

**INTRODUCED BY:** Councilmember Dennis Fuller

**DATE:** November 12, 2024

**BILL NO. 9560**

**ORDINANCE NO. 7373**

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR  
ADJUSTED LOT 1 OF THE MARKET AT OLIVE DEVELOPMENT PLAT 7.**

**WHEREAS**, the Preliminary Development Plan was approved by the City Council of University City, Missouri on November 25, 2024 by Resolution No. 2024-14, for a grocery development on Adjusted Lot 1 of Market at Olive Plat 7 in a Planned Development – Commercial District (“PD-C”) in the City of University City, Missouri, and the City Council authorized the submittal of a Final Development Plan; and

**WHEREAS**, a Final Development Plan dated October 15, 2024, has been submitted for review and approval; and

**WHEREAS**, the review and approval of a final development plan shall be in accordance with Section 400.870 (Final Development Plan Procedure) of the University City Zoning Code with the adoption of an ordinance by City Council; and

**WHEREAS**, at its meeting on October 23, 2024, the University City Plan Commission reviewed the Final Development Plan and recommended to the City Council that it be approved; and

**WHEREAS**, the Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked “Exhibit A” and made a part hereof is a Final Development Plan for a grocery store development on Adjusted Lot 1 of Market at Olive Plat 7.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with Section 400.870 (Final Development Plan Procedure) of the University City Zoning Code. Accordingly, the Final Development Plan is hereby approved.

Section 3. The Final Development Plan shall include the following additional conditions:

1. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted with the Final Development Plan. The footprint and general layout are subject to the Final Development Plan. The height and mass shall be restricted to that shown on the Final Development Plan.
2. Off-street parking and loading requirements will be provided as required by Chapter 400, Article VII (Off-Street Parking and Loading Requirements) of the University City Zoning Code.
3. A detailed construction traffic control and parking plan should be submitted to the Director of Planning and Development for approval. The plan shall set forth details pertaining to worker parking during all phases of the proposed construction.


It shall further detail solutions to public property maintenance issues such as street cleaning and traffic diversion. The plan shall be finalized prior to the issuance of a building permit. It shall be the applicant's responsibility to obtain those approvals in written form in a timely manner prior to issuance of a building permit.

4. Bicycle racks shall be provided in accordance with Section 400.2145 (Off-Street Bicycle Parking Requirements) of the University City Zoning Code.
5. Market at Olive Plat 7, a boundary adjustment plat for Lots 1, 2 and 3 of Market at Olive Plat 6, shall be recorded at the office of the St. Louis County Recorder of Deeds in accordance with Section 405.580 (Boundary Adjustments) of the University City Subdivision Code, prior to issuance of a building permit. Market at Olive Plat 7 shall show Lot 1 as adjusted in the Final Development Plan.
6. Prior to issuance of a building permit, the following shall be submitted to and approved by the Department of Planning and Development:
  - a. A landscaping plan demonstrating that additional landscaping is provided adjacent to the parking stalls along the east and west property lines and is consistent with the landscaping schemes with the existing Market at Olive development.
  - b. A site plan demonstrating that screening is provided for any ground- or roof-mounted mechanical equipment, per Section 400.1200 (Screening of Building Mechanical or Electrical Equipment) of the University City Zoning Code.
  - c. A site plan demonstrating that stop signs will be installed at indicated location of stop lines.

Section 4. The City Clerk is hereby directed to endorse upon the Final Development Plan the approval of the City Council under the hand of the City Clerk and the seal of the City of University City, Missouri.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.


PASSED and ADOPTED this 25<sup>th</sup> day of November, 2024.

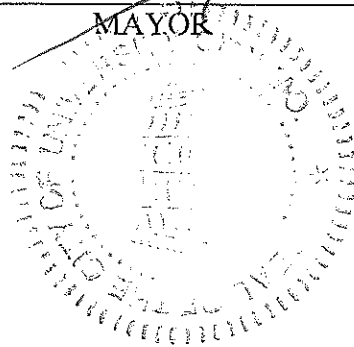
  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY



# DIERBERGS MARKETS UNIVERSITY CITY - MARKET AT OLIVE

ALL OF MARKET AT OLIVE PLAT 3 - PLAT BOOK 371 PAGES 183-164  
 PART OF MARKET AT OLIVE PLAT 3R - PLAT BOOK 370 PAGE 471  
 PART OF MARKET AT OLIVE PLAT 2 - PLAT BOOK 370 PAGES 202-203  
 SECTION 05, TOWNSHIPS 46 NORTH, RANGE 6 EAST  
 UNIVERSITY CITY, MOBILE COUNTY, MISSOURI

## FINAL DEVELOPMENT PLAN



**PROJECT CONTACTS**  
 OWNER: CASCO  
 PROJECT: DIERBERGS MARKETS  
 UNIVERSITY CITY, MISSOURI

**DESIGNER:** KIMLEY-HORN AND ASSOCIATES, INC.  
 1101 WEST WASHINGTON  
 SUITE 100  
 UNIVERSITY CITY, MISSOURI 63102  
 PHONE: (636) 241-1200  
 FAX: (636) 241-1201  
 WWW.KIMLEY-HORN.COM

**DATE:** 10/20/2011  
**PROJECT NO.:** 03-03-011  
**CLIENT:** CASCO  
**PROJECT:** DIERBERGS MARKETS - UNIVERSITY CITY, MISSOURI  
**SCALE:** AS SHOWN

Symbol / Abbreviation	Description
AD	As Shown
AE	As Existing
AL	As Located
ALP	As Located Plan
AP	As Proposed
APL	As Proposed Location
APLP	As Proposed Location Plan
APLP2	As Proposed Location Plan 2
APLP3	As Proposed Location Plan 3
APLP4	As Proposed Location Plan 4
APLP5	As Proposed Location Plan 5
APLP6	As Proposed Location Plan 6
APLP7	As Proposed Location Plan 7
APLP8	As Proposed Location Plan 8
APLP9	As Proposed Location Plan 9
APLP10	As Proposed Location Plan 10
APLP11	As Proposed Location Plan 11
APLP12	As Proposed Location Plan 12
APLP13	As Proposed Location Plan 13
APLP14	As Proposed Location Plan 14
APLP15	As Proposed Location Plan 15
APLP16	As Proposed Location Plan 16
APLP17	As Proposed Location Plan 17
APLP18	As Proposed Location Plan 18
APLP19	As Proposed Location Plan 19
APLP20	As Proposed Location Plan 20

