



MEETING AGENDA

REGULAR MEETING OF THE CITY COUNCIL

City of Maplewood • City Council Chambers • City Hall
7601 Manchester Road, Maplewood, MO 63143

Tuesday, August 18, 2026, 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Council Member(s)
5. Approval of Minutes:
 - a. August 11, 2026, City Council work session minutes
 - b. August 11, 2026, City Council regular meeting minutes
6. Public Comment
7. Announcements
8. Presentations:
 - a. Walmart and Wing Drone Delivery
9. Unfinished Business:
 - a. Bill 6336 – Final Reading: Rezoning 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District
 - b. Bill 6337 – Final Reading: Granting a conditional use permit to allow a residential duplex at 7636 Jerome Avenue in the SR Single-Family Residential District
 - c. Bill 6338 – Final Reading: Authorizing a planned unit development district and approving a preliminary development plan for approximately 1.10 acres of land at 7606 Manchester Road
 - d. Bill 6339 – Final Reading: Repealing Chapter 6 of the Code of Ordinances in its entirety and replacing it with a new Chapter 6 entitled “Advertising and Signs,” and making conforming amendments to Chapters 14, 42, and 56 of the Code of Ordinances
 - e. Bill 6340 – Final Reading: Executing an intergovernmental agreement with the City of Webster Groves for Central Core Fire Training Division Services

10. New Business:

- a. Resolution 26-38: Authorizing the City Manager to submit an application and sign all documents necessary for a grant from the Municipal Park Grant Commission of St. Louis County in the amount of \$410,000 for improvements to Kellogg Park
- b. Resolution 26-39: Authorizing the City Manager to execute a memorandum of understanding with the Drug Enforcement Administration for participation in the Task Force Officer Program

11. Council and Staff Reports:

- a. Mayor's Report
- b. Ward 1 Report
- c. Ward 2 Report
- d. Ward 3 Report
- e. City Attorney's Report
- f. City Manager's Report

12. Public Comment

13. Adjournment

Addressing the Council

Individuals wishing to speak during Public Hearings or Public Comment must sign in before the meeting. Each speaker has a three-minute limit. Written comments may be emailed to cityclerk@maplewoodmo.gov by noon on the meeting day and will be provided to Council but not read aloud.

Accessibility Notice

The City of Maplewood is committed to making public meetings accessible. Accommodation requests should be made at least 48 hours before the meeting by contacting the Deputy City Clerk at cityclerk@maplewoodmo.gov or 314-646-3602, or Relay Missouri at 800-736-2966 (TTY).

Virtual Access

Watch this meeting live or view previous meetings at www.youtube.com/@cityofmaplewood8819

Posted on August 14, 2026, at Maplewood City Hall and maplewoodmo.gov





RECORD OF PROCEEDINGS

WORK SESSION MEETING OF THE CITY COUNCIL

City of Maplewood, Missouri

Tuesday, August 11, 2026, 6:30 PM

1. Call to Order

The meeting was called to order at 6:30 p.m., with Mayor Greenberg presiding.

2. Roll Call

Council Member Garcia – Present

Mayor Greenberg – Present

Council Member Homa – Present

Council Member Mattox – Present

Council Member Page – Present

Council Member Vanden Akker – Present

Council Member Wiley – Present

A quorum was present.

3. Discussion of Proposed Amendments to Chapter 10 – Animals and Fowl to Update Poultry-Keeping Regulations and Add Beekeeping Regulations

Mayor Greenberg invited community members who attended the meeting to share their perspectives on the proposed beekeeping regulations.

Resident Tony Myers spoke regarding his experience living adjacent to beehives located on a nearby property. Mr. Myers stated that although he had initially opposed the placement of the hives, he had not experienced problems until several bee swarms occurred. He reported witnessing approximately five swarm incidents and expressed concerns about bees gathering in his yard, around water features, and near family members and pets. Mr. Myers stated that the proposed regulations appeared reasonable and expressed support for establishing standards governing beekeeping activities. He also raised concerns regarding the ability to control bee movement and the potential impact of nearby hives on neighboring property owners.

Resident Pam Gundlach addressed the Council regarding concerns about aggressive bees affecting her property. She described incidents in which her husband was stung several times while gardening and stated that protective equipment had been provided by a neighboring beekeeper while efforts were made to address the issue. Ms. Gundlach asked how aggressive bees would be regulated under the proposed ordinance and suggested that beekeepers receive training or education regarding proper hive management. She also questioned whether limits would be placed on the number of beehives permitted within residential areas.

Council Discussion

Council Members discussed the proposed beekeeping regulations, including the establishment of standards where none currently exist, permitting requirements, compliance with setback and flyway barrier requirements, nuisance provisions, best management practices recommended by the Missouri State Beekeepers Association, the inclusion of emergency contact information as part of the permitting

process, educational opportunities related to beekeeping, and placement requirements for water sources and setbacks from adjoining properties.

The Council generally agreed that the proposed ordinance would provide a framework for regulating beekeeping and addressing complaints, while allowing future amendments if additional issues arise.

Council Members also discussed proposed amendments to poultry-keeping regulations, including potential setback requirements for chicken coops, grandfathering existing coops should new setback requirements be adopted, and increasing the allowable number of chickens from six to eight, consistent with neighboring communities.

City staff indicated that suggestions raised during the discussion would be reviewed and incorporated into the final ordinance language as appropriate.

Council Members thanked residents for attending and sharing firsthand experiences and feedback.

4. Adjournment

Upon motion by Council Member Homa, seconded by Council Member Wiley, the work session adjourned at 6:54 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on August 11, 2026.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: August 18, 2026



RECORD OF PROCEEDINGS

REGULAR MEETING OF THE CITY COUNCIL

City of Maplewood, Missouri

Tuesday, August 11, 2026, 7:00 PM

1. Call to Order

The meeting was called to order at 7:01 p.m., with Mayor Greenberg presiding.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Council Member Garcia – Present
Mayor Greenberg – Present
Council Member Homa – Present
Council Member Mattox – Present
Council Member Page – Present
Council Member Vanden Akker – Present
Council Member Wiley – Present

A quorum was present.

4. Motion to Excuse Council Member(s)

No motion was necessary.

5. Approval of Minutes

The following minutes were presented for approval:

- a. July 14, 2026, City Council work session minutes
- b. July 14, 2026, City Council regular meeting minutes
- c. July 14, 2026, City Council closed session minutes

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No changes were proposed.

Voice Vote: All in favor.

Outcome: Minutes were approved.

6. Public Hearings

Mayor Greenberg opened the following public hearings:

- a. Request by Kindred United Church of Christ to Rezone 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District

Timothy Burgess, real estate agent representing Kindred United Church of Christ, explained that the property had previously been combined with an adjacent parcel. The applicant is seeking rezoning

to residential in conjunction with a lot split. The property is currently under contract for residential purposes. No public comment was received. Mayor Greenberg closed the public hearing.

b. Request by Julie Beard for a Conditional Use Permit to Allow a Duplex in the SR Single-Family Residential District at 7636 Jerome Avenue

Julie Beard stated that she and her husband recently purchased 7636 Jerome Avenue. She explained that the property has functioned as a duplex or in-law quarters since the 1960s. The property is currently configured with two kitchens, two HVAC systems, and separate entrances and exits. The conditional use permit will formally allow the residence to be used as a duplex.

Amby Stevenson, a resident of Jerome Avenue and neighborhood block captain, asked whether the property would be demolished and rebuilt. The applicant confirmed that only renovation was planned. Ms. Stevenson had no further comment. Mayor Greenberg closed the public hearing.

c. Request by Maplewood Custard LLC to Rezone 7606 Manchester Road from AB Arterial Business District to PUD Planned Unit Development District

Representatives of Arc Design Resources presented the revised development plan. They explained that the updated plan included two driveways on Manchester Road, retained existing trees, and improved pedestrian connectivity with a more visible crosswalk. They stated that the revised access configuration incorporated feedback received during previous discussions.

Council Members asked questions regarding operating hours and the rationale for utilizing a Planned Unit Development District. Council discussion noted that the PUD process allows development standards to be specifically established and reviewed as part of the proposal.

Council Members thanked the applicants for responding to prior feedback and expressed appreciation for the revised site plan. No members of the public spoke. Mayor Greenberg closed the public hearing.

7. Public Comment

DJ Howard addressed the Council regarding proposed drone delivery operations associated with Walmart. Howard stated opposition to drone delivery in Maplewood, expressed concern regarding noise and increased air traffic near residential areas, and stated that Walmart should remain a retail shopping destination rather than a distribution center. No other speakers appeared.

8. Announcements

Council Member Garcia announced upcoming ward meetings: Ward 1 on September 12, 2026, at 10:00 a.m. in Kellogg Park; Ward 2 on September 19, 2026, at 10:00 a.m. in Ryan Hummert Park; and Ward 3 on October 3, 2026, at 10:00 a.m. in Greenwood Park. Council discussed the value of ward meetings as opportunities to hear neighborhood concerns and community feedback. Mayor Greenberg also announced the upcoming Route 66 Festival and stated that additional information would be released later.

9. Presentations

a. Honoring and Commending Corporal Eric Forst for Twenty Years of Service with the City of Maplewood

Mayor Greenberg read a resolution honoring and commending Corporal Eric Forst for twenty years of service with the City of Maplewood.

The resolution highlighted Forst's service since July 11, 2006, actions during the July 2008 sniper incident, flood rescue efforts in 2022, service in code enforcement and municipal court security, promotion to corporal in 2022, and numerous commendations received throughout his career.

Corporal Forst thanked his family, fellow officers, command staff, and the residents of Maplewood for their support.

b. Plan and Zoning Commission Report by Kevin Sullivan, Chair

Plan and Zoning Commission chair Kevin Sullivan provided an update on commission activities since May 2025.

Sullivan reviewed ongoing work associated with the comprehensive plan, including review of multiple drafts prepared by PGAV and anticipated formal adoption of the plan in September 2026. He summarized zoning ordinance amendments considered by the commission, including changes related to group homes, temporary retail uses, residential uses within the AB Arterial Business District, emergency overnight shelters, and an orthodontic office proposal that had been remanded for further review.

Council Members thanked Sullivan and the commission for their extensive work on the comprehensive plan and zoning matters. Discussion also included coordination with the Board of Adjustment and future implementation of the comprehensive plan through updates to the zoning ordinance.

10. Unfinished Business

- a. Bill 6335 – Final Reading: Re-Adopting and Establishing and Making Public a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Municipal Officials

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council briefly discussed the conflict-of-interest disclosure procedures.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Bill 6335 was approved as Ordinance 6125.

11. New Business

- a. Proposition M Post-Election Survey Results by Chris Tennill, Discovery Works Collaborative, and Council Discussion Regarding Next Steps for the Proposed Bond Referendum

Chris Tennill, chief strategic communications officer with Discovery Works Collaborative, presented findings from a post-election analysis of Proposition M.

Tennill reviewed voter turnout trends, demographic characteristics, survey methodology, public messaging considerations, voter priorities, and support levels for a future bond proposal. He reported that support for a similar measure at a future election tested below the level needed for passage and emphasized the importance of public engagement, messaging, and campaign preparedness.

Council discussed voter concerns regarding taxes, messaging related to public safety facilities, ward-level voting patterns, timing of any future ballot measure, and the risks of returning a proposal to voters too quickly. Council Members generally expressed opposition to placing a similar measure on the November ballot while acknowledging the continuing need for facility improvements.

No formal action was taken.

- b. Resolution 26-27: Instituting a Memorial Tree and Bench Program

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed possible locations for memorial benches and trees, maintenance responsibilities, installation costs, and potential placement within parks and other public spaces.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-27 was approved.

- c. Resolution 26-28: Executing a Contract with West County EMS and Fire Protection District for Vehicle Maintenance and Repair of Fire Department Vehicles

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed West County EMS and Fire Protection District's qualifications and experience servicing fire vehicles.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-28 was approved.

- d. Resolution 26-29: Executing a Contract with Leon Uniform Company for the Supply of Police Uniforms and Duty Equipment

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-29 was approved.

- e. Resolution 26-30: Executing a Contract with Reinhold Electric Inc. for Electrical Maintenance and Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council Member Homa thanked staff for providing information regarding union contractors and registered apprenticeship participation in bidding information.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes

Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-30 was approved.

- f. Resolution 26-31: Executing a Contract with Merlo Plumbing Co. Inc. for Plumbing Maintenance and Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-31 was approved.

- g. Resolution 26-32: Executing a Contract with Redbird HVAC for HVAC Maintenance and Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Staff reported that replacement of the building control panel had been budgeted, but delayed pending discussions regarding Proposition M.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-32 was approved.

- h. Resolution 26-33: Executing a Contract with Tope Inc. for Sewer Lateral Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-33 was approved.

- i. Resolution 26-34: Executing a Contract with Gamma Tree Experts for Tree Care Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council confirmed that several competitive proposals had been obtained and noted the city's prior experience with Gamma Tree Experts.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-34 was approved.

- j. Resolution 26-35: Executing a Contract with Overhead Door of St. Louis for Door and Window Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-35 was approved.

- k. Resolution 26-36: Executing a Contract with Overhead Door of St. Louis for Garage Door and Gate Repair Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes
Mayor Greenberg – Yes
Council Member Homa – Yes
Council Member Mattox – Yes
Council Member Page – Yes
Council Member Vanden Akker – Yes
Council Member Wiley – Yes

Outcome: Resolution 26-36 was approved.

- l. Resolution 26-37: Executing a Contract with GovSense for Enterprise Resource Planning (ERP) Software and Implementation Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Roll Call Vote:

Council Member Garcia – Yes

Mayor Greenberg – Yes

Council Member Homa – Yes

Council Member Mattox – Yes

Council Member Page – Yes

Council Member Vanden Akker – Yes

Council Member Wiley – Yes

Outcome: Resolution 26-37 was approved.

- m.** Bill 6336 – First and Second Reading: Rezoning 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Voice Vote: All in favor.

Outcome: Bill 6336 received first and second readings and will move to its third and final reading at the next Council meeting.

- n.** Bill 6337 – First and Second Reading: Granting a Conditional Use Permit to Allow a Residential Duplex at 7636 Jerome Avenue in the SR Single-Family Residential District

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council noted that the structure appeared to function as a duplex and included characteristics consistent with duplex use.

Voice Vote: All in favor.

Outcome: Bill 6337 received first and second readings and will move to its third and final reading at the next Council meeting.

- o.** Bill 6338 – First and Second Reading: Authorizing a Planned Unit Development District and Approving a Preliminary Development Plan for Approximately 1.10 Acres of Land at 7606 Manchester Road

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council thanked the applicant team for revising the site plan, preserving trees, and improving pedestrian access.

Voice Vote: All in favor.

Outcome: Bill 6338 received first and second readings and will move to its third and final reading at the next Council meeting.

- p.** Bill 6339 – First and Second Reading: Repealing Chapter 6 of the Code of Ordinances in Its Entirety and Replacing It with a New Chapter 6 Entitled “Advertising and Signs,” and Making Conforming Amendments to Chapters 14, 42, and 56 of the Code of Ordinances

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Voice Vote: All in favor.

Outcome: Bill 6339 received first and second readings and will move to its third and final reading at the next Council meeting.

q. Bill 6340 – First and Second Reading: Executing an Intergovernmental Agreement with the City of Webster Groves for Central Core Fire Training Division Services

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: Council discussed municipalities participating within the Central Core Fire Training Division, including Maplewood, Brentwood, Richmond Heights, and Clayton.

Voice Vote: All in favor.

Outcome: Bill 6340 received first and second readings and will move to its third and final reading at the next Council meeting.

12. Council and Staff Reports

a. Mayor's Report

No report.

b. Ward 1 Report

Council Member Wiley reminded residents of the upcoming ward meetings. They also discussed community engagement related to the August election and thanked residents who participated in voter outreach efforts.

c. Ward 2 Report

No report.

d. Ward 3 Report

Council Member Homa commented on the August election results and discussed statewide voting patterns. He also reminded residents of the October 3, 2026, ward meeting at Greenwood Park.

e. City Attorney's Report

No report.

f. City Manager's Report

City Manager Withycombe thanked the Council for providing direction regarding Proposition M and stated that no ordinance calling a November bond election would be presented at the next meeting. The city manager reported that the August 18 Council meeting would include a presentation regarding Wing drone delivery operations and Walmart. She also reported that staff would present recommendations regarding future Proposition M engagement efforts, including expanded community outreach through ward meetings.

The city manager further announced that a presentation regarding the city's use of Flock automated license plate reader cameras would be scheduled for September 8 and invited Council Members to submit questions in advance.

13. Public Comment

No public comments were offered.

14. Adjournment

Motion: Council Member Homa

Seconded by: Council Member Wiley

Discussion: No discussion occurred.

Voice Vote: All in favor.

Outcome: The meeting adjourned at approximately 8:40 p.m.

I certify that the above minutes are a true and accurate record of the City Council meeting held on August 11, 2026.

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

Date Approved: August 18, 2026

DRAFT



Wing, an Alphabet company, is the global leader in residential drone delivery.

Wing is building the nation's largest drone delivery network in partnership with Walmart. Wing's technology and advanced FAA permissions, combined with Walmart's retail footprint, create a logistics network unlike any other.

As an American innovation company, Wing is committed to advancing safety, technology, and infrastructure to better serve businesses and communities. We are building what will become the preferred delivery mode for the millions of small packages moved globally every day.

By The Numbers

- ▶ **+1 million deliveries to homes and counting**
- ▶ **<5 minutes average flight times**
- ▶ **World record holder for most drone deliveries in 1 hour**
- ▶ **Plans to expand to 270+ Walmart stores from L.A. to Miami**

Delivering at scale, with plans for accelerated growth.



FAQs

Safety

Wing's lightweight delivery drones are among the safest ways to transport goods.

Reliability

Wing's drone delivery system was designed for the complexity of residential neighborhoods, safely navigating a world of backyards, power lines, and other unexpected obstacles.

Privacy

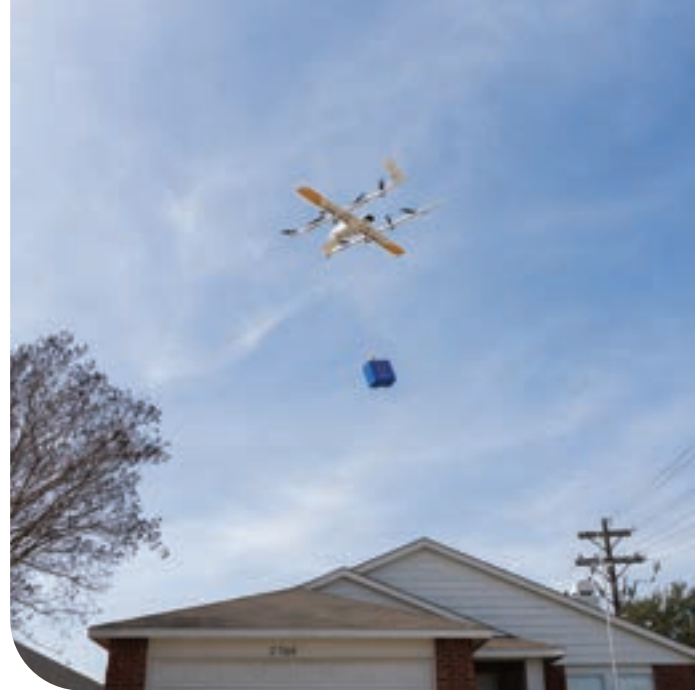
Wing's drones are equipped with camera sensors, which assist with navigation, in addition to ensuring the safety and reliability of our operations. There is no live feed of images to anyone, including the certified pilots overseeing flights.

Community Benefits

Walmart and Wing's drone delivery service helps the community by taking cars off the road, reducing traffic and emissions.

FAA Permissions

Wing continues to lead the way with FAA-approved systems and technology. We hold a Part 135 Air Carrier Certificate through the FAA, a similar level of certification as many cargo airliners.



How it Works

- 1 Check address eligibility at wing.com/walmart
- 2 Shop with Walmart or on the Wing app
- 3 Confirm your delivery spot
- 4 Drone will fly to you
- 5 Drone will lower package to the ground

An expanded aircraft fleet

Wing's lightweight aircraft are custom-designed in the U.S. and feature both fixed wings and hover propellers to transition between airplane and helicopter-like functions.

We use a winch system to gently lower packages to the ground, designed to keep fragile items, like eggs and coffee, steady and spill-free.

Visit Wing.com/LearnMore



Carries
2.5 lbs

Weights
11.7 lbs

Crusing speed up to
55mph

Two-way range
12 miles



Carries
5 lbs

Weights
17.2 lbs

Crusing speed up to
60mph

Two-way range
12 miles

To: Mayor and City Council
From: Todd Hughes, Director of Public Works & Planning
Date: August 14, 2026
Re: **Request by Kindred United Church of Christ to Rezone 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District**

Bill 6336 was given first and second reading at the August 11 meeting with no changes. The ordinance rezones 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District, allowing Kindred United Church of Christ to convey the property for single-family residential use. The rezoning does not involve subdivision or authorize any physical development. The Plan and Zoning Commission recommended approval at its August 3 meeting by a vote of 7 ayes, 0 nays, 0 absent.

**BILL NO. 6336
ORDINANCE NO. 6126**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REZONING 2312 BELLEVUE AVENUE FROM PA PUBLIC ACTIVITY DISTRICT TO SR SINGLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, Kindred United Church of Christ, owner of the property located at 2312 Bellevue Avenue, has applied to rezone the property from PA Public Activity District to SR Single-Family Residential District, intending to sell the property for single-family occupancy; and

WHEREAS, the Plan and Zoning Commission considered the request and recommended approval at its August 3, 2026 meeting by a vote of 7 ayes, 0 nays, 0 absent; and

WHEREAS, the City Council held a public hearing at its August 11, 2026 meeting regarding the rezoning, and notice of said public hearing had previously been published at least fifteen (15) days prior to the hearing in an official paper or a newspaper of general circulation in the City; and

WHEREAS, the City Council makes the following findings in support of this rezoning:

- (1) The requested SR Single-Family Residential District is appropriate for single-family dwellings and aligns the zoning classification with the intended use of the property.
- (2) The rezoning does not involve changes to parcel boundaries and maintains the existing character of the neighborhood.
- (3) The rezoning would not constitute spot zoning because SR zoning is an established district intended to accommodate residential uses.
- (4) The rezoning promotes orderly land use by aligning zoning with ownership and intended use while preserving neighborhood scale because it allows the property to be conveyed for residential use without altering the established neighborhood character; and

WHEREAS, based on these findings, the City Council determines that the requested rezoning is in the best interests of the City and promotes orderly development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The City Council of the City of Maplewood, Missouri, hereby rezones 2312 Bellevue Avenue from PA Public Activity District to SR Single-Family Residential District.

Section II. All development and use of the property shall comply with the regulations, standards, and requirements applicable to the SR Single-Family Residential District as set forth in Chapter 56 of the Maplewood Code of Ordinances.

Section III. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 18th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Todd Hughes, Director of Public Works and Planning
Date: August 14, 2026
Re: **Request by Julie Beard for a Conditional Use Permit to Allow a Duplex at 7636 Jerome Avenue in the Single Family Residential District**

Bill 6337 was given first and second reading at the August 11 meeting with no changes. The ordinance grants a conditional use permit allowing duplex residential occupancy at 7636 Jerome Avenue in the SR Single-Family Residential District. Under Section 56-877(b) of the zoning code, Council must find the proposed use satisfies all nine statutory criteria, including compatibility with the neighborhood, no substantial injury to property values, and no undue burden on traffic, fire protection, or municipal services. The Plan and Zoning Commission recommended approval at its August 3 meeting.

BILL NO. 6337
ORDINANCE NO. 6127

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A
CONDITIONAL USE PERMIT TO JULIE BEARD TO ALLOW A RESIDENTIAL DUPLEX AT 7636 JEROME
AVENUE IN THE SR SINGLE-FAMILY RESIDENTIAL DISTRICT**

WHEREAS, Julie Beard has applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances to allow a residential duplex at 7636 Jerome Avenue in the SR Single-Family Residential District; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at its August 3, 2026 meeting by a vote of 7 ayes, 0 nays, 0 absent; and

WHEREAS, the City Council held a public hearing at its August 11, 2026, meeting regarding the conditional use permit, and notice of said public hearing had previously been published at least 15 days prior to the hearing in a newspaper of general circulation in the City; and

WHEREAS, pursuant to Section 56-877(b) of the Maplewood Code of Ordinances, the City Council makes the following findings of fact:

1. The proposed use complies with all applicable provisions of the Zoning Code because a residential duplex is permitted as a conditional use in the SR Single-Family Residential District, and the property meets all dimensional requirements of the SR District.
2. The proposed use will contribute to and promote community welfare and convenience because it provides affordable housing options and is consistent with the intent of the Code of Ordinances.
3. The proposed use will not cause substantial injury to the value of neighboring property because the duplex residential occupancy at this location is compatible with the character of the immediate area.
4. The proposed use complies with the overall neighborhood development plan.
5. The proposed use will provide off-street parking and loading areas in accordance with the standards contained in the SR Single-Family Residential District.
6. The proposed use will not substantially increase traffic hazards.
7. The proposed use will not substantially increase fire hazards because the building will comply with current fire and building codes.
8. The proposed use will not overtax public utilities because existing water, sewer, and electrical infrastructure are adequate to serve the residential use.
9. The proposed use will not place an undue burden on municipal services because residential occupancy requires minimal municipal services and is consistent with uses already present in the District; and

WHEREAS, based on these findings, the City Council determines that the applicant has met the burden of proof necessary for approval of this Conditional Use Permit pursuant to Section 56-877 of the Maplewood Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI,
AS FOLLOWS:**

Section I. Julie Beard is hereby granted a Conditional Use Permit to allow a residential duplex at 7636 Jerome Avenue in the SR Single-Family Residential District.

Section II. The Conditional Use Permit is granted subject to all rules, regulations, and conditions of the Maplewood Code of Ordinances and the following specific conditions:

- (a) Permitted Use: Duplex.
- (b) Compliance with SR District Standards: The use shall comply with all dimensional requirements, parking requirements, and other applicable standards of the SR Single-Family Residential District.
- (c) Architectural Standards: Any exterior changes or additions to the building or property shall require approval by the Design and Review Board.

Section III. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 18th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Todd Hughes, Director of Public Works & Planning
Date: August 14, 2026
Re: **Request by Maplewood Custard LLC to approve a planned unit development district and preliminary development plan (which will rezone to PUD District) for approximately 1.10 acres of land at 7606 Manchester Road**

Bill 6338 was given first and second reading at the August 11 meeting with no changes. The ordinance approves a planned unit development district and preliminary development plan for approximately 1.10 acres of land at 7606 Manchester Road, allowing Maplewood Custard LLC to construct a Culver's restaurant on the site of the former Steak 'n Shake. Per Council Member Wiley's request, staff will evaluate the timing of the traffic signal at Oakland Avenue and Manchester Road concurrent with the redevelopment.

BILL NO. 6338
ORDINANCE NO. 6128

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING A PLANNED UNIT DEVELOPMENT DISTRICT AND APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR APPROXIMATELY 1.10 ACRES OF LAND AT 7606 MANCHESTER ROAD

WHEREAS, Maplewood Custard LLC requested rezoning of the property from AB Arterial Business District to Planned Unit Development (PUD) District pursuant to Division 13, PUD Planned Unit Development District, of the Zoning Ordinance for the property ("Property") identified on Exhibit A attached hereto and by reference made a part hereof, and submitted a preliminary development plan (the "Preliminary Development Plan"), copies of which are attached hereto as Exhibit B; and

WHEREAS, the Plan and Zoning Commission recommended approval of the PUD District and the Preliminary Development Plan on certain conditions at its August 3, 2026 meeting by a vote of 7 ayes, 0 nays, 0 absent; and

WHEREAS, the City Council held a Public Hearing on August 11, 2026, regarding the proposed amendments to the zoning map and the Preliminary Development Plan, and notice of said public hearing had previously been published at least fifteen (15) days prior to the hearing in an official paper or a newspaper of general circulation in the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Approval of PUD District and Preliminary Development Plan.

The rezoning of the Property to Planned Unit Development (PUD) District is granted on all the terms and conditions set forth in this ordinance and in the Preliminary Development Plan, which is incorporated herein by this reference. The Preliminary Development Plan is hereby approved.

Section II. Uses:

A. Permitted Uses - The following use is permitted for the Property.

1. Drive-in or carryout restaurants serving prepared food or beverages to customers for consumption on premises, in parked motor vehicles, or for consumption off-premises. The restaurant can operate from 10am - 12am Sunday through Thursday and 10am-1am on Friday and Saturday.

Section III. Use Regulations, Conditions and Standards:

A. Building Height - No building shall exceed a height of thirty-five (35) feet.

B. Building Setbacks - No building shall be located within the following setbacks:

1. Right-of-Way Setback (Manchester Road) - not less than thirty-five (35) feet.
2. Right-of-Way Setback (Oakland Avenue) - not less than fifty (50) feet.
3. West and South Property Line - not less than twenty (20) feet.
4. Transitional Yard: A transitional yard setback will not be required

C. Parking and Drive Setbacks - No new unenclosed parking or loading space or internal drive, except for ingress and egress drives, shall be located within the minimum following setbacks:

1. Two (2) feet from Manchester Road public right-of-way.

2. Four (4) feet from Oakland Avenue public right-of-way.
3. Two (2) feet from all other property lines.

D. Access/Roadway Improvements

1. Access to this site shall be provided via two (2) curb cuts along Manchester Road.
2. The applicant shall construct all sidewalks, entrances, and curbs in accordance with City of Maplewood standards.

E. Lighting Requirements

1. Parking lot lighting shall be designed and installed in accordance with City of Maplewood standards.
2. Lighting standards shall not exceed thirty-five (35) feet.
3. Lighting shall be designed in accordance with Illuminating Engineering Society standards and maintained so that the effects of direct lighting or glare on adjacent properties are prohibited.
4. The Director of Public Works may require the review of the lighting plan by a certified lighting engineer to be chosen by the City. The applicant shall incur all costs of plan review by said lighting engineer.

F. Stormwater and Sanitary Sewers

1. Adequate provisions shall be made for the disposal of stormwater in accordance with the specifications and standards of the Metropolitan St. Louis Sewer District and the City of Maplewood.
2. All stormwater shall be discharged at an adequate natural discharge point.
3. Sanitary sewer facilities shall be provided in accordance with the requirements of the Metropolitan St. Louis Sewer District and the City of Maplewood.
4. All roof stormwater drains are to be connected to underground lines.

G. Sign Requirements

1. All new signs shall be erected in accordance with the preliminary development plan/sign package as approved by the Design and Review Board.

H. Landscape Plan

1. A landscape plan subject to the review and approval of the City of Maplewood shall be prepared by the applicant.
2. The landscaping at all entrances shall be modified as directed by the Director of Public Works and Planning to ensure that adequate sight distance is provided at the intersection.
3. Replanting and replacement of existing plant materials must be made on an annual basis as needed.
4. All grass and landscaping must be irrigated.
5. The Public Works and Planning Director may require the review of said plan by a certified landscape architect to be chosen by the City. The applicant shall incur all costs of plan review by said landscape architect.

I. Trash/Outdoor Storage, Display and Sales Areas

1. The location of outdoor trash receptacles shall be subject to the review and approval of the Director of Public Works and Planning
2. All trash receptacles must be screened from public view with a minimum six-foot high fence of wood or masonry construction, plantings or other material deemed acceptable by the Zoning Administrator.
3. No outdoor storage and/or sale of merchandise will be permitted.

Section IV. Parking and Loading:

1. Parking stalls shall be a minimum of 9' x 19'.
2. Internal two-way drive aisles shall be a minimum of twenty-three (23) feet in width.
3. Internal one-way drive aisles shall be a minimum of twelve (12) feet in width.

Section V. Timing.

1. A Final Development Plan shall be submitted within eighteen (18) months of the passage of this Ordinance.

Section VI. Building Materials.

1. All building materials must receive the approval of the Design and Review Board.

Section VII. Miscellaneous:

1. Every use, activity, process or operation on the site shall comply with the environmental performance standards prescribed in Sec. 56-448 (c) of the City of Maplewood Zoning Code.
2. Speakers on-site shall be maintained at a sound level so as to be inaudible to the adjacent residential and school areas.
3. Variance from 6-49.b.8 to allow outdoor illuminated menu signs to have a sign area of 29.75 sf, which exceeds the 25 sf allowed by ordinance.
4. Variance from 6-76.a.10.b.3 to allow a pole sign to extend downward to within 9' of the ground or pavement, which exceeds the 10' allowed by ordinance
5. Variance from 6-76.a.10.b.5 to allow the sign area to exceed the allowable area to 71.89 sf. The maximum sign area as allowed by the ordinance is 43.88 sf.

Section VIII. Adherence to Plan; Guarantee of Improvements.

In addition to the requirements of the Subdivision Ordinance, no building permits, or permits authorizing the occupancy or use of a building, facility, commercial establishment or service concern may be issued until required improvements under the jurisdiction of the City of Maplewood are constructed or a performance bond, escrow, or other acceptable instrument is posted covering their estimated cost as determined by the Director of Public Works and Planning. Required improvements under the jurisdiction of the City of Maplewood shall include, but not be limited to, streets, sidewalks, sanitary and storm sewers, streetlights, and street trees. If the Property is developed in sections, the requirement shall also apply to all major improvements necessary to the proper operation and function of the section in question, even though such improvements may be located outside of the section in question. This ordinance adopting PUD zoning and the final development plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location, and design of all uses.

Section IX. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 18th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

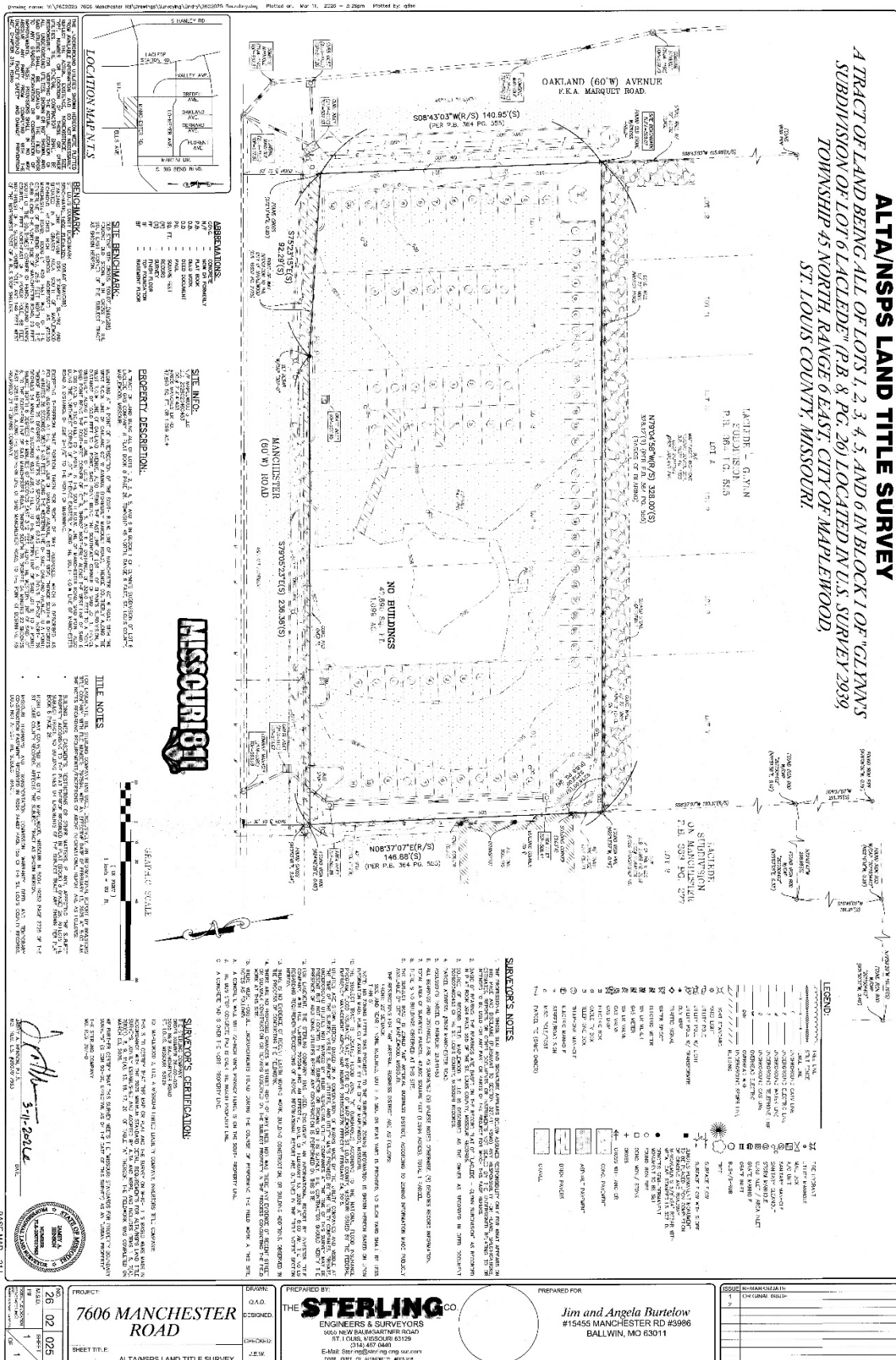


EXHIBIT B

CULVER'S OF MAPLEWOOD

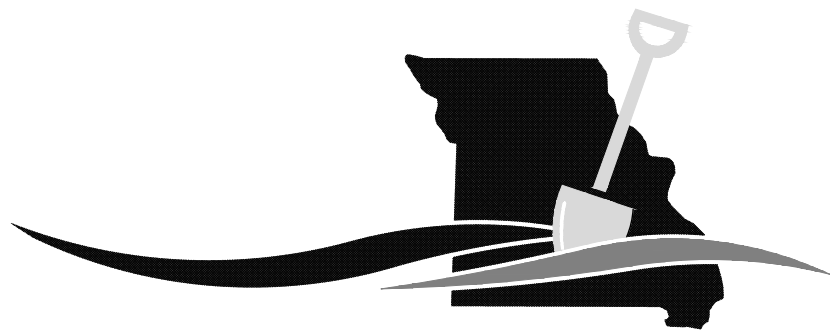
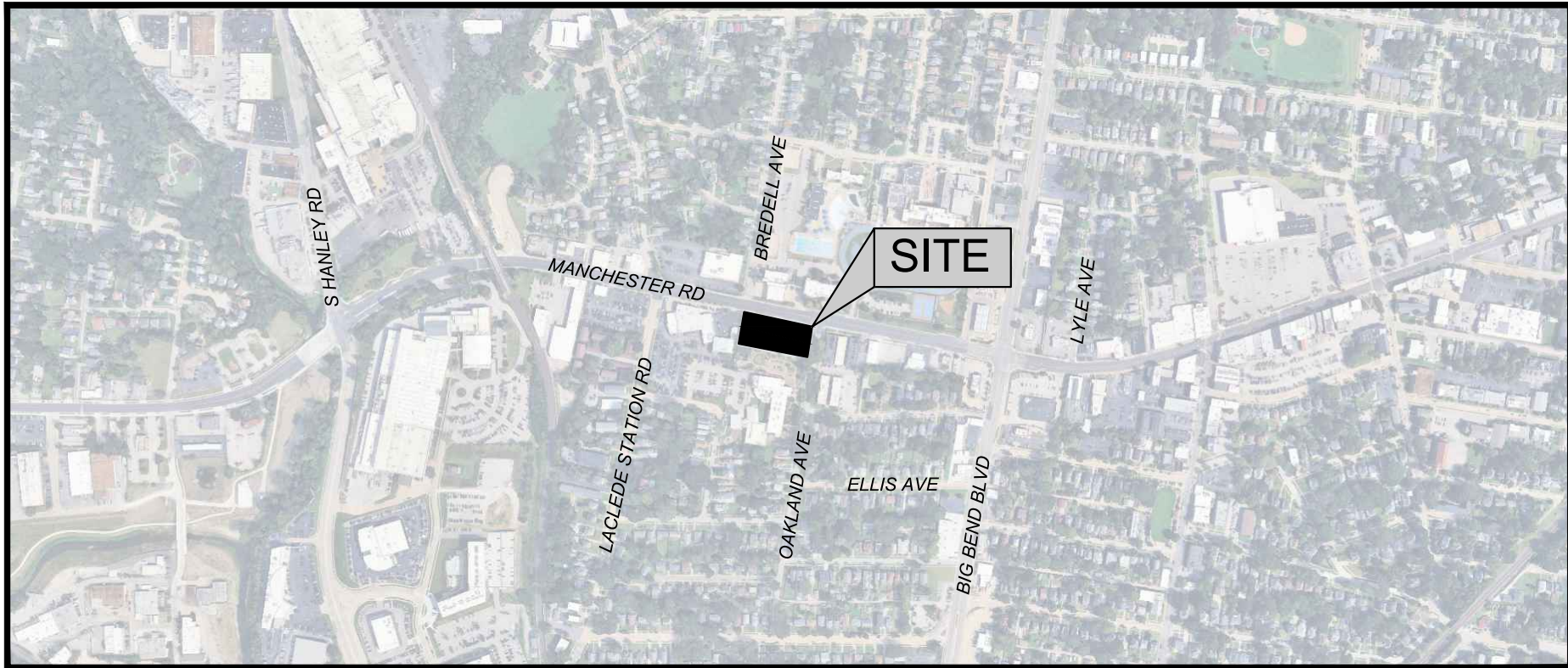
7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143

GENERAL NOTES

- THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
- MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES. USE TRAFFIC CONTROL DEVICES TO INCLUDE TEMPORARY STRIPING, FLAGMEN, BARRICADES, WARNING SIGNS, AND WARNING LIGHTS SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND MODOT STANDARDS.
- ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED INDUSTRY STANDARDS AND REQUIREMENTS SET FORTH BY THE OWNER'S "DESCRIPTION OF WORK" CITY OF MAPLEWOOD, THE STATE OF MISSOURI, AND THIS PLAN SET.
- THE CITY OF MAPLEWOOD MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.
- THE CONTRACTOR SHALL COORDINATE ALL PERMIT AND INSPECTION REQUIREMENTS WITH RESPONSIBLE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL INCLUDE THE COSTS OF THIS COORDINATION AND ALL INSPECTION FEES IN THE BID PRICE.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL COME WITH A WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS. THIS WARRANTY PERIOD SHALL RUN CONCURRENT WITH THE REQUIRED WARRANTY PERIODS THE OWNER MUST PROVIDE TO EACH LOCAL GOVERNMENT AGENCY, AS A CONDITION OF THE PERMIT.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL STRUCTURES, INLETS, PIPES, SWALES, ROADS AND PUBLIC EGRESSSES MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
- ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED SHOWING SIZE, LOCATION, AND DEPTH BY THE CONTRACTOR, AND EITHER RECONNECTED AND REROUTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING ANY TILE.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY THE LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING PROPERTY CORNERS TO KNOWN PROPERTY LINES. NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
- ALL ELEVATIONS ARE ON NAVD 88 DATUM.
- PARKING AREAS DESIGNATED AS A.D.A. AND ALL SIDEWALK SHALL BE COMPLIANT WITH STATE AND LOCAL A.D.A. REQUIREMENTS.
- TACTILE WARNING PLATES PER MODOT SPECIFICATIONS SHALL BE PLACED AT ALL LOCATIONS WHERE SIDEWALK THAT IS TO BE REPLACED INTERSECTS PUBLIC ROADS AND AT LOCATIONS INDICATED IN THIS PLAN SET.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, GENERAL TELEPHONE, GENERAL ELECTRIC, AMEREN MISSOURI, AND CABLE TELEVISION, IF ANY. THE MISSOURI ONE CALL SYSTEM NUMBER IS 1-800-344-7483.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER, THE OWNER AND THE CITY WITH RECORD DRAWINGS IN A DIGITAL FORMAT COMPATIBLE WITH AUTOCAD RELEASE 14 UPON COMPLETION OF HIS WORK.
- ANY EXCESS DIRT OR MATERIALS SHALL BE PLACED BY THE CONTRACTOR ONSITE AT THE OWNER'S DIRECTION OR AS INDICATED ON THE PLANS.
- NOTIFY THE OWNER AND CITY OF MAPLEWOOD OF ANY EXISTING WELLS. OBTAIN PERMIT FROM MISSOURI DEPARTMENT OF NATURAL RESOURCES. CAP AND ABANDON WELLS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- FINISH GRADE SHALL IN ALL AREAS NOT SPECIFICALLY RESERVED FOR STORM WATER MANAGEMENT SHALL DRAIN FREELY. NO PONDING SHALL OCCUR. TOLERANCES TO BE OBSERVED WILL BE MEASURED TO THE NEAREST 0.04 OF A FOOT FOR PAVED SURFACES AND 0.10 OF A FOOT FOR UNPAVED AREAS.

