



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**TRAFFIC COMMISSION MEETING
HEMAN PARK COMMUNITY CENTER
975 PENNSYLVANIA
TUESDAY, DECEMBER 12, 2023
6:30 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes:**

❖ October 11, 2023

5. Agenda items:

- A. Request to make Wayne Street one way heading west toward North and South Road or installing speed reduction measures at 7500 block of Wayne Street, to deter speeding in this area. Requested by Natalie Moore, 7526 Wayne Avenue.
- B. Urban Sprouts Child Development Center, 6575 Olive Boulevard.

- 6. Council Liaison Report**
- 7. Miscellaneous Business**
- 8. Adjournment**

Prior to the meeting, we recommend that you visit the site(s). Please e-mail dqirdler@ucitymo.org and mcelaj@ucitymo.org to confirm your attendance.

TRAFFIC COMMISSION MEETING
Heman Park Community Center
975 Pennsylvania Avenue, University City MO 63130

Date: October 11, 2023

1. Call to Order At 6:30 P.M. by Chairman Stewart

2. Roll Call

Bart Stewart Commissioner & Chair - Excused
Craig Hughes Commissioner - Excused
Chris McManis Commissioner - Present
Cirri Moran Commissioner - Present
Jane Schaefer Commissioner - Excused
Jerold Tiers Commissioner – Present
Larry Zelenovich Commissioner – Present
Darin Girdler PWP Director – Present
Mirela Celaj PWP Asst. Dir.- Present
Dennis Fuller Council liaison - Present
Shawn Whitley Police Liaison - Present
John Mulligan City Attorney - Present

3. Approval of Agenda

Motion by Commissioner Zelenovich to approve the agenda and motion 2nd by Commissioner Moran. Motion approved by a unanimous voice vote of the Commission.

4. Approval of Minutes of:

Corrections: Modify item 7 to add UUMC sale

Motion by Commissioner Moran to approve the minutes of 7/12/2023 and motion 2nd by Commissioner McManis. Motion approved by a unanimous voice vote of the Commission.

5. Agenda items

A. Request by resident Anna Bilyeu to restrict parking at BlackBerry Ave and Hanley Rd. Discussion ensued on signage. Existing city ordinance prohibits parking to within 25' of the stop sign.

Motion by Commissioner Moran to install a sign prohibiting parking per local ordinance. Motion 2nd by Commissioner McManis. Motion approved by unanimous voice.

B. Request by resident Keogh to install speed reduction measures along the 6552 Corbett Ave. Discussion ensued.

No Action taken.

C. Discussion item, Proposed Mixed Use residential development at Loop South by Subtext Living. Proposal introduced by developer, Ryan Bumb. No Action Taken

D. Request for a permanent amendment to outdoor dining policy. Discussion ensued. The proposed amendment is for the Loop District only. Parking concerns was discussed. Motion by Commissioner Zelenovich to accept the outdoor dining permanent amendment to outdoor dining as it pertains to the Loop Business District only. Motion 2nd by Commissioner McManis. Motion approved by unanimous voice.

6. Council Liaison Report. Report by Council member Fuller that Seafood City is now cleaned.

7. Miscellaneous Business. PWP Director Girdler advised the Circle K is considering relocating to Pete's market site.

Commissioner Tiers advises MSD Sign was abandoned at Chamberlain and Purdue.

8. PWP Director report:

Adjournment. No further business appearing,
Commissioner Moran made a motion to Adjourn, Motion was 2nd by
Commissioner McManis. Meeting Adjourned at 8:06PM

Respectfully submitted,

Larry Zelenovich, Commissioner/Secretary



Department of Public Works

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

TRAFFIC REQUEST FORM

LOCATION OF REQUEST: 7500 BLOCK OF WAYNE Ave, University City Missouri 63130

STATE THE NATURE OF YOUR REQUEST: My request is to make the 7500 Block of WAYNE Ave in University city a ONE-WAY street going West; or incorporate speed bumps.

WHAT ACTION ARE YOU REQUESTING THAT THE CITY TAKE CONCERNING YOUR REQUEST? The action that I'm requesting that concerning my request is to make the 7500 Block of WAYNE Ave a one-way block to reduce speed and erratic driving behaviors.

WHAT IMPACT WOULD THE ACTION HAVE ON ANY ADJACENT RESIDENTS OR STREETS? There would not be any impact on adjacent residents or streets. There are 3 blocks south of WAYNE Ave - there are 3 blocks north of WAYNE Ave for access, or entering the residential area/properties.