Symbol / Abbreviation	Description
APLP	As Proposed Location Plan
APLP2	As Proposed Location Plan 2
APLP3	As Proposed Location Plan 3
APLP4	As Proposed Location Plan 4
APLP5	As Proposed Location Plan 5
APLP6	As Proposed Location Plan 6
APLP7	As Proposed Location Plan 7
APLP8	As Proposed Location Plan 8
APLP9	As Proposed Location Plan 9
APLP10	As Proposed Location Plan 10
APLP11	As Proposed Location Plan 11
APLP12	As Proposed Location Plan 12
APLP13	As Proposed Location Plan 13
APLP14	As Proposed Location Plan 14
APLP15	As Proposed Location Plan 15
APLP16	As Proposed Location Plan 16
APLP17	As Proposed Location Plan 17
APLP18	As Proposed Location Plan 18
APLP19	As Proposed Location Plan 19
APLP20	As Proposed Location Plan 20

**DIERBERGS MARKETS - UNIVERSITY CITY  
 PRELIMINARY DEVELOPMENT PLAN**  
 UNIVERSITY CITY, MO 63132

**CASCO**  
 1000 UNIVERSITY CITY BLVD.  
 UNIVERSITY CITY, MISSOURI 63102

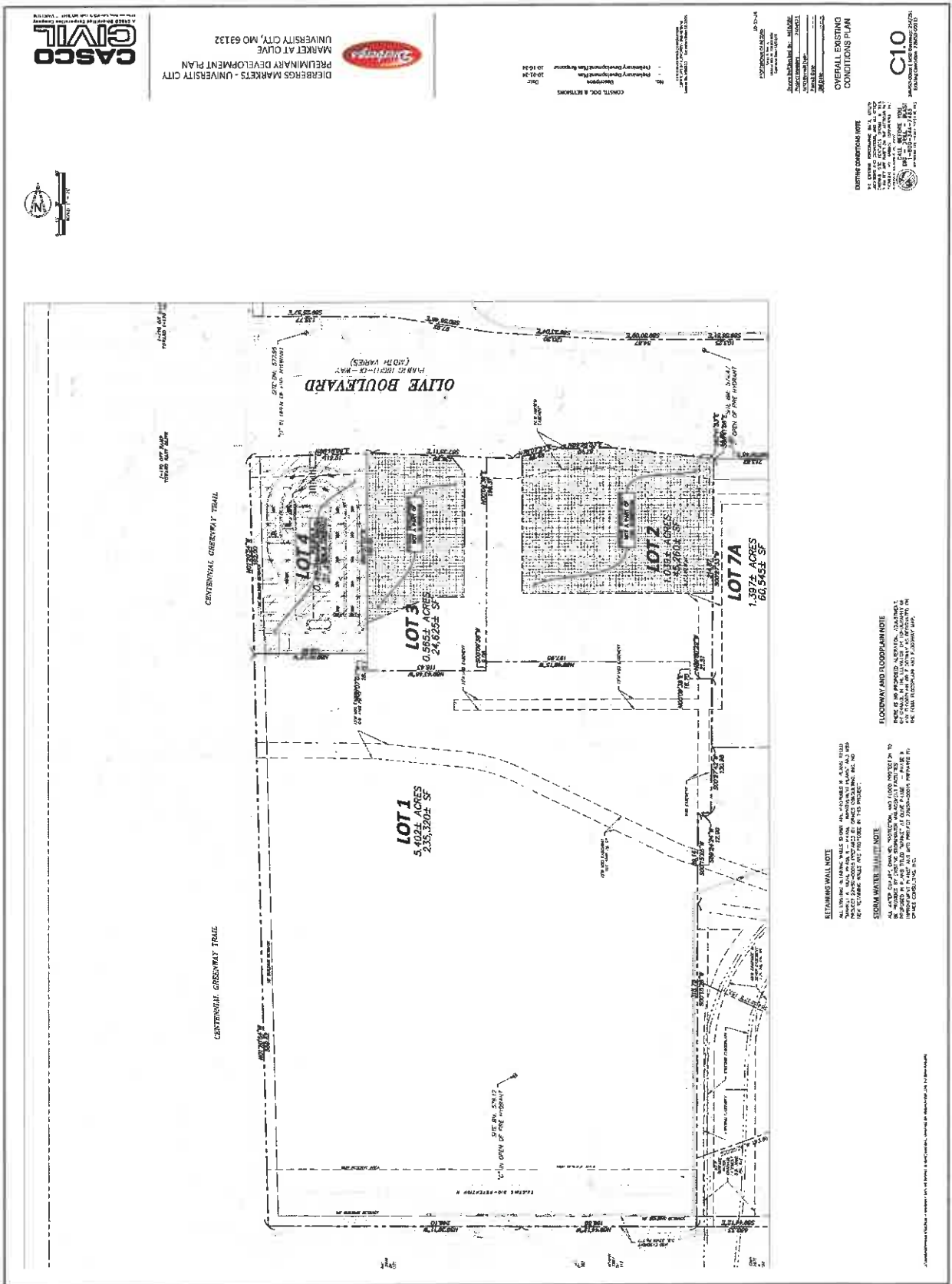
No.	Description	Date
1	CORRECT, DCC & REVISIONS	10/20/11
2	Preliminary Development Plan	10/20/11
3	Issue	10/20/11

DATE	DESCRIPTION
10/20/11	ISSUE
10/20/11	ISSUE
10/20/11	ISSUE
10/20/11	ISSUE
10/20/11	ISSUE
10/20/11	ISSUE
10/20/11	ISSUE

**CASCO**  
 UNIVERSITY CITY, MISSOURI

**KIMLEY-HORN AND ASSOCIATES, INC.**  
 UNIVERSITY CITY, MISSOURI

Exhibit A



# Exhibit A



DIERBERGS MARKETS - UNIVERSITY CITY  
 PRELIMINARY DEVELOPMENT PLAN  
 UNIVERSITY CITY, MO 63123



CLIENT: DCC & ASSOCIATES  
 PREPARED BY: [Redacted]  
 DATE: [Redacted]

**MOVEMENT LEGEND**

EXISTING	PROPOSED
EXISTING	PROPOSED
EXISTING	PROPOSED
EXISTING	PROPOSED
EXISTING	PROPOSED

**CUMULATIVE CONCEPTUAL PARKING CALCULATIONS**

RETAIL: 1000' - 1000' = 1000' x 0.25 = 250 SPACES  
 OFFICE: 1000' - 1000' = 1000' x 0.10 = 100 SPACES  
 RESIDENTIAL: 1000' - 1000' = 1000' x 0.05 = 50 SPACES  
 TOTAL: 250 + 100 + 50 = 400 SPACES REQUIRED

**RECYCLE PARKING NOTE**

RECYCLE PARKING SPACES ARE REQUIRED IN ACCORDANCE WITH THE CITY OF ST. LOUISI...

