designation, as outlined in Executive Order 25-03; and

WHEREAS, the Blue Shield designation is a recognition of the jurisdiction's commitment to enhancing public safety, strengthening the support for law enforcement, and building sustainable public safety partnerships; and

WHEREAS, achieving the Blue Shield designation allows cities to access state grants for law enforcement training and equipment; and

WHEREAS, to obtain Missouri Blue Shield designation, the City must, among other things, pass a resolution demonstrating its commitment to public safety, including the reduction of violent crime; and

WHEREAS, the safety and well-being of all residents, visitors, and businesses within the City of Sunset Hills are of paramount importance; and

WHEREAS, crime poses a significant threat to the quality of life, economic growth, and overall health of the community; and

WHEREAS, the Board of Aldermen desires to adopt this Resolution to further the City's commitment to public safety and reducing violent crime in the City.

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, via this Resolution, hereby formally expresses the City's commitment to public safety and the reduction of violent crime within the City of Sunset Hills, Missouri.

Section 2. The Chief of Police, Mayor, City Administrator, and other appropriate City officials are hereby authorized to execute this Resolution, and to take any and all actions and execute such additional documents as may be necessary in order to carry out the intent of this Resolution, including submitting an application to the Missouri Department of Public Safety for the Blue Shield Program.

Section 3. This Resolution shall take effect and be in full force upon its adoption by the Board of Aldermen.

PASSED by the Board of Aldermen this 10th day of March 2026.

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

On Monday January 13,2025 Governor Mike Kehoe announced Missouri counties, towns, and cities can now apply for Missouri Blue Shield designation, recognizing their commitment to enhancing public safety, strengthening support for law enforcement, and building sustainable public safety partnerships.

The Blue Shield Program, as outlined in **Executive Order 25-03,** is part of the Governor's **Safer Missouri** initiative announced on his first day in office. Achieving the Blue Shield designation allows communities to access state grants for law enforcement training and equipment.

"Improving public safety is the top priority of our administration, and Missouri communities that are making public safety and support of law enforcement a priority should be recognized," **Governor Kehoe** said. "We urge Missouri communities to apply for the Blue Shield designation to spread the word about the safer communities they're building. We will continue to work with the General Assembly to make $10 million in grant funding for law enforcement training and equipment available to Blue Shield communities."

The Missouri Department of Public Safety (DPS) is administering the Blue Shield Program. Applications should be made by an official from the jurisdictions seeking the Blue Shield designation in coordination with the jurisdiction's chief law enforcement officer. Applications and all supporting materials should be submitted online at **this link**.

DPS will review applications and begin making determinations on Blue Shield designations for counties, cities, and towns within two weeks of application submission. DPS encourages communities to apply early, because if grant funding is approved by the General Assembly, the department will begin accepting grant applications in July, when the fiscal year 2026 funding becomes available. Questions on the application process can be directed to Courtney Kawelaske, **Courtney.Kawelaske@dps.mo.gov**.

Among the Blue Shield designation eligibility criteria are:

- Passage of a resolution demonstrating a commitment to public safety, including to reduce violent crime within the jurisdiction;
- Extraordinary investments in public safety funding;
- Community policing initiatives or local partnerships to invest in and/or improve public safety;
- Law enforcement officer recruitment and retention program;
- Demonstrated effectiveness in reducing crime or innovative programs that attempt to reduce crime;
- Participates in regional anti-crime task forces, or a commitment to be a willing partner with these in the future; and
- Compliance with Missouri crime reporting and traffic stop data requirements and other related statutes.

Blue Shield counties, cities, and towns must maintain their commitments each year to retain the Blue Shield designation via annual reporting on their ongoing efforts to support public safety to DPS. Once local governments are approved for a Blue Shield designation, they will receive a public relations toolkit to showcase their community's commitment to public safety.

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, March 10, 2026

REVIEWALS:
Director of Parks and Recreation – Completed
City Administrator – Completed

SUBJECT: Surplus Equipment

LIST OF ATTACHED REFERENCE DOCUMENTS:
Resolution for the Mayor and Board of Alderman

FISCAL IMPACT:
$1,500 (Anticipate $1,500 - $3,000 for sale of item)

BACKGROUND/DISCUSSION:
The Parks & Recreation Department would like to request authorization to sell a 2008 Chevy Silverado 2500 with 90,850 miles. The vehicle is a 4x4 with a gas V8 engine and currently has mechanical issues and requires body work.

The Board approved the purchase of a new truck at the February meeting. The new vehicle has been ordered and is expected to be delivered in early April. Once the new truck arrives, the department would like to proceed with selling the current vehicle.

STAFF RECOMMENDATION:
Staff recommends approval.

MEETING HISTORY:
N/A

RESOLUTION NO. 799

RESOLUTION DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE OF SUCH PROPERTY OF SUCH PROPERTY ON GOV.DEALS WEBSITE

WHEREAS, The Board of Alderman has determined that the following described property is surplus property, no longer needed for the City:

Chevy Silverado 2500, 90, 850 miles, 4x4 Gas V8.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF ALDERMAN DECLARES THE AFORSAID ITEMS TO BE SURPLUS PROPERTY AND AUTHORIZES THE SALE OF SUCH PROPERTY ON THE GOV. DEALS WEBSITE.

PASSED by the Board of Alderman this 10th day of March, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:
Department of Planning & Public Works: Completed
City Administrator: Completed

SUBJECT: West Watson Phase II Construction Services - A request to approve the West Watson Phase II project contract to the lowest bidder, T. Hill Construction, Inc. in the amount of $1,783,522.57.

ATTACHED REFERENCE DOCUMENTS:
Proposed Resolution
Bid Tabulation
MoDOT Standard Contract

FISCAL IMPACT:
The contract price for T. Hill Construction, Inc. is $1,783,522.57. This project is funded through a cost share grant with the State of Missouri and the Federal Highway Administration. The required local match is $763,522.57 which is incorporated into the City's Capital Improvement Plan within Account #05-5020-9208.

SUMMARY:
The City applied for an STP Grant through East West Gateway, MoDOT and FHWA in 2022 for the mill/overlay of W Watson Road and Rott Road from Weber Hill Road to Robyn Road. The City of Sunset Hills solicited bids for construction of the West Watson Phase II Project. The project generally consists of roadway reconstruction and related improvements in accordance with the approved plans and specifications.

A notice requesting bids from qualified contractors for West Watson Phase II was issued on January 6, 2026. The City received five (5) bids, with the lowest responsive bid submitted by T. Hill Construction, Inc. in the amount of $1,783,522.57.

All required documentation has been submitted to MoDOT, and concurrence in the award to T. Hill Construction, Inc. has been granted.

STAFF RECOMMENDATION:
Approve

MEETING HISTORY:
Public Works Committee – March 5, 2026

RESOLUTION NO. 800

A RESOLUTION APPROVING A CONTRACT WITH T. HILL, INC. AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF SUNSET HILLS.

WHEREAS, the City has determined that it is necessary to contract with T. Hill, Inc. to construct the W Watson Phase II Road Improvement Project; and

WHEREAS, following review by City staff, the City wishes to enter into an agreement with T. Hill, Inc. for the construction of the W Watson Road Improvement Project; and

WHEREAS, the Board of Aldermen of the City of Sunset Hills, Missouri has determined it is in the best interest of the City to enter into a Contract Agreement (the "Agreement") with T. Hill, Inc. for the construction of the W Watson Phase II Road Improvement Project in substantially the form attached hereto as Exhibit A; and

WHEREAS, the approval of this resolution is contingent on the Missouri Department of Transportation concurring with the awarding of the contract to T. Hill, Inc.

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 of the City of Sunset Hills, Missouri, hereby approves the Agreement in the amount of $1,783,522.57 with T. Hill, Inc. in substantially the form attached hereto as Exhibit A. The terms of the Agreement shall be substantially similar to, and no less favorable to the City, than the terms reflected within the attached Exhibit A. The terms, requirements, and penalties concerning prevailing wage and OSHA compliance within the Agreement are hereby incorporated herein by reference.

Section 2: Upon the Missouri Department of Transportation's concurrence, the City shall and the Mayor, City Administrator and other appropriate officers, agents and employees of the City are hereby authorized to execute the Agreement, in substantially the form as Exhibit A incorporated herein by reference, and to take such further actions and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3: The Board of Aldermen hereby further authorizes, only in the case of unforeseen circumstances requiring a change order, an additional expenditure of funds as follows: a 10% contingency allowance, up to $25,000, remaining in compliance with the City's purchasing policy:

Account #05-5020-9208 in the amount of $1,808,522.57

Section 4: The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution shall be deemed valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED and APPROVED by the Board of Aldermen this 10th day of March 2026.

_____
Mayor

(SEAL)

ATTEST:

_____
City Clerk/ City Administrator

Exhibit A

Exhibit A

CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into by and between the City of Sunset Hills, (hereinafter referred to as the Owner) and T. Hill Construction, Inc. of Pacific, Missouri, (herein referred to as the Contractor).

WITNESSETH: That for and in consideration of the acceptance of Contractor's bid and the award of this contract to said Contractor by the Owner and in further consideration of the agreements of the parties herein contained, to be well and truly observed and faithfully kept by them, and each of them, it is agreed between the parties as follows, to wit:

The Contractor at its own expense hereby agrees to do or furnish all labor, materials, and equipment called for in the proposal designated and marked:

Federal Project No. STP-5410 (635)

West Watson Road Improvements, Phase II, City of Sunset Hills, Missouri

Proposal Dated/Received by the City February 5th, 2026

and agrees to perform all the work required by the contract as shown on the plans and specifications. The "Notice to Contractor," "Plans," "Proposal," "Contract Bond," "Acknowledgment," "Notice to Proceed", and all change orders are made a part hereof as fully as set out herein.

It is understood and agreed that, except as may be otherwise provided for by "Job Special Provisions," "General Provisions," and "Supplemental Specifications," included in the Proposal, the work shall be done in accordance with the most current "Missouri Standard Specifications for Highway Construction" and "Missouri Standard Plans for Highway Construction", including all revisions to these documents, which are part and parcel of this contract, and are incorporated in this contract as fully and effectively as if set forth in detail herein.

The Contractor further agrees that it is fully informed regarding all of the conditions affecting the work to be done, and labor and materials to be furnished for the completion of this contract, and that its information was secured by personal investigation and research and not from any estimates of the Owner; and that it will make no claim against the Owner by reason of estimates, tests, or representation of any officer, agent, or employees of the Owner.

The said Contractor agrees further to begin work not later than the authorization date in the Notice to Proceed and to complete the work within the time specified in the proposal or such additional time as may be allowed by the engineer under the contract.

The work shall be done to complete satisfaction of the Engineer of the Owner and, in case the Federal Government or any agency thereof is participating in the payment of the cost of construction of the work, shall also be subject to inspection and approval at all times by the proper agent or agents of such government agency.

The parties hereto agree that this contract in all things shall be governed by the laws of the State of Missouri.

The Contractor agrees that it will comply with all federal and state laws and regulations and local ordinances and that it will comply and cause each of its subcontractors, if any, to comply with all federal and state laws and federal regulations and directives pertaining to nondiscrimination against any person on the ground of race, color, religion, creed, sex, age, ancestry, or national origin in connection with this contract, including procurement of materials and lease of equipment therefore, in accordance with the special provisions on that subject attached hereto, incorporated in and made a part of the contract.

The Contractor expressly warrants that it has employed no third person to solicit or obtain this contract on its behalf, or to cause or procure the same to be obtained upon compensation in any way contingent, in whole or in part, upon such procurement; and that it has not paid, or promised or agreed to pay, to any third person, in consideration of such procurement, or in compensation for services in connection therewith, any brokerage, commission, or percentage upon the amount receivable by it hereunder, and that it has not, in estimating the contract price demanded by it, included any sum by reason of any such brokerage, commission, or percentage, and that all moneys payable to it hereunder are free from obligation to other entities for services rendered, or supposed to have been rendered, in the procurement of this contract. Contractor further agrees that any breach of this warranty shall constitute adequate cause for the annulment of this contract by the Owner, and the Owner may retain to its own use from any sums due or to become due hereunder an amount equal to any brokerage, commission, or percentage so paid, or agreed to be paid.

Under penalty of perjury under the laws of the United States and/or false declaration under the laws of Missouri, and any other applicable state or federal laws, the Contractor Signatory certifies that the Contractor and its officials, agents, and employees have neither directly nor indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this contract, and that the Contractor intends to do the work with its own bonafide employees or subcontractors and did not bid for the benefit of another contractor.

The Owner agrees to pay the Contractor in the manner and in the amount provided in the said Standard Specifications and Proposals.

IN WITNESS WHEREOF, the parties hereunto have hereunto set their hands and affixed their seals, this _____ day of _____, 20___.

City of Sunset Hills, acting by and through the
[Owner/Officials]

By _____
[Mayor, City of Sunset Hills, MO]

ATTEST: (SEAL)

_____
Signature

___Brittany Gillett, City Administrator/City Clerk_____
Name/Title

T. Hill Construction, Inc.

By _____
Signature

_____
Name/Title

ATTEST: (SEAL)

_____
Signature

_____
Name/Title

West Watson Road Improvements - Phase II

Project # STP 5410 (635)

City of Sunset Hills

Items	T. Hill Construction, Inc.	R.V. Wagner, Inc.	Gershenson Construction Co., Inc.	K. J. U., Inc.	Raineri Construction, LLC
Roadway	$860,263.35	$874,751.57	$976,942.86	$924,008.72	$1,054,937.85
Pedestrian	$377,817.82	$349,802.43	$369,845.85	$642,800.51	$305,219.61
Traffic	$13,873.00	$14,519.00	$13,546.50	$10,883.00	$21,756.60
Drainage	$531,568.40	$595,908.00	$579,940.00	$443,259.00	$617,674.45
Total	**$1,783,522.57**	**$1,834,981.00**	**$1,940,275.21**	**$2,020,951.23**	**$1,999,588.50**

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:
Department of Planning & Public Works: Completed
City Administrator: Completed

SUBJECT: **West Watson Phase III Engineering Services Contract** - A request to approve the West Watson Phase III engineering services contract with CMT in the amount of $257,032.69.