CONTRACTOR'S INSURANCE (OFFSITE)
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 AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES, SECTION 10.080.

VICINITY MAP



MISSOURI
ONE CALL SYSTEM

STOP-CALL BEFORE YOU DIG

1-800-DIG-RITE

1-800-344-7483

OWNER:

TONY MILAZZO

400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

ENGINEER:

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Missouri Design Firm License No. F01298399

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-00	COVER
C-01	GENERAL NOTES
C-02	GENERAL NOTES
C-03	MSD STANDARD PLAN NOTES
C-04	EXISTING CONDITIONS AND REMOVALS PLAN
C-05	SWPPP PLAN
C-06	SWPPP DETAILS
C-07	LAYOUT PLAN
C-08	GRADING AND DRAINAGE PLAN
C-09	STORM SEWER PLAN & PROFILE
C-10	PIPE HYDRAULICS CALCULATIONS
C-11	UTILITY PLAN
C-12	SANITARY SEWER PLAN & PROFILE
C-13	DETAILS
C-14	DETAILS
C-15	MODOT DETAILS
C-16	MODOT DETAILS
C-17	CITY DETAILS
L-01	LANDSCAPE PLAN
EX-1	EXISTING DRAINAGE PLAN
EX-2	PROPOSED DRAINAGE PLAN
EX-3	INLET TRIBUTARY MAP

APPROVAL

CITY OF MAPLEWOOD (PUD PROCESS)
CITY OF MAPLEWOOD (BUILDING PERMIT)
MSD

DATE

PENDING
PENDING
PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

PUBLIC WORKS DEPARTMENT
7601 MANCHESTER RD
MAPLEWOOD, MO 63143
TODD HUGHES
PUBLIC WORKS DIRECTOR
(314) 645-3635

WATER DEPARTMENT:

MISSOURI AMERICAN WATER
(866) 430-0820

SEWER DISTRICT:

METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
ST. LOUIS, MO 63103
(314) 768-6272

CABLE TELEVISION:

CHARTER COMMUNICATIONS
(888) 406-7063

TELEPHONE:

CHARTER COMMUNICATIONS
(888) 406-7063

GAS:

SPIRE ENERGY
(800) 887-4173

ELECTRIC:

AMEREN MISSOURI
(877) 426-3736



PROJECT NAME
OWNER'S NAME

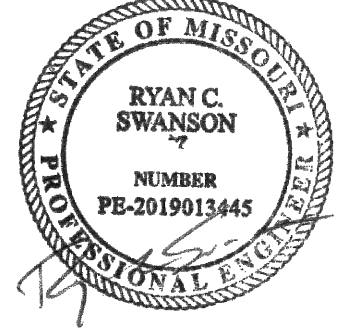
CULVER'S OF MAPLEWOOD

7606 MANCHESTER
ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

PROFESSIONAL ENGINEER

07/27/2026



RYAN C. SWANSON PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01298399

ISSUED FOR

	DATE
1. AGENCY REVIEW	05-28-2026
2. AGENCY REVIEW	06-22-2026
3. AGENCY REVIEW	07-07-2026
4. AGENCY REVIEW	07-27-2026
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REVISIONS	DATE
1.	
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SHEET TITLE

COVER

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-00

EARTHWORK NOTES

- UNSUITABLE MATERIALS:
ASSUME THAT IF UNSUITABLE MATERIALS ARE ENCOUNTERED AND THE REPLACEMENT OF THESE MATERIALS IS REQUIRED, THIS SITUATION SHALL BE HANDLED AS FOLLOWS:
 - THE SITE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. THE PROJECT SUPERINTENDENT, PRIOR TO THE UNDERCUTTING BEING COMPLETED, SHALL APPROVE ANY ADDITIONAL UNDERCUTTING. THE QUANTITIES SHALL BE VERIFIED BY THE ENGINEER AS THE ADDITIONAL REMOVAL IS BEING COMPLETED.
 - IF APPROVED BY THE ENGINEER, THESE MATERIALS SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIALS AND COMPACTED IN ACCORDANCE TO REQUIRED STANDARDS. THE COST OF THIS WORK SHALL BE AN EXTRA TO THE CONTRACT, WITH THE COST BEING ADJUSTED BY CHANGE ORDER. IF THE SITE CONTRACTOR IS FURNISHING ANY OFF SITE MATERIALS, A REPRESENTATIVE SAMPLE OF SUCH MATERIALS SHALL BE FURNISHED TO THE GENERAL CONTRACTOR'S APPROVED TESTING AGENCY TO DETERMINE A PROCTOR.
- DEFINITION FOR MATERIALS:
 - "ORGANIC MATERIAL" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT IN EXCESS OF 8% OR AS DETERMINED BY THE PROJECT OWNER'S ENGINEER.
 - TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, OR CLAY LOAM).
 - SAND CONTENT SHALL GENERALLY BE LESS THAN 70% BY WEIGHT.
 - CLAY CONTENT SHALL GENERALLY BE LESS THAN 35% BY WEIGHT.
 - ORGANIC SOILS, SUCH AS PEAT OR MUCK, SHALL NOT BE USED AS TOPSOIL.
- TOPSOIL SHALL BE RELATIVELY FREE FROM LARGE ROOTS, WEEDS, BRUSH, OR STONES LARGER THAN 25 MM (1 INCH). AT LEAST 90% SHALL PASS THE 2.00 MM (NO. 10) SIEVE.
- TOPSOIL PH SHALL BE BETWEEN 5.0 AND 8.0. TOPSOIL ORGANIC CONTENT SHALL NOT BE LESS THAN 1.5% BY WEIGHT. TOPSOIL SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.
- EXISTING ON-SITE MATERIAL WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL OF SUCH A QUALITY THAT THE SPECIFIED COMPACTION CAN BE MET WITHOUT ANY ADDITIONAL WORK OTHER THAN "DENSIFYING" WITH A ROLLER. SCARIFICATION AND DRYING OF THIS MATERIAL WILL NOT NEED TO BE DONE PRIOR TO COMPACTION.
- EXISTING ON-SITE MATERIAL NOT WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL WITH A HIGH MOISTURE CONTENT THAT CAN NOT MEET SPECIFIED COMPACTION REQUIREMENTS WITHOUT SCARIFICATION AND DRYING, CHEMICAL STABILIZATION, ETC. OF THIS MATERIAL PRIOR TO COMPACTION.
- "UNSUITABLE MATERIAL" IS DEFINED AS ANY MATERIALS THAT:
 - CANNOT BE UTILIZED AS "TOPSOIL" (ORGANIC) FOR LANDSCAPE AREAS.
 - CANNOT BE UTILIZED AS "ENGINEERED FILL" REGARDLESS OF MOISTURE CONTENT AND / OR DOES NOT STRUCTURALLY MEET THE STANDARDS OF THE PROJECT OWNER'S ENGINEER'S RECOMMENDATIONS FOR "ENGINEERED FILL".
 - CAN BE DEFINED AS NATURAL MATERIALS OR MATERIALS FROM "DEMOLITION" AND / OR EXCAVATED AREAS (I.E., MATERIALS THAT WOULD NOT BE SUITABLE FOR "ENGINEERED FILL").
- "OFF-SITE MATERIAL" IS DEFINED AS ANY MATERIALS THAT ARE BROUGHT FROM ANY AREA NOT INDICATED ON THIS PLAN SET.
 - "TRENCH BACKFILL" SHALL BE DEFINED AS ANY MATERIALS USED FOR THE PURPOSES OF BACKFILLING ANY TRENCH AND / OR ANY EXCAVATION REQUIRING BACKFILLING. REFER TO "STANDARDS FOR FILL AREAS" TO DETERMINE ACCEPTABLE MATERIALS AND PROCEDURES.
 - THE TERM "STRIPPING" OR "STRIP" AS USED HEREIN SHALL BE DEFINED AS THE REMOVAL OF ALL "ORGANIC MATERIALS" FROM A GIVEN AREA. THE TERM "ORGANIC MATERIALS" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT OVER 8% BASED ON ASTM D2974, OR AS DEFINED BY THE OWNER'S ENGINEER.
- STANDARDS FOR CUT AREAS:
 - A "CUT AREA" IS DEFINED AS ANY AREA WHERE "ENGINEERED FILL" IS NOT REQUIRED TO BRING THE SITE TO DESIGN SUBGRADE ELEVATION. INSTEAD, EXCAVATION OR "CUTTING" IS REQUIRED TO ACHIEVE DESIGN SUBGRADE ELEVATION ("ENGINEERED FILL" BEING DEFINED AS ANY MATERIAL BEING "OFFSITE MATERIAL").
 - IN "CUT AREAS" THE SITE CONTRACTOR SHALL PERFORM ONE OF THE FOLLOWING PROCEDURES AT THE DISCRETION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT:
 - FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF GRANULAR SOILS, THE EXPOSED SUBGRADE SHOULD BE COMPACTED / DENSIFIED BY AT LEAST ONE (1) PASS OF A SMOOTH-DRUMMED VIBRATORY ROLLER HAVING A MINIMUM GROSS WEIGHT OF 10 TONS.
 - FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF COHESIVE SOILS, THE EXPOSED SUBGRADES SHOULD BE PROOF-ROLLED WITH A FULLY-LOADED SIX-WHEEL TRUCK HAVING A MINIMUM GROSS WEIGHT OF 25 TONS. THE MAXIMUM ALLOWABLE DEFLECTION UNDER THE SPECIFIED EQUIPMENT SHALL BE 1/2".
 - IN THE EVENT THAT ADEQUATE STABILITY OF GRANULAR SOILS SUBGRADES CANNOT BE ACHIEVED BY THE PROCEDURES AS OUTLINED IN ITEM 1 ABOVE, OR THAT DEFLECTIONS GREATER THAN 1/2" ARE OBSERVED DURING THE "PROOF ROLLING" OF COHESIVE SOILS SUBGRADES (AS OUTLINED IN ITEM 2 ABOVE) ADDITIONAL CORRECTIVE MEASURES WILL BE REQUIRED. THESE MEASURES COULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, SCARIFICATION, MOISTURE CONDITIONING, RE-COMPACTION, UNDERCUTTING AND REPLACEMENT WITH ENGINEERED FILL OR CRUSHED STONE (WITH OR WITHOUT GEOTEXTILES), OR CHEMICAL STABILIZATION.
 - IT SHALL BE CONSIDERED AS PART OF THE SCOPE OF THESE DOCUMENTS (AND THUS PART OF THIS CONTRACTOR'S RESPONSIBILITY) TO PERFORM SCARIFICATION AND DRYING OF THE SUBGRADE PER MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) STANDARDS (SCARIFY A 16" DEPTH FOR 3 DAYS). IF THIS DOES NOT WORK THEN ADDITIONAL DRYING MEASURES SHALL BE AN EXTRA TO THE CONTRACT.
 - ANY PROPOSED CORRECTIVE MEASURES BY THE CONTRACTOR SHOULD BE REVIEWED BY THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT. IN THE EVENT THAT IN THE OPINION OF THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT PROOF ROLLING IS NOT A GOOD INDICATOR OF THE SUBGRADE STABILITY, AN ALTERNATIVE METHOD SHALL BE SPECIFIED BY THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT.
- STANDARDS FOR FILL AREAS:
 - A "FILL" AREA IS DEFINED AS ANY AREA WHERE MATERIAL IS REQUIRED TO ADJUST THE EXISTING ELEVATION TO A PROPOSED SUBGRADE ELEVATION. THESE AREAS REQUIRE INSTALLATION OF "ENGINEERED FILL" TO ACHIEVE DESIGN SUBGRADE ELEVATION. "ENGINEERED FILL" MATERIAL CAN BE DEFINED AS EITHER "GRANULAR SOIL" OR "SOIL" THAT IS EITHER FROM THE CONSTRUCTION SITE OR IS "OFFSITE MATERIAL". MATERIALS HAVING THEIR ORIGIN FROM THE CONSTRUCTION SITE IS REFERRED TO AS "BORROW". THE COMPOSITION AND THE COMPACTION STANDARDS OF THE ENGINEERED FILL FOR THIS PROJECT WILL BE SPECIFIED BY OWNER'S ENGINEER AND THE PROJECT ARCHITECT.
 - IN "FILL" AREAS, "BORROW" MATERIALS ARE ALLOWED TO BE UTILIZED AS ENGINEERED FILL SUCH THAT THE SITE CONTRACTOR COMPACTS THE "BORROW" AREAS TO THE SPECIFIED COMPACTION.
- COMPACTION STANDARDS (FOR ENGINEERED FILL AND BACK FILLED AREAS)
 - PRIOR TO PLACEMENT OF FILL IN AREAS BELOW THE DESIGN GRADE, THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE OWNER'S ENGINEER TO EVALUATE THAT ADEQUATE STRIPPING HAS BEEN PERFORMED. ADDITIONALLY, THE PROOF ROLLING OR COMPACTION PROCEDURES OUTLINED IN THE "STANDARDS FOR CUT AREAS" SECTION OF THESE NOTES SHOULD BE PERFORMED. IT IS TYPICAL PRACTICE TO PROOF ROLL (AND DENSIFY IF NECESSARY) EXPOSED SUBGRADES PRIOR TO FILLING. IF SOFT OR UNSTABLE SUBGRADES ARE OBSERVED, THESE AREAS SHOULD BE STABILIZED OR UNDERCUT. MINIMUM COMPACTION STANDARDS ARE BASED UPON A PERCENTAGE OF THE FILL OR BACKFILL MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). ALL ENGINEERED SUBGRADES SHOULD MEET THE FOLLOWING MINIMUM COMPACTION:
 - AREAS UNDER FOUNDATIONS BASES:
 - A.1.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED BELOW FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
 - AREAS UNDER FLOOR SLABS AND ABOVE FOUNDATIONS/FOOTING BASES:
 - A.2.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW FINAL GRADE FOR SUPPORT OF FLOOR SLABS AND ABOVE FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
 - A.2.B. 95% STANDARD PROCTOR FOR FILL PLACED IN THE UPPER 12 INCHES OF DESIGN SUBGRADE BELOW SLABS. THE GRANULAR FILL UNDER THE FLOOR SLAB SHOULD BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR.
 - AREAS UNDER PAVEMENT SECTIONS:
 - A.3.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW PASSENGER CAR PAVEMENT SECTIONS AND 95% STANDARD PROCTOR FOR THE TOP 12 INCHES.
 - LANDSCAPED AREAS:
 - A.4.A. 90% STANDARD PROCTOR FOR ALL FILL PLACED IN LANDSCAPE AREAS. THESE AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 12 INCHES IN AREAS TO BE SEED, 6 INCHES IN AREAS TO BE SODDED, AND 24 INCHES FOR ALL INTERIOR CURBED LANDSCAPE ISLANDS.
 - BASE COURSE PORTION OF PAVEMENT SECTIONS:
 - A.5.A. 95% STANDARD PROCTOR FOR ALL BASE COURSE MATERIALS THAT ARE PART OF A "PAVEMENT SECTION".
- THE OPTION OF UTILIZING THE MODIFIED PROCTOR (ASTM D1557) IN LIEU OF THE SPECIFIED STANDARD PROCTOR (ASTM D698) SHALL BE AT THE DISCRETION OF THE GENERAL CONTRACTOR, CONTINGENT UPON WRITTEN APPROVAL BY THE ARCHITECT AND OWNER'S ENGINEER.
- ALL BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LIFTS NOT GREATER THAN 8" IN LOOSE DEPTH, BEFORE COMPACTING, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DENSITY OF THE AREA.
- FINISH GRADING:
 - THE TERM "FINISH GRADING" AS USED HEREIN SHALL BE DEFINED AS THAT CONDITION THAT AREAS NOT RECEIVING A FINISH PRODUCT SUCH AS PARKING AREAS, DRIVEWAYS, ROADWAYS, SIDEWALKS, ETC. FINISH GRADED AREAS WOULD GENERALLY BE THOSE AREAS RECEIVING "LANDSCAPING" SUCH AS SEED, SOD, TREES, BUSHES, MULCH, ETC.
 - THE SITE CONTRACTOR IS RESPONSIBLE FOR "FINISH GRADING" ALL AREAS WITHIN THE PERIMETER OF THE "CONSTRUCTION SITE". THE DEFINITION OF THE "CONSTRUCTION SITE" IS THE AREA ENCOMPASSING ALL DISTURBED AREAS THAT WERE DISTURBED AS A RESULT OF THE CONSTRUCTION PROCESS RELATING TO THE GENERAL CONTRACT OF WHICH THIS SITE CONTRACT WAS PART OF.

ADDITIONAL ASPHALT PAVING NOTES

- WEATHER LIMITATIONS:
 - APPLY PRIME AND TACK COATS WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS ABOVE 40 °F, AND WHEN TEMPERATURE HAS BEEN ABOVE 35 °F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET, CONTAINS EXCESS MOISTURE, DURING RAIN, OR WHEN FROZEN.
- CONSTRUCT ASPHALTIC CONCRETE PAVING WHEN AMBIENT TEMPERATURE IS ABOVE 40 °F.
- MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
 - COARSE AGGREGATE SHALL COMPLY WITH SECTION 1004.03 OF THE STANDARD SPECIFICATIONS.
 - FINE AGGREGATE SHALL COMPLY WITH SECTION 1003.03 OF THE STANDARD SPECIFICATIONS.
 - RAP MATERIAL SHALL COMPLY WITH SECTION 1031 OF THE STANDARD SPECIFICATIONS.
 - MINERAL FILLER SHALL CONSIST OF DRY LIMESTONE DUST, FLY ASH, CEMENT KILN DUST, OR LIME KILN DUST, AND SHALL COMPLY WITH THE FOLLOWING:
 - D.1. THE GRADATION SHALL BE ACCORDING TO THE FOLLOWING:
 - D.1.a. 100% SHALL PASS THE NO. 30 SIEVE (600 MM).
 - D.1.b. 92 ±8% SHALL PASS THE NO. 100 SIEVE (MM).
 - D.1.c. 82 ±18% SHALL PASS THE NO. 200 SIEVE (MM).
 - D.2. THE LOSS ON IGNITION FOR ALL PRODUCTS SHALL BE A MAXIMUM OF 5% WHEN TESTED ACCORDING TO THE ITP, "LOSS ON IGNITION FOR MINERAL FILLER."
 - MINERAL FILLER FOR USE IN SMA SHALL BE FREE FROM ORGANIC IMPURITIES AND HAVE A PLASTICITY INDEX ≤ 4.
 - HYDRATED LIME SHALL BE ACCORDING TO ASTM C207.
 - SLAKED QUICKLIME SHALL BE ACCORDING TO ASTM C5.
 - A STABILIZING ADDITIVE SUCH AS CELLULOSE OR MINERAL FIBER SHALL BE ADDED TO SMA MIXTURES ACCORDING TO MISSOURI MODIFIED AASHTO M325. THE STABILIZING ADDITIVE SHALL MEET THE FIBER QUALITY REQUIREMENTS LISTED IN MISSOURI MODIFIED AASHTO M325. PRIOR TO APPROVAL AND USE OF FIBERS, THE CONTRACTOR SHALL SUBMIT A NOTARIZED CERTIFICATION BY THE PRODUCER OF THESE MATERIALS STATING THEY MEET THESE REQUIREMENTS.
 - ASPHALT CEMENT SHALL COMPLY WITH AASHTO M226, TABLE 2 - REQUIREMENTS FOR ASPHALT BINDER GRADED BY VISCOSITY AT 60 °C (140 °F) (GRADING BASED ON ORIGINAL ASPHALT) DEPENDING ON MEAN ANNUAL AIR TEMPERATURES (MAAT) IN ACCORDANCE WITH THE FOLLOWING:
 - H.1. FOR LOCATIONS WITH A MAAT OF 45 °F OR LOWER, A VISCOSITY GRADE OF AC-10 SHALL BE USED.
 - H.2. FOR LOCATIONS WITH A MAAT BETWEEN 45 °F AND 75 °F, A VISCOSITY GRADE OF AC-20 SHALL BE USED.
 - H.3. FOR LOCATIONS WITH A MAAT ABOVE 75 °F, A VISCOSITY GRADE OF AC-40 SHALL BE USED.
 - TACK COAT ON BRICK, CONCRETE, OR HMA BASES SHALL BE ONE OF THE FOLLOWING: SS-1; SS-1H; SS-1HP; SS-1VH; RS-1; RS-2, CSS-1, CSS-1H; CSS-1HP; CRS-1; CRS-2; HFE-RC-70.
 - PRIME COAT ON AGGREGATE BASES SHALL BE MC-30 OR PE.
 - MIX DESIGN SHALL COMPLY WITH THE FOLLOWING:
 - A. BASE COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED MIX FOR HOT-MIX ASPHALT BINDER COURSE, PG-64-22, N50.
 - B. SURFACE (WEARING) COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED MIX FOR HOT-MIX ASPHALT SURFACE COURSE, SURFACE MIX SP125.
 - REMOVE LOOSE MATERIAL FROM COMPACTED BASE MATERIAL SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.
 - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.
 - COVER THE SURFACES OF CURBS, GUTTERS, MANHOLES AND OTHER STRUCTURES ON WHICH THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED, WITH A THIN, UNIFORM COAT OF LIQUID ASPHALT. WHERE THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED AGAINST THE VERTICAL FACE OF AN EXISTING PAVEMENT, CLEAN THE VERTICAL FACE TO REMOVE FOREIGN SUBSTANCES AND APPLY A COATING OF LIQUID ASPHALT AT A RATE OF APPROXIMATELY 0.25 GALLONS PER SQUARE YARD.
 - THE APPLICATION OF PRIME COAT SHALL BE AS FOLLOWS:
 - A. APPLY TO BASE MATERIAL SURFACES AT LEAST 24 HOURS IN ADVANCE.
 - B. APPLY AT MINIMUM RATE OF 0.25 GAL PER SQ. YD OVER COMPACTED BASE MATERIAL. APPLY TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE.
 - C. TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT AREAS FROM OVER SPRAY.
 - D. CURE AND DRY AS LONG AS NECESSARY TO ATTAIN PENETRATION OF COMPACTED BASE AND EVAPORATION OF VOLATILE SUBSTANCES.
 - THE APPLICATION OF TACK COAT SHALL BE AS FOLLOWS:
 - A. APPLY TO TACK SURFACES OF PREVIOUSLY STRUCTURED ASPHALTIC CONCRETE BASE COURSES OR PORTLAND CEMENT CONCRETE AND SURFACES ABUTTING OR PROJECTING INTO ASPHALTIC COURSE OR INTO ASPHALTIC CONCRETE PAVEMENT.
 - B. APPLY TACK COAT TO ASPHALTIC CONCRETE BASE COURSE OR SAND ASPHALT BASE COURSE. APPLY EMULSIFIED ASPHALT TACK COAT BETWEEN EACH LIFT OR LAYER OF FULL DEPTH ASPHALTIC CONCRETE AND SAND ASPHALT BASES AND ON SURFACE OF BASES WHERE ASPHALTIC CONCRETE PAVING WILL BE CONSTRUCTED.
 - C. APPLY AT MINIMUM RATE OF 0.05 GAL PER SQ. YD OF SURFACE.
 - D. ALLOW DRYING UNTIL AT PROPER CONDITION TO RECEIVE PAVING.
 - PLACE ASPHALTIC CONCRETE MIXTURE ON COMPLETED COMPACTED SUBGRADE SURFACE, SPREAD, AND STRIKE OFF.
 - A. SPREAD MIXTURE AT FOLLOWING MINIMUM AMBIENT TEMPERATURES:
 - A.1. ASPHALTIC CONCRETE MIXTURE SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS LESS THAN 40 °F.
 - A.2. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 40 AND 50 °F, THE MIXTURE TEMPERATURE SHALL BE 285 °F.
 - A.3. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 50 AND 60 °F, THE MIXTURE TEMPERATURE SHALL BE 280 °F.
 - A.4. WHEN THE AMBIENT TEMPERATURE IS ABOVE 60 °F, THE MIXTURE TEMPERATURE SHALL BE 275 °F.
 - B. WHENEVER POSSIBLE, SPREAD PAVEMENT BY FINISHING MACHINE; HOWEVER, INACCESSIBLE OR IRREGULAR AREAS MAY BE PLACED BY HAND METHODS. SPREAD HOT MIXTURE UNIFORMLY TO REQUIRED DEPTH WITH HOT SHOVELS AND RAKES. AFTER SPREADING, CAREFULLY SMOOTH HOT MIXTURE TO REMOVE SEGREGATED COARSE AGGREGATE AND RAKE MARKS. RAKES AND LUTES USED FOR HAND SPREADING SHALL BE TYPE DESIGNED FOR USE ON ASPHALT MIXTURES. DO NOT DUMP LOADS FASTER THAT THEY CAN BE PROPERLY SPREAD. WORKERS SHALL NOT STAND ON LOOSE MIXTURE WHILE SPREADING.
 - C. PAVING MACHINE PRECISION: APPLY SUCCESSIVE LIFTS OF ASPHALTIC CONCRETE IN TRANSVERSE DIRECTIONS WITH SURFACE COURSE PLACED PARALLEL TO FLOW OF TRAFFIC. PLACE ASPHALTIC PAVING IN TYPICAL STRIPS NOT LESS THAN 10'-0" WIDE. ASPHALTIC CONCRETE PAVEMENT, INCLUDING BASE AND SURFACE COURSE, SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. EACH LIFT SHALL BE BETWEEN 1 TO 3 INCHES THICK.
 - D. JOINTS SHALL BE PLACED BETWEEN OLD AND NEW PAVEMENTS, OR BETWEEN SUCCESSIVE DAYS AND WORK IN A MANNER THAT WILL PROVIDE CONTINUOUS BOND BETWEEN ADJOINING WORK. CONSTRUCTION JOINTS SHALL HAVE SAME TEXTURE, DENSITY, AND SMOOTHNESS AS OTHER SECTIONS OF ASPHALTIC CONCRETE COURSE. CLEAN CONTACT SURFACES OF JOINTS AND APPLY TACK COAT.
 - AFTER BEING SPREAD, MIXTURE SHALL BE COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF ROLLERS WITHOUT UNDUCE DISPLACEMENT. NUMBER, WEIGHT, TYPES OF ROLLERS, AND SEQUENCES OF ROLLING OPERATIONS SHALL BE SUCH THAT THE REQUIRED DENSITY AND SURFACE ARE CONSISTENTLY ATTAINED WHILE THE MIXTURE IS IN WORKABLE CONDITION.
 - COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.
 - PERFORM BREAKDOWN OR INITIAL ROLLING IMMEDIATELY FOLLOWING ROLLING OF JOINTS AND OUTSIDE EDGE. CHECK SURFACE AFTER BREAKDOWN ROLLING AND REPAIR DISPLACED AREAS BY LOOSENING AND FILLING WITH HOT MATERIAL.
 - SECOND ROLLING SHALL FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE WHILE MIXTURE IS HOT. CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN THOROUGHLY COMPACTED TO AN AVERAGE DENSITY OF 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D1556, BUT NOT LESS THAN 94 PERCENT NOR GREATER THAN 100 PERCENT.
 - PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS. CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED MAXIMUM DENSITY.
 - REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS. CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT ASPHALTIC CONCRETE. COMPACT BY ROLLING TO MAXIMUM SURFACE DENSITY AND SMOOTHNESS.
 - AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED. ANY MASKED OR MARKED FINISH SURFACES SHALL BE REPAIRED OR SMOOTHED.
 - ASPHALT PAVING JOINTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. PLACE EACH ASPHALTIC PAVING LAYER AS CONTINUOUS AS POSSIBLE TO KEEP THE NUMBER OF JOINTS TO A MINIMUM. CREATE JOINTS BETWEEN OLD AND NEW PAVEMENT, BETWEEN SUCCESSIVE DAYS WORK, AND WHERE THE MIXTURE HAS BECOME COLD (LESS THAN 140 °F). MAKE THESE JOINTS IN SUCH A MANNER AS TO CREATE A CONTINUOUS BOND BETWEEN THE OLD AND NEW PAVEMENT CONSTRUCTION COURSES.
 - B. OFFSET JOINT OF ONE COURSE SHALL BE AT LEAST 6 INCHES.
 - a. IF PLACING OF MATERIAL IS DISCONTINUED OR IF MATERIAL IN PLACE BECOMES COLD, MAKE A JOINT RUNNING PERPENDICULAR TO THE DIRECTION TRAVELED BY THE PAYER. BEFORE PLACEMENT CONTINUES, TRIM THE EDGE OF THE PREVIOUSLY PLACED PAVEMENT TO A STRAIGHT LINE PERPENDICULAR TO THE PAYER AND CUT BACK TO EXPOSE AN EVEN VERTICAL SURFACE FOR THE FULL THICKNESS OF THE COURSE. WHEN PLACEMENT CONTINUES, POSITION THE PAYER ON THE TRANSVERSE JOINT SO THAT SUFFICIENT HOT MIXTURE WILL BE SPREAD IN ORDER TO CREATE A JOINT AFTER ROLLING THAT CONFORMS TO THE REQUIRED SMOOTHNESS. IF THE TEMPERATURE OF THE PREVIOUSLY PLACED PAVEMENT MATERIAL DROPS BELOW 140 °F BEFORE PAVING IS RESUMED, GIVE THE EXPOSED VERTICAL FACE A THIN COAT OF LIQUID ASPHALT JUST BEFORE PAVING IS CONTINUED.
 - b. COAT LONGITUDINAL JOINTS THAT ARE NOT COMPLETED BEFORE THE PREVIOUSLY LAID MIXTURE HAS COOLED TO A TEMPERATURE BELOW 140 °F WITH LIQUID ASPHALT IMMEDIATELY PRIOR TO RESUMING PAVING ACTIVITIES.

PAVEMENT MARKING NOTES

- APPLY TWO (2) COATS FOR ALL PAVEMENT MARKINGS. PAINT COLOR TO BE YELLOW UNLESS OTHERWISE NOTED.
- MATERIAL DESCRIPTION: A FAST DRYING, HIGH HIDING MARKING PAINT FOR CONCRETE, BRICK, AND BITUMINOUS SURFACE, SUITABLE FOR PAINTING CENTERLINES AND EDGELINES OF HIGHWAYS, CITY CROSSWALKS AND STOP ZONES, PARKING LOTS, TRAFFIC AISLES, ETC. DO NOT APPLY TO IN TEMPERATURES BELOW 50 °F.
- PLANS SHALL DEFINE GENERAL PAINTING LAYOUT AND DIMENSIONS. PRIOR TO PAINTING, STRIPING OR MARKING ANY PARKING OR SITE FEATURES, CONTRACTOR SHALL MEET AT SITE WITH OWNER AND/OR ENGINEER TO DISCUSS THE DESIRED FEATURES TO PUT BACK. CURRENTLY THE PLANS DEPICT A REPLICA OF EXISTING MARKINGS WITH SOME ADDED STRIPING OR MARKINGS. FIELD VERIFY PRIOR TO BIDDING AND INSTALLATION.

ADDITIONAL CONCRETE PAVING NOTES

- MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
 - PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
 - FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
 - COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
 - WATER: POTABLE AND FIT TO DRINK.
 - WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
 - AIR ENTRAINING ADJESNT: ASTM C260.
 - PREMOULDED FILLER STRIPS: ASTM D994.
 - CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
 - REINFORCEMENT: ASTM A615, GRADE 40.
- PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
 - STRENGTH: 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 - MIX: MAXIMUM 1:1:4 RATIO.
 - SLUMP: MAXIMUM 4".
 - WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
 - AIR ENTRAINMENT: 6% ± 1%
 - ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
- CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
- THE CURB AND GUTTER SHALL HAVE 1" THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4" DIAMETER BY 18 INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PCS AND PTS, AND AT ALL CURB RETURNS. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 20-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. CURB JOINTS AND TIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MODOT STANDARD 609.009.
- DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH MODOT STANDARDS.
- SIDEWALK SHALL BE A MINIMUM OF 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
- CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
 - CONSTRUCT EXPANSION, WEAKENED-PLANE CONTROL (CONTRACTION), AND CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE. CONSTRUCT TRANSVERSE JOINTS PERPENDICULAR TO CENTERLINE, UNLESS OTHERWISE DETAILLED.
- PROVIDE JOINTS AT A SPACING OF 15'-0" (MAXIMUM) ON CENTERS EACH WAY. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH TO WIDTH RATIO NOT EXCEEDING 125% UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS WITH A DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
 - G.1. FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINTER.
 - G.2. FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION. CONTRACTOR SHALL SAWCUT TANK FARM AND ISLAND / CANOPY AREA TO MID-DEPTH WITHIN 24 HOURS OF POUR.
- SIDEWALK CONTRACTION JOINT SPACING SHALL NOT EXCEED CORRESPONDING WIDTH OF SIDEWALK. 12" WIDE SIDEWALKS SHALL HAVE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTER OF THE SIDEWALK AND TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 6' MAX.
- A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
- ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
- PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH MODOT SPECIFICATIONS.
- LOCATE TRANSVERSE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS, MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PREMOULDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, AND OTHER FIXED OBJECTS.
- FOR BUTT JOINTS AGAINST EXISTING PAVEMENT:
 - D.1. PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB.
 - D.2. EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND.
 - D.3. PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE.
 - D.4. DOWEL SPACING SHALL BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS.
 - D.5. SAW JOINT AND FILL WITH JOINT SEALER.
- EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2-INCH NOR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
- ALL JOINTS SHALL BE SEALED WITH WHITE OR GRAY APPROVED EXTERIOR PAVEMENT JOINT SEALANTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

GENERAL PAVING NOTES

- ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) "SPECIFICATION BOOK FOR HIGHWAY CONSTRUCTION" (STANDARD SPECIFICATIONS), LATEST EDITION, INCLUDING ALL UPDATES AND STANDARDS THERETO.
 - STANDARDS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
 - ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
- ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
- THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED AND APPROVED BY THE [LOCAL AGENCY] PRIOR TO PLACING THE BASE MATERIAL. NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO FINISHED SUBGRADE PREPARATION.
- THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLED, PLACING TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES TO FINISHED GRADE IN THE PARKWAYS AREAS ONLY, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
- THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
- THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, PROOF ROLLING, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
- THE PROPOSED PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUSLY REFERENCED MODOT STANDARD SPECIFICATIONS AND CITY OF MAPLEWOOD.
- AREAS OF DEFICIENT PAVING, INCLUDING COMPACTION, SMOOTHNESS, THICKNESS, AND ASPHALT MIXTURE, SHALL BE DELINEATED, REMOVED, AND REPLACED IN COMPLIANCE WITH SPECIFICATIONS REQUIREMENTS UNLESS CORRECTED OTHERWISE AS DIRECTED AND APPROVED BY THE OWNER.
- FIELD QUALITY CONTROL TESTS SPECIFIED HEREIN WILL BE CONDUCTED BY THE OWNER'S INDEPENDENT TESTING LABORATORY (ITL) AT NO COST TO THE CONTRACTOR. ANY TESTING AND RECORDS RESULTING FROM THE REQUIREMENTS OF NECESSARY PERMITS BY CITY OF MAPLEWOOD OR THE STATE OF MISSOURI SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PERFORM ADDITIONAL TESTING AS CONSIDERED NECESSARY BY THE CONTRACTOR FOR ASSURANCE OF QUALITY CONTROL. RETESTING REQUIRED AS A RESULT OF FAILED INITIAL TESTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - FIELD TESTING, FREQUENCY, AND METHODS MAY VARY AS DETERMINED BY AND BETWEEN THE OWNER, THE ITL AND CITY OF MAPLEWOOD.
 - TESTING SHALL BE PERFORMED ON FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10'-0" STRAIGHTEDGE APPLIED PARALLEL WITH, AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. THE FOLLOWING TOLERANCES IN 10 FT SHALL NOT BE EXCEEDED: BASE COURSE SURFACE: 1/4-INCH, WEARING COURSE SURFACE: 1/8-INCH.
 - NO PONDING SHALL OCCUR ON PAVED SURFACES.



PROJECT NAME
OWNER'S NAME

CULVER'S OF MAPLEWOOD

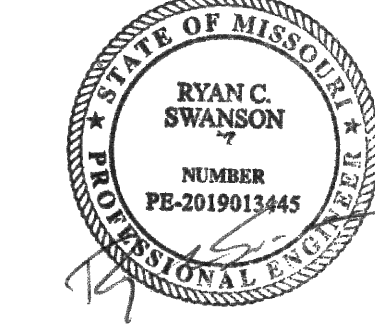
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PROFESSIONAL ENGINEER

07/27/2026



RYAN C. SWANSON PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01298399

ISSUED FOR

	DATE
1. AGENCY REVIEW	05-28-2026
2. AGENCY REVIEW	06-22-2026
3. AGENCY REVIEW	07-07-2026
4. AGENCY REVIEW	07-27-2026
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REVISIONS	DATE
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SHEET TITLE

GENERAL NOTES

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 211
PARCEL NO. 21161453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-01

ADDITIONAL CONCRETE PAVING NOTES

1. MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
- A. PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
- B. FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
- C. COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
- D. WATER: POTABLE AND FIT TO DRINK.
- E. WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
- F. AIR ENTRAINING AGENT: ASTM C260.
- G. PREMOULDED FILLER STRIPS: ASTM D994.
- H. CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
- I. REINFORCEMENT: ASTM A615, GRADE 40.
2. PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWINGS:
- A. STRENGTH: 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- B. MIX: MINIMUM 6 BAG MIX.
- C. SLUMP: MAXIMUM 4".
- D. WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
- E. AIR ENTRAINMENT: 6% ± 1%
3. ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
4. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
5. THE CURB AND GUTTER SHALL HAVE 1" THICK PREMOLED FIBER EXPANSION JOINTS WITH 3/4" DIAMETER BY 18 INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 20-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. CURB JOINTS AND TIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 60601.
6. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH MODOT STANDARD.
7. SIDEWALK SHALL BE A MINIMUM OF 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
8. CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
- A. CONSTRUCT EXPANSION, WEAKENED-PLANE CONTROL (CONTRACTION), AND CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE. CONSTRUCT TRANSVERSE JOINTS PERPENDICULAR TO CENTERLINE, UNLESS OTHERWISE DETAILED.
- B. PROVIDE JOINTS AT A SPACING OF 15'-0" (MAXIMUM) ON CENTERS EACH WAY. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH TO WIDTH RATIO NOT EXCEEDING 125% UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS WITH A DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
- B.1. FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINTER.
- B.2. FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION. CONTRACTOR SHALL SAWCUT TANK FARM AND ISLAND / CANOPY AREA TO MID-DEPTH WITHIN 24 HOURS OF POUR.
- C. SIDEWALK CONTRACTION JOINT SPACING SHALL NOT EXCEED CORRESPONDING WIDTH OF SIDEWALK. 12' WIDE SIDEWALKS SHALL HAVE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTER OF THE SIDEWALK AND TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 6' MAX.
- D. A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
- E. ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
- F. PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH MODOT SPECIFICATIONS.
- G. LOCATE TRANSVERSE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS, MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PREMOLED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, AND OTHER FIXED OBJECTS.
- H. FOR BUTT JOINTS AGAINST EXISTING PAVEMENT:
- H.1. PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB.
- H.2. EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND.
- H.3. PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE.
- H.4. DOWEL SPACING SHALL BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS.
- H.5. SAW JOINT AND FILL WITH JOINT SEALER.
9. EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2-INCH NOR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
10. ALL JOINTS SHALL BE SEALED WITH WHITE OR GRAY APPROVED EXTERIOR PAVEMENT JOINT SEALANTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

