

**AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT  
PLAN SUBMITTED ON BEHALF OF WESTLAKE ACE HARDWARE FOR  
A PORTION OF THE TWIN OAKS CENTER LOCATED AT 1100  
MERAMEC STATION ROAD.**

**WHEREAS**, the City of Twin Oaks has received an application from Chiodini Architects, on behalf of Westlake Ace Hardware and property owner and Grocery and Pharmacy Portfolio DST, a Delaware Statutory Trust c/o The Inland Real Estate Group, LLC (collectively, the “Applicants”) seeking an amendment to the approved Amended Final Development Plan for a portion of a 5.79 acre parcel known as the “Twin Oaks Center” and numbered as 1100 S. Meramec Station Road, Locator No. 24Q320573 (the “Property”) to allow Westlake Ace Hardware to remodel and occupy 18,580 square feet of the existing 51,700 square foot structure (the “Building”) for use as a hardware store with outdoor storage and with the balance to ALDI grocery store and another future user in accordance with City’s Zoning Code and via amendment to this Plan; and

**WHEREAS**, the Property is currently zoned Planned Commercial Development (PD-C) pursuant to a Final Development Plan that encompassed the Property and one other lot to its south (the “Development”), which zoning and Final Development Plan was approved on February 15, 2006, by Ordinance No. 206 as amended by Ordinance No. 215 (the “2006 Plan”) and amended for the ALDI portion of the building by Ordinance No. 21-06 on April 7, 2021 (the “Amended Final Development Plan”); and

**WHEREAS**, the Westlake Ace Hardware proposal requires a second amendment to the Amended Final Development Plan previously approved by the Board; and

**WHEREAS**, in accordance with Ordinance No. 21-06 and the Zoning Code, Applicants have submitted an application for an amendment of the Final Development Plan for the Property and accompanying plans seeking a proposed amendment to the 2021 Plan (the “Aldi Final Development Plan”); and

**WHEREAS**, the Planning & Zoning Commission has recommended to the Board that the application for Preliminary Development Plan as most recently revised by the Developer and as detailed in the Recommending Resolution, be approved, subject to the following conditions, relating to increasing the parking (provide at least 16 more spaces), repaving the entire parking lot, and reducing the area of the proposed wall sign (no more than 7% of the “Ace” wall); and

**WHEREAS**, on February 18, 2022, Applicant submitted to the City, a revised Amended Final Development Plan review pursuant to Section 1, subsection 3 of Ordinance 21-06 and §400.340(C) of the Zoning Ordinance of the City of Twin Oaks (the “Zoning Code”) and submitted with the application, a Final Development Plan dated 10/12/21 (barring revision dates of 12/06/21 and 02/15/22) and consisting of the items listed in the attached and incorporated **Exhibit B**, all of which items are incorporated herein by reference as the “Westlake Ace Final Development Plan”; and

**WHEREAS**, after staff reviewed the Westlake Ace Final Development Plan for compliance and finding it to be in substantial conformance to the recommended conditions of approval from the Planning and Zoning Commission as well as those contained in Ordinance 2021-06, the Board on March 2, 2022, considered the Westlake Ace Final Development Plan; and

**WHEREAS**, the Board has concluded that approval of this Westlake Ace Final Development Plan would be in the interests of the health, safety, and welfare of the citizens of the City and wishes to grant approval, subject to certain conditions set forth in this Ordinance.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, AS FOLLOWS:**

**Section 1.** Based upon the Applicants' submission of a final development plan in substantial compliance with the conditions and terms of the Planning & Zoning Commission recommendations and supplementary to the Aldi Final Development Plan and Ordinance 2021-06, the Westlake Ace Final Development Plan attached as **Exhibit B** and incorporated herein is hereby approved pursuant and subject to §400.340 and the following conditions:

1. The northern 18,580 square feet of the Building shown on the Westlake Ace Final Development Plan as the shall be used as a Hardware Store and maintained in compliance with an approved Westlake Ace Final Development Plan, including all notes thereon.
2. Any future uses of the remainder of the Building (i.e., the 10,312 square feet of space between Ace and Aldi labeled "Future Tenant Space"), if listed in Section 400.280.A of the Zoning Code, may be approved via municipal zoning approval without further review by the Planning & Zoning Commission or Board approval. However, any proposed future use or uses of the Future Tenant Space listed as Planned Uses in Section 400.280.B of the Zoning Code shall require an amendment to this final development plan which shall receive review and recommendation from the Planning & Zoning Commission and Board approval by amending ordinance.
3. The parking lot for the entire Property shall be repaired, overlaid, and re-striped.
4. Signage.
  - a. The wall sign as depicted on the Commercial Sign Application for Wall Sign, stamped "Received Feb 17, 2022" (attached as part of Exhibit B) is approved at 250.04 square feet which is slightly less than the 7% of the wall. It shall be approved to exceed the 150 square foot maximum.
  - b. The single pylon sign on the Property shall continue to serve the entire Development and users or tenants therein as depicted on the approved Master Common Signage Plan for the Development (revision date December 7, 2005, consisting of six sheets) but the insertion of the Westlake Ace Hardware logo on the pylon sign, in accordance with the Commercial Sign Application for Pylon Sign, stamped "Received Feb 17, 2022" (attached as part of Exhibit B) is approved.
5. The hardware store may be operated on a 24-hour basis, but no deliveries of goods or services other than of newspapers, to any facility approved in the Application shall take place between the hours of 12:00 AM and 6:00 AM. During such deliveries, trucks and commercial vehicles shall not be permitted to idle their engines. No exterior compactors or similar equipment shall be operated between the hours of 12:00 AM and 6:00 AM.
6. All outdoor storage of products or merchandise denominated on the Westlake Ace Final Development Plan as "Year-Round Palletized Items (mulches, pavers, bagged goods)" and the "Seasonal Garden Center" shall be confined to and conducted only in the locations shown on Sheets C3 and C5. When not in use, the "Seasonal Garden Center" area shall be cleaned up and the area returned to parking use. The "Conex Storage Container" outdoor storage shall be located only as shown on Sheets C3 and C5. All outdoor storage areas and adjacent parking

lot areas shall be kept in a neat and orderly condition in accordance with and only during the validity of the Conditional Use Permit for outdoor storage of products or merchandise granted for the Property pursuant to Ordinance 22-03.

7. All facilities for storage and removal of refuse shall be located within sight-proof enclosures. The screen for the dumpster adjacent to the Westlake Ace space on the northeast corner of the Property shall be kept in a neat and repaired condition and constructed and maintain as shown on the detail of the enclosure on Sheet CTEP of the Westlake Ace Final Development Plan. The trash enclosure gates shall be kept securely closed at all times except when trash is being collected.
8. All loading areas shall be screened from view from adjoining streets and adjacent properties.
9. For the renovated building on the Property, the building materials, color schemes and facades shall be as shown on the elevations included in the Preliminary Development Plan. The Westlake Ace façade shall match the Westlake Ace Final Development Plan elevations as well as the remaining former Shop n' Save brick façade (future tenant space) shall be painted to match the color scheme of the Westlake Ace and ALDI façade.
10. The Property owner and all current and future occupants shall be responsible for the maintenance of all elements of the Aldi Final Development Plan and the Westlake Ace Final Development Plan (together, the "Approved Final Development Plan"), including all landscaping, and all conditions of plan approval. The restrictions on redevelopment and the responsibility for continuing maintenance and compliance with the Approved Final Development Plan, including all landscaping, shall be binding upon all successors and assigns unless the plan is amended in conformance with the procedures set forth in the City Code. Failure to maintain the landscaping as set forth on the Approved Final Development Plan is a violation of the City Zoning Code, the Approved Final Development Plan, and the approving ordinance.
11. The Applicants shall continue to be responsible for maintenance and upkeep of the Buffer Strip having a 30-foot width on the north and northeast perimeter and a 47-foot width on the east perimeter of the Development. Failure to maintain the Buffer Strip and retaining wall as set forth on the original Final Development Plan shall be a violation of the City Zoning Code, the Approved Final Development Plan, and the approving ordinance.
12. The surrounding roads and drives shall be kept clean and free of debris caused by the remodeling and repairing of the Building and the parking lot.
13. Prior to building permits being issued, applicants shall supply the City with copies of all final written approvals from all interested jurisdictions, including MSD and the Fire District, as applicable.
14. The zoning shall remain PD-C.
15. This ordinance and all conditions herein as well as the Westlake Final Development Plan shall be applicable to and enforceable against Applicants and all successors and assigns of Applicants.