ATTACHED REFERENCE DOCUMENTS:
Proposed Resolution
CMT Engineering Services Contract

FISCAL IMPACT:
The contract amount for engineering services is $257,032.69. The City's responsibility is 20% of the contract amount as this project is funded through a cost share grant with the State of Missouri and the Federal Highway Administration. The required local match is incorporated into the City's Capital Improvement Plan within Account #05-5020-9208.

SUMMARY:
The City of Sunset Hills was awarded Surface Transportation Block Grant (STBG) funding through the Federal Highway Administration for improvements to Rott Road and Robyn Road. The project limits generally extend along Rott Road and Robyn Road, south of Sunset Bluff Court and north of West Watson Road, and include roadway resurfacing, curb and gutter replacement, sidewalk and ADA improvements, drainage upgrades, and related appurtenances

The attached agreement with Crawford, Murphy & Tilly, Inc. provides for Phase III engineering services, including project management, survey, geotechnical coordination, conceptual planning, utility coordination, preliminary and final design, NEPA documentation, public engagement support, preparation of plans, specifications and estimates (PS&E), and bidding assistance. The contract establishes a ceiling amount of $257,032.69 for design services. Construction inspection services will be addressed under a future supplemental agreement once final plans are approved, and construction authorization is granted.

STAFF RECOMMENDATION:
Approve

MEETING HISTORY:
Public Works Committee – March 5, 2026

RESOLUTION NO. 801

A RESOLUTION APPROVING A CONTRACT WITH CRAWFORD, MURPHY, & TILLY, INC. AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF SUNSET HILLS.

WHEREAS, the City has determined improvements to Rott Road and Robyn Road are needed and was awarded funds by the Federal Highway Administration through the Surface Transportation Block Grant Program, STBG-4000 (653); and

WHEREAS, the City has determined that it is necessary to contract with Crawford, Murphy & Tilly, Inc. to provide engineering services for the project; and

WHEREAS, following review by City staff, the City wishes to enter into an agreement with Crawford, Murphy & Tilly, Inc. for engineering services; and

WHEREAS, the Board of Aldermen of the City of Sunset Hills, Missouri has determined it is in the best interest of the City to enter into a Contract Agreement (the "Agreement") with Crawford, Murphy & Tilly, Inc. for engineering services in substantially the form attached hereto as Exhibit A.

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 of the City of Sunset Hills, Missouri, hereby approves the Contract Agreement in the amount of $257,032.69 with Crawford, Murphy & Tilly, Inc. in substantially the form attached hereto as Exhibit A. The terms of the Agreement shall be substantially similar to, and no less favorable to the City, than the terms reflected within the attached Exhibit A.

Section 2: The City shall and the Mayor, City Administrator and other appropriate officers, agents and employees of the City are hereby authorized to execute the Agreement, in substantially the form as Exhibit A incorporated herein by reference, and to take such further actions and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3: The Board of Aldermen hereby further authorizes, only in the case of unforeseen circumstances requiring a change order, an additional expenditure of funds as follows: a 10% contingency allowance, up to $25,000, remaining in compliance with the City's purchasing policy:

Account #05-5020-9208 in the amount of $282,032.69

Section 4: The portions of this Resolution shall be severable. In the event that any portion

of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution shall be deemed valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED by the Board of Aldermen this 10th day of March 2026.

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

Exhibit A

EXHIBIT A

SPONSOR: Sunset Hills, Missouri
LOCATION: Along Rott Road and Robyn Road, South of Sunset Bluff Court, North of West Watson Road, and East of Maple Drive
PROJECT: Rott Road & Robyn Road Improvements Project, STBG-4900 (653)

THIS CONTRACT is between *Sunset Hills,* Missouri, hereinafter referred to as the "Local Agency", and *Crawford, Murphy & Tilly, Inc.* (One Memorial Drive, Suite 500 / St. Louis, MO 63102*),* hereinafter referred to as the "Engineer".

INASMUCH as funds have been made available by the Federal Highway Administration through its *Surface Transportation Block Grant Program*, coordinated through the Missouri Department of Transportation, the Local Agency intends to *improve Rott Road and Robyn Road with new curb and gutter, new sidewalk, drainage, guardrail upgrades, mill/overlay of the pavement, and other appurtenances* and requires professional engineering services. The Engineer will provide the Local Agency with professional services hereinafter detailed for the planning, design and construction inspection of the desired improvements and the Local Agency will pay the Engineer as provided in this contract. It is mutually agreed as follows:

ARTICLE I – SCOPE OF SERVICES

See Attachment A.

ARTICLE II - DISADVANTAGED BUSINESS ENTERPRISE (DBE) REQUIREMENTS:

A. DBE Goal: The following DBE goal has been established for this Agreement. The dollar value of services and related equipment, supplies, and materials used in furtherance thereof which is credited toward this goal will be based on the amount actually paid to DBE firms. The goal for the percentage of services to be awarded to DBE firms is *0%* of the total Agreement dollar value.

B. DBE Participation Obtained by Engineer: The Engineer has obtained DBE participation, and agrees to use DBE firms to complete, *0%* of the total services to be performed under this Agreement, by dollar value. The DBE firms which the Engineer shall use, and the type and dollar value of the services each DBE will perform, is as follows:

DBE FIRM NAME, STREET AND COMPLETE MAILING ADDRESS	TYPE OF DBE SERVICE	TOTAL $ VALUE OF THE DBE SUBCONTRACT	CONTRACT $ AMOUNT TO APPLY TO TOTAL DBE GOAL	PERCENTAGE OF SUBCONTRACT DOLLAR VALUE APPLICABLE TO TOTAL GOAL

ARTICLE III-ADDITIONAL SERVICES

The Local Agency reserves the right to request additional work, and changed or unforeseen conditions may require changes and work beyond the scope of this contract. In this event, a supplement to this agreement shall be executed and submitted for the approval of MoDOT prior to performing the additional or changed work or incurring any additional cost thereof. Any change in compensation will be covered in the supplement.

ARTICLE IV - RESPONSIBILITIES OF LOCAL AGENCY

The Local Agency will cooperate fully with the Engineer in the development of the project, including the following:

A. make available all information pertaining to the project which may be in the possession of the Local Agency;

B. provide the Engineer with the Local Agency's requirements for the project;

C. make provisions for the Engineer to enter upon property at the project site for the performance of his duties;

D. examine all studies and layouts developed by the Engineer, obtain reviews by MoDOT, and render decisions thereon in a prompt manner so as not to delay the Engineer;

E. designate a Local Agency's employee to act as Local Agency's Person in Responsible Charge under this contract, such person shall have authority to transmit instructions, interpret the Local Agency's policies and render decisions with respect to matters covered by this agreement (see EPG 136.3);

F. perform appraisals and appraisal review, negotiate with property owners and otherwise provide all services in connection with acquiring all right-of-way needed to construct this project.

ARTICLE V - PERIOD OF SERVICE

The Engineer will commence work within two weeks after receiving notice to proceed from the Local Agency. The general phases of work will be completed in accordance with the following schedule:

A. PS&E Approval by MODOT shall be completed on October 31, 2027.

B. Construction Phase shall be completed 60 days after construction final completion schedule.

The Local Agency will grant time extensions for delays due to unforeseeable causes beyond the control of and without fault or negligence of the Engineer. Requests for extensions of time shall be made in writing by the Engineer, before that phase of work is scheduled to be completed, stating fully the events

giving rise to the request and justification for the time extension requested.

ARTICLE VI – STANDARDS

The Engineer shall be responsible for working with the Local Agency in determining the appropriate design parameters and construction specifications for the project using good engineering judgment based on the specific site conditions, Local Agency needs, and guidance provided in the most current version of EPG 136 LPA Policy. If the project is on the state highway system or is a bridge project, then the latest version of MoDOT's Engineering Policy Guide (EPG) and Missouri Standard Specifications for Highway Construction shall be used (see EPG 136.7). The project plans must also be in compliance with the latest ADA (Americans with Disabilities Act) Regulations.

ARTICLE VII - COMPENSATION

For services provided under this contract, the Local Agency will compensate the Engineer as follows:

A. For design services, including work through the construction contract award stage, the Local Agency will pay the Engineer the actual costs incurred plus a predetermined fixed fee of $30,348.33, with a ceiling established for said design services in the amount of $257,032.69, which amount shall not be exceeded.

B. For construction inspection services, the Local Agency will coordinate with the Engineer on a supplemental agreement to this contract for an amount not to be exceeded once the final construction plans are submitted and approved.

C. The compensation outlined above has been derived from estimates of cost which are detailed in Attachment B. Any major changes in work, extra work, exceeding of the contract ceiling, or change in the predetermined fixed fee will require a supplement to this contract, as covered in Article III - ADDITIONAL SERVICES.

D. Actual costs in Sections A and B above are defined as:

1. Actual payroll salaries paid to employees for time that they are productively engaged in work covered by this contract, plus

2. An amount calculated at 51.01% of actual salaries in Item 1 above for payroll additives, including payroll taxes, holiday and vacation pay, sick leave pay, insurance benefits, retirement and incentive pay, plus

3. An amount calculated at 114.28% of actual salaries in Item 1 above for general administrative overhead, based on the Engineer's system for allocating indirect costs in accordance with sound accounting principles and business practice, plus

4. Other costs directly attributable to the project but not included in the above overhead, such as vehicle mileage, meals and lodging, printing, surveying expendables, and computer time, plus

5. Project costs incurred by others on a subcontract basis, said costs to be passed through the Engineer on the basis of reasonable and actual cost as invoiced by the subcontractors.

E. The rates shown for additives and overhead in Sections VII. D.2 and VII. D.3 above are the established Engineer's overhead rate accepted at the time of contract execution and shall be utilized throughout the life of this contract for billing purposes.

F. The payment of costs under this contract will be limited to costs which are allowable under 23 CFR 172 and 48 CFR 31.

G. **METHOD OF PAYMENT** - Partial payments for work satisfactorily completed will be made to the Engineer upon receipt of itemized invoices by the Local Agency. Invoices will be submitted no more frequently than once every two weeks and must be submitted monthly for invoices greater than $10,000. A pro-rated portion of the fixed fee will be paid with each invoice. Upon receipt of the invoice and progress report, the Local Agency will, as soon as practical, but not later than 45 days from receipt, pay the Engineer for the services rendered, including the proportion of the fixed fee earned as reflected by the estimate of the portion of the services completed as shown by the progress report, less partial payments previously made. A late payment charge of one and one half percent (1.5%) per month shall be assessed for those invoiced amount not paid, through no fault of the Engineer, within 45 days after the Local Agency's receipt of the Engineer's invoice. The Local Agency will not be liable for the late payment charge on any invoice which requests payment for costs which exceed the proportion of the maximum amount payable earned as reflected by the estimate of the portion of the services completed, as shown by the progress report. The payment, other than the fixed fee, will be subject to final audit of actual expenses during the period of the Agreement.

H. **PROPERTY ACCOUNTABILITY** - If it becomes necessary to acquire any specialized equipment for the performance of this contract, appropriate credit will be given for any residual value of said equipment after completion of usage of the equipment.

ARTICLE VIII - COVENANT AGAINST CONTINGENT FEES

The Engineer warrants that he has not employed or retained any company or person, other than a bona fide employee working for the Engineer, to solicit or secure this agreement, and that he has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the Local Agency shall have the right to annul this agreement without liability, or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee, plus reasonable attorney's fees.

ARTICLE IX - SUBLETTING, ASSIGNMENT OR TRANSFER

No portion of the work covered by this contract, except as provided herein, shall be sublet or transferred without the written consent of the Local Agency. The subletting of the work shall in no way relieve the Engineer of his primary responsibility for the quality and performance of the work. It is the intention of the Engineer to engage subcontractors for the purposes of:

Sub-Consultant Name	Address	Services
TSi Geotechnical	1340 North Price Rd. St. Louis, MO 63132	Pavement Coring & Construction Material Testing

ARTICLE X - PROFESSIONAL ENDORSEMENT

All plans, specifications and other documents shall be endorsed by the Engineer and shall reflect the name and seal of the Professional Engineer endorsing the work. By signing and sealing the PS&E submittals the Engineer of Record will be representing to MoDOT that the design is meeting the intent of the federal aid programs.

ARTICLE XI - RETENTION OF RECORDS

The Engineer shall maintain all records, survey notes, design documents, cost and accounting records, construction records and other records pertaining to this contract and to the project covered by this contract, for a period of not less than three years following final payment by FHWA. Said records shall be made available for inspection by authorized representatives of the Local Agency, MoDOT or the federal government during regular working hours at the Engineer's place of business.

ARTICLE XII - OWNERSHIP OF DOCUMENTS

Plans, tracings, maps and specifications prepared under this contract shall be delivered to and become the property of the Local Agency upon termination or completion of work. Basic survey notes, design computations and other data prepared under this contract shall be made available to the Local Agency upon request. All such information produced under this contract shall be available for use by the Local Agency without restriction or limitation on its use. If the Local Agency incorporates any portion of the work into a project other than that for which it was performed, the Local Agency shall save the Engineer harmless from any claims and liabilities resulting from such use.

ARTICLE XIII – SUSPENSION OR TERMINATION OF AGREEMENT

A. The Local Agency may, without being in breach hereof, suspend or terminate the Engineer's services under this Agreement, or any part of them, for cause or for the convenience of the Local Agency, upon giving to the Engineer at least fifteen (15) days' prior written notice of the effective date thereof. The Engineer shall not accelerate performance of services during the fifteen (15) day period without the express written request of the Local Agency.

B. Should the Agreement be suspended or terminated for the convenience of the Local Agency, the Local Agency will pay to the Engineer its costs as set forth in Attachment B including actual hours expended prior to such suspension or termination and direct costs as defined in this Agreement for services performed by the Engineer, a proportional amount of the fixed fee based upon an estimated percentage of Agreement completion, plus reasonable costs incurred by the Engineer in suspending or terminating the services. The payment will make no other allowances for damages or anticipated fees or profits. In the event of a suspension of the services, the Engineer's compensation and schedule for performance of services hereunder shall be equitably adjusted upon resumption of performance of the services.