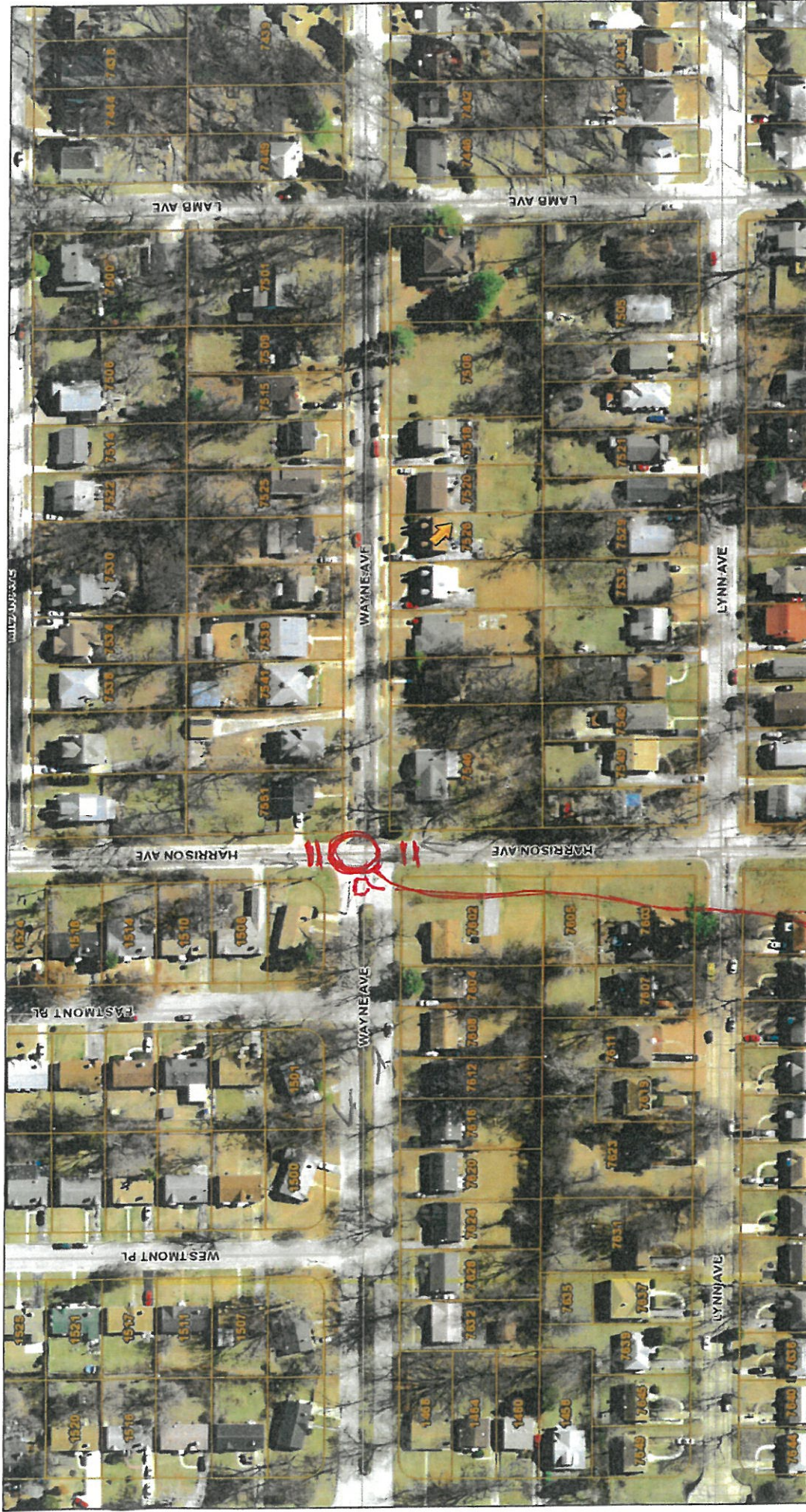
NOTE: The Public Works Department staff will review this request and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns. That is even the flow of traffic

NAME: Natalie Moore
ADDRESS: 7526 WAYNE AVE
PHONE (HOME): 314 536-7093 PHONE (WORK):
Email: nm878225@gmail.com
Date: Nov 24, 2023

Please return the completed form to the Public Works and Parks Department, 3rd floor of the City Hall, attention Darin Girdler, Public Works Liaison of the Traffic Commission, via email at dgirdler@ucitymo.org.

Or, by mail/fax: Traffic Commission
C/O Public Works Department
6801 Delmar Blvd. 3rd Floor
University City, MO 63130
(314) 505-8560
(314) 862-0694 (fax)

St. Louis County Map



11/16/2023, 12:18:43 PM

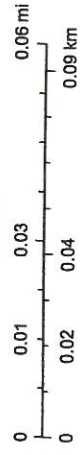
Image

Green: Band_2 Override 1

Red: Band_1

Blue: Band_3

1:1,200



St. Louis County GIS Service Center

Map Provided by the St. Louis County GIS Service Center. Copyright 2019, St. Louis County. All rights reserved.

O - only one-way stop ~~at~~ at Wayne Ave
 When there should be, 2way-stop at Harrison section that crosses Wayne - AM

O May be turn about at the section of Wayne & Harrison Ave

stop signs



Department of Public Works

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION FOR NO THROUGH TRAFFIC SIGNS