ADDITIONAL ASPHALT PAVING NOTES

1. WEATHER LIMITATIONS:
- A. APPLY PRIME AND TACK COATS WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS ABOVE 40 F, AND WHEN TEMPERATURE HAS BEEN ABOVE 35 F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET, CONTAINS EXCESS MOISTURE, DURING RAIN, OR WHEN FROZEN.
- B. CONSTRUCT ASPHALTIC CONCRETE PAVING WHEN AMBIENT TEMPERATURE IS ABOVE 40 F.
2. MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
- A. COARSE AGGREGATE SHALL COMPLY WITH SECTION 403.2.2 OF THE STANDARD SPECIFICATIONS.
- B. FINE AGGREGATE SHALL COMPLY WITH SECTION 403.2.1 OF THE STANDARD SPECIFICATIONS.
- C. RAP MATERIAL SHALL COMPLY WITH SECTION 403.2.6 OF THE STANDARD SPECIFICATIONS.
- D. MINERAL FILLER SHALL CONSIST OF DRY LIMESTONE DUST, FLY ASH, CEMENT KILN DUST, OR LIME KILN DUST, AND SHALL COMPLY WITH THE FOLLOWING:
- D.1. THE GRADATION SHALL BE ACCORDING TO THE FOLLOWINGS:
- D.1.a. 100% SHALL PASS THE NO. 30 SIEVE (600 MM).
- D.1.b. 92 ±8% SHALL PASS THE NO. 100 SIEVE (MM).
- D.1.c. 82 ±18% SHALL PASS THE NO. 200 SIEVE (MM).
- D.2. THE LOSS ON IGNITION FOR ALL PRODUCTS SHALL BE A MAXIMUM OF 5% WHEN TESTED ACCORDING TO THE ITP, "LOSS ON IGNITION FOR MINERAL FILLER."
- D.3. MINERAL FILLER FOR USE IN SMA SHALL BE FREE FROM ORGANIC IMPURITIES AND HAVE A PLASTICITY INDEX ≤ 4.
- E. HYDRATED LIME SHALL BE ACCORDING TO ASTM C207.
- F. SLAKED QUICKLIME SHALL BE ACCORDING TO ASTM C5.
- G. A STABILIZING ADDITIVE SUCH AS CELLULOSE OR MINERAL FIBER SHALL BE ADDED TO SMA MIXTURES ACCORDING TO MISSOURI MODIFIED AASHTO M325. THE STABILIZING ADDITIVE SHALL MEET THE FIBER QUALITY REQUIREMENTS LISTED IN MISSOURI MODIFIED AASHTO M325. PRIOR TO APPROVAL AND USE OF FIBERS, THE CONTRACTOR SHALL SUBMIT A NOTARIZED CERTIFICATION BY THE PRODUCER OF THESE MATERIALS STATING THEY MEET THESE REQUIREMENTS.
- H. ASPHALT CEMENT SHALL COMPLY WITH AASHTO M226, TABLE 2 - REQUIREMENTS FOR ASPHALT BINDER GRADED BY VISCOSITY AT 60 °C (140 °F) (GRADING BASED ON ORIGINAL ASPHALT) DEPENDING ON MEAN ANNUAL AIR TEMPERATURES (MAAT) IN ACCORDANCE WITH THE FOLLOWING:
- H.1. FOR LOCATIONS WITH A MAAT OF 45 °F OR LOWER, A VISCOSITY GRADE OF AC-10 SHALL BE USED.
- H.2. FOR LOCATIONS WITH A MAAT BETWEEN 45 °F AND 75 °F, A VISCOSITY GRADE OF AC-20 SHALL BE USED.
- H.3. FOR LOCATIONS WITH A MAAT ABOVE 75 °F, A VISCOSITY GRADE OF AC-40 SHALL BE USED.
- I. TACK COAT ON BRICK, CONCRETE, OR HMA BASES SHALL BE ONE OF THE FOLLOWING: SS-1; SS-1H; SS-1HP; SS1-VH; RS-1; RS-2, CSS-1, CSS-1H; CSS-1HP; CRS-1; CRS-2; HFE-90; OR RC-70.
- J. PRIME COAT ON AGGREGATE BASES SHALL BE MC-30 OR PEP.
3. MIX DESIGN SHALL COMPLY WITH THE FOLLOWING:
- A. BASE COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED CATEGORY 450 BITUMINOUS PAVEMENT DESIGN.
4. SURFACE (WEARING) COURSE: MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) APPROVED CATEGORY 310 AGGREGATE SURFACE.
5. REMOVE LOOSE MATERIAL FROM COMPACTED BASE MATERIAL SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.
6. ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.
7. COVER THE SURFACES OF CURBS, GUTTERS, MANHOLES AND OTHER STRUCTURES ON WHICH THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED, WITH A THIN, UNIFORM COAT OF LIQUID ASPHALT. WHERE THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED AGAINST THE VERTICAL FACE OF AN EXISTING PAVEMENT, CLEAN THE VERTICAL FACE TO REMOVE FOREIGN SUBSTANCES AND APPLY A COATING OF LIQUID ASPHALT AT A RATE OF APPROXIMATELY 0.25 GALLONS PER SQUARE YARD.
8. THE APPLICATION OF PRIME COAT SHALL BE AS FOLLOWS:
- A. APPLY TO BASE MATERIAL SURFACES AT LEAST 24 HOURS IN ADVANCE.
- B. APPLY AT MINIMUM RATE OF 0.25 GAL PER SQ. YD OVER COMPACTED BASE MATERIAL. APPLY TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE.
- C. TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT AREAS FROM OVER SPRAY.
- D. CURE AND DRY AS LONG AS NECESSARY TO ATTAIN PENETRATION OF COMPACTED BASE AND EVAPORATION OF VOLATILE SUBSTANCES.
9. THE APPLICATION OF TACK COAT SHALL BE AS FOLLOWS:
- A. APPLY TO CONTACT SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALTIC CONCRETE BASE COURSES OR PORTLAND CEMENT CONCRETE AND SURFACES ABUTTING OR PROJECTING INTO ASPHALTIC CONCRETE OR INTO ASPHALTIC CONCRETE PAVEMENT.
- B. APPLY TACK COAT TO ASPHALTIC CONCRETE BASE COURSE OR SAND ASPHALT BASE COURSE. APPLY EMULSIFIED ASPHALT TACK COAT BETWEEN EACH LIFT OR LAYER OF FULL DEPTH ASPHALTIC CONCRETE AND SAND ASPHALT BASES AND ON SURFACE OF BASES WHERE ASPHALTIC CONCRETE PAVING WILL BE CONSTRUCTED.
- C. APPLY AT MINIMUM RATE OF 0.05 GAL PER SQ. YD OF SURFACE.
- D. ALLOW DRYING UNTIL AT PROPER CONDITION TO RECEIVE PAVING.
10. PLACE ASPHALTIC CONCRETE MIXTURE ON COMPLETED COMPACTED SUBGRADE SURFACE, SPREAD, AND STRIKE OFF.
- A. SPREAD MIXTURE AT FOLLOWING MINIMUM AMBIENT TEMPERATURES:
- A.1. ASPHALTIC CONCRETE MIXTURE SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS LESS THAN 40 °F.
- A.2. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 40 AND 50 °F, THE MIXTURE TEMPERATURE SHALL BE 285 °F.
- A.3. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 50 AND 60 °F, THE MIXTURE TEMPERATURE SHALL BE 280 °F.
- A.4. WHEN THE AMBIENT TEMPERATURE IS ABOVE 60 °F, THE MIXTURE TEMPERATURE SHALL BE 275 °F.
- B. WHENEVER POSSIBLE, SPREAD PAVEMENT BY FINISHING MACHINE; HOWEVER, INACCESSIBLE OR IRREGULAR AREAS MAY BE PLACED BY HAND METHODS. SPREAD HOT MIXTURE UNIFORMLY TO REQUIRED DEPTH WITH HOT SHOVELS AND RAKES. AFTER SPREADING, CAREFULLY SMOOTH HOT MIXTURE TO REMOVE SEGREGATED COURSE AGGREGATE AND RAKE MARKS. RAKES AND LUTES USED FOR HAND SPREADING SHALL BE TYPE DESIGNED FOR USE ON ASPHALT MIXTURES. DO NOT DUMP LOADS FASTER THAT THEY CAN BE PROPERLY SPREAD. WORKERS SHALL NOT STAND ON LOOSE MIXTURE WHILE SPREADING.
- C. PAVING MACHINE PLACEMENT. APPLY SUCCESSIVE LIFTS OF ASPHALTIC CONCRETE IN TRANSVERSE DIRECTIONS WITH SURFACE COURSE PLACED PARALLEL TO FLOW OF TRAFFIC. PLACE ASPHALTIC PAVING IN TYPICAL STRIPS NOT LESS THAN 10'-0" WIDE. ASPHALTIC CONCRETE PAVEMENT, INCLUDING BASE AND SURFACE COURSE, SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. EACH LIFT SHALL BE BETWEEN 1 TO 3 INCHES THICK.
- D. JOINTS SHALL BE PLACED BETWEEN OLD AND NEW PAVEMENTS, OR BETWEEN SUCCESSIVE DAYS AND WORK IN A MANNER THAT WILL PROVIDE CONTINUOUS BOND BETWEEN ADJOINING WORK. CONSTRUCTION JOINTS SHALL HAVE SAME TEXTURE, DENSITY, AND SMOOTHNESS AS OTHER SECTIONS OF ASPHALTIC CONCRETE COURSE. CLEAN CONTACT SURFACES OF JOINTS AND APPLY TACK COAT.
11. AFTER BEING SPREAD, MIXTURE SHALL BE COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF ROLLERS WITHOUT UNDUE DISPLACEMENT. NUMBER, WEIGHT, TYPES OF ROLLERS, AND SEQUENCES OF ROLLING OPERATIONS SHALL BE SUCH THAT THE REQUIRED DENSITY AND SURFACE ARE CONSISTENTLY ATTAINED WHILE THE MIXTURE IS IN WORKABLE CONDITION.
12. COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.
13. SECOND ROLLING SHALL FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE WHILE MIXTURE IS HOT. CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN THOROUGHLY COMPACTED TO AN AVERAGE DENSITY OF 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D1556, BUT NOT LESS THAN 94 PERCENT NOR GREATER THAN 100 PERCENT.
14. PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS. CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED MAXIMUM DENSITY.
15. REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS. CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT ASPHALTIC CONCRETE. COMPACT BY ROLLING TO MAXIMUM SURFACE DENSITY AND SMOOTHNESS.
16. AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED. ANY MASKED OR MARRED FINISH SURFACES SHALL BE REPAIRED OR SMOOTHED.
17. ASPHALT PAVING JOINTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- A. PLACE EACH ASPHALTIC PAVING LAYER AS CONTINUOUS AS POSSIBLE TO KEEP THE NUMBER OF JOINTS TO A MINIMUM. CREATE JOINTS BETWEEN OLD AND NEW PAVEMENT, BETWEEN SUCCESSIVE DAYS WORK, AND WHERE THE MIXTURE HAS BECOME COLD (LESS THAN 140 °F). MAKE THESE JOINTS IN SUCH A MANNER AS TO CREATE A CONTINUOUS BOND BETWEEN THE OLD AND NEW PAVEMENT CONSTRUCTION COURSES.
- B. OFFSET JOINT OF SUCCESSIVE COURSES BY AT LEAST 6 INCHES.
- a. IF PLACING OF MATERIAL IS DISCONTINUED OR IF MATERIAL IN PLACE BECOMES COLD, MAKE A JOINT RUNNING PERPENDICULAR TO THE DIRECTION TRAVELED BY THE PAVER. BEFORE PLACEMENT CONTINUES, TRIM THE EDGE OF THE PREVIOUSLY PLACED PAVEMENT TO A STRAIGHT LINE PERPENDICULAR TO THE PAVER AND CUT BACK TO EXPOSE AN EVEN VERTICAL SURFACE FOR THE FULL THICKNESS OF THE COURSE. WHEN PLACEMENT CONTINUES, POSITION THE PAVER ON THE TRANSVERSE JOINT SO THAT SUFFICIENT HOT MIXTURE WILL BE SPREAD IN ORDER TO CREATE A JOINT AFTER ROLLING THAT CONFORMS TO THE REQUIRED SMOOTHNESS. IF THE TEMPERATURE OF THE PREVIOUSLY PLACED PAVEMENT MATERIAL DROPS BELOW 140 °F BEFORE PAVING IS RESUMED, GIVE THE EXPOSED VERTICAL FACE A THIN COAT OF LIQUID ASPHALT JUST BEFORE PAVING IS CONTINUED.
- b. COAT LONGITUDINAL JOINTS THAT ARE NOT COMPLETED BEFORE THE PREVIOUSLY LAID MIXTURE HAS COOLED TO A TEMPERATURE BELOW 140 °F WITH LIQUID ASPHALT IMMEDIATELY PRIOR TO RESUMING PAVING ACTIVITIES.

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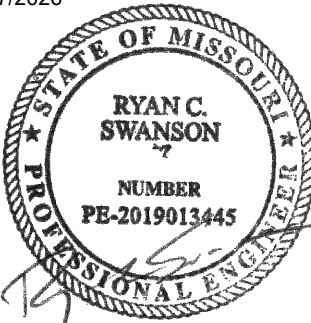
PROJECT NAME
OWNER'S NAME

CULVER'S OF
MAPLEWOOD

7606 MANCHESTER
ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
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PROFESSIONAL ENGINEER
07/27/2026



RYAN C. SWANSON
PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01298399

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SHEET TITLE

GENERAL NOTES

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WVTP: LEMAY

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001
C-02

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE

PROJECT DISTURBANCE = 1.17 ACRES
PROJECT RUNOFF DIFFERENTIAL = -0.14 CFS (DECREASE)

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN.)

STRAPPED PLUMBING NOTE

DUE TO DOWNSTREAM SEWER SURCHARGE POTENTIAL, PLUMBING SHALL BE HUNG FROM THE FIRST FLOOR FOR ALL BUILDINGS. GRAVITY DISCHARGE FROM THE BASEMENT FLOOR LEVEL IS NOT ALLOWED. BACKWATER VALVES SHOULD NOT BE USED IN THIS INSTANCE. INSTEAD, USE GRINDER OR SEWAGE EJECTOR PUMPS AS REQUIRED TO SERVE THE BASEMENT LEVEL. BASEMENT GROUNDWATER SUMP PUMPS AND/OR FOUNDATION DRAINS SHALL NOT CONNECT TO THE SANITARY LATERAL. SEE FIGURES 3-1 OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY SEWER AND STORMWATER DRAINAGE FACILITIES (LATEST VERSIONS OF FIGURE 3-1 ATTACHED HERE). FOR REFERENCE - ANY BUILDING PLUMBING FIXTURES BELOW THE TOP OF THE EXTERIOR SEWER LATERAL CLEANOUT (OR APPROVED ELEVATION IF NO CLEANOUT) SHALL DRAIN TO THE BASEMENT LEVEL SANITARY PUMP. ANY BUILDING PLUMBING FIXTURES HIGHER THAN THE TOP OF THE EXTERIOR SEWER LATERAL CLEANOUT SHALL DRAIN BY GRAVITY (AND NOT THROUGH THE BASEMENT LEVEL SANITARY PUMP).

TUNNEL / JACK / BORE NOTE

ENGINEER-APPROVED SHOP DRAWINGS MUST BE SUBMITTED TO MSD FOR REVIEW PRIOR TO THE CONSTRUCTION OF THE BORE, JACK OR TUNNEL. A PROPOSAL FOR THE BORE, JACK OR TUNNEL METHOD INCLUDING FULL DETAILS OF MATERIALS, EQUIPMENT AND METHOD OF OPERATION MAY BE SUBMITTED IN LIEU OF SHOP DRAWINGS. PLEASE CONTACT THE DISTRICT'S CONSTRUCTION MANAGEMENT DIVISION AT (314) 335-2072 FOR QUESTIONS.

ABANDONMENT / PERMITS

MSD PERMITS ARE REQUIRED PRIOR TO THE ABANDONMENT OR REMOVAL OF EXISTING SEWERS. TO RECEIVE MSD PERMITS THE PROJECT MUST HAVE MSD PLAN APPROVAL. NOTIFY MSD 48 HOURS PRIOR TO SEWER ABANDONMENT AND/OR REMOVAL.

BACKWATER VALVE NOTE

SANITARY BACKWATER VALVES ARE REQUIRED IN BUILDING PLUMBING PER LOCAL PLUMBING CODE.

C-900 SANITARY PIPE

PVC GRAVITY SANITARY SEWER PIPE SIZES 4" THROUGH 15" SHALL BE AWWA C-900, CLASS 15 WITH DR18. PIPE TO BE LAID IN 20 FOOT LENGTHS WITH JOINTS WRAPPED 3 TIMES WITH FILTER FABRIC. EXTEND FILTER FABRIC 3 FEET EACH SIDE OF THE JOINT. ALL FITTINGS FOR PVC PIPE SHALL BE OF THE SAME MATERIAL AND STRENGTH REQUIREMENTS AS THE SEWER PIPE.

COMPACTED FILL REQUIREMENTS

A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, AND FILLED AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS AND UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE THE ORIGINAL GROUND SURFACE, HAS BEEN COMPACTED TO 90% MODIFIED PROCTOR. FILL IS TO BE PLACED IN A MAXIMUM OF NINE-INCH (9") LIFTS. TESTS SHALL BE TAKEN AT A MAXIMUM OF FIFTY FEET (50') WIDE INTERVALS ALONG THE ROUTE OF THE PIPE, AT A MAXIMUM INTERVAL OF TWO FEET (2'), VERTICALLY AND laterally ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO MSD PRIOR TO PLACEMENT OF THE SEWER PIPE.

DETAIL DRAWINGS

THE DETAIL DRAWINGS SHOWN HERE ARE ONLY FOR PRIVATE CONSTRUCTION THAT IS NOT UNDER MSD PERMITS. REFER TO MSD STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC SEWER CONSTRUCTION OR PRIVATE CONSTRUCTION UNDER MSD PERMITS.

FILL OR REMOVE ABANDONED SEWER

ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY FILLED WITH GROUT.

GREASE INTERCEPTOR

GREASE INTERCEPTOR TO BE LOCATED IN AN ACCESSIBLE LOCATION FOR MSD INSPECTION. GREASE INTERCEPTOR TO PROVIDE MEANS FOR VISUAL INSPECTION FROM ABOVE FOR BOTH THE INFLUENT AND EFFLUENT SIDES. MSD SAMPLING MANHOLE TO BE LOCATED ON A PRIVATE LATERAL IN AN ACCESSIBLE LOCATION FOR MSD SAMPLING. SAMPLING MANHOLE SHALL BE LOCATED DOWNSTREAM OF GREASE INTERCEPTOR AND ALL OTHER COMMERCIAL SANITARY LATERALS TO FACILITATE MSD SAMPLING. GREASE INTERCEPTORS AND SAMPLING MANHOLES SHALL BE SHOWN ON THE PLANS AND NOT BE LOCATED IN DRIVE-THRU LANES OR WITHIN PARKING SPACES.

LIMITS OF DISTURBANCE

GREASE INTERCEPTOR TO BE LOCATED IN AN ACCESSIBLE LOCATION FOR MSD INSPECTION. GREASE INTERCEPTOR TO PROVIDE MEANS FOR VISUAL INSPECTION FROM ABOVE FOR BOTH THE INFLUENT AND EFFLUENT SIDES. MSD SAMPLING MANHOLE TO BE LOCATED ON A PRIVATE LATERAL IN AN ACCESSIBLE LOCATION FOR MSD SAMPLING. SAMPLING MANHOLE SHALL BE LOCATED DOWNSTREAM OF GREASE INTERCEPTOR AND ALL OTHER COMMERCIAL SANITARY LATERALS TO FACILITATE MSD SAMPLING. GREASE INTERCEPTORS AND SAMPLING MANHOLES SHALL BE SHOWN ON THE PLANS AND NOT BE LOCATED IN DRIVE-THRU LANES OR WITHIN PARKING SPACES.

PIPE JOINTS WITH ADAPTERS AND COUPLINGS NOTE

NOTE - PIPE JOINTS WITH ADAPTERS AND COUPLINGS SHALL BE SUPPLIED AND INSTALLED WITH 316 STAINLESS STEEL NUT AND BOLT CLAMPS (T-BOLT) CONFIGURATION, AND WITH STAINLESS STEEL SHEAR BANDS, BEING A MINIMUM OF TWELVE (12) MILS (MSD STD. CONST. SPECS. PT. 2, SUBSECTION H.11). WORM DRIVE HOSE CLAMPS AND CONCRETE BACKFILLING (CAUSTICITY) WILL NO LONGER BE ALLOWED AT THOSE JOINTS. GRANULAR BACKFILL SHOULD BE USED. IF FLOWABLE FILL IS REQUIRED, THE CONTRACTOR SHALL WRAP AND TAPE THE ADAPTERS AND COUPLINGS WITH A SIX (6) MIL POLYETHYLENE SHEET.

REMOVE REPLACE OR REHAB NOTE

THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.

SANITARY LATERALS

LATERALS TO BE 6-INCH PVC AND CONSTRUCTED AT 2.0% MINIMUM SLOPE.

SHOP DRAWINGS

THE PROJECT ENGINEER SHALL PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN MISSOURI FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION OF THESE STRUCTURES. STRUCTURES SHALL BE DESIGNED TO SUSTAIN HS-20 LOADS. PLEASE CONTACT THE DISTRICT'S CONSTRUCTION MANAGEMENT DIVISION AT (314) 335-2072 FOR QUESTIONS.

STANDARD CONSTRUCTION 2023 VERSION

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2023. THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, ALL SUBSEQUENT CHANGES MADE THERETO, AND SHALL ALSO INCLUDE THE FOLLOWING:

PART 2 - MATERIALS OF CONSTRUCTION

SECTION GPIPE.

12. CORRUGATED POLYPROPYLENE PIPE.

SUBPARAGRAPHS A AND B SHALL BE DELETED IN THEIR ENTIRETY AND REPLACED WITH THE FOLLOWING:

a. FOR USE IN SANITARY, STORM AND COMBINED SEWERS 12 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS." PIPE SHALL HAVE A MINIMUM STIFFNESS OF 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM D2412.

b. IN ADDITION TO THE JOINT REQUIREMENTS INDICATED IN PART 2, SEC. H, ALL POLYPROPYLENE PIPE SHALL UTILIZE A DOUBLE GASKETED JOINT.

PARAGRAPHS D. AND E. BELOW SHALL BE ADDED:

d. PIPE FOR GRAVITY SEWER INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321. CONSOLIDATION BY WATER (JETTING OR PUDDLING) SHALL NOT BE USED. CONSOLIDATION SHALL BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS FOR TRENCH BACKFILL. PRICE FOR COMPACTED BACKFILL SHALL BE INCLUDED IN PIPE UNIT COST.

1. FOR USE IN SANITARY AND COMBINED SEWER INSTALLATIONS, A REPRESENTATIVE FROM THE PIPE MANUFACTURER SHALL VISIT THE SITE WITHIN THE FIRST 100 FEET OF PIPE INSTALLATION. COORDINATION OF THIS SITE VISIT SHALL BE ARRANGED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE MSD INSPECTOR AT LEAST 24 HOURS' NOTICE OF THE PLANNED DATE AND TIME OF THE MANUFACTURER'S SITE VISIT.

2. FOLLOWING THE SITE VISIT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A LETTER FROM THE PIPING MANUFACTURER SUMMARIZING THEIR OBSERVATIONS. AT A MINIMUM, THE LETTER SHALL:

- a)INDICATE THE DATE THE INITIAL SECTION OF PIPE WAS INSTALLED; AND
- b)VERIFY THAT THE INSTALLATION OCCURRED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
- e. TRENCH WIDTH SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. DISTRICT STANDARD PAYLINE WIDTHS BASED ON THE NOMINAL INSIDE PIPE DIAMETER SHALL APPLY.

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PROJECT NAME
OWNER'S NAME

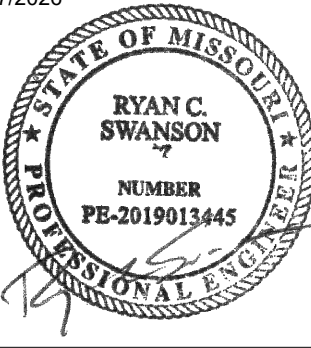
CULVER'S OF
MAPLEWOOD

7606 MANCHESTER
ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

PROFESSIONAL ENGINEER

07/27/2026



RYAN C. SWANSON
PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01298399

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SHEET TITLE

MSD STANDARD
PLAN NOTES

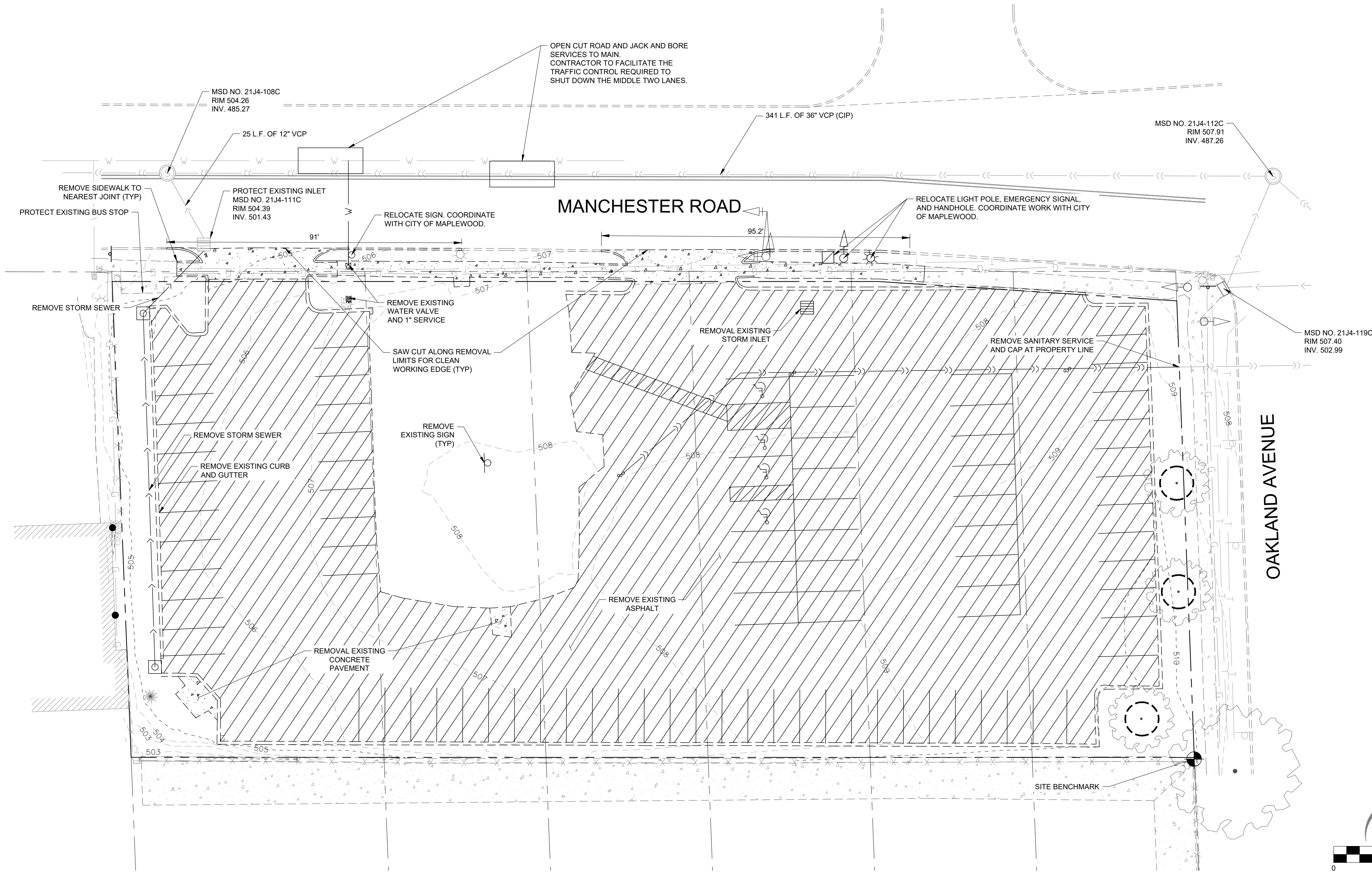
MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WVTP: LEMAY

_____ DRAWN	_____ TRS
_____ CHECKED	_____ LND
_____ PM	_____ RCS

PROJECT NUMBER
SHEET NUMBER

26001

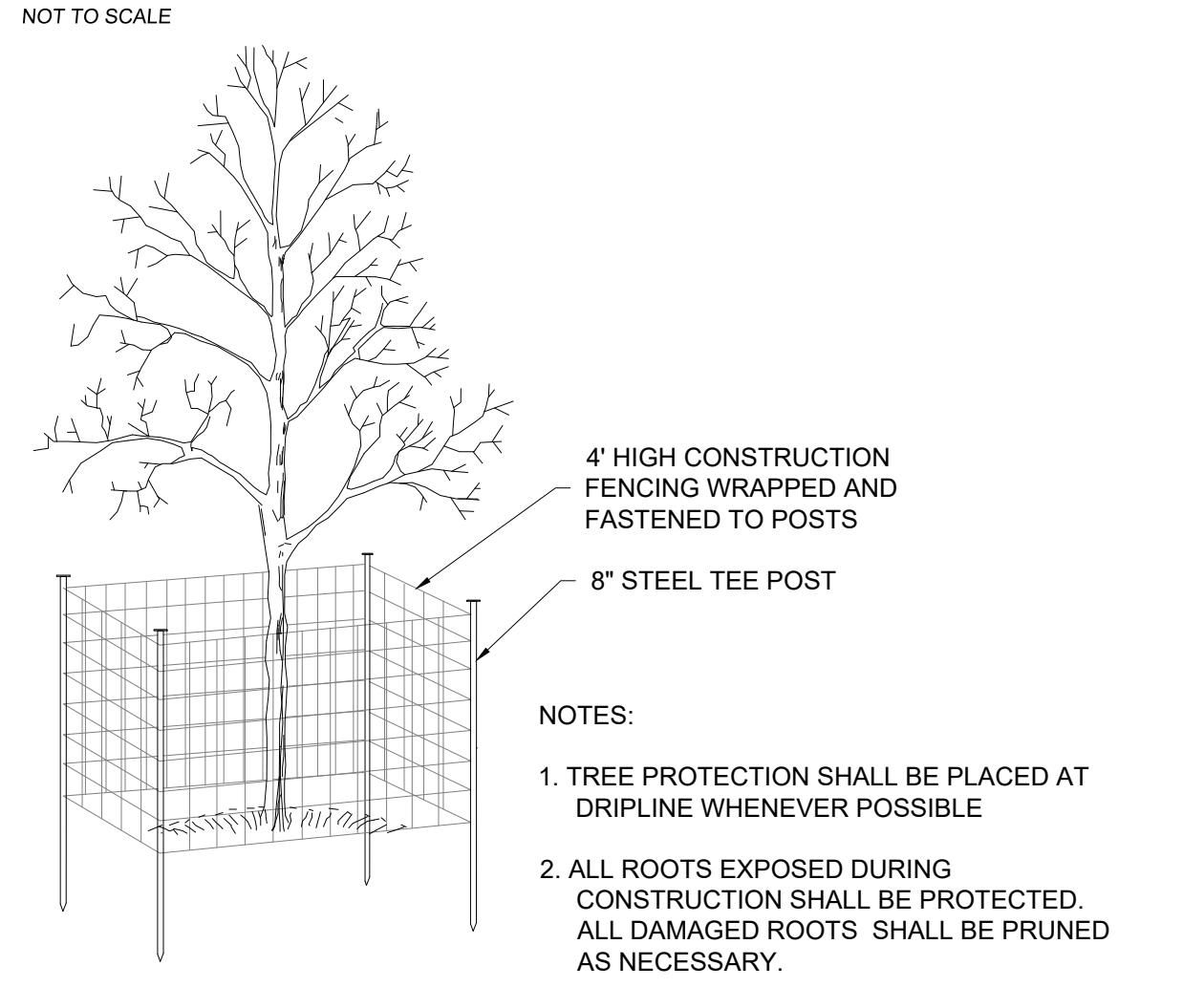
C-03



LEGEND

---	PROPERTY LINE		EXISTING WATER TO REMAIN
---	LOT LINE		REMOVE EXISTING VALVE WATER
---	EXISTING RIGHT-OF-WAY		EXISTING SIGN TO REMAIN
---	EXISTING EASEMENT LINE		REMOVE EXISTING SIGN
---	EXISTING CURB AND GUTTER		EXISTING GAS METER TO REMAIN
---	REMOVE EXISTING CURB AND GUTTER		EXISTING ELECTRIC METER TO REMAIN
---	EXISTING SANITARY SEWER TO REMAIN		EXISTING STORM SEWER TO REMAIN
---	REMOVE EXISTING STORM SEWER		REMOVE EXISTING STORM SEWER
---	EXISTING WATER TO REMAIN		EXISTING SANITARY SEWER TO REMAIN
---	EXISTING OVERHEAD UTILITIES TO REMAIN		BENCHMARK
---	EXISTING GAS MAIN TO REMAIN		EXISTING TRAFFIC SIGNAL MAST ARM
---	EXISTING FENCE TO REMAIN		EXISTING SIGNAL CONTROLLER
---	EXISTING CONTOUR LINE		EXISTING LIGHT POLE TO REMAIN
---	REMOVE EXISTING ASPHALT PAVEMENT		REMOVE EXISTING TREE AND STUMP
---	REMOVE EXISTING CONCRETE PAVEMENT		EXISTING TREE TO REMAIN WITH PROTECTION, SEE DETAIL BELOW.
(TYP)	*TYPICAL* FOR ALL SIMILAR ITEMS		

TREE PROTECTION DETAIL



BENCHMARKS

DESCRIPTION	ELEVATION (NAVD88)
SITE BENCHMARK OLD STONE IWTH CROSS AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT.	509.07'
ST. LOUIS COUNTY BENCHMARK BENCHMARK: 14501 STANDARD DNR ALUMINUM DISK STAMPED SL-192 AND SITUATED IN A GRASSY AREA SOUTH OF MAPLEWOOD RICHMOND HEIGHTS HIGH SCHOOL ADDRESSED AS #7539 MANCHESTER ROAD; ROUGHLY 450 FEET WEST OF THE CENTERLINE OF BIG BEND ROAD, 25.5 FEET NORTH OF THE CURB ALONG THE NORTH SIDE OF MANCHESTER ROAD, 29 FEET SOUTH OF THE SOUTHWEST CORNER FO FENCE AROUND TENNIS COURTS, 71 FEET NORTHWEST OF A POWER POLE, 68 FEET NORTHWEST OF A SECOND POWER POLE, AND 149 FEET WEST OF THE NORTHWEST POST OF A BUS STOP SHELTER.	508.68'

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EXISTING CONDITIONS AND REMOVALS PLAN

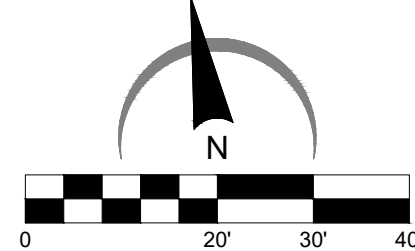
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C-04



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
	2026						2027					
CONSTRUCTION SEQUENCE	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR		
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

1) SHADING SHOWN IS AN ESTIMATE FOR THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES. 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION. 3) CONTRACTOR MUST KEEP RECORD OF ALL MAJOR DATES AS REQUIRED BY GENERAL PERMIT SECTION IV.D.2.B.

STORMWATER OUTFLOW CONTRIBUTING AND RECEIVING WATERS

FROM SITE - DRAINAGE AREA "A" (1.10 ACRES) CONSISTING OF LANDSCAPED AREAS, PAVED AREAS, AND BUILDINGS. ALL FLOWS TREATED BY PERIMETER AND INTERMEDIATE BMP'S AND TRANSPORTED VIA OVERLAND AND STORM SEWER. THIS DRAINAGE AREA ULTIMATELY DRAINS TO THE NWC OF THE SITE WHERE IT LEAVES THE SITE VIA THE STORM SEWER.

TO RECEIVING WATERS - ULTIMATELY CONVEYED TO THE BLACK CREEK LOCATED APPROXIMATELY 0.4 MILE TO THE WEST OF THE SITE.

SITE DESCRIPTION

SITE LOCATION: ADDRESS OR INTERSECTION CORNER IN ST. LOUIS COUNTY, OF SECTION 2939, TOWNSHIP 49N, RANGE 6E.
LATITUDE: 38.6128573
LONGITUDE: -90.3267383
ADJACENT PROPERTIES: THE SITE IS BORDERED BY ARTERIAL BUSINESS TO THE WEST, NORTH, AND EAST, AND PUBLIC ACTIVITY TO THE SOUTH.
SITE TOPOGRAPHY: THE SITE SLOPES FROM THE EAST TO THE WEST. THE SLOPES TIE INTO EXISTING PROPERTY TO THE NWC. THE EXISTING VEGETATION ON THE SITE CONSISTS OF SEVERAL TREES AND MAINTAIN OUT GRASS, ASPHALT PAVEMENT PARKING LOT.
RAINFALL INFORMATION: THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS APPROXIMATELY 43 INCHES.
POST-CONSTRUCTION CONDITIONS: POST-CONSTRUCTION RUNOFF COEFFICIENT OF THE SITE: 0.83 (IMPERVIOUS C = 0.90, PERVIOUS C = 0.25).
TOTAL SITE AREA: LIMITS OF SITE = 1.10 AC±
LIMITS OF DISTURBANCE = 1.18 AC±
SITE IMPERVIOUS AREA: 0.98 AC±
SITE SEEDED AREA: 0.12 AC±
ENVIRONMENTAL PERMITS - OTHER THAN NPDES, STORMWATER AND/OR EROSION AND SEDIMENT CONTROL, WETLANDS/NOI
THREATENED AND ENDANGERED SPECIES: THERE ARE NO KNOWN ISSUES RELATED TO THREATENED AND ENDANGERED SPECIES
HISTORICAL PROPERTIES: THERE ARE NO KNOWN ISSUES RELATED TO HISTORICAL PRESERVATION

SWPPP INFORMATION SIGN

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).

SWPPP INFORMATION

DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION (CERTIFICATIONS, INSPECTION FORMS, AND SITE MAPS) ON THE SITE. IF DOCUMENTATION IS NOT ON SITE, A DETAILED SET OF DIRECTIONS MUST BE GIVEN TO THE DOCUMENT LOCATION. SWPPP DOCUMENTS MUST BE AVAILABLE FOR INSPECTION WHILE CONSTRUCTION ACTIVITY IS PRESENT.

CONTACT INFORMATION (NAME AND PHONE NUMBER) MUST BE DISPLAYED FOR THE PERSON(S) RESPONSIBLE FOR SWPPP IMPLEMENTATION AND MAINTENANCE AND FOR THE PERSON(S) RESPONSIBLE FOR KEEPING THE SWPPP DOCUMENTS (IF OTHER THAN THE PERSON NAMED RESPONSIBLE FOR SWPPP IMPLEMENTATION).

LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMANENT STORM SEWER FLOWING TO THE LEFT. SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CATCH BASIN OR MANHOLE
- DIRECTION OF OVERLAND FLOOD ROUTE
- DIRECTION OF OVERLAND FLOW AND SLOPE
- TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)
- SEE SPECIFIC KEY NOTE ON THIS SHEET

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF TEMPORARY SILT FENCE
- 1.03 IP INLET PROTECTION PER STRUCTURE TYPE
- CONCRETE WASH OUT

EROSION CONTROL REFERENCE NOTES

- 1.01 SEE CONSTRUCTION EXIT FIGURE 6.2 FROM THE MISSOURI PROTECTING WATER QUALITY MANUAL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 12' IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- 1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION. REMOVAL OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- 1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 34" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.

SEQUENCE OF CONSTRUCTION

- PLACE SWPPP SIGN ON SITE. SWPPP SIGN SHALL CONTAIN A COPY OF THE LETTER OF COVERAGE AND MISSOURI GENERAL PERMIT. SWPPP SIGN SHALL CONSIST OF LARGE MAILBOX WITH THE LETTERS "SWPPP" ON THE SIDES. MAILBOX SHALL BE SUPPORTED BY A 4"x4" POST IN A 5-GALLON BUCKET OF CONCRETE. TO ALLOW THE BOX TO BE PORTABLE AND REUSABLE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
- DEMOLISH BUILDINGS.
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
- CONSTRUCT TEMPORARY SEDIMENT TRAP AND INSTALL OUTLET CONTROL PROTECTION AND LEVEL SPREADER.
- INSTALL UTILITIES, UNDERDRAINS, AND STORM SEWERS. INSTALL INLET PROTECTION CONCURRENTLY.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PREPARE AREA OF SITE FOR PAVING FOR PARKING AREAS.
- PAVE AREA OF SITE.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.)