C. The Engineer shall remain liable to the Local Agency for any claims or damages occasioned by any failure, default, or negligent errors and/or omission in carrying out the provisions of this Agreement during its life, including those giving rise to a termination for non-performance or breach by Engineer. This liability shall survive and shall not be waived, or estopped by final payment under this Agreement.

D. The Engineer shall not be liable for any errors or omissions contained in deliverables which are incomplete as a result of a suspension or termination where the Engineer is deprived of the opportunity to complete the Engineer's services.

E. Upon the occurrence of any of the following events, the Engineer may suspend performance hereunder by giving the Local Agency 30 days advance written notice and may continue such suspension until the condition is satisfactorily remedied by the Local Agency. In the event the condition is not remedied within 120 days of the Engineer's original notice, the Engineer may terminate this agreement.

1. Receipt of written notice from the Local Agency that funds are no longer available to continue performance.

2. The Local Agency's persistent failure to make payment to the Engineer in a timely manner.

3. Any material contract breach by the Local Agency.

ARTICLE XIV - DECISIONS UNDER THIS CONTRACT

The Local Agency will determine the acceptability of work performed under this contract, and will decide all questions which may arise concerning the project. The Local Agency's decision shall be final and conclusive.

ARTICLE XV - SUCCESSORS AND ASSIGNS

The Local Agency and the Engineer agree that this contract and all contracts entered into under the provisions of this contract shall be binding upon the parties hereto and their successors and assigns.

ARTICLE XVI - COMPLIANCE WITH LAWS

The Engineer shall comply with all federal, state, and local laws, ordinances, and regulations applicable to the work, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d, 2000e), as well as with any applicable titles of the Americans with Disabilities Act (42 U.S.C. 12101, et seq.) and non-discrimination clauses incorporated herein, and shall procure all licenses and permits necessary for the fulfillment of obligations under this contract.

ARTICLE XVII - RESPONSIBILITY FOR CLAIMS AND LIABILITY

The Engineer agrees to save harmless the Local Agency, MoDOT and FHWA from all claims and liability due to his negligent acts or the negligent acts of his employees, agents or subcontractors.

ARTICLE XVIII - NONDISCRIMINATION

The Engineer, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the ground of race, religion, sex, sexual orientation, gender identity, color, national origin, age, or disability in the selection and retention of subcontractors. The Engineer will comply with state and federal statutes and regulations related to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d, 2000e), as well as with any applicable titles of the Americans with Disabilities Act (42 U.S.C. 12101, et seq.). More specifically, the Engineer will comply with the regulations of the Department of Transportation relative to nondiscrimination in federally assisted programs of the Department of Transportation, as contained in 49 CFR 21 through Appendix H and 23 CFR 710.405 which are herein incorporated by reference and made a part of this contract. In all solicitations either by competitive bidding or negotiation made by the Engineer for work to be performed under a subcontract, including procurements of materials or equipment, each potential subcontractor or supplier shall be notified by the Engineer's obligations under this contract and the regulations relative to non-discrimination on the ground of race, religion, sex, sexual orientation, gender identity, color, national origin, age, or disability. The Engineer shall provide all information and reports, and permit access to its records, as determined by the Department of Transportation to be necessary to ascertain compliance with this section. If the Engineer fails to comply with this section, the Local Agency may withhold payments under the Agreement or cancel, terminate, or suspend the Agreement.

ARTICLE XIX – LOBBY CERTIFICATION

CERTIFICATION ON LOBBYING: Since federal funds are being used for this agreement, the Engineer's signature on this agreement constitutes the execution of all certifications on lobbying which are required by 49 C.F.R. Part 20 including Appendix A and B to Part 20. Engineer agrees to abide by all certification or disclosure requirements in 49 C.F.R. Part 20 which are incorporated herein by reference.

ARTICLE XX – INSURANCE

A. The Engineer shall maintain commercial general liability, automobile liability, and worker's compensation and employer's liability insurance in full force and effect to protect the Engineer from claims under Worker's Compensation Acts, claims for damages for personal injury or

death, and for damages to property arising from the negligent acts, errors, or omissions of the Engineer and its employees, agents, and Subconsultants in the performance of the services covered by this Agreement, including, without limitation, risks insured against in commercial general liability policies.

B. The Engineer shall also maintain professional liability insurance to protect the Engineer against the negligent acts, errors, or omissions of the Engineer and those for whom it is legally responsible, arising out of the performance of professional services under this Agreement.

C. The Engineer's insurance coverage shall be for not less than the following limits of liability:

1. Commercial General Liability: $500,000 per person up to $3,000,000 per occurrence;

2. Automobile Liability: $500,000 per person up to $3,000,000 per occurrence;
3. Worker's Compensation in accordance with the statutory limits; and Employer's Liability: $1,000,000; and

4. Professional ("Errors and Omissions") Liability: $1,000,000, each claim and in the annual aggregate.

D. The Engineer shall, upon request at any time, provide the Local Agency with certificates of insurance evidencing the Engineer's commercial general or professional liability ("Errors and Omissions") policies and evidencing that they and all other required insurance are in effect as to the services under this Agreement.

E. Any insurance policy required as specified in (ARTICLE XX) shall be written by a company which is incorporated in the United States of America or is based in the United States of America. Each insurance policy must be issued by a company authorized to issue such insurance in the State of Missouri.

ARTICLE XXI - ATTACHMENTS

The following exhibits are attached hereto and are hereby made part of this contract:

Attachment A – Scope of Service

Attachment B - Estimate of Cost

Attachment C - Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions.

Attachment D - Certification Regarding Debarment, Suspension, and Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions.

Attachment E – DBE Contract Provisions

Attachment F – Fig. 136.4.15 Conflict of Interest Disclosure Form

Executed by the Engineer this _____ day of _____, 2026.

Executed by the City this _____ day of _____, 2026.

FOR: SUNSET HILLS, MISSOURI

BY: _____
Mayor

ATTEST: _____
City Clerk

FOR: CRAWFORD, MURPHY AND TILLY, INC.

BY: _____
Brian Eads
Vice President

ATTEST: _____
R. Jay Rakers
Group Manager

I hereby certify under Section 50.660 RSMo there is either: (1) a balance of funds, otherwise unencumbered, to the credit of the appropriation to which the obligation contained herein is chargeable, and a cash balance otherwise unencumbered, in the Treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation contained herein; or (2) bonds or taxes have been authorized by vote of the people and there is a sufficient unencumbered amount of the bonds yet to be sold or of the taxes levied and yet to be collected to meet the obligation in case there is not a sufficient unencumbered cash balance in the treasury.

_____
Finance Director

ATTACHMENT A

SCOPE OF SERVICES

ROTT ROAD & ROBYN ROAD IMPROVEMENTS PROJECT
CITY OF SUNSET HILLS, MISSOURI

INDEX

ITEM	PAGE
PE - Task 1 – Project Management and Administration	1
PE - Task 2 - Topographic And Right-Of-Way Surveys	1
PE - Task 3 – Geotechnical Investigations	3
PE - Task 4 - Conceptual Planning	3
PE - Task 5 - Utility Coordination	3
PE - Task 6 - Preliminary Plans	4
PE - Task 7 – Final Plans and Bidding Phase	5
Exclusions To The Scope Of Services	7

SCOPE OF SERVICES

ROTT ROAD & ROBYN ROAD IMPROVEMENTS PROJECT
CITY OF SUNSET HILLS, MISSOURI

PE - TASK 1 – PROJECT MANAGEMENT AND ADMINISTRATION

Summary: Project management and administration for the project:

1. Review project information from TIP Application.
2. Develop Project Manual, Quality Assurance Plan.
3. Quality assurance implementation and constructability review.
4. Coordination with sub consultant.
5. Coordination with City.
6. Internal Coordination Meetings.
7. Preparations / minutes for project meetings.
8. Coordination with MoDOT Local Roads.
9. Monthly invoices / progress reports.
10. Correspondence (emails, letters, memos, meeting minutes, phone calls).
11. Walk the site with the City.
12. Data collection - Obtain and review City supplied plans/data.
13. Kickoff meeting with the City and sub consultant.

Owner-Provided Items:

- Record plans / drawings
- GIS utility data
- Studies and reports in project area
- Future plans, if applicable
- Aerial Photography obtained through GIS database
- Topographic and digital terrain data (if any)

Meetings:

- City project kickoff meeting with the City
- CMT project kickoff meeting with sub consultant

PE - TASK 2 - TOPOGRAPHIC AND RIGHT-OF-WAY SURVEYS

Summary: Field survey activities will be required for the project limits. Below is a summary of the subtasks that will be included in Task 2.

TOPOGRAPHIC SURVEY ITEMS

1. Establish horizontal and vertical control points, as required. Vertical control will be NAVD 88 Datum. A Reference Tie Drawing shall be included with three-point ties.
2. Topographic survey shall consist of all pertinent topographic features including, but not limited to, existing drainage and sanitary structures (all pipes, types, flowlines, sizes), all identifiable utility locations and equipment, all trees 6 inches above in diameter (include size and type), clumps of trees, bushes and/or vegetation, mailboxes, retaining walls, steps, buildings, crown of pavements, edge of pavements, types of pavement, face of curbs, back of curbs, gutter lines, thorough driveway pavements and profiles, pavement markings, signal equipment, drainage ditches, and miscellaneous property features inside survey limits.

3. Cross sections shall be provided at least every twenty-five feet (minimum) where needed, but more as needed to secure an accurate survey, in addition to low points, high points, driveways, beginning/ending locations of existing walls, nonstandard sections and other critical locations determined in a survey walkthrough meeting.
4. Establish accurate existing pavement and sidewalk grades. In particular, at each intersection and driveway, over-emphasis the number of survey shots in order to design for curb ramps and ADA crosswalks.
5. Coordinate with utility engineer on underground utility one-call locates.
6. Utility survey shall include aerial power & communication line layout.
7. Include shots on all existing sign posts, label sign post type, measure sign sizes, take photographs and number each sign.
8. Survey drainage structures one reach upstream from the survey limits.
9. During design, pick up horizontal and vertical locations of any utility exploration (potholed or exposed utility lines). Assume 8 locations.
10. Process topographic and utility survey in ORD drawing.

RIGHT-OF-WAY / PROPERTY SURVEY ITEMS

11. Locate existing right of way, property lines and pertinent section lines along the project limits.
12. Clearly identify all line work in ORD drawing with text (i.e. property lines (PL), section lines, quarter-quarter section lines, existing r/w, existing easements, etc.
13. Research for each property within the project limits shall include property owner name, assessor's map number, deed book and page, and existing size of parcel in square feet.

CAD files (ORD format) required to follow MoDOT standard symbology and placed in the Missouri Modified State Plane (NAVD88/Missouri East) coordinate system.

PE Task 2 Deliverables:

- Existing topographic drawing in 3D format
- Existing right-of-way/property drawing in 2D format (preliminary and final)
- Existing utility drawing in 2D format (separate from the topographic drawing)
- Existing points drawing in 3D format and point file in ASCII format
- Existing contours drawing in 3D format (major – 5 foot, minor – 1 foot)
- Existing digital terrain model in .TIN format
- Benchmarks drawing in 3D format
- Control points drawing in 3D format with 3 point-ties
- Submit all deliverables in accordance with the survey schedule

Owner-Provided Items:

- Contact property owners with notification before survey work begins
- Address listing of property owners
- Title Work to be provided by the City, if needed (see exclusion to scope of services)

Meetings:

- CMT Kickoff Meeting
- Survey Walkthrough Meeting before beginning survey

- One additional meeting to be determined

PE - TASK 3 – GEOTECHNICAL INVESTIGATIONS

Summary: Provide geotechnical services to the Owner during the design process. Subconsultant, TSi Geotechnical, Inc., will perform the geotechnical work.

See attached TSi Geotechnical' s scope.

PE Task 3 Deliverables:
- Geotechnical Reports

PE - TASK 4 - CONCEPTUAL PLANNING

Summary: Develop baseline plan and estimate.

1. Incorporate data collection information and information learned from the kickoff meetings and project walk-throughs to come up with a baseline.
2. Review of the existing plans in the TIP application.
3. Concept typical sections development.
4. Concept plan view development.
5. Concept pavement repair location identification.
6. Concept ADA/sidewalk plan.
7. Concept estimate refinement.
8. Complete initial NEPA form (request for environmental review).

PE Task 4 Deliverables:
- Baseline Preferred Typical Sections
- Baseline Concept Plan
- Baseline Concept Estimate
- Submit NEPA identification form

Meetings:
- Conceptual Plan Review Meeting (before beginning preliminary plans)

PE - TASK 5 - UTILITY COORDINATION

Summary: Lead the utility coordination effort. Tasks include:

1. Develop a list of utility contacts for the project area and call to establish project awareness.
2. Call Missouri One-Call to obtain One-Call tickets and work with the utility contacts to ensure that the underground facilities are well-marked before the survey begins.
3. Coordinate with surveyor to complete the utilities' surveys.
4. Facilitate / lead the coordination effort to provide strategic utility meetings, if needed.
5. Work with utilities to determine utility easement requirements, if needed.

6. Provide plan submittals to utility companies at the preliminary and draft final plan stages in order to facilitate utility plans of adjustment.
7. Coordinate and obtain the plans of adjustments and cost estimates.
8. Assist City in draft of utility agreements.
9. Provide a completed utility job special provision.
10. Provide Letter of Certification for Utilities Status for construction authorization
11. Assist in answering Contractor questions before the construction letting.
12. Coordinate with roadway design team.

PE Task 5 Deliverables:

- Preliminary Utility Plan of Adjustment
- Preliminary Utility Cost Estimate
- Proposed Utility Easement Lines, if necessary
- Any test hole info from utility companies, incorporated into plans
- Final Utility Plan of Adjustment
- Final Utility Cost Estimate
- Final Job Special Provision for Utilities
- Letter of Certification – Utilities Status

Owner-Provided Items:

- Establish a utility cost budget in conceptual planning stage
- Lead the effort in developing and obtaining utility agreements
- Lead utility-related property owner meetings

Meetings:

- Meet with Utility Companies on-site

PE - TASK 6 - PRELIMINARY PLANS

Summary: Prepare preliminary engineering plans based upon the baseline plan. Preliminary plans shall include horizontal alignment, basic roadway geometrics, sidewalk/ADA plan, guardrail/roadside design, pavement marking plan, driveway design, potential tree removal locations (if any), working cross sections, working drainage plan, construction cost estimates, and required environmental work.