Block: 7500 Name of Street: WAYNE AVE

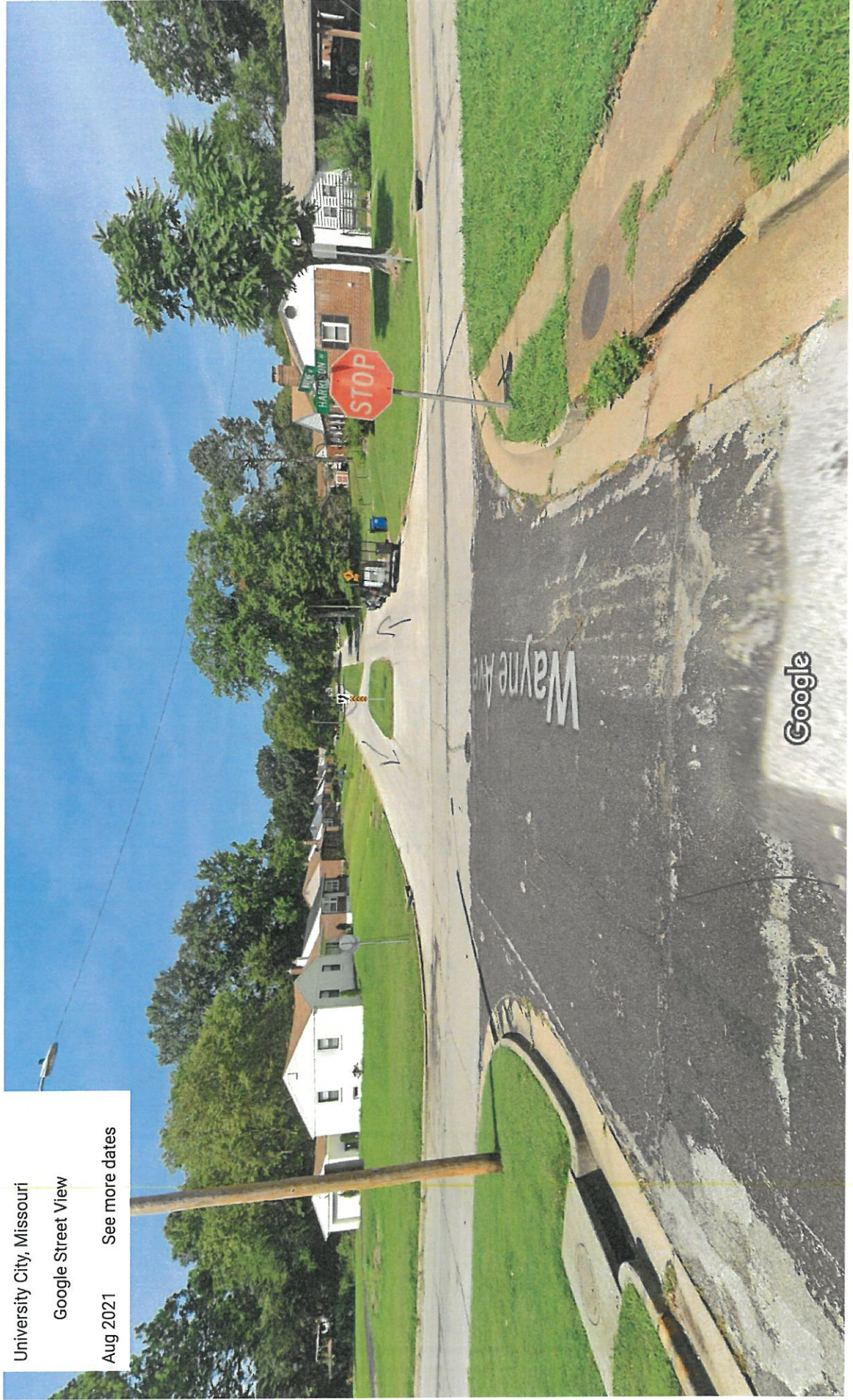
Hours restricted: _____

NAME (PRINTED)	SIGNATURE	ADDRESS
GLADYS WHITTAKER	<i>[Signature]</i>	7520 Wayne Ave
Dannell Redden	<i>[Signature]</i>	7500 Wayne Ave
Tina Townes	<i>[Signature]</i>	7530 Wayne Ave
DR. MALCOLM TOWNES	<i>[Signature]</i>	7530 WAYNE AVE
Mary M. Blunt	<i>[Signature]</i>	7539 Wayne Ave
Ulises Mendivil C.	<i>[Signature]</i>	7545 Wayne Ave
James Cochran	<i>[Signature]</i>	7545 Wayne
James Cochran	<i>[Signature]</i>	7551 Wayne Ave
Debra Drake	<i>[Signature]</i>	7518 Wayne Ave
Allison Warren	<i>[Signature]</i>	7501 Wayne Ave
Calvin Thompson	<i>[Signature]</i>	7521 Wayne Ave
BRUCE HUMPHREY	<i>[Signature]</i>	7546 WAYNE
Karen Humphrey	<i>[Signature]</i>	7546 Wayne



7551 Wayne Ave

Wayne Avenue to the Harrison Avenue Intersection-Looking West



University City, Missouri

Google Street View

Aug 2021

[See more dates](#)





1498 Harrison Ave

Harrison Avenue at the Wayne Avenue Intersection-Looking North

University City, Missouri

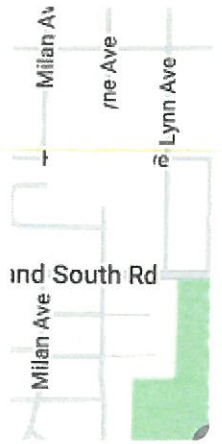
Google Street View

Apr 2022 [See more dates](#)



Google

Image capture: Apr 2022 © 2023 Google



Schedule VII. Stop Intersections

Table VII-A. Stop Intersections.

The following street intersections are designated as stop intersections for certain entrances thereto within the meaning of this Title. Every operator of a vehicle or other conveyance proceeding on the streets listed in the left-hand column below shall stop such vehicles or other conveyances before entering or crossing the street opposite in the right-hand column below. If "ALL WAY" is specified, then also every operator of a vehicle or other conveyance proceeding on the streets listed in the right-hand column below shall stop such vehicles or other conveyances before entering or crossing the street opposite in the left-hand column below. The streets are listed alphabetically. Other stops (designated for school/playground) can be found in Schedule VI. Through street stops are not listed herein per definition listed in Section **300.010**. See listing of through streets in Section **390.010** of this Title.

