FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, January 25, 2021
7:30 PM
Karen Goodwin, MMC/MRCC

Due to COVID-19 pandemic and by Order of the Governor of the State of the Missouri and by Order of the St. Louis County Executive, the Council meeting will be conducted remotely with the City Council, Mayor, City Attorney, City Clerk, staff and residents being allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during "Hearing from Citizens" by attending via the Zoom link and typing your name and address in the "Chat" tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to kgoodwin@florissantmo.com prior to 3 pm on Monday, January 25, 2020. Such public comments, provided they comply with the City's guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

There are several Public Hearings scheduled during this meeting. The public is invited to provide comments on any Public Hearing in the following ways:

- Written comments sent prior to 3 pm on Monday January 25, 2020 to kgoodwin@florissantmo.com. Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the "Chat" tab during that public hearing.

Residents are invited to attend the zoom meeting by the following methods:

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at https://www.facebook.com/Florissant.mo.us/, and on the bulletin board in the Lobby at City hall, at 6pm on Monday January 25, 2020. If you need additional assistance please contact the City Clerk at kgoodwin@florissantmo.com.

Thank you for your patience and understanding regarding our meeting format change. It is extremely important that extra measures be taken to protect, employees, residents and elected officials during these challenging times.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of January 11, 2021

IV. PROCLAMATIONS

- Florissant School Choice Week

V. SPECIAL PRESENTATION

- Speed Study for Howdershell Road/Shackelford Road
  Ryan Pierce, St. Louis County Department of Transportation

VI. HEARING FROM CITIZENS

VII. COMMUNICATIONS

VIII. PUBLIC HEARINGS

21-01-002 (Ward 9) Application Staff Rpt Plans	Request to approve a final subdivision plat of "3170 N. Hwy 67" (Club Carwash) for the property located at 3170 N. Hwy 67. (Planning and Zoning recommended approval on 1/4/21)	Lauren Doll
21-01-003 (Ward 3) Application Staff Rpt Plans	Request to authorize an amendment to Special Use permit no. 7945 to allow for alterations of a ground sign located at 490 Howdershell. (Planning and Zoning recommended denial on 1//21)	Mo Mangal

IX. OLD BUSINESS

A. *BILLS FOR SECOND READING*

9649	Ordinance to rezone the property located at 2895 N. Hwy 67 to B-5 Planned Commercial District to allow for the redevelopment of a new banking facility.	2nd Reading Siam

9650 Memo	Ordinance approving an amendment to the Community Development Block Grant (CDBG) 2019 Annual Action Plan for the City of Florissant, Missouri to include CDBG-CV Funding, account for HUD allowances via the Cares Act to prevent, prepare for and/or respond to Covid-19 and authorizing and directing the Mayor to submit such plan to the United States Department of Housing and Urban Development.	2nd Reading Council as a Whole

X. NEW BUSINESS

A. *BOARD APPOINTMENTS*

B. *REQUESTS*

Liquor (Ward 2) Application	Request to approve a beer and wine license for House of Jollof located at 503 Paul Avenue. (Postponed to this date on January 11, 2021)	Agyeman Manu-Dapaah

C. *RESOLUTIONS*

1025	Resolution providing for the adoption of the Missouri Local Government Employees Retirement System.	2nd Reading Council as a Whole

BILLS FOR FIRST READING

9652	Ordinance to approve a final subdivision plat of "3170 N. Hwy 67" (Club Carwash) for the property located at 3170 N. Hwy 67.	Siam
9653 Memo	Ordinance Amending Title III of the Florissant City Code, Schedule III Table III-B "Two Way Stops" by adding "St. Denis at Aubuchon".	Mulcahy
E-9654 Memo	Ordinance amending appropriation ordinance no. 8570 to include CDBG-CV funding and amend original project funding allocations to the Community Development Block Grant (CDBG) funds for the 2019 fiscal year for the City of Florissant.	Schildroth

XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JANUARY 22nd, 2021 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, JANUARY 25th, 2021.

CITY OF FLORISSANT

COUNCIL MINUTES
January 11, 2021

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, January 11, 2021 at 7:30 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, Mulcahy, Pagano and Parson. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Siam moved to approve the City Council Minutes of December 14, 2020, seconded by Caputa. Motion carried.

Councilman Eagan made a motion to reconsider his vote on Bill No. 9644 passed on December 14, 2020 to be Ord. No. 8658, seconded by Schildroth. Motion carried.

Councilman Eagan made a motion to remove Section B from Bill No. 9644, seconded by Schildroth. Motion carried.

Councilman Eagan made a motion for a third reading of Bill No. 9644, seconded by Schildroth.

On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes and Siam yes.

Motion carried and Bill No 9644 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa no, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes and Siam yes.

Bill no. 9644 passed after reconsideration and remained ordinance no. 8658.

The next item on the Agenda was *Hearing from Citizens* of which there were none.

The next item on the Agenda was *Communications* of which there were none.

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing 21-01-001 for the request to rezone the property located at 2895 N. Hwy 67 to B-5 Planned Commercial District to allow for the redevelopment of a new banking facility. The Chair declared the Public Hearing to be open.

Wally Johns, J.P. Morgan Chase, stated the company made changes to the rezoning request based on the feedback received at the November 2020 Council Meeting. Bruce LaSurs, Architect, stated the building will have an inch to inch and a quarter thick masonry brick across the façade per the council request and no reader board design is currently being pursued, but will be pursued separately. Mr. Johns stated the company would like to open prior to the end of 2021 and construction would begin shortly after approval with construction takes about 8 to 9 months for complete.

Being no citizens who wished to speak, Councilman Siam moved to close the Public Hearing, seconded by Parson. Motion carried.

The Chair stated that the next item on the agenda was Second Readings.

Councilwoman Pagano moved that Bill No. 9648 an Ordinance amending Chapter 125, "Personnel", section 125.265 and section 125.270 for the purpose of clarifying grievances procedure be read for a second time, seconded by Mulcahy. Motion carried and Bill No. 9648 was read for a second time. Councilman Harris moved that Bill No. 9648 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9648 was read for a third and final time and placed upon its passage.

On roll call the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes and Parson yes.

Whereupon the Chair declared Bill No. 9648 to have passed and said Bill became Ordinance No. 8661.

The Chair stated that the next item on the agenda was Board Appointments.

Councilman Schildroth moved to reappoint Robert Nelke, Jr., 5 Fountain Ct, to the Planning and Zoning Commission as a member from Ward 5 for a term expiring on 1/11/2025. Seconded by Councilman Eagan, motion carried and the appointment was made.

The Chair stated that the next item on the agenda was Requests.

Councilman Eagan made a motion to amend the agenda to move Resolutions before Requests due to Councilman Manganelli's technical difficulties, seconded by Schildroth. Motion carried.

The Chair stated that the next item on the agenda was Resolutions.

The Council as a whole introduced Resolution 1024 "Resolution of the Florissant City Council congratulating Senator Gina Walsh on receiving the 2021 Zykan Family Legacy Award." Councilman Mulcahy made a motion for a seconding reading, seconded by Caputa. Motion carried, Resolution 1024 was read for a second time. Councilman Eagan made a motion for a third reading, seconded by Mulcahy.

On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried, Resolution 1024 was read for a third time. Before the final vote all interested persons were given an opportunity to be heard.

Council members took time to thank Senator Gina Walsh for all her hard work for North County and the City of Florissant. Senator Gina Walsh thanked the city for their support over the years and the city clerk's office for their help. Mayor Lowery congratulated Senator Walsh on her award and thanked her for speaking up for North County and Florissant.

On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried Resolution 1024 passes.

The Council as a whole introduced Resolution 1025 "Resolution providing for the adoption of the Missouri Local Government Employees Retirement System was read for the first time.