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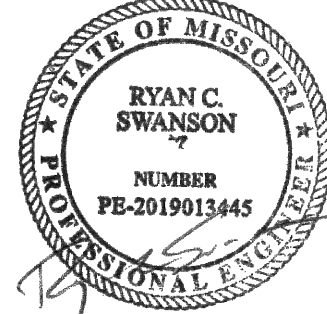
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SWPPP PLAN

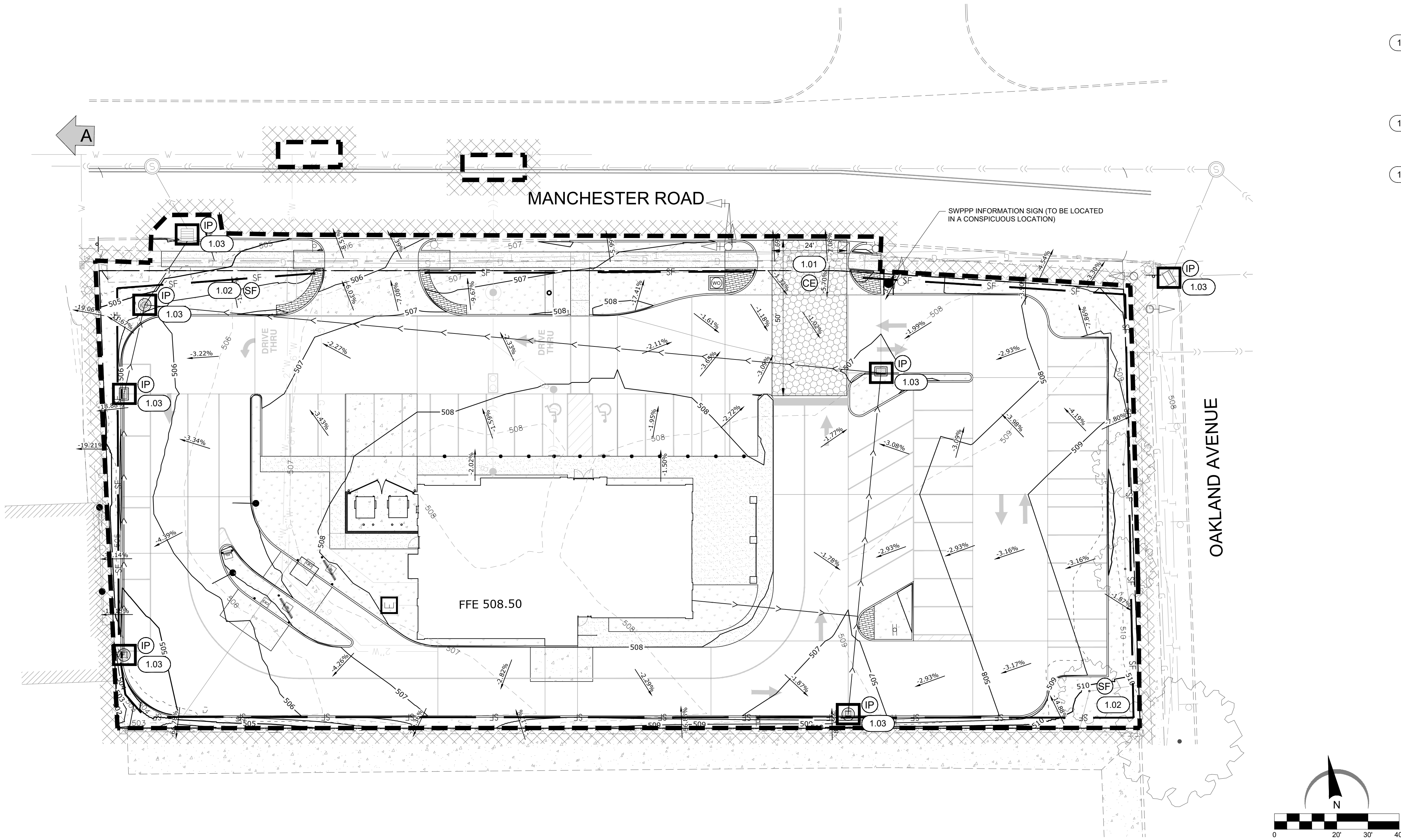
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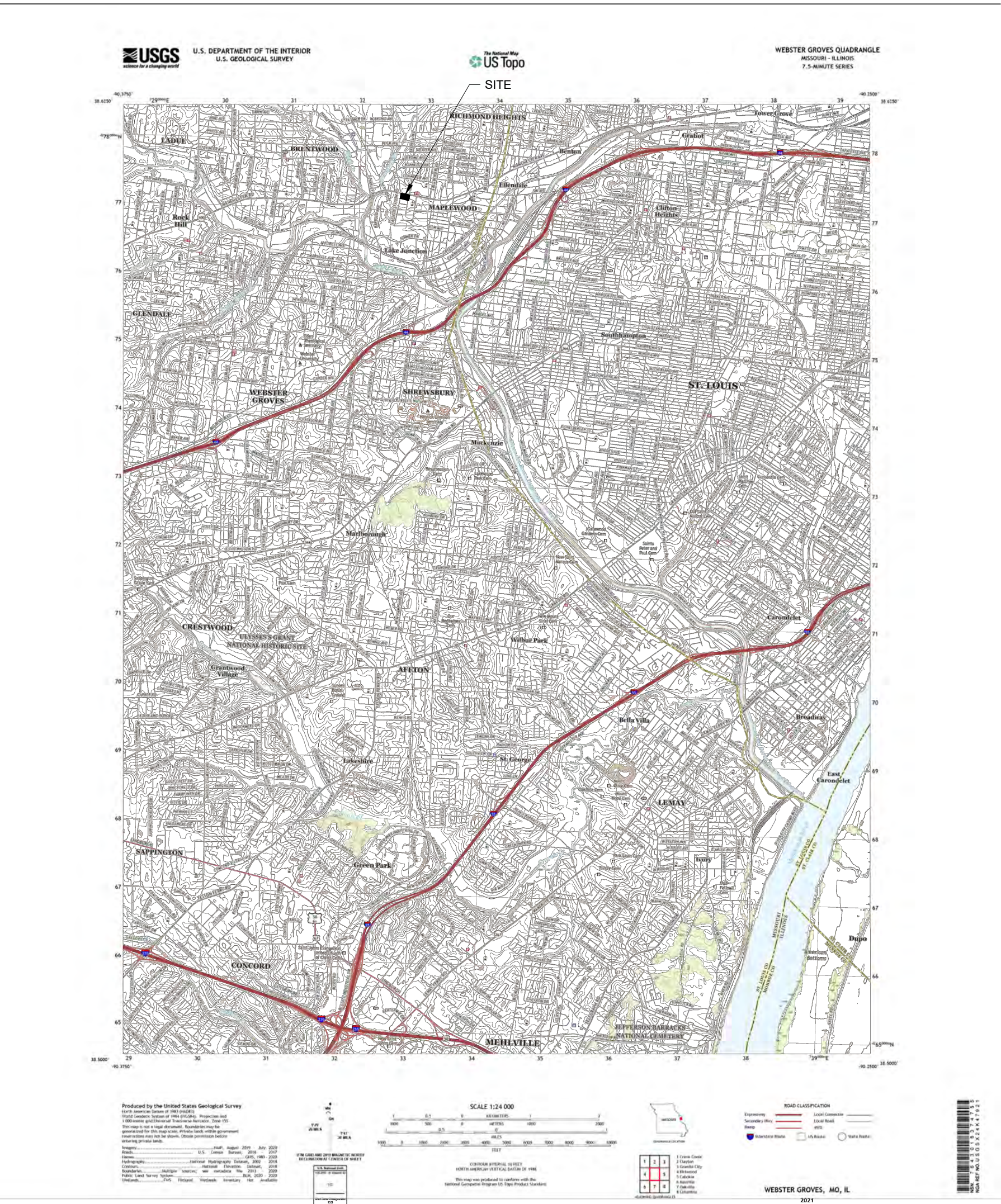
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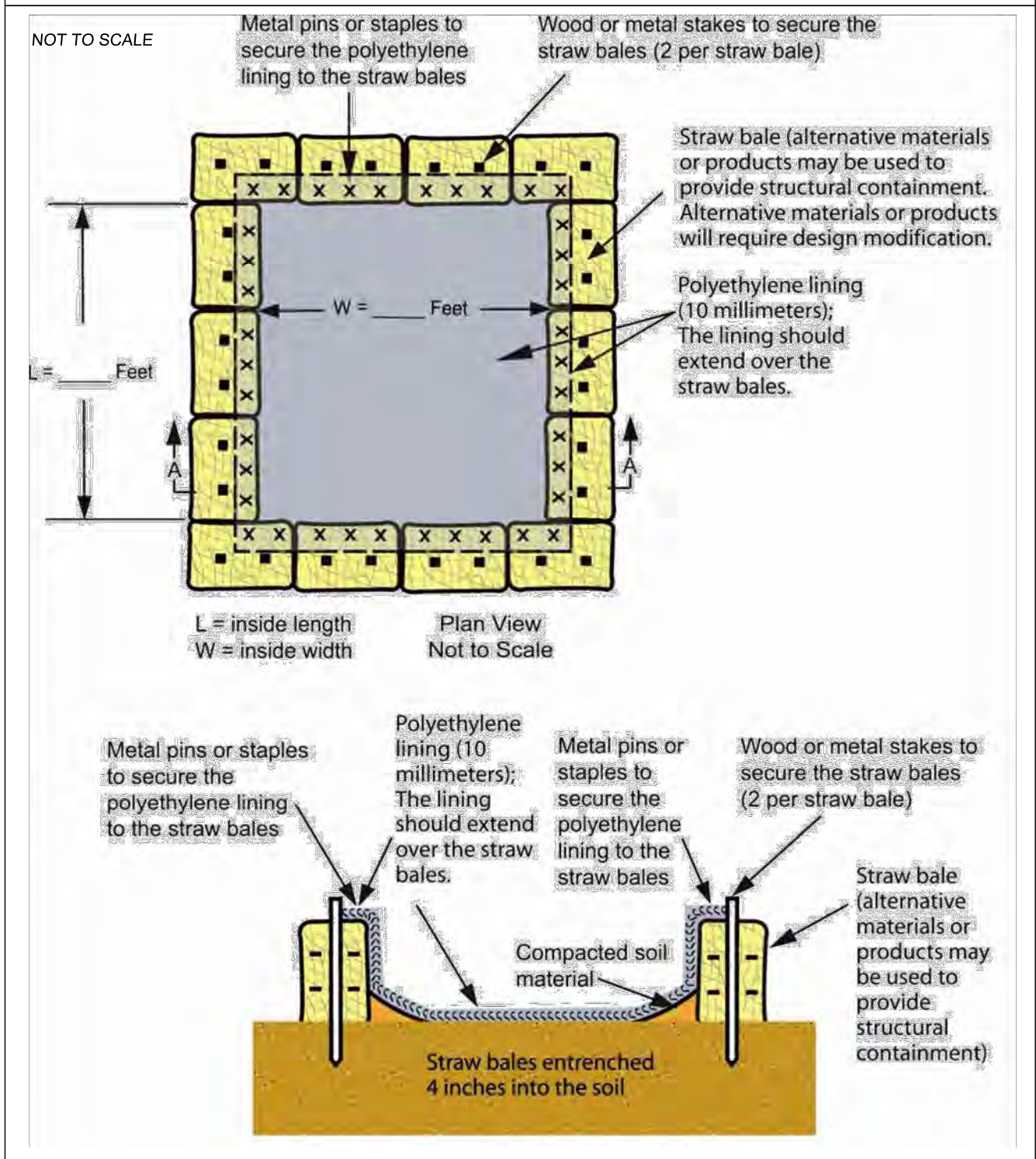
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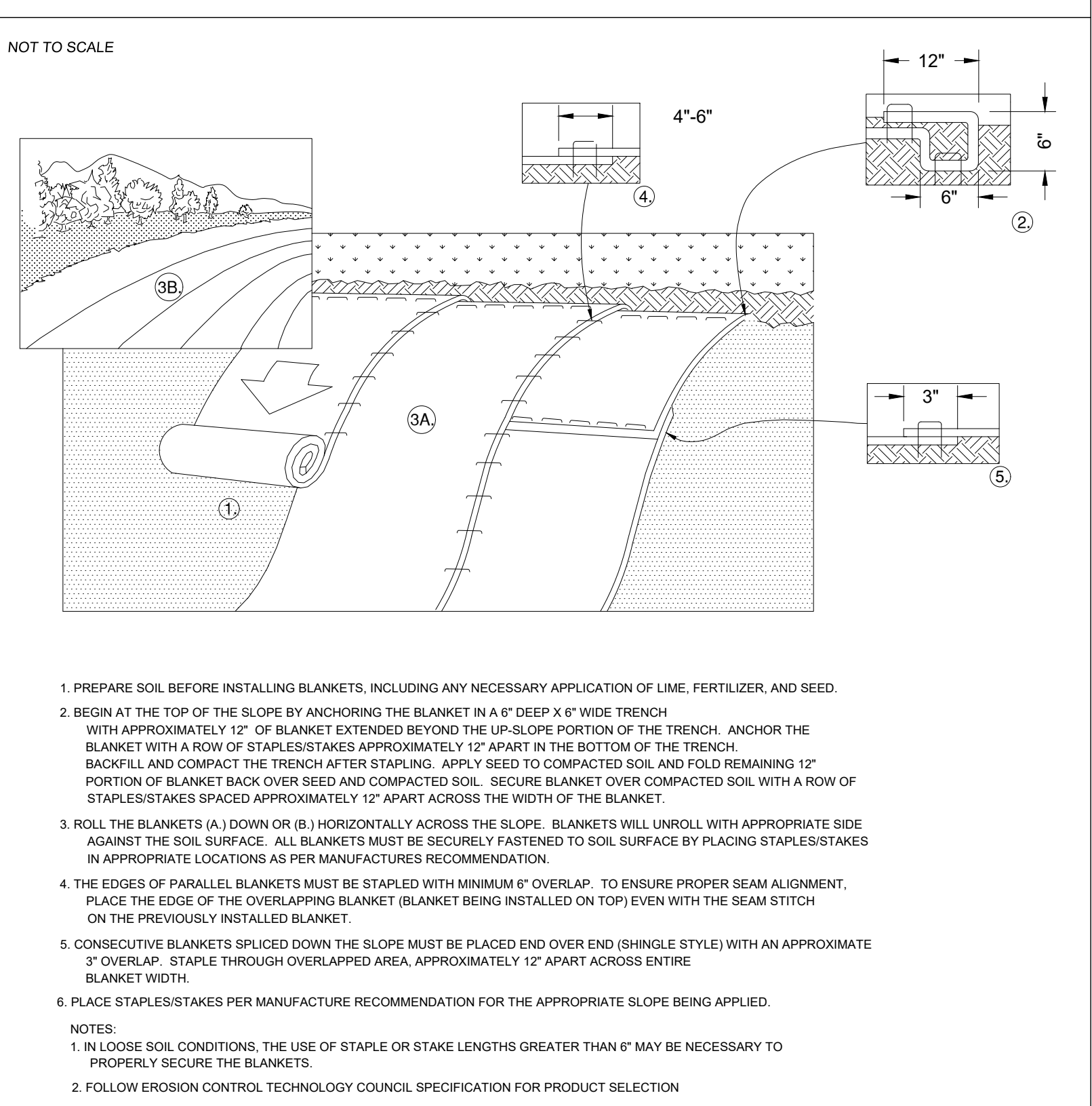
USGS MAP



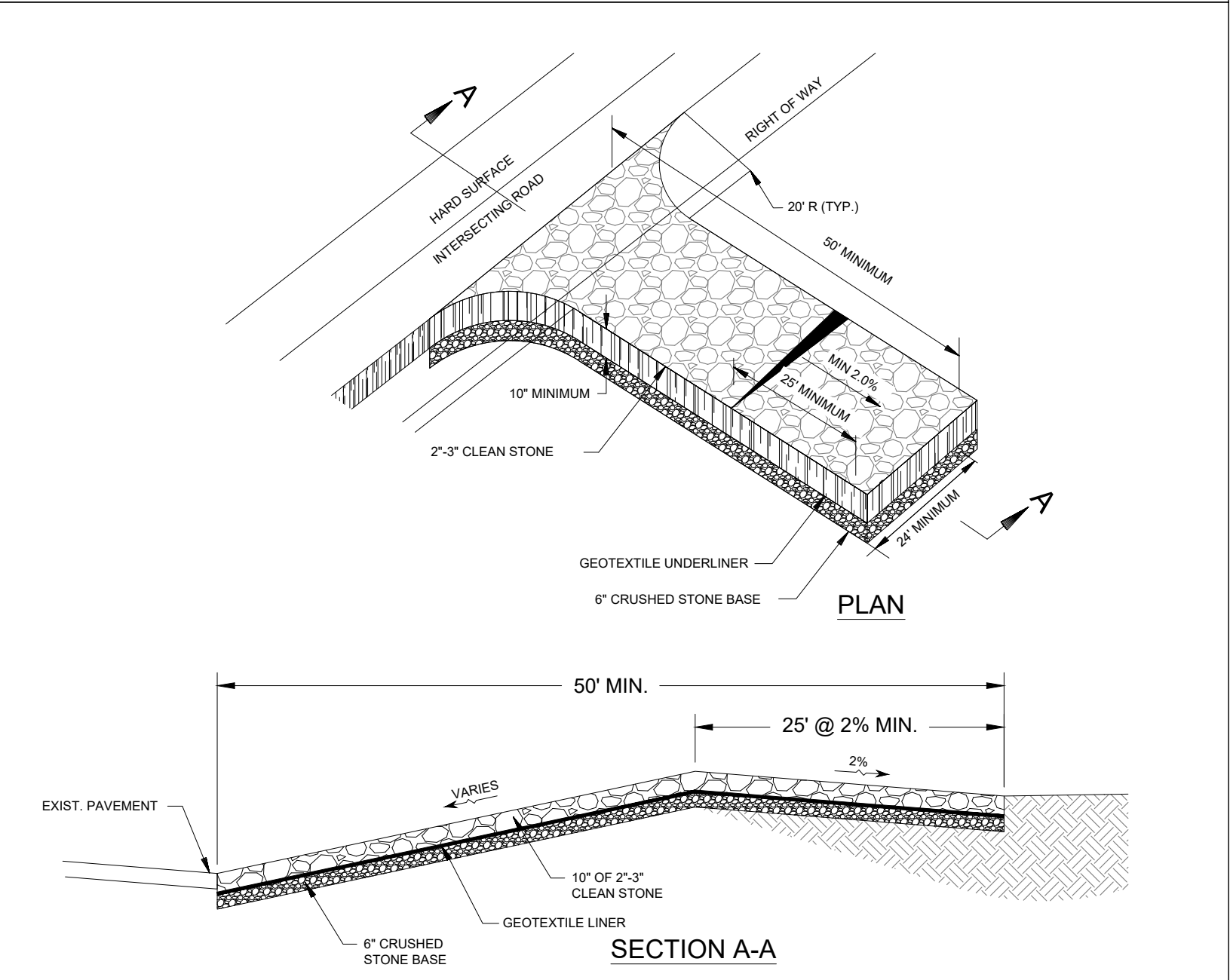
CONCRETE WASH OUT



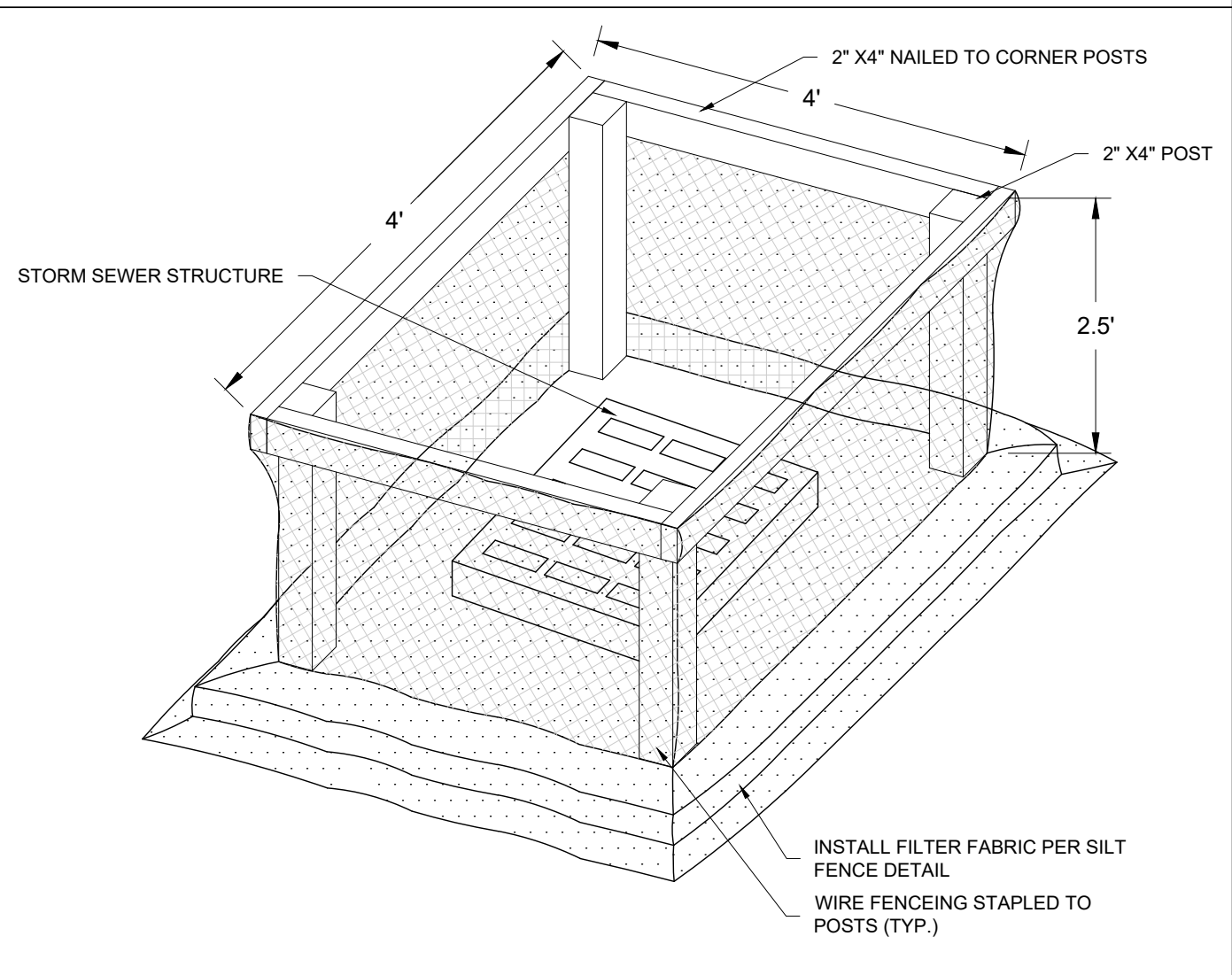
EROSION CONTROL BLANKET INSTALLATION DETAIL



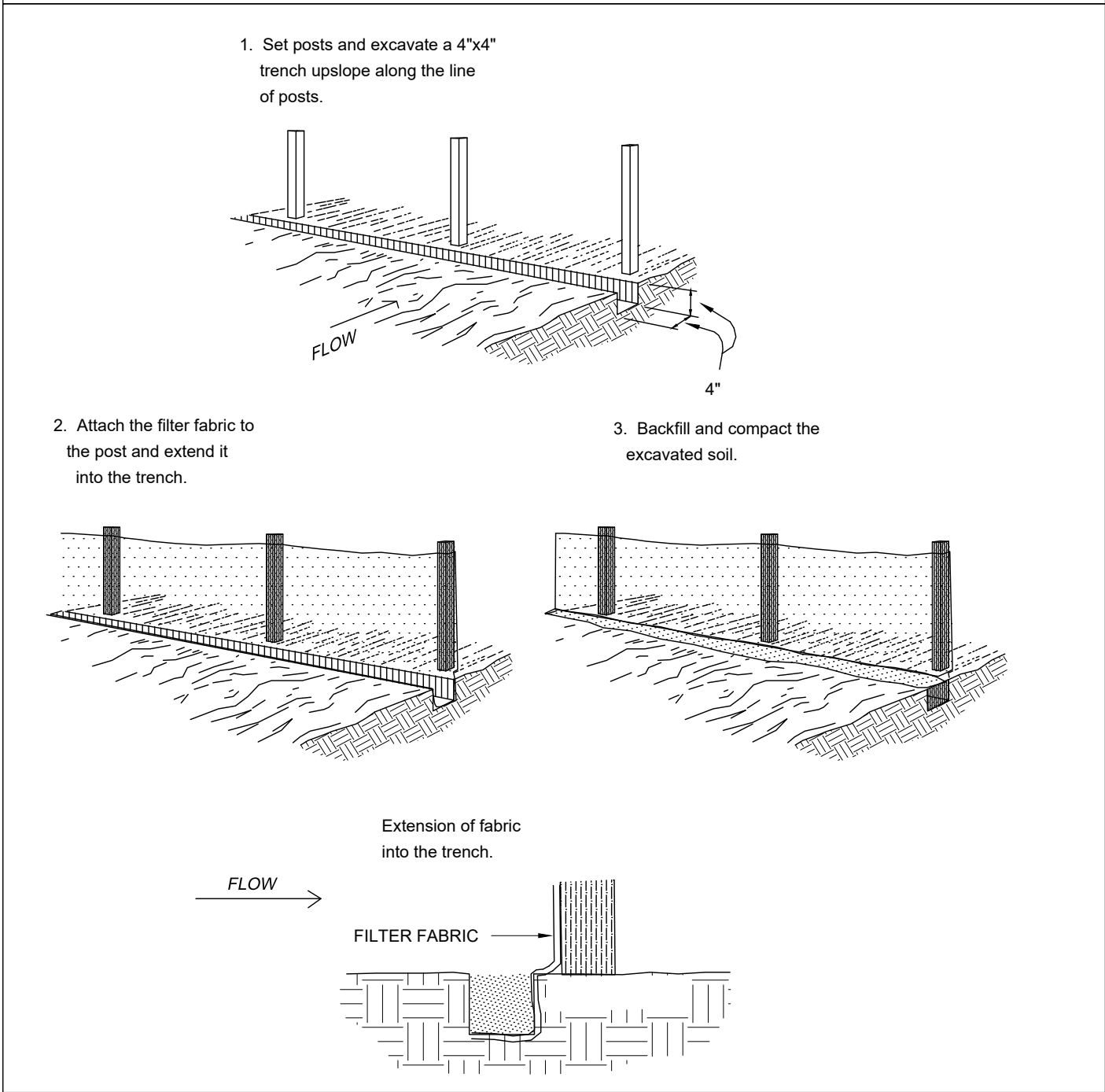
CONSTRUCTION EXIT DETAIL



INLET PROTECTION DETAIL



SILT FENCE DETAIL



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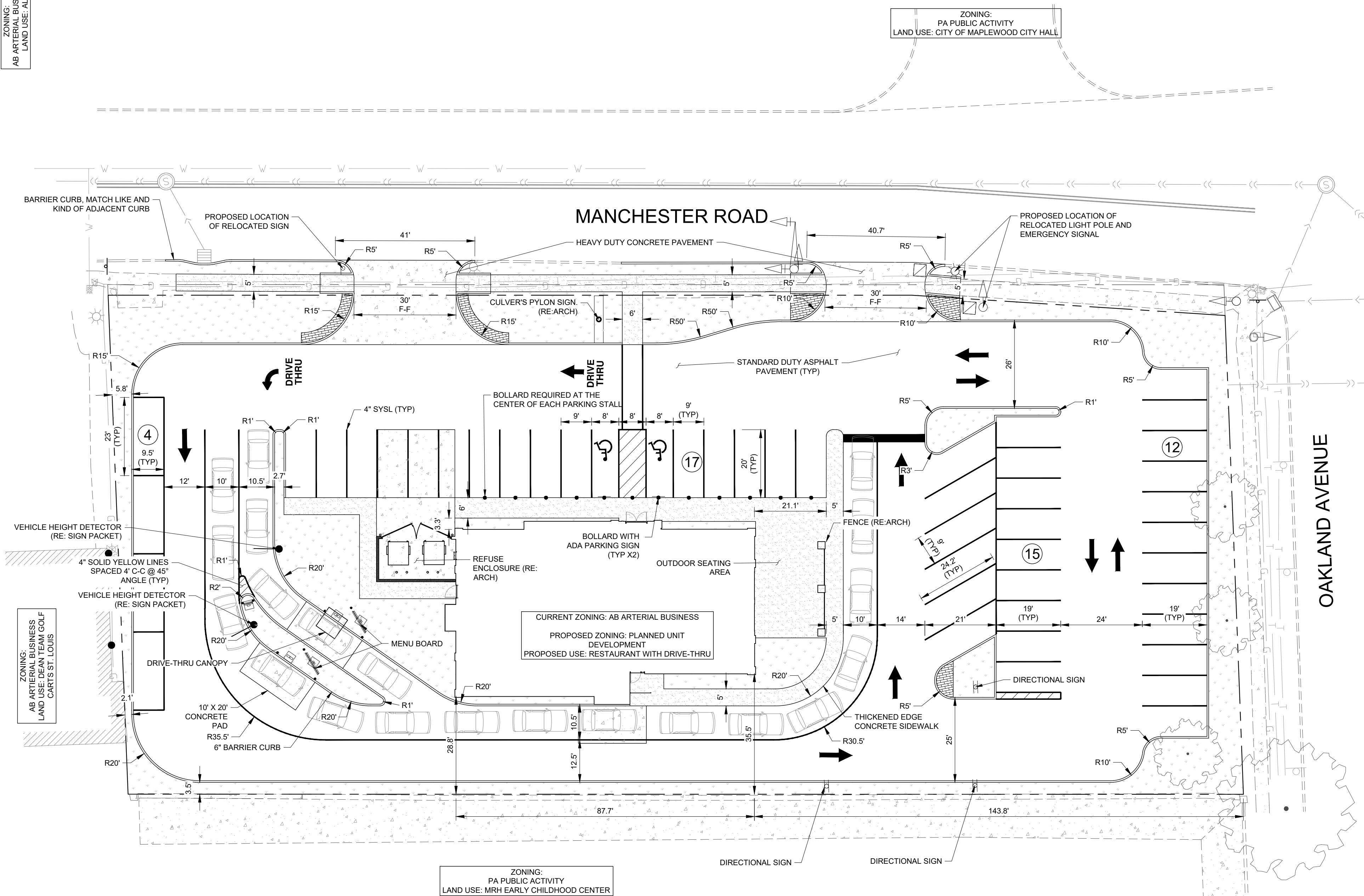
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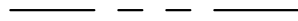
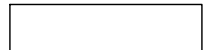
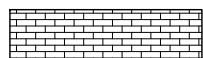
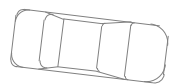
26001

C-06

ZONING:
AB ARTERIAL BUSINESS
LAND USE: AUB



LEGEND

	PROPERTY LINE		PROPOSED CONCRETE SIDEWALK
	LOT LINE		PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	EXISTING RIGHT-OF-WAY		HEAVY DUTY CONCRETE PAVEMENT
	EXISTING EASEMENT LINE		PROPOSED TURF OR LANDSCAPED AREA
	PROPOSED EASEMENT LINE		PROPOSED LANDSCAPE PROTECTOR
	EXISTING CURB AND GUTTER		BOLLARD
	PROPOSED CURB AND GUTTER(B-6.12)		VEHICLE STACKING

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
- ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- ELECTRICAL CIRCUITRY TO SITE LIGHTING AND SIGN SHOWN ON ARCHITECTURAL PLANS.
- FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.
- FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTROLLED LOW STRENGTH MATERIAL UP TO THE BOTTOM OF THE PAVEMENT. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF THE SAME THICKNESS AS THE EXISTING PAVEMENT STRUCTURE. THE MIXES USED SHALL BE MODOT APPROVED HMA BINDER COURSE AND HMA SURFACE COURSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN AS NECESSARY BY MODOT STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CITY OF MAPLEWOOD SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK AND UPON COMPLETION OF SAID WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MODOT SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK IN THE MANCHESTER ROAD-RIGHT-OF-WAY AND UPON COMPLETION OF SAID WORK.

SITE AREA TABLE

EXISTING IMPERVIOUS AREA	42,689 SF (0.98 AC)
PROPOSED IMPERVIOUS AREA	40,075 SF (0.92 AC)
TOTAL SITE AREA	47,890 SF (1.10 AC)
% IMPERVIOUS AREA	84%

ZONING TABLE

LOT IS ZONED AB - ARTERIAL BUSINESS			
	REQUIRED		PROVIDED
MAXIMUM BUILDING HEIGHT	35'		23'-3"±
MINIMUM LOT AREA	10,000 SF (150' MIN LOT WIDTH)		47,890 SF
BUILDING SETBACKS:			
	FRONT (ROW SETBACK)		
	SETBACK	20'	68.9'
	SIDE YARD (EAST)		
	SETBACK	NONE REQUIRED, HOWEVER, IF PROVIDED, NO LESS THAN 5'	140.7'
	SIDE YARD (WEST)		
	SETBACK	NONE REQUIRED, HOWEVER, IF PROVIDED, NO LESS THAN 5'	97.5'
	REAR YARD		
	SETBACK	NONE REQUIRED, HOWEVER, IF PROVIDED, NO LESS THAN 5'	26.5'
PARKING/LANDSCAPING:			
	PARKING STALL SIZE	9' X 19'	9' X 19'
	TWO-WAY DRIVE AISLE WIDTH (ALL STALLS)		24'
	ONE-WAY DRIVE AISLE WIDTH (60' STALLS)		14'
	1 SPACE / 3 PATRONS PLUS 2 SPACE / 3 EMPLOYEES 1.1 88 INTERIOR SEATS = 29 SPACES 1.2 15 EMPLOYEES = 10 SPACES	39 SPACES	48 SPACES

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PROJECT NAME
OWNER'S NAME

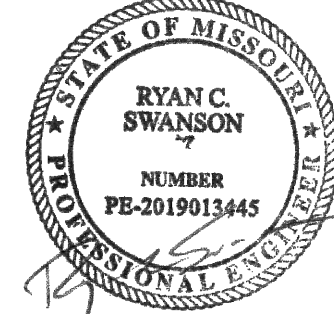
**CULVER'S OF
MAPLEWOOD**

7606 MANCHESTER
ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5361

PROFESSIONAL ENGINEER

07/27/2026



RYAN C. SWANSON PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01296399

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SHEET TITLE

LAYOUT PLAN

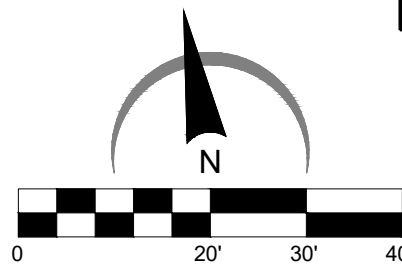
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MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WWTP: LEMAY

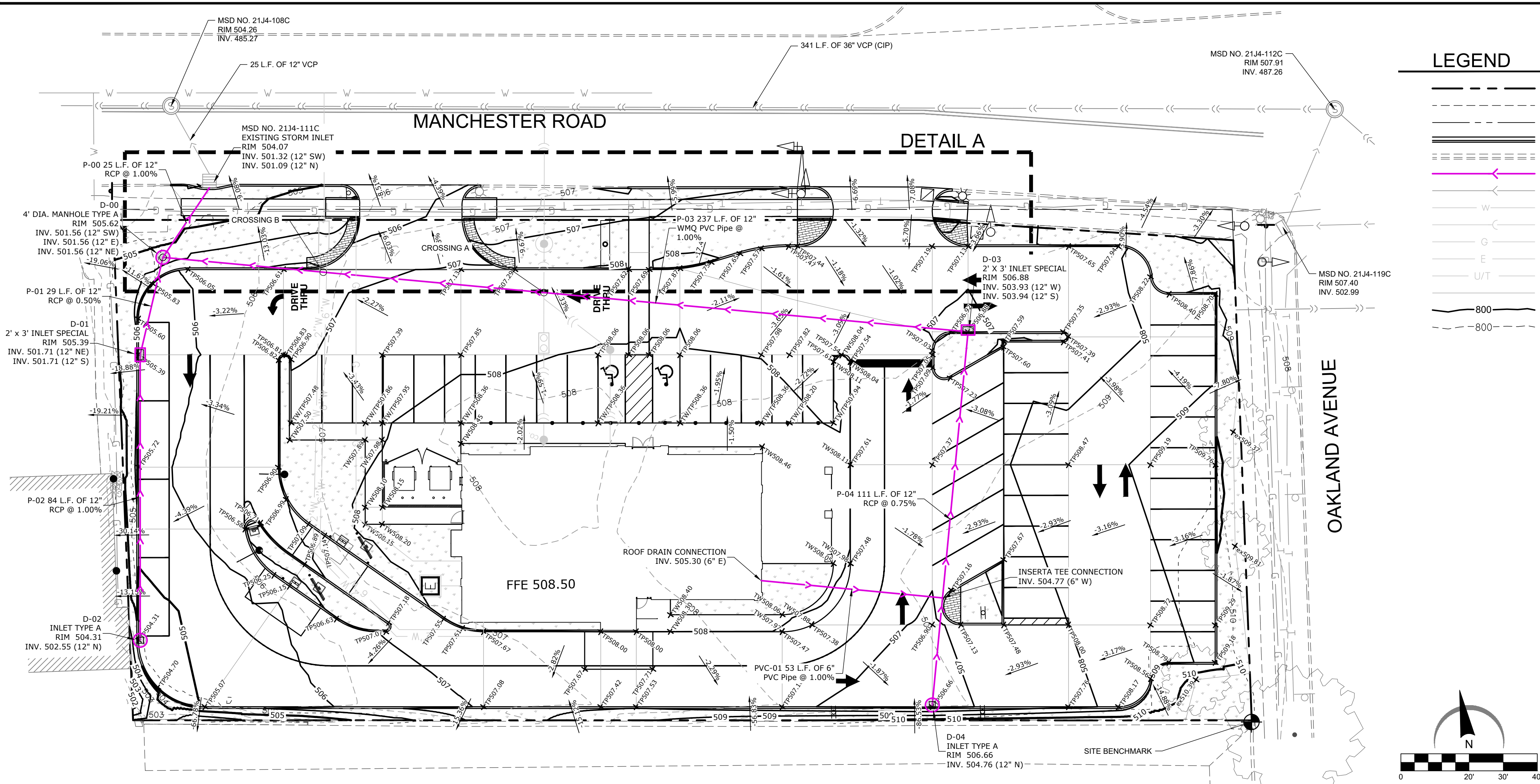
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CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-07





LEGEND

	PROPERTY LINE		PROPOSED CATCH BASIN OR MANHOLE
	LOT LINE		PROPOSED CLEANOUT
	EXISTING RIGHT-OF-WAY		DIRECTION OF SHEET FLOW
	PROPOSED CURB AND GUTTER		TOP OF WALK ELEVATION
	EXISTING CURB AND GUTTER		TOP OF PAVEMENT ELEVATION
	PROPOSED WATER SERVICE		TOP OF WALK AND PAVEMENT ELEVATION
	PROPOSED STORM SEWER		FINISHED GRADE ELEVATION
	EXISTING STORM SEWER		TOP OF WALL ELEVATION
	PROPOSED UNDERGROUND ELECTRIC SERVICE		BOTTOM OF WALL ELEVATION
	PROPOSED TELEPHONE SERVICE		MATCH EXISTING TOP OF CURB ELEVATION
	PROPOSED GRADE BREAK LINE		BENCHMARK
	PROPOSED CONTOUR LINE		EMERGENCY OVERLAND FLOW ROUTE
	EXISTING CONTOUR LINE		

GRADING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS. FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
- THE MAXIMUM SLOPE RATIO ON CUTFILL SLOPES IS 3 HORIZONTAL TO 1 VERTICAL.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

BENCHMARKS

DESCRIPTION	ELEVATION (NAVD88)
SITE BENCHMARK OLD STONE IWTH CROSS AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT.	509.07'
ST. LOUIS COUNTY BENCHMARK BENCHMARK: 14501 STANDARD DNR ALUMINUM DISK STAMPED SL-192 AND SITUATED IN A GRASSY AREA SOUTH OF MAPLEWOOD RICHMOND HEIGHTS HIGH SCHOOL ADDRESSED AS #7539 MANCHESTER ROAD, ROUGHLY 450 FEET WEST OF THE CENTERLINE OF BIG BEND ROAD, 25.5 FEET NORTH OF THE CURB ALONG THE NORTH SIDE OF MANCHESTER ROAD, 29 FEET SOUTH OF THE SOUTHWEST CORNER FO FENCE AROUND TENNIS COURTS, 71 FEET NORTHWEST OF A POWER POLE, 68 FEET NORTHWEST OF A SECOND POWER POLE, AND 149 FEET WEST OF THE NORTHWEST POST OF A BUS STOP SHELTER.	508.68'

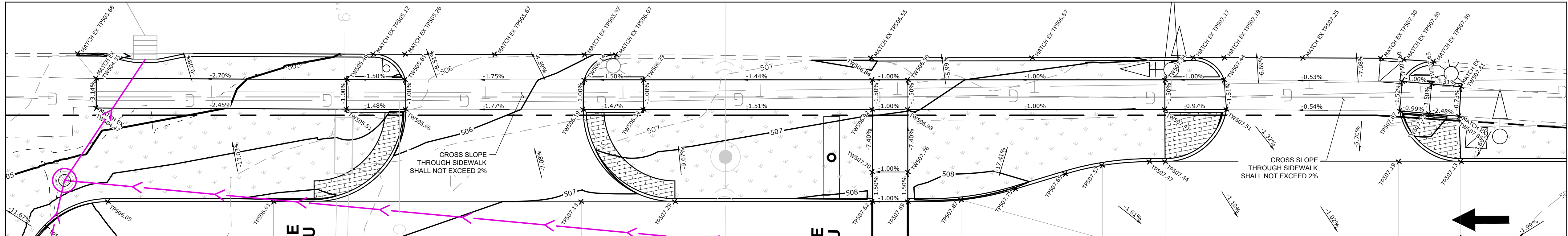
RIM ELEVATION DEFINITION



CROSSING	PIPE 1 (TOP)	PIPE 2 (BOTTOM)	BOTTOM OF PIPE 1	TOP OF PIPE 2	CLEARANCE
A	STORM SEWER	SANITARY SERVICE	502.51'	502.04'	0.47'
B	STORM SEWER	WATER SERVICE	501.86'	501.25'	0.61'

Structure Number	F&G number	Grate Type -if type is not readily available - contact engineer with requested alternate
D00	R-1713	CLOSED LID
D01	R-3065	R
D02	R-3065	R
D04	R-3065	R
D05	R-3065	R

DETAIL A (1:10 SCALE)



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PROJECT NAME
OWNER'S NAME

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SHEET TITLE

GRADING AND DRAINAGE PLAN

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-08

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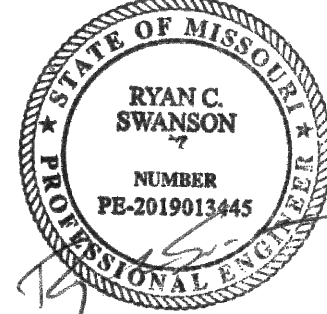
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SHEET TITLE