**TRUCK NOTE**

TRUCK PARKING SPACES ARE REQUIRED IN ACCORDANCE WITH THE CITY OF ST. LOUISI...

**HOUSING NOTE**

HOUSING PARKING SPACES ARE REQUIRED IN ACCORDANCE WITH THE CITY OF ST. LOUISI...

**FLOODWAY AND FLOODPLAIN NOTE**

FLOODWAY AND FLOODPLAIN LIMITS ARE SHOWN ON THIS PLAN. ALL CONSTRUCTION SHALL BE WITHIN THE FLOODWAY AND FLOODPLAIN LIMITS...

**RETAINING WALL NOTE**

RETAINING WALLS ARE SHOWN ON THIS PLAN. ALL CONSTRUCTION SHALL BE WITHIN THE RETAINING WALL LIMITS...

**STORMWATER QUALITY NOTE**

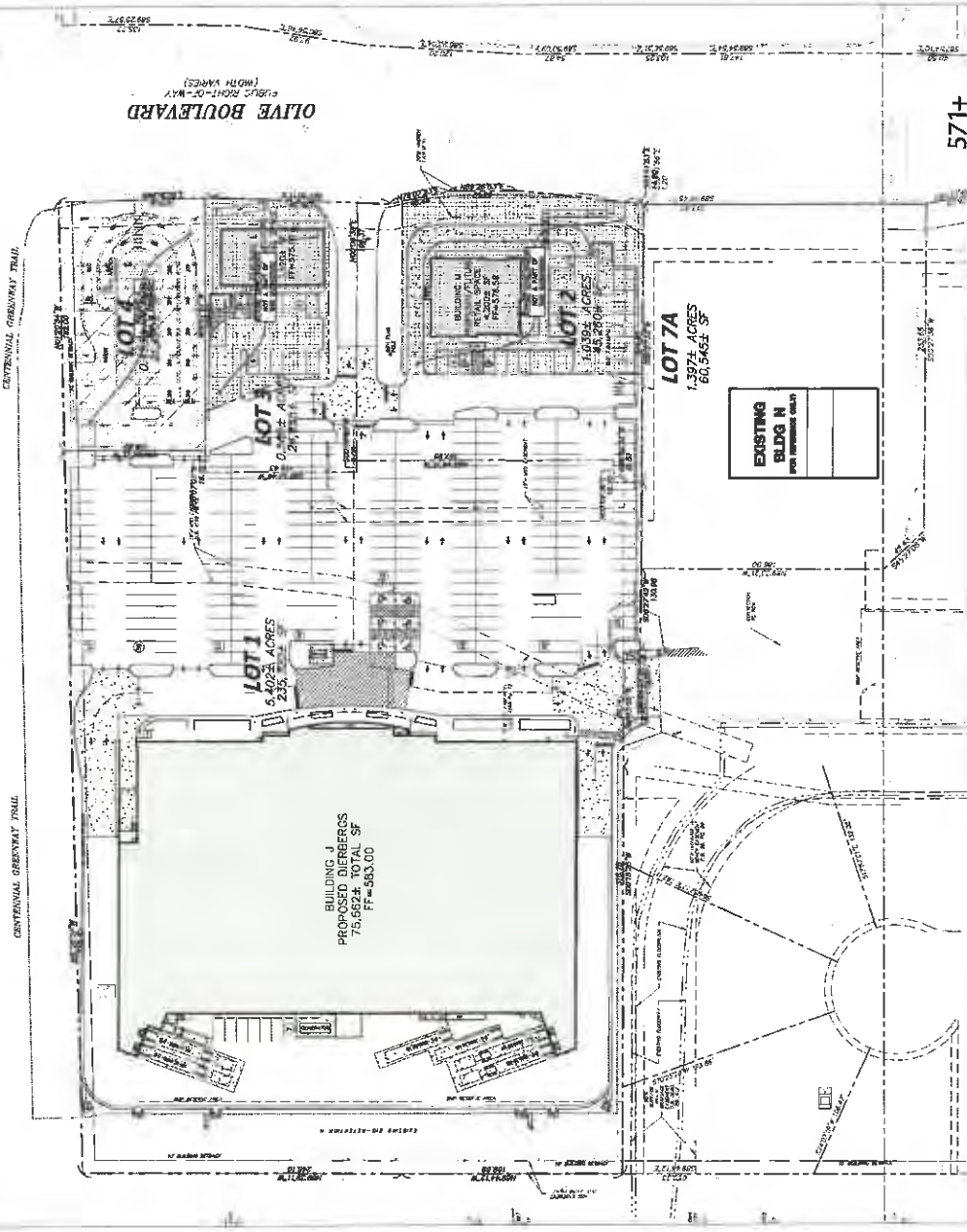
STORMWATER QUALITY CONTROL MEASURES ARE REQUIRED IN ACCORDANCE WITH THE CITY OF ST. LOUISI...

**SETBACK NOTE**

SETBACKS ARE SHOWN ON THIS PLAN. ALL CONSTRUCTION SHALL BE WITHIN THE SETBACK LIMITS...

**OVERALL SITE PLAN**

OVERALL SITE PLAN showing building footprints, parking lots, and surrounding streets.