Council members Harris, Manganelli, Eagan, Caputa, Mulcahy, Pagano, Parson, and Siam introduced Resolution 1026 "Resolution of the City Council of the City of Florissant expressing disappointment and disagreement with the St. Louis County Council decision to hold a meeting on January 5, 2021 prior to the swearing in of a newly elected council member." Councilman Mulcahy made a motion for a seconding reading, seconded by Caputa. Motion carried, Resolution 1026 was read for a second time. Councilman Siam made a motion for a third reading, seconded by Parson.

On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth abstain, Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Motion carried, Resolution 1026 was read for a third time. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth abstain, Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Motion carried Resolution 1026 passes.

The Chair stated that the next item on the agenda was Requests.

No representative from House of Jollof was present at the meeting. Councilman Manganelli made a motion to postpone the request discussion until the meeting on Monday, January 25, 2021, seconded by Parson. Motion passed.

The Chair stated that the next item on the agenda was Bills for First Reading.

Councilman Siam introduced Bill No. 9649 an Ordinance to rezone the property located at 2895 N. Hwy 67 to B-5 Planned Commercial District to allow for the redevelopment of a new banking facility and said Bill was read for the first time by title only.

The Council as a whole introduced Bill No. 9650 an Ordinance approving an amendment to the Community Development Block Grant (CDBG) 2019 Annual Action Plan for the City of Florissant, Missouri to include CDBG-CV Funding, accounts for HUD allowances via the Cares Act to prevent, prepare for and/or respond to COVID-19 and authorizing and directing the Mayor to submit such plan to the United States Department of Housing and Urban Development. and said Bill was read for the first time by title only.

Councilman Manganelli introduced Bill No. 9651 an Ordinance repealing ordinance no. 8111, Amending Title III of the Florissant City Code, Schedule III Table III-B "Two Way Stops" by adding "Cortez at Ensenada, Northbound and Southbound". and said Bill was read for the first time by title only. Councilman Manganelli moved that Bill No. 9651 be read for a second time, seconded by Siam. Motion carried and Bill No. 9651 was read for a second time. Councilman Manganelli moved that Bill No. 9651 be read for a third time, seconded by Schildroth. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9651 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa no, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9651 to have passed and said Bill became Ordinance No. 8662.

The next item on the Agenda was Council Announcements.

Councilman Harris stated St. Louis County has opened pre-registration for the Covid-19 vaccine.

Councilman Manganelli reminded everyone that restaurants are open at a limited capacity and encouraged the residents to continue to support local, small businesses. He stated any residents with a Ring doorbell should have it registered with the Florissant Police Department to allow them to better solve crimes in the city.

Councilman Eagan stated the trash on Howdershell was all over the place and asks business owners and residents to pick up after themselves. Eagan reminded everyone of TEAM food pantry donations for those who are less fortunate during the pandemic.

Councilman Caputa reminded residents to lock up any firearms, vehicles, and keep personal belongings out of sight to help prevent theft.

Councilman Mulcahy announced Ward 6 would have their first virtual ward meeting via the Zoom Platform on January 27, 2021 at 7pm and the residents would be receiving a postcard with more information.

Councilman Parson asked everyone to take time on Monday, January 18 to remember the influence that Dr. Martin Luther King, Jr. had on the United States and stated that day The Urban League of Metropolitan St. Louis from 10 a.m. to 3 p.m. is having a Food/Toiletries/PPE giveaway at Jamestown Mall for free.

Councilman Siam encouraged people to wear masks, social distance, wash their hands, and use hand sanitizers as much as possible.

The next item was Mayor Announcements.

Mayor Lowery welcomed Savanna Burton the new Deputy City Clerk to the City of Florissant. He stated the application process for the Citizen Police Review Board would be opening at the close of the meeting and would close on Friday, January 29th, 2021. Any interested party is to contact Karen Goodwin, City Clerk, at 314-839-7630 for the application.

The Council President stated that the next regular City Council Meeting will be Monday, January 25, 2021 at 7:30 pm.

Councilwoman Pagano moved to adjourn the meeting, seconded by Caputa. Motion carried. The meeting was adjourned at 8:28 p.m.

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9648	Ord. 8661
Bill No. 9651	Ord. 8662

OFFICE OF THE MAYOR

CITY OF FLORISSANT

Proclamation

WHEREAS: *All children in the City of Florissant should have access to the highest-quality education possible, and*

WHEREAS: *The City of Florissant recognizes the important role that an effective education plays in preparing all students to be successful adults, and*

WHEREAS: *The City of Florissant is home to a multitude of high-quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home. Quality education is critically important to the economic vitality of Florissant, and*

WHEREAS: *The City of Florissant has many high-quality teaching professionals in all types of school settings who are committed to educating our children. Educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community, and*

WHEREAS: *School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options*

NOW, THEREFORE, I, Timothy J. Lowery, MAYOR OF THE CITY OF FLORISSANT, MISSOURI, and Members of the City Council do hereby proclaim:

January 24-30, 2021
Florissant School Choice Week

In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 25th day of January 2021.

Mayor

CITY OF FLORISSANT

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, virtually via the Zoom platform, on Monday, January 25, 2021 at 7:30 p.m. on the following proposition:

To approve a final subdivision plat of "3170 N Highway 67 (Club Carwash)" for the property located at 3170 N Highway 67. Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC, City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION

City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant, while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 3180 N Hwy 67

Property Owners Name: Favs Hwy 67 LLC Phone/email:

Property Owners Address: 600 Emerson Sta Suite 210 St. Louis, MO 63141

Business Owners Name: Club Carwash Operating, LLC Phone/email: 573-999-5178

Business Owners Address: 1213 Old Hwy 63, Ste. 101; Columbia, MO 65201

DBA (**Doing Business As**) N/A

Authorized Agents Name: Lauren Doll Co. Name: Cochran
(Authorized Agent to Appear Before The Commission)

Agents Address: 8 East Main St Phone/email: 636-332-4574

Rec.
Request Approval ~~of the Commission~~ to subdivide Lot 1A of the Lowes Lot 1 Resubdivision, in order to create a new lot.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Lauren Doll 11-30-20
Applicant's Signature **Date**

OFFICE USE ONLY

Received by: pel Receipt # eng9 Amount Paid $200 Date 12/29/20

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED 12/29/20

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application
Page 1 of 1 – Revised 7/15/15

SECRETARY

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. DATE:

SIGN. DATE: 1-11-21

MEMORANDUM

CITY OF FLORISSANT- BUILDING DEPARTMENT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: December 29, 2020

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E
Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request **Recommended Approval** of a **Final Plat for 3170 N Highway 67** (Club Carwash) in an existing 'B-5' Zoning District.

STAFF REPORT
CASE NUMBER PZ-010421-3

I. PROJECT DESCRIPTION:

The request before the commission is for Recommended Approval of a Final Plat located at **3170 N Highway** 67 in an existing 'B-5' Zoning District. This site is already re-zoned to a 'B-5' Planned Commercial District, to allow for the redevelopment of a tunnel car wash. **Drawings include the Proposed Final Plat.**

II. EXISTING SITE CONDITIONS:

The existing property at **3170 N. Highway 67 Club Carwash** is a lot within the site of the former Lowe's of ~~1.08~~ acres.

1.138

III. SURROUNDING PROPERTIES:

The adjacent property to the North is 3200 N. Highway 67 in a 'B-5' and 'B-3' District. Properties to the West are 14070 New Halls Ferry in a B-3 District and 3160 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3184 N highway 67 Lowe's Retention areas in a 'B-5' District. The properties to the South include 3175 Cross Keys in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an 'R-6' Zoning District.