** These intersections do not conform to this definition so each directional approach that stops is listed.*

Stop Street	Cross Street	Stops
Ahern Avenue	Mt. Olive Avenue	
Ahern Avenue	Raisher Drive	
Ahern Avenue	Wilshire Avenue	ALL WAY
Alanson Drive	Old Bonhomme	
Amherst Avenue	Gay Avenue	ALL WAY
Amherst Avenue	Jackson Avenue	
Anna Avenue	Mount Vernon Avenue	ALL WAY
Appleton Drive	Coolidge Drive	ALL WAY
Appleton Drive	Laughlin Avenue	
Appleton Drive	Sheridan Drive	
Arcadia Avenue	Partridge Avenue	
Asbury Avenue	Lindell Boulevard	ALL WAY
Asbury Avenue	Maryland Avenue	
Asbury Avenue (southbound only)	Northmoor Drive	ALL WAY
Avalon Avenue	Sutter Avenue	
Balson Avenue	Gay Avenue	
Balson Avenue	Old Bonhomme Road	ALL WAY
Balson Avenue	Purdue Avenue	ALL WAY
Balson Avenue	Swarthmore Avenue	ALL WAY
Balson Avenue	Warder Avenue	
Bartmer Avenue	Ferguson Avenue	ALL WAY
Bartmer Avenue	Kingsland Avenue	ALL WAY
Bartmer Avenue	Sutter Avenue	ALL WAY
Bartmer Avenue (westbound only)	Colby Avenue	

Stop Street	Cross Street	Stops
Bartmer Avenue (westbound only)	Purcell Avenue (southbound only)	*
Bartmer Industrial Court	Sutter Avenue	
Belrue Avenue [Ord. No. 7009 §2, 3-14-2016]	Julian Avenue	—
Belrue Avenue	Kingsland Avenue	
Bemiston Avenue	Cornell Avenue	ALL WAY
Bemiston Avenue	Gannon Avenue	ALL WAY
Bemiston Avenue	Teasdale Avenue	ALL WAY
Bemiston Avenue	Washington Avenue	ALL WAY
Benlou Avenue	Cornell Avenue	
Benlou Avenue	Gannon Avenue	ALL WAY
Benlou Avenue	Stanford Avenue	
Berick Drive	Gannon Avenue	
Blackberry Avenue	Gay Avenue	ALL WAY
Blackberry Avenue	Swarthmore Lane	ALL WAY
Blackberry Place	Blackberry Avenue	
Braddock Avenue	Fullerton Avenue	ALL WAY
Braddock Avenue	Laughlin Avenue	
Cabanne Avenue (westbound only)	Eastgate Avenue	
Camden Court and Dover Court	Partridge Avenue	
Canton Avenue	Eighty-second Boulevard	ALL WAY
Canton Avenue	Lamb Avenue	ALL WAY
Canton Avenue	Laughlin Avenue	ALL WAY
Canton Avenue	Mendell Drive	ALL WAY
Canton Avenue	Partridge Avenue	
Canton Avenue	Quendo Avenue	ALL WAY
Carlyle Avenue	Waldron Avenue	
Center Avenue (Street and alley)	McPherson Avenue/Westminster Place	ALL WAY
Center Avenue (Street and alley)	Washington Avenue/Waterman Boulevard/Westgate Avenue	ALL WAY
Center Drive	Amherst Avenue	
Center Drive	Gannon Avenue	ALL WAY
Central Avenue	Clayton City Limit/University City Limit boundary line	
Central Avenue	Teasdale Avenue	ALL WAY
Chamberlain Avenue	Kingsland Avenue	ALL WAY
Chamberlain Avenue	Purdue Avenue	
Chamberlain Avenue	Sutter Avenue	
Coolidge Drive	Elmore Avenue	ALL WAY
Corbitt Avenue	Kingsland Avenue	
Corbitt Avenue	Partridge Avenue	ALL WAY
Corbitt Avenue	Sutter Avenue	ALL WAY
Cornell Avenue	Center Drive	
Cornell Avenue	Gay Avenue	