**CUMULATIVE SITE COVERAGE CALCULATIONS**

Item	Area (SF)	% Coverage
Lot 7A	1,397,400	1.00%
Lot 7B	1,397,400	1.00%
Lot 7C	1,397,400	1.00%
Lot 7D	1,397,400	1.00%
Lot 7E	1,397,400	1.00%
Lot 7F	1,397,400	1.00%
Lot 7G	1,397,400	1.00%
Lot 7H	1,397,400	1.00%
Lot 7I	1,397,400	1.00%
Lot 7J	1,397,400	1.00%
Lot 7K	1,397,400	1.00%
Lot 7L	1,397,400	1.00%
Lot 7M	1,397,400	1.00%
Lot 7N	1,397,400	1.00%
Lot 7O	1,397,400	1.00%
Lot 7P	1,397,400	1.00%
Lot 7Q	1,397,400	1.00%
Lot 7R	1,397,400	1.00%
Lot 7S	1,397,400	1.00%
Lot 7T	1,397,400	1.00%
Lot 7U	1,397,400	1.00%
Lot 7V	1,397,400	1.00%
Lot 7W	1,397,400	1.00%
Lot 7X	1,397,400	1.00%
Lot 7Y	1,397,400	1.00%
Lot 7Z	1,397,400	1.00%
<b>Total</b>	<b>1,397,400</b>	<b>1.00%</b>

# Exhibit A

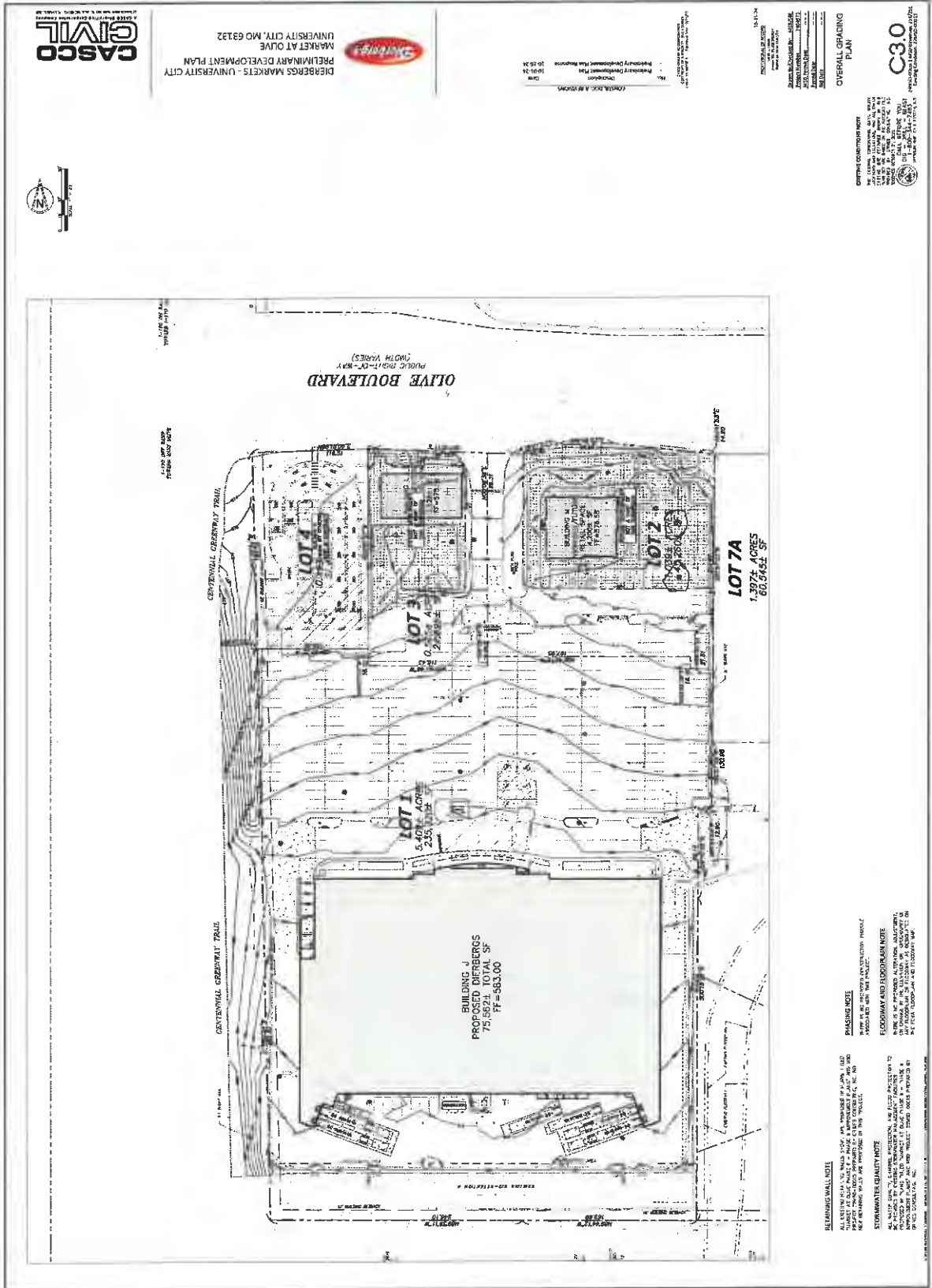
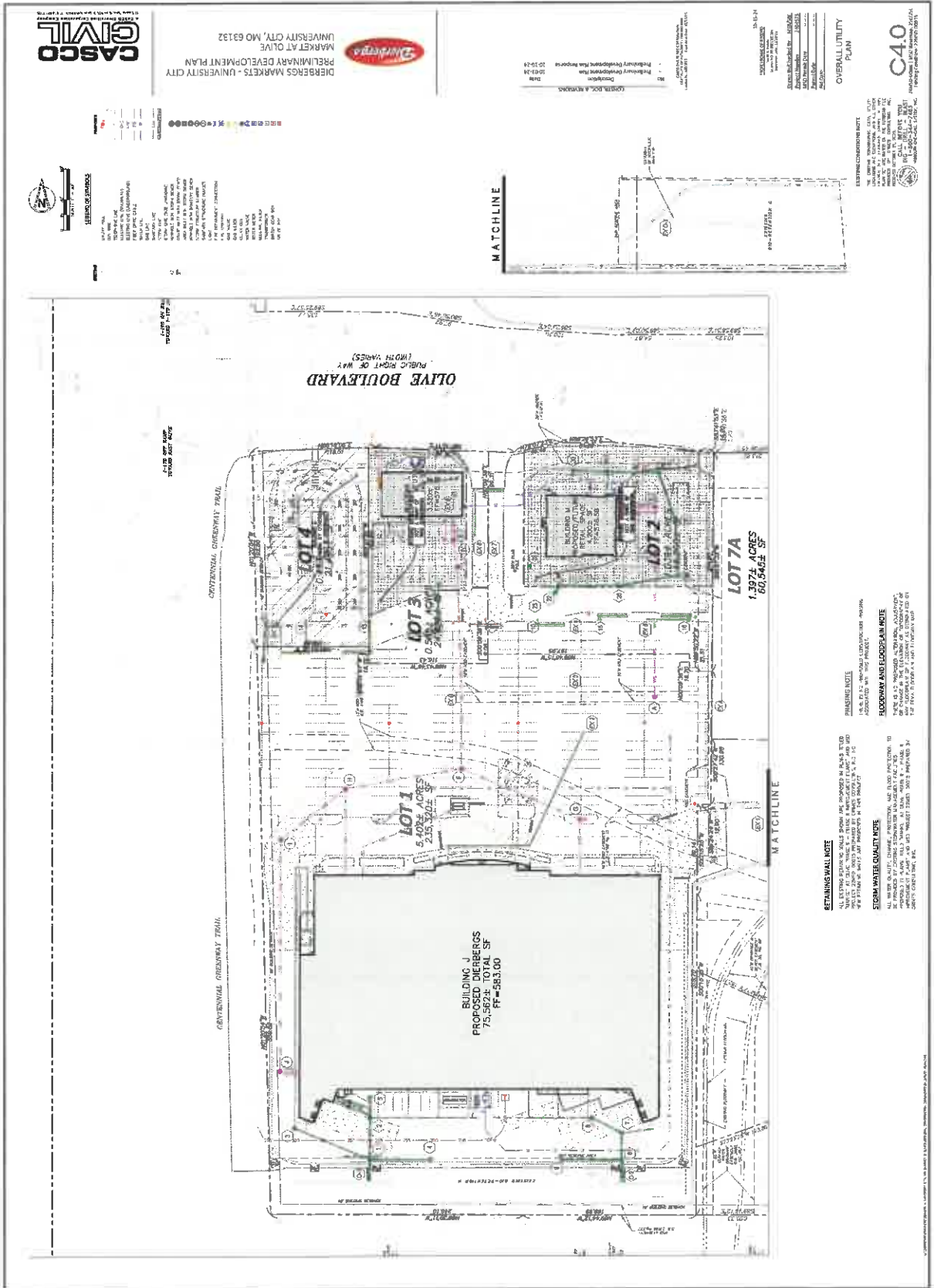