1. Preliminary plan view and geometrics
2. Preliminary roadside design
3. Preliminary drainage design
4. Preliminary ADA/Sidewalk design
5. Title Sheet
6. Typical Sections
7. Plan Sheets
8. Preliminary Special Sheets (if needed)
9. Working Drainage Plan & Storm Sewer Profiles
10. Working Traffic Control Plan
11. Working Cross Sections at 25-foot intervals
12. Working pavement marking & signing plans
13. Preliminary cost estimates

14. Submit to MSD for project number. Coordination with MSD.
15. Complete all required NEPA documents for approval (assume a CE-2)
16. Coordinate with utility engineer
17. Follow City and MoDOT Local Roads checklist for preliminary plans
18. Coordination with MoDOT
19. Submit preliminary plan package / review comments
20. Create public open house exhibits
21. Attend public open house
22. Preliminary field check meeting
23. QA/QC Review

PE Task 6 Deliverables:

- NEPA documents (CE-2)
- Preliminary Plans, Cost Estimates
- Electronic Deliverables to MoDOT Local Roads
- Public open house exhibits
- Hard copies as requested

Owner-Provided Items:

- Lead coordination with MoDOT Local Roads
- Lead coordination with property owners
- Assist in completion of CE-2 document
- Secure public open house facility
- Advertisement for public open house

Meetings:

- Pre-preliminary engineer walk-through
- Preliminary Plan Field Check Meeting (after plans are reviewed by City and MoDOT)
- Public Open House Meeting (follows MoDOT LPA guidelines for public information meeting)

PE - TASK 7 – FINAL PLANS AND BIDDING PHASE

Summary: Prepare final plans and contract documents for bidding. Following completion of the preliminary plans, CMT will incorporate City comments into the final design. Final plans shall include:

1. Revise preliminary plans based upon preliminary plan comments and any other comments received.
2. Incorporate public open house comments (as approved).
3. Incorporate utility plans of adjustments needed. Coordinate with drainage and roadside elements.
4. Adjust preliminary cost estimate.
5. Final design.
6. Title Sheet
7. Typical Sections
8. Quantity Sheets
9. Plan Sheets
10. Reference Point Sheets

11. Coordinate Point / Geometric Sheets
12. Special Sheets – Pavement repair locations, Intersection Staking, Under I-270 Details, Curb Ramp Details, Drainage Details, etc.
13. Traffic Control Plan Sheets
14. Erosion Control Sheets
15. Pavement Marking Plan Sheets
16. Signing Plan Sheets
17. Culvert Section Sheets
18. Cross Section Sheets
19. Final Cost Estimates
20. Final Job Special Provisions
21. Final Workday Study
22. Final Project Specifications Boilerplate
23. Complete City and MoDOT LPA checklists
24. Submit final PS&E
25. Final field check meeting
26. Revise PS&E based upon City/MoDOT comments
27. Submit 100% sealed bid package
28. Assist in answering contractor questions before letting
29. Attend bid opening

PE Task 7 Deliverables:

- Final Plans, Cost Estimate, Job Special Provisions, Work Day Study, Project Specifications Boilerplate Book
- 100% Sealed Bid Package
- Land Disturbance Permit (if necessary)
- Electronic Deliverables to MoDOT Local Roads
- Hard copies as requested

Owner-Provided Items:

- Assist in completion of MoDOT Local Roads PS&E Submittal Checklist
- Assist in completion of Final Bid Package

Meetings:

- Final Field Check Meeting
- Bid Opening

SCOPE OF SERVICES

ROTT ROAD & ROBYN ROAD IMPROVEMENTS PROJECT
CITY OF SUNSET HILLS, MISSOURI

EXCLUSIONS TO THE SCOPE OF SERVICES

- Right of Way Plans Design Phase and Sheets
- ROW/Easement Plat & Description Preparation
- Cultural Resources Survey
- Signal design
- Lighting design
- Special wayfinding signage
- Noise studies
- Cultural resources survey
- Landscape architecture
- Structural design
- Traffic engineering
- Mid-block crossing studies
- Subsurface utility engineering
    - SUE test holes for utilities (completed by respective utility companies)
- Water main design
- Sanitary sewer design
- Municipal agreements with cities and counties
- Utility agreements
- Any necessary Title Work/Commitment Documents required (obtained by the City and provided to CMT)
- Field staking of any proposed temporary construction easements, new right of way, or permanent easements
- Right-of-Way Acquisition Services
- Construction Phase Services (to be added as a supplement agreement to this contract at a future date)
- As-built plans
- Project website

Attachment B

Task No.	Task Description	Principal	Project Manager	Project Environmental Specialist I	Project Specialty Professional I	Project Engineer I	Engineer III	Environmental Specialist I	Senior Technician II	Project Technician II	Project Administrative Assistant		Total Hours	Labor Costs
	Rott Road & Robyn Road Improvements Project	**Crawford, Murphy & Tilly, Inc. Tasks, Hours and Fee Summary**												
	Hourly Salary	$ 88.00	$ 75.00	$ 65.00	$ 57.00	$ 50.00	$ 42.00	$ 40.00	$ 48.00	$ 38.00	$ 32.00			
PE-1	**Project Management and Administration**	**-**	**68**	**-**	**-**	**34**	**-**	**-**	**-**	**-**	**-**	**-**	**102**	**$ 6,800.00**
1	Review project information from TIP Application		2			2							4	
2	Develop Project Manual, Quality Assurance Plan		4			2							6	
3	Quality assurance implementation and constructability review		8			2							10	
4	Coordination with sub consultant		4										4	
5	Coordination with City		4										4	
6	Internal Coordination Meetings		8			8							16	
7	Preparations / minutes for project meetings		4			4							8	
8	Coordination with MoDOT Local Roads		6			4							10	
9	Monthly invoices / progress reports		12										12	
10	Correspondence (emails, letters, memos, meeting minutes, phone calls)		10			6							16	
11	Walk the site with the City		2			2							4	
12	Data Collection - Obtain and review City supplied plans/data		2			2							4	
13	Kickoff meeting with the City and sub consultant		2			2							4	
PE-2	**Topographic And Right-Of-Way Surveys**	**-**	**-**	**-**	**56**	**-**	**-**	**-**	**72**	**240**	**-**	**-**	**368**	**$ 15,768.00**
1	Establish horizontal and vertical control points with three-point ties				8					32			40	
2	Topographic Survey				8					48			56	
3	Cross Sections (twenty-five feet minimum)									40			40	
4	Over-emphasize pavement and sidewalk grades, particurly at intersections									16			16	
5	Coordinate with utility engineer on underground utility one-call locates				8								8	
6	Utility survey shall include aerial power & communication line layout									16			16	
7	Sign Survey									16			16	
8	Survey drainage structures one reach upstream from the survey limits									16			16	
9	During design, pick up horizontal and vertical locations of any utility exploration									16			16	
10	Process topographic and utility survey in ORD drawing								40				40	
11	Locate existing right of way, property lines and pertinent section lines									40			40	
12	Identify ROW line work in ORD drawing				20				24				44	
13	Property record research				12				8				20	
PE-3	**Geotechnical Investigations**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**$ -**
1	(See TSi breakdown of hours and tasks)												0	
PE-4	**Conceptual Planning**	**-**	**24**	**4**	**-**	**42**	**31**	**-**	**-**	**-**	**-**	**-**	**101**	**$ 5,462.00**
1	Incorporate data collection information		1			1	1						3	
2	Review of the existing plans in the TIP application		2			2	2						6	
3	Concept typical section development		4			6	4						14	
4	Concept plan view development		4			12	10						26	
5	Concept pavement repair location identification		2			2							4	
6	Concept ADA/sidewalk plan		2			8	10						20	
7	Concept estimate refinement		4			6	4						14	
8	Conceptual Plan Review Meeting		2			2							4	
9	Submit final concept		1			1							2	
10	Complete initial NEPA form (request for environmental services)		2	4		2							8	
PE-5	**Utility Coordination**	**-**	**41**	**-**	**-**	**-**	**47**	**-**	**-**	**-**	**-**	**-**	**88**	**$ 5,049.00**
1	Develop list of utility contacts and make phone calls		2				2						4	
2	Call MO One-Call and obtain tickets, ensuring markings		4				8						12	
3	Coordinate with surveyor to complete utility survey		4				8						12	
4	Lead coordination to provide strategic utility meetings		4				4						8	
5	Work with utilties to determine utility easement requirements		2				2						4	

Attachment B

Task No.	Task Description	Principal	Project Manager	Project Environmental Specialist I	Project Specialty Professional I	Project Engineer I	Engineer III	Environmental Specialist I	Senior Technician II	Project Technician II	Project Administrative Assistant		Total Hours	Labor Costs
	Rott Road & Robyn Road Improvements Project	**Crawford, Murphy & Tilly, Inc. Tasks, Hours and Fee Summary**												
6	Provide plan submittals to utilities (prelim and draft final)		2				4						6	
7	Coordinate final plans of adjustment / cost estimate		6				4						10	
8	Assist City in draft of utility agreements		2				2						4	
9	Provide final utility job special provision		4				4						8	
10	Provide letter of certification for utilities status		4				4						8	
11	Assist contractors in answering pre-letting questions		1				1						2	
12	Coordinate with roadway design team		6				4						10	
PE-6	**Preliminary Plans**	**-**	**84**	**16**	**-**	**118**	**140**	**-**	**-**	**-**	**-**	**-**	**358**	**$ 19,120.00**
1	Preliminary plan view and geometrics		8			10	10						28	
2	Preliminary roadside design		6			8	10						24	
3	Preliminary drainage design		2			6	8						16	
4	Preliminary ADA/Sidewalk design		6			16	18						40	
5	Title sheet		1			2	2						5	
6	Typical sections		2			6	8						16	
7	Plan sheets		4			10	12						26	
8	Preliminary special sheets		2			2	4						8	
9	Working Drainage Plans & Storm Sewer Profiles		2			4	6						12	
10	Working Traffic Control Plan		4			8	10						22	
11	Working cross sections		2			12	14						28	
12	Working pavement marking & signing plans		4			8	10						22	
13	Preliminary cost estimates		4			4	4						12	
14	Submit plans to MSD for number / coordination with MSD		2			2	2						6	
15	Complete all required NEPA documents (assume CE-2)		2	16									18	
16	Coordinate with utility engineer		2			4	4						10	
17	Complete City and MoDOT LPA checklists		2										2	
18	Coordination with MoDOT		6			2							8	
19	Submit preliminary plan package / review comments		1										1	
20	Create open house exhibits		6			8	12						26	
21	Attend public open house		4			4	4						12	
22	Preliminary field check meeting		2			2	2						6	
23	QA/QC Review		10										10	
PE-7	**Final Plans and Bidding Phase**	**-**	**131**	**-**	**-**	**193**	**239**	**-**	**-**	**-**	**-**	**-**	**563**	**$ 29,513.00**
1	Revise preliminary plans base upon comments		2			2	4						8	
2	Incorporate remaining public comments		2			2	4						8	
3	Incorporate utility plans of adjustment		2			2	4						8	
4	Adjust prelminary cost estimate		2			2	2						6	
5	Final Design		24			48	60						132	
6	Title sheet		1			4	4						9	
7	Typical sections		4			8	10						22	
8	Quantity sheets		4			12	18						34	
9	Plan sheets		10			12	16						38	
10	Reference point sheets		1			2	4						7	
11	Coordinate point / Geometric sheets		1			2	4						7	
12	Special sheets		4			8	10						22	
13	Traffic control plan sheets		4			12	14						30	
14	Erosion control sheets		4			8	10						22	
15	Pavement marking sheets		4			10	12						26	
16	Signing plan sheets		4			10	12						26	
17	Culvert section sheets		4			8	12						24	
18	Cross section sheets		4			12	14						30	

Attachment B

	Rott Road & Robyn Road Improvements Project	Crawford, Murphy & Tilly, Inc. Tasks, Hours and Fee Summary												
Task No.	Task Description	Principal	Project Manager	Project Environmental Specialist I	Project Specialty Professional I	Project Engineer I	Engineer III	Environmental Specialist I	Senior Technician II	Project Technician II	Project Administrative Assistant		Total Hours	Labor Costs
19	Final cost estimate		4			4	4						12	
20	Final job special provisions		8			4	4						16	
21	Final work day study		4			2	2						8	
22	Final project specifications boilerplate book		18			8	8						34	
23	Complete City and MoDOT LPA checklists		2										2	
24	Submit final PS&E		1										1	
25	Final field check meeting		3			3	3						9	
26	Revise PS&E based upon City/MoDOT comments		4			4	4						12	
27	Submit 100% sealed bid package		2										2	
28	Assist in answering contractor questions before letting		2			2							4	
29	Attend bid opening		2			2							4	
	Total CMT Hours	-	348	20	56	387	457	-	72	240	-	-	1580	
	Hourly Salary	$ 88.00	$ 75.00	$ 65.00	$ 57.00	$ 50.00	$ 42.00	$ 40.00	$ 48.00	$ 38.00	$ 32.00	$ -		
	Total CMT Labor Cost	$ -	$ 26,100.00	$ 1,300.00	$ 3,192.00	$ 19,350.00	$ 19,194.00	$ -	$ 3,456.00	$ 9,120.00	$ -	$ -		**$ 81,712.00**