**Section 2.** Except as modified for the Property in this Westlake Ace Final Development Plan and the Aldi Final Development Plan, the remainder of the Development shall continue to be governed by the 2006 Plan (Ordinance No. 206 as amended by Ordinance No. 215) including the Master Common Signage Plan, revised December 7, 2005, consisting of six sheets.

**Section 3.** The approved Westlake Ace Final Development Plan shall be recorded, at the Applicant's expense, with the St. Louis County Recorder of Deeds within sixty (60) days of this approval. All filing fees shall be paid by the Applicant. The authorization for the use approved by the Westlake Ace Final Development Plan shall not become effective until a copy of the recorded plan bearings its recordation notations shall be returned and placed on file with the City Clerk.

**Section 4.** A reduced copy of the approved Westlake Ace Final Development Plan is attached hereto as Exhibit B for ease of reference only. The official copy on file with the City Clerk shall govern.

**Section 5.** The approved Westlake Ace Final Development Plan shall be valid for a period of twelve (12) months from the date of this approval unless within such period a building permit is obtained and substantial construction (i.e., completion of at least ten percent (10%) of the construction in terms of the total expected cost of the project for which the permit was issued) is commenced on the Westlake Ace space and all additional building permits necessary to complete the Westlake Ace project as approved in the Westlake Ace Final Development Plan schedule are obtained in a timely fashion as determined by the City Clerk/Administrator. The Board of Aldermen may grant one (1) extension of no more than twelve (12) months upon written request of the original applicant and filed before the Westlake Ace Final Development Plan expires. Upon granting an extension, the Board of Aldermen may attach new conditions to the approved Westlake Ace Final Development Plan as the Board deems appropriate.

**Section 6.** The use of the southern portion of the Building approved as a grocery store shall remain subject to the terms and conditions of the Aldi Final Development Plan as approved by Ordinance 21-06 unless expressly modified by this ordinance.

**Section 7.** All findings and determinations set forth in the "whereas" clauses are specifically and expressly made a part of this ordinance.

**Section 8.** This Ordinance shall be in full force and effect on and after its passage and approval by the Mayor.

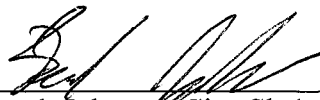
PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF TWIN OAKS, MISSOURI, THIS 2<sup>nd</sup> DAY OF MARCH 2022.



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Russ Fortune, Mayor

Attest:



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Frank Johnson, City Clerk

**Exhibit A**

**PROPERTY DESCRIPTION**

(ROM TITLE COMMITMENT)

PARCEL I:

REAL PROPERTY IN THE CITY OF VILLAGE OF TWIN OAKS, COUNTY OF ST. LOUIS, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:

NEW LOT 'A' OF THE RESUBDIVISION OF 1100 MERAMEC STATION ROAD, 1144 MERAMEC STATION ROAD AND 1190 MERAMEC STATION ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 338 OF THE ST. LOUIS COUNTY RECORDS, MISSOURI.

PARCEL II:

AN APPURTENANT EASEMENT FOR ACCESS, INGRESS AND EGRESS CREATED BY THE AMENDED AND RESTATED RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED MAY 9, 2006 IN BOOK 17153, PAGE 4885 OF THE ST. LOUIS COUNTY LAND RECORDS.

**Exhibit B**  
**Westlake Ace Final Development Plan**

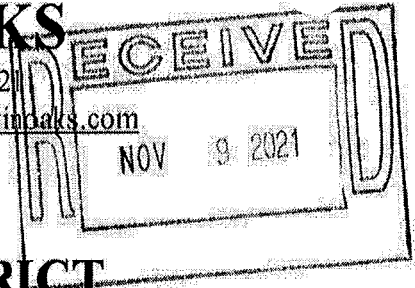
The Westlake Ace Final Development Plan consists of the following documents, attached:

1. *Application for Development Plan, 1100 Meramec Station Road (Total 3 pages):* Pages 1-3, dated 11-09-21, prepared by Chiodini Architects.
2. *Final Development Plan for Westlake Ace Hardware (total 7 pages):* Sheets C1-C7, with a revision date of 02-15-2022, prepared by Vance Engineering, Inc.
3. *Concept Exterior Elevations (total 1 page):* Sheet No. CEE-1, dated 11-04-21, prepared by Chiodini Architects.
4. *Trash Enclosure Plan and Details (total 1 page):* Sheet No. CTEP, dated 12/07/21, prepared by Chiodini Architects.
5. *Concept Floor Plan (total 1 page):* Sheet No. CFP-1, dated 01/27/22, prepared by Chiodini Architects.
6. *Lighting Study (photometric plan) (total 1 page):* Prepared by Lighting Associates Incorporated, dated 12/10/21.
7. *Amendments to Master Common Signage Plan (total 9 pages):* consisting of two Commercial Sign Applications – (1) Wall Sign and (2) Pylon Sign, both stamped “Received Feb 17, 2022”.
8. The Final Development Plan approved February 15, 2006, by Ordinance No. 206, as amended by Ordinance No. 215 (the “2006 Plan”), and Master Common Signage Plan, revised December 7, 2005 consisting of six sheets, as amended for the ALDI portion of the building by Ordinance No. 21-06 on April 7, 2021 and as amended by this Ordinance (not attached but all incorporated by reference).



# CITY OF TWIN OAKS

1381 Big Bend Road • Twin Oaks, MO 63021  
(636) 225-7873 • fax (636) 225-6547 • [www.cityoftwin Oaks.com](http://www.cityoftwin Oaks.com)



## “C” COMMERCIAL DISTRICT APPLICATION FOR PRELIMINARY DEVELOPMENT PLAN

*The preliminary development plan application constitutes a petition to allow a more flexible but detailed plan. Eighteen (18) copies of the preliminary development plan shall be submitted, and shall be accompanied by all general application requirements, including an initial application fee. See Fee and Deposit Schedule Section 400.460 of the City Code. The City may require the applicant to deposit additional funds for expenses incurred, but not limited to, costs of title research, surveys, legal and engineering review, cost of traffic and planning or other consultants employed by the City, publication expenses, expenses of notifications to adjoining property owners, expenses of hearings, court reporting, if requested by either the City or the applicant. The City office must receive the additional application fees within seven (7) days of notification. (Please type or print in ink below.)*

### INFORMATION CONCERNING APPLICANT:

Applicant hereby submits the following information concerning the use proposed for the business/site:

**Business/Site Name:** Westlake Ace Hardware & Future Tenant Space

**Location/Address:** 1100 Meramec Station Road

**Applicant Name:** Chiodini Architects

**Title of Officer for above Applicant (if a corporation or other legal entity):** Architect

**Officer Full Address:** 1401 South Brentwood Blvd (Studio 575) **Phone #:** 314.725.5588

St Louis Mo 63144 **Fax #:** \_\_\_\_\_

**Name of Property Owner:** The Inland Real Estate Group, LLC

**Owner Full Address:** 2901 Butterfield Road **Phone #:** 630.586.6100

Oak Brook IL 60523 **Fax #:** \_\_\_\_\_

**Name of Developer:** \_\_\_\_\_

**Developer Full Address:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Fax #:** \_\_\_\_\_

**Name of Architect and/or Engineer:** Chiodini Architects

**What are the business hours of operation (existing or proposed)?** 7:30 AM a.m./p.m. to 8 PM a.m./p.m.

**Will product be sold which is subject to retail sales tax?** YES  NO

**Date business will begin (if new business) in the Village of Twin Oaks:** Late 2022 or Early 2023 - Estimated

**Type of Business(es) and detailed description of nature of business(es), organization(s) or trade(s) (existing or proposed):**

Approximately Eighteen Thousand Square Foot Ace Hardware Store and Ten Thousand Square Foot Future Tenant Space within a Fifty Thousand Square Foot Building. The existing building was a former Shop and Save.