Exhibit A



# Exhibit A



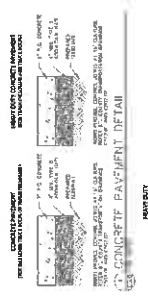
**CASCO**  
CONSTRUCTION SERVICES COMPANY  
2000 N. W. 10th Street, Suite 100  
Fort Lauderdale, FL 33304



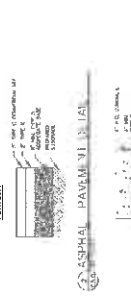
**UNIVERSITY CITY**

**DIERBERG MARKETS - UNIVERSITY CITY**  
PRELIMINARY DEVELOPMENT PLAN  
MARKET AT OLIVE  
UNIVERSITY CITY, MO 63132

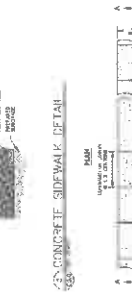
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**CONCRETE SIDEWALK DETAIL**



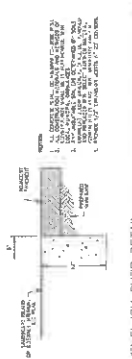
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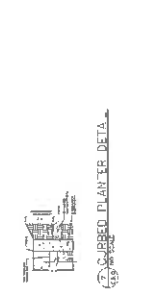
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**EXPANDED CONCRETE CURB & GUTTER DETAIL**




**STANDARD CONCRETE CURB & GUTTER DETAIL**



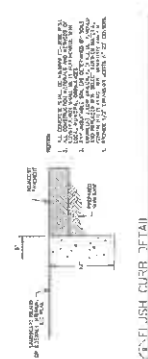
**CONTROL JOINT DETAIL**




**EXPANDED CURB DETAIL**



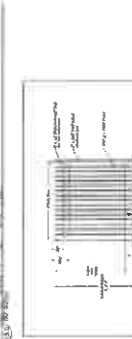
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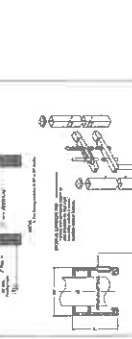
**FINISH CURB DETAIL**



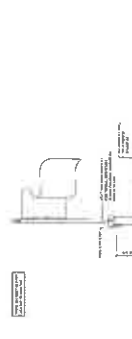
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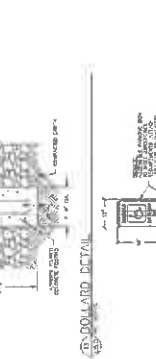
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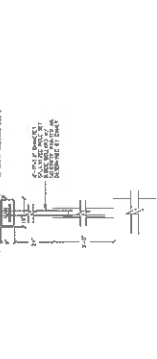
**STANDARD CONCRETE CURB & GUTTER DETAIL**