Stop Street	Cross Street	Stops
Cornell Avenue	Jackson Avenue	
Cornell Avenue	Trinity Avenue/Harvard Avenue	ALL WAY
Cornell Avenue	Warder Avenue	ALL WAY
Cornell Avenue/Yale Avenue	Princeton Avenue/Yale Avenue	ALL WAY
Crest Avenue	Ferguson Avenue	ALL WAY
Crest Avenue	Kingsland Avenue	ALL WAY
Crest Avenue	Sutter Avenue	
Dartmouth Avenue	Jackson Avenue	
Dartmouth Avenue	Purdue Avenue	ALL WAY
Del-Lin Drive	Northmoor Drive	ALL WAY
Delmar Boulevard	Price Road	
Dorset Avenue	Purdue Avenue	
Duke Avenue	Balson Avenue	
East Drive	Lafon Place	ALL WAY
Eastgate Avenue	Vernon Avenue	ALL WAY
Eighty-first Street/Gay Avenue	Groby Road	ALL WAY
Elene Avenue	Mount Olive Avenue	
Elmore Avenue	Sheridan Avenue	ALL WAY
Enright Avenue [Ord. No. 7014]	Westgate Avenue	ALL WAY
Erith Place	Milan Avenue (eastbound only)	*
Etzel Avenue	Ferguson Avenue	ALL WAY
Etzel Avenue	Kingsland Avenue	ALL WAY
Etzel Avenue	Pennsylvania Avenue	ALL WAY
Etzel Avenue	Purcell Avenue	ALL WAY
Etzel Avenue	Sixty-sixth Street	ALL WAY
Etzel Avenue	Sutter Avenue	ALL WAY
Ferguson Avenue	Plymouth Avenue	ALL WAY
Ferguson Avenue	Vernon Avenue	ALL WAY
Fullerton Avenue	Kempland Place	
Gannon Avenue	Jackson Avenue	
Gannon Avenue	Oakbrook Lane	
Gannon Avenue	Old Bonhomme Road	ALL WAY
Gannon Avenue	Warder Avenue	ALL WAY
Gay Avenue	Gannon Avenue	
Gay Avenue	Teasdale Avenue	ALL WAY
Gerst Avenue	Carleton Avenue	
Glenside Place [Ord. No. 7023]	Groby Road	ALL WAY
Golf Course Drive [Ord. No. 7171, 2-28-2022]	Alanson Drive	
Greenshire Court	Blackberry Avenue	
Groby Road	Old Bonhomme Road	ALL WAY
Groby Road	Swarthmore Lane	ALL WAY

Stop Street	Cross Street	Stops
Harrison Avenue	Lynn Avenue	
Harrison Avenue (northbound only)	Milan Avenue	
Hazelwood Avenue	Purdue Avenue	
How Avenue	Mount Olive Avenue	
Jackson Avenue	Kingsbury Boulevard	
Jackson Avenue	Pershing Avenue	ALL WAY
Jackson Avenue	Shaftesbury Avenue	ALL WAY
Jeanerette Drive	Blackberry Avenue	
Julian Avenue	Kingsland Avenue	ALL WAY
Julian Avenue	Partridge Avenue	
Julian Avenue	Pennsylvania Avenue	ALL WAY
Julian Avenue	Purcell Avenue	ALL WAY
Julian Avenue	Sutter Avenue	
Kingsbury Boulevard	Jackson Avenue	
Kingsbury Boulevard	Kingsland Avenue	ALL WAY
Kingsbury Boulevard	Trinity Avenue	ALL WAY
Kingsland Avenue	Julian Avenue	ALL WAY
Kingsland Avenue	Loop South (at Post Office)	
Kingsland Avenue	Pershing Avenue	ALL WAY
Kingsland Avenue	University Drive	
Kingsland Avenue	Washington Avenue	ALL WAY
Kingsland Avenue	Waterman Avenue	ALL WAY
Lafon Place	Gay Avenue	
[Ord. No. 6985 §§1 — 2, 3-23-2015]		
Lafon Place	Warder Avenue	ALL WAY
Lamb Avenue (northbound only)	Trenton Avenue (eastbound only)	*
Lamb Avenue	Wayne Avenue	ALL WAY
Leland Avenue	Loop South Road	2
[Ord. No. 7050]		
Limit Avenue (Crosswalk)	Mc Pherson Avenue	
Limit Avenue (Crosswalk)	Pershing Avenue	
Limit Avenue (Crosswalk)	Washington Boulevard	
Limit Avenue (Crosswalk)	Waterman Avenue	
Limit Avenue (Crosswalk)	Westminster Place	
Lindell Avenue	Manhattan Avenue	ALL WAY
Linden Avenue	Kingsbury Boulevard	
Linden Avenue	Pershing Avenue	
Loop South	Leland Avenue	
Loop South	Melville Avenue	
Lynn Avenue	Jackson Avenue	
Lynn Avenue	Lamb Avenue	
Manhattan Avenue	Northmoor Avenue	ALL WAY
Mapleview Drive	Teasdale Avenue	ALL WAY

Stop Street	Cross Street	Stops
McKnight Place	McKnight Place	ALL WAY
McKnight Place (southbound only)	Barby Lane	
McKnight Road	Gannon Avenue	
Melrose Avenue	Backer Street	
Melrose Avenue	Meyer Avenue	ALL WAY
Melrose Avenue	Mount Vernon Avenue	
Melrose Avenue [Ord. No. 7206, 11-14-2022]	Mount Vernon Avenue	ALL WAY
Melrose Avenue	Partridge Avenue	ALL WAY
Melrose Avenue	Watts Avenue	ALL WAY
Melrose Avenue (eastbound only)	Purcell Avenue	
Melville Avenue	Pershing Avenue	ALL WAY
Melville Avenue	University Drive	
Melville Avenue	Waterman Avenue	ALL WAY
Mendell Drive	Wayne Avenue	ALL WAY
Midland Boulevard	Tulane Avenue	
Midland Boulevard	Vernon Avenue	ALL WAY
Midland Drive	Wellington Avenue	ALL WAY
Milan Avenue	Lamb Avenue	
Milan Avenue	Laughlin Avenue	
Milan Avenue [Ord. No. 7049]	Mendell Drive	
Morgan Avenue	Mount Olive Avenue	
Mount Vernon Avenue	Carleton Avenue	
Mount Vernon Avenue [Ord. No. 6957 §2, 5-27-2014]	Carlyle Avenue	ALL WAY
Mulberry Lane	Blackberry Avenue	
Noel Court	Laughlin Avenue	
North Drive	Westgate Avenue	
Orchard Avenue	Sheridan Drive	ALL WAY
Pennsylvania Avenue	Vernon Avenue	ALL WAY
Pershing Avenue	Trinity Avenue	ALL WAY
Pershing Avenue	Wellesley Avenue	ALL WAY
Pershing Avenue	Williams Avenue	ALL WAY
Pershing Avenue (westbound only)	Westgate Avenue (at northwest end of island)	
Plymouth Avenue	Kingsland Avenue	
Plymouth Avenue	Partridge Avenue	
Plymouth Avenue	Purcell Avenue	
Plymouth Avenue (eastbound and westbound)	Sutter Avenue (northbound only)	*
Purdue Avenue	Tulane Avenue	ALL WAY
Raymond Avenue [Ord. No. 7032]	Melrose Avenue	1

