

**PLANNING AND ZONING COMMISSION
AGENDA
TUESDAY, MAY 8, 2018
7:00 P.M.**

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES

1. Planning & Zoning Meeting – April 24, 2018

4. PUBLIC HEARINGS:

- 1. PZ2018-8: A Public Hearing to consider an application for a Planned Unit Development (PUD) to develop a leased parcel generally located at 2165 W. Osage Street for purposes of operating a restaurant/food service facility. Marcus Dailey, Wonder Wiener Corp., applicant**
- 2. PZ2018-9: A Public Hearing to consider an application for a Conditional Use Permit to operate a restaurant/food service facility at property generally located at 2165 W. Osage Street. Marcus Dailey, Wonder Wiener Corp., applicant**
- 3. PZ2018-10: A Public Hearing to consider a Planned Unit Development to construct an approximate 20,000 square foot building, parking areas, and other associated site improvements on property located at 509 Route 66 Business Parkway (Lot 2C, Route 66 Bus. Park Plat 2) in the City of Pacific. The property is currently zoned M-1, light industrial. Route 66 Business Park LLC, applicant**

5. PUBLIC PARTICIPATION-SPEAKER CARDS

6. NEW BUSINESS:

- 1. PZ2018-8: Consideration of an application for a Planned Unit Development (PUD to develop a leased parcel generally located at 2165 W. Osage Street for purposes of operating a restaurant/food service facility. Marcus Dailey, Wonder Wiener Corp., applicant**
- 2. PZ2018-9: Consideration of an application for a Conditional Use Permit (CUP) to operate a restaurant/food service facility at property generally located at 2165 W. Osage Street. Marcus Dailey, Wonder Wiener Corp., applicant**
- 3. PZ2018-10: Consideration of a Planned Unit Development to Construct an approximate 20,000 square foot building, parking areas and other associated site improvements on property located at 509 Route 66 Business Parkway. Route 66 Business LLC, applicant.**

7. OLD BUSINESS:

8. COMMITTEE REPORTS:

A. BOARD OF ALDERMEN

B. BOARD OF ADJUSTMENT

9. OTHER BUSINESS:

10. ADJOURNMENT

This Meeting is Open To The Public

Note: The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

**CITY OF PACIFIC
RECORD OF PROCEEDINGS**

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
AT THE PACIFIC CITY HALL, 300 HOVEN DRIVE
APRIL 24, 2018**

The Planning and Zoning Commission Meeting was called to order by Chairman Bruns at 7:00 P.M. on April 24, 2018, at Pacific City Hall, 300 Hoven Drive, Pacific, Missouri.

The roll call was taken with the following results:

PRESENT

Chairman Bruns
Commissioner Smith
Commissioner Miles
Commissioner Koelling
Commissioner Graham
Commissioner Bates
Commissioner Eversmeyer

ABSENT

Administrator Steve Roth and Kim Barfield were also in attendance

APPROVAL OF MINUTES

A. Planning & Zoning Meeting – March 27, 2018

A motion was made by Commissioner Miles and seconded by Commissioner Eversmeyer to approve the minutes of the March 27, 2018 Regular Planning and Zoning Meeting. A voice vote was taken and the motion was approved 7-0.

PUBLIC HEARINGS:

- 1. PZ2018-7: A Public Hearing to consider an application for a Map Amendment (Rezoning) for an approximate 22-acre tract of land generally located at 2050 Highway N. Gullet Contracting LLC, applicant.**

Chairman Bruns introduced and opened the public hearing and asked if it was posted. Kim Barfield stated yes it had been posted. Chairman Bruns asked Administrator for the staff report. Administrator Roth stated the plan is generally in compliance with the Comprehensive Plan and has included a sketch

of the plan in the packet. The zoning of R-1B has a high density than most in the neighborhood. Administrator Roth stated the staff recommends approval. Administrator Roth stated the petitioner, Ray Gullet, was present.