IV. STAFF ANALYSIS:

A recommendation from the Commission is required per 410.020 of the Zoning Code:

3. *"Final plat.*
   a. *After all public or common use improvement plans have been approved by the Director of Public Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The Director of Public Works will review the final plat for conformity to the requirements of the subdivision and zoning ordinances and with current engineering practice and shall complete the applicable portion of the administrative review form. If the final plat does not comply with all requirements, one (1) copy will be returned, with deficiencies noted, for correction and resubmittal. Should more than one (1) resubmittal be required, an additional application fee will be charged.*
   b. *Upon approval of the final plat by the Director of Public Works, the petitioner shall submit the original of the final plat, fully signed and executed by all parties having a legal interest in the property, including mortgage holders, together with twenty-one (21) copies of the approved final plat. The date shown on the plat shall be the date of approval by the Director of Public Works. The original of the plat shall be on tracing cloth (linen), drafting film (mylar) or equivalent material suitable for recording and permanent recordkeeping.*
   c. *The petitioner shall also submit with the original of the approved final plat the following:*
      1) *A copy of the indentures, if any, containing deed restrictions and establishing trusts, unless these items are set out in full text on the final plat. If separate indentures are to be recorded, they shall be referenced by notes on the final plat. If no indentures pertain to the subdivision, this fact shall be noted on the final plat.*
      2) *A certificate from St. Louis County showing that all taxes due have been paid.*
      3) *A set of plans for each type of building to be constructed in the subdivision, including floor plans, elevations, color scheme, materials of construction, landscaping and siting of the buildings on the lots. Such plans must be sufficient to allow review of the structural and landscaping improvements proposed against the standards of good architecture, civic design, the character of the neighborhood, and the requirements of all other ordinances of the City of Florissant. When the petitioner intends to sell improved lots in all or part of the subdivision without buildings erected thereon, he/she may certify this intent in writing in lieu of this requirement.*
      4) *A letter from the local postmaster approving the names of the proposed streets and the proposed system of addresses along such streets.*
      5) *A letter from the St. Louis County Recorder's office approving the proposed name of the subdivision.*
      6) *A completed and executed land subdivision surety bond, escrow agreement or certificate of completion of all required improvements as required by Sections 410.050(8)(a) and 410.050(8)(b).*
      7) *A completed and executed water main agreement, if the subdivision is to be served by the City of Florissant Water Company, or proof that water lines and hydrants have been or will be installed and maintained by another public utility in conformance with Sections 410.050(8)(c)(10) or 410.050(8)(c)(11).*
   d. *No final plat shall be placed on the agenda for review by the Planning and Zoning Commission until all above items have been received by the Director of Public Works. Upon receipt of the required documentation, the final plat shall be placed upon the next available agenda for consideration by the Planning and Zoning Commission.*
   e. *The Planning and Zoning Commission may recommend approval, approval with conditions or disapproval of the proposed final plat. If the Commission recommends approval with conditions and the conditions are acceptable to the petitioner, the petitioner shall make any necessary changes in the final plat and shall resubmit the original and twenty-one (21) copies of the revised plat to the Director of Public Works for verification that the conditions required have been incorporated. The date of the revisions shall be shown on the plat. The Commission may require that the revised final plat be resubmitted for their review, or they may elect to allow the plat to be*

presented to the City Council directly after verification of the revisions by the Director of Public Works.

f. The recommendation of the Commission shall be noted on the original plat over the signatures of both the Chairman and the Secretary of the Commission. The original plat shall then be forwarded to the City Council for their consideration.

g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City Council shall set a public hearing on such final plat provided that the petitioner has deposited funds with the City Clerk sufficient to cover the anticipated cost of advertising such public hearing. If no recommendation has been made by the Planning and Zoning Commission within sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the petitioner may request the City Council to set a public hearing on such final plat by filing a written request thereof with the City Clerk together with any required deposit to cover the anticipated costs of advertising such public hearing. Upon receipt of such written request and the deposit for advertising costs, the City Council shall set a public hearing and in the absence of a recommendation from the Planning and Zoning Commission, the Planning and Zoning Commission shall be deemed to have made a recommendation of approval.

h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal newspaper of general circulation within the City of Florissant giving the time, date, place and purpose of such hearing, but no public hearing shall be commenced until the petitioner has provided payment for the notice of publication of such public hearing. If such payment is not provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall be deemed abandoned and the request for public hearing withdrawn.

i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such enactment on the face of the original plat and shall return the plat to the petitioner for recording. Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be filed with the City Clerk after recording. No building permits shall be issued for any subdivision until said two (2) copies of the recorded plat have been filed with the City Clerk."

per 410.030 of the Zoning Code: Information Required on Plats.

B. Final Plat. *The final plat shall show:*

1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S. survey, section, township and range lines.

2. All proposed and existing streets and alleys with their widths and names.

3. The outboundary dimensions of any property which is offered for dedication for public use.

4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and names.

5. All lot lines and an identification system for all lots and blocks.

6. Building lines and easements provided for public use, services or utilities with figures showing their dimensions.

7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots, streets, alleys, easements for building lines and of any other areas for public or private use; the linear dimensions are to be expressed in feet and decimals of a foot.

8. Radii, arcs, points of tangency and radii for all rounded corners.

9. All survey monuments and bench marks, together with their descriptions.

10. Name of subdivision and location of property subdivided with regard to township, range and section, U.S. survey; points of compass, scale of plan and name of owner or owners.

11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that all the necessary survey monuments are correctly shown thereon; and that all lots shown have the required minimum area.

Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with Missouri Revised Statutes. The seal and signature should be in substantially the following form:

I, _____, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a survey made by me on the ____ day of _____, 20____, at the request of _____for the purpose of subdividing said tract into lots as shown.

LAND SURVEYOR'S SEAL

Surveyor's Name. L.S. Number

12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and trusteeships be filed as a separate instrument, reference to such instrument shall be made on the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.

V. **STAFF RECOMMENDATIONS:**

The Final Plat was reviewed and approved by the City Engineer as part of the process and as a condition required prior to submission for recording. Staff recommends the Subdivision as submitted and any additional requirements the Commission would entertain regarding this development.

Suggested Motion

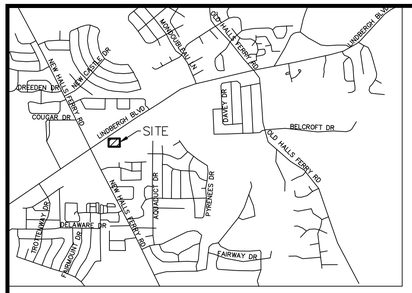
I move to recommend approval the final plat as presented, per the **Final Plat drawing attached** and recommend that the Final Plat be forwarded for consideration by the City Council.

(end report and suggested motion)

RECORD PLAT

THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION

A TRACT OF LAND BEING PART OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION PLAT BOOK 363 PAGE 422, ST. LOUIS COUNTY, MISSOURI



VICINITY MAP
NOT TO SCALE

LOT 1C SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION, PLAT BOOK 363 PAGE 422 OF THE ST. LOUIS COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION, PLAT BOOK 363 PAGE 422 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT ALSO BEING ON THE SOUTHLINE OF LINDBERGH BOULEVARD, A PUBLIC ROADWAY;

THENCE, ALONG THE NORTHWESTERN LINE OF SAID LOT 1A, NORTH 56 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 72.80 FEET TO A POINT;

THENCE, DEPARTING SAID NORTHWEST LINE, NORTH 89 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 197.72 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, A DISTANCE OF 201.23 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 174.32 FEET TO A POINT;

THENCE, NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.50 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 84.00 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED LOT 1A;

THENCE, ALONG SAID WEST LINE, NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.96 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING APPROXIMATELY 49,575 SQUARE FEET OR 1.138 ACRES, MORE OR LESS.

PREPARED FOR:
CLUB CAR WASH OPERATING, LLC
1213 OLD HWY 63, STE. 101;
COLUMBIA, MO 65203

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S STATEMENT, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS RECORD PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION".

THE UNDERSIGNED HEREBY DEDICATES ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, TO MISSOURI AMERICAN WATER, ST. LOUIS METROPOLITAN SEWER DISTRICT, AT&T, AMEREN UE, SPIRE ENERGY, AND CHARTER COMMUNICATIONS COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES.

THE AREA, AS SHOWN HATCHURED HEREON, IS HEREBY ESTABLISHED AS A CROSS ACCESS EASEMENT FOR THE OWNERS OF LOT 1C OF THIS PLAT, THEIR SUCCESSORS AND ASSIGNS AND THE OWNERS OF THE REMAINDER OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS; PURSUANT AND SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS DATED _____, 2020 RECORDED OF EVEN DATE HEREWITH BY FAVS HWY 67 LLC.