Stop Street	Cross Street	Stops
Raymond Avenue	Partridge Avenue	
Richard Avenue	Sheridan Drive	ALL WAY
Roth Avenue	Bartmer Avenue	
Sadler Avenue	Bartmer Avenue	
Sadler Avenue	Crest Avenue	
Saxony Court	Balson Avenue	
Saxony Court	Blackberry Avenue	
Seventy-ninth Street	Milan Avenue	
Shaftesbury Avenue	Purdue Avenue	
Shaftesbury Avenue	Wilson Avenue (east leg)	
Sheridan Drive	Kempland Place	
Sixty-sixth Street	Crest Avenue	
Stanford Avenue	Center Drive	
Stanford Avenue	Gay Avenue	
Stanford Avenue	Warder Avenue	ALL WAY
Stratford Avenue	Jackson Avenue	
Teasdale Avenue	Jackson Avenue	
Trenton Avenue	Milan Avenue	
Trinity Avenue	University Drive	
Trinity Avenue	Washington Avenue	ALL WAY
Tulane Avenue	Gay Avenue	
Tulane Avenue	Jackson Avenue	
Tulane Court	Gay Avenue	
University Drive	Jackson Avenue	
Vernon Avenue	Westgate Avenue	ALL WAY
Warder Avenue	Stanford Avenue	ALL WAY
Washington Avenue	Jackson Avenue	
Washington Avenue	Melville Avenue	
Washington Avenue	Price Road	
Washington Avenue	West Point Avenue	ALL WAY
Waterman Avenue	Wellesley Avenue	ALL WAY
Waterman Avenue	Williams Avenue	ALL WAY
Wayne Avenue	Harrison Avenue	
Wellesley Avenue	Kingsbury Boulevard	
Wellington Avenue	Mount Vernon Avenue	
Wellington Avenue [Ord. No. 7206, 11-14-2022]	Mount Vernon Avenue	ALL WAY
West Drive	Lafon Place	
Westgate Avenue	Clemens Avenue (south of intersection at crosswalk)	
Westmoreland Drive	Jackson Avenue	
Wild Cherry Lane	Blackberry Avenue	
Williams Avenue	Kingsbury Boulevard	
Williams Avenue	Washington Avenue	

Stop Street

Wilson Avenue (northeast tip of island)

Wilson Avenue (northwest curb)

Cross Street

Wilson Avenue (north crosswalk, stopping northeastbound traffic from Shaftesbury Avenue into Wilson Avenue)

Wilson Avenue (north crosswalk, approximately 50 feet north of Shaftesbury Avenue stopping westbound traffic into Shaftesbury Avenue)

Stops



PLAN COMMISSION

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

MEMORANDUM

TO: Traffic Commission

FROM: Department of Planning & Development

DATE: December 12, 2023

SUBJECT: Requested review of proposed Conditional Use Permit (CUP) for the expansion of an existing day care facility (Urban Sprouts)

CC: Gregory Rose, City Manager
John Mulligan, City Attorney

This development is coming before the Traffic Commission by way of recommendation from the Plan Commission. The Plan Commission reviewed and recommended approval of the Conditional Use Permit (CUP) at its December 6, 2023 meeting. Staff is requesting the Traffic Commission review and recommend solutions to mitigate drop-off and pick-up issues for an existing daycare which is proposed to be expanded.

Urban Sprouts, which is located at 6757 Olive Boulevard, is proposing to expand the day care center into the adjacent three parcels to the west (6767, 6771, and 6773 Olive). On these parcels there are four existing buildings, one of which they propose to demolish. They plan to rehabilitate and reuse the other three buildings—one of which will be the expanded day care center with additional classrooms, another building will become a support/office area, and the third building will become a café and afterschool program. The existing day care and proposed expansion plans comply with the City's zoning code.

It has been brought to the City's attention that there are issues with the drop-off and pick-up at the existing day care. The issues relate to use of the alley immediately to the north of the subject property, between Olive Boulevard and Chamberlain Avenue. The day care has 10 existing parallel parking spaces which are accessed from the alley, and 17 parking spaces in a parking lot accessed from Olive Boulevard. Parents sometimes park in the alley, not in the parking spaces, and block traffic while walking their child into the day care center. This has created issues with residents to the north who regularly use the alley. Urban Sprouts proposes to add 6 parallel spaces and a new parking lot with 21 spaces, which will be accessed from the alley (see attached plans).