Ray Gullet, 2219 Silver Lake Estates Dr., Pacific - Mr. Gullet stated these will not be cracker barrel houses. These will be nice homes with partial brick on the front to help keep property value higher. Everything will be engineered and he feels this will help with the water run off. Commissioner Bates commented in regard to the 10 foot side setbacks , 30 foot streets with easement, sidewalks, etc. The proposed subdivision is 57 lots.

Mrs. Barbara Alt, 1951 Patricia Lane, Pacific – Mrs. Alt stated she has property which will be sandwiched in. There needs to be access to her property. She stated, she knows this is just zoning, but requests this be looked at carefully due to the property being closed in.

Mr. Tom White, Aurora Technologies, 19 Industrial Dr., Pacific – Mr. White stated he met with Mr. Gullet last Monday about the water shed. Mr. White stated the water currently comes within inches of coming into her basement. Mr. Gullet assured me he will take care of it so as not to flood anyone. He is a good builder.

Mr. Keith Bruns, Candlewick – He stated if anyone has any questions, he will answer them.

There being no further comments or questions, Chairman Bruns closed the public hearing.

2. **PZ2018-8: A Public Hearing to consider an application for a Planned Unit Development (PUD) to develop a leased parcel generally located at 2165 W. Osage Street for purposes of operating a restaurant/food service facility. Marcus Dailey, Wonder Wiener Corp., applicant**

Chairman Bruns introduced the public hearing and asked if it was posted. Kim Barfield stated it had been posted. Administrator Roth stated he intended to submit a full plan but as a result of the applicant revising the plan it wasn't ready for tonight. The City Attorney advised to go ahead and conduct the public hearing. If the hearing is continued it won't have to be readvertised or reposted. There were no comments from the public. Chairman Bruns stated this hearing would be continued to the next meeting.

3. **PZ2018-9: A Public Hearing to consider an application for a Conditional Use Permit to operate a restaurant/food service facility at property generally located at 2165 W. Osage Street. Marcus Dailey, Wonder Wiener Corp., applicant.**

Chairman Bruns introduced the public hearing and asked if it was posted. Kim Barfield stated it had been posted. Administrator Roth stated the Conditional Use Permit is a separate action. He stated this could also be continued to the next meeting if desired. Chairman Bruns continued the hearing until the next meeting.

SPEAKER CARDS

They were included in the public hearing portion.

NEW BUSINESS:

- 1. PZ2018-07: Consideration of a Map Amendment (Rezoning) for an approximate 22-acre tract of land generally located at 2050 Highway N. Gullet Contracting LLC, applicant**

A motion was made by Commissioner Eversmeyer and seconded by Commissioner Smith to approve the application. Commissioner Smith stated he has no problem with the varied lot sizes. Commissioner Bates agreed. It is a nice transition in lot sizes and is in full support. Commissioner Eversmeyer also agrees. A voice vote was taken with the following results; Ayes, Commissioner Koelling, Commissioner Graham, Commissioner Bates, Commissioner Eversmeyer, Commissioner Smith, Commissioner Miles; Nays, none; Abstain, Chairman Bruns.. The motion was approved 6-0 with 1 abstain and will be presented to the Board of Alderman on May 1, 2018.

- 2. PZ2018-8: Consideration of an application for a Planned Unit Development (PUD) To develop a leased parcel generally located at 2165 W. Osage Street for purposes of operating a restaurant/food service facility. Marcus Dailey, Wonder Wiener Corp., applicant**

No action was taken.

- 3. PZ2018-9: Consideration of an application for a Conditional Use Permit (CUP) to Operate a restaurant/food service facility at property generally located at 2165 W. Osage Street. Marcus Dailey, Wonder Wiener Corp., applicant**

No action was taken.

OLD BUSINESS

None

COMMITTEE REPORTS

- A. Board of Aldermen**

Alderman Rahn will be the new representative on the Planning & Zoning Commission and is present.