THE 14.5' LANDSCAPE EASEMENT, SHOWN HEREON, IS HEREBY GRANTED TO THE LOT OWNERS OF LOT 1C OF "THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION", THEIR SUCCESSORS AND ASSIGNS, THIS EASEMENT SHALL BE FOR THE PURPOSE OF LANSCAPING AND SHALL BE KEPT FREE OF ANY PERMANENT SITE IMPROVEMENTS.

THE 10' WATERLINE EASEMENT, SHOWN HEREON, IS HEREBY GRANTED TO THE LOT OWNERS OF LOT 1C, THEIR SUCCESSORS AND ASSIGNS, AND MISSOURI AMERICAN WATER, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING UTILITIES SERVICING LOT 1C OF THIS PLAT.

THE BUILDING SETBACK LINES SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

ALL LOTS OF "THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION", AS SHOWN HEREON, ARE SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FILED IN BOOK _____ PAGE _____ OF THE RECORDER OF DEEDS OFFICE, ST. LOUIS COUNTY, MISSOURI.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ OF 2020.

FAVS HWY 67 LLC
BY: BAMBOO EQUITY PARTNERS, LLC, ITS MANAGER

BY: (SIGN NAME) _____

BY: (PRINT NAME) DEJAN (DAN) DOKOVIC

TITLE: MANAGER

DATE: _____

NOTARY FOR: FAVS HWY 67 LLC
STATE OF)
) SS
COUNTY OF)

ON THIS THE _____ DAY OF _____, 2020, BEFORE ME APPEARED DEJAN (DAN) DOKOVIC, TO ME KNOWN AND WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER OF BAMBOO EQUITY PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AS MANAGER OF FAVS HWY 67 LLC, A DELAWARE LIMITED LIABILITY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND SAID MANAGER ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN IN THE STATE AND COUNTY AFORESAID.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

THIS RECORD PLAT HAS BEEN REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND THE CITY CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 410.020.B, MAJOR SUBDIVISON PROCEDURE, OF CHAPTER 410, SUBDIVISION.

PRINT NAME: _____

SIGNATURE: _____

DIRECTOR OF PUBLIC WORKS
CITY OF FLORISSANT, MISSOURI

PRINT NAME: _____

SIGNATURE: _____

CITY CLERK

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE NORTHWESTERN LINE OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES, AS RECORDED IN PLAT BOOK 363 PAGE 422 OF THE ST. LOUIS COUNTY RECORDS.

2. THIS RECORD PLAT, AS SHOWN HEREON, MEETS OR EXCEEDS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS PROPERTY, AS DEFINED THEREIN.

3. SURVEY DIMENSIONS SHOWN HEREON ARE SURVEYED AND RECORD, UNLESS OTHERWISE NOTED.

   (S)– DENOTES SURVEYED INFORMATION GATHERED BY COCHRAN DURING THE MONTH OF JUNE 2020.

   (R)– DENOTES RECORD INFORMATION DERIVED FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY COCHRAN DATED JULY 2020.

4. THIS RECORD PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.

5. THE PURPOSE OF THIS RECORD PLAT IS TO CREATE LOT 1C, A 49,575 SQUARE FOOT OR 1.138 ACRE, MORE OR LESS.

6. FLOOD ZONES:
   THIS SITE FALLS WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; NO BASE FLOOD ELEVATIONS DETERMINED. PER FIRM, FLOOD INSURANCE RATE MAP, FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0066K, MAP REVISED DATE OF FEBRUARY 04, 2015. FLOOD ZONES ARE DETERMINED BY SCALING.

7. UTILITIES HAVE NOT BEEN SHOWN FOR THIS RECORD PLAT, UTILITIES MAY EXIST, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR/EXCAVATOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR EXCAVATION. FOR INFORMATION CONCERNING THE LOCATIONS OF UTILITIES, CONTACT: **MISSOURI ONE CALL: 1–800–DIG–RITE.**

8. THIS SITE IS SERVED BY:
   WATER – MISSOURI AMERICAN WATER CO.
   SEWER – ST LOUIS METROPOLITAN SEWER
   ELECTRIC – AMEREN MISSOURI ELECTRIC
   GAS – SPIRE MO EAST
   TELEPHONE – ATT DISTRIBUTION
   FIBER–OPTIC – ADB COMPANIES, CHARTER COMMUNICATIONS, MODOT ST LOUIS DISTRICT, MCI.

9. PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEARS HEREON ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO RSMO 327.411.3) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR THEIR DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE PROJECT TO WHICH THIS PAGE REFERS.

SURVEYOR'S STATEMENT

THIS IS TO STATE THAT AT THE REQUEST OF CLUB CAR WASH OPERATING, LLC, COCHRAN HAS PERFORMED A PROPERTY BOUNDARY SURVEY AND A RECORD PLAT TO BE KNOWN AS "THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION" OF A TRACT OF LAND BEING PART OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION, PLAT BOOK 363 PAGE 422 OF THE ST. LOUIS COUNTY RECORDS.

THE RESULTS OF SAID PROPERTY BOUNDARY SURVEY AND RECORD PLAT ARE AS SHOWN HEREON AND DO MEET OR EXCEED THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS 2005011846 D

JAMES R. PARK JR., PLS
MISSOURI LS 2000147868
FOR COCHRAN

STATE OF MISSOURI
JAMES R. PARK, JR.
NUMBER
LS-2000147868
REGISTERED LAND SURVEYOR

North Office
8700 Ellis Avenue Street
Wentzville, Missouri 63385
636–327–4574 (tel.)
636–327–0760 (fax)
wentzville@cochraneng.com
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION
FLORISSANT, MISSOURI

DATE:	REVISION:	DRN. BY:	APPD. BY:
10–30–20	REVISED PER ATTORNEY COMMENTS.	LKD	JRP
12–28–20	REVISED PER CITY COMMENTS.	LKD	JRP