At their December 6, 2023 meeting, the Plan Commission added a condition to the CUP that alley spaces be restricted to employee parking, and that the parking lot spaces be used for parents picking up and dropping off their children. The intent is to deter parents from using the alley altogether. Urban Sprouts is aware of the existing issues, and since the 12/6 Plan Commission meeting, has begun restricting the alley spaces to employee-only parking. They have also indicated that they will implement a new policy requiring parents to only use the parking lots for pick-up and drop-off.

It is Planning & Development staff's opinion that the issues with drop-off and pick-up can be solved with a combination of operational changes and public and private enforcement.

Figure 1. Aerial View of Existing and Proposed Day Care

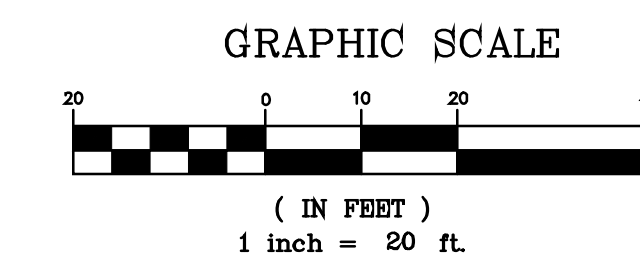


Figure 2. Street View of Existing and Proposed Day Care



SITE DEVELOPMENT PLAN URBAN SPROUTS EXPANSION

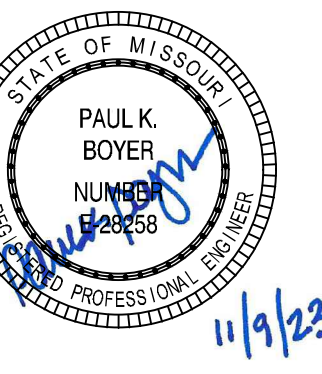
A TRACT OF LAND BEING PART OF LOTS 23, 24, 25, 26, 27 AND 28 IN BLOCK 4 OF SADLER PLACE ADDITION
AS RECORDED IN PLAT BOOK 14 PAGE 77 OF THE
ST. LOUIS COUNTY, MISSOURI RECORDS



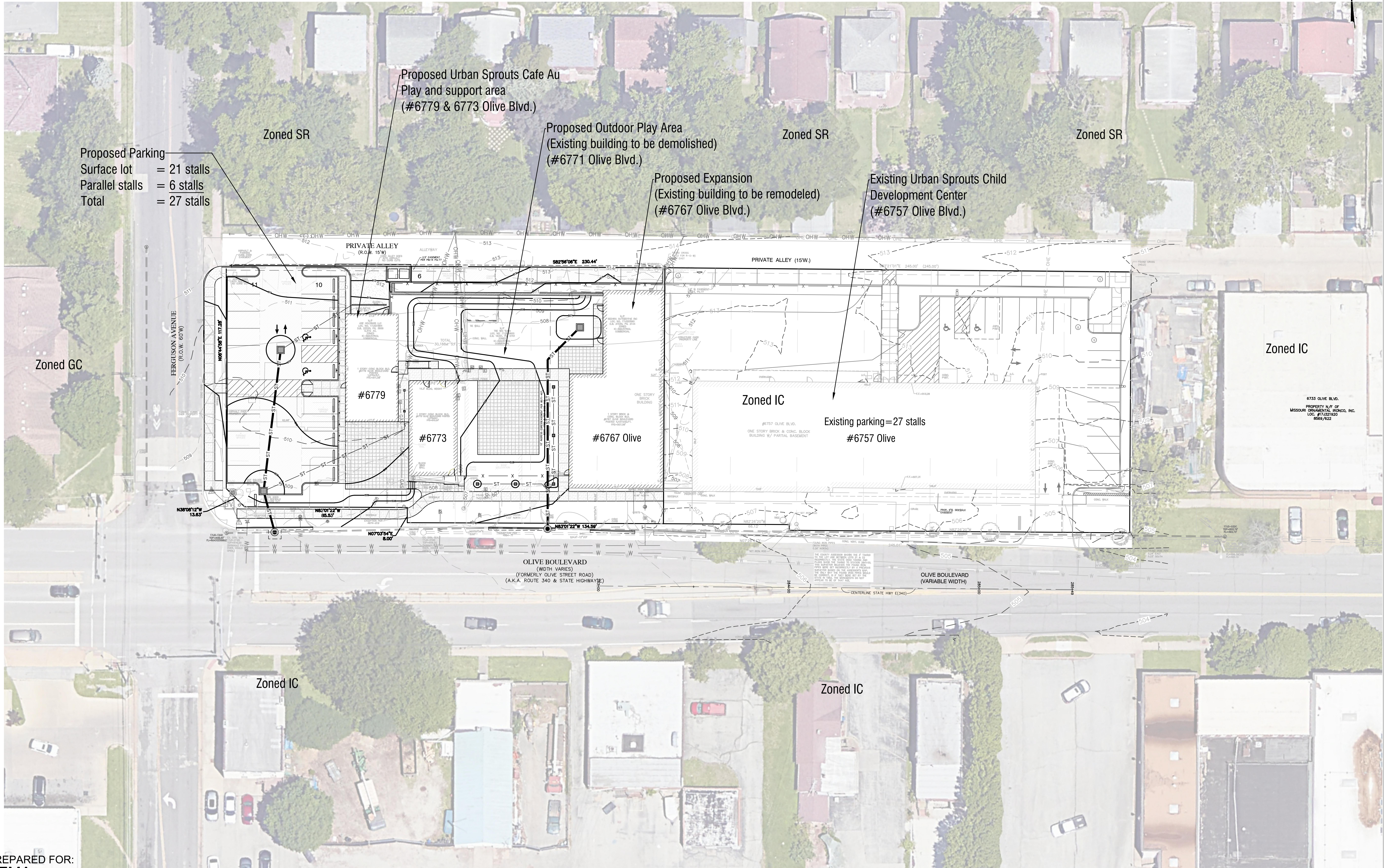
ARCHITECT
JEMA
2823 OLIVE ST.
ST. LOUIS, MO 63103
CONTACT: KRISTIN KENDRICK
T: 314-531-7400
E: kkrndrick@jemastl.com