Attachment B

ATTACHMENT B - CMT FEE SUMMARY

	Task	Labor Costs	Payroll Overhead	General & Admin Overhead	Fixed Fee	Direct Costs	Total Cost
			51.01%	114.28%	14%		
PE-1	Project Management and Administration	$ 6,800.00	$ 3,468.68	$ 7,771.04	$ 2,525.56	$ 46.40	$ 20,611.68
PE-2	Topographic And Right-Of-Way Surveys	$ 15,768.00	$ 8,043.26	$ 18,019.67	$ 5,856.33	$ 870.00	$ 48,557.26
PE-3	Geotechnical Investigations	$ -	$ -	$ -	$ -	$ -	$ -
PE-4	Conceptual Planning	$ 5,462.00	$ 2,786.17	$ 6,241.97	$ 2,028.62	$ 116.00	$ 16,634.76
PE-5	Utility Coordination	$ 5,049.00	$ 2,575.49	$ 5,770.00	$ 1,875.23	$ 116.00	$ 15,385.72
PE-6	Preliminary Plans	$ 19,120.00	$ 9,753.11	$ 21,850.34	$ 7,101.28	$ 2,139.20	$ 59,963.93
PE-7	Final Plans and Bidding Phase	$ 29,513.00	$ 15,054.58	$ 33,727.46	$ 10,961.31	$ 116.00	$ 89,372.34
	TOTAL	$ 81,712.00	$ 41,681.29	$ 93,380.47	$ 30,348.33	$ 3,403.60	**$ 250,525.69**

ATTACHMENT B
CMT
DIRECT COSTS

TASK

PE-1	**Project Management and Administration**					**$ 46.40**
	Mileage:	64	miles @	$0.725	(2 meetings at City)	$ 46.40
PE-2	**Topographic And Right-Of-Way Surveys**					**$ 870.00**
	Mileage:	1200	miles @	$0.725	Site Survey	$ 870.00
PE-3	**Geotechnical Investigations**					**$ -**
PE-4	**Conceptual Planning**					**$ 116.00**
	Mileage:	96	miles @	$0.725	(3 Site Visits)	$ 69.60
	Mileage:	64	miles @	$0.725	(2 meetings at City)	$ 46.40
PE-5	**Utility Coordination**					**$ 116.00**
	Mileage:	96	miles @	$0.725	(3 Site Visits)	$ 69.60
	Mileage:	64	miles @	$0.725	(2 meetings at City)	$ 46.40
PE-6	**Preliminary Plans**					**$ 2,139.20**
	Mileage:	64	miles @	$0.725	(2 Site Visits)	$ 46.40
	Mileage:	128	miles @	$0.725	(4 meetings at City)	$ 92.80
Misc.	Printing:	10	boards @	$200.00	(public meeting)	$ 2,000.00
PE-7	**Final Plans and Bidding Phase**					**$ 116.00**
	Mileage:	96	miles @	$0.725	(3 Site Visits)	$ 69.60
	Mileage:	64	miles @	$0.725	(2 meetings at City)	$ 46.40

TOTAL =	**$ 3,403.60**

ATTACHMENT B
ESTIMATE OF COSTS
PER TASK

ROTT ROAD & ROBYN ROAD IMPROVEMENTS PROJECT
CITY OF SUNSET HILLS, MO

TASK		FEE	HOURS	% OF TOTAL FEE
PE-1	Project Management and Administration	$20,611.68	102	8.02%
PE-2	Topographic And Right-Of-Way Surveys	$48,557.26	368	18.89%
PE-3	Geotechnical Investigations	$6,507.00	17	2.53%
PE-4	Conceptual Planning	$16,634.76	101	6.47%
PE-5	Utility Coordination	$15,385.72	88	5.99%
PE-6	Preliminary Plans	$59,963.93	358	23.33%
PE-7	Final Plans and Bidding Phase	$89,372.34	563	34.77%
TOTAL		**$257,032.69**	**1,597**	**100.00%**

Services by others:

PE-3 Geotechnical Investigations
TSi - See attached for breakdown

ATTACHMENT B
OVERALL FEE SUMMARY

ROTT ROAD & ROBYN ROAD IMPROVEMENTS PROJECT
CITY OF SUNSET HILLS, MISSOURI

TOTAL CONTRACT			
FIRM		**FEE**	**% OF TOTAL FEE**
Crawford, Murphy & Tilly, Inc.	$	250,525.69	97.47%
TSi Geotechnical, Inc.	$	6,507.00	2.53%
TOTAL	**$**	**257,032.69**	**100.00%**

January 28, 2026

Mr. John Keeven
CRAWFORD, MURPHY, & TILLEY, INC.
1 South Memorial Drive
St. Louis, Missouri 63102

Re: Proposal for Coring Services
Robyn & Rott Road Improvements
Sunset Hills, Missouri
TSi Proposal No:

Dear Mr. Keeven:

TSi Geotechnical, Inc. (TSi) , a **M/W/SBE** firm, is pleased to submit this proposal to Crawford, Murphy, & Tilley (CMT) to provide coring services for Robyn and Rott Road Improvements in Sunset Hills, Missouri

1.0 PROJECT UNDERSTANDING

We understand the project consists of the design phase for the roadway and pedestrian improvements of Robyn and Rott Roads.

2.0 SCOPE OF SERVICES

We propose to provide construction observation soil and material testing services for the new construction. The following are construction testing services that we anticipate could be performed during the construction phase of the project:

- Complete a program of up to 6 pavement cores within the project bounds. Core locations will be coordinated with CMT personnel. At each location, a 4-inch diameter core sample of the existing pavement will be cored and the pavement section layers and thicknesses documented. After coring, the base course will be observed for water drainage, thickness, and soil subgrade will be tested for strength. The core locations will then be patched back to existing grade with like materials.

3.0 STAFFING & DOCUMENTATION

A 2-person crew will perform the coring services. TSi plans to self-perform traffic control, which will include cones, signs, and flagging personell. The Project manager will oversee the coring operation.

TSi will prepare a summary letter a week after conclusion of the coring services. And provide to CMT.

4.0 ASSUMPTIONS/CLARIFICATIONS

In preparing this proposal, TSi has made the following assumptions:

1. TSi is assuming that this project will not require full MODOT style traffic control, and thus have not accounted for it in this proposal.
2. Estimate is assuming that pavement is max 6" thick of asphalt, if additional thickness or asphalt overlayed concrete; then additional costs may be incurred.

.

5.0 ESTIMATED COST

We propose to perform the field, laboratory, and supervisory services on a time and expense basis in accordance with the attached Schedule of Fees.

TSi estimates the cost associated with the construction and materials testing services to be: $6,507.00
A breakdown of cost is included in the attached Summary of Time and Materials Estimate. This cost estimate is based only upon initial testing.

6.0 PROJECT LIMITATIONS

TSi will perform only those services outlined previously. CMT and TSi may subsequently agree in writing to provide additional services under this agreement for additional compensation. Services provided by TSi will be consistent with the engineering standards prevailing at the time and in the area that the work is performed. No other warranty, expressed or implied, is intended.

This fee estimate has been prepared using TSi's standard fee schedule and the information provided by the Client. TSi reserves the right to revise this proposal and fee estimate, at any time, if any flow down and/or contract provisions are required by Client or Owner to conform with any local, state or federal wage act requirements, including but not limited to the Davis-Bacon Act, as Amended, the McNamara-O'Hara Service Contract Act, or others, the required use of union labor, or for any required quality control and quality assurance plans, safety, security, vehicle, drug and alcohol testing, or any third party payment fees, or other requirements not specified in the Client's request for proposal or not defined in TSi's scope of services.

If this proposal is acceptable to you, please issue us a subcontract to us for the work, in accordance with the scope and fee presented in this proposal. We appreciate the opportunity to present this proposal to you for your consideration. Please feel free to call us if you have any questions or if you wish to discuss it in greater detail.

Sincerely,
TSI GEOTECHNICAL, INC.

Andrew DeClue, P.E
Director of Operations

Denise B. Hervey, P.E
Principal

Cass Avenue Pavement Cores
St. Louis, Missouri
Geotechnical Study Cost Estimate
Unit Fee Schedule

Valid for work completed prior to December 31, 2023

	Unit Cost		Qty	Estimated Amount
Personnel				
Principle	$ 200.00	hour	1	$ 200.00
Group Manager	$ 195.00	hour	4	$ 780.00
Engineer I	$ 116.00	hour	2	$ 232.00
Admin	$ 75.00	hour	1	$ 75.00
Coring Crew	$ 220.00	hour	9	$ 1,980.00
			subtotal	**$ 3,275.00**
Drilling & Misc. Expense				
Core Machine + Generator	$ 180.00	day	1	$ 180.00
Support Truck Usage	$ 100.00	day	1	$ 100.00
Bit Charge	$ 6.00	inch	30	$ 180.00
Pavement repiar/remove cuttings	$ 85.00	each	6	$ 510.00
Traffic Control (cones, Signs, flaggers)	$ 1,500.00	day	1	$ 1,500.00
Health & Safety	$ 250.00	LS	1	$ 250.00
			subtotal	**$ 2,720.00**
Laboratory Testing				
Core Photos	$ 85.00	each	6	$ 510.00
			subtotal	**$ 510.00**
			Total Fee Estimate	**$ 6,507.00**

General Notes

1. Six (6) pavement cores

ATTACHMENT C

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS - PRIMARY COVERED TRANSACTIONS

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," "proposal" and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transaction" provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from

the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to check the Nonprocurement List at the Excluded Parties List System. https://www.epls.gov/epls/search.do?page=A&status=current&agency=69#A.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters -Primary Covered Transactions

1. The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:

   a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

   b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

   c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

   d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ATTACHMENT D

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION--LOWER TIER COVERED TRANSACTIONS

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List at the Excluded Parties List System. https://www.epls.gov/epls/search.do?page=A&status=current&agency=69#A.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended,

debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Attachment E
Disadvantage Business Enterprise Contract Provisions

1. Policy: It is the policy of the U.S. Department of Transportation and the Local Agency that businesses owned by socially and economically disadvantaged individuals (DBE's) as defined in 49 C.F.R. Part 26 have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds. Thus, the requirements of 49 C.F.R. Part 26 and Section 1101(b) of the Transportation Equity Act for the 21st Century (TEA-21) apply to this Agreement.

2. Obligation of the Engineer to DBE's: The Engineer agrees to assure that DBEs have the maximum opportunity to participate in the performance of this Agreement and any subconsultant agreement financed in whole or in part with federal funds. In this regard the Engineer shall take all necessary and reasonable steps to assure that DBEs have the maximum opportunity to compete for and perform services. The Engineer shall not discriminate on the basis of race, color, religion, creed, disability, sex, age, or national origin in the performance of this Agreement or in the award of any subsequent subconsultant agreement.

3. Geographic Area for Solicitation of DBEs: The Engineer shall seek DBEs in the same geographic area in which the solicitation for other subconsultants is made. If the Engineer cannot meet the DBE goal using DBEs from that geographic area, the Engineer shall, as a part of the effort to meet the goal, expand the search to a reasonably wider geographic area.

4. Determination of Participation Toward Meeting the DBE Goal: DBE participation shall be counted toward meeting the goal as follows:

A. Once a firm is determined to be a certified DBE, the total dollar value of the subconsultant agreement awarded to that DBE is counted toward the DBE goal set forth above.

B. The Engineer may count toward the DBE goal a portion of the total dollar value of a subconsultant agreement with a joint venture eligible under the DBE standards, equal to the percentage of the ownership and control of the DBE partner in the joint venture.

C. The Engineer may count toward the DBE goal expenditures to DBEs who perform a commercially useful function in the completion of services required in this Agreement. A DBE is considered to perform a commercially useful function when the DBE is responsible for the execution of a distinct element of the services specified in the Agreement and the carrying out of those responsibilities by actually performing, managing and supervising the services involved and providing the desired product.

D. A Engineer may count toward the DBE goal its expenditures to DBE firms consisting of fees or commissions charged for providing a bona fide service, such as professional, technical, consultant, or managerial services and assistance in the procurement of essential personnel, facilities, equipment, materials or supplies required for the performance of this Agreement, provided that the fee or commission is determined by MoDOT's External Civil Rights Division to be reasonable and not excessive as compared with fees customarily allowed for similar services.

E. The Engineer is encouraged to use the services of banks owned and controlled by socially and economically disadvantaged individuals.

5. Replacement of DBE Subconsultants: The Engineer shall make good faith efforts to replace a DBE Subconsultant, who is unable to perform satisfactorily, with another DBE Subconsultant. Replacement firms must be approved by MoDOT's External Civil Rights Division.

6. Verification of DBE Participation: Prior to final payment by the Local Agency, the Engineer shall file a list with the Local Agency showing the DBEs used and the services performed. The list shall show the actual dollar amount paid to each DBE that is applicable to the percentage participation established in this Agreement. Failure on the part of the Engineer to achieve the DBE participation specified in this Agreement may result in sanctions being imposed on the Commission for noncompliance with 49 C.F.R. Part 26 and/or Section 1101(b) of TEA-21. If the total DBE participation is less than the goal amount stated by the MoDOT's External Civil Rights Division, liquidated damages may be assessed to the Engineer.

Therefore, in order to liquidate such damages, the monetary difference between the amount of the DBE goal dollar amount and the amount actually paid to the DBEs for performing a commercially useful function will be deducted from the Engineer's payments as liquidated damages. If this Agreement is awarded with less than the goal amount stated above by MoDOT's External Civil Rights Division, that lesser amount shall become the goal amount and shall be used to determine liquidated damages. No such deduction will be made when, for reasons beyond the control of the Engineer, the DBE goal amount is not met.

7. Documentation of Good Faith Efforts to Meet the DBE Goal: The Agreement goal is established by MoDOT's External Civil Rights Division. The Engineer must document the good faith efforts it made to achieve that DBE goal, if the agreed percentage specified is less than the percentage stated. The Good Faith Efforts documentation shall illustrate reasonable efforts to obtain DBE Participation. Good faith efforts to meet this DBE goal amount may include such items as, but are not limited to, the following:

A. Attended a meeting scheduled by the Department to inform DBEs of contracting or consulting opportunities.

B. Advertised in general circulation trade association and socially and economically disadvantaged business directed media concerning DBE subcontracting opportunities.

C. Provided written notices to a reasonable number of specific DBEs that their interest in a subconsultant agreement is solicited in sufficient time to allow the DBEs to participate effectively.

D. Followed up on initial solicitations of interest by contacting DBEs to determine with certainty whether the DBEs were interested in subconsulting work for this Agreement.

E. Selected portions of the services to be performed by DBEs in order to increase the likelihood of meeting the DBE goal (including, where appropriate, breaking down subconsultant agreements into economically feasible units to facilitate DBE participation).

F. Provided interested DBEs with adequate information about plans, specifications and requirements of this Agreement.

G. Negotiated in good faith with interested DBEs, and not rejecting DBEs as unqualified without sound reasons, based on a thorough investigation of their capabilities.