**PRELIMINARY DEVELOPMENT PLAN SUBMISSION REQUIREMENTS:**

One (1) map (1-2 pages) shall be submitted as the preliminary development plan, which includes the following:

- Proposed location of buildings, other structures and lot arrangements.
- Location of existing buildings, other structures and lot arrangements.
- Any existing easements and dedications.
- Adjacent uses and property ownership to a distance of 100 feet from site boundaries.
- Any land areas within the 100-year floodplain.
- Existing and proposed grading and areas of cut and fill.
- Proposed retaining walls or similar slope stabilization structures or methods; height and materials to be used.
- Location, massing and pattern of existing vegetation and trees.
- Existing streams, creeks and other bodies of water.
- Measures taken to minimize development impacts.
- Location, massing and pattern of proposed landscaping and planting.
- Screening and buffer strip areas, open space and other amenities.
- Traffic and parking plan depicting public streets, identifying arterials, collectors and local streets; service and loading areas; points of access to public right-of-way.
- Parking areas, drives and walks.
- Traffic studies of vehicle turning movements, peak and off-peak traffic impacts, existing and proposed levels of service as required by the Board of Aldermen.
- Existing and proposed water, sewer, and storm utility systems, including drainage structures and inlets.
- Provisions for on-site storm water retention and for minimizing impact on existing drainage patterns and facilities.

Also submitted with this application are: (check ✓ all that have been included)

- Exterior building sketches** depicting the general style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. Such sketches shall include elevation drawings, but detailed drawings and perspectives are not required.
- All signs** to be attached to building exteriors including the size, location, color and materials.
- Schedules** indicating floor area, site area, coverage, parking spaces, proposed plant materials by type, size and quantity, land use intensity and other qualities specified in the "C" Planned Shopping Center District Regulations.
- Phases of development** If the development will occur in phases, the applicant shall submit a development plan that also displays the entire development at the completion of all phases. The phased development shall have the phases clearly outlined with expected dates for beginning of construction and date of completion of construction. No building permit shall be issued for any phase of development until a final development plan for that phase is approved, in accordance with the provisions of the City Zoning Code.
- Request for Common Master Signage Plan Approval** (See "Request for Master Common Signage Plan" form.)



**REPRESENTATIONS CONCERNING AUTHORITY & COMPLIANCE WITH LAWS.**

I am authorized by the applicant to sign on his/her/its behalf and have read this application in its entirety. The information contained herein is true, and correct and complete to the best of my knowledge, information and belief. I hereby represent on behalf of applicant that the business(es) conducted by applicant and/or which are the subject of this application do not and will not violate any ordinance of the City of Twin Oaks and now comply and/or will continue to comply fully with the laws of the State of Missouri. Applicant acknowledges that failure to truthfully complete this application or failure to comply with all laws may result in revocation of relevant approvals or permits.

DocuSigned by:  
Don Stewart  
00C841D3878648F  
Signature of Principal/Officer  
Don Stewart  
Print Name

11/9/2021  
Date  
SVP Property Management Commercial  
Title

**VERIFICATION BY OWNER AND TENANT(S).**

*If the application is on behalf of a tenant for property owned by a person or entity other than the tenant, the owner must verify that the owner has read the application and consents to its review and possible approval by the Village. If the application is submitted by the owner only, tenants need not sign the application.*

The undersigned hereby acknowledges that she or he has read the application, understands that the application seeks approval of a preliminary development plan for the property, and consents to its submission to the City for review and possible approval.

DocuSigned by:  
Don Stewart  
00C841D3878648F  
Signature of Owner  
Don Stewart  
Print Name  
N/A

11/9/2021  
Date  
SVP Property Management Commercial  
Title

Signature of Tenant  
Print Name

Date  
Title

*If more than one tenant is applying, please attach all tenants' signatures on a separate sheet.*

**\* \* \* \* \* FOR OFFICE USE ONLY \* \* \* \* \***

Date of Board of Aldermen Decision: \_\_\_\_\_  Approved  Disapproved

Amount Paid: \$ \_\_\_\_\_ Cash/Check #: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_

### Certificate Of Completion

Envelope Id: DFE266BBE7CF4AE9B74084ABD2033BAA	Status: Completed
Subject: Please DocuSign: Ace-Prelim Devel-application-11.5.21-unsigned.pdf	
Source Envelope:	
Document Pages: 3	Signatures: 2
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
EnvelopeId Stamping: Enabled	Don Stewart
Time Zone: (UTC-06:00) Central Time (US & Canada)	2901 Butterfield Rd
	Oakbrook, IL 60523
	don.stewart@inlandgroup.com
	IP Address: 71.57.65.81

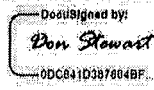
### Record Tracking

Status: Original	Holder: Don Stewart	Location: DocuSign
11/9/2021 10:06:19 AM	don.stewart@inlandgroup.com	

### Signer Events

Don Stewart  
 don.stewart@inlandgroup.com  
 SVP Property Management Commercial  
 Inland Commercial Real Estate Services LLC  
 Security Level: Email, Account Authentication  
 (None)

### Signature



DocuSigned by:  
 Don Stewart  
 0BC841D387804BF

Signature Adoption: Pre-selected Style  
 Using IP Address: 71.57.65.81

### Timestamp

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 Viewed: 11/9/2021 10:06:47 AM  
 Signed: 11/9/2021 10:07:02 AM

Electronic Record and Signature Disclosure:  
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
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<b>Agent Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Intermediary Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Certified Delivered	Security Checked	11/9/2021 10:06:47 AM
Signing Complete	Security Checked	11/9/2021 10:07:02 AM
Completed	Security Checked	11/9/2021 10:07:02 AM
<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>

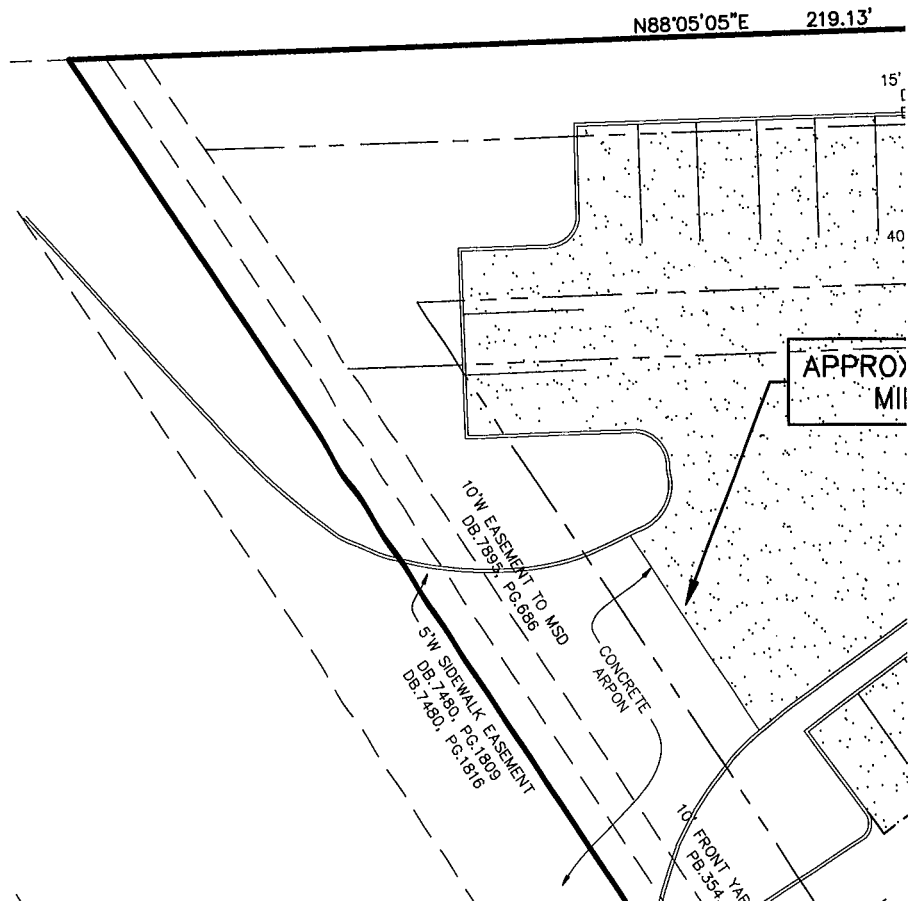
## LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---●---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATERLINE	—W—
EXISTING FIRE HYDRANT	● / \
EXISTING GAS LINE	—G—
EXISTING OVERHEAD UTILITY	—OE—
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)
FF = FINISHED FLOOR ELEV. TF = TOP OF FOUNDATION BF = BASEMENT FLOOR ELEV.	