B. Board of Adjustment

There is still pending action and a meeting date is pending.

OTHER BUSINESS

None

ADJOURNMENT

Chairman Bruns stating there being no further discussion asked for a motion to adjourn. A motion was made by Commissioner Smith and seconded by Commissioner Miles. A vote was taken and the meeting was adjourned at 7:30 p.m.

Jerry Eversmeyer, Secretary

MEMORANDUM

Steve Roth
City Administrator

636-271-0500 ext. 213
sroth@pacificmissouri.com

May 4, 2018

Dear Planning and Zoning Commission members,

The following constitutes my staff report for the 5-8-18 meeting.

1. CUP and PUD applications, 2165 W. Osage Street

Applicant: Marcus Dailey / Wonder Wiener Corp.

Owner: Ed Juettemeyer

Current zoning: C-2 Arterial Commercial

Proposed zoning: C-2 Arterial Commercial

These applications remain on hold. I have told the applicant and the engineer that we will continue the public hearings once again. However if we continue to experience delays we may request that the application be resubmitted.

2. PUD, 509 Route 66 Business Parkway

Applicant: Route 66 Business Park, LLC

Property owner: Route 66 Business Park, LLC

Address: 509 Route 66 Business Parkway, St Louis County ID:

Current Zoning District Classification: M-1

Requested Zoning District Classification: M-1

Background

The applicant is seeking Planned Unit Development approval for construction of an approximate 20,000 square foot building on the property. The site is adjacent to (east of) the existing Clarkson Eyecare building on Route 66 Business Parkway. The applicant is proposing development of the lot in phases, with this project being Phase 1. It is my understanding that the applicant does not have a user for the building at this time. The property is zoned M-1, Light Industrial, so any future use would have to be permitted either by right or by some other action of the Commission and / or Board of Aldermen.

Review

A plan checklist is included as an attachment to this report. The plan is in compliance with most Municipal Code requirements, with some exceptions as noted. I would defer to the applicant presentation at the meeting for a discussion of the proposed building and major site features.

- **Parking and loading.** The plan shows 58 parking spaces, including four accessible spaces. Given that the user is not known at this time, the provided parking creates an occupancy limit for the building that should be considered. The code requirement for light industrial (Section 400.235.A.2.a) is generally one space per employee, plus required number for office spaces. For sake of illustration, 5,000 sf of office space would require 15 spaces, leaving 43 then for employees in this plan. While some uses may exceed this allotment, in general the provided parking appears to be adequate for most anticipated uses.

The truck loading docks are proposed at the front of the building. Typically loading is at the back of a building, though the site characteristics here (bluff / caves at rear of property) make rear loading problematic. The proposed front loading however does appear to require trucks to stage on Route 66 Business Parkway (ie trucks must back into the loading docks from the street), which is not ideal. Section 400.235.B states that loading shall “not obstruct freedom of traffic movement and parking on the public streets.” This should be a discussion point at the meeting.