H. Made efforts to assist interested DBEs in obtaining any bonding, lines of credit or insurance required by the Commission or by the Engineer.

I. Made effective use of the services of available disadvantaged business organizations, minority contractors' groups, disadvantaged business assistance offices, and other organizations that provide assistance in the recruitment and placement of DBE firms.

8. Good Faith Efforts to Obtain DBE Participation: If the Engineer's agreed DBE goal amount as specified is less than the established DBE goal given, then the Engineer certifies that good faith efforts were taken by Engineer in an attempt to obtain the level of DBE participation set by MoDOT's External Civil Rights.

Attachment F – Fig. 136.4.15
Conflict of Interest Disclosure Form for LPA/Consultants

Local Federal-aid Transportation Projects

Firm Name (Consultant): Crawford, Murphy and Tilly, Inc.

Project Owner (LPA): Sunsett Hills, Missouri

Project Name: Rott Road & Robyn Road Improvements Project

Project Number: STBG-4900 (653)

As the LPA and/or consultant for the above local federal-aid transportation project, I have:

1. Reviewed the conflict of interest information found in Missouri's Local Public Agency Manual (EPG 136.4)
2. Reviewed the Conflict of Interest laws, including 23 CFR § 1.33, 49 CFR 18.36.

And, to the best of my knowledge, determined that, for myself, any owner, partner or employee, with my firm or any of my sub-consulting firms providing services for this project, including family members and personal interests of the above persons, there are:

☒ No real or potential conflicts of interest
If no conflicts have been identified, complete and sign this form and submit to LPA

☐ Real conflicts of interest or the potential for conflicts of interest
If a real or potential conflict has been identified, describe on an attached sheet the nature of the conflict, and provide a detailed description of Consultant's proposed mitigation measures (if possible). Complete and sign this form and send it, along with all attachments, to the appropriate MoDOT District Representative, along with the executed engineering services contract.

LPA	Consultant
Printed Name:_____	Printed Name:_____
Signature:_____	Signature:_____
Date: _____	Date: _____

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday March 10, 2026

REVIEW:

Department of Planning & Public Works	Completed
City Administrator:	Completed

SUBJECT: Sunset Hills Subaru (Traffic Impact Study) Waiver Request- A request for a waiver from the Traffic Impact Study requirement for a Planned Development Permit to construct a new approximately 18,500 square foot service shop expansion at the existing car dealership located at 10100 Watson Road.

ATTACHED REFERENCE DOCUMENTS:
Traffic Impact Study Waiver Request
Site Plan

SUMMARY:
The City of Sunset Hills is committed to fostering a safe, sustainable transportation system that supports all modes of travel and promotes vibrant economic activity. To help achieve this goal, the Unified Development Ordinance (UDO) requires that a traffic impact study be conducted in conjunction with new development activity requiring a planned development permit. However, if a petitioner believes that a proposed development will not adversely affect, and may even enhance, the existing transportation system, they may request a waiver from this requirement. The burden of proof shall rest with the applicant to clearly establish that the proposed development maintains or enhances the desired transportation system.

Sunset Hills Subaru is pursuing a Planned Development Permit to construct a new 18,500 square foot service shop expansion at the existing car dealership located at 10100 Watson Road. The improvements are located within the interior portion of the existing site and do not modify the existing access points onto Watson Road. The conceptual site plan included with the application illustrates the location of the proposed expansion within the existing parking area and service operations area of the dealership.

The applicant's waiver request, narrative, and site plan are included in the Board of Aldermen packet.

Approval of a waiver request requires a simple majority vote by the Board of Aldermen. A favorable determination applies only to the waiver request and does not imply future approval of the overall development project. If granted, the waiver allows the project to continue through the City's development review process without a traffic impact study.

MEETING HISTORY:
NA

RESOLUTION NO. 802

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

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, Sunset Hills Subaru 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 Sunset Hills Subaru 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 Sunset Hills Subaru 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 and APPROVED by the Board of Aldermen this 10th day of March 2026.

(SEAL)

_____
Mayor

ATTEST:

_____
City Clerk/ City Administrator

103 Elm Street
Washington, MO 63090

BFA
Engineering▪Surveying

636.239.4751
www.bfaeng.com

February 27, 2026

Mike Knight – Director of Planning & Public Works
City of Sunset Hills
3939 S. Lindbergh Boulevard
Sunset Hills, MO 63127

RE: City of Sunset Hills – Traffic Study Waiver Request
for the Proposed Sunset Hills Subaru Improvements

To Whom It May Concern:

On behalf of the owners of Sunset Hills Subaru, we are requesting a waiver of the Traffic Study requirement per the Planned Development Application requirements (Appendix A – Section 7.5 of the Code of Ordinances).

Sunset Hills Subaru intends to construct an approximately 18,500-square-foot shop expansion at its existing facility located at 10100 Watson Road. The proposed shop expansion would add 25 bays to service vehicles. The owner's intent for the shop expansion is to increase the efficiency of current operations. The additional bays will allow more vehicles to enter the shop sooner, and reduce the effort of moving vehicles around the existing facility as equipment and parts are being ordered.

The proposed improvements are centrally located on the site and have no impact on the existing access points onto Watson Road. Internal traffic circulation will continue to operate similarly to existing conditions, with the goal of reducing vehicle movement in and out of the shop to take advantage of the additional space. Vehicles will enter and exit the proposed shop along the south elevation of the building.

We would also like to advise that the top of the proposed shop expansion will be utilized as parking. Parking provided on top of the structure is anticipated to offset parking lost due to the building footprint. The new parking on top of the structure will be accessed from the north. This will allow vehicles that have just been processed by the Service Write-up Department to be stored prior to being serviced.

Typical business hours for Sunset Hills Subaru are 9 am – 8 pm. Trip generation to the property is likely to increase (typically calculated based on the building's gross floor area); however, the present and future use of the building/property is an established commercial business. A new use or separate trip generation category is not expected to be created by the proposed improvements.

MoDOT's Average Annual Daily Traffic (AADT) Map provides a count of 9,198 AADT for the year 2024 on Watson Road. AADT is the total volume of vehicle traffic for one year divided by 365 days. Access to Watson Road for this property is already established and will not be modified by these improvements. Pedestrian sidewalks also exist along the property's frontage of Watson Road.

Based on the proposed improvements, existing conditions, and negligible impact on traffic circulation, we request that the Traffic Study requirement be waived for these improvements.

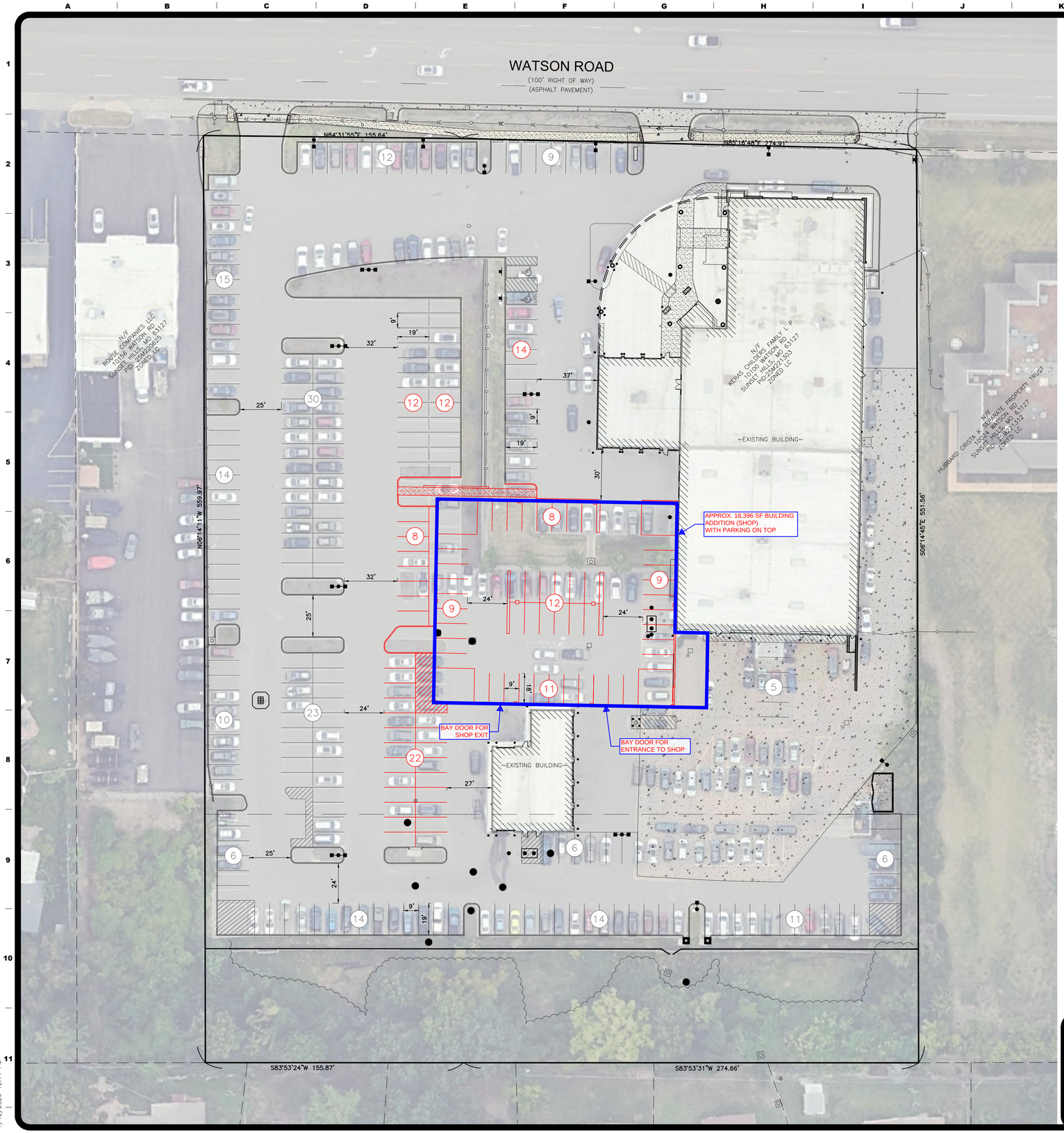
Please feel free to call or email with any comments or questions.

Sincerely,

John B. Schebaum

John Schebaum, PE
BFA, Inc. – Civil Engineer for Sunset Hills Subaru
(636) 231-4337
jschebaum@bfaeng.com

CONCEPTUAL SITE PLAN 1.0



SITE NOTES:

1. SITE IS ZONED LC, LOCAL COMMERCIAL DISTRICT
2. BUILDING SETBACKS AS PER THE CITY OF SUNSET HILLS, MO ZONING CODE: (LC SETBACKS SHOWN BELOW)

   FRONT YARD = 10'
   SIDE YARD = NONE
   REAR YARD = 150' FOR BUILDINGS BETWEEN 24' & 35' IN HEIGHT & ABUTTING RESIDENTIAL DISTRICT

0 30' 60'
SCALE: 1" = 30'

PARKING DATA

PROPOSED BUILDING ADDITION: 18,396 SQ FT.
EXISTING SALES/SHOWROOM AREA 38,133 SQ FT.

CITY REQUIRED PARKING:

VEHICLE SALES: 1 SPACE PER 600 GFA + 1 PER 2,000 SQ. FT. OF OUTDOOR SALES DISPLAY AREA

SALES/SHOWROOM AREA = 7,250 S.F. = 12 SPACES
38,133 S.F. OPEN LOT DEVOTED TO SALES/DISPLAY = 19 SPACES

TOTAL REQUIRED:	31 SPACES
PROVIDED STANDARD SPACES	290 SPACES
PROVIDED ADA ACCESSIBLE SPACES	2 SPACES
PROVIDED TOTAL PARKING	292 SPACES

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UTILITY POLE		
GUARD POST	GP	GP
SANITARY MANHOLE		
CATCH BASIN		
JUNCTION BOX		
FLARED END SECTION		
CLEANOUT		
GRATED INLET		
GUARD RAIL		
CHAINLINK/WOODEN FENCE		
WATER VALVE		
FIRE HYDRANT		
EASEMENT		
PROPERTY LINE		

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

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

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

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

SUNSET HILLS, MISSOURI
10100 Watson Road
St. Louis County, MO 63127

REVISIONS

	By:	App:
1		
2		
3		
4		

DRAWN B.L.F.
CHECKED J.B.S.
DATE 01/12/26
SCALE 1"=30'
JOB No. 9087
SHEET NAME CONCEPTUAL SITE PLAN 1.0

CSP-1.0

P:\Vault\9087 Suburu Sunset Hills Addtion\9087 Conceptuals\9087 Conceptual Site Plan 1.dwg
1/12/2026 12:11 PM

REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, March 10, 2026

REVIEWALS:
Director of Parks and Recreation – Completed
City Administrator – Completed

SUBJECT: Retaining Wall in Watson Trail Park, between pool and park parking lots.

LIST OF ATTACHED REFERENCE DOCUMENTS:
Resolution for the Mayor and Board of Alderman
Agreement with Contractor

FISCAL IMPACT:
$39,440 (budgeted $42,000 in 05.8002.9204)

BACKGROUND/DISCUSSION:
The Parks & Recreation Department is requesting authorization to enter into a contract with Crowder Construction, Inc. for the demolition of the existing lower retaining wall and the construction of a new retaining wall at the lower level. The retaining wall is located between Watson Trail Park and the aquatic facility. The current wall has begun to lean and replacement has been recommended.

Based on project pricing, staff recommends dividing the project into two phases. The proposed work for this year would include reconstruction of the lower section, which has been identified as the higher priority. Reconstruction of the upper section will be considered for inclusion in the 2027 budget if funds are available.

STAFF RECOMMENDATION:
Staff recommends approval.

MEETING HISTORY:
N/A

RESOLUTION NO. 803

A RESOLUTION APPROVING A CONTRACT WITH CROWDER CONSTRUCTION INC. FOR WATSON TRAIL RETAINING WALL AND AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE THE SAME ON BEHALF OF THE CITY OF SUNSET HILLS.