## GENERAL NOTES

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION OF ANY EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
2. ALL ELEVATIONS ARE BASED ON ST. LOUIS COUNTY BENCHMARK DATA.
3. BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
4. ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET CITY STANDARDS AND SPECIFICATIONS OF THE CITY OF TWIN OAKS, ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, PUBLIC WORKS & MATERIALS.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL MATS AND/OR SEEDING AND MULCHING AS REQUIRED BY CITY OF TWIN OAKS.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUB-CONTRACTOR SHALL OBTAIN GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE PROJECT.
7. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO CONSTRUCTION. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF TWIN OAKS.
8. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, NOT BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIALS, OR OTHER UNDESIRABLE MATERIALS.
9. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF DIRT AND DEBRIS AT ALL TIMES.
10. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED SURFACES.
11. ALL GRADING & DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF TWIN OAKS METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS.
12. DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TWIN OAKS STANDARDS.
13. SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP. ALL ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET CITY STANDARDS.
14. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN STANDARD ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED CITY STANDARDS, MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE CITY STANDARDS AND THE INFORMATION ON THE PLANS, THE ADAAG SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
15. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 290906 (CITY OF TWIN OAKS) WHICH BEARS DATE FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN UNSHADED ZONE X (A FLOOD PLAIN OUTSIDE 500 YEAR FLOOD PLAIN).
16. NO GRADE SHALL EXCEED 3 (HORIZONTAL) :1 (VERTICAL), UNLESS SPECIFIED OTHERWISE IN A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY THE ENGINEER.
17. ALL LANDSCAPE AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
18. ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE REVEGETATED, AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS & MATERIALS AT THE COMPLETION OF WORK IN AREA AFFECTED.
19. ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION SHALL BE PROVIDED.

N/F  
ST LOUIS COUNTY LIBRARY DISTRICT  
DB.06563, PG.0121



MURPHY RIC  
DB.

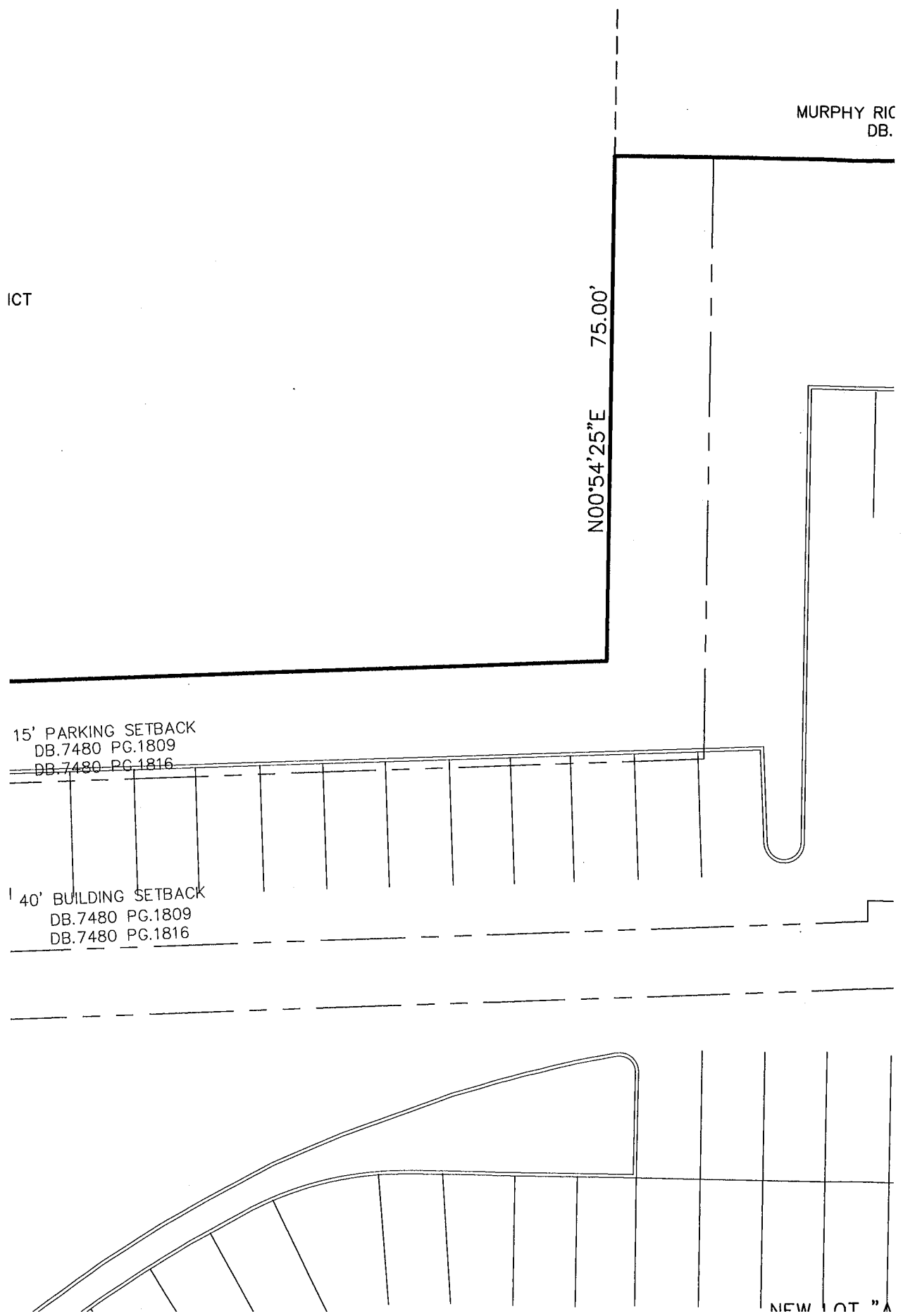
ICT

N00°54'25"E  
75.00'

15' PARKING SETBACK  
DB.7480 PG.1809  
DB.7480 PG.1816

40' BUILDING SETBACK  
DB.7480 PG.1809  
DB.7480 PG.1816

NEW LOT "A"



MURPHY RIC  
DB.

ICT

N00°54'25"E 75.00'

15' PARKING SETBACK  
DB.7480 PG.1809  
DB.7480 PG.1816

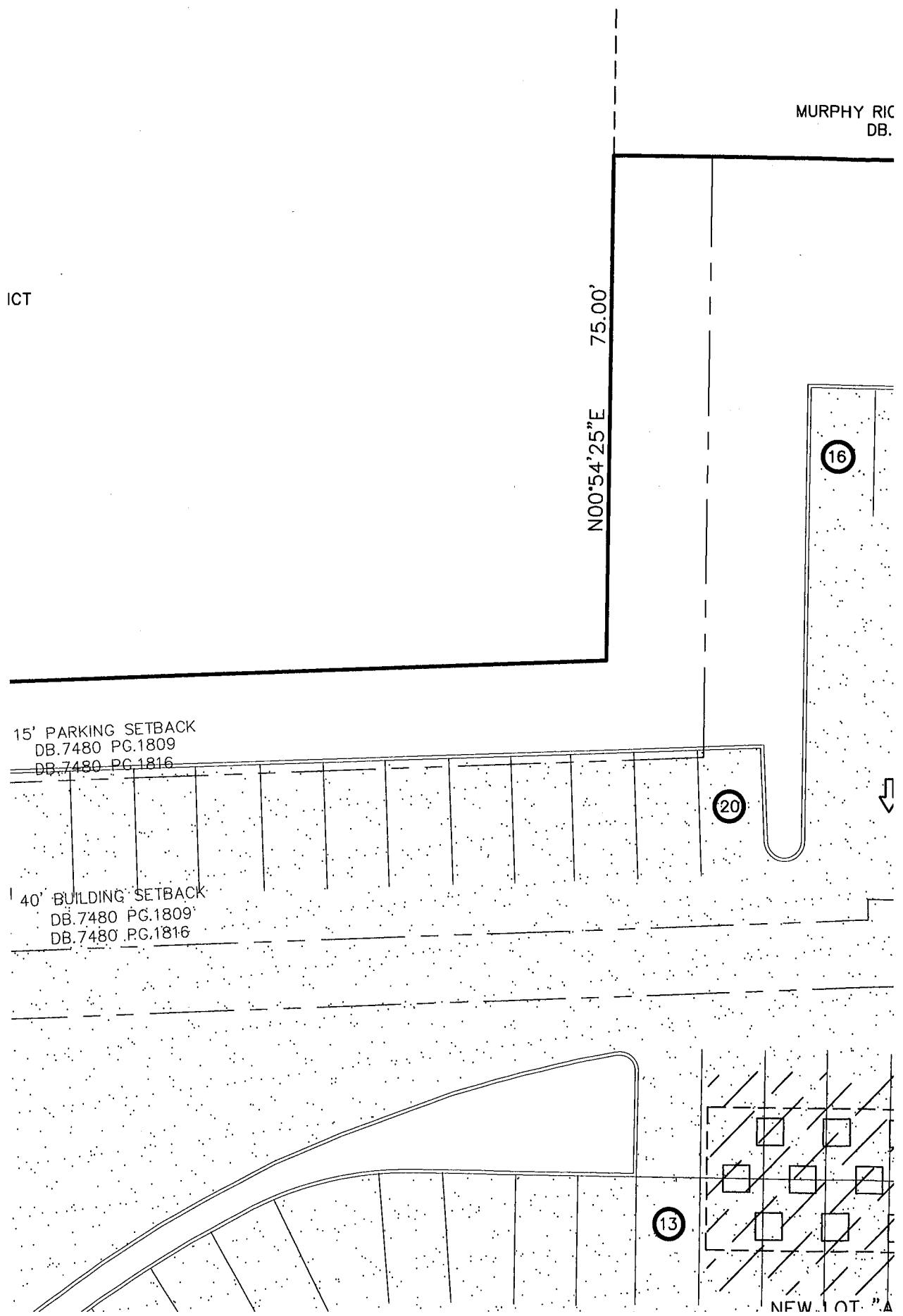
40' BUILDING SETBACK  
DB.7480 PG.1809  
DB.7480 PG.1816