**STANDARD CONCRETE CURB & GUTTER DETAIL**




**STANDARD CONCRETE CURB & GUTTER DETAIL**




**STANDARD CONCRETE CURB & GUTTER DETAIL**




**CONCRETE SIDEWALK DETAIL**



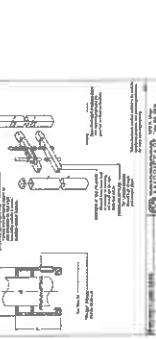
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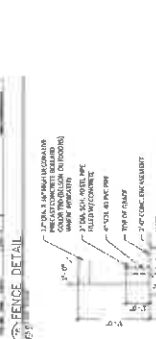
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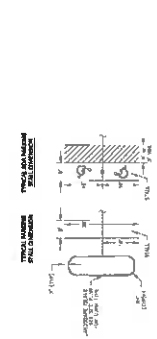
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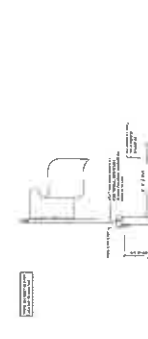
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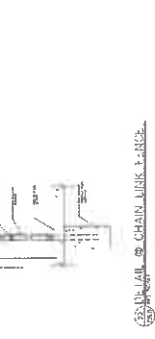
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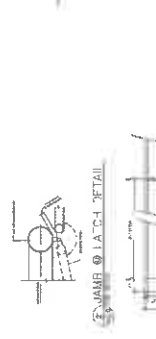
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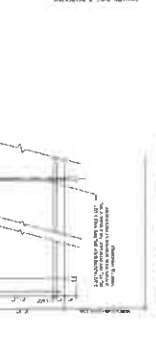
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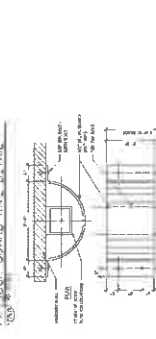
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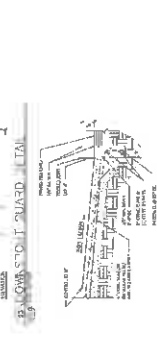
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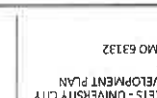
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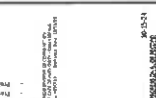
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# Exhibit A



**CASCO CIVIL**  
A CASCO COMPANY



**Stierberg**

**DIERBERG MARKETS - UNIVERSITY CITY  
PRELIMINARY DEVELOPMENT PLAN**  
UNIVERSITY CITY, MO 63132

PROJECT: DIERBERG MARKETS - UNIVERSITY CITY  
MARKET AT OLIVE  
UNIVERSITY CITY, MO 63132

CONTRACT NO. 10-10-14  
DESCRIPTION: Preliminary Development Plan  
DATE: 10-10-14

CONTRACTOR: CMC & HENNINGSON  
DATE: 10-10-14

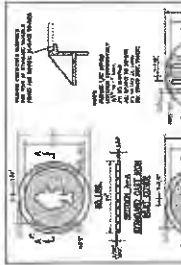
DATE: 10-10-14  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]

CONSTRUCTION DETAILS

**C51**  
UNIVERSITY CITY MARKET DEVELOPMENT

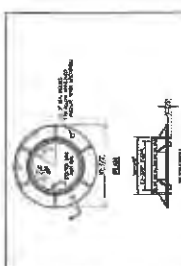
  

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



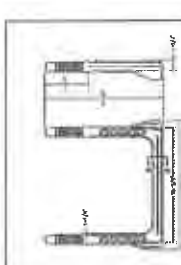
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



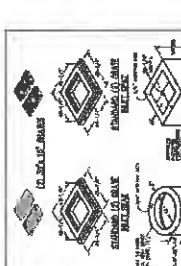
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**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



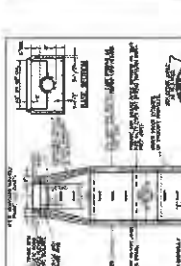
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**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



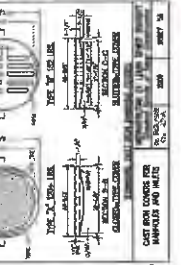
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



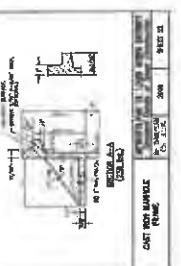
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



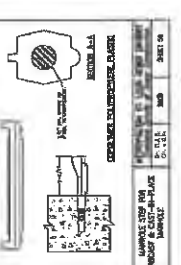
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**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



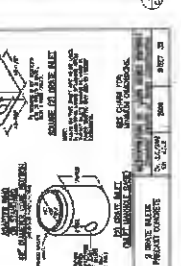
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



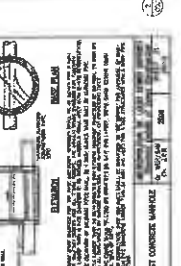
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



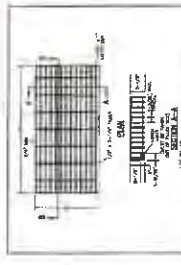
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



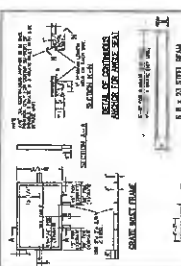
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



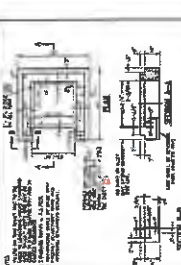
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



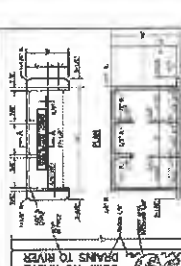
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



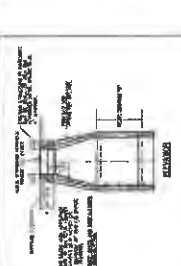
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



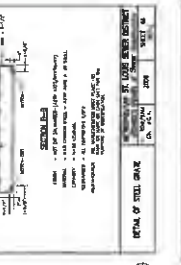
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



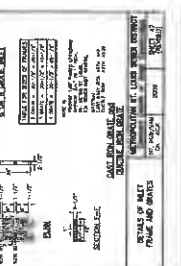
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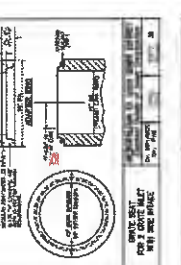
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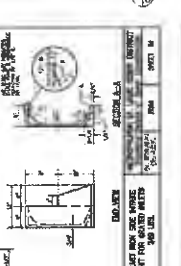
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



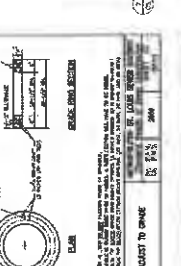
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



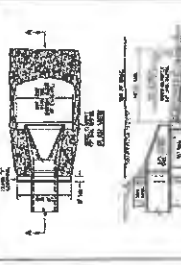
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**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



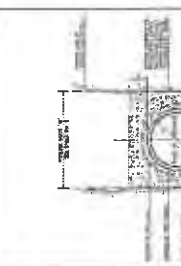
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**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



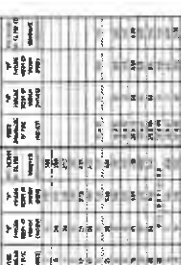
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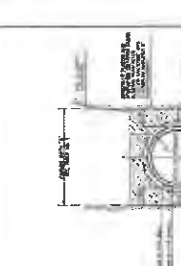
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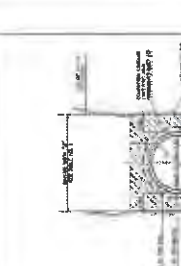
CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

**DETAIL OF CAST-IN-PLACE CONCRETE WALL**



CAST-IN-PLACE CONCRETE WALL WITH REINFORCEMENT AND FORMWORK.