- Landscaping and screening. No landscaping plan shown. Minimum landscaping requirement is one tree and two shrubs per 5,000 sf of lot area. If you consider the Phase 1 section only, the approximate minimum requirement is 11 trees and 22 shrubs. Landscaping further is required on parking lot interiors (Section 400.230.B.3). I would recommend that trees and shrubbery be planted, at minimum, along the front property line, adjacent to the parking area, and then inside the curb islands proposed for the interior of the parking area. This is similar to the plantings done at the Clarkson Eyecare site.
- Front parking setback. The minimum code requirement is 10 ft from the front property line (Section 400.235.A.6.b). Dimension are not specifically shown but the plan appears to be in conflict with this requirement near the site ingress / egress.
- Standards for Buildings on Major Roadways and Downtown. The building *may* be subject to the requirements of Section 400.220.B.3, which includes buildings within 500 feet of Osage Street. However the distance here is subject to some interpretation, as the distance from the centerline of Osage to the proposed front building line appears to be greater than 500 feet, while the distance from the Osage right-of-way to the front building line likely falls within the 500 feet guideline. We do not have building elevations or other building construction information with the submittal, so I would defer to the applicant presentation as well as Commission discussion on this point.
- Storm drainage. It is my understanding that an existing storm water basin on the south east part of the development was sized to handle storm runoff from the entire site. I have not researched this in detail. Compliance with the City’s storm water requirements should be made a condition of any building permit issued for the site.
- Plan details. The plan lacks some detail sheets that show conformance to City’s construction standards for parking area. I have discussed this with the site designer and believe all requirements will be met. However these details must be submitted as a condition of final development plan approval.
- General planning concerns. The Commission will recall that a PUD for multi-family apartment housing on the property just south of the project site was approved in late 2016. The developer has not moved forward with those plans, and I would request that he address that in further detail at the meeting. The light industrial use proposed in this application of course is permitted in the M-1 zoning district, but does call into question the impact on the adjacent multi-family site. Trucks staging on the roadway adjacent to multi-family residential for example is not ideal. If the applicant intends to build out the site further for light industrial, these issues may be compounded.

Summary / recommendation

The M-1 zoning in this location I feel is appropriate, and the adjacent Clarkson Eyecare and nearby Dollar General appear to be quality developments. The building proposed here fits with those adjacent uses. The proximity to the proposed multi-family development however raises questions, which I feel should be thoroughly considered prior to Commission action on this development.

The truck staging on Route 66 Business Parkway is not ideal and is in conflict with Municipal Code, at least to some degree. The City has permitted truck traffic to stage on public roadways in other areas of the City, and to my knowledge we have not seen significant traffic concerns. Having said that the use of the roadway for this purpose does impact the future use of the property to the south of the site. The truck turning movements that would result from this plan in my opinion is not compatible with the multi-family use previously approved for the lot to the south.

The landscaping code requirements must be met, and it appears there is opportunity to provide this within the road frontage area and in the parking lot interior.

In summary I feel this project is compatible with existing development near the site, though I have concerns over its compatibility with the proposed multi-family south of the site. I would defer to the Commission and the applicant for further discussion of these issues prior to making a recommendation.

As always, if you have questions or need further information please contact me.

Respectfully submitted,



Steve Roth
City Administrator

City of Pacific		
PUD checklist		
Route 66 Business Park Lot 2		
Legal Description	Lot 2 Route 66 Business Park Plat 2	
Parcel ID	STL County: 30Z310358	
Zoning	M-1	
Permitted use?	n/a	
Zoning District Dimensional Requirements		
Minimum Lot Area	10,000 sf	Yes
Minimum Lot Width	50 ft*	Yes
Minimum Lot depth	100 ft	Yes
Maximum site coverage	<85%	45%
Front setback	25	Yes
Side setback	0	Yes
Rear setback	0	Yes
Maximum height	3 stories / 50 ft	Yes
Minimum floor area	None	Yes
Performance standards	<5% open storage	Yes
Plan submittal requirements		
Applicant / owner signatures	Yes	
15 copies	Yes	
All necessary data / drawings	Yes	
Professional seal	No	
Location map	Yes	
Current / proposed zoning	Yes	
Title block	Yes	
Proposed use / setbacks	Yes	
Location and size of building	Yes	
Legal description/ area	Yes	
Height / stories	No / yes	
Building elevations	None	
Easements	Review	
Utilities	Yes	
Sanitary / storm	Review storm	
Contour lines / floodplain	Yes	
Site coverage data	Yes	
Floor area to site area	Yes	
Parking space data	Yes	
Light poles / trash enclosures	No / yes	
Landscaping	No	
Other agency approvals	Yes; contingent	
Outboundary	Yes	