STORM SEWER PLAN & PROFILE

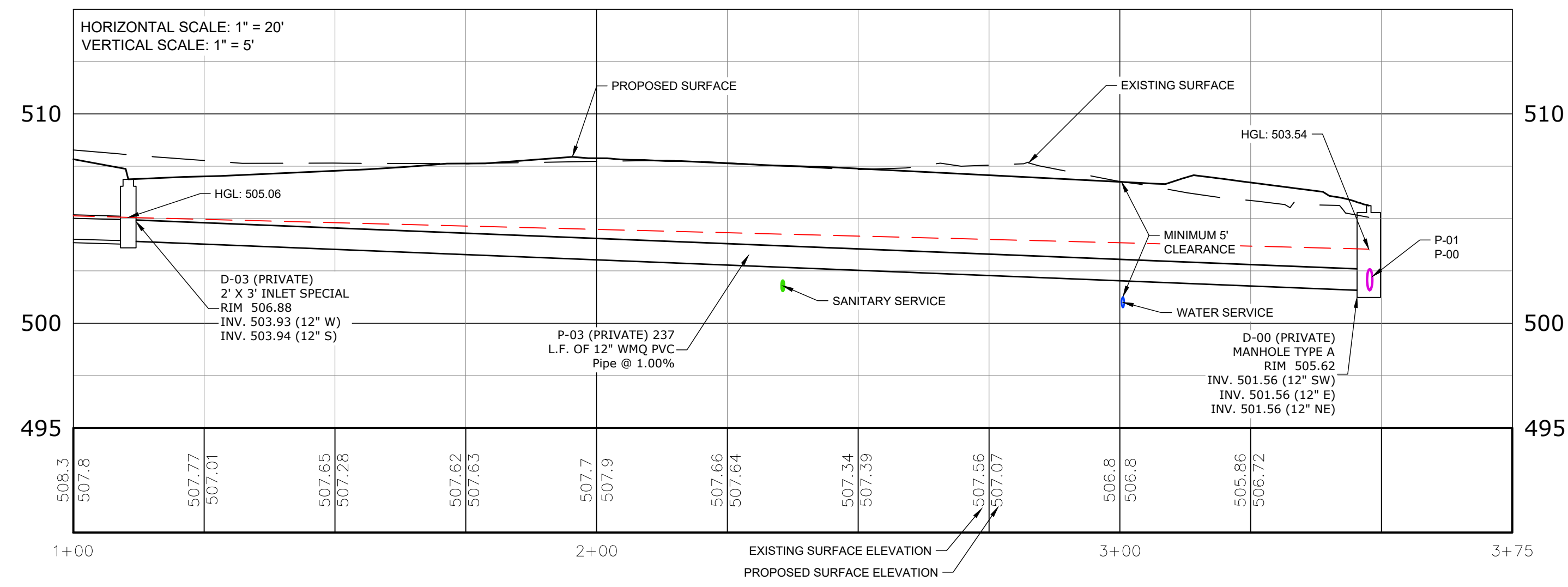
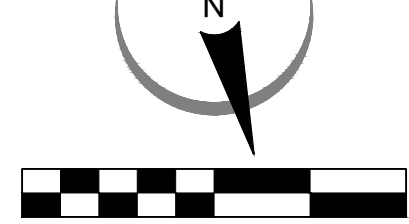
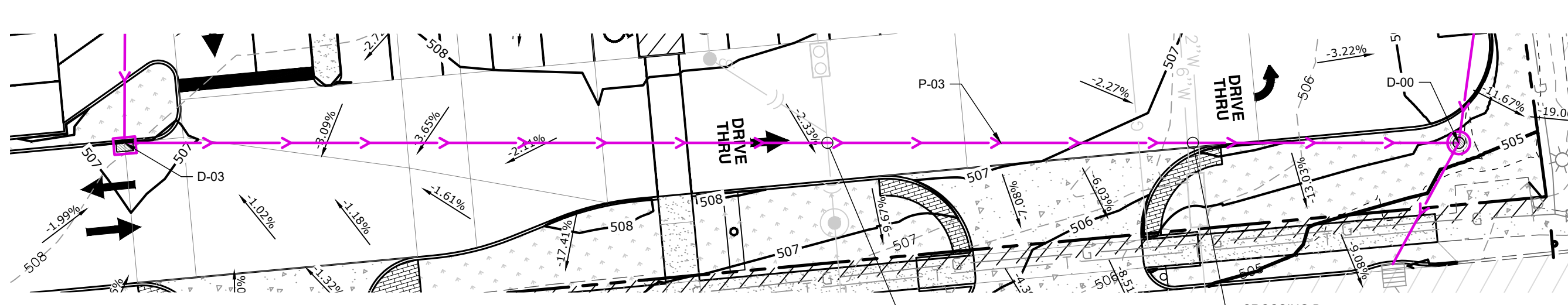
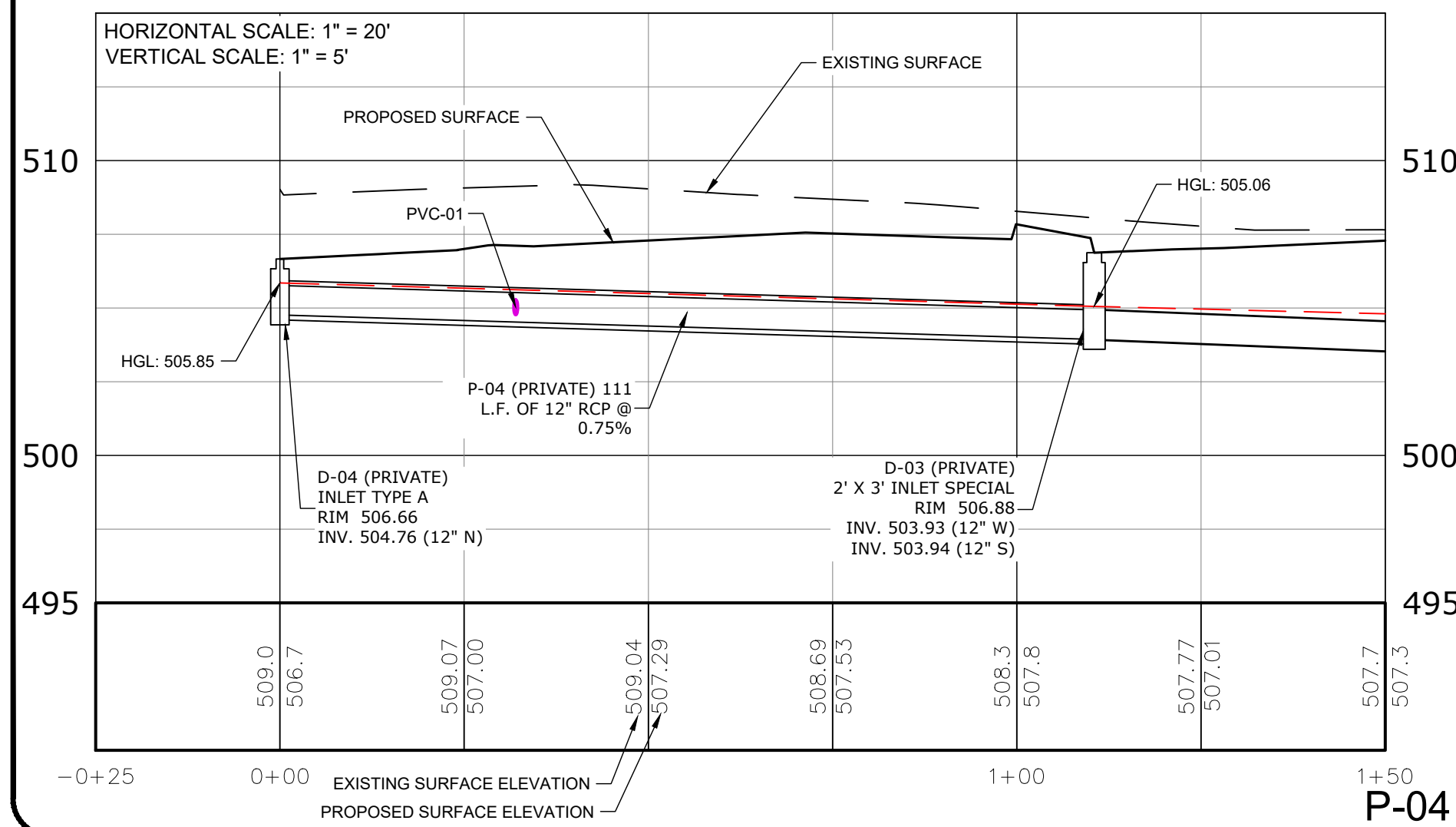
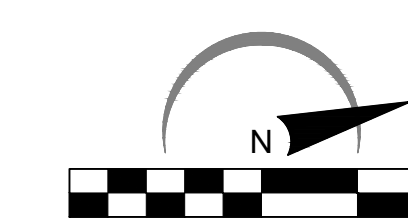
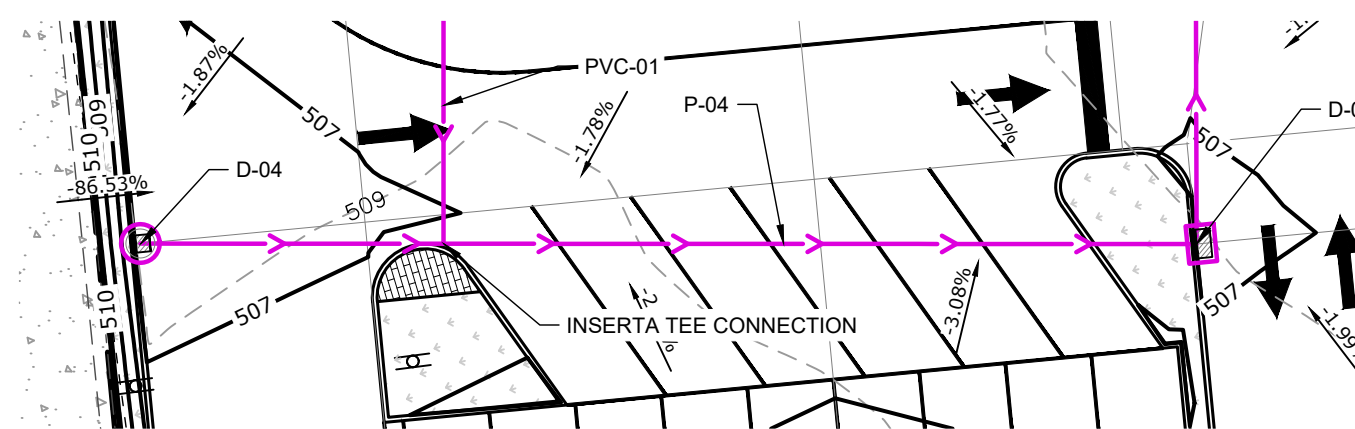
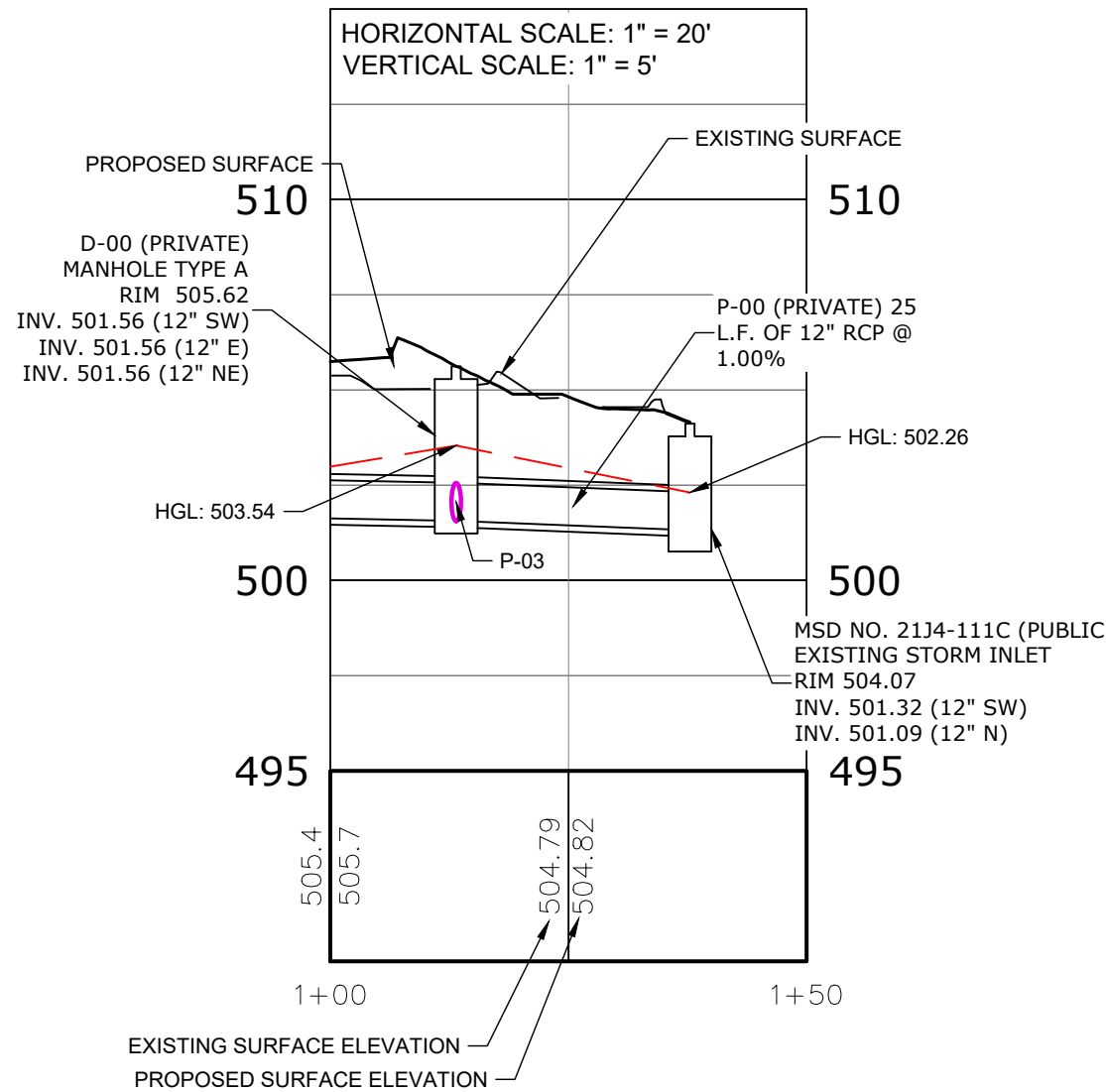
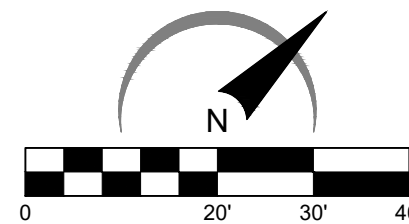
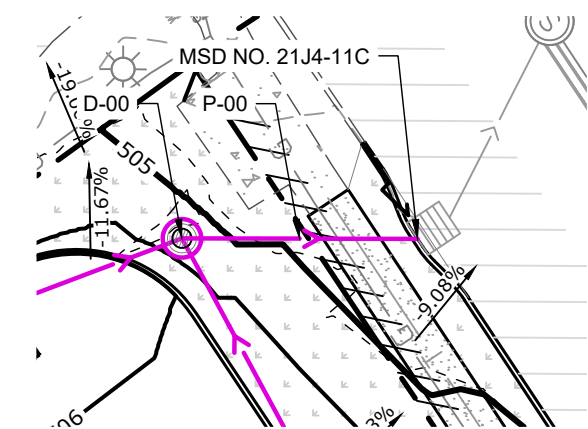
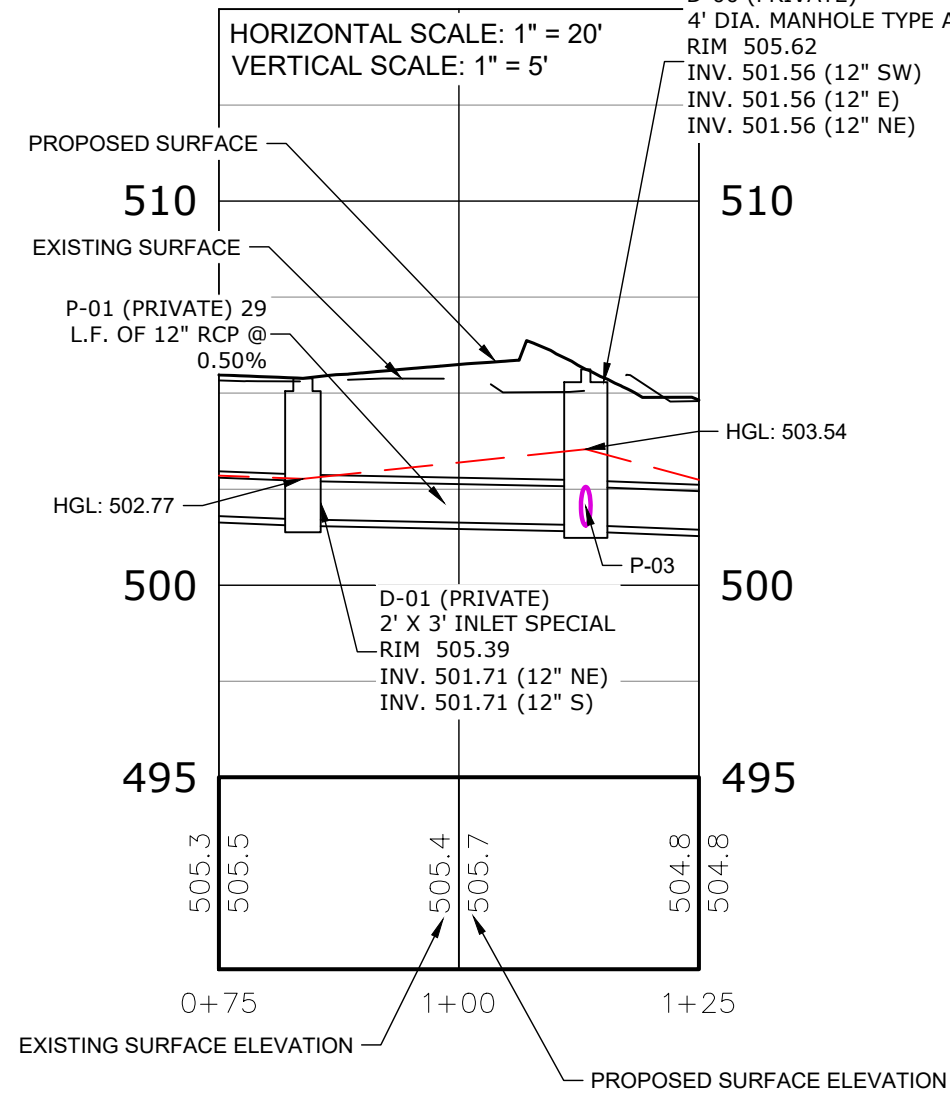
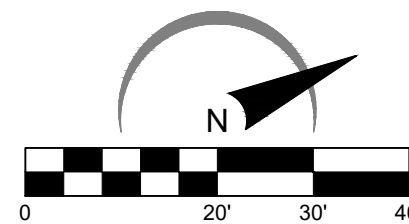
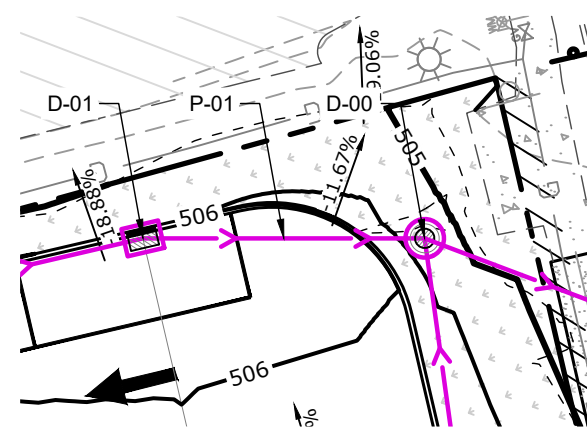
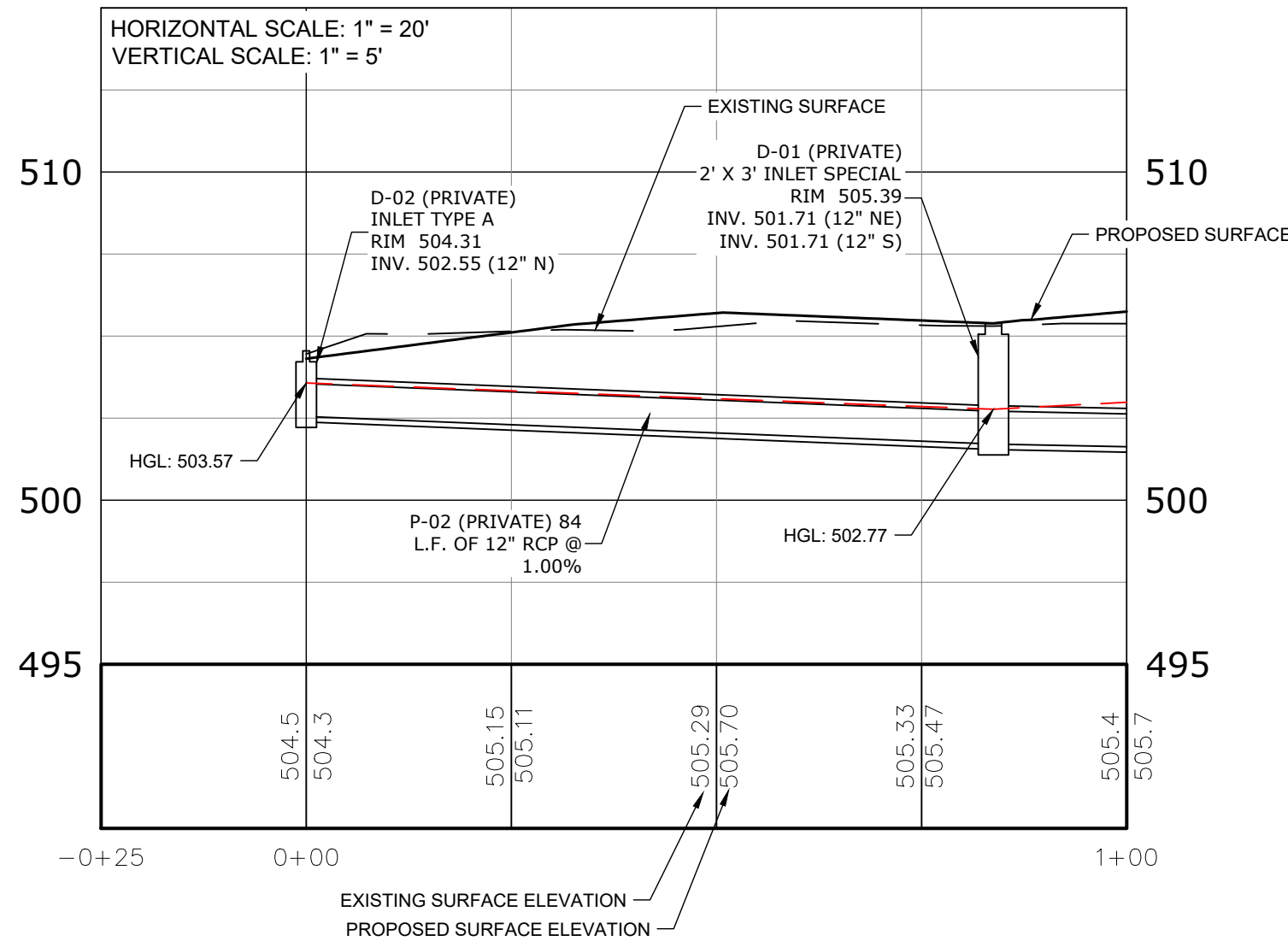
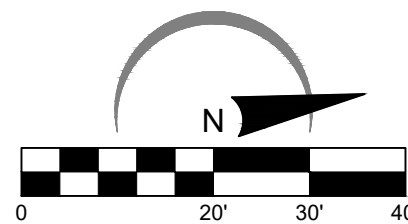
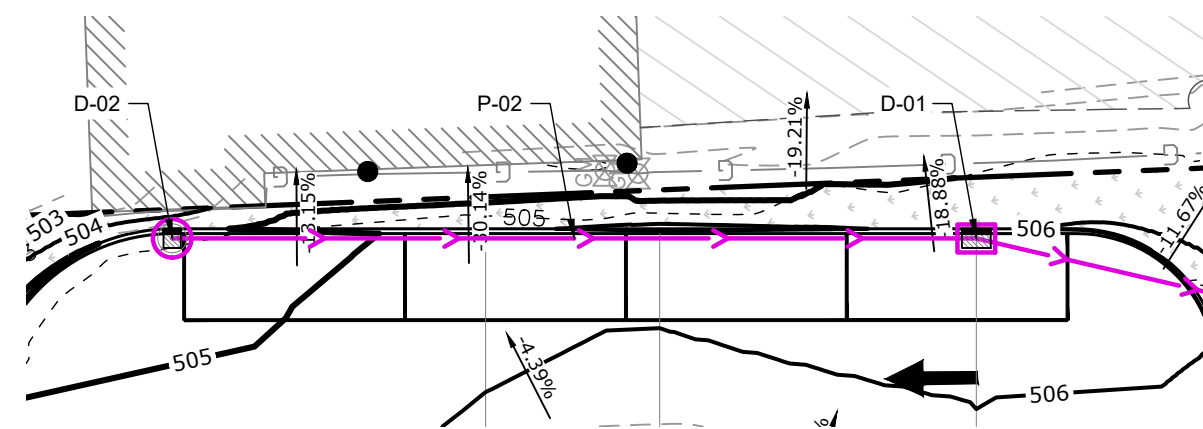
MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J14-453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-09



Design Storm: 20-year, 20-min - PROPOSED																													
Project Name:		Culver's of Maplewood			Created By: JWO																								
Project Number: 26001					Reviewed By: LND				Bend Coefficients								Revisions:												
Project Location: Maplewood, MO					Date: 07/24/2026																								
Stucture Number	Line		Flow Line Elevations					Full Flow Cap. (cfs)								Pipe Coef. (n)	Head Loss				Total H _{mt}	Hydraulic Elevations			Structure Upper H.E. + H _{mt}	TOP Structure Elevation	Free Board	Structure Number	
	Upper Structure	Lower Structure	Upper Structure	Lower Structure					Length (ft)	Flowline Grade ft/ft	Pipe Size (in.)	Total (Q) (cfs)	Mean Full Flow Vel. (V) (ft/s)	Bend Coef.	Curve Coef.							Velocity Head (V _n) (ft)	QV _n (ft ⁴ /s)	Upper F.L. + Dia.					Lower H.E. + H _f
	D-02	D-02	D-01	502.548	501.711	83.75	0.0100	12	3.57	0.60	0.76	0.67	0.00	0.01	0.01		0.013	0.02	0.01	0.01	0.00	0.02	503.548	502.735	502.711	503.566	504.310	0.74	D-02
	D-01	D-01	D-00	501.711	501.564	29.46	0.0050	12	2.52	1.36	1.73	0.06	0.00	0.05	0.06		0.013	0.04	0.06	0.00	0.00	0.06	502.711	502.607	502.564	502.770	505.390	2.62	D-01
D-00	D-00	EX-00	501.564	501.319	24.54	0.0100	12	3.57	3.46	4.41	0.47	0.00	0.30	1.04	0.013	0.23	0.38	0.14	0.00	0.52	502.564	502.550	502.319	503.083	505.160	2.08	D-00		
21J4-111C	21J4-111C	21J4-108C	501.090	485.270	25.00	0.6328	12	28.39	3.46	4.41	0.57	0.00	0.30	1.04	0.013	0.24	0.00	0.17	0.00	0.17	502.09	486.506	486.270	502.262	504.070	1.81	21J4-111C		
21J4-108C	21J4-108C		485.270																								21J4-108C		
D-04	D-04	D-03	504.764	503.935	110.500	0.0075	12	3.09	1.27	1.62	0.70	0.00	0.04	0.05	0.013	0.14	0.05	0.03	0.00	0.08	505.764	505.075	504.935	505.847	506.660	0.81	D-04		
D-03	D-03	D-00	503.935	501.564	237.087	0.0100	12	3.57	2.10	2.68	0.06	0.00	0.11	0.23	0.013	0.82	0.12	0.01	0.00	0.12	504.935	503.387	502.564	505.057	506.880	1.82	D-03		
D-00	D-00		501.564																								D-00		

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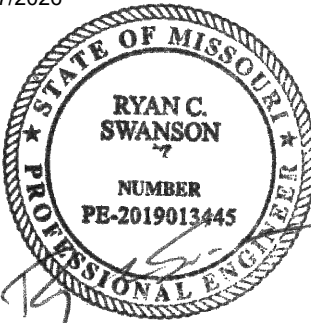
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SHEET TITLE

PIPE HYDRAULICS
CALCULATIONS

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
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DRAWN _____ TRS

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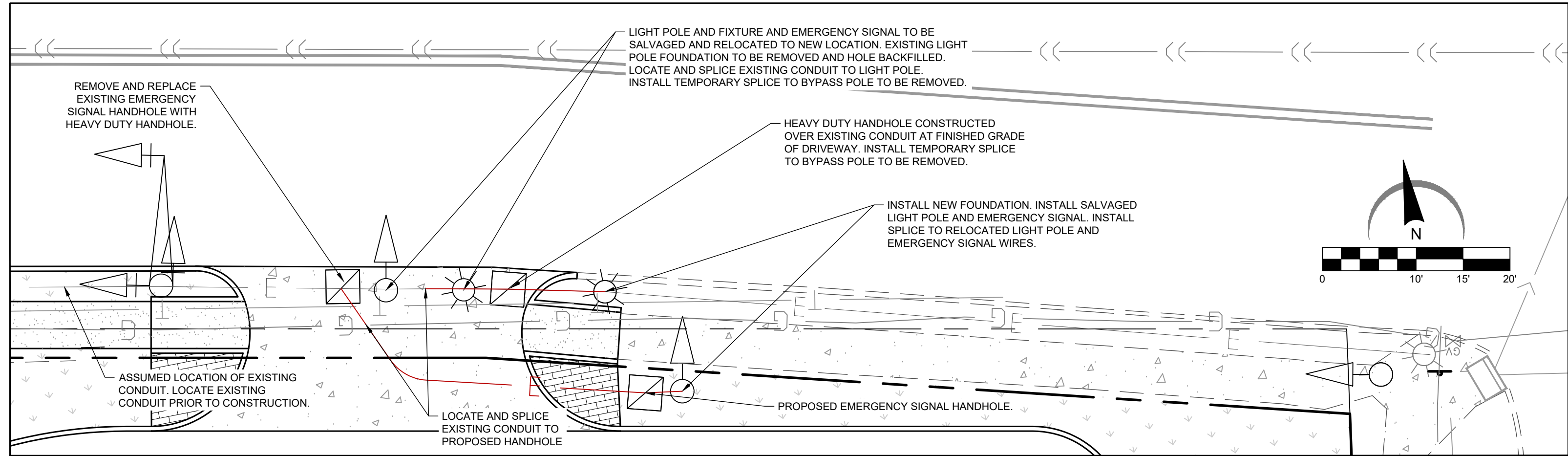
PM _____ RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-10

DETAIL B (1:10 SCALE)



LEGEND

—	PROPERTY LINE	⊗	EXISTING FIRE HYDRANT ASSEMBLY
— 10"W	EXISTING WATER MAIN	⊗	EXISTING WATER VALVE
— W	PROPOSED WATER SERVICE	⊗	PROPOSED WATER VALVE
—	EXISTING SANITARY SEWER	⊗	EXISTING MANHOLE OR CATCH BASIN
—	PROPOSED SANITARY SEWER	⊗	PROPOSED SANITARY MANHOLE
—	PROPOSED STORM SEWER	⊗	PROPOSED SANITARY CLEANOUT
— G	EXISTING GAS MAIN	⊗	PROPOSED GREASE TRAP (SEE ARCH PLANS FOR DETAIL)
— G	PROPOSED GAS MAIN	⊗	EXISTING SANITARY MANHOLE
— E	PROPOSED UNDERGROUND ELECTRIC SERVICE	⊗	EXISTING UTILITY POLE
— U/T	PROPOSED TELEPHONE SERVICE	⊗	PROPOSED UTILITY POLE
— O/U	EXISTING OVERHEAD UTILITY LINES	⊗	EXISTING LIGHT POLE
⊗	PROPOSED TRANSFORMER		
⊗	LIGHT POLE AND FIXTURE		

UTILITY KEY LEGEND

1. PROPOSED 6" C909 PVC WATER FIRE SERVICE AND 2" C909 PVC WATER DOMESTIC SERVICE. CONNECTED TO THE EXISTING WATER MAIN.
2. GAS SERVICE ENTRY AND METER (RE: ARCH)
3. PROPOSED GAS SERVICE (COORDINATE INSTALLATION WITH SPIRE PRIOR TO CONSTRUCTION).
4. PROPOSED ELECTRIC SERVICE (CONTRACTOR TO COORDINATE CONNECTION WITH AMEREN PRIOR TO CONSTRUCTION)
5. PROPOSED PHONE SERVICE
6. STORM SEWER, REFER TO SEWER PLAN
7. CONNECT TO PROPOSED WATERMAIN VIA 12X2 TEE
8. TRANSFORMER PAD (CONTRACTOR TO COORDINATE INSTALLATION WITH AMEREN)
9. CONTRACTOR SHALL INSTALL A 4" SCH. 40 PVC CONDUIT FOR THE PROPOSED ELECTRICAL SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PROPOSED SERVICE WITH AMEREN.
10. GREASE TRAP INTERCEPTOR, RE: ARCH FOR DETAIL

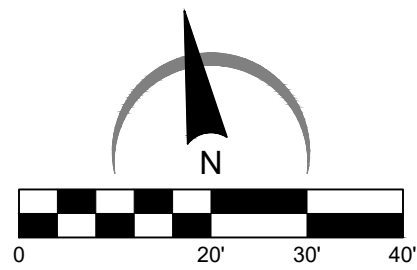
UTILITY NOTES

1. THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
2. ALL PRIVATE WATER MAINS CONSTRUCTED ON THE PROPERTY ARE TO BE CONSTRUCTED WITH MATERIALS THAT FOLLOW THE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL REQUIREMENTS FOR PIPE MATERIAL AND OTHER WATER MAIN APPURTENANCES PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
4. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
6. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
7. CONTRACTOR SHALL SET ALL CLEANOUT, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.

LIGHT POLE AND EMERGENCY SIGNAL RELOCATION NOTES

1. LIGHT POLES AND EMERGENCY SIGNALS ARE OWNED AND MAINTAINED BY THE CITY OF MAPLEWOOD, MO. COORDINATE ALL WORK WITH THE CITY OF MAPLEWOOD.
2. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY AND TRAFFIC CONTROL WITH THE CITY OF MAPLEWOOD.
3. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ELECTRICAL CONDUIT BETWEEN EXISTING LIGHT POLES AND ELECTRICAL CONDUIT FOR THE SIGNALS WERE NOT LOCATED DURING THE FIELD SURVEY. PROTECT ALL UNDERGROUND UTILITIES TO REMAIN.
4. CONTRACTOR TO VERIFY AND MATCH EXISTING CABLES.

CROSSING	PIPE 1 (TOP)	PIPE 2 (BOTTOM)	BOTTOM OF PIPE 1	TOP OF PIPE 2	CLEARANCE
A	STORM SEWER	SANITARY SERVICE	502.51'	502.04'	0.47'
B	STORM SEWER	WATER SERVICE	501.86'	501.25'	0.61'



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Missouri Design Firm License No. F01298399

PROJECT NAME
OWNER'S NAME

CULVER'S OF MAPLEWOOD

7606 MANCHESTER ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

PROFESSIONAL ENGINEER

07/27/2026

RYAN C. SWANSON
NUMBER
PE-2019013445

RYAN C. SWANSON PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01298399

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SHEET TITLE

UTILITY PLAN

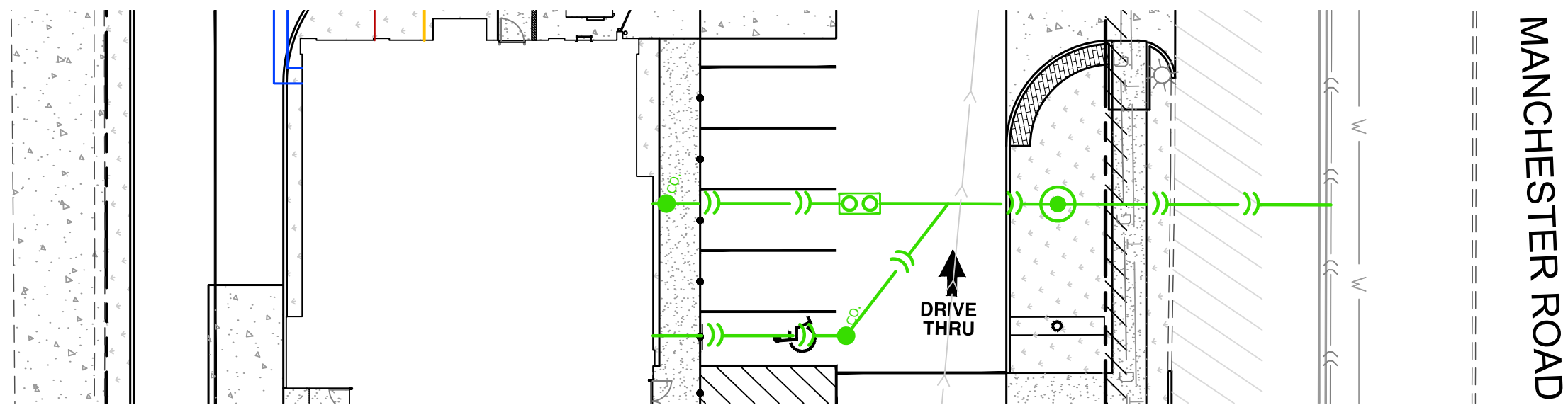
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MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J14 453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN TRS
CHECKED LND
PM RCS

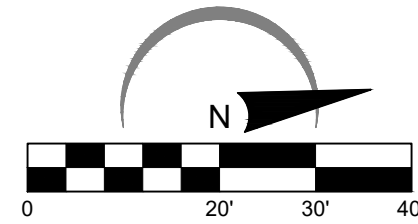
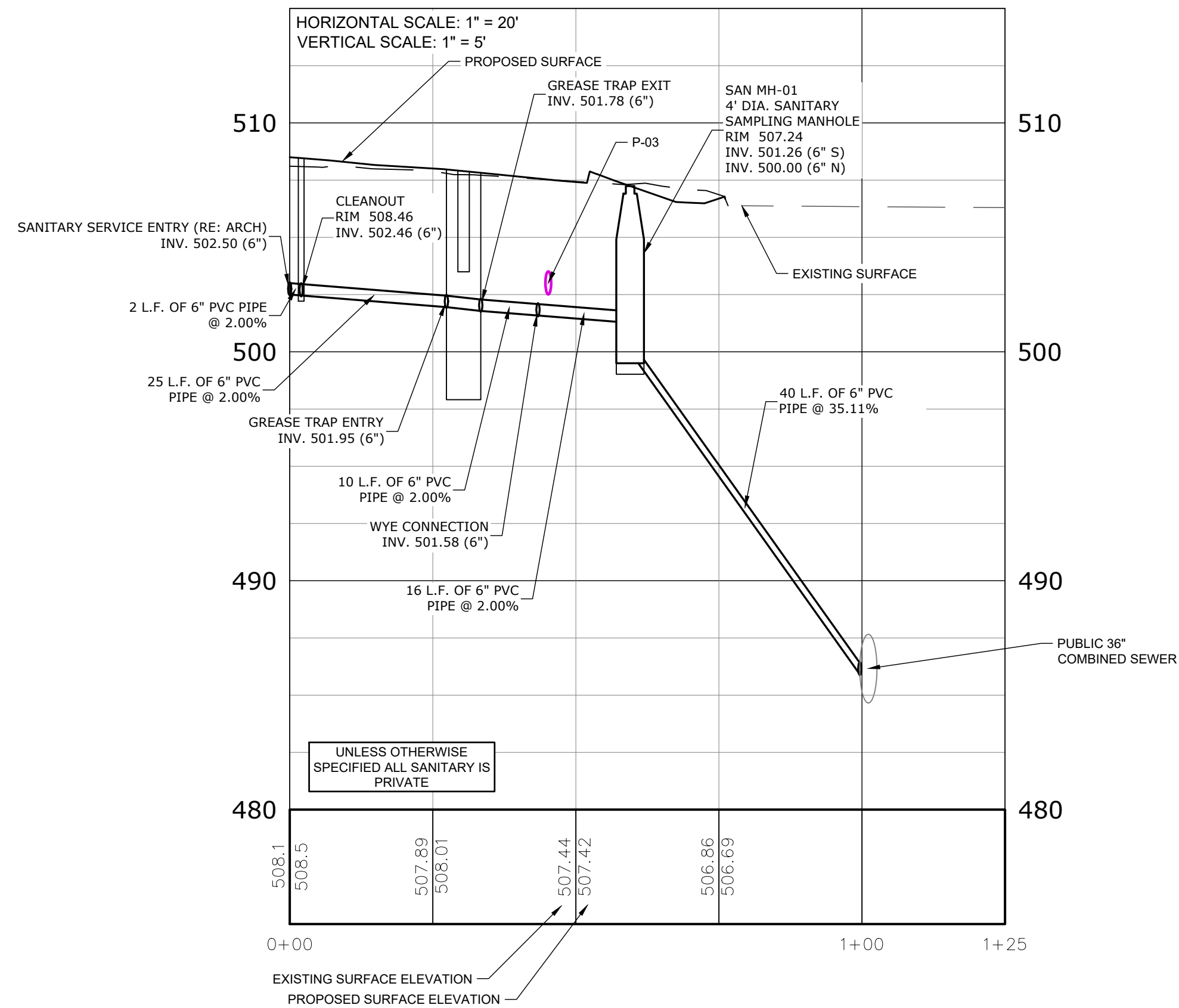
PROJECT NUMBER
SHEET NUMBER

26001

C-11



MANCHESTER ROAD



LEGEND

10"W	PROPERTY LINE	EXISTING FIRE HYDRANT ASSEMBLY
W	EXISTING WATER MAIN	EXISTING WATER VALVE
W	PROPOSED WATER SERVICE	PROPOSED WATER VALVE
—	EXISTING SANITARY SEWER	EXISTING MANHOLE OR CATCH BASIN
—	PROPOSED SANITARY SEWER	PROPOSED SANITARY MANHOLE
—	PROPOSED STORM SEWER	PROPOSED SANITARY CLEANOUT
G	EXISTING GAS MAIN	PROPOSED GREASE TRAP (SEE ARCH PLANS FOR DETAIL)
G	PROPOSED GAS MAIN	EXISTING SANITARY MANHOLE
E	PROPOSED UNDERGROUND ELECTRIC SERVICE	EXISTING UTILITY POLE
U/T	PROPOSED TELEPHONE SERVICE	PROPOSED UTILITY POLE
O/U	EXISTING OVERHEAD UTILITY LINES	EXISTING LIGHT POLE
E	PROPOSED TRANSFORMER	
Light Pole and Fixture		

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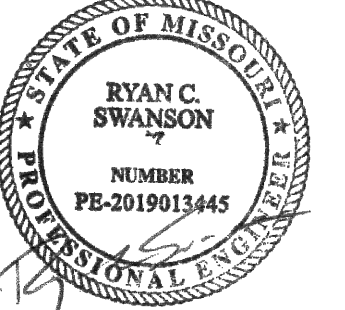
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REVISIONS

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SHEET TITLE

SANITARY SEWER
PLAN & PROFILE

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-12

PROJECT NAME
OWNER'S NAME

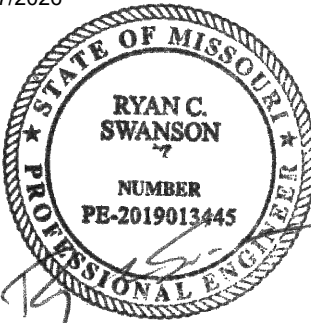
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SHEET TITLE