OWNER'S REPRESENTATIVE
5501 DELMAR BOULEVARD, SUITE B510
ST. LOUIS, MO 63112
CONTACT: RALPH SMITH
T: 314-673-5816
E: rsmith@stl.org

GENERAL CONTRACTOR
KAI ENTERPRISES
2060 CRAIGSHIRE ROAD
ST. LOUIS, MO 63146
CONTACT: GYASH HAYNES
T: 314-754-6381
E: gyash.haynes@kai-cb.com



PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674



URBAN SPROUTS EXPANSION
6767 OLIVE BLVD.
UNIVERSITY CITY, MO 63130

Submission
11/09/2023

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.	2462	ISSUED BY	
ISSUE DATE	10/19/2023 11:07:18 AM		
SHEET TITLE	Overall Site Plan		

SDP2

PREPARED FOR:
JEMA
2823 OLIVE STREET
ST. LOUIS, MISSOURI 63103
PH. (314) 531-7400

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net

FOR REFERENCE ONLY - NOT
FOR CONSTRUCTION

URBAN SPROUTS - CAFE AU PLAY AND STAFF SUPPORT

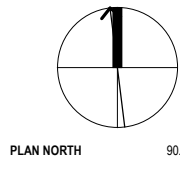
6773 AND 6779 OLIVE BLVD., UNIVERSITY CITY, MO 63130

DESIGN DEVELOPMENT

XXXXX2023

REVISIONS

NO.	DATE	DESCRIPTION



PLAN NORTH 90°
TREE NORTH 90°

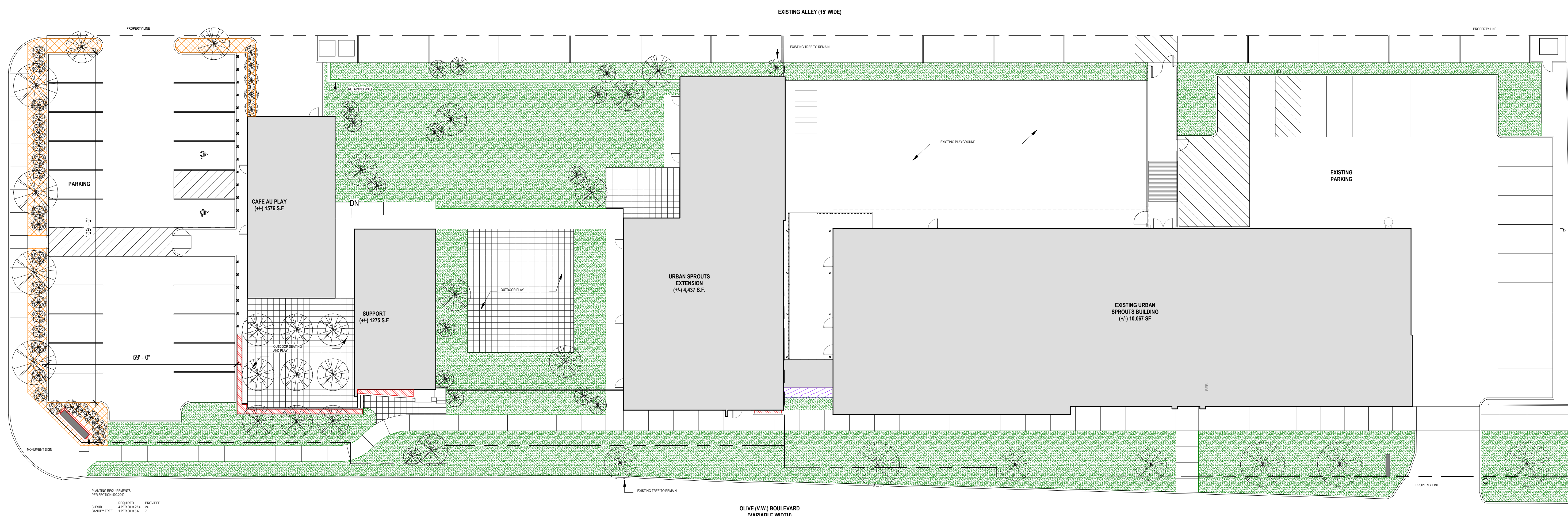
DATE: 11/16/2023

TIME: 1:58:18 PM

LANDSCAPE PLAN

L001

- LEGEND**
- GRASSCOVER
 - TEXAS BIRD
 - FLOWERING PLANTS & MANAGED IVY
 - PAVING STRIP/SEED
 - CANOPY TREE
 - ORNAMENTAL TREE
 - SHRUB



PLANTING REQUIREMENTS
FOR SECTION AND DATE
DATE: 11/16/2023
DRAWN BY: J. J. J.