Building data	Yes	
Tree locations	No	
Cross sections / FFE	No	
Ingress / egress	Yes	
Sanitary / storm plan	Yes / review storm	
Water source	Yes	
Other information as requested		
All required fees	Yes	
Supplemental regulations		
Accessory utility uses and facilities compliance	?	
Sanitary sewers	Yes	
Storm drainage	Needs review	
Minimum design / development standards		
Standards for buildings on major roadways and downtown	Maybe / subject to interpretation	
Minimum exterior building material standards		
Prohibited building materials		
Landscaping and screening	Not shown	
Off-street parking and loading	Yes	
Hard surface	Yes; need detail	
Schedule compliance	Yes / discuss	
Required spaces	1 per employee; 1 per 3,000 sf warehouse; 3 per 1,000 sf gfa office	
Provided spaces	58	
Dimensional requirements		
Stall depth	Yes	
Aisle width	Yes / discuss	
Construction standards compliance		
8 inch rock / 2 inch asphalt	Need detail	
Straight back / vertical curbing	Need detail	
Striping	Yes	
10-ft front setback	No	
10-ft side and rear (if applicable)	n/a	
Loading compliance	Discuss	
Accessible spaces compliance	4 shown	



CITY OF PACIFIC, MISSOURI
PLANNED UNIT DEVELOPMENT APPLICATION

Return To:

City of Pacific
Planning and Zoning
300 Hoven Drive
Pacific, MO 63069

Applicant Information:

Applicant Name: RT66 Bus Park LLC

Applicant Address: 308 Noonan Dr, Pacific MO 63069
Street city state zip

Applicant Phone: 314 422 3109 Applicant Email: SPASSO@NECINS.COM

Owner Information:

Owner Name: SAME AS ABOVE

Owner Address: 509 RT66 Bus Parkway
RT66 Bus Park Plot 2 Lot 2C
Street city state zip

Owner Phone: 314 422 3109 Owner Email: SPASSO@NECINS.COM

Property Information:

Street Address: 509 RT66 Bus Park Plot 2
Lot 2C

 1/4 1/4 Section: Township: Range:

Pacific MO,
63069

Present Zoning: Pod M-1

Requested Zoning: Pod M-1

Present Use: Pod M-1

Requested Use: Pod M-1

Surrounding Land Use and Zoning:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Bluff</u>	<u>M-1</u>
South	<u>Street</u>	<u>M-1</u>
East	<u>Open Land</u>	<u>M-1</u>
West	<u>Clackson</u>	<u>M-1</u>

Relationship to Surrounding Zoning Pattern:

Would the proposed zoning create an isolated district? Yes _____ No X

If yes, explain: _____

Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes _____ No X

If yes, explain: _____

Conformance with Comprehensive Plan:

Is proposed change consistent with the goals, objectives and policies set forth in the Comprehensive Plan? Yes X No

If no, explain: _____

Is proposed change consistent with the Future Land Use Map? Yes No

If no, explain: _____

SIGNATURES:


Applicant Signature

4-18-18
Date


Owner Signature

4-18-18
Date

For Office Use Only:

Case ID: _____

Date Notices Sent: _____

Date Received: _____

Number of Notices Sent: _____

Date Advertised: _____

Public Hearing Date: _____

ROUTE 66 BUSINESS PARK DEVELOPMENT PLAN



WUNDERLICH SURVEYING & ENGINEERING INC.
 512 EAST MAIN STREET
 UNION, MO 63084 (636) 583-8400
 WSETEAM.COM

WUNDERLICH SURVEYING & ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY # CC 0329830

ROUTE 66 BUSINESS PARK DEVELOPMENT PLAN
 A TRACT OF LAND BEING IN THE NW 1/4 OF SEC. 7, T43N, R3E OF THE 5TH P.M. IN THE CITY OF PACIFIC, ST. LOUIS COUNTY, MISSOURI