# Exhibit A

**SPECIFICATION AND SUBMITTAL**  
CIB-500

**SPECIFICATIONS**

**GENERAL PRECAUTIONS**

**SCHIER**

**SPECIFICATION AND SUBMITTAL**  
CIB-500

**SPECIFICATIONS**

**GENERAL PRECAUTIONS**

**SCHIER**

**SPECIFICATION AND SUBMITTAL**  
CIB-500

**SPECIFICATIONS**

**GENERAL PRECAUTIONS**

**SCHIER**

**SOLID INTERCEPTOR (FOR BUILDING)**

1/2" (MIN) ROAD INTERCEPTOR (FOR BUILDINGS)

**SANITITE PIPE WYE CONNECTION**

SANITITE PIPE WYE CONNECTION

1/2" (MIN) ROAD INTERCEPTOR (FOR BUILDINGS)

**SANITITE PIPE TRENCH INSTALLATION DETAIL**

SANITITE PIPE TRENCH INSTALLATION DETAIL

**SANITITE PIPE TRENCH INSTALLATION DETAIL**

SANITITE PIPE TRENCH INSTALLATION DETAIL

**CONCRETE ELUMBE DETAIL**

CONCRETE ELUMBE DETAIL

**TRENCH DRAIN CONNECTION DETAIL**

TRENCH DRAIN CONNECTION DETAIL

**CONCRETE ELUMBE DETAIL**

CONCRETE ELUMBE DETAIL

**TRENCH DRAIN CONNECTION DETAIL**

TRENCH DRAIN CONNECTION DETAIL

**CONCRETE ELUMBE DETAIL**

CONCRETE ELUMBE DETAIL

**TRENCH DRAIN CONNECTION DETAIL**

TRENCH DRAIN CONNECTION DETAIL







Exhibit A

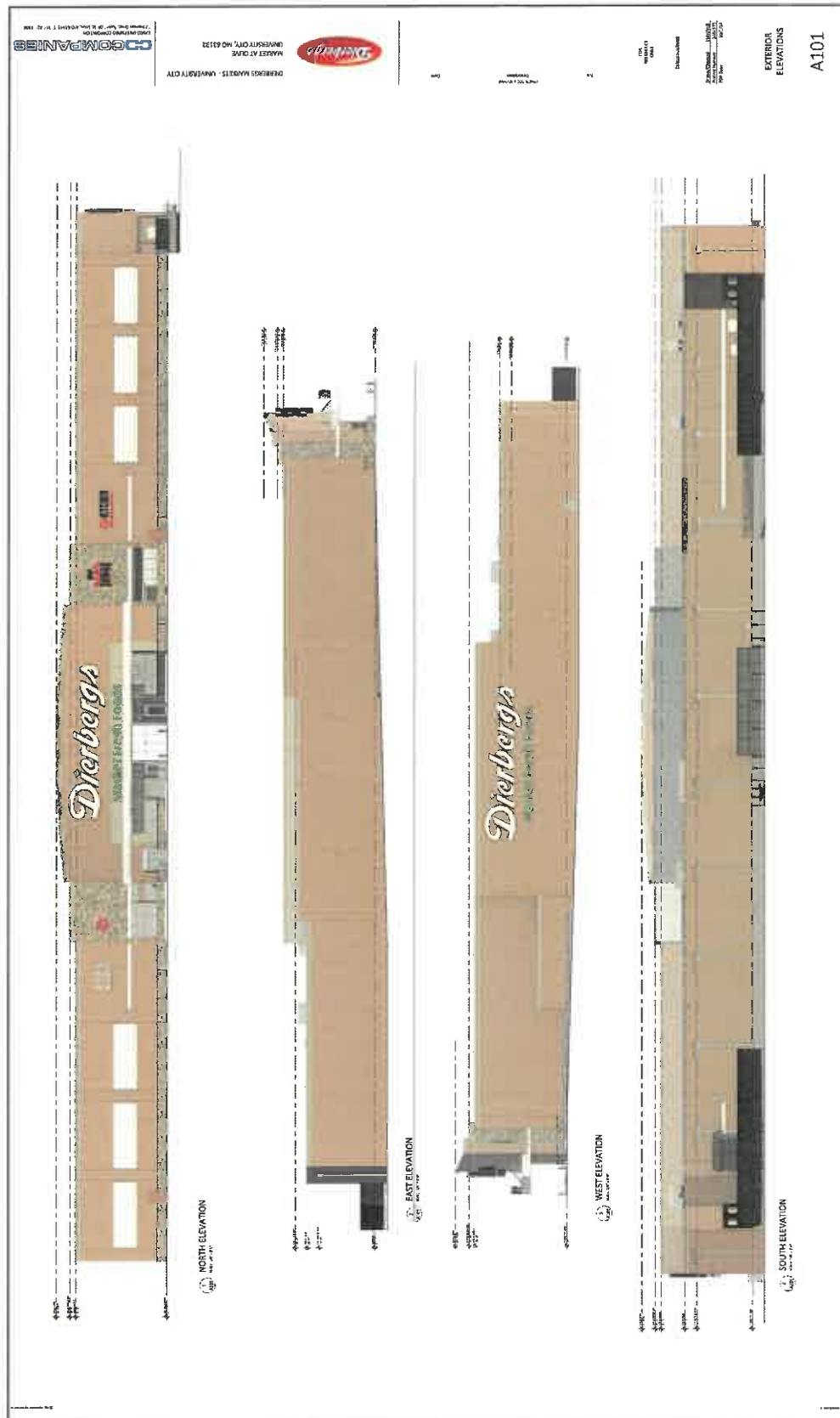








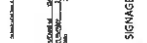
Exhibit A



2700 Peachtree Dunwoody Road, Suite 100, Atlanta, GA 30328  
 404.252.0000  
 www.ssi.com



MARKET AT DUNE  
 UNIVERSITY CITY, MO 63122




MARKET AT DUNE  
 UNIVERSITY CITY, MO 63122


MARKET AT DUNE  
 UNIVERSITY CITY, MO 63122

**NORTH ELEVATION**




**WEST ELEVATION**




**FRONT ELEVATION**

FRONT ELEVATION: 11,000 FT<sup>2</sup>  
 FRONT SIGNAGE: 500 FT<sup>2</sup>  
 WEST BUILDING SIDE: 6000 FT<sup>2</sup>  
 WEST SIGNAGE: 6,276 FT<sup>2</sup>