16

20

13

NEW LOT "A"



MURPHY RIC  
DB.

ICT

N00°54'25"E 75.00'

15' PARKING SETBACK  
DB.7480 PG.1809  
DB.7480 PG.1816

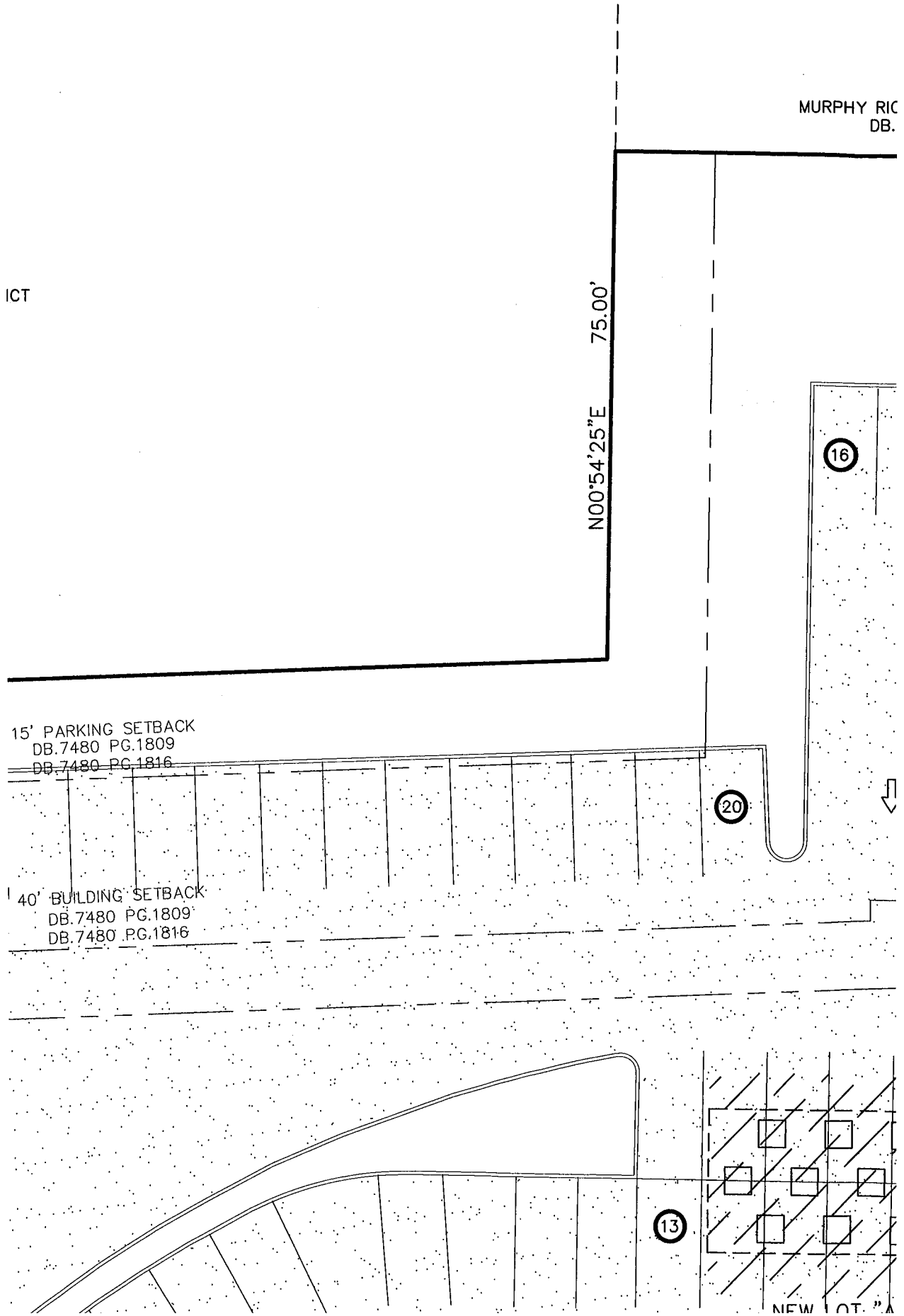
40' BUILDING SETBACK  
DB.7480 PG.1809  
DB.7480 PG.1816

20

16

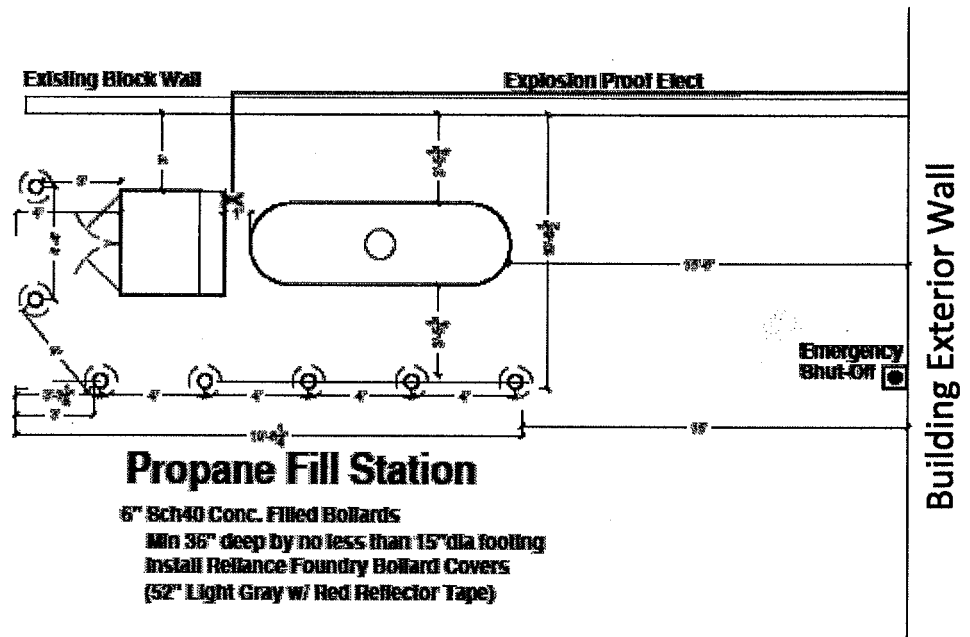
13

NEW LOT "A"