WHEREAS, the City has determined that it is necessary to sign a contract with Crowder Construction Inc. to provide construction of the Watson Trail Park Retaining Wall; and

WHEREAS, following review by City staff, the city wishes to enter into an agreement with Crowder Construction Inc. for the construction of a retaining wall; and

WHEREAS, the Board of Aldermen of the City of Sunset Hills, Missouri has determined it is in the best interest of the City to enter into a Contract Agreement (the "Agreement") with in substantially the form attached hereto as Exhibit A.

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 of the City of Sunset Hills, Missouri, hereby approves the Contract Agreement with Crowder Construction Inc. substantially the form attached hereto as Exhibit A. The terms of the Agreement shall be substantially similar to, and no less favorable to the City, than the terms reflected within the attached Exhibit A.

Section 2: The City shall and the Mayor, City Administrator and other appropriate officers, agents and employees of the City are hereby authorized to execute the Agreement, in substantially the form as Exhibit A incorporated herein by reference, and to take such further actions and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3: The Board of Aldermen authorizes expenditure of funds as follows up to $39,440.00.

Account #05-8002-9204 in the amount of $39,440.00

Section 4: The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution shall be deemed valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 5: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED by the Board of Aldermen this 10th day of March, 2026.

_____
Mayor

ATTEST:

_____
City Clerk/City Administrator

CITY OF SUNSET HILLS, MISSOURI
CONSULTANT/ CONTRACTOR PUBLIC WORKS SERVICES CONTRACT

DEPARTMENT: Parks & Recreation Department

THIS AGREEMENT, made and effective as of March 10, 2026 ("Agreement" or "Contract"), by and between the **City of Sunset Hills,** a Missouri municipal corporation, hereinafter referred to as City, and Crowder Construction Inc located at 28 Front Street, Valley Park, MO 63088 hereinafter referred to as "GENERAL CONTRACTOR,"

WITNESSETH: That the parties hereto, for the considerations hereinafter set forth, agree as follows:

I. SCOPE OF SERVICES

General Contractor services are necessary for the following Project of the City: (Retaining Wall)

Except as expressly specified herein, General Contractor hereby agrees to provide all of the supervision, labor, technical services, facilities, materials, tools, equipment, and apparatus, and to perform all the services and do all the things necessary for the proper completion of the services which are generally described as (Demolition of existing and reconstruction of retaining wall) and as more specifically described in the attached **Exhibit A** incorporated herein.

. The above services (hereinafter referred to as the Work) shall be provided by the General Contractor in accordance with all the provisions of this Contract and attached **City of Sunset Hills General Conditions** for the project that are incorporated herein by reference, and which terms shall prevail over any conflicting terms that may otherwise be adopted herein as part of any exhibit. This Contract including all attachments hereto shall be considered the "Contract Documents." General Contractor shall perform the Work at the highest standard of the industry and provide the City warranties for any equipment and materials in accordance with this Contract and applicable law.

II. COMPENSATION

A. Basic Compensation. The City hereby agrees to pay the General Contractor, as full compensation for the complete and satisfactory performance of the contract, and all expenses and costs related thereto:

[X] a sum not to exceed $39,440 (the "Contract Sum").

B. Additional Compensation. The City and General Contractor contemplate that Change Work Orders may be necessary to fully comply with the requirements herein and agree that any additional Work not within the Scope of Services may hereinafter be approved by the Director of Parks & Recreation in writing pursuant to a Change Order as provided for and in accordance with the General Conditions and City's Purchasing Policy.

III. TIME AND MANNER OF PAYMENTS

All invoices complete with necessary support documentation shall be submitted in triplicate to the City and payment shall be made by City in a lump sum within thirty (30) days of receipt of an invoice received after satisfactory performance, completion, and inspection of the Work for the fees, prices, rates or schedule of values set forth above.

IV. CONTRACT SCHEDULE

Time is of the essence. The Work to be performed under the Contract shall be commenced on March 11th, 2026,, weather permitting, and shall be completed by May 10th or as soon as possible. Contractor's start time shall be 7:00 a.m. to cessation of work by 3:30 p.m. Monday through Friday.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the effective date of Contract first above written.

GENERAL CONTRACTOR

By: Guy Cecak

Title: PRESIDENT

DATED: 3-4-2026

CITY OF SUNSET HILLS, MISSOURI

By: _____

DATED: _____

ATTEST:

_____

CITY OF SUNSET HILLS CONSULTANT/CONTRACTOR SERVICES AGREEMENT
GENERAL CONDITIONS

Independent Contractor. The General Contractor shall be and operate as an independent Contractor in the performance of this Contract. The General Contractor shall have complete charge of the personnel engaged in the performance of the Work, and all persons employed by the General Contractor shall be employees of said General Contractor and not employees of the City in any respect. The General Contractor shall supervise and direct the Work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work.

Compliance with Laws. The General Contractor shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, Title VI, unemployment and workers' compensation, occupational safety, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Contract. General Contractor and any subcontractor shall require all on-site employees to complete the ten-hour training program required under § 292.675.2 RSMo. On-site employees who have previously completed such ten-hour training program must hold documentation of prior completion of the program. Notice is hereby given to General Contractor that it shall be subject to the penalties set forth in Subsection 292.675.4 RSMo. for violation thereof and such penalties shall be forfeited to the City pursuant to such Subsection. In the event of a conflict between laws, codes and regulations of various governmental entities having jurisdiction over the Work, the General Contractor shall notify the City of the nature and impact of such conflict. The City agrees to cooperate with the General Contractor in an effort to resolve any such conflict.

Consultant further agrees, to the extent applicable to any Work undertaken as part of this Contract, to pay not less than the prevailing hourly wage of wages to all workers performing any such applicable work under this Contract. The Consultant will forfeit a penalty to the City of $100 per day for each worker that is paid less than the prevailing rate for any work done under the Contract by the Consultant or subcontractor that required payment of prevailing wage under state law.

General Contractor shall give all notices and comply with all laws, ordinances, rules, regulations, and orders of any public authority bearing on the performance of the Work. If General Contractor performs any Work knowing it to be contrary to such laws, ordinances, rules, and regulations and without such notice to the City, General Contractor shall assume full responsibility therefor and shall bear all costs attributable thereto.

General Contractor shall secure and pay for all permits, governmental fees, and licenses necessary for the proper execution and completion of the Work, including those required to be obtained from the City, except fees imposed solely by the City shall be waived at the time of application. General Contractor shall pay all royalties and license fees payable on all designs, processes, or products used in connection with the work or incorporated therein, unless otherwise agreed upon by the City. General Contractor shall defend all suits or claims for infringement of any patent rights and shall indemnify and hold the City harmless from and against any loss on account thereof.

Compliance with State Immigration Statutes. As a condition for the award of this Contract, the General Contractor shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the Work. The General Contractor shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the Work

Pursuant to Section 208.009 RSMo., the General Contractor shall provide at the earlier of submission of any bid or execution of any agreement affirmative proof that the Applicant for the General Contractor is a citizen or a permanent resident of the United States or is lawfully present in the United States. The Applicant for the General Contractor (or "Applicant") shall be the person authorized to prepare, submit and sign contract documents on behalf of the General Contractor and shall be eighteen years of age or older. Such affirmative proof shall include documentary evidence recognized by the Missouri Department of Revenue when processing an application for a driver's license, a Missouri driver's license, as well as any document issued by the federal government that confirms an alien's lawful presence in the United States.

Safety Precautions and Programs. The General Contractor shall initiate, maintain, and supervise safety precautions and programs in connection with the performance of the Work.

Safety of Persons and Property. The General Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. All employees on the Work and all other persons who may be affected thereby;
2. All the Work, all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the General Contractor or any of his subcontractors or sub-subcontractors; and
3. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, sprinkler systems, structures, utilities, and other applicable property not designated for removal, relocation or replacement in the course of construction.

General Contractor shall comply with all applicable laws, ordinances, rules, regulations, and lawful orders of any public authority having jurisdiction over the safety of persons or property to protect them from damage, injury or loss. The General Contractor shall erect

and maintain all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying the City and users of adjacent utilities. The General Contractor shall provide signs, barrels, or any other safety devices which the City deems necessary for public safety. No additional payment will be made and this work shall be considered incidental to the Contract. The City may place safety devices as it deems necessary if the General Contractor fails to provide the required items within 24 hours of notification. The Contract Sum shall be reduced by the cost of these devices. All damage or loss to any property caused in whole or in part by General Contractor, any subcontractor, any sub-subcontractor, or anyone directly or indirectly employed by anyone for whose acts they may be liable, shall be remedied by General Contractor.

Construction Limits. The construction limits consist of public areas. General Contractor shall limit his operations accordingly and shall not enter upon private property nor place any materials thereon. No activity outside the public areas or easement areas shall be performed without the express written permission of the property owner and City. Suitable temporary barriers shall be provided to protect traffic from the Work if necessary. At all times until final acceptance of the Work, the Contractor shall provide and maintain such signs, lights, barriers, cones, watchmen or flaggers as may be necessary to properly protect the Work and provide for safe and convenient public travel. In the case of open excavations or other potentially hazardous conditions existing during non-working periods, the traveling public will be protected and advised by signs and flasher barricades. Parking of equipment or storage of materials on or near the Project site will be permitted only if adequate protective devices are provided and then only for the minimum time required for any specific job.

Labor and Materials. Any manufactured goods or commodities used or supplied in the performance of the Contract Documents or any subcontract thereto shall be manufactured or produced in the United States as required and in accordance with Section 34.353 RSMo.

a) This section shall not apply when:
   1) The purchase, lease, or contract involves an expenditure of less than twenty-five thousand dollars;
   2) Only one line of a particular good or product is manufactured or produced in the United States;
   3) The specified products are not manufactured or produced in the United States in sufficient quantities to meet the City's requirements or cannot be manufactured or produced in the United States within the necessary time in sufficient quantities to meet the City's requirements;
   4) Obtaining the specified products manufactured or produced in the United States would increase the cost of the contract by more than ten percent.

b) If this section shall not apply because of the circumstance described in paragraphs (a)(3)-(4), then the General Contractor shall provide the City with the information necessary to make the certifications required under Section 34.353 RSMo.

General Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him. If the City reasonably objects to any person employed by the General Contractor or Subcontractor, the employee shall be removed from the site. General Contractor shall be responsible to the City for the acts and omissions of all his employees and all Subcontractors, their agents and employees and all other persons performing any of the Work under a contract with General Contractor.

Subcontracts. This Contract shall not be assigned by the General Contractor. Except as expressly authorized herein, the General Contractor shall not subcontract any of the Work to be performed by it hereunder without the express written consent of the City.

Changes; Change Orders. No change in this Contract shall be made except in writing prior to the change in work or terms being performed. The City, without invalidating the Contract, may order Changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, with the Contract Sum and the Construction Schedule being adjusted in accordance with this Contract. All such changes in the Work shall be authorized by Change Order and shall be executed under the applicable conditions of the Contract Documents and City's purchasing policy. A Change Order is a written order to the General Contractor signed by the City, issued after the execution of the Contract, authorizing a change in the Work or an adjustment in the Contract Sum or the Construction Schedule. The Contract Sum may be changed only by Change Order.

The General Contractor shall make all requests for a Change Order on forms provided by the City upon written request to the City. If the General Contractor wishes to make a claim for an increase in the Contract Sum, he shall give the City written notice thereof within twenty (20) days after the occurrence of the event giving rise to such claim. This notice shall be given by the General Contractor before proceeding to execute the Work. No such claim shall be valid unless so made. Any change in the Contract Sum resulting from such claim shall be authorized by Change Order.

The cost or credit to the City resulting from a Change in the Work shall be determined in accordance with this Contract. If the Contract is silent on the cost for such additional work, prior to the commencement of such changed or revised work, General Contractor shall submit promptly to the City, a written cost or credit proposal for such revised Work for consideration and acceptance by the City. If City and General Contractor shall not be able to agree as to the amount, either in consideration of time or money to be allowed or deducted, it shall nevertheless be the duty of General Contractor, upon written notice from the City, to immediately proceed with such alteration or change, and General Contractor shall be compensated the reasonable value of such Work.

Minor Changes in Work. The Director of Public Works shall have authority to order minor changes in the Work not involving any adjustment in the Contract Sum or the Construction Schedule and not inconsistent with the intent of the Contract Documents. Such changes may be affected by Field Order or by other written order. Such changes shall be binding on the City and the General Contractor.

Coordination with Utilities. General Contractor shall contact and coordinate with all affected utilities prior to commencing any operations, if applicable. Prior to commencement of any work involving excavation, demolition of facilities or the erection of posts, it will be the sole responsibility of the General Contractor to notify all utilities of the planned work and request that the utilities suitably mark underground installations in the vicinity of the planned work, and arrange for disconnection of any necessary utilities.

Uncovering of Work. If any Work should be covered contrary to the request of the City, it must, if required by the City, be uncovered for his observation and replaced, at General Contractor's expense. If any Work has been covered which the City has not specifically requested to observe prior to being covered, the City may request to see such Work and it shall be uncovered by General Contractor. If such Work is found to be in accordance with the Contract Documents, the Cost of uncovering and replacement shall, by appropriate Change Order, be charged to the City. If such Work is found not to be in accordance with the Contract Documents, General Contractor shall pay the costs of uncovering and replacement.

Correction of Work. The General Contractor shall promptly correct all Work rejected by the City as defective or as failing to conform to the Contract specifications and requirements, whether observed before or after substantial completion of the Work, and whether or not fabricated, installed or completed. The General Contractor shall bear all cost of correcting such rejected Work.

Site Restoration. The General Contractor at all times shall keep the Work site free from accumulation of waste materials or rubbish caused by his operations. Upon completion of the Work, General Contractor shall restore the worksite to its reasonable condition prior to commencing the Work.

City's Right to Stop Work. If General Contractor fails to correct defective Work or fails to supply materials or equipment in accordance with the Contract Documents, the City may order General Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

City's Right to Carry Out Work. If General Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents, or fails to perform any provision of the Contract, the City may, after seven (7) days written notice to General Contractor and without prejudice to any other remedy the City may have, make good such deficiencies. In such case an appropriate Change Order shall be issued deducting from the payments then or hereafter due General Contractor the cost of correcting such deficiencies. If the payments then or thereafter due the General Contractor are not sufficient to cover such amount, General Contractor shall pay the difference to the City upon request.