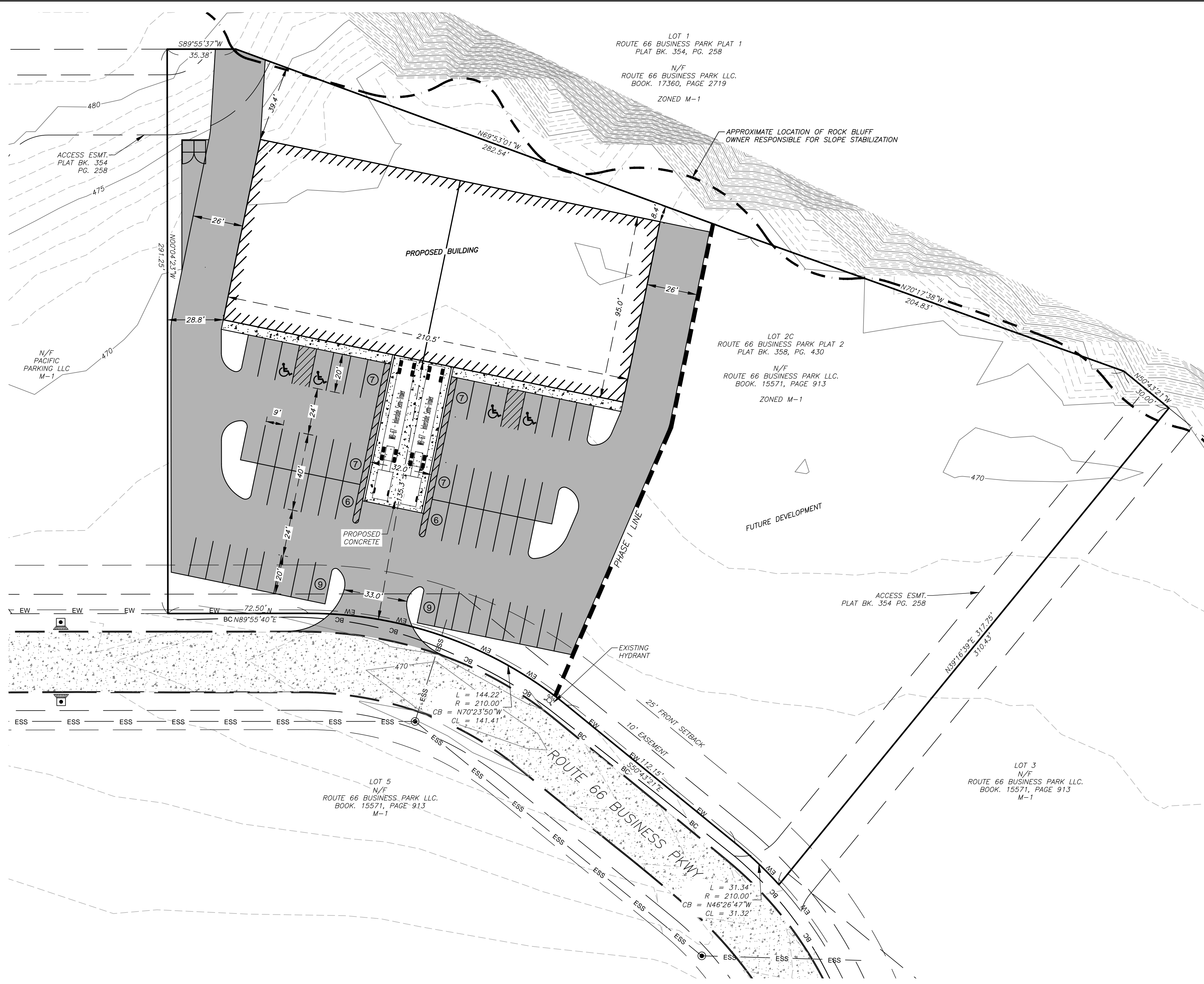


5-02-2018
 Christopher H. Wolfe, P.E. - 2008019619
 P.E. for Wunderlich Surveying & Engineering Inc.

THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

SCALE: 1" = 30'
 JOB: 32110
 DATE: 05/2018
 DWN. BY: RKS SC:
 REV:
 REV:

SHEET



GENERAL NOTES

- Owner/Developer: ROUTE 66 BUSINESS PARK, LLC
 c/o Joseph Bosse
 308 Noonan Drive
 Pacific, MO 63069
 (636) 271-2481
 Surveyor/Engineer: Wunderlich Surveying & Engineering, Inc.
 512 East Main St.
 Union, MO 63084
 (636) 583-8400
- Site: Lot 2C of ROUTE 66 BUSINESS PARK PLAT 2
 Total acreage in development is 2.84 acres.
 Site is currently zoned PUD with M-1 overlay
 Building Setbacks: Front = 25 feet
 Side = 0 feet
 Rear = 0 feet
 Proposed Building Size Single Story = 19,997.5 SF Building
 Proposed Building Use = Industrial
 Proposed Parking Spaces = 58 spaces
 Proposed Building will connect to existing City of Pacific's waterline and sewerline.
 Total Lot Area = 2.84 Acres
 Existing Building and Pavement Area = 0.00 Acres
 New Building and Pavement Area = 1.27 Acres
 Total Proposed and Existing Coverage = 1.27 Acres
 Total site coverage existing and proposed = 45%
- Utility easements will be provided to operate and maintain utilities
- No subsurface exploration was undertaken.
- This plan does not certify that the existing soil on site is suitable for construction.
- Detention for this site is provided in the existing basin to the southeast.

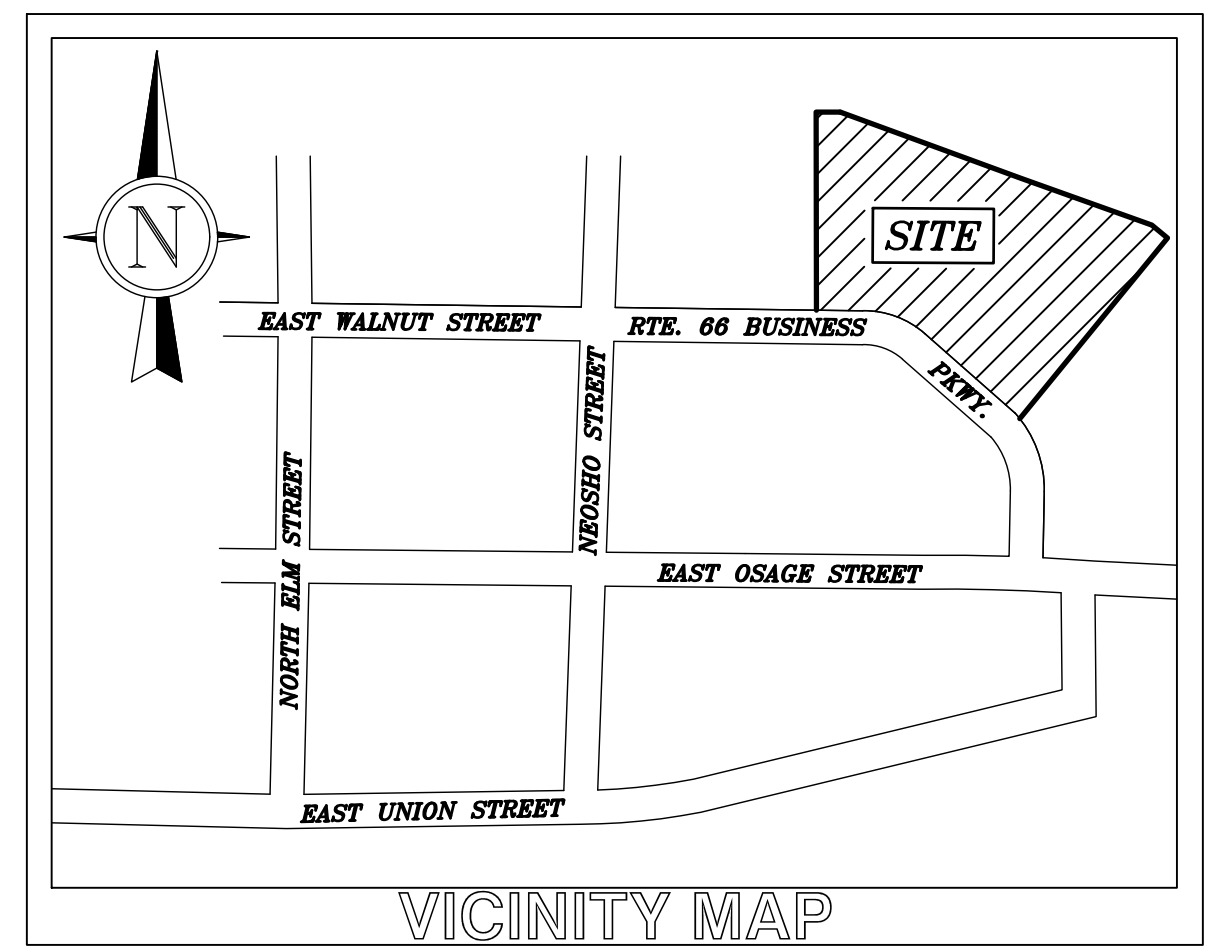
UTILITIES:

ELECTRIC: AMEREN UE
 GAS: MISSOURI NATURAL GAS COMPANY
 SEWER: CITY OF PACIFIC, MO
 TELEPHONE: AT&T
 WATER: CITY OF PACIFIC, MO

UTILITY LOCATE: 1-800-DIG-RITE
 (344-7483)

THIS SITE IS IN ZONE "X, UNSHADED", PER FLOOD INSURANCE RATE MAP 29071C0355 D, EFFECTIVE DATE OCTOBER 18, 2011, AS DETERMINED BY SCALING

- CONSTRUCTION NOTES:**
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.) NO SUB-SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
 - ALL ELEVATIONS ARE BASED ON MDDOT VRS NETWORK NAVD 1988.
 - CONTOURS BASED ON INTERPOLATED DATA.
 - ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
 - PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 - ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS. AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
 - ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PACIFIC, MISSOURI. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
 - SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
 - ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
 - SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL(3:1). IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
 - THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
 - CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
 - SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
 - NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON SITE IS SUITABLE FOR CONSTRUCTION. THIS OFFICE RECOMMENDS A GEOTECHNICAL ENGINEER BE CONSULTED TO DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATIONS.
 - ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
 - CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.
 - NO PARKING ALLOWED OUTSIDE OF DESIGNATED PARKING AREAS.
 - CONTRACTOR TO COORDINATE THE ELECTRICAL CONNECTION TO THE NEW BUILDING WITH THE OWNER.
 - ALL ELECTRICAL, SANITARY SEWER, AND WATER SERVICE CONNECTIONS TO THE BUILDING SHALL BE COORDINATED WITH THE MEP DRAWINGS.
 - BOUNDARY INFORMATION FROM RECORD PLAT.
 - THIS PLAN IS FOR CONCEPTUAL PUD PURPOSES ONLY AND IS NOT A DESIGN SET OF PLANS.



LEGEND

ESS-ESS	= EXISTING SANITARY SEWER LINE
BC-BC	= EXISTING BURIED CABLE
EW-EW	= EXISTING WATER LINE
⊕	= FIRE HYDRANT
♿	= HANDICAPPED PARKING SPACE
⊙	= EXISTING SANITARY MANHOLE(MH)
⊙	= SINGLE CURB INLET (CI)
▒	= EXISTING CONCRETE PAVEMENT
▒	= PROPOSED PAVEMENT