MODOT DETAILS

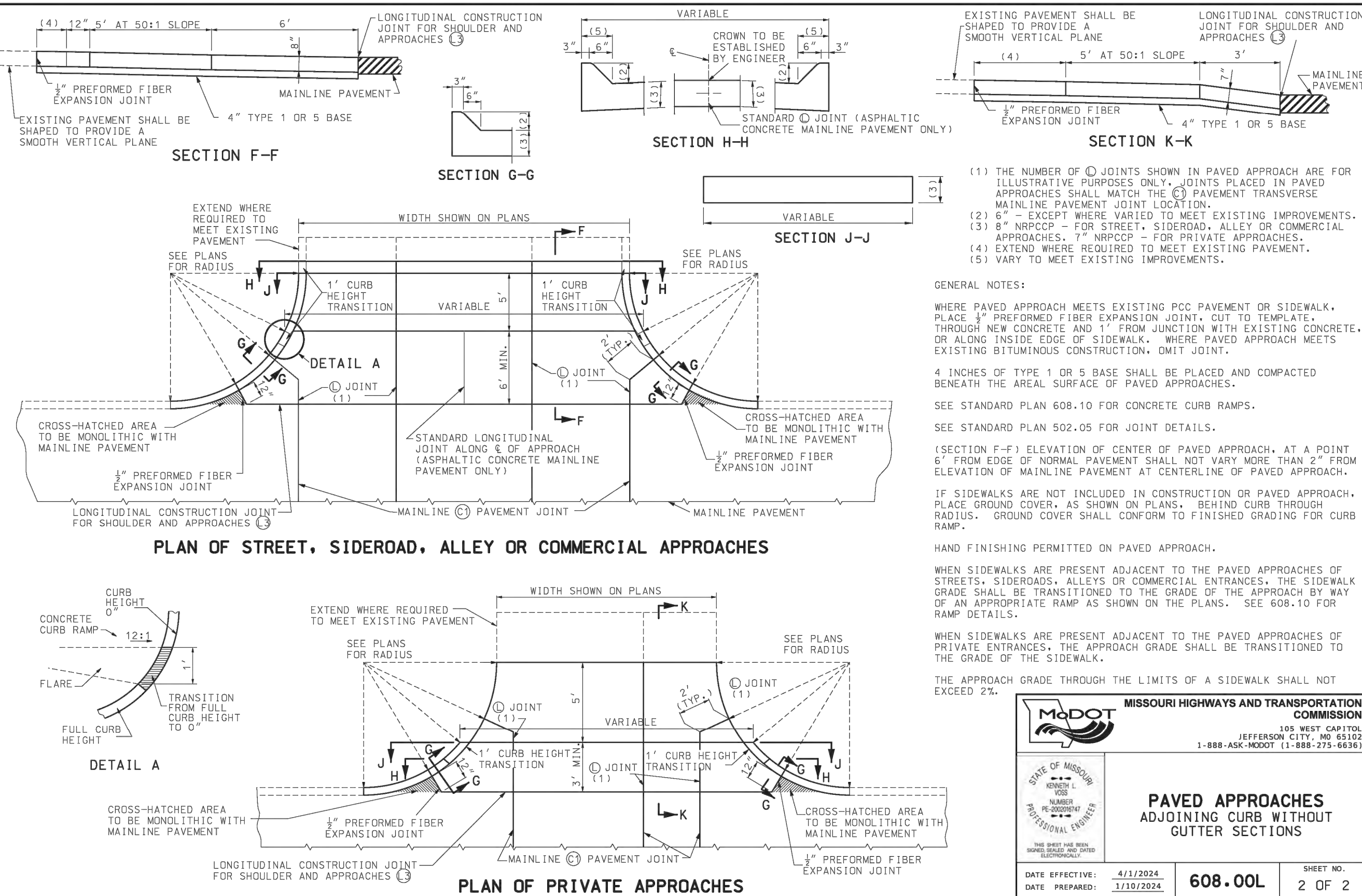
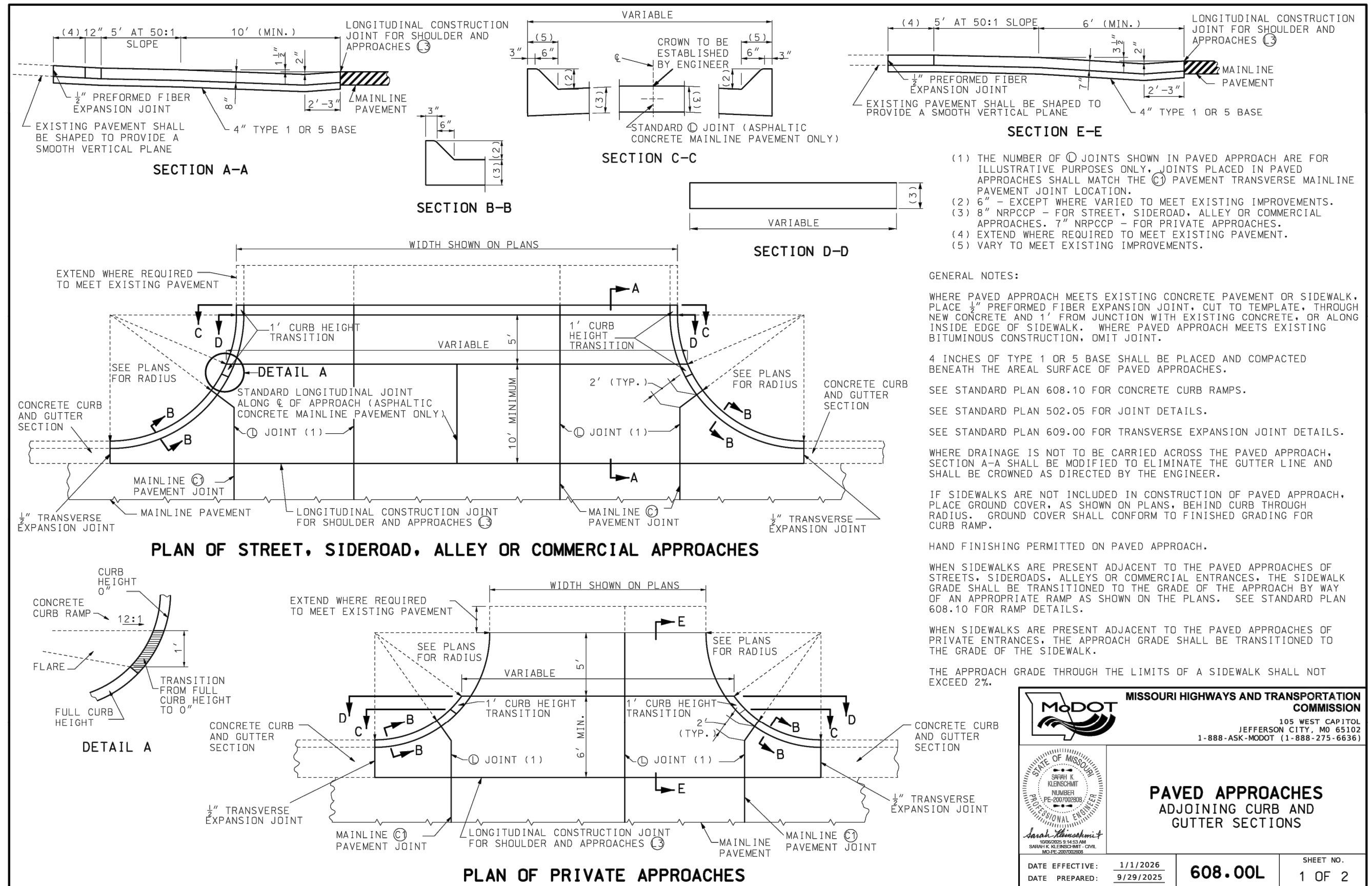
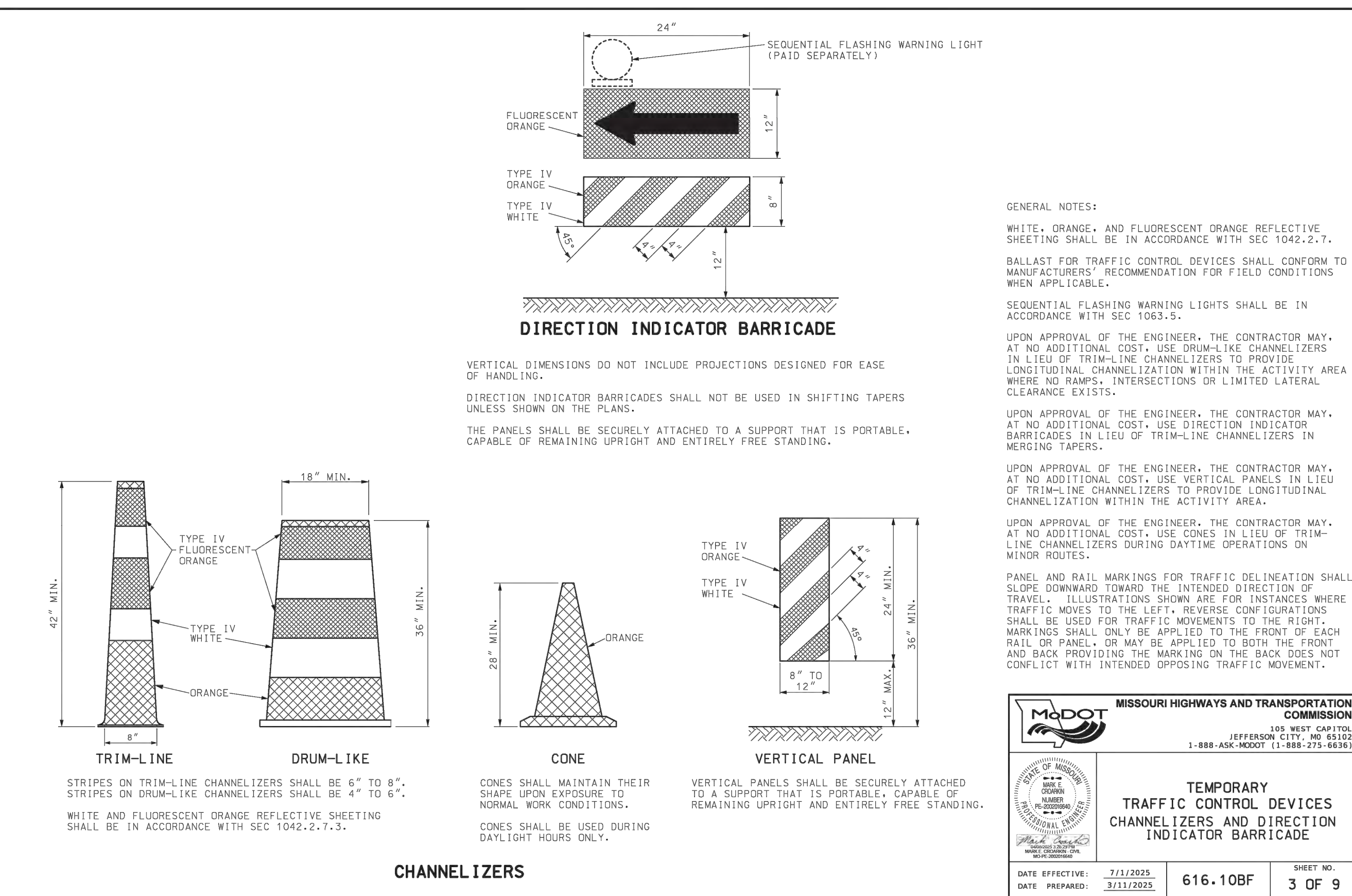
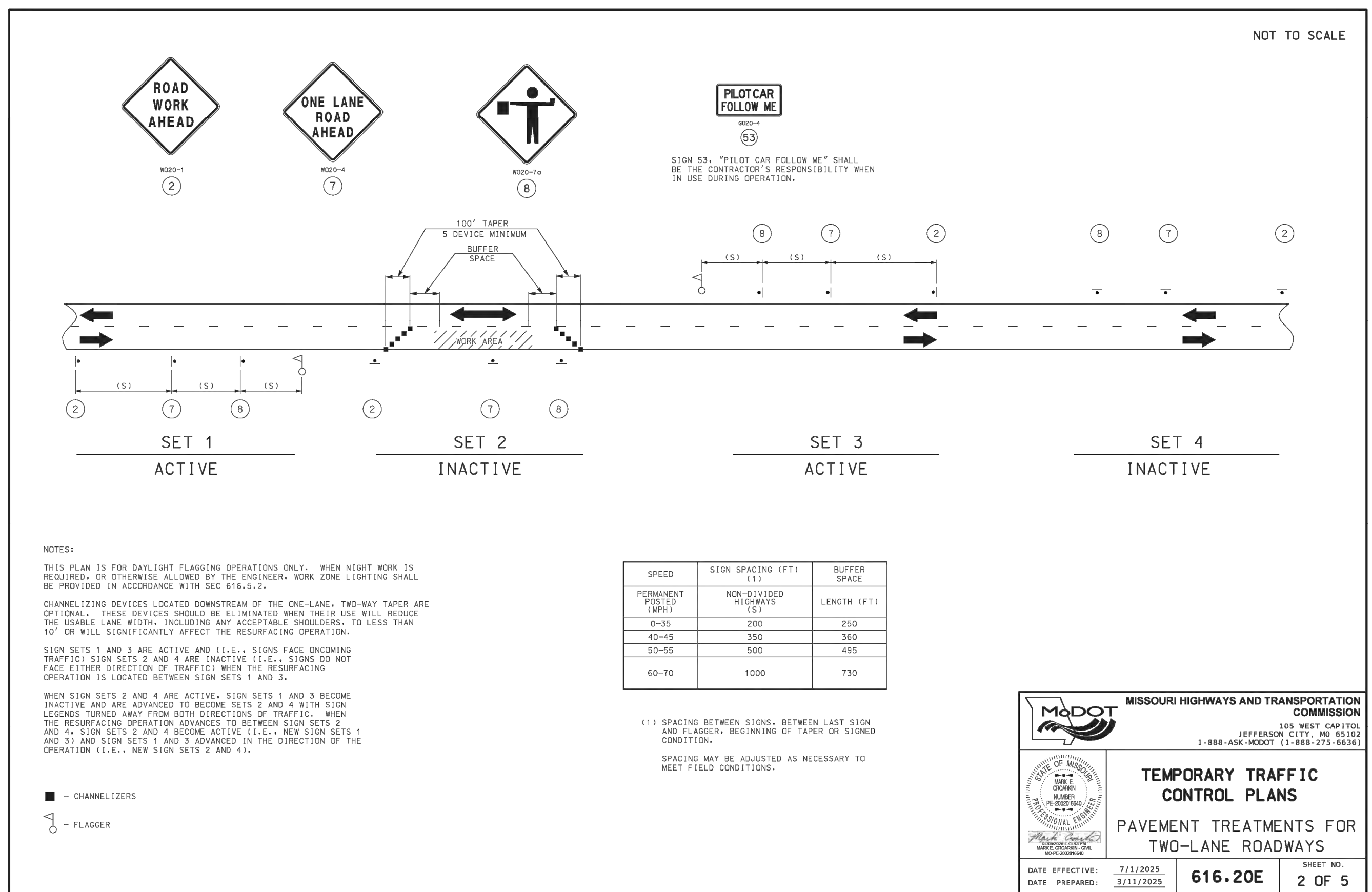
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BASE MAP NO. 21J
PARCEL NO. 21J14453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-15





LEGEND

(C) 1" MAXIMUM WIDTH TRANSVERSE CONTRACTION JOINT
(PERFORMED OR SAWED).

(E) 2" TRANSVERSE EXPANSION JOINT
(PERFORMED OR SAWED).

(E) 2" TRANSVERSE EXPANSION JOINT
(PERFORMED OR SAWED).

(F) FILLER FOR JOINTS - NOT POURED.

(G) PREFORMED JOINT FILLER MATERIAL.

(L) LONGITUDINAL JOINT WITH THE BARS.

(L) LONGITUDINAL JOINT WITHOUT THE BARS.

(N) NOT LESS THAN 10' OR MORE THAN 30'.

(T) TOP OF CURB.

(R) ROUND TO 1/2" RADIUS (EXCEPT FOR SAWED JOINTS).

	MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION 105 WEST CAPITOL JEFFERSON CITY, MO 65102 1-888-ASK-MISSOURI (1-888-275-6636)		
STATE OF MISSOURI KENNETH L. KOS COMMISSIONER PC-200300147 PROFESSIONAL ENGINEER THIS SHEET HAS BEEN DESIGNED, DRAWN AND CHECKED ELECTRONICALLY	CONCRETE CURB, CURB AND GUTTER, AND GUTTER		
DATE EFFECTIVE: <u>1/1/2025</u> DATE PREPARED: <u>10/14/2024</u>	609.00R		SHEET NO. 1 OF 2

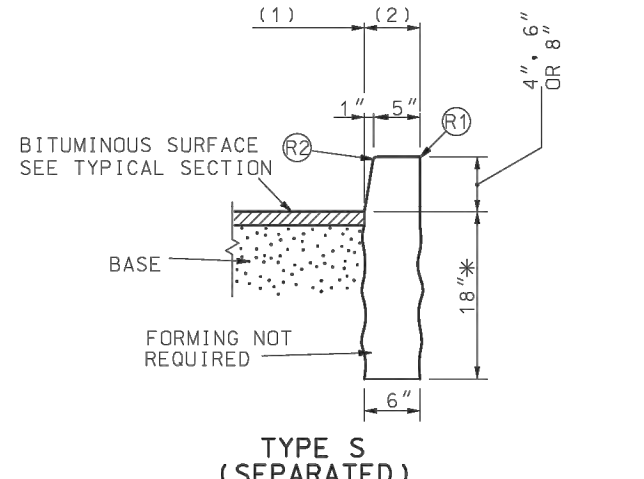
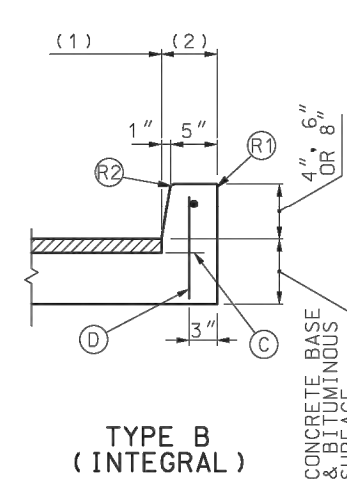
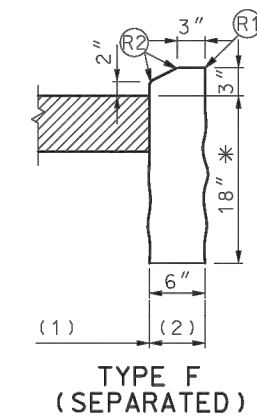
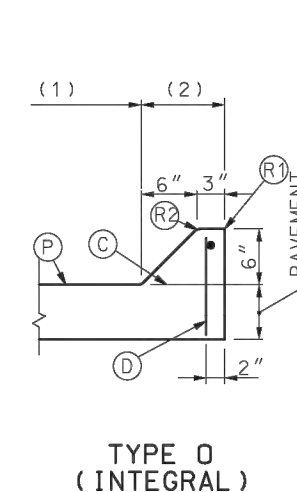
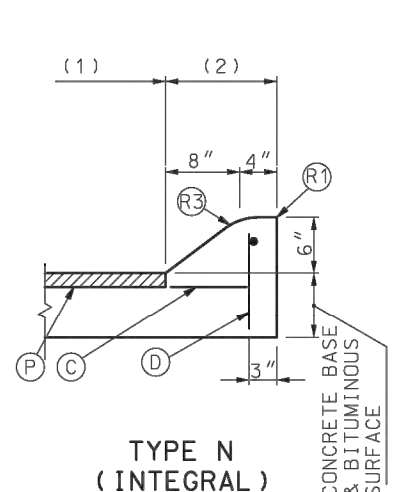
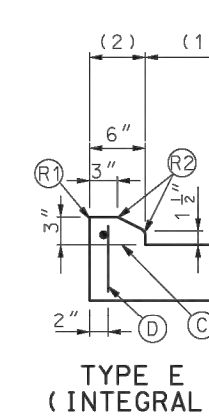


Diagram of a Type M (Integral) bridge cross-section. The diagram shows a cross-section of a bridge with a central span of 4 feet and a total width of 8 feet. The bridge is supported by a central pier (R1) and two side piers (R2 and R3). The bridge deck is labeled 'PAVEMENT' and has a thickness of 6 inches. The bridge is labeled 'TYPE M (Integral)'.



LOW PROFILE CURB



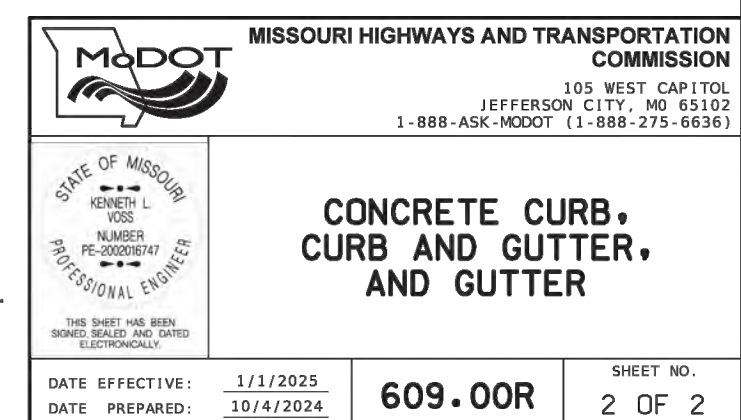
GUTTERS
SEE STANDARD PLAN 607.11 FOR MODIFIED TYPE A AND B GUTTERS



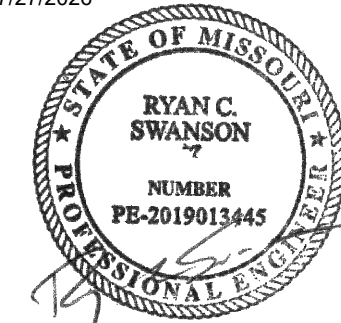
GUTTERS

LEGEND

- (1) TIE BARS - 30" x Ws x ϕ AT 30" CTRS.
- (2) PERMISSIBLE CONSTRUCTION JOINT. IF CONSTRUCTED IN THIS MANNER LONGITUDINAL AND TIE BARS MUST BE USED.
- (3) Ws OR ϕ OR EPOXY COATED LONGITUDINAL AND TIE BARS. (4) 1/2" BAR SPACED 4" AT JOINTS AND ANY SPLICES LAPPED 8". TIE BARS AT 74" CENTERS AND LENGTH EQUALS THICKNESS OF PAVEMENT PLUS HEIGHT OF CURB MINUS 1/2" MINIMUM 1" COVER OVER ALL BARS.
- (5) LONGITUDINAL JOINT WITH TIE BARS.
- (6) TOP OF PAVEMENT OR CONCRETE BASE.
- (7) ROUND TO 2" RADIUS (EXCEPT FOR SAWED JOINTS).
- (8) ROUND TO 3" RADIUS.
- (9) CONSTRUCT TO 9" RADIUS.
- (1) PAY LIMIT FOR PAVEMENT
- (2) PAY LIMIT FOR CURB, OR CURB & GUTTER.



07/27/2020



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REVISIONS	
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SHEET TITLE

MODOT DETAILS

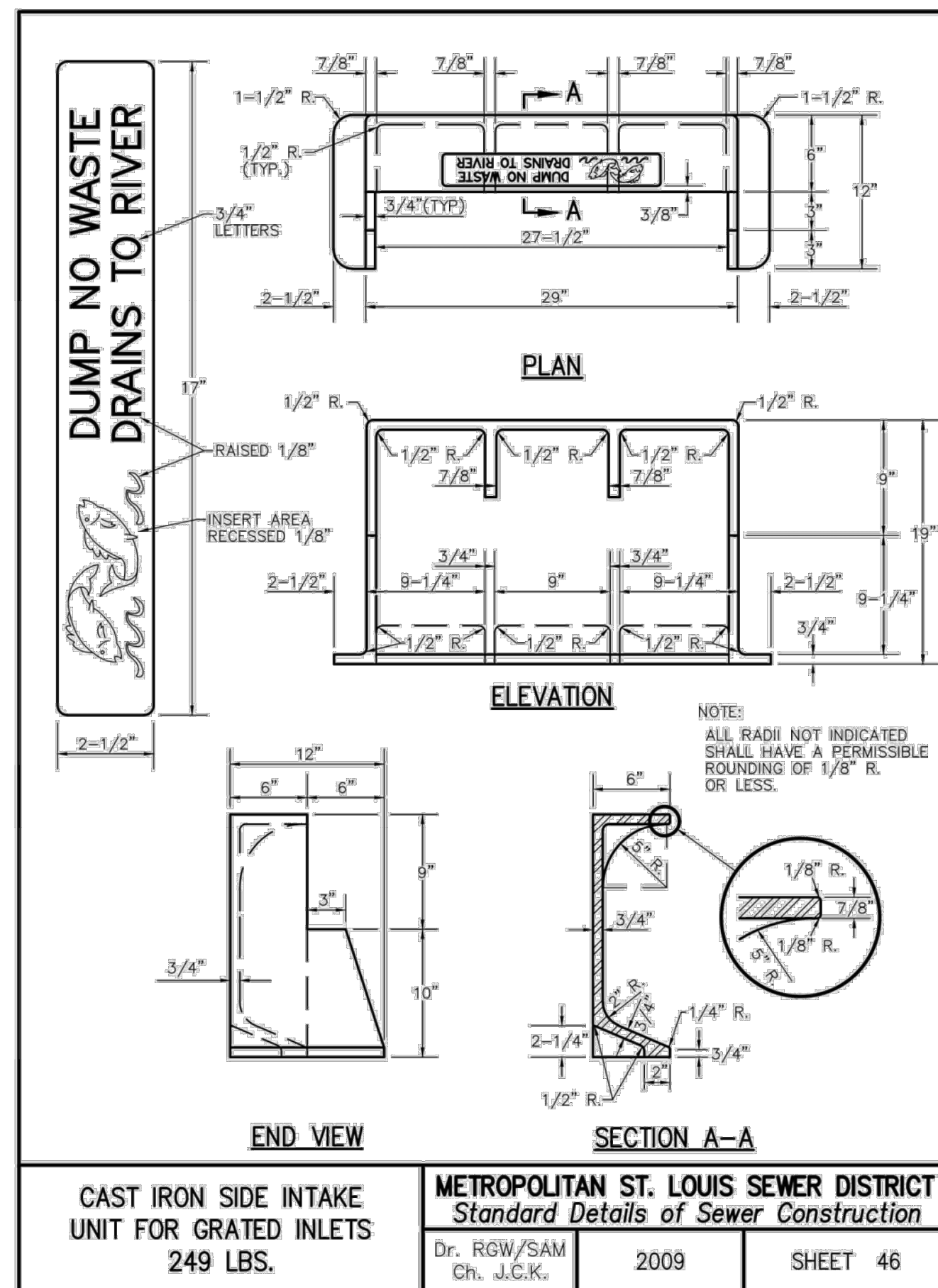
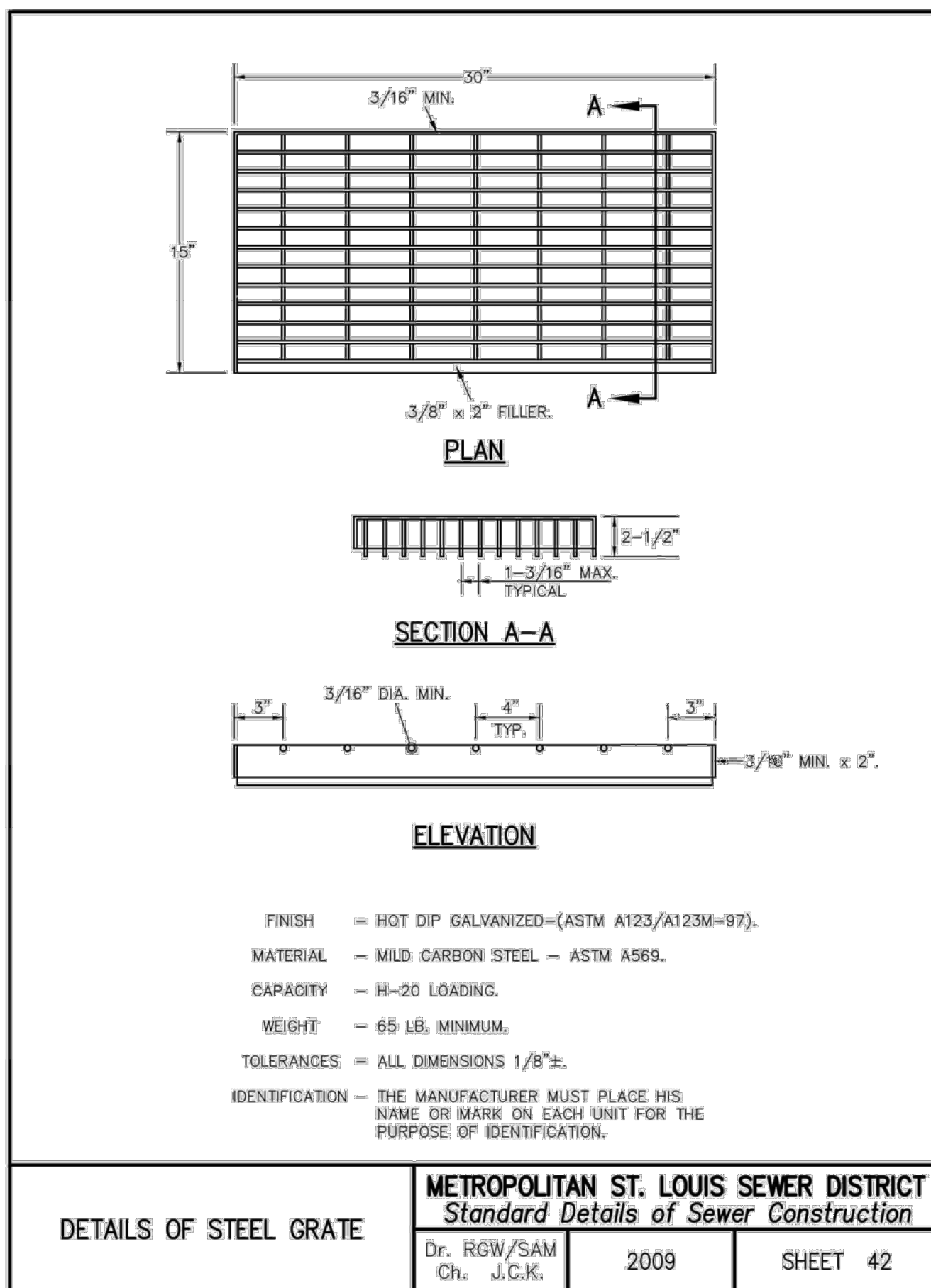
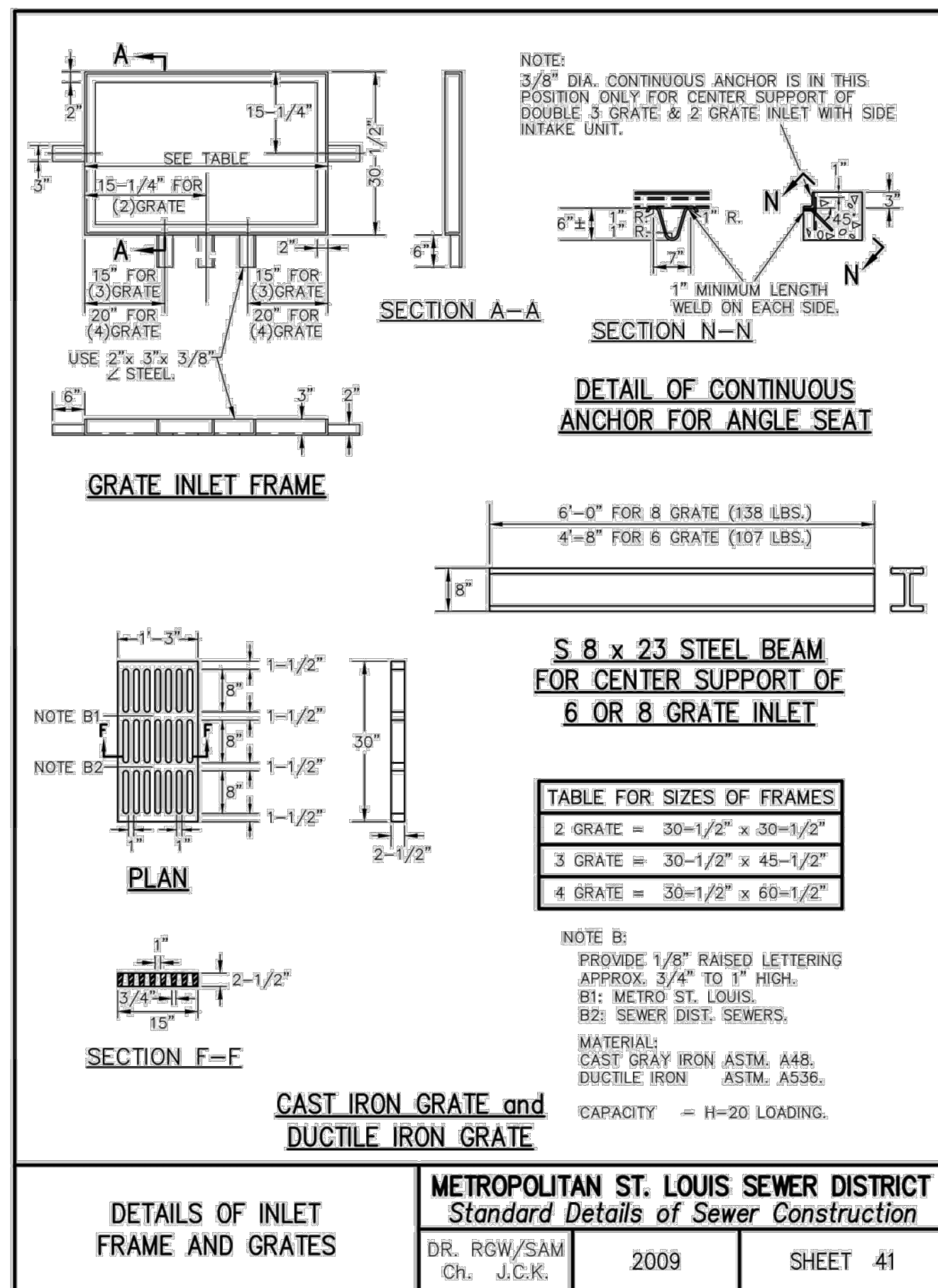
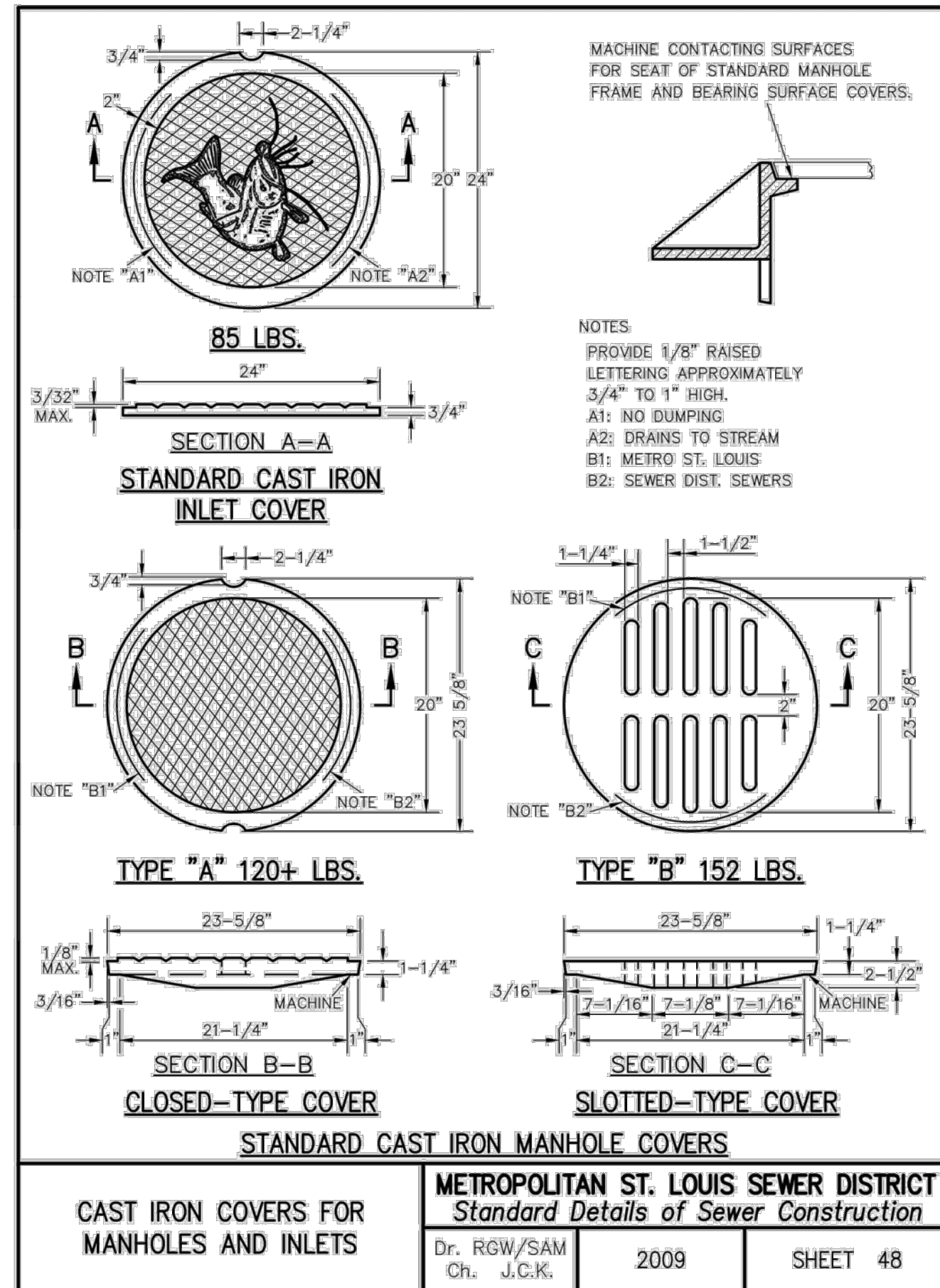
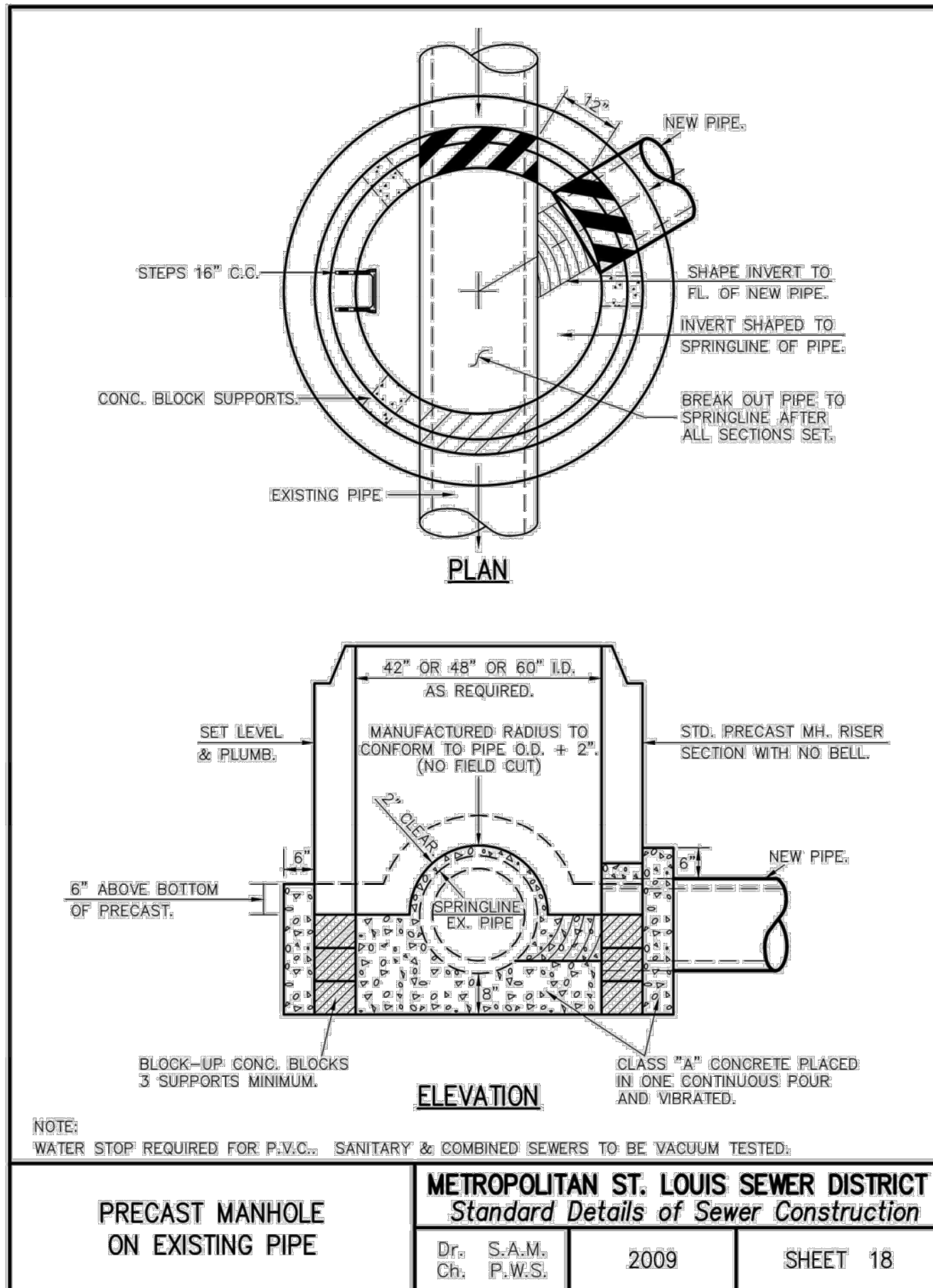
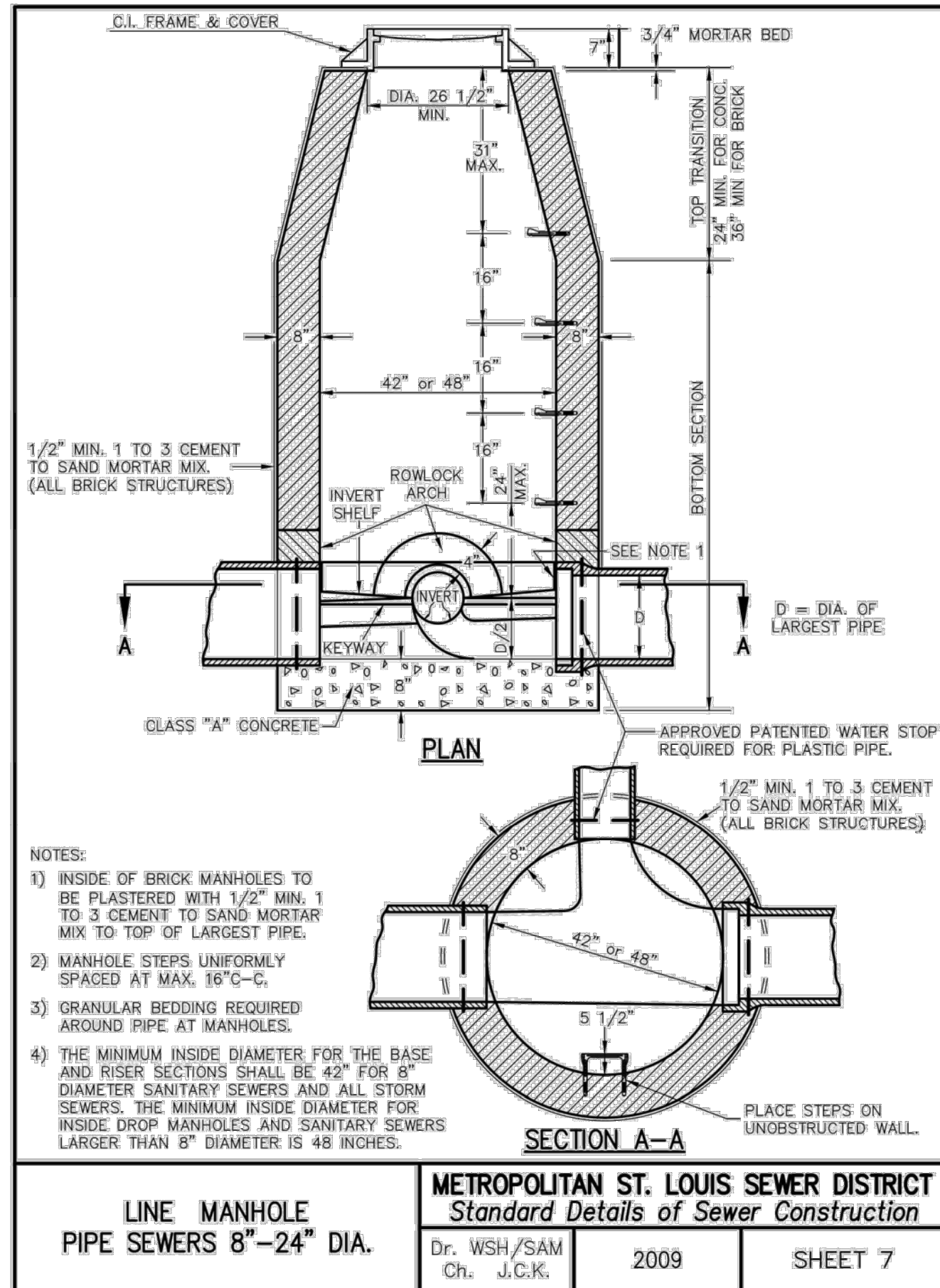
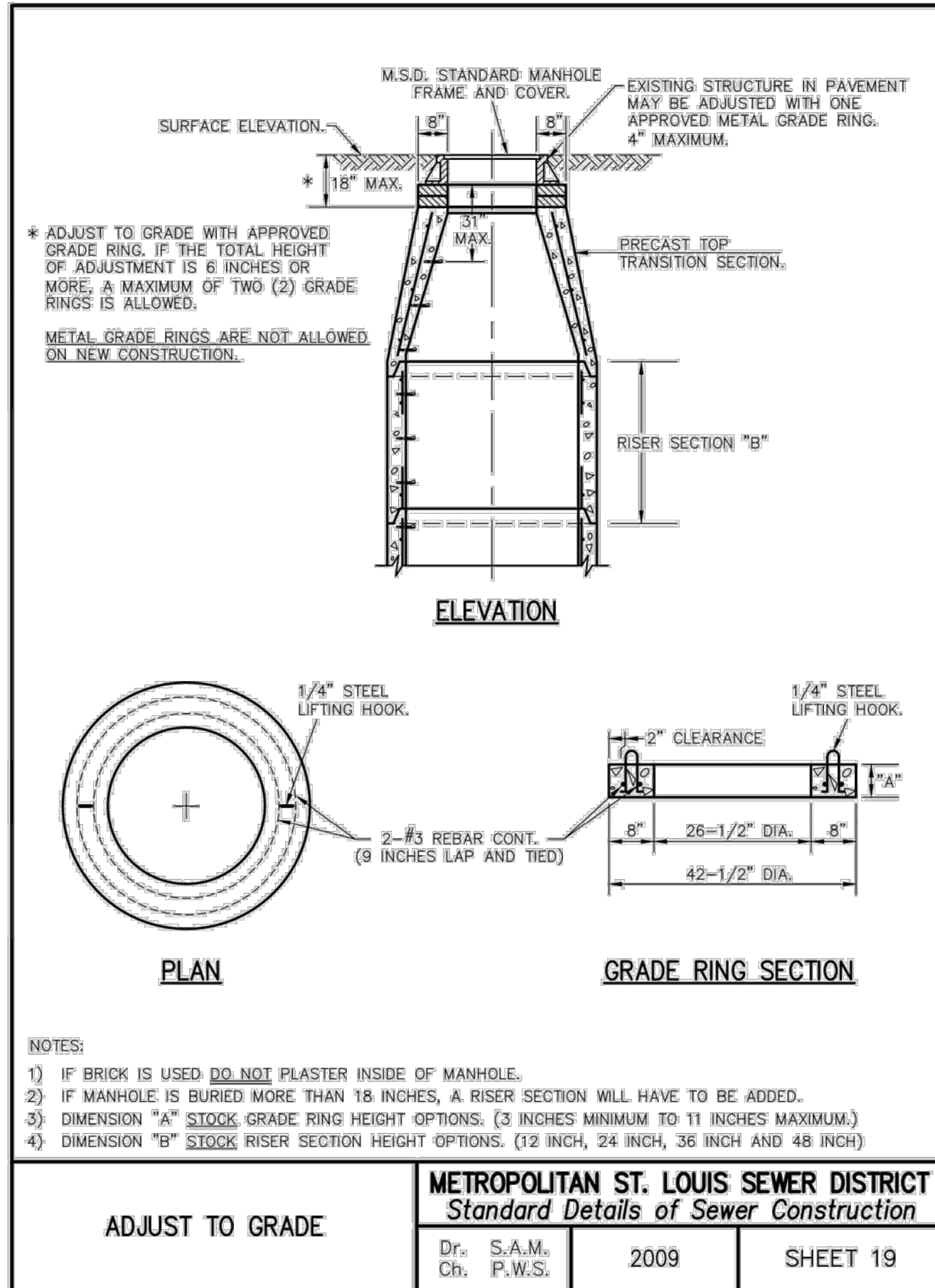
MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-16



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RESOURCES INC.