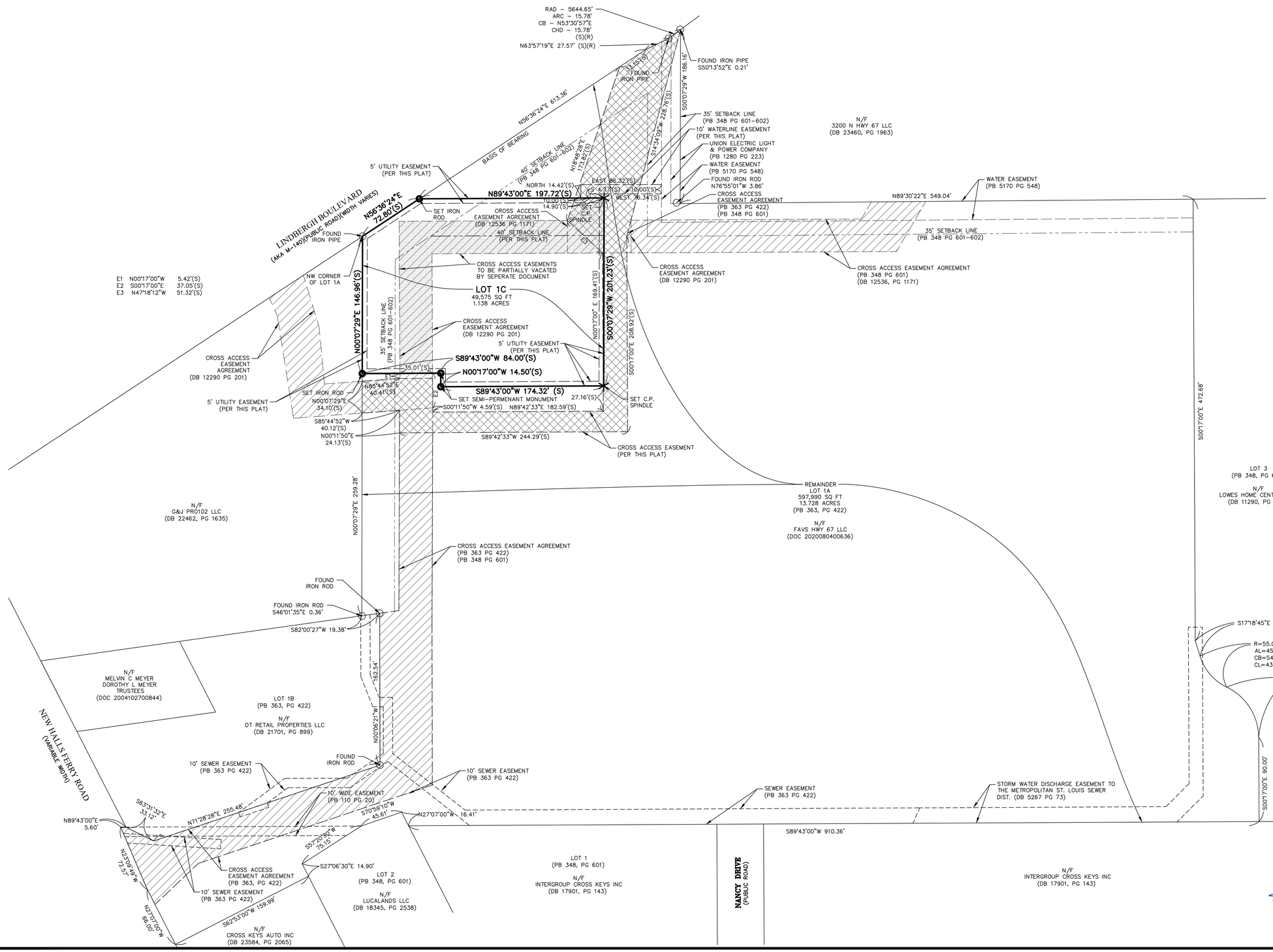
DRN. BY: LKD	APPD. BY: JRP
DATE: SEPT 18, 2020	
SCALE: NO SCALE	
PROJ. NO: M19–7730	
DWG. NO: 1 of 2	

RECORD PLAT

RECORD PLAT

THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION

A TRACT OF LAND BEING PART OF LOT 1A OF THE RESUBDIVISION OF
LOT 1 OF LOWES SUBDIVISION PLAT BOOK 363 PAGE 422,
ST. LOUIS COUNTY, MISSOURI



50 0 25 50 100

1"=50'
SEPTEMBER 2020

LEGEND

- PROPERTY LINE
- BOUNDARY ADJOINER
- EASEMENT
- SETBACK LINE
- NEW CROSS ACCESS EASEMENT (PER THIS PLAT)
- EXISTING CROSS ACCESS EASEMENT
- EXISTING CROSS ACCESS EASEMENTS TO BE VACATED BY SEPERATE DOCUMENT

M. ENGINEERING, LLC
(D.B.A. COCHRAN)
LS 2005011846 D

JAMES R. PARK JR., PLS
MISSOURI LS 2000147868
FOR COCHRAN

STATE OF MISSOURI
JAMES R. PARK, JR
NUMBER
2000147868
REGISTERED LAND SURVEYOR

North Office
8700 Eastlake Drive
Wentzville, Missouri 63385
636-327-4574 (tel.)
636-327-0760 (fax)
wentzville@cochraneng.com
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

THE RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF LOT 1 OF LOWES SUBDIVISION
FLORISSANT, MISSOURI

DATE:	REVISION:	DRN. BY:	APPD. BY:
10-8-20	REVISED PER ATTORNEY COMMENTS.	LKD	JRP
10-30-20	REVISED PER ATTORNEY COMMENTS.	LKD	JRP
12-28-20	REVISED PER CITY COMMENTS.	LKD	JRP

DRN. BY:	LKD
APPD. BY:	JRP
DATE:	SEPT 18, 2020
SCALE:	1" = 50'
PROJ. NO:	M19-7730
DWG. NO:	2 of 2

RECORD PLAT

CITY OF FLORISSANT

Public Hearing

In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. virtually via the Zoom platform, on Monday, January 25, 2021 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit, Ord. No. 7945, to allow for alterations of a ground sign at 490 Howdershell, in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION

City Of Florissant – Public Works
314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

PLANNING & ZONING ACTION

RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

SIGN: DATE: 1-11-21

Council Ward 3 Zoning B-3

Initial Date Petitioner Filed_____
Building Commissioner to complete ward, zone & date filed

SPECIAL PERMIT FOR Improving Street Sign.
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #-_____ TO ALLOW FOR _____
ordinance # **Statement of what the amendment is for.**

LOCATION 428-490 Howdershell Rd
Address of property.

1) Comes Now Mo Mangal Kabul V Center Commercial Properties LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) Prop mgr.
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for _____ and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Mo Mangal Mo Mangal /momangal@gmail.com
PRINT NAME SIGNATURE email and phone

FOR Kabul V Center Commercial Properties LLC
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE _____

ADDRESS 119 Church St. Suite 124 Ferguson, MO 63135
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314.398.6344 /momangal@gmail.com
BUSINESS

I (we) the petitioner (s) do hereby appoint _____ as
Print name of agent.
my (our) duly authorized agent to represent me (us) in regard to this petition.

_____
Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership _____ Corporation LLC

(a) If an individual:

(1) Name and Address_____

(2) Telephone Number_____

(3) Business Address_____

(4) Date started in business_____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers_____

(3) Business address_____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers_____

(3) Business address_____

(4) State of Incorporation & a photocopy of incorporation papers _____

(5) Date of Incorporation _____

(6) Missouri Corporate Number_____

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____

(8) Name in which business is operated _____

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Villa Del Cresta Shopping Center

Address 428-490 Howdershell Rd

Property Owner Kabul V Center Commercial Properties LLC

Location of property Florissant

Dimensions of property _____

Property is presently zoned B3 Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign Street Sign Height 217 inches

Type of Construction_____ Number Of Stories._____

Square Footage of Building 30,000 Number of Curb Cuts 3

Number of Parking Spaces 170 Sidewalk Length _____

Landscaping: No. of Trees_____ Diameter_____

No. of Shrubs _____ Size_____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.

2. Show location of property in relation to major streets and all adjoining properties.

3. Show measurement of tract and overall area of tract.

4. Proposed parking layout and count, parking lighting.

5. Landscaping and trash screening.

5. Location, sizes and elevations of signage.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

_____

_____

_____

Philip E Lin

Building Commissioner or Staff Signature

CLIENT: BOARDWALK
CONTACT: MO MANGAL, OWNER
PHONE: 314-607-8750 EMAIL: MOMANGAL@GMAIL.COM

DESCRIPTION OF WORK: REFURBISH SIGN - 162" X 217.5" OVERALL SIZE - WE WILL USE EXISTING TENANT PANELS
"C" SHAPED MONUMENT RE-SKIN WITH ROUTED ALUMINUM LETTERS BACKED WITH WHITE PLEX LED LIGHTED
PAINTED 2 COLORS (FINAL PAINT COLORS TO MATCH BUILDING) WITH FAUX BRICK PAINTED GRAY - TO MATCH BUILDING
LED CONVERSION ADDED TO EXISTING PORTION OF SIGN

IMPORTANT: THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK SIGN COMPANY OR THROUGH PURCHASE

INSTALL ADDRESS: 490 Howdershell Rd., Florissant, MO 63031

35" ADDED TO ONE SIDE TOWARDS THE PARKING LOT

EXISTING SIGN

NEW SIGN

SALES PERSON: ADRIAN ALLEN
PROOF DATE: 1-5-21

DESIGNER: BECCA JOHNSON
REVISION #: V-1

SIGNATURE_____ DATE:_____

★ NOTE: APPROVAL IS NEEDED BEFORE PRODUCTION / FABRICATION CAN BEGIN. ★
COLORS OF PRINTED PROOF AND ELECTRINIC PROOF MAY VARY FROM ACTUAL COLORS OF COMPLETED SIGNS.