## Bulk Propane Fill Station

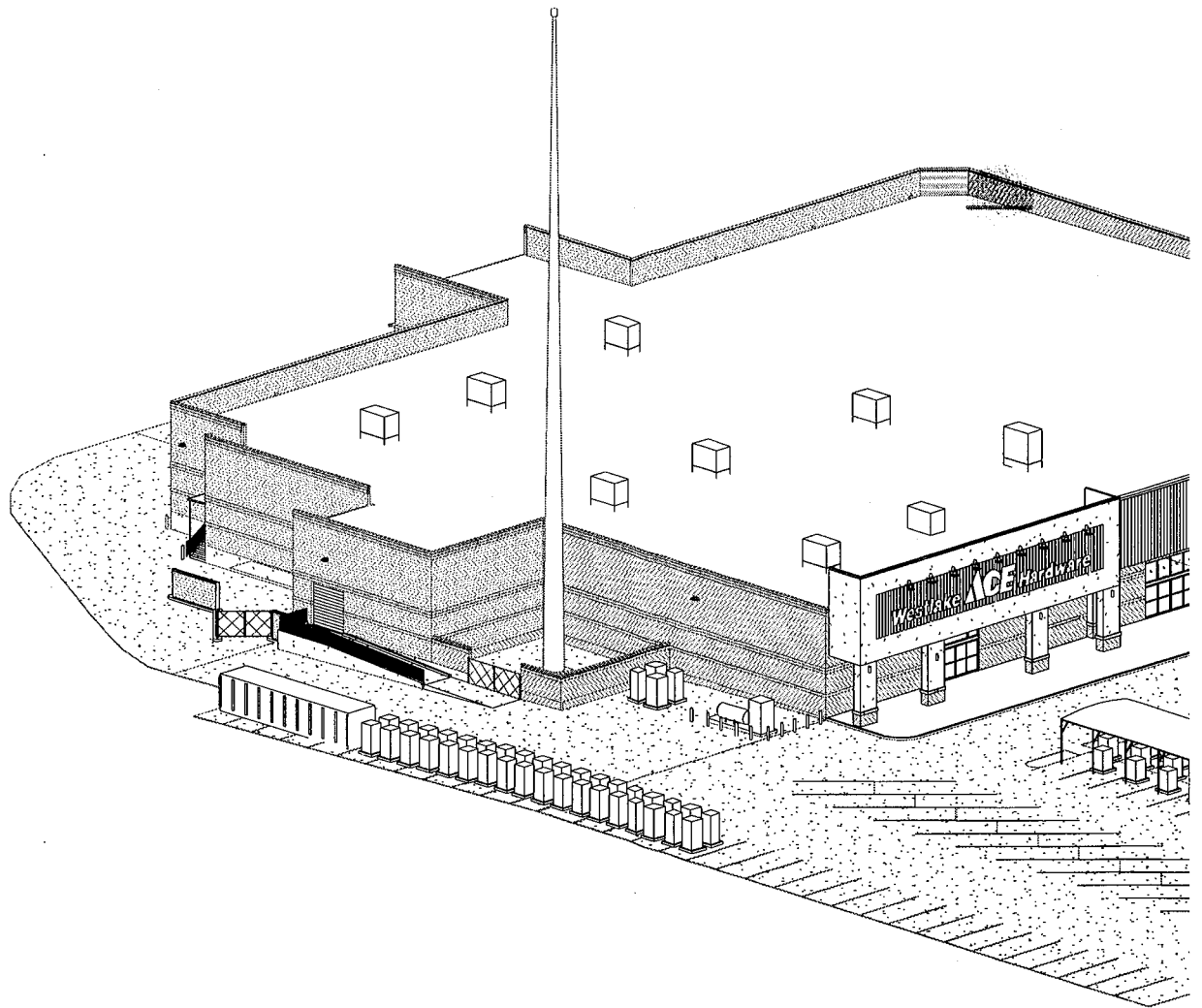


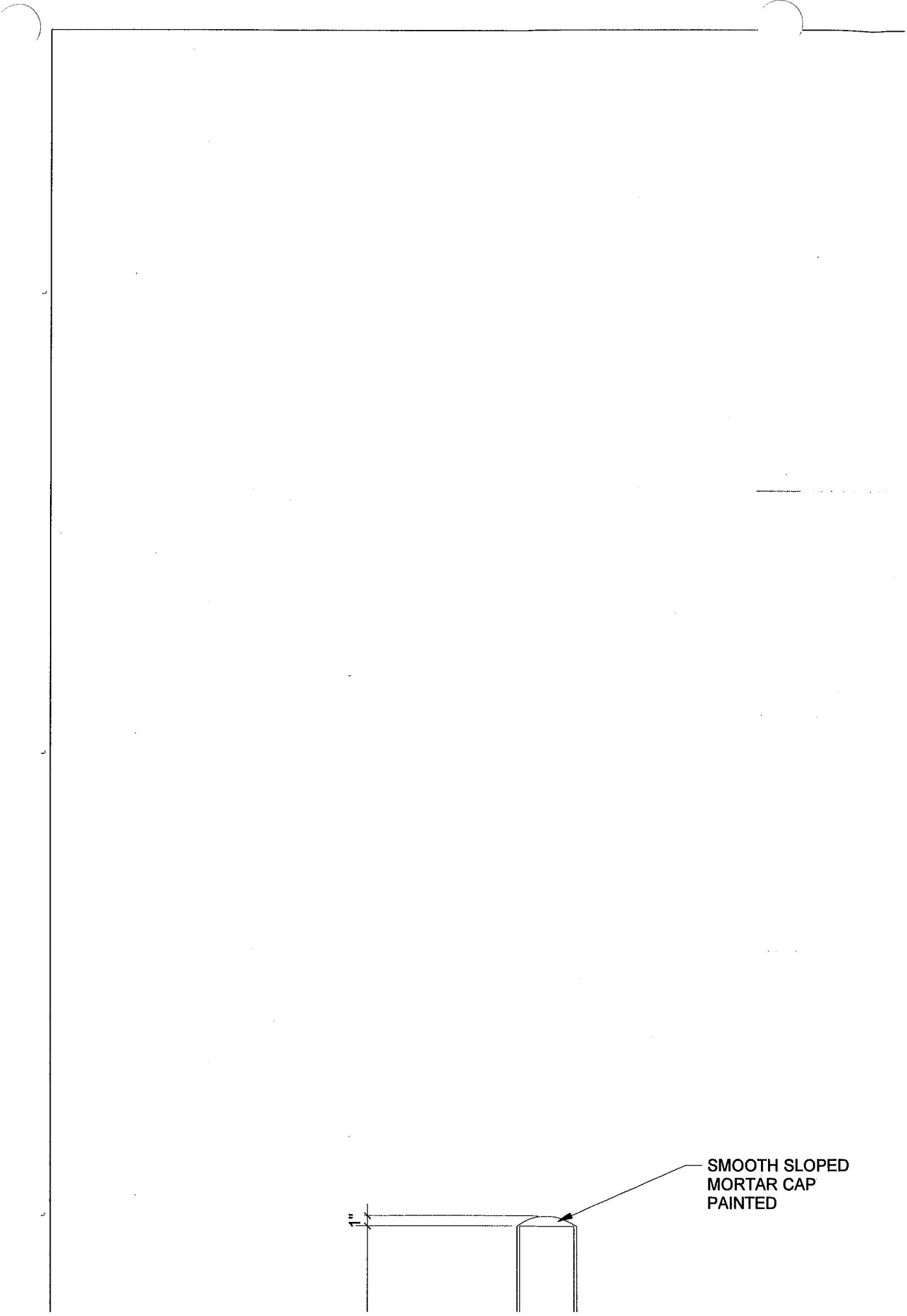
### Sample Site prep requirements

1. Crash post requirements:
  - a. 7' x 4" steel pipe filled with concrete
    - i. 3' below ground
    - ii. 4' above ground
  - b. Spaced 4' on-center from each other
  - c. Spaced 4' from the dispenser station on the two long sides
  - d. Spaced 5' feet from the cabinet end of the dispensers
2. Concrete pad only if required by State

### Sample Install Process

1. Saw cut and remove asphalt and do a road bore for the electrical conduit.
2. Install a 30amp, 220v single phase circuit for the dispenser final connections at the dispensers following the NFPA 70 guidelines for Class 1 areas.
3. Install (24) 4" steel, concrete filled, pipe bollards spaced on center per the NFPA 58 guidelines. Painted white with red reflector tape.