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LOVES PARK, IL 61111
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SHEET TITLE

CITY DETAILS

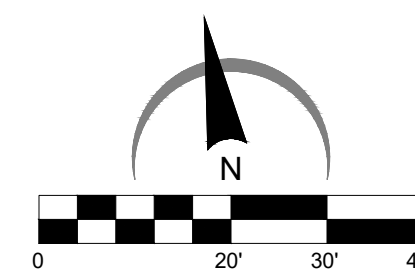
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PARCEL NO. 21J141453
WATERSHED: DEER CREEK
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CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

C-17





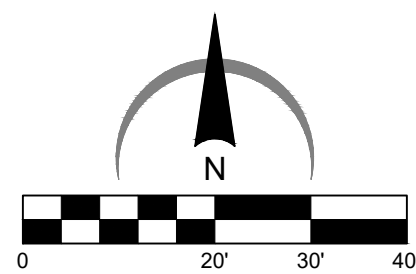
LEGEND

- PROPERTY LINE
- EXISTING GROUND CONTOUR
- WATERSHED 1 PERVIOUS AREA
- WATERSHED 1 IMPERVIOUS AREA

TOTAL PROJECT AREA = 1.10 ACRES

- WATERSHED 1 = 1.10 ACRES
- PERVIOUS AREA = 0.12 ACRES
 - IMPERVIOUS AREA = 0.98 ACRES
 - PAVED AREA = 0.88 ACRES
 - ROOF AREA = 0.10 ACRES

- EXISTING 20-YR , 20-MIN RUNOFF
- GRASS: 0.12 AC x 1.78 CFS/AC = 0.21 CFS
 - PAVED: 0.88 AC x 3.70 CFS/AC = 3.26 CFS
 - ROOF: 0.10 AC x 6.00 CFS/AC = 0.60 CFS
- TOTAL = 4.07 CFS



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SHEET TITLE

EXISTING DRAINAGE PLAN

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
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WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN	JO
CHECKED	LD
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001

EX-1



LEGEND

- PROPERTY LINE
- EXISTING GROUND CONTOUR
- WATERSHED 1 PERVIOUS AREA
- WATERSHED 1 IMPERVIOUS AREA

TOTAL PROJECT AREA = 1.10 ACRES

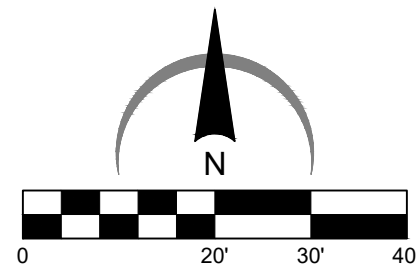
WATERSHED 1 = 1.10 ACRES

- PERVIOUS AREA = 0.18 ACRES
- IMPERVIOUS AREA = 0.92 ACRES

PROPOSED 20-YR, 20-MIN RUNOFF

- GRASS: 0.18 AC x 1.78 CFS/AC = 0.32 CFS
- PAVED: 0.83 AC x 3.70 CFS/AC = 3.07 CFS
- ROOF: 0.09 AC x 6.00 CFS/AC = 0.54 CFS
- TOTAL = 3.93 CFS

DIFFERENCE FROM EXISTING CONDITION TO PROPOSED CONDITION:
4.07 CFS - 3.93 CFS = -0.14 CFS (DECREASE)



ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com

PROJECT NAME
OWNER'S NAME

CULVER'S OF
MAPLEWOOD

7606 MANCHESTER
ROAD
MAPLEWOOD, MO 63143
ST. LOUIS COUNTY

TONY MILAZZO
400 EAST SUMMIT AVENUE
WALES, WI 53183
(262) 751-5381

PROFESSIONAL ENGINEER

07/28/2026

RYAN C. SWANSON
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01296399

ISSUED FOR		DATE
1. AGENCY REVIEW		05-28-2026
2. AGENCY REVIEW		06-22-2026
3. AGENCY REVIEW		07-07-2026
4. AGENCY REVIEW		07-27-2026
5.		
6.		
7.		
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9.		
10.		
11.		
12.		
REVISIONS		DATE
1.		
2.		
3.		
4.		
5.		
6.		

SHEET TITLE

PROPOSED
DRAINAGE PLAN

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN	JO
CHECKED	LD
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001
EX-2



SUB-WATERSHEDS

- WATERSHED 1 = 0.21 ACRES**
- PERVIOUS AREA = 0.01 ACRES
 - IMPERVIOUS AREA = 0.20 ACRES
 - FLOWS TO D-01
- WATERSHED 2 = 0.18 ACRES**
- PERVIOUS AREA = 0.03 ACRES
 - IMPERVIOUS AREA = 0.15 ACRES
 - FLOWS TO D-02
- WATERSHED 3 = 0.23 ACRES**
- PERVIOUS AREA = 0.01 ACRES
 - IMPERVIOUS AREA = 0.22 ACRES
 - FLOWS TO D-03
- WATERSHED 4 = 0.36 ACRES**
- PERVIOUS AREA = 0.03 ACRES
 - IMPERVIOUS AREA = 0.33 ACRES
 - ROOF = 0.09 ACRES
 - PAVED = 0.24 ACRES
 - FLOWS TO D-04

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PROJECT NAME
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WALES, WI 53183
(262) 751-5381

PROFESSIONAL ENGINEER

07/27/2026

RYAN C. SWANSON PE-2019013445
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: F01296399

ISSUED FOR		DATE
1. AGENCY REVIEW		05-28-2026
2. AGENCY REVIEW		06-22-2026
3. AGENCY REVIEW		07-07-2026
4. AGENCY REVIEW		07-27-2026
5.		
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7.		
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9.		
10.		
11.		
12.		
REVISIONS		DATE
1.		
2.		
3.		
4.		
5.		
6.		

SHEET TITLE

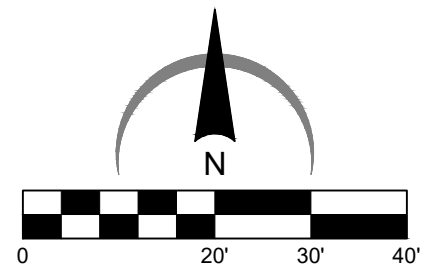
INLET
TRIBUTARY MAP

MSD INFORMATION
MSD REF. NO. 26MSD-00216
BASE MAP NO. 21J
PARCEL NO. 21J141453
WATERSHED: DEER CREEK
WWTP: LEMAY

DRAWN	JO
CHECKED	LD
PM	RCS

PROJECT NUMBER
SHEET NUMBER

26001
EX-3



To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: August 14, 2026
Subject: **Sign Ordinance Update**

Bill 6339 was given first and second reading at the August 11 meeting. After the meeting, staff made two edits for clarity, adding Laclede Station Road south of Manchester Road to the list of streets where billboards and electronic billboards are permitted (separating it from Hanley Road), and clarifying that the Director of Public Works and Planning determines replacement cost value for damaged non-conforming signs based on documentation submitted by the sign owner.

The ordinance comprehensively revises Chapter 6 of the City Code, establishing a content-neutral regulatory framework organized around five sign districts that map to the City's zoning structure, a new framework permitting electronic message signs subject to operational standards, reorganized temporary sign provisions with an extended 90-day display period and no permit requirement, and a shift of some sign approval authority from City Council to the Director of Public Works and Planning or the Design and Review Board. The ordinance also makes conforming amendments to Chapters 14 and 56. Murals are not addressed in this ordinance; staff will bring forward a standalone mural ordinance separately.

BILL NO. 6339
ORDINANCE NO. 6129

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, REPEALING CHAPTER 6 OF THE CODE OF ORDINANCES IN ITS ENTIRETY AND REPLACING IT WITH A NEW CHAPTER 6 ENTITLED “ADVERTISING AND SIGNS,” AND MAKING CONFORMING AMENDMENTS TO CHAPTERS 14, 42, AND 56 OF THE CODE OF ORDINANCES

WHEREAS, the City of Maplewood has a substantial interest in regulating the location, type, size, height, illumination, number, duration, design, construction, installation, maintenance, and removal of signs to promote traffic safety, reduce visual clutter, and enhance the physical appearance and economic vitality of the city; and

WHEREAS, the existing Chapter 6 of the Code of Ordinances, entitled “Advertising,” was adopted incrementally over several decades and does not reflect contemporary constitutional requirements, current sign types, or the city’s current zoning district structure; and

WHEREAS, city staff, relevant boards and commissions, and outside legal counsel undertook a comprehensive review of the city’s sign regulations and prepared a proposed replacement chapter that establishes a unified, content-neutral regulatory framework organized by sign type, supplemented by a district-based quick reference guide to assist property owners and business operators; and

WHEREAS, the replacement of Chapter 6 requires conforming amendments to Chapter 14 — Businesses and Business Regulations, Chapter 42 — Streets, Sidewalks and Other Public Places, and Chapter 56 — Zoning of the Code of Ordinances to update cross-references, title designations, and sign standards that refer to the existing Chapter 6; and

WHEREAS, the City Council finds that the new Chapter 6, as set forth in Exhibit A to this Ordinance, and the conforming amendments set forth herein, are in the best interest of the health, safety, and general welfare of the residents and businesses of the City of Maplewood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Chapter 6 of the Code of Ordinances of the City of Maplewood, Missouri, entitled “Advertising,” is hereby repealed in its entirety. Chapter 6 of the Code of Ordinances is hereby replaced with a new Chapter 6, to be entitled “Advertising and Signs,” to read as set forth in Exhibit A to this Ordinance, which is incorporated herein by this reference as fully as if set out at length herein.

Section II. Chapter 14 – Businesses and Business Regulations, Section 14-114 of the Code of Ordinances of the City of Maplewood, Missouri, is hereby amended to read as follows:

Sec. 14-114. License required.

No person, including, but not limited to, any individual, corporation, firm, partnership, association, joint venture, organization or any other group or entity, shall construct, operate, maintain, possess, lease or own a billboard (as that term is defined in section 6-~~29~~104) on any lot without first obtaining a billboard occupation license from the city clerk as provided in this article.

Section III. Section 14-118 of the Code of Ordinances of the City of Maplewood, Missouri, is hereby amended to read as follows:

Sec. 14-118. Renewal and revocation.

Each billboard occupation license shall be valid for the period beginning July 1 of each year and ending on June 30 of the following year. A billboard occupation license may be renewed upon payment of the license fee as required in section 14-117, provided that the billboard is in compliance with all provisions of this Code **and provided that the licensee has submitted to the director of public works, on or before June 1 of each year, a certification from a state-licensed structural engineer confirming the structural integrity of the billboard.** The city clerk, the director of public works or the city manager may recommend to the city council revocation of any billboard occupation license, at any time, subject to the procedures of section 14-55, if a billboard is no longer in compliance with the provisions of Chapter 6.

Section IV. Chapter 42 – Streets, Sidewalks and Other Public Places, Section 42-97 of the Code of Ordinances of the City of Maplewood, Missouri, is hereby amended to read as follows:

Sec. 42-97. Awnings, signs and exhibits.

- (a) No person shall erect or cause to be erected, maintain or cause to be maintained, any awning, sign or exhibit which projects over a street, highway, alley or other public place unless the framework of such awning, sign or exhibit is not less than 7½ feet above the surface of the street, highway, alley or other public place and:
 - (1) The director of public works has given their permission; or
 - (2) The sign, awning or exhibit does not obstruct any street lamp or official traffic control device. **Provided, however, that any sign that is also subject to the requirements of Chapter 6 of this Code shall comply with the clearance and location standards of Chapter 6, and in the event of any conflict between this section and Chapter 6, the more restrictive standard shall govern.**
- (b) No person shall erect an awning having any vertical supports that are located in a city sidewalk unless:
 - (1) A license agreement allowing such vertical supports to be located in the city sidewalk has been approved by a resolution adopted by the city council.
 - (2) The license agreement shall be in form and substance approved by the city council and shall include: (i) execution by all parties holding any ownership or leasehold interest in the property to which such awning is attached, and such license agreement shall be binding on future owners or lessees of such property, (ii) indemnification of the city by the licensees and proof to the satisfaction of the City of Maplewood that the owners or lessees of such property shall maintain during the term of the license agreement comprehensive general liability insurance covering any and all claims of liability arising from the awning or vertical supports and naming the City of Maplewood as an additional insured, (iii) acknowledgement that neither the license agreement nor the location of the vertical supports in the sidewalk shall create any property right or interest; (iv) the absolute right of the city on 30 days' notice to revoke the license agreement for any reason or no reason at all, whereupon the vertical supports shall be removed from the sidewalk no later than 30 days after such notice of revocation.

Section V. Chapter 56 – Zoning, Section 56-532 of the Code of Ordinances of the City of Maplewood, Missouri, is hereby amended to read as follows:

Sec. 56-532. Allowable signing.

A dwelling unit containing an allowable home occupation shall provide no name plate announcing said occupation exceeding one square foot in area. **Any such name plate must be wall-mounted, unilluminated, and located adjacent to the main entrance of the building. All name plates permitted under this section remain subject to the applicable requirements of Chapter 6 of this Code.**

Section VI. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section VII. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 18th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

Chapter 6 ADVERTISING AND SIGNS

ARTICLE I. GENERAL PROVISIONS

Sec. 6-101. Purpose and intent.

The purpose of this chapter is to establish a comprehensive, content-neutral system regulating the location, type, size, height, illumination, number, duration, design, construction, installation, maintenance, and removal of signs in order to:

- (1) Allow effective communication through signage;
- (2) Promote traffic safety and minimize visual distractions;
- (3) Enhance the physical appearance and economic vitality of the city;
- (4) Prevent excessive visual clutter and nuisance signage;

all in a manner that does not violate speech rights guaranteed by the United States and Missouri Constitutions.

Sec. 6-102. Applicability.

- (a) This chapter applies to all permanent and temporary signs located within the city unless expressly exempted by this chapter or by state or federal law.
- (b) No sign shall be erected, installed, altered, relocated, or replaced without a sign permit unless specifically exempted herein.
- (c) Signs not expressly allowed by this chapter are prohibited.

Sec. 6-103. Content neutrality and message substitution.

- (a) The regulation of signs under this chapter is based on time, place, and manner, and not on message content.
- (b) Any sign authorized to display a commercial message may display a noncommercial message.
- (c) Any sign authorized to display a noncommercial message may display any other noncommercial message.

Sec. 6-104. Definitions.

When used in this chapter, the following terms have the following meanings unless the context clearly indicates or requires a different meaning.

AWNING SIGN AREA — The area of an awning sign is deducted from the overall wall sign allowance for the same wall. See Sec. 6-306(c).

BALLOON — A non-porous object of light material that is filled with air or a gas lighter than air so that the object floats in the atmosphere. A balloon does not include an inflatable sign.

BILLBOARD — A permanent, off-premises sign or sign structure on which a person places copy on a poster or panel mounted on a pole or metal structure. Typically, a billboard has one (1) of the following configurations: (1) wood posts or pole supports with dimensional lumber as the secondary support with a wood or metal catwalk and display panels; (2) steel A-frame constructed with angle iron or steel supports with metal framing, catwalk, and display panels; (3) multi-mast structure constructed with steel poles, I-beam, or equivalent member as the primary support, with a catwalk and display panels; or (4) monopole structure constructed with tubular steel support, tubular steel framing, metal catwalk, and display panels with a concrete foundation.

BILLBOARD, ELECTRONIC — A billboard upon which alphanumeric characters, graphics, or symbols are defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area, including computer programmable, microprocessor-controlled electronic displays and projected images or messages with these characteristics.

BUILDING FACADE — A building elevation that contains the front of the building as viewed from the right-of-way, or an elevation that is oriented to the parking lot and contains the main entrance.

DIRECTOR — Director of Public Works and Planning or their designee.

DESIGN AND REVIEW BOARD (DRB) — The Design and Review Board of the City of Maplewood, Missouri.

FACADE AREA — The facade width multiplied by the average height above grade for the first story of the facade, as measured from an elevation perspective.

FACADE WIDTH — For single-user lots, the horizontal distance of the facade at grade on the side of the building facing a public street or with a public entrance. For multi-tenant developments with separate public entrances for each tenant, the horizontal distance of the portion of the facade between party walls or tenant separation partitions for the particular occupant at grade on the side of the building facing a public street or with a public entrance.

FLAG — A piece of durable fabric or other flexible material with distinctive colors and patterns, mounted by attaching one (1) side to a freestanding or attached pole so that the wind causes the full display of the flag.

FREESTANDING SIGN HEIGHT — The distance from the top of the sign structure to the top of the curb or, where no curb exists, the crown of the roadway. The height of any monument base or other structure erected to support or ornament the sign is measured as part of the sign height.

ILLUMINATION, INDIRECT — The partial or complete illumination of a sign at any time by a light source shielded from a viewer on the ground.

ILLUMINATION, INTERNAL — The illumination of a sign with a light source located inside or behind the sign face that transmits light through a translucent sign face or surface surrounding the sign face.

MULTI-TENANT DEVELOPMENT — A non-residential or mixed-use development that includes two (2) or more businesses, places, organizations, or persons on one (1) common development site. Examples include a commercial center, an office park, or a multi-story multi-tenant building.

PERSON — Any person or persons or entity, including, but not limited to, a corporation, limited liability company, partnership, unincorporated association, or joint venture.

ROAD FRONTAGE — The total length of the property line where the lot is adjacent to the right-of-way of a public street or private street, expressed in linear feet.

SEARCHLIGHT — A powerful light or lights equipped with a reflector to produce a bright beam or beams directed into the sky and that may rotate.

SIGN — A visual display of an object, device, or structure that includes elements such as colors, lights, motion, symbols, images, icons, letters, numerals, figures, characters, or combines any of those elements, that a person intends to communicate, advertise, identify, announce, direct, inform, or attract attention. The term "sign" includes a structure used to support or display a sign.

SIGN, A-FRAME — A temporary, portable, freestanding sign in the shape of the letter "A" when viewed from the side, with back-to-back sign faces, an easel, or a similar configuration. Commonly referred to as a sandwich board sign.

SIGN, AWNING — A permanent, on-premises sign that is printed, painted, or affixed to an awning.

SIGN, BANNER — A sign painted, printed, or permanently affixed on cloth or other lightweight, flexible material.

SIGN, BUILDING-MOUNTED — A permanent, on-premises sign that is directly attached to the facade or face of a building. Types of building-mounted signs include wall signs, projecting signs, awning signs, window signs, and freestanding canopy signs.

SIGN, CHANGEABLE COPY — A freestanding or attached sign that includes a manually changeable reader board to display changeable letters, text, or copy.

SIGN, DOUBLE-FACED — A sign with two (2) surfaces placed back-to-back or V-shaped with a common angle not greater than ninety degrees (90°).

SIGN, ELECTRONIC MESSAGE — A sign or billboard that incorporates a digital screen to display characters, letters, or illustrations that can be electronically changed or rearranged without altering the face or the surface of the sign.

SIGN, FEATHER — A banner in the shape of a feather, quill, sail, blade, or teardrop mounted on one (1) side to a curved solid or flexible pole that displays the sign regardless of wind conditions. Also known as a "quill sign" or "sail banner."

SIGN, FREESTANDING — An on-premises sign erected or mounted on its own self-supporting, permanent structure or base detached from any supporting elements of a building.

SIGN, FREESTANDING CANOPY — A permanent, on-premises sign that is affixed to the exterior facing surface of a freestanding canopy.

SIGN, ILLUMINATED — Any sign whose design or installation incorporates artificial light, including indirect illumination and internal illumination.

SIGN, INCIDENTAL — A small permanent on-premises sign that is freestanding or attached to a building, in addition to the primary sign types for the property, and that has a height and scale subordinate to the primary sign types allowed for the property. Examples include house numbers, occupant directories, directional signs, flags, and parking signs.

SIGN, INFLATABLE — An object, for commercial purposes, where flexible fabric is inflated with air, designed in various shapes, and may include a portable blower motor that provides a constant flow of air into the device.

SIGN, INTERIOR INCIDENTAL — A sign allowed on the interior of a lot but not inside a building and not located within the applicable sign setback. This chapter provides two types: small interior incidental signs and large interior incidental signs.

SIGN, MONUMENT — A permanent freestanding sign with a low profile and a base and support structure with a solid appearance that is at least as wide as the width of the widest part of the sign's face.

SIGN, OFF-PREMISES / OFF-SITE — A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the same lot where such sign is displayed. The term includes a billboard on which space is leased, rented, or donated by the owner to others to convey a commercial or noncommercial message.

SIGN, ON-PREMISES / ON-SITE — A sign that directs attention to a business, organization, product, commodity, service, entertainment, or attraction sold, offered, or existing upon the same lot where such sign is displayed.

SIGN, PERIMETER INCIDENTAL — A sign located between the property line and the applicable sign setback. Examples include directional and entry/exit signs.

SIGN, PERMANENT RESIDENTIAL DEVELOPMENT — A permanent freestanding sign located in a landscaped area adjacent to the entrance drive or road to a residential development, including recorded subdivisions and multi-family dwellings.

SIGN, POLE — A permanent freestanding sign supported by one (1) or more poles or vertical members that are less wide than the width of the widest part of the sign's face.

SIGN, PORTABLE — Any sign not permanently affixed to any structure on a site, permanently ground-mounted, or firmly implanted in the ground. Examples include A-frame signs and roadside signs.

SIGN, PROJECTING — A permanent, on-premises sign attached to or erected against the wall of a building that projects from the wall and has faces that are not parallel to the plane of the wall.

SIGN, ROADSIDE — A portable sign where the sign support structure consists of legs, wheels, or a trailer, typically including a metal cabinet with a reader board and generally internally illuminated. Also referred to as a flashing arrow sign.

SIGN, ROOF-MOUNTED — A sign that projects above the highest point of the roof line or parapet of a building.

SIGN, TEMPORARY — Any sign intended for a limited or intermittent period of display, made of non-rigid material. For purposes of this chapter, the term "temporary" means a period of ninety (90) days or less. Examples include yard sale signs, grand opening signs, contractor signs, real estate signs, and signs announcing a special event.

SIGN, UNAUTHORIZED — A sign that does not comply with the provisions of this chapter, including, but not limited to, a sign located in the city right-of-way or on city property without city permission.

SIGN, VEHICLE — A sign attached to, suspended from, or painted on any vehicle, such as motor vehicles, boats, and trailers that are regularly parked on private property or any street where the primary purpose of parking the vehicle in the location is to display, demonstrate, advertise, or attract the attention of the public.

SIGN, WALL — A permanent, on-premises sign attached to or erected against the wall of a building with the exposed face of the sign in a parallel plane to the plane of the wall.

SIGN, WINDOW — A non-temporary on-premises sign placed, posted, painted, or affixed in a window or glass door. The term includes any printed wraps or opaque or semi-opaque treatments applied directly to windows, and any sign located inside a building that is one (1) foot or less from a window or glass door and clearly visible from outside the building.

ARTICLE II. EXEMPT AND PROHIBITED SIGNS

Sec. 6-201. Exempt signs.

The following signs are exempt from sign permit requirements but remain subject to the maintenance and safety standards of this chapter:

- (1) Signs erected by governmental agencies;
- (2) Traffic control devices;
- (3) Required legal or safety notices;
- (4) Interior signs not visible from a public right-of-way;
- (5) Professional name plates or occupational signs not exceeding one (1) square foot in area, wall-mounted and unlit, adjacent to the main entrance of the building;
- (6) Temporary noncommercial signs meeting the placement standards of this chapter; and
- (7) Flags of any nation, state, county, city, or other governmental unit.

Sec. 6-202. Prohibited signs.

The following signs are prohibited within the city:

- (1) Signs located in the public right-of-way or upon a public easement without authorization;
- (2) Roof-mounted signs;
- (3) Signs with flashing, animated, moving, or audio components, except as expressly permitted for electronic message signs under Sec. 6-309;
- (4) Portable signs, except where expressly allowed by this chapter;
- (5) Searchlights, feather signs, inflatable devices, and similar attention-attracting devices, except as temporary signs authorized under Sec. 6-308;
- (6) Off-premises signs, except billboards authorized under Article IV of this chapter;
- (7) Any sign erected so as to prevent free egress to or from any passageway or any other exit way required by the building or fire codes of the city;
- (8) Any sign attached to any public utility pole, tree, fire hydrant, curb, sidewalk, or other surface located on public property;
- (9) Any sign erected in any location where, by reason of its location, it will obstruct the view of any authorized traffic sign, signal, or other traffic control device;
- (10) Vehicle signs where the primary purpose of vehicle placement is advertising rather than transportation; and
- (11) Any sign that violates the provisions of this chapter.

ARTICLE III. SIGN DISTRICTS AND PERMANENT SIGNS

Sec. 6-300. Sign districts and zoning applicability.

- (a) Sign allowances under this chapter shall be determined by zoning district classification, including residential, mixed-use, commercial, and industrial districts.
- (b) Overlay, historic, or special zoning districts may establish additional sign requirements.
- (c) Where conflicts occur between this chapter and overlay or special district standards, the overlay or special district standards shall control.

Sec. 6-301. Sign districts.

(a) Sign Districts. This chapter regulates sign characteristics by district. Because many of the city's zoning districts share common characteristics for purposes of sign regulation, the following table combines those districts into common sign districts.

Table 6-301.1: Sign Districts	
Sign District	Zoning Districts
Residential	SR — Single Family Residential LR — Limited Residential
Multi-Tenant Residential	MD — Medium Density Residential
Mixed-Use Commercial	NB — Neighborhood Business CB — Community Business CB1 — District PA — Public Activity
General Commercial	AB — Arterial Business
Industrial	LM — Light Manufacturing HM — Heavy Manufacturing

(b) Superimposed Districts. The following superimposed districts are subject to specific design standards that supersede the standards of this Article:

- (1) CB1 District; and
- (2) Greenwood Overlay.

(c) Planned Development Districts. If the city council does not adopt specific sign standards in the ordinance authorizing a Planned Development District, the following default standards apply:

- (1) A Planned Development District in which the majority of the parcel or parcels by area is allocated to residential use must comply with the Multi-Tenant Residential sign district standards.
- (2) A Planned Development District in which the majority of the parcel or parcels by area is allocated to non-residential use must comply with the Mixed-Use Commercial sign district standards.

(d) Quick Reference by District. The following table summarizes which sign types are permitted in each sign district. Dimensional standards and additional requirements are set forth in the sections referenced in the final column. This summary table is provided for convenience only; the operative provisions of this chapter govern in all cases.

Quick Reference: Signs Allowed by Zoning District						
Sign Type	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial	See Section
Permanent Signs						
Freestanding (Monument)	NR	Yes	Yes	Yes	Yes	Sec. 6-305
Wall	NR	Yes	Yes	Yes	Yes	Sec. 6-306(a)
Projecting	No	Yes	Yes	Yes	Yes	Sec. 6-306(b)

CODE OF ORDINANCES
Chapter 6 ADVERTISING AND SIGNS

Awning	No	Yes	Yes	Yes	Yes	Sec. 6-306(c)
Window	No	Yes	Yes	Yes	Yes	Sec. 6-306(d)
Freestanding Canopy	No	No	Yes	Yes	Yes	Sec. 6-306(e)
Incidental — Perimeter	Yes	Yes	Yes	Yes	Yes	Sec. 6-307(a)
Incidental — Interior Small	Yes	Yes	Yes	Yes	Yes	Sec. 6-307(b)
Incidental — Interior Large	No	No	No	Yes	Yes	Sec. 6-307(b)
Flags	Yes	Yes	Yes	Yes	Yes	Sec. 6-307(c)
Temporary Signs						
General Temporary	Yes	Yes	Yes	Yes	Yes	Sec. 6-308(a)
Banners	NR	Yes	Yes	Yes	Yes	Sec. 6-308(b)
Inflatable Devices	No	No	Yes	Yes	Yes	Sec. 6-308(c)
Electronic and Special Signs						
Electronic Message Signs	No	No	Freestanding only	Yes	Yes	Sec. 6-309
Billboards	No	No	CB only	AB only	No	Sec. 6-311
<i>Key: Yes = Permitted No = Not permitted NR = Non-residential uses only in that district Specific district restrictions noted. See referenced section for dimensional standards.</i>						

Sec. 6-302. Measurements.

(a) Sign Area Calculation.

- (1) The sign area for copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy is measured as the area contained within the outside dimensions of the background panel or surface.
- (2) Where there are two (2) or more sign faces, the sign area is measured as follows:
 - a. Two (2) Faces. (i) If the interior angle between the two (2) faces is forty-five degrees (45°) or less, the sign area is calculated as the area of one (1) face only. (ii) If the angle between the two (2) sign faces is greater than forty-five degrees (45°), the sign area is calculated as the sum of the areas of the two (2) faces.
 - b. Three (3) or More Faces. The sign area of signs with three (3) or more faces is the sum of the areas of each face.

- (3) Spherical, Free-Form, Sculptural, and Other Non-Planar Signs. Sign area is calculated as the sum of the areas using only the four (4) vertical sides of the smallest rectangular prism that will encompass the sign.
- (4) Building-Mounted Sign Area. Sign area for building-mounted signs is the width multiplied by the height of a single rectangle, parallel with the ground, that contains all sign copy, illuminated cabinets, background panels, or contrasting colors, but does not include architectural elements. The sign area includes all related sign elements on the same exterior wall or structure. Related sign elements have similar construction and are no more than five (5) feet apart, measured horizontally or vertically.

Sec. 6-303. Sign features.

(a) Changeable Copy Signs.

- (1) A sign may include a changeable copy feature only where the allowance table for the applicable sign district expressly permits it.
- (2) Changeable copy area is limited to the percentage of the sign face area specified in the applicable allowance table.

(b) Sign Illumination.

- (1) Illuminated signs are permitted only where the applicable district allowance table expressly allows illumination.
- (2) Where illumination is permitted, it must comply with the following standards:
 - a. Externally illuminated building-mounted signs may use ground-mounted lights or building-mounted light bars. The light source must be fully shielded so that light is directed only at the sign face.
 - b. Externally illuminated freestanding signs may use ground-mounted lights. The light source must be fully shielded so that light is directed only at the sign face.
 - c. The light source for internally illuminated freestanding and building-mounted signs shall not be directly visible through the sign face.
 - d. Flashing and intermittent illumination are prohibited.

Sec. 6-304. Design standards.

- (a) Signs may not obscure architectural details or features of the building.
- (b) Signs may not be located within the thirty (30) foot sight distance triangle at the intersection of two streets or at a property's entrance to or exit from a street.

Sec. 6-305. Freestanding signs.

(a) Freestanding Signs.

- (1) Sign Allowances. All uses must comply with the following freestanding sign allowances.

Table 6-305.1: Freestanding Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	NR ¹	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Type	Monument	Monument	Monument	Monument ²	Monument ²
Number (Max.)	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage
Height (Max.)	6 ft.	6 ft.	8 ft.	8 ft. ³	8 ft. ³

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Area (Max.)	24 s.f.	50 s.f.	50 s.f.	1 s.f. per 1 ft. of road frontage, up to 150 s.f.	1 s.f. per 1 ft. of road frontage, up to 150 s.f.
Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable Copy	No	Up to 100% of sign face	Up to 100% of sign face	Up to 100% of sign face	Up to 100% of sign face
EMS	No	No	Up to 50% of sign face	Up to 50% of sign face	Up to 50% of sign face
<i>Key: ft. = feet s.f. = square feet NR = Non-residential uses only ¹ Limited to non-residential uses in residential districts. See also subsection (b) for Residential Development Signs. ² Pole signs are also permitted on lots adjacent to Hanley Road and Big Bend Boulevard. See subsection (a)(5). ³ Sign height up to thirty (30) feet is permitted on lots adjacent to Hanley Road and Big Bend Boulevard. See subsection (a)(5).</i>					

(2) Number of Freestanding Signs for Multi-Tenant Developments.

- a. Multi-tenant developments may display the number and size of freestanding signs allowed in Table 6-305.1 for the entire development.
- b. Individual tenants or occupants within a multi-tenant development may not display a separate freestanding sign.

(3) Area. Double- and multi-fronted lots may not combine frontage allowances to justify one (1) sign exceeding the allowance for a single frontage.

(4) Monument Signs.

- a. Where Table 6-305.1 specifies "Monument" as the sign type, freestanding signs in that district are limited to monument signs.
- b. All monument sign bases must be of masonry construction or of materials that complement the primary structure on the lot or the prevailing character of structures in the area.

(5) Additional Allowances for Lots Adjacent to Hanley Road and Big Bend Boulevard.

- a. The following increased allowances apply to lots in the General Commercial and Industrial sign districts that adjoin the right-of-way of Hanley Road or Big Bend Boulevard:
 1. Pole signs are permitted in lieu of monument signs.
 2. The maximum pole sign height is thirty (30) feet.

(6) Landscaping. Freestanding signs require a landscaped area equal to at least four (4) square feet for each square foot of sign area. The landscaped area must consist of shrubs, ornamental grasses, groundcover, and mulch or other cover material surrounding the base of the sign, and must be separated from any parking areas by a six-inch high vertical concrete curb. The Director may modify this requirement if pre-existing circumstances would create an undue burden on the effective use of the property.

(b) Permanent Residential Development Signs.

- (1) Sign Allowances. All uses must comply with the following residential development sign allowances.

Table 6-305.2: Allowances for Residential Development Signs	
Standard	Allowance
Allowed	Yes — residential developments in all districts
Permit Required	Yes
Type	Monument or attached to decorative feature (wall, gate, or fence)
Number (Max.)	2 signs per entry drive
Height (Max.)	6 ft.
Sign Area (Max.)	50 s.f.
Sign Features	
Illumination	Indirect
Changeable Copy	No
EMS	No
<i>Key: ft. = feet / s.f. = square feet</i>	

Location. Residential development signs are permitted on either side of a street providing direct access to the subdivision and serving as a major entry. Where the development's road frontage incorporates decorative features, such as walls, gates, or fences, signs attached to those features are allowed.

- (3) Landscaping. Residential development signs require a landscaped area equal to at least two (2) square feet for each square foot of sign area.

Sec. 6-306. Building-mounted signs.

- (a) Location Standards. A building-mounted sign shall not protrude beyond any property line for the lot on which the building is located.
- (b) Wall Signs.
- (1) Sign Allowances. All uses must comply with the following wall sign allowances.

Table 6-306.1: Wall Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	NR ¹	Yes	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes	Yes	Yes
Number (Max.)	1 per facade with a public entrance ²	1 per facade with a public entrance ²	1 per facade with a public entrance ²	1 per facade with a public entrance ²	1 per facade with a public entrance ²
Area (Max.)	10% of facade area, up to 40 s.f.	10% of facade area, up to 24 s.f.	10% of facade area, up to 40 s.f.	10% of facade area	10% of facade area, up to 500 s.f.

Sign Features					
Illumination	Indirect	Indirect	All types	All types	All types
Changeable Copy	No	No	No	Up to 25% of sign face	No
EMS	No	No	No	Up to 25% of sign face	No
<i>Key: ft. = feet s.f. = square feet NR = Non-residential uses only ¹ Limited to non-residential uses in residential districts. ² For multi-tenant development standards, see subsection (b)(2).</i>					

(2) Number.

- a. Each wall of a building with a public entrance may display one (1) wall sign.
- b. Multi-Tenant Developments.
 1. A tenant in a multi-tenant building that has a separate public entrance for that tenant may display a wall sign on any facade where a public entrance is located.
 2. A multi-tenant development with common entrances may display the number and size of wall signs provided in this section for the entire development. Individual tenants in multi-tenant buildings with common entrances may not display a separate wall sign.

(3) Sign Area.

- a. Sign area is calculated based on the facade area of the facade on which the sign is located.
- b. Wall signs are permitted on any building elevation but may not exceed the total area allowance calculated from the facade on which the sign is displayed.

(c) Projecting Signs.

- (1) Sign Allowances. All uses must comply with the following projecting sign allowances.

Table 6-306.2: Projecting Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	1 s.f. per 1 ft. of facade width, up to 24 s.f.	1 s.f. per 1 ft. of facade width, up to 40 s.f.	1 s.f. per 1 ft. of facade width, up to 40 s.f.	1 s.f. per 1 ft. of facade width, up to 40 s.f.
Sign Features					
Illumination	N/A	Indirect	All types	All types	All types
Changeable Copy	N/A	No	No	No	No
EMS	N/A	No	No	No	No
<i>Key: ft. = feet s.f. = square feet N/A = Not applicable; projecting signs are not permitted in the Residential district.</i>					

(2) Number.

- a. A projecting sign is permitted as a substitute for a wall sign in districts where projecting signs are allowed. A projecting sign is not permitted in addition to a wall sign.
- b. Each building may display one (1) projecting sign on the wall with the principal public entrance.
- c. Multi-Tenant Developments. A tenant in a multi-tenant building that has a separate public entrance may display a projecting sign on the facade where that public entrance is located. Individual tenants in multi-tenant buildings with common entrances may not display a separate projecting sign.

(3) Design Standards.

- a. Projecting signs shall not extend more than five (5) feet from the building.
- b. The lower edge of a projecting sign shall provide clearance of at least eight (8) feet from grade.
- c. The top edge of a projecting sign shall not exceed the roofline of the building.

(d) Awning Signs.

- (1) Sign Allowances. All uses must comply with the following awning sign allowances.

Table 6-306.3: Awning Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	Yes	Yes	Yes	Yes
Number (Max.)	N/A	1	1	1	1
Area (Max.)	N/A	Lesser of 50% of awning face area or 12 s.f. ¹	Lesser of 50% of awning face area or 12 s.f. ¹	Lesser of 50% of awning face area or 12 s.f. ¹	Lesser of 50% of awning face area or 12 s.f. ¹
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	N/A
Changeable Copy	N/A	No	No	No	N/A
EMS	N/A	No	No	No	N/A
<i>Key: s.f. = square feet N/A = Not applicable ¹ The area of an awning sign is deducted from the wall sign area allowance for the same wall. See Sec. 6-306(d)(2)(b).</i>					

(2) Number.

- a. Each building may display one (1) awning sign on the wall with the principal public entrance.
- b. An awning sign is permitted in addition to a wall sign in districts where awning signs are allowed; however, the awning sign's area is deducted from the wall sign area allowance for the same wall.
- c. Multi-Tenant Developments. A tenant in a multi-tenant building that has a separate public entrance may display an awning sign on the facade where that public entrance is located. A multi-tenant development with common entrances may display one (1) awning sign for the entire development.

(3) Design Standards.

- a. Awning signs are permitted only on ground-floor awnings.
- b. The lower edge of an awning shall provide clearance of at least eight (8) feet from grade.

(e) Window Signs.

(1) Sign Allowances. All uses must comply with the following window sign allowances.

Table 6-306.4: Window Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	No	Yes	Yes	Yes	Yes
Permit Required	N/A	No	No	No	No
Number (Max.)	N/A	No limit	No limit	No limit	No limit
Max. Coverage	N/A	33% of ground-floor window area ¹	50% of ground-floor window area ¹	25% of ground-floor window area ¹	25% of ground-floor window area ¹
Sign Features					
Illumination	N/A	Indirect	Indirect	Indirect	Indirect
Changeable Copy	N/A	No	No	No	No
EMS	N/A	No	No	No	No
<i>Key: N/A = Not applicable ¹ Coverage percentage is calculated as the aggregate area of all window signs divided by the aggregate area of all ground-floor windows on the facade.</i>					

2) Area. The number of window signs is not restricted, but the cumulative area of all window signs on a ground-floor facade may not exceed the coverage percentage shown in Table 6-306.4.

(3) Design Standards. Window signs are permitted only on ground-floor windows.

(f) Freestanding Canopy Signs.

(1) Sign Allowances. All uses must comply with the following freestanding canopy sign allowances.

Table 6-306.5: Freestanding Canopy Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	No	No	Yes	Yes	Yes
Permit Required	N/A	N/A	Yes	Yes	Yes
Number per Canopy Face	N/A	N/A	1	1	1
Area (Max. % of canopy face)	N/A	N/A	25%	50%	50%
Sign Features					
Illumination	N/A	N/A	Indirect	Any	Any
Changeable Copy	N/A	N/A	Yes	Yes	Yes

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EMS	N/A	N/A	No	Up to 50% of canopy face	Up to 50% of canopy face
<i>Key: N/A = Not applicable. Area allowance expressed as percentage of the face of the canopy where the sign is located.</i>					

- (2) Area. The area allowance for canopy signs is expressed as the maximum percentage of the face of the canopy where the sign is located.

Sec. 6-307. Incidental signs.

(a) Perimeter Incidental Signs.

(1) Sign Allowances.

Table 6-307.1: Perimeter Incidental Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No, unless illuminated ¹	No, unless illuminated ¹	No, unless illuminated ¹	No, unless illuminated ¹	No, unless illuminated ¹
Setback from property line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number (Max. per entrance)	2	2	2	2	2
Height (Max.)	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Area (Max.)	2 s.f.	2 s.f.	2 s.f.	2 s.f.	2 s.f.
Sign Features					
Illumination	Indirect ¹	Indirect ¹	Indirect ¹	Any ¹	Any ¹
Changeable Copy	No	No	No	No	No
EMS	No	No	No	No	No
<i>Key: ft. = feet s.f. = square feet ¹ Illuminated perimeter incidental signs require a sign permit regardless of other exemptions.</i>					

- (2) Perimeter incidental signs are permitted only within fifteen (15) feet of a driveway entrance to a public street.
(b) Interior Incidental Signs.

Table 6-307.2: Interior Incidental Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Small Interior Incidental Signs					
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	Yes	Yes	Yes
Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number (Max.)	5 per lot	10 per acre	10 per acre	20 per acre	20 per acre
Height (Max.)	N/A	N/A	6 ft.	6 ft.	6 ft.
Area (Max.)	1 s.f.	1 s.f.	2 s.f.	2 s.f.	2 s.f.
Illumination	Indirect	Indirect	Indirect	Any	Any
Changeable Copy	No	No	No	No	No
EMS	No	No	No	No	No
Large Interior Incidental Signs					
Allowed	No	No	No	Yes	Yes
Permit Required	N/A	N/A	N/A	Yes	Yes
Setback	N/A	N/A	N/A	30 ft.	30 ft.
Number (Max.)	N/A	N/A	N/A	1 per lot	1 per lot
Height (Max.)	N/A	N/A	N/A	6 ft.	6 ft.
Area (Max.)	N/A	N/A	N/A	30 s.f.	30 s.f.
Illumination	N/A	N/A	N/A	Any	Any
Changeable Copy	N/A	N/A	N/A	Yes	Yes
EMS	N/A	N/A	N/A	Yes	Yes
<i>Key: ft. = feet s.f. = square feet N/A = Not applicable</i>					

- (1) Examples of typical small interior incidental signs include house numbers, directional signs, and parking signs. The city will not review the content of incidental signs.
- (2) Examples of typical large interior incidental signs include occupant directories, drive-through menus, and information kiosks. The city will not review the content of incidental signs.
- (3) Large interior incidental signs that are illuminated or include electronic message signs must be located to minimize impact on adjacent or nearby uses. Techniques include locating the sign behind the principal building and screening the site with opaque shrubbery or fencing.

- (4) Freestanding large incidental signs require a monument base of masonry construction and a landscaped area at the base equal to at least two (2) square feet for each square foot of sign area.

(c) Flags.

Table 6-307.3: Flag Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Setback from prop. line	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Number (Max.)	3 per lot	3 per lot	3 per lot	5 per lot	5 per lot
Flagpole Height (Max.)	20'	20'	25'	35'	35'
Flag Area (Max.)	15 s.f.	15 s.f.	24 s.f.	60 s.f.	60 s.f.
Sign Features					
Illumination	Indirect	Indirect	Indirect	Indirect	Indirect
Changeable Copy	No	No	No	No	No
EMS	No	No	No	No	No
<i>Key: ft. = feet / s.f. = square feet</i>					

- (1) Flags may be displayed on freestanding poles or poles attached to a building.
(2) Flags must be removed or replaced when they become torn, tattered, or faded.

Sec. 6-308. Temporary signs.

(a) Limitations. The following temporary sign types are prohibited or restricted under this chapter: pennants, streamers, balloons, strobe lights, beacons, feather signs, and inflatable signs used outside of the specific allowances of this section.

(b) General Temporary Signs.

- (1) Sign Allowances.

Table 6-308.1: General Temporary Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	Yes	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number (Max.)	8	8	8	6	6
Height (Max.)	3 ft.	3 ft.	8 ft.	8 ft.	8 ft.
Area (Max.)	4 s.f. each ²	4 s.f. each ²	7 at 4 s.f.; 1 at 32 s.f.	7 at 4 s.f.; 1 at 32 s.f.	7 at 4 s.f.; 1 at 32 s.f.

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Duration (per sign)	90 days per calendar year ¹	90 days per calendar year ¹	90 days per calendar year ¹	90 days per calendar year ¹	90 days per calendar year ¹
Sign Features					
Illumination	No	No	No	No	No
Changeable Copy	No	No	No	No	No
EMS	No	No	No	No	No
<i>Key: ft. = feet s.f. = square feet ¹ Duration is measured cumulatively per sign per calendar year. ² See policy note regarding residential temporary sign area.</i>					

(2) Number. The limits in Table 6-308.1 apply per lot for single-use lots and per tenant for multi-tenant developments.