☐ APPROVED AS IS
☐ APPROVED WITH NOTED CHANGES
☐ REVISE AND RESUBMIT

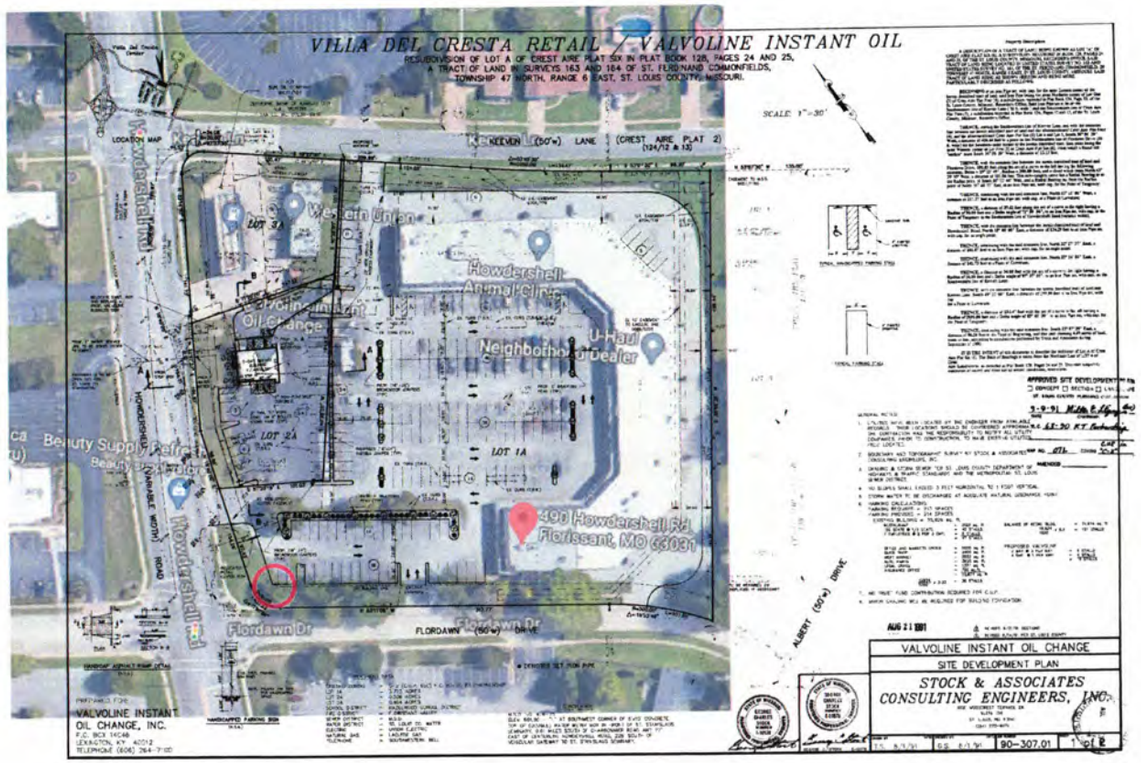
LANDMARK Sign COMPANY
175 CHESTERFIELD INDUSTRIAL BOULEVARD • CHESTERFIELD, MO 63005 • 636-536-0400
www.LandmarkSignUSA.com • info@landmarksignusa.com

CLIENT: BOARDWALK
CONTACT: MO MANGAL, OWNER
PHONE: 314-607-8750 EMAIL: MOMANGAL@GMAIL.COM

DESCRIPTION OF WORK: REFURBISH SIGN - 135.77" X 217.5" OVERALL SIZE WE WILL USE EXISTING TENANT PANELS
"C" SHAPED MONUMENT RESKIN WITH ROUTED ALUMINUM LETTERS BACKED WITH WHITE PLEX LED LIGHTED
PAINTED 2 COLORS (COLORS TBD) WITH FAUX BRICK PAINTED GRAY - PAINT COLOR TBD
LED CONVERSION ADDED TO EXISTING PORTION OF SIGN

IMPORTANT: THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK SIGN COMPANY OR THROUGH PURCHASE

INSTALL ADDRESS: 490 Howdershell Rd., Florissant, MO 63031



EXISTING SIGN

SALES PERSON: ADRIAN ALLEN
PROOF DATE: 1-5-21

DESIGNER: BECCA JOHNSON
REVISION #: V-2

SIGNATURE _____ DATE: _____

★ NOTE: APPROVAL IS NEEDED BEFORE PRODUCTION / FABRICATION CAN BEGIN. ★
COLORS OF PRINTED PROOF AND ELECTRINIC PROOF MAY VARY FROM ACTUAL COLORS OF COMPLETED SIGNS.

☐ APPROVED AS IS
☐ APPROVED WITH NOTED CHANGES
☐ REVISE AND RESUBMIT

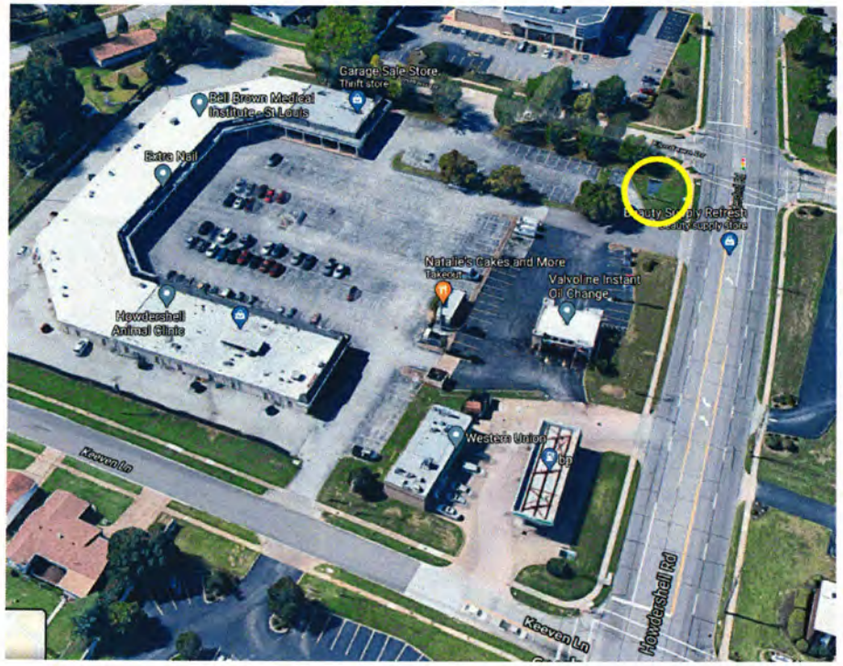
LANDMARK Sign COMPANY
175 CHESTERFIELD INDUSTRIAL BOULEVARD • CHESTERFIELD, MO 63005 • 636-536-0400
www.LandmarkSignUSA.com • info@landmarksignusa.com

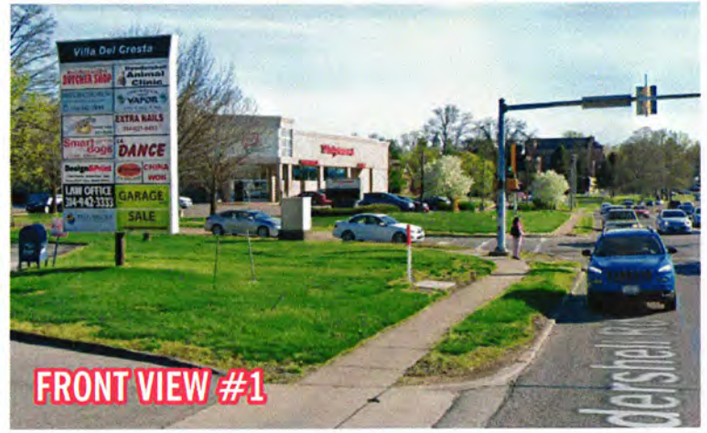
CLIENT: BOARDWALK
CONTACT: MO MANGAL, OWNER
PHONE: 314-607-8750 EMAIL: MOMANGAL@GMAIL.COM