SMOOTH SLOPED  
MORTAR CAP  
PAINTED

Manufacturer	Number Lamps	Filename	Lumens per Lamp	Efficiency
	1	KSF2_400M_R4 W.ies	38000	79%
	1	KSF2_400M_R3 _HS.ies	38000	52%
	1	TFA_250M_RE_ (PROBE).ies	21000	69%
	1	KSF2_400M_R5 S.ies	38000	76%
	1	KSF2_400M_R4 W.ies	38000	79%

Max/Min	Avg/Min
119.0:1	33.0:1
N/A	N/A
N/A	N/A
2.9:1	1.8:1

Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: 12/10/\_\_\_\_  
 Scale: None

Lighting Study

# ACE HARDWARE

TWIN OAKS SHOPPING CENTER  
 St. Louis, MO



**CITY OF TWIN OAKS**

1381 Big Bend Road • Twin Oaks, MO 63021  
(636) 225-7873 • fax (636) 225-6547 • [www.cityoftwinoaks.com](http://www.cityoftwinoaks.com)

**COMMERCIAL SIGN PERMIT APPLICATION**

**A: PROJECT INFORMATION**

Business Name: Westlake Ace Hardware  
Full Business Address: 1144 Meramec Station Road

**B: APPLICANT INFORMATION**      Applicant is:    Owner     Authorized agent of owner

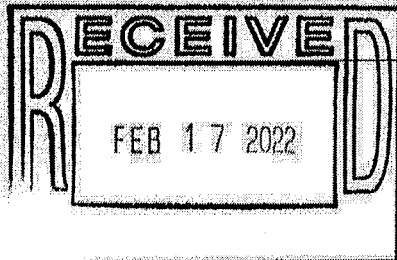
Principal Contact Name: Joe Phillips      Email: jphillips@pirossigns.com  
Corporation or Partnership Name: Piros Signs, Inc.      Telephone: 636-464-0200  
Full Address: 1818 Old State Road M      Fax: 636-464-9990  
Barnhart, MO 63012      Cell: 314-565-8925

**C: OWNER (IF DIFFERENT FROM APPLICANT):**

Principal Contact Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Corporation or Partnership Name: The Inland Real Estate Group      Telephone: 630-586-6100  
Full Address: 2901 Butterfield Road      Fax: \_\_\_\_\_  
Oak Brook, IL 60523      Cell: \_\_\_\_\_

**D: SIGN DESIGNER OR SIGN INSTALLER (IF NOT LISTED ABOVE)**

Principal Contact Name: Same As Applicant      Email: \_\_\_\_\_  
Corporation or Partnership Name: \_\_\_\_\_      Telephone: \_\_\_\_\_  
Full Address: \_\_\_\_\_      Fax: \_\_\_\_\_  
\_\_\_\_\_      Cell: \_\_\_\_\_



**E: PROPOSED SIGN TYPE AND SPECIFICATION**

**PERMANENT:**

- Directional Sign (ground mounted)
- Directional Sign (wall mounted)
- Ground Sign
- Wall Sign
- Window Sign

**Two (2) Copies Required:**

- Scaled colored drawing of proposed sign
- Site plan indicating roadways, parking lots and buildings
- Scaled drawing of building elevations where sign will be placed (wall signs only)
- Drawing or plat survey indicating exact location of sign and setbacks (ground signs only)

**TEMPORARY:**

- Banner Sign
- Flag
- Message Balloon
- Window Sign
- Yard Sign

Width of Sign: \_\_\_\_\_ feet

Height of Sign: \_\_\_\_\_ feet

Sign Size: \_\_\_\_\_ square feet

Date of display:

from \_\_\_\_\_ to \_\_\_\_\_

(Limited to one per 30 consecutive day period per calendar quarter)

**F: DECLARATION OF APPLICANT**

I, Joe Phillips certify that:  
 Print Name Here

- 1) The information contained in this application; attached schedules; attached plans and specifications; and other attached documentation is true to the best of my knowledge.
- 2) That this application must comply first, with the MASTER SIGN PLAN of the Development or if not stated in the Master Sign Plan, CHAPTER 410: SIGN REGULATIONS of the municipal codes of the City of Twin Oaks. Failure to comply may result in denial of said sign permit.

**Joe Phillips**

Digitally signed by Joe Phillips  
 Date: 2022.02.14 11:22:31 -06'00'

Signature of Applicant

Date

**FEE SCHEDULE:**

Temporary ..... \$ 75.00  
 Permanent..... \$100.00

----- FOR OFFICE USE ONLY -----

Amount Received: \_\_\_\_\_ Cash/Check #: \_\_\_\_\_ Date Received: \_\_\_\_\_

Application Approved Date: \_\_\_\_\_

\_\_\_\_\_  
 Authorized Signature

WESTLAKE ACE

1144 MERAMEC STATION 120

FRONT ELEVATION SIGNAGE: (PER PAZ APPROVAL)

"WESTLAKE"

$$39.25'' \times 250.00'' = 9812.50'' \div 144 = 68.14 \text{ f}$$

"ACE"

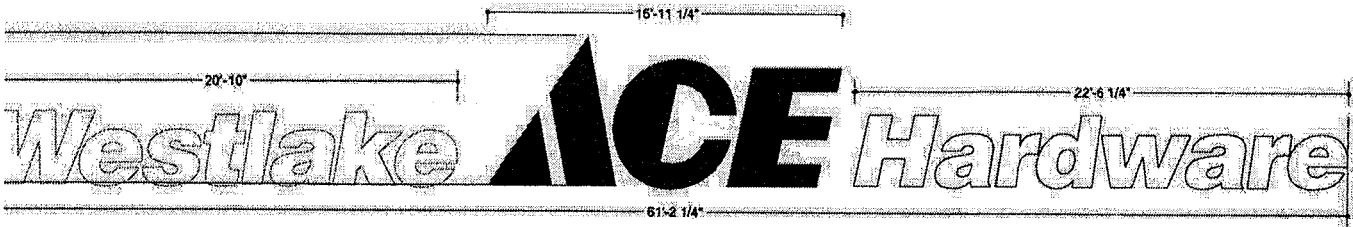
$$81.50'' \times 191.25'' = 15596.88'' \div 144 = 108.24 \text{ f}$$

"HARDWARE"

$$39.25'' \times 270.25'' = 10607.31'' \div 144 = \underline{73.66 \text{ f}}$$

250.04 f TOTAL  
SIGNAGE

A

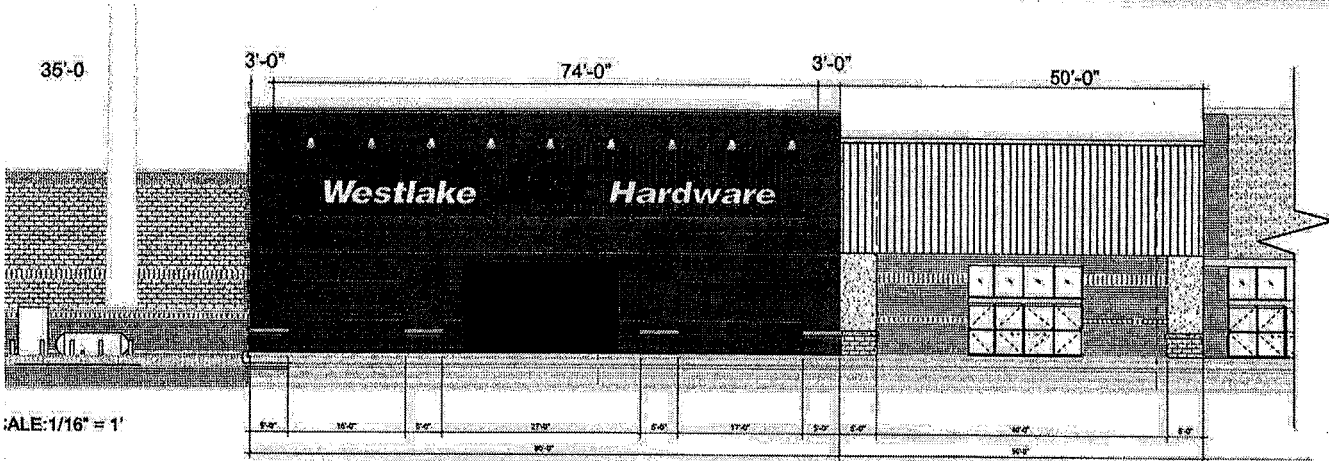
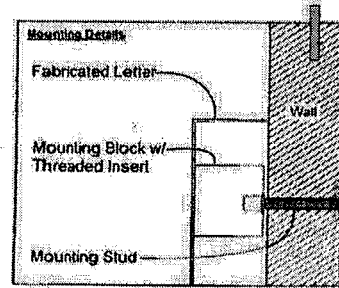


### - Fabricated Letters

SCALE: 3/16" = 1'

PRODUCE AND INSTALL 1 SET OF LETTERS.