Warranty. The General Contractor warrants to the City that all materials and equipment furnished under the Contract and incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract. All Work not so conforming to these standards shall be considered defective. The General Contractor shall furnish satisfactory evidence as to the kind and quality of all materials and equipment and shall warrant the Work after substantial completion of the Work.

One Year Correction Period. In addition to the General Contractor's general warranty obligation hereunder and as required by applicable law, the General Contractor also hereby expressly guarantees the aforesaid Work as to workmanship and quality of materials used in connection herewith for a term of one (1) year, commencing on the date of final acceptance by the City, and binds itself, its successors or assigns, to make all repairs or replacements which may become necessary within said period due to construction defects and nonconformity with the Contract Documents. Upon expiration of the one (1) year correction period, the City shall release the Performance and Maintenance Bond, if applicable, less any amounts reasonably necessary to remedy any of the General Contractor's performance and/or maintenance obligations under this Agreement that may still be outstanding at the time. General Contractor's general warranty obligations required herein and the one-year correction period as required herein, as well as any other obligation to provide surety or a bond, are each an independent and separate obligation of General Contractor. The release or expiration of any guaranty, or any other surety or bond provided for in this Agreement shall not release, or be claimed to release, the obligation to complete the Work according to all warranties, specifications, and requirements expressed or implied by this Agreement or required by applicable law.

Indemnification. To the fullest extent permitted by law, and notwithstanding anything contrary within this Agreement, the General Contractor agrees to defend with counsel selected by the City, and indemnify and hold harmless the City, its officers, engineers, representatives, agents and employees from and against any and all liabilities, damages, losses, claims or suits, including costs and attorneys' fees, for or on account of any kind of injury to person, bodily or otherwise, or death, or damage to or destruction of property, or any other circumstances, sustained by the City or others, arising from breach of the Contract or out of services and operations performed hereunder by the General Contractor or Subcontractors, or claims relating thereto, and including but not limited to the City's reliance on or use of the services or products provided by the General Contractor or Subcontractors under the terms of this Contract. The General Contractor shall not be liable for any loss or damage attributable solely to the negligence of the City. Nothing herein shall require or authorize the City to indemnify General Contractor nor waive the City's sovereign immunity. General Contractor shall be responsible for all damages to property caused by General Contractor. To the extent required by law to enforce this provision, General Contractor agrees that this indemnification requires General Contractor to obtain insurance in amounts specified herein and that General Contractor has had the opportunity to recover the costs of such insurance in the Compensation set forth in this Agreement.

Insurance. The General Contractor shall obtain and maintain for itself during the term of the Project and the Contract liability insurance coverage of at least $1,000,000 aggregate and $500,000 per occurrence. Insurance policies providing required coverages shall be with companies licensed to do business in the State of Missouri and rated no less than AA by Best or equivalent. All costs of obtaining

and maintaining insurance coverages are included in the compensation amount and no additional payment will be made therefor by the City. In addition, the General Contractor shall provide Worker's Compensation Insurance in at least statutory amounts for all workers employed for the Services.

Before commencing any Work, the General Contractor shall provide to the City certificates of insurance evidencing the issuance and maintenance in force of the coverages required by this paragraph and bearing an endorsement precluding cancellation of or change in coverage without at least thirty (30) days written notice to the City. Any self-insurance or deductible above $50,000.00 is not permitted. The City may waive any insurance coverages or amounts required to be carried by the General Contractor under this paragraph when the City deems such waiver to be in the interest of the public health, safety, and general welfare.

NOTHING HEREIN SHALL BE CONSTRUED AS A WAIVER OF THE CITY'S SOVEREIGN IMMUNITY UNDER SECTION 537.610.1 OR OTHERWISE. The purpose of the insurance required under this paragraph is to confirm that the General Contractor has adequate insurance to cover the General Contractor for tort claims that may arise out of the Work. It is not for the purchase of insurance for the City EXCEPT FOR AND ONLY TO THE LIMITED EXTENT OF any claims against the City arising out of the General Contractor's Work and based upon one of the two statutory exceptions to sovereign immunity as expressly set forth in Section 537.600.1(1) and (2). To that limited extent, the City shall be named as an additional insured on the policy bearing an endorsement that: "The Insurer shall not be liable to make any payment for Loss in connection with any Claim made against the City of Sunset Hills as an additional Insured that is barred by sovereign immunity, and nothing contained in this Policy shall constitute a waiver of the City's sovereign immunity." Nothing in this requirement shall be deemed a waiver of the City's sovereign or other immunities.

Attorney Fees' and Costs. The Consultant shall reimburse to the City any costs and attorneys' fees that the City may reasonably incur in pursuit of any remedies at law or equity or enforcement of any rights established in this Agreement, which may result from the Consultant's breach of the Agreement, the Consultant's failure to perform any obligation or requirement contained herein, or the City's enforcement of this Agreement.

Taxes. The City is exempt from federal excise tax and Missouri sales tax and the Consultant shall not charge the same to the City.

Nondisclosure. The General Contractor agrees that it will not divulge to third parties without the written consent of the City any information obtained from or through the City in connection with the performance of this Contract. Nothing herein shall preclude disclosure of information by the City.

Request for Proposals. If the City issued a request for proposals in connection with the Work, such request for proposals and the proposal of the General Contractor in response thereto are incorporated herein by reference and made a part of this Contract. In case of any conflicts between the request for proposals and this Contract or proposal of the General Contractor, the requirements of the City's Request for Proposal and this executed Contract shall control and supersede unless a change thereto is specifically stated in this Contract (including **Exhibit A,** "Scope of Work").

Other Representations and Other Covenants. The General Contractor represents that he has visited the site, familiarized himself with the local conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents. The General Contractor represents and warrants that the General Contractor has been engaged in such Work as is required for the Project and has provided services such as the ones to be performed under this Agreement to other municipalities and/or private enterprises and that the General Contractor owns sufficient equipment and engages sufficient personnel to perform the General Contractor's obligations under this Agreement. The General Contractor further represents and warrants that the General Contractor is an equal opportunity employer. The General Contractor agrees that the General Contractor shall not use in any form or medium the name of the City for any advertising unless the General Contractor receives the prior written consent of the City.

Termination. The City shall have the right to terminate the Contract at any time for any reason by giving the General Contractor written notice to such effect. The City shall pay to the General Contractor in full satisfaction and discharge of all amounts owing to the General Contractor under the Contract an amount equal to the cost of all Work performed by the General Contractor up to such termination date, less all amounts previously paid to the General Contractor on account of the Contract Sum. The General Contractor shall submit to the City its statement for the aforesaid amount, in such reasonable detail as the City shall request, within thirty (30) days after such date of termination. The City shall not be liable to the General Contractor for any damages on account of such termination for loss of anticipated future profits with respect to the remainder of the Work.

Termination by City for Cause. In addition to all other remedies available to the City, the City may terminate the Contract if General Contractor:

1. Repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
2. Disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
3. Otherwise is guilty of substantial breach of a provision of the Contract Documents.

When any of the above reasons exists, the City may without prejudice to any other rights or remedies of the City and after giving the General Contractor and the General Contractor's surety, if any, seven days' written notice, terminate employment of the General Contractor and may, subject to any prior right of the surety:

1. Exclude General Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by General Contractor;
2. Finish the Work by whatever reasonable method the City may deem expedient. Upon written request of General Contractor, the City shall furnish to General Contractor a detailed accounting of the costs incurred by the City in finishing the Work.

When the City terminates the Contract for cause, the General Contractor shall not be entitled to receive further payment until the Work is finished. If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for professional services (including architects and engineers) and expenses made necessary thereby, and other damages incurred by the City and not expressly waived, such excess shall be paid to General Contractor. If such costs and damages exceed the unpaid balance, General Contractor shall pay the difference to the City. The amount to be paid to the General Contractor or City, as the case may be, shall be certified by the project architect, upon application, and this obligation for payment shall survive termination of the Contract.

Accounting. During the period of this Contract, the General Contractor shall maintain books of accounts of its expenses and charges in connection with this Contract in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the General Contractor.

Other Contractors. The City reserves the right to employ other consultants and contractors in connection with the Work.

Project Records and Work Product. The General Contractor shall provide the City with copies of all documents pertinent to the Work which shall include, without limitation, reports, correspondence, meeting minutes, and originals of all deliverables. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and Work Product of the General Contractor created in performance of or relating to this Contract. General Contractor agrees to take all steps reasonably requested by the City to evidence, maintain, and defend the City's ownership rights in the Work Product. At the conclusion of the job, the General Contractor shall submit to the City one (1) set of mark ups for as-builts.

Site Operations. Where appropriate, the City will arrange for right of entry to any property at the request of the General Contractor for the purpose of performing studies, tests and evaluations in connection with the Work.

Personnel. The Work shall be performed exclusively by the personnel of the General Contractor and authorized subcontractors and no other personnel shall perform any of the Work without the express written approval of the City.

Representations. General Contractor agrees that it has not relied on any representations or warranties of the City, oral or written, other than expressly identified in this Contract. The parties agree the Contract represents the entire agreement between the parties.

Governing Law. This Contract shall be governed by and construed and interpreted in accordance with the laws of the State of Missouri and without regard to its principles of conflict of laws, with venue shall be in St. Louis County, Missouri. This Agreement is not intended to and shall not create any rights enforceable by any third-party beneficiary.

Counterparts. This Agreement may be executed in one or more counterparts each of which shall be deemed an original and all of which shall constitute one and the same agreement.

Other Special Provisions. NA.

Exhibit A

Estimate to remove and replace the parking lot retaining wall with new Redi-Rock block walls to include Redi-Rock Caps. The walls would be constructed as per master plan specifications.

Replace the lower wall (right wall) with a new Red-Rock block wall with caps - $39,440.00

Estimate assume the guard rail on the lower wall would be reinstalled with new galvanized steel post set in concrete. Estimate also includes the replacement of asphalt above the wall.

Exhibit B

ANTI-DISCRIMINATION AGAINST ISRAEL ACT CERTIFICATION

Note: Contractor is not required to provide this certification if: (1) the contract has a total potential value of less than one hundred thousand dollars ($100,000.00) or (2) Contractor employees fewer than ten (10) employees.

Pursuant to RSMo. §34.600, a public entity is prohibited from contracting "to acquire or dispose of services, supplies, information technology, or construction unless the contract includes a written certification that the person or company is not currently engaged in, and shall not, for the duration of the contract, engage in a boycott of:

Goods or services from the State of Israel;

Companies doing business in, or with, Israel

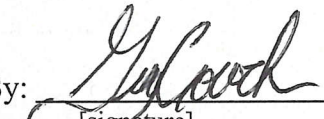
Companies authorized by, licensed by, or organized under the laws of the State of Israel; or

Persons or entities doing business in the State of Israel."

For a definition of the term "boycott", please refer to RSMo. §34.600.3. A copy of the statute is attached. This is a requirement of state law and not the City of Sunset Hills.

By signing the below, the Contractor agrees and certifies that it does not currently, and will not for the duration of this contract, engage in any of the types of boycotts listed above and further understands that this is a contractual requirement imposed by the State of Missouri and, therefore, agrees to hold the City harmless and seek no damages of any kind against the City for requiring such a certification, and further agrees that, if Contractor believes such certification violates Contractor's rights, Contractor will pursue any legal claim against the state of Missouri or any other related entity and expressly covenants not to sue the City as a result of this statutory certification requirement.

CONTRACTOR

By: 
[signature]

GREG CROWDER
Print Name

Its: PRESIDENT
[list title]

34.600. Citation of law — public entity contracts, no boycott of goods or services from Israel — definitions — violation, voiding of contract — rulemaking authority. — 1. This section shall be known as the "Anti-Discrimination Against Israel Act".

2. A public entity shall not enter into a contract with a company to acquire or dispose of services, supplies, information technology, or construction unless the contract includes a written certification that the company is not currently engaged in and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

3. As used in this section, the following terms and phrases shall mean:

(1) "**Boycott Israel**" and "**boycott of the State of Israel**", engaging in refusals to deal, terminating business activities, or other actions to discriminate against, inflict economic harm, or otherwise limit commercial relations specifically with the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel, that are all intended to support a boycott of the State of Israel. A company's statement that it is participating in boycotts of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel, or that it has taken the boycott action at the request, in compliance with, or in furtherance of calls for a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel shall be considered to be conclusive evidence that a company is participating in a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel; provided, however that a company that has made no such statement may still be considered to be participating in a boycott of the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel if other factors warrant such a conclusion;

(2) "**Company**", any for-profit or not-for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, limited liability company, or other entity or business association, including all wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of those entities or business associations;

(3) "**Public entity**", the state of Missouri or any political subdivision thereof, including all boards, commissions, agencies, institutions, authorities, and bodies politic and corporate of the state created by or in accordance with state law or regulations.

4. Any contract that fails to comply with the provisions of this section shall be void against public policy.

5. The commissioner of administration or his or her designee may promulgate regulations to implement the provisions of this section* so long as they are consistent with this section and do not create any exceptions. Any rule or portion of a rule, as that term is defined in section 536.010, that is created under the authority of this section shall become effective only if it complies with and is subject to all of the provisions of chapter 536 and, if applicable, section 536.028. This section and chapter 536 are nonseverable and if any of the powers vested with the general assembly pursuant to chapter 536 to review, to delay the effective date, or to disapprove and annul a rule are subsequently held unconstitutional, then the grant of rulemaking authority and any rule proposed or adopted after August 28, 2020, shall be invalid and void.

AGENDA

BOARD OF ALDERMEN

A closed meeting of the Sunset Hills Board of Aldermen will be held Tuesday, March 10, 2026 in the Robert C. Jones Auditorium and virtually via Zoom, immediately following adjournment of the regular meeting which commences at 6:00 p.m. There will also be closed votes, if any, and a closed record of said meeting.

The subject matters of said meeting are (a) litigation in which the City is a party or in which the City is contemplated as a party, (b) leasing, purchase or sale of real estate, which are the subject matter of closed meetings, votes and records under R.S.Mo. 610.021 (1) and (2).