DESCRIPTION OF WORK: REFURBISH SIGN - 162" X 217.5" OVERALL SIZE - WE WILL USE EXISTING TENANT PANELS
"C" SHAPED MONUMENT RE-SKIN WITH ROUTED ALUMINUM LETTERS BACKED WITH WHITE PLEX LED LIGHTED
PAINTED 2 COLORS (FINAL PAINT COLORS TO MATCH BUILDING) WITH FAUX BRICK PAINTED GRAY - TO MATCH BUILDING
LED CONVERSION ADDED TO EXISTING PORTION OF SIGN

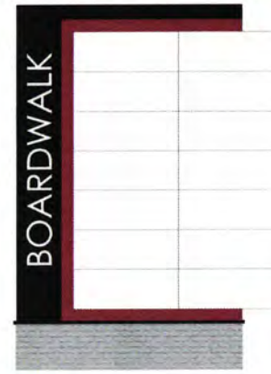
IMPORTANT: THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK SIGN COMPANY OR THROUGH PURCHASE

INSTALL ADDRESS: 490 Howdershell Rd., Florissant, MO 63031





FRONT VIEW #1



FRONT VIEW #2

SALES PERSON: ADRIAN ALLEN
PROOF DATE: 1-5-21

DESIGNER: BECCA JOHNSON
REVISION #: V-2

SIGNATURE _____ DATE: _____

★ NOTE: APPROVAL IS NEEDED BEFORE PRODUCTION / FABRICATION CAN BEGIN. ★
COLORS OF PRINTED PROOF AND ELECTRINIC PROOF MAY VARY FROM ACTUAL COLORS OF COMPLETED SIGNS.

☐ APPROVED AS IS
☐ APPROVED WITH NOTED CHANGES
☐ REVISE AND RESUBMIT

LANDMARK Sign COMPANY
175 CHESTERFIELD INDUSTRIAL BOULEVARD • CHESTERFIELD, MO 63005 • 636-536-0400
www.LandmarkSignUSA.com • info@landmarksignusa.com

CLIENT: BOARDWALK
CONTACT: MO MANGAL, OWNER
PHONE: 314-607-8750 **EMAIL:** MOMANGAL@GMAIL.COM

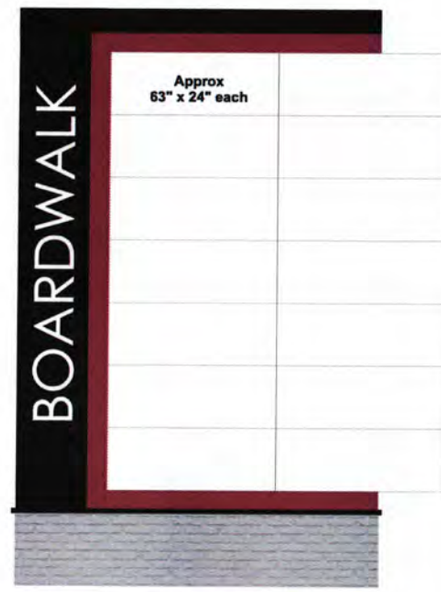
DESCRIPTION OF WORK: REFURBISH SIGN - 162" X 217.5" OVERALL SIZE - WE WILL USE EXISTING TENANT PANELS
"C" SHAPED MONUMENT RE-SKIN WITH ROUTED ALUMINUM LETTERS BACKED WITH WHITE PLEX LED LIGHTED
PAINTED 2 COLORS (FINAL PAINT COLORS TO MATCH BUILDING) WITH FAUX BRICK PAINTED GRAY - TO MATCH BUILDING
LED CONVERSION ADDED TO EXISTING PORTION OF SIGN

IMPORTANT: THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK SIGN COMPANY OR THROUGH PURCHASE

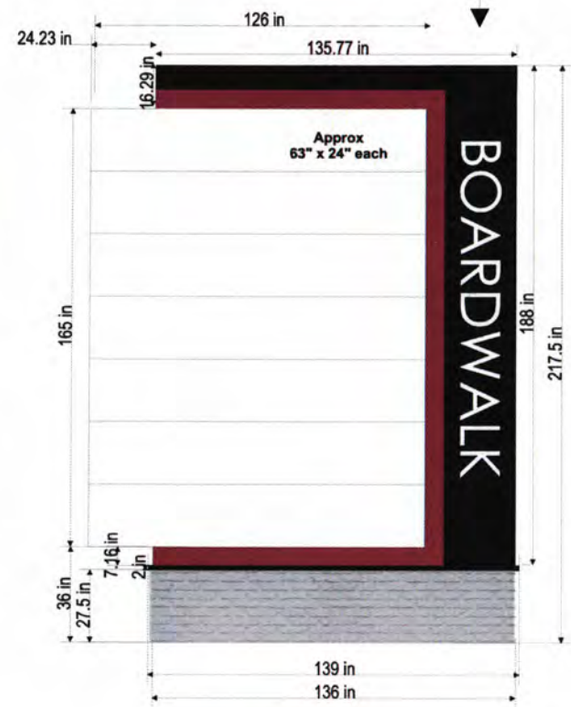
INSTALL ADDRESS: 490 Howdershell Rd., Florissant, MO 63031

COLOR MATCH DARK RED ON BUILDING

SIDE VIEW



FRONT VIEW 1



FRONT VIEW 2

REMOVE TOPPER

COLOR MATCH GRAY BRICK ON BUILDING

SALES PERSON: ADRIAN ALLEN
PROOF DATE: 1-5-21

DESIGNER: BECCA JOHNSON
REVISION #: V-2

SIGNATURE _____ DATE: _____

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COLORS OF PRINTED PROOF AND ELECTRINIC PROOF MAY VARY FROM ACTUAL COLORS OF COMPLETED SIGNS.

☐ APPROVED AS IS
☐ APPROVED WITH NOTED CHANGES
☐ REVISE AND RESUBMIT

LANDMARK Sign COMPANY
175 CHESTERFIELD INDUSTRIAL BOULEVARD • CHESTERFIELD, MO 63005 • 636-536-0400
www.LandmarkSignUSA.com • info@landmarksignusa.com

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners

Date: December 29, 2020

From: Philip E. Lum, AIA-Building Commissioner

cc: Todd Hughes, PE-
Director of Public Works
Deputy City Clerk
Applicant
File

Subject: Request recommended approval to amend a Special Use, ordinance no. 7945, to allow for changes to a ground sign at **428-490 Howdershell**, located in a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-010421-4

Subject: Request recommended approval to amend a Special Use, ordinance no. 7945, to allow for changes to a ground sign at **428-490 Howdershell**, located in a 'B-3' Extensive Business District.

I. PROJECT DESCRIPTION:

The petition is for an amendment to the sign by amending the provisions of ordinance no. 7945.

II. EXISTING SITE CONDITIONS:

The existing property at **428-490 Howdershell** is in a 'B-3' Zoning District. The site is a formerly Villa Del Cresta- Shopping Center and has multiple tenants. The site is predominantly paved.

The subject property contains a strip center of 35,580 square feet and has separation walls between tenants. The U-shaped strip center building is aluminum and glass storefront with recent façade improvements. The tenants are allowed canopy mounted vinyl letter signage areas above the canopy fascia.

The tenant sign will be subject to a wall sign area limitation of 40 s.f.

There are 169 parking spaces off street parking in front of the shopping center, with a parking ratio of 4 spaces per 1000 s.f., the parking requirement to be in compliance to code is 35,580/1000x4=142 required. Therefore the number of parking is compliant.

III. **SURROUNDING PROPERTIES:**

The properties to the East are residences in an 'R-4' District, it is also bounded by the street to the South and North also in a 'B-3' District along Howdershell. The property across Howdershell is in a 'B-3' District.