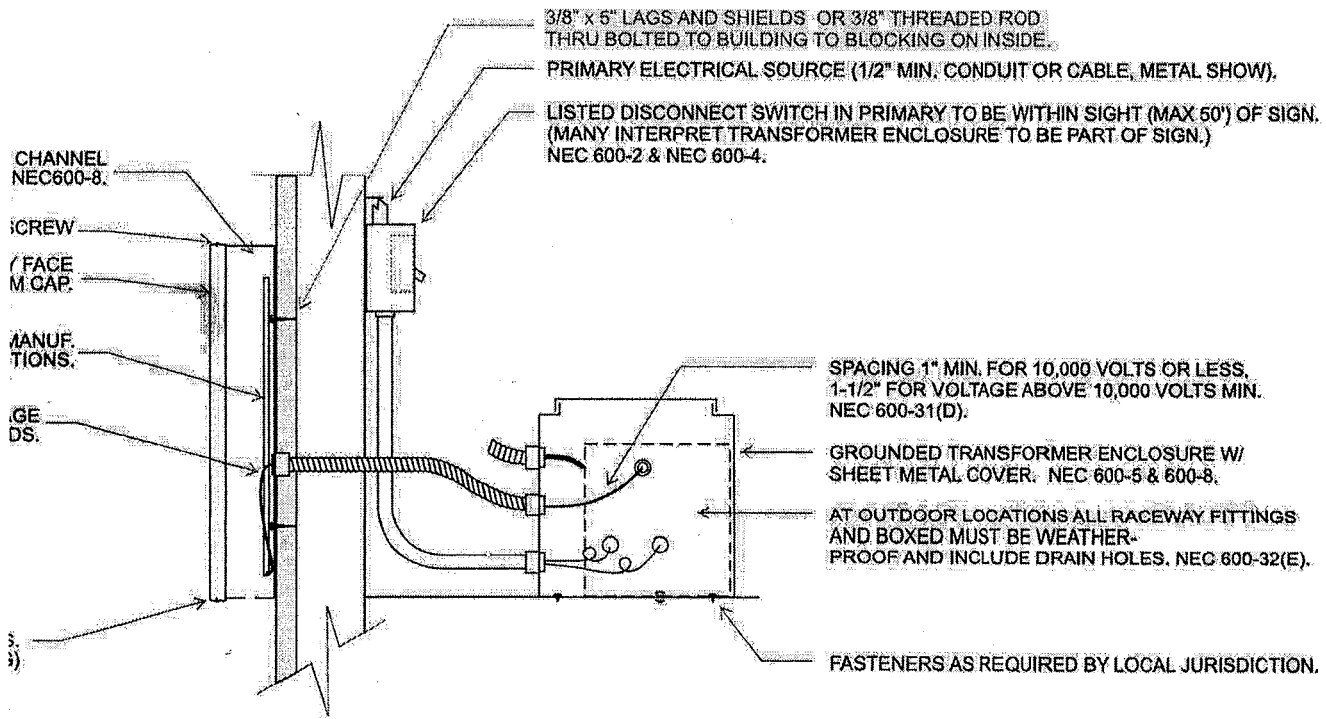
ON LIT.  
 FABRICATED ALUMINUM LETTERS  
 ACES - .090" THICK ALUM. - MILL FINISH  
 ALUMINUM RETURN - .063" THICK ALUM. - MILL FINISH  
 PAINT: WHITE FACES & RETURNS  
 ALUMINUM SHEET BACKS - .090" THICK ALUM.  
 FINISH MOUNTED TO WALL



SCALE: 1/16" = 1'



# annel Letter Install Guide





# CITY OF TWIN OAKS

1381 Big Bend Road • Twin Oaks, MO 63021  
(636) 225-7873 • fax (636) 225-6547 • [www.cityoftwinoaks.com](http://www.cityoftwinoaks.com)

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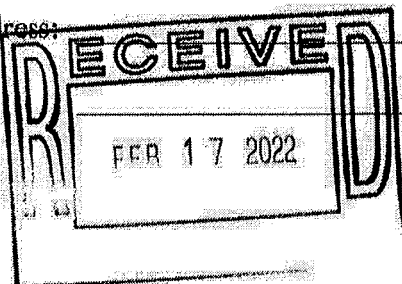
Principal Contact Name: Joe Phillips Email: jphillips@pirossigns.com  
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**Joe Phillips**

Digitally signed by Joe Phillips  
 Date: 2022.02.14 11:19:35 -06'00'

Signature of Applicant

Date

**FEE SCHEDULE:**

Temporary .....	\$ 75.00
Permanent.....	\$100.00

----- **FOR OFFICE USE ONLY** -----

Amount Received: \_\_\_\_\_ Cash/Check #: \_\_\_\_\_ Date Received: \_\_\_\_\_

Application Approved Date: \_\_\_\_\_ Authorized Signature \_\_\_\_\_

WESTLAKE ACE

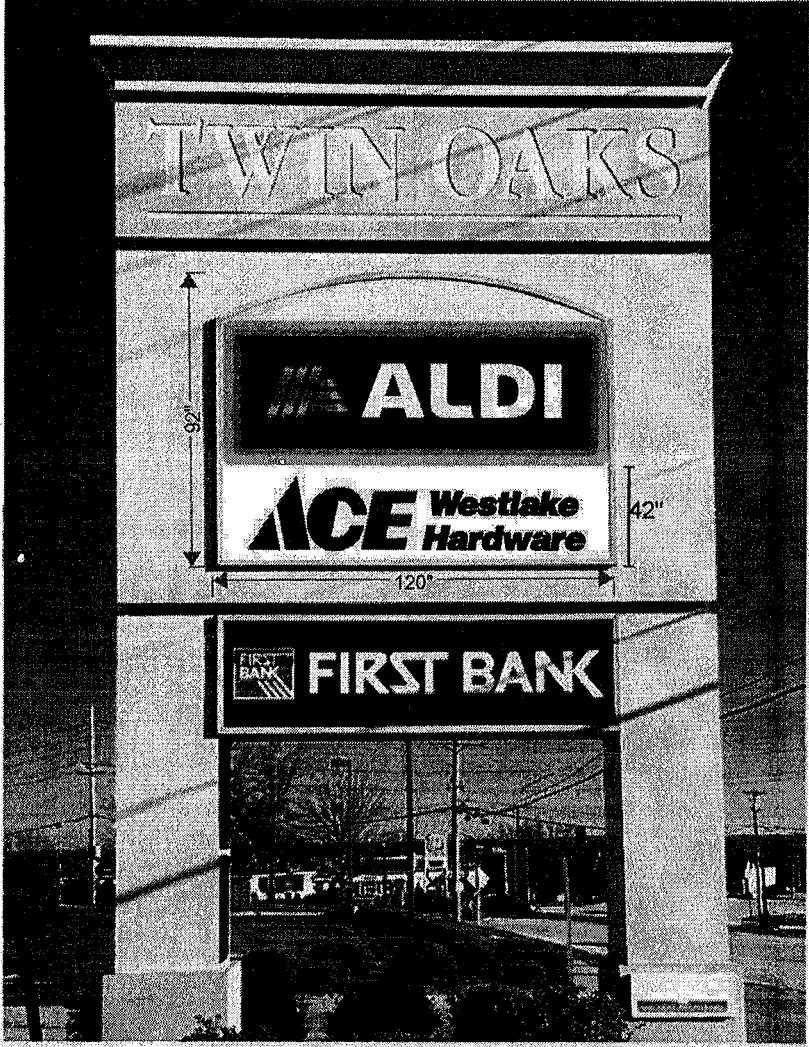
1194 MECHANICAL STATION 720.

TECHNICAL PANEL:

"WESTLAKE ACE"

$42.00 + 120.00 = 5040.00 \div 1194 = 35.00 \text{ \$}$  TOTAL

SIGNATURE:



TWIN OAKS

92'

**ALDI**

**ACE** Westlake  
Hardware

42'

120'

**FIRST BANK**