(3) Duration. The duration of display for all general temporary signs shall not exceed ninety (90) days per calendar year, measured cumulatively per sign.

(4) Exemptions. Political signs are permitted 60 days before election and must be removed within 5 days after. Signs must conform to height and area limits in the district where they are placed.

(c) Banners.

(1) Sign Allowances.

Table 6-308.2: Banner Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	NR	Yes	Yes	Yes	Yes
Permit Required	No	No	No	No	No
Number (Max.)	1	1	1	1	1
Height (Max.)	8 ft.	8 ft.	8 ft.	8 ft.	8 ft.
Area (Max.)	32 s.f.	32 s.f.	32 s.f.	32 s.f.	32 s.f.
Duration (Max.)	30 days	30 days	30 days	30 days	30 days
Times per Year	4	4	4	4	4
Sign Features					
Illumination	No	Indirect	Indirect	Indirect	Indirect
Changeable Copy	No	No	No	No	No
EMS	No	No	No	No	No
<i>Key: ft. = feet s.f. = square feet NR = Non-residential uses only</i>					

(2) Number. The limits in Table 6-308.2 apply per lot for single-use lots and per tenant for multi-tenant developments.

(3) Duration. The maximum display period for a banner is thirty (30) days. Banners are permitted up to four (4) times per calendar year.

(4) Design Standards. Banner signs shall be attached securely to a building.

(d) Inflatable Signs.

(1) Sign Allowances.

Table 6-308.3: Inflatable Sign Allowances					
Standard	Residential	Multi-Tenant Residential	Mixed-Use Commercial	General Commercial	Industrial
Allowed	No	No	No	Yes	Yes
Permit Required	N/A	N/A	N/A	Yes	Yes
Number (Max.)	N/A	N/A	N/A	1	1
Height (Max.)	N/A	N/A	N/A	32 ft.	32 ft.
Duration (Max.)	N/A	N/A	N/A	14 days	14 days
Times per Year	N/A	N/A	N/A	4	4
Sign Features					
Illumination	N/A	N/A	N/A	Indirect	Indirect
Changeable Copy	N/A	N/A	N/A	No	No
EMS	N/A	N/A	N/A	No	No
<i>Key: ft. = feet / N/A = Not applicable</i>					

(2) Number. The limits in Table 6-308.3 apply per lot for single-use lots and per tenant for multi-tenant developments.

(3) Duration. The limits in Table 6-308.3 apply per display period. Inflatable signs are permitted up to four (4) times per calendar year.

(4) Design Standards.

- a. Inflatable signs must be securely attached to the ground by a cord, rope, cable, stakes, or similar method.
- b. Inflatable signs are not permitted on the roof of a building or other structure.

Sec. 6-309. Electronic message signs.

(a) Electronic message signs (EMS) are permitted only where expressly allowed by the applicable sign district allowance table.

(b) All EMS must comply with the following operational standards:

- (1) Duration of Message. The electronic message display must show a static image for a minimum of ten (10) seconds. The display shall not flash, scroll, twirl, change color, imitate movement, or include video.
- (2) Transition of Message. When the image or text changes, the change sequence must use instantaneous re-pixelization and shall not include fade, scroll, or other animation.
- (3) Video Display Prohibited. Electronic message signs shall not change messages or backgrounds by simulating motion, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.
- (4) Brightness and Illumination.
 - a. Electronic message signs and billboards shall not operate at brightness levels that project more than 0.3 foot-candles above ambient light conditions at the property line, as measured using a foot-candle meter held in a horizontal position at an approximate height of three (3) feet above grade.

- b. Electronic message signs require an automatic dimmer control to regulate illumination levels from sundown to sunrise.
- (5) Audio. Electronic message signs shall not include audio speakers.
- (6) Malfunction. If a malfunction occurs, an electronic message sign must either freeze the display in one (1) static message or image or cease operation.
- (c) Sign permit applicability. The routine changing of content displayed on an approved EMS does not constitute a modification requiring a new sign permit. A new or modified sign permit is required only for physical changes to the sign structure, display dimensions, or means of attachment.

ARTICLE IV. BILLBOARDS

Sec. 6-311. Billboards — general standards.

- (a) Districts Allowed. Billboards and electronic billboards are permitted only as conditional uses in the CB and AB zoning districts.
- (b) Approval Required. Billboards and electronic billboards require conditional use approval by the city council following a recommendation by the plan and zoning commission.
- (c) Dimension Standards. All billboards must comply with the following allowances.

Table 6-311.1: Billboard Allowances	
Standard	Allowance
Districts Allowed	AB, CB
Permit Required	Yes
Number	1
Sign Area (Max.)	672 s.f.
Sign Face Height (Max.)	20 ft.
Sign Face Width (Max.)	50 ft.
Total Height (Max.)	45 ft.
Features	
Illumination	Indirect
Changeable Reader board	No
EMS	Yes — must comply with Sec. 6-309
<i>Key: ft. = feet s.f. = square feet</i>	

- (d) Measurement Standards.
 - (1) All dimension standards are measured inclusive of border, cutouts, extensions, projections, and trim, but excluding the base, apron, supports, and other structural members.
 - (2) The area is measured by the smallest square, rectangle, triangle, circle, or combination thereof that encompasses the entire billboard.
 - (3) Cutouts, extensions, and projections shall not exceed twenty-five percent (25%) of the sign area.

- (4) The maximum area limitation applies to each side of a billboard structure. Allowable configurations include back-to-back, double-faced, or V-type construction with no more than two (2) display faces. A billboard structure with multiple facings is considered one (1) billboard.
- (5) The total height of the billboard is measured from the natural grade where the billboard is installed or the grade level of the centerline of the road to which the sign is oriented, whichever is higher.

Sec. 6-312. Billboards — location and spacing.

(a) Location.

- (1) Billboards and electronic billboards are permitted only along Missouri State Highway 100 (Manchester Road), Big Bend Boulevard, Hanley Road, and Laclede Station Road south of Manchester Road.

(b) Spacing Requirements.

- (1) No new billboard shall be erected within five hundred (500) feet of any existing billboard, measured in a straight line between the nearest points of each billboard structure, regardless of which side of the street or highway each billboard is located on.
- (2) For purposes of this section, "new billboard" means any billboard erected after the effective date of this Ordinance. The spacing requirement of subsection (b)(1) does not apply to any billboard lawfully existing and operating as of the effective date of this Ordinance. Any such billboard may continue to be maintained, operated, and repaired in its current location, subject to the maintenance requirements of Sec. 6-314 and the nonconforming sign provisions of Sec. 6-316. If a grandfathered billboard is removed, abandoned as defined in Sec. 6-317, or damaged or altered to the extent that it triggers Sec. 6-316(b), any replacement or reconstructed billboard must comply with all provisions of this chapter, including the spacing requirement of subsection (b)(1).

(c) Other Location Standards.

- (1) Billboards are not permitted on rocks, trees, or poles maintained by a public utility.
- (2) Billboards are not permitted in the right-of-way of any road or on any slope or drainage easement for a road.
- (3) The maximum number of sign faces or surfaces on a new billboard structure is two (2).

ARTICLE V. ADMINISTRATION, MAINTENANCE, AND ENFORCEMENT

Sec. 6-313. Sign permits.

(a) Permits Required.

- (1) A sign permit is required to erect, install, relocate, modify, or change any sign within the city unless otherwise provided in this chapter.
- (2) For purposes of this section, "modify" means any physical change to an existing sign's structure, display dimensions, face, color, or means of attachment. The term does not include the routine changing of content displayed on an approved electronic message sign.

(b) Conformity Required. Failure to conform to the conditions of a sign permit, including any conditions or stipulations attached by the public works department or any applicable board, renders the permit void.

(c) Scope of Permit. Sign permits include approval of electrical work. All electrical work must comply with the city's Electrical Code.

(d) Permit Procedures.

- (1) Applicants for sign permits must apply on a form supplied by the city and submit the application to the director of public works and planning.
- (2) The application requires one (1) set of drawings in digital or paper format, prepared to scale, including:
 - a. The address of the site, the applicant's name, the name of the business, the business address, business telephone number, and contractor information;

- b. The configuration of the proposed sign listing the height, width, total square footage, method of attachment, and method of illumination, including details of the fixture and screening, and colors and materials;
 - c. A site plan showing the proposed location of each sign;
 - d. Building elevations showing proposed sign locations; and
 - e. A detailed plan showing the size, quantity, and type of landscaping for freestanding signs.
- (e) Review of Sign Permit Applications.
- (1) The director of public works and planning or their designee shall review and approve or deny all sign permit applications based on the standards of this chapter.
 - (2) Where design and review board approval is required, the Director or their designee shall set the matter for consideration at the board's next regular meeting and issue a decision in conformance with the board's determination.
 - (3) Sign permit applications shall not be reviewed until land use approval has been issued for the subject property.
- (f) Expiration of Sign Permit.
- (1) Construction of a sign requiring a sign permit must begin within one hundred eighty (180) days of approval and be complete and operational within two hundred forty (240) days of approval.
 - (2) A permit for any sign not constructed within the required period is automatically revoked.
- (g) Fees. Permit fees are as specified in the city's schedule of fees, fines, costs, and deposits.

Sec. 6-314. Maintenance.

- (a) Maintenance Required. Failure to comply with the maintenance requirements of this section constitutes a violation of this chapter.
- (b) Sign Maintenance.
- (1) The sign owner, or if the sign owner cannot be identified, the owner or person in possession of the lot, shall maintain all signs located on the lot.
 - (2) All signs must:
 - a. Continue to conform to the conditions imposed by the sign permit;
 - b. Substantially conform to their original condition without cracking, peeling, or fading of paint and other components; and
 - c. Be kept free of rust and rust stains.
- (c) Notice and Repair. The responsible party under subsection (b)(1) must repair any damage to a sign or sign base within sixty (60) days of notice.
- (d) Damage to Illuminated Signs. Internally illuminated sign cabinets or sign panels that have been damaged shall remain unilluminated until repaired.
- (e) Removal of Hazardous Signs. Any sign that has been damaged to such an extent that it poses a hazard to passersby requires immediate repair or removal.
- (f) Maintenance of Required Landscaping.
- (1) The owner or person in possession of a lot must maintain any landscaped area required by this chapter as a condition of a sign permit.
 - (2) Maintenance includes, as appropriate, the provision of surface mulch, staking, guying, irrigation, fertilization, insect and disease control, pruning, and weeding. Required landscaping must be kept free of litter and debris.
 - (3) Any plants that die or are removed due to death, disease, or damage must be replaced in a reasonable time with an equal number of a similar species and size at the next appropriate growing season. Failure to replace dead, damaged, or diseased plant material constitutes a violation of this chapter.

Sec. 6-315. Enforcement.

- (a) Unauthorized Signs. City staff may remove unauthorized signs in the right-of-way or on public property without notice. City staff may dispose of these signs within seven (7) days if they are not claimed.

- (b) Signs Erected in Violation. City staff shall issue written notice for any sign erected or maintained in violation of this chapter.
- (c) Administration.
 - (1) The public works department is authorized and directed to enforce all provisions of this chapter.
 - (2) Upon presentation of proper credentials, city staff may enter at reasonable times any property, building, structure, or premises in the city to perform any duty imposed by this chapter.
- (d) Violations.
 - (1) Any person violating any provision of this chapter is guilty of an ordinance violation.
 - (2) The owner of any sign, building, or premises where a violation of this chapter exists is guilty of a separate offense.
 - (3) Any person found in violation of any provision of this chapter shall be subject to a fine of one thousand dollars (\$1,000.00), or up to ninety (90) days' imprisonment, or both. Each day a violation continues constitutes a separate offense.

Sec. 6-316. Non-conforming signs.

- (a) General. Any sign that lawfully exists at the time of enactment of this chapter may remain until the sign is substantially altered or changed, or until another sign is proposed as a replacement for the existing sign. A replacement sign must conform to all provisions of this chapter.
- (b) Damage. A non-conforming sign that is damaged to the extent of more than fifty percent (50%) of its replacement cost value requires removal or alteration to conform to this chapter. Replacement cost value shall be determined by the Director of Public Works and Planning based on documentation submitted by the sign owner, which may include a licensed contractor's estimate.

Sec. 6-317. Abandoned signs.

- (a) Abandoned On-Premises Signs.
 - (1) Any on-premises sign or sign support structure for a business, organization, tenant, or other occupant of a lot that ceases operations on the premises for a period of at least sixty (60) days is considered abandoned.
 - (2) The owner or person in possession of the lot must remove abandoned on-premises signs and support structures from the premises.
- (b) Abandoned Billboards.
 - (1) A billboard is deemed abandoned when it: (a) is not maintained in good repair as required by Sec. 6-314; and (b) does not display advertising information other than a notice regarding the availability of the billboard space for a period of one hundred twenty (120) continuous calendar days.
 - (2) The owner of an abandoned billboard must remove the billboard and its support structure.

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: August 14, 2026
Subject: **Intergovernmental Agreement with the City of Webster Groves
for Central Core Fire Training Division Services**

Bill 6340 was given first and second reading at the August 11 meeting and was approved unanimously with no changes. The ordinance authorizes the City Manager to execute an intergovernmental agreement under which Webster Groves Fire Department will participate in the Central Core Fire Training Division as an outside agency, at a rate of \$1,460.00 per uniformed member in 2026-27, escalating to \$1,625.00 by 2028-29. Council approved a similar ordinance in May authorizing participation from Shrewsbury. The agreement is effective July 1, 2026, for an initial three-year term.

BILL NO. 6340
ORDINANCE NO. 6130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF WEBSTER GROVES FOR CENTRAL CORE FIRE TRAINING DIVISION SERVICES

WHEREAS, the cities of Brentwood, Clayton, Maplewood, and Richmond Heights cooperate in providing coordinated fire training services through the Central Core Fire Training Division, most recently pursuant to an Amended and Restated Cooperative Fire Training Chief Agreement authorized by Ordinance 6053 in September 2024; and

WHEREAS, Section 70.220 of the Revised Statutes of Missouri authorizes cities to work in a cooperative manner; and

WHEREAS, the City of Webster Groves wishes to participate in the Central Core Fire Training Division as an outside agency, which will provide its personnel with enhanced training opportunities and a higher level of safety and preparedness in the provision of fire suppression and emergency medical services; and

WHEREAS, the City Council of the City of Maplewood, Missouri, finds that it is in the best interest of the City and its residents to include the City of Webster Groves as a participating agency in the Central Core Fire Training Division.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The City Manager is authorized and directed to execute the intergovernmental agreement for Central Core Fire Training Division services on behalf of the City of Maplewood, Missouri, in substantially the form attached hereto as Exhibit A and incorporated herein by reference, with such changes as shall be approved by the City Manager, whose signature thereon shall be conclusive evidence of approval.

Section II. The City Manager and her designees are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Ordinance and the rights and duties of the City under the agreement.

Section III. In the event that any other Central Core City does not adopt an equivalent ordinance authorizing a representative to execute the agreement in substantially the same form, this Ordinance and any and all actions taken pursuant hereto may be revoked.

Section IV. This Ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 18th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

EXHIBIT A

Central Core Fire Training Partnership Agreement

THIS AGREEMENT, entered into on the effective date hereinafter set forth, by and between the City of Brentwood, Missouri ("Brentwood"), City of Clayton, Missouri ("Clayton"), City of Richmond Heights ("Richmond Heights"), and the City of Maplewood, Missouri ("Maplewood") (collectively, the "Central Core Cities"); and the City of Webster Groves Fire Department, (the "Fire Agency").

WHEREAS, the Central Core Cities jointly operate the Central Core Fire Training Division ("Fire Training Division"), which offers multiple opportunities to assist firefighters in learning new skills and refresh their prior training in order to protect firefighters while performing fire suppression activities to better serve the public; and

WHEREAS, the Fire Agency wishes to participate in the Fire Training Division to assist in training its firefighters; and

WHEREAS, the parties acknowledge and agree that the terms and conditions hereinafter set forth are reasonable and necessary to protect the health and safety of all personnel in the Fire Training Division;

NOW, THEREFORE, for and in consideration of the opportunity for Fire Agency to participate in the Fire Training Division, and the mutual covenants and promises hereinafter set forth and the sums of money to be paid as hereinafter provided, the adequacy and sufficiency of which consideration is hereby acknowledged by both parties, Fire Training Division and Fire Agency agree as follows:

1. Fire Training Division shall provide fire department training to the Fire Agency by performing a variety of complex administrative and technical work as follows:
 - a. Monthly multi-agency training sessions. At least nine (9) of the training sessions will be held at a fire training facility as defined by the Insurance Services Office fire department rating schedule. Two training sessions will include live fire training or an equivalent substitute.
 - b. Monthly fire training plan with details for company-level and multi-company training, an SCBA drill, a Firefighter Near Miss/ Line of Duty Death review, quarterly hazardous materials training, and instructions for logging training in the Vector Solutions record management system.
 - c. Use of Fire Training Division certification manuals, textbooks, Blue Card iPads and licensing.
 - d. Blue Card CEU management for applicable training and personnel.
 - e. Three (3) seats in an annual Blue Card Incident Command certification lab.
 - f. Access to Fire Training Division training files in Vector Solutions RMS (if Enterprise access is purchased from Vector Solutions)
2. Fire Agency's participation in Fire Training Division activities shall always be under the coordination, supervision, and control of the Central Core Fire Training Chief ("Training Chief") or the Training Chief's designee (Lead Instructor). The Training Chief or Training Chief's designee shall have authority to terminate any training exercise, evolution or event if, in the Training Chief's sole discretion and judgment, the activity poses an inordinate risk to those involved, a Training Facility or its features or equipment.

3. The Fire Training Division will establish fees for participation in the Fire Training Division. Fees for Fire Training Division participation will be invoiced in full annually in July for each uniformed member of the Fire Agency's adopted annual budget:

2026-27: \$1460.00 / per uniformed member

2027-28: \$1540.00 / per uniformed member

2028-29: \$1625.00 / per uniformed member

4. The Fire Agency shall maintain and provide certified fire instructors to assist in instructing monthly multi-agency training sessions. The Fire Agency must support the Fire Training Division with a minimum of 120 instructor hours per year (average of 10 hours per month). If the Fire Agency chooses not to provide instructor support, the Fire Training Division will invoice the Fire Agency an additional \$12,000 per year as an assessment for instructor costs.
5. All Fire Agency personnel shall be covered by the Fire Agency's workers' compensation coverage, which must be in full force at all times when Fire Agency personnel are participating in training with the Fire Training Division. Fire Agency shall also be required to demonstrate that the Fire Agency carries insurance coverage of at least the amount of the sovereign immunity damage cap established pursuant to Sec. 537.610, RSMo, for the year in which the training takes place. Fire Agency agrees to provide proof of such insurance upon request. Fire Agency agrees to indemnify and hold the Fire Training Division and its officers, agents and employees from any claim or demand arising from Fire Agency's and/or Fire Agency personnel's participation in the Fire Training Division, including attorney fees and litigation expenses.
6. This Agreement may not be further amended, except by written amendment and authorizing legislation of the parties to it. However, the City Managers and Administrators of the Central Core Cities and the Webster Groves City Manager are authorized to approve supplemental binding policies and procedures that will provide for more detailed administration of the training services. Said policies and procedures may be adopted and amended from time to time provided that such policies and procedures do not conflict with the terms set forth in this Agreement.
7. This Agreement shall be effective July 1, 2026 and shall continue in effect for a duration of three (3) years ("Initial Term") unless earlier terminated or renegotiated by the parties. Upon expiration of the Initial Term, this Agreement shall automatically renew for an additional three-year term[s] unless either Party provides written notice of nonrenewal at least 120 days prior to the end of the then-current term (each a "Renewal Term" and together with the Initial Term, the "Term"), or unless sooner terminated as provided in this Section. If the Term is renewed for any Renewal Term(s) pursuant to this Section, the terms and conditions of this Agreement during each such Renewal Term shall be the same as the terms and conditions in effect immediately prior to such renewal, subject to any change in the fees/amounts payable hereunder by Webster Groves during the applicable Renewal Term as agreed to by the City Managers of the Central Core Cities and the City Manager of Webster Groves. If either Party provides timely notice of its intent not to renew this Agreement, then unless otherwise sooner terminated in accordance with its terms, this Agreement shall terminate on the expiration of the then-current Term.

Either party may request renegotiation of this Agreement at any time.

IN WITNESS WHEREOF, the duly authorized representatives of the Central Core Cities, the Fire Agency, have executed this Agreement on the dates set forth below, by which signature each represents and confirms that the execution hereof has been authorized and approved by the governing body of the entity the signatory represents in accord with the laws governing same.

CITY OF WEBSTER GROVES

By: _____

Name: _____

Title: _____

Date: _____

MEMBER CITY APPROVALS

CITY OF BRENTWOOD, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

CITY OF CLAYTON, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

CITY OF RICHMOND HEIGHTS, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

CITY OF MAPLEWOOD, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

To: Amber Withycombe, City Manager

From: Tiffany Hyde, Development & Engagement Manager

Date: August 12, 2026

Subject: St. Louis County Municipal Park Grant for Kellogg Park Improvements

Consistent with the Parks Master Plan adopted in 2023, I am recommending that the city apply for a St. Louis County Municipal Park Grant Commission grant to support improvements to Kellogg Park. The Municipal Park Grant Commission grant program is funded through a 1/10-cent regional sales tax for parks and trails, approved by voters across St. Louis County in 2001, and distributed through a competitive annual grant cycle.

Staff recommends applying for the maximum award available to a city of Maplewood's size, \$410,000. The grant will support many of the improvements to Kellogg Park identified in the Parks Master Plan, with the exception of the dog park, streambank stabilization, and invasive vegetation removal, which will be deferred until an MSD stormwater and sewer separation project planned along the north edge of the park is complete.

A 2015 grant award of \$347,820 funded the pavilion and restroom facilities currently in use at Kellogg Park. This grant will fund a relocated and replaced playground, repair of the baseball field backstop, and construction of shaded dugouts for the field. Residents living near the park have long requested relocation of the playground for safety reasons.

The City had originally intended to pursue a Municipal Park Grant for Deer Creek Park improvements during the current cycle. Staff has since determined that additional planning work is needed, in coordination with SWT Design and through MSD stormwater management grant funding, to support flood resilience efforts at Deer Creek and to develop an updated scope and identify additional funding sources for that park before the project is ready to bring forward. Kellogg Park's improvements are ready to move forward now, and applying this grant cycle allows the city to take advantage of this funding opportunity while that additional Deer Creek planning work continues.

The grant application deadline is August 28, 2026. Grant awards are announced in December, with funded projects beginning after July 1, 2027. Attached is a resolution authorizing submission of the application for City Council consideration and approval.

Kellogg Park

KEY	VALUE STATEMENTS	Master Plan Budget
01 Evaluate / Implement Erosion Control Measures for Dog Park Study options for controlling erosion issues at dog park. Improvements may include utilizing alternate surfacing material, adjustments to grading and drainage, and reconfiguration of dog park layout.	DV UF SP	\$ 40,000
02 Design / Implement Playground Renovation Prepare design for and implement playground renovation to replace existing equipment and play surfacing. Playground is proposed to be shifted to another location within the park. Playground equipment should be geared toward more fitness-focused exercise equipment similar to a ninja warrior equipment course.	SA DV UF EQ	\$ 350,000
03 Field Improvements: Backstops, Infield, and Shaded Dugouts Repair and/or replace ballfield backstop as needed. Maintain ballfield infield as turf to allow for flexibility of field use. Make improvements to field drainage through ongoing maintenance including aeration, top dressing, and overseeding of fields.	SA DV UF	\$ 23,500
04 Accessible Pathway from Parking to Comfort Station Install an accessible pathway between designated accessible parking and the existing comfort station. Pathway should be designed to meet ADA guidelines.	SA DV UF EQ	\$ 10,000
05 Correct Streambank Erosion Issues Along West Edge of Park Coordinate streambank and stormwater improvements along the west edge of the park space with MSD.	UF	TBD
06 Invasive Vegetation Removal / Incorporate Native Planting Perform removal of invasive plant material and overgrowth along the west edge of the park. Coordinate this effort with future improvements made by MSD to the creek. Restore improved streambank area with native planting areas. If native planting is pursued, a 3-5 year maintenance and management agreement must be included as part of the capital improvements to establish native landscape areas.	DV UF SP	\$ 20,000
* costs do not include professional architecture and engineering services, overhead, or construction contingency. These costs are for budgeting purposes and are rough order of magnitude. Anticipate 20-25% additional costs to ranges described above.		*Total Budget Costs \$ 443,500





RESOLUTION 26-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION AND SIGN ALL DOCUMENTS NECESSARY FOR A GRANT FROM THE MUNICIPAL PARK GRANT COMMISSION OF ST. LOUIS COUNTY IN THE AMOUNT OF \$410,000 FOR IMPROVEMENTS TO KELLOGG PARK

WHEREAS, in 2001, voters in St. Louis County and adjacent counties in the metropolitan area approved a 1/10-cent sales tax for parks and trails development; and

WHEREAS, the Municipal Park Grant Commission of St. Louis County was established to administer a grant program distributing a portion of the funds collected through that sales tax; and

WHEREAS, the City desires to apply for a grant from the Municipal Park Grant Commission of St. Louis County in the amount of \$410,000 for improvements to Kellogg Park; and

WHEREAS, the City Council finds it in the best interest of the City to pursue this grant opportunity.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The City Manager is hereby authorized to apply for a grant from the Municipal Park Grant Commission of St. Louis County for improvements to Kellogg Park in the amount of \$410,000.

Section II. If the grant is awarded, the City Manager is hereby authorized to sign and execute all documents necessary to enter into an agreement with the Municipal Park Grant Commission on behalf of the City. As this is a reimbursable grant, the City is responsible for full payment of project costs, with reimbursement from the Commission in the amount of the grant award.

Section III. This Resolution shall be in full force and effect from and after its passage and approval.

Passed this 18th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken, Deputy City Clerk

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: August 14, 2026
Subject: DEA Task Force Officer Program

The Police Department is proposing to enter into a task force officer (TFO) attachment with the St. Louis Division of the U.S. Drug Enforcement Administration, embedding one officer within a DEA enforcement group generally comprised of a Group Supervisor, three to five Special Agents, and six to eight other TFOs. The officer would be deputized with Title 21 authority to work drug and drug-related offenses locally, nationally, and internationally under DEA/DOJ, while the City continues to pay the officer's base salary. While departments generally send one TFO to DEA, that officer then has the full weight of an entire DEA group behind them to investigate drug-related crimes occurring in or around the department's area of responsibility, helping make our community safer.

For a department our size, with limited internal opportunities for promotion, this partnership gives an officer meaningful exposure to federal investigative work, specialized training, and professional contacts they would not otherwise have access to, experience they can bring back to train and lead within our own department. DEA reimburses TFO overtime up to \$22,155 annually, provides credentials, a travel card covering all official travel and training costs, and a fuel card for the department-provided undercover vehicle, with the department responsible only for the vehicle itself and its maintenance. The City already owns a vehicle used for police investigations.

The City previously participated in this type of arrangement in the mid-2000s. DEA's Equitable Sharing Program allowed us to receive a share of the proceeds from federal asset forfeitures during that partnership, and we have been progressively spending down those forfeiture funds in the years since. Re-entering the program, for an assignment of not less than two years, would give the department renewed access to that funding stream going forward, on top of the training and career-development benefits described above.

This assignment will not require our officer to assist other federal agencies outside of drug enforcement. While current Department of Homeland Security directives authorize certain Department of Justice personnel, including DEA agents, to exercise specific immigration enforcement functions in support of joint operations, a municipal officer's core authority as a DEA TFO remains tied to narcotics investigations. Even while federally deputized, our officer would remain bound by the Maplewood Police Department's own general orders and municipal ordinances governing cooperation and data-sharing with federal authorities.

Drug Enforcement Administration

State and Local Law Enforcement Agency

Memorandum of Agreement

This agreement is made this Day day of Month, 20Year, between the United States Department of Justice, Drug Enforcement Administration (hereinafter "DEA"), and the Parent Agency (hereinafter "parent agency"), ORI# ORI #; Unique Entity Identifier (UEI#) UEI #. The DEA is authorized to enter into this cooperative agreement concerning the use and abuse of controlled substances under the provisions of 21 U.S.C. § 873.

WHEREAS there is evidence that trafficking in narcotics, dangerous drugs, controlled-substance pharmaceuticals, and/or listed chemicals exists in the Area area and that such illegal activity has a substantial and detrimental effect on the health and general welfare of the people of Area, the parties hereto agree to the following:

1. The Office (DEA office) will perform the activities and duties described below:
 - a. Disrupt the illicit drug traffic in the Area area by immobilizing targeted violators and trafficking organizations;
 - b. Investigate, gather and report intelligence data relating to trafficking in narcotics and dangerous drugs, trafficking of controlled pharmaceuticals and/or listed chemicals; and
 - c. Conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the DEA office's activities will result in effective prosecution before the courts of the United States and the State, Commonwealth, or Territory of State.
 - d. Investigate, disrupt and dismantle individuals and/or organizations involved in diversion schemes (e.g., "doctor shopping," prescription forgery, and prevalent retail-level violators) of controlled pharmaceuticals and/or listed chemicals in the Area area; if applicable.
2. To accomplish the objectives of the Office DEA office, the parent agency agrees to detail experienced officer(s) to the Office DEA office

for a period of not less than two years.¹ During this period of assignment, the parent agency officer(s) will be under the direct supervision of DEA supervisory personnel assigned to the DEA office.

3. The parent agency officer(s) assigned to the DEA office shall adhere to all DEA policies and procedures. Failure to adhere to DEA policies and procedures shall be grounds for dismissal from the DEA office. Failure to complete mandatory DEA training within the required timeframe shall be grounds for dismissal from the DEA office.
4. In instances where parent agency policy or state/local law imposes a requirement that is not addressed in DEA policy, the parent agency will promptly notify DEA and provide DEA with written copies of the applicable law and/or policy. Whether the parent agency officer will comply with parent agency policy in such instances will be at the discretion of DEA.
5. The parent agency officers assigned to the DEA office shall be deputized as Task Force Officers pursuant to 21 U.S.C. § 878.
6. To accomplish the objectives of the _____ Office _____ DEA office, DEA will assign Special Agent(s) and/or Diversion Investigator(s), if applicable, to the DEA office. Other support to DEA office(s), including any overtime reimbursement, is funded on the basis of whether the group is DEA Program Funded, Fee Funded (SPEAR), or HIDTA Funded.
 - a) **DEA Program Funded** - To accomplish the objectives of the _____ Office _____ DEA office, DEA will assign DEA Special Agent(s) to the DEA office and up to _____ Number (#) officer(s). The parent agency agrees to provide and maintain a vehicle for use for each of its assigned Task Force Officers. DEA will also, subject to the availability of annually appropriated funds or any continuing resolution thereof, provide necessary funds and equipment to support the activities of the DEA Special Agent(s) and parent agency officer(s) assigned to the DEA office. This support will include: office space; office supplies; travel funds; funds for the purchase of evidence and information; investigative equipment; training; and other investigative support items.
 - b) **Synthetics Precursors Enforcement and Regulations (SPEAR) (Fee Funded)** - DEA will, subject to the availability of annual Diversion Control Fee Account (DCFA) funds, provide necessary funds, vehicles, and equipment to support the activities of the DEA Special Agent(s) and up to _____ Number (#) officer(s) assigned to the DEA office. This support will include: vehicles; office space; office supplies; travel funds; funds for the purchase of evidence

¹ The number of officers assigned cannot exceed the number of positions allocated by the Division's Table of Organization.

and information; investigative equipment; training; and other investigative support items, as available DCFA funds permit. While on duty and acting on DEA's business, the parent agency officer(s) assigned shall be subject to all DEA and federal government rules, regulations and procedures governing the use of Official Government Vehicles (OGVs) and home to work transportation when authorized. Accidents involving vehicles while in use for DEA office purposes shall be reported and investigated in accordance with the procedures of DEA and the parent agency.

- c) **High Intensity Drug Trafficking Areas (HIDTA) (HIDTA Funded) -** Subject to the availability of funding, and HIDTA planning and budgeting guidance, HIDTA will provide funding to support the activities of Federal Special Agents, and up to Number (#) officer(s), and other specified employees (if any). This support will include: office space; office supplies; travel funds; funds for the purchase of evidence and information; investigative equipment; training; and other investigative support items. The parties to this agreement understand that financial reimbursement to participating organizations is subject to the budgeting, administrative and managerial decisions of the HIDTA Executive Board, as well as the availability of HIDTA funding (from whatever source).

Vehicles may be provided by the parent agency or furnished by DEA subject to the availability and approval of HIDTA funding for vehicle leases. DEA may request that HIDTA fund installation and removal of mobile radios in DEA office vehicles and reimburse the parent agency for fuel, maintenance, and repair attributable to use of the vehicles for DEA office purposes. Accidents involving vehicles while in use for DEA office purposes shall be reported and investigated in accordance with the procedures of DEA and the parent agency.

While on duty and acting on DEA's business, the parent agency officer(s) assigned to the HIDTA group shall be subject to all DEA and federal government rules, regulations and procedures governing the use of OGV and home to work transportation when authorized.

- d) **DEA Provisional -** DEA will also, subject to the availability of annually appropriated funds or any continuing resolution thereof, provide necessary funds and equipment to support the activities of the DEA Special Agent(s) and up to Number (#) officer(s) assigned to the DEA office. This support will include: office space; office supplies; travel funds; funds for the purchase of evidence and information; investigative equipment; training; and other investigative support items. DEA does not reimburse for Provisional TFO overtime, and vehicles must be provided by the parent agency. Although DEA does not normally reimburse for Provisional TFO overtime, TFOs may be eligible to receive overtime from eligible funding sources, subject to the availability of funds.

7. During the period of assignment to the _____ Office _____ DEA office, the parent agency will remain responsible for establishing the salary and benefits, including overtime, of the officer(s) assigned to the DEA office, and for making all payments due to them. DEA will, subject to availability of funds, reimburse the parent agency for overtime payments. Annual overtime for each state and local law enforcement officer is capped at the equivalent to 25% of the salary of a GS-12, step 1, of the general pay scale for the rest of the United States. Reimbursement for all types of qualified expenses shall be contingent upon availability of funds and submission of a proper request for reimbursement, which shall be submitted monthly on a fiscal year basis, and which provides the name of each officer(s) who incurred overtime in support of DEA investigations during invoiced period to include the number of overtime hours incurred, the hourly regular and overtime rates in effect for each officer, and the total cost for the invoiced period. If HIDTA funded, HIDTA will, subject to availability of annually appropriated funds, reimburse the parent agency for overtime payments incurred by its Task Force Officers. Each invoice submitted must include an **invoice number** and **invoice date**. The parent agency will bill overtime as it is performed, and no later than **30 days** after the end of each month in which the overtime is performed. The parent agency will submit invoices to _____ Division _____ (DEA Division) process coordinator email box (_____ Email Box _____). ***Note: Task Force Officer's overtime "shall not include any costs for benefits, such as retirement, FICA, and other expenses including taxes."***
8. In no event will the parent agency charge any indirect cost rate to DEA for the administration or implementation of this agreement.
9. The parent agency shall maintain on a current basis complete and accurate records and accounts of all obligations and expenditures of funds under this agreement in accordance with generally accepted accounting principles and instructions provided by DEA to facilitate on-site inspection and auditing of such records and accounts.
10. The parent agency shall permit and have readily available for examination and auditing by DEA, the United States Department of Justice, the Comptroller General of the United States and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts, or expenditures relating to this agreement. The parent agency shall maintain all such reports and records until all audits and examinations are completed and resolved, or for a period of six (6) years after termination of this agreement, whichever is later.
11. The parties acknowledge and understand that the United States of America is liable for the wrongful actions or inactions of Federal employees, including those Federal employees deputized as Task Force Officers, who are acting within the scope of their employment under the Federal Torts Claim Act (28 U.S.C §§ 2671 – 2680). This

may extend to representation of the covered employee if in the best interests of the United States (28 C.F.R. § 50.15(a)(2)). A state or local employee participating in the DEA group may concurrently or separately be covered for the purposes of liability by their employer.

12. The parent agency shall comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, as amended, and all requirements imposed by or pursuant to the regulations of the United States Department of Justice implementing those laws, 28 C.F.R. Part 42, Subparts C, F, G, H and I.
13. The Parent Agency's signature to this agreement certifies the Parent Agency's compliance with the certifications required under 2 C.F.R. Part 2867 (Nonprocurement Debarment and Suspension); 28 C.F.R. Part 69 (New Restrictions on Lobbying); and 28 C.F.R. Part 83 (Government-Wide Requirements for Drug-Free Workplace). DEA awards Federal funds under this cooperative agreement in reliance upon the Parent Agency's certification of compliance with these requirements. The Parent Agency has accordingly reviewed these regulations.
14. When issuing statements, press releases requests for proposals, bid solicitations, and other documents describing projects or programs funded in whole or part with federal money, the parent agency shall clearly state: (1) percentage of the total cost of the program or project which will be financed with federal money; and (2) the dollar amount of federal funds for the program or project.
15. The term of this agreement shall be effective from the date in paragraph number one until September 30, 2031. This agreement may be terminated by either party on thirty (30) days' advance written notice. DEA's support to the DEA office, including reimbursement of overtime, is subject to the availability of funds on a fiscal year basis (October 1 through September 30 of the next year). Billing for all outstanding obligations must be received by DEA within 30 days of the end of the fiscal year or within 30 days of the date of termination of this agreement. DEA will be responsible only for obligations incurred by parent agency during the term of this agreement on a fiscal year basis, subject to the availability of funds.

For the Drug Enforcement Administration:

_____	Division
Special Agent in Charge	Division
_____	_____
Printed Name	Date

For the Parent Agency:

_____	_____
Agency Head	Date

Printed Name and Title	

[END OF DOCUMENT]

RESOLUTION 26-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE DRUG ENFORCEMENT ADMINISTRATION FOR PARTICIPATION IN THE TASK FORCE OFFICER PROGRAM

WHEREAS, the Maplewood Police Department proposes to attach one officer as a Task Force Officer (TFO) with the St. Louis Division of the U.S. Drug Enforcement Administration for an initial term of two years, deputized with Title 21 authority to work drug and drug-related offenses, while the city continues to pay the officer's base salary; and

WHEREAS, this partnership provides Department personnel with federal investigative experience, specialized training, and professional development opportunities not otherwise available within a department of this size, and DEA reimburses TFO overtime, provides credentials, and covers official travel and training costs, with the Department responsible only for its existing investigative vehicle and associated maintenance; and

WHEREAS, the City Council finds it in the best interest of the city to authorize this partnership.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The City Manager is hereby authorized to execute a Memorandum of Understanding with the Drug Enforcement Administration for the Police Department's participation in the Task Force Officer program.

Section II. This Resolution shall be in full force and effect from and after its passage and approval.

Passed this 18th day of August, 2026

Barry Greenberg, Mayor

Attest:

Tanya Bohlken

To: Mayor and City Council
From: Amber Withycombe, City Manager
Date: August 14, 2026
Subject: City Manager's Report

Apartment Fire at 2111 Bellevue

An early morning fire on August 13, at approximately 3:05 a.m., displaced approximately 20 residents from the apartment building at 2111 Bellevue. Fire crews arriving on scene found heavy fire on the second and third floors, with visible fire through the roof of the third-floor apartment. The fire originated in a second-floor unit and spread rapidly, growing into a second-alarm fire before crews brought it under control.

Fire crews worked alongside mutual aid partners from surrounding agencies to control the scene and extinguish the fire, while police officers conducted door-to-door evacuations and forced entry where necessary to ensure all residents safely exited the building. Once the fire was under control, officers gathered residents' names and contact information to confirm everyone was accounted for and identify those in need of shelter assistance. The cause remains under investigation.

Of the 20 evacuated residents, nine had nowhere to go that morning. Due to the heat and potential rain, those residents were sheltered in the Fire House Training Room, where fire personnel and staff arranged food, water, and financial assistance while determining next steps. They were later relocated to The Heights. After the Building Division inspected the property and determined that half of the building remained habitable, power was restored and all but two households were able to return to their apartments. Individuals who remain displaced have been accommodated in hotels and are working with our Social Services Coordinator to identify long-term housing options.

The Maplewood Community Fund has initiated a fundraising drive to provide cash support to those affected and will coordinate with the Social Services Coordinator on distribution of any funds collected. The Community Unity Center at Maplewood United Methodist Church partnered with the Blue Duck to provide dinner on Tuesday night for impacted households and is hosting a product drive at the church, collecting food and toiletries.

I want to recognize the outstanding work of our police and fire departments. Fire crews responded quickly and successfully brought a fast-moving, multi-floor fire under control, while police officers ensured residents were safely evacuated and accounted for. I am also grateful to our Social Services Coordinator for coordinating

resources throughout the day and working in partnership with multiple agencies to secure shelter and support for impacted residents.

I encourage Council members to direct any constituents who wish to help neighbors affected by emergencies like these to contact our Social Services Coordinator directly so resources can be identified and administered quickly. The City's first responders and Celeste maintain relationships with established emergency aid sources that facilitate immediate assistance, while also coordinating with local nonprofit organizations and churches who provide longer-term, wraparound support.

Urban SDK Traffic Monitoring Software

The FY27 approved budget includes a \$10,500 allocation for a subscription to Urban SDK, a geospatial traffic monitoring platform, to help the city collect real-time data on traffic volume and speeds across city streets. Staff have received a quote of \$9,950 for the subscription, which falls under the Council approval threshold. In the absence of a Council vote on the software license, I wanted to provide this information so members can understand how the software works and how it will be used by city staff and the public.

Staff fields multiple resident complaints each month regarding speeding, along with requests for speed humps, additional enforcement, or other traffic calming measures, on streets throughout the city. Complaints are commonly received for speeding on Comfort Avenue, Bredell Avenue, Laclede Station Road, West Bruno Avenue, Folk Avenue, Bellevue Avenue, among other cut-through corridors. The city's 2023 comprehensive traffic study has served as a valuable point-in-time assessment, and its recommendations have guided how the City has prioritized and spent Proposition S traffic calming funds. However, outside of the 2023 data, staff continue to rely on a deployable speed trailer and an outdated traffic monitoring setup to substantiate individual resident complaints as they arise. Additionally, many streets that receive the most speeding complaints were not prioritized as Tier 1 or 2 streets for priority interventions in the traffic study.

Urban SDK captures vehicle speed and traffic volume by drawing on satellite imagery, connected vehicle GPS data, and Internet of Things (IoT) devices already in the traffic data marketplace. The software automates collection and analysis of traffic data that would otherwise require manual counts or speed trailer deployments. Use of the software would give staff continuously updated speed and volume data across all city streets, rather than the current approach of gathering data street-by-street only after a complaint is received. The subscription also includes public-facing reporting dashboards and interactive mapping tools that the city can share directly with residents, allowing them to view average speed and volume data for a given street themselves.

While this tool is intended primarily for traffic calming purposes, staff may also use it to identify patterns that warrant additional enforcement attention, similar to how we currently respond to data collected with the speed trailer.

Urban SDK's data is anonymized and aggregated at the source, stripped of personal identifiers, and summarized by roadway segment. The data is not tied to any individual vehicle, driver, or device. The platform does not include driver or vehicle owner names, license plate numbers, images of drivers or vehicles, vehicle



identification numbers, or vehicle make or model, and it cannot be used to identify or track a specific person or vehicle. Theirs is the same basic approach used by Google Maps and Waze, which calculate real-time traffic conditions and travel times by aggregating anonymous location and speed data from many devices, rather than by tracking any individual driver's trip. Staff believe this approach protects individual privacy while allowing the city to more effectively prioritize traffic calming investments and, where warranted, enforcement resources.