  



BOB'S BARN  
 MARKET FRESH FOODS




FLOWERS & GIFTS  
 MARKET FRESH FOODS




Dierbergs  
 Market Fresh Foods


  



BOB'S BROS  
 MARKET FRESH FOODS



Dierbergs  
 Market Fresh Foods



Dierbergs  
 Market Fresh Foods

**MARKET AT DUNE**

MARKET FRESH FOODS, 11777 FT<sup>2</sup>  
 MARKET FRESH FOODS AND DELICIOUSNESS, MARKET AT DUNE, 2000 SECTION 200, 2771 DUNE BLVD, ST. LOUIS, MO 63114

**DIERBERGS - NORTH**

MARKET FRESH FOODS, 11777 FT<sup>2</sup>  
 MARKET FRESH FOODS AND DELICIOUSNESS, MARKET AT DUNE, 2000 SECTION 200, 2771 DUNE BLVD, ST. LOUIS, MO 63114

**DIERBERGS - WEST SIDE**

MARKET FRESH FOODS, 11777 FT<sup>2</sup>  
 MARKET FRESH FOODS AND DELICIOUSNESS, MARKET AT DUNE, 2000 SECTION 200, 2771 DUNE BLVD, ST. LOUIS, MO 63114

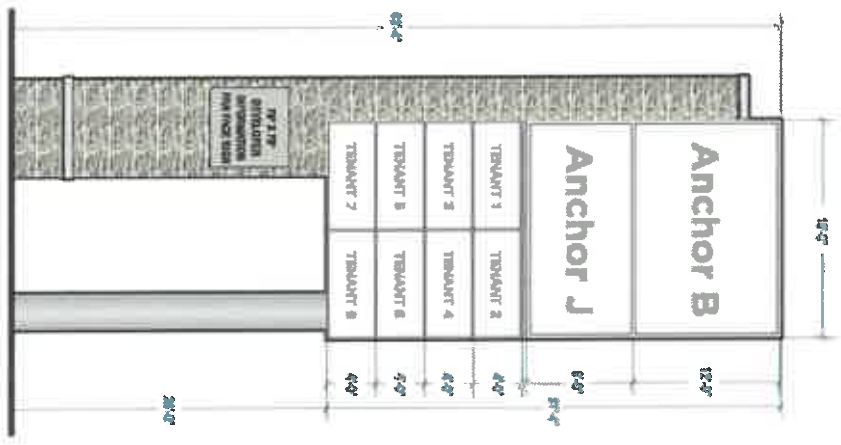
**MARKET AT DUNE**

MARKET FRESH FOODS, 11777 FT<sup>2</sup>  
 MARKET FRESH FOODS AND DELICIOUSNESS, MARKET AT DUNE, 2000 SECTION 200, 2771 DUNE BLVD, ST. LOUIS, MO 63114

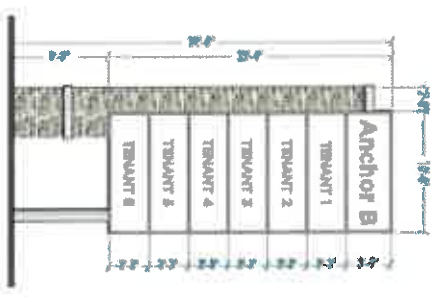


Exhibit A

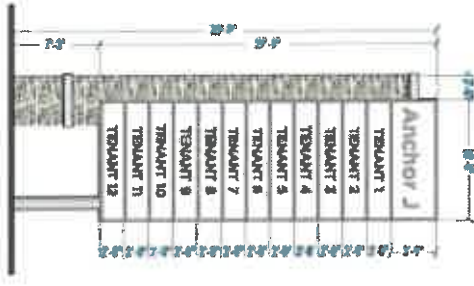
PILOTTAGE & DETAILS ON THE FRONT SIDE SHOWING HOW THE SIGN SHOULD BE PLACED. SIGNIFYING THE SIGN POSITION FROM OPTION 1 FROM THE SIDE.



1 HIGHWAY PYLON - OPTION B  
SCALE: 1/8" = 1'  
SIGN AREA: 57'-0" (54') x 18'-0" (18') = 1026 SF  
14' x 6' = 84 SF



2 NORTH PROJECT PYLON OPTION B  
SCALE: 1/8" = 1'  
SIGN AREA: 27'-0" (27') x 18' (18') = 486 SF  
24'00" / 14' = 171.4 SF



3 SOUTH PROJECT PYLON OPTION B  
SCALE: 1/8" = 1'  
SIGN AREA: 27'-0" (27') x 18' (18') = 486 SF  
24'00" / 14' = 171.4 SF



55 Louis St (I-75) Area -  
2855 Arnold Boulevard, St.  
Ann, MI 48106  
484-302-1200

CLIENT  
**MARKET @ OLIVE**

LOCATION  
Market @ Olive

PROJECT  
Pylon Sign Family

DATE: 03/29/2022  
DRAWING NO.: 20034221-C

PROJECT: MARKET @ OLIVE  
LOCATION: MARKET @ OLIVE  
CLIENT: MARKET @ OLIVE

DESIGNER: Scott Wynn  
DATE: 03/29/2022

THIS STANDARD LAYOUT IS FOR INFORMATION ONLY. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE SIGN AREA AND THE SIGN AREA SHALL BE THE RESPONSIBILITY OF THE CLIENT.