IV. **STAFF ANALYSIS:**

The proposal includes a refacing of post sign to become a ground sign. The 18 foot tall Post Sign is located in proximity to the front property line from Howdershell but within the front setback along the side street Florland, so the post sign does not meet the code for location and therefore, this location was approved for by ordinance no. 7945, as such locations are stated under city code section 520.090

520.090 Post Signs

[Code 1980 §23-9; CC 1990 §5-199]

A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on private property shall extend more than four (4) feet six (6) inches from the building line, including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed twenty-five (25) feet in height.

B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

Similarly, a ground sign location or size may be considered under the provisions of a Special Use Permit, per

Section 520.050 Ground Signs.

[Code 1980 §23-5; CC 1990 §5-195; Ord. No. 6704, 6-10-2002]

A. ***Material. All ground signs for which a permit is required under this Article shall have a surface or facing of incombustible material, but combustible structural trim may be used thereon.***

B. ***Letters, Figures, Etc. All letters, figures, characters or representations in cut-out, irregular form, maintained in conjunction with, attached to or superimposed upon any sign, which shall be safely and securely built or attached to the sign structure, shall comply with all the requirements of this Article.***

C. ***Height. It shall be unlawful to erect any ground sign whose total height is greater than twenty-five (25) feet above the level of the street upon which the sign faces or above the adjoining ground level if such ground level is above the street level; however, such sign or signs may be erected and maintained to a total height of forty (40) feet upon approval by a majority of the Planning and Zoning Commission,***

subject to conditions and restrictions deemed appropriate by the Planning and Zoning Commission and as otherwise required by this Article.

D. ***Location. No ground sign shall be nearer than two (2) feet to any other sign, building or structure. No ground sign shall be nearer the street than the building line established by law. Ground signs are prohibited in shopping centers and all existing ground signs in a shopping center shall be removed by July 31, 1973; however, a special permit authorizing the location of a ground sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.***

Therefore, it is staff opinion that the location may be amended as shown, safety considerations apply.

The sight triangle of the sign location is not violated, generally at least 15 feet from the curb so that a vehicle is not fully concealed by the sign on the apron. The location shown is about 3 feet closer to the curb, dimensioned on the sign package as 28.43 feet.

The sign will be end up about 12 feet from the right-of-way instead of 15 feet as depicted in ord. no. 7945.

VI. **STAFF RECOMMENDATIONS:**

Suggested Motion for recommended approval to amend a Special Use, ordinance no. 7945, to allow for changes to a ground sign at **428-490 Howdershell**, located in a 'B-3' Extensive Business District.

I move to make recommended approval to amend the provisions of a Special Use, ordinance no. 7945, to allow for changes to a ground sign at **428-490 Howdershell**, located in a 'B-3' Extensive Business District. Per the attached drawings and the following additional requirements:

1. Minor change to legal description: The property description shall be known as described in the attached recorded easement deed dated January 21, 1980.

2. Change Section 1, to read:
   A Special Permti si hereby granted to Kabul V Commercial Properties LLC for a **ground** sign in accordance with the **attached sign package by Landmark Sign Company dated 12/22/2020** on the property described as 429-490 howdershell, Florissant, MO. **All other signage shall comply with the City of Florissant sign ordinance.**

3. **PROJECT COMPLETION.**
   Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days from start of construction.

(end report and suggested motion)

SPECIAL USE FILE COPY

INTRODUCED BY COUNCILMAN EAGAN
JANUARY 14, 2013

BILL NO. 8878 ORDINANCE NO. 7945

AN ORDINANCE AUTHORIZING A SPECIAL PERMIT TO MO MANGAL D/B/A KABUL V COMMERCIAL PROPERTIES LLC FOR THE INSTALLATION OF SHOPPING CENTER POLE SIGN FOR THE PROPERTY LOCATED AT 428-490 HOWDERSHELL RD, FLORISSANT, MISSOURI.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and maintenance of pole signs in the City of Florissant; and

WHEREAS, an application has been filed by Mo Mangal d/b/a Kabul V. Commercial Properties LLC for the installation of a shopping center pole sign located at 428-490 Howdershell Rd; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant at their meeting of November 5, 2012 has recommended approval of a Special Permit; and

WHEREAS, due notice of a public hearing on said application to be held on the 26th of November, 2012 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the issuance of a Special Permit for a pole sign would be in the best interest of the City of Florissant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section I: A Special Permit is hereby granted to Kabul V. Commercial Properties LLC for a pole sign in accordance with the attached site plan on the property described as 428-490 Howdershell Rd., Florissant, Missouri.

Section 2: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 28 day of January, 2012.

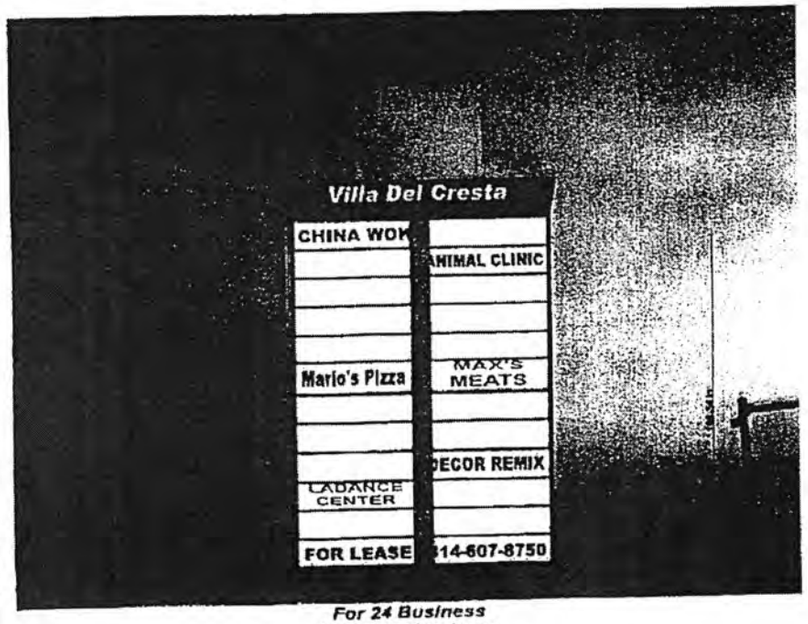
Keith Schildroth
President of the Council

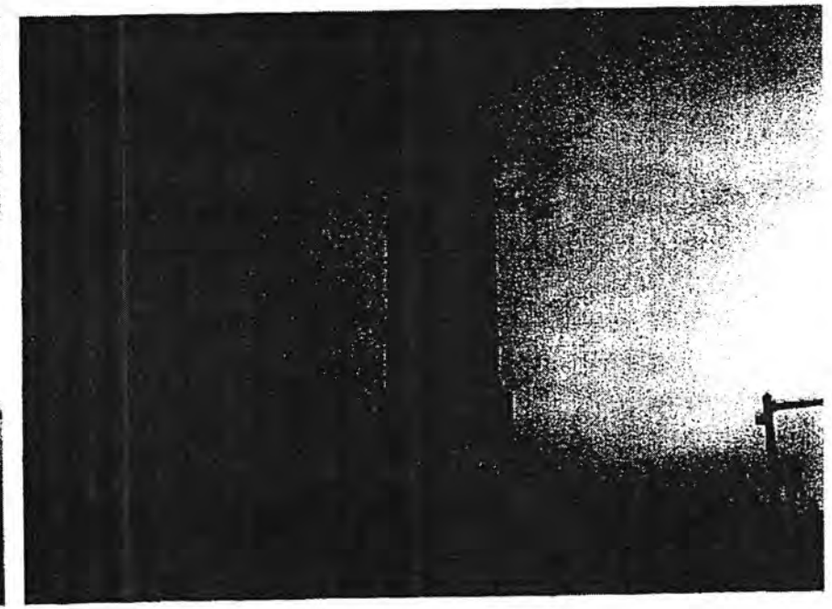
Approved this 29 day of JANUARY, 2012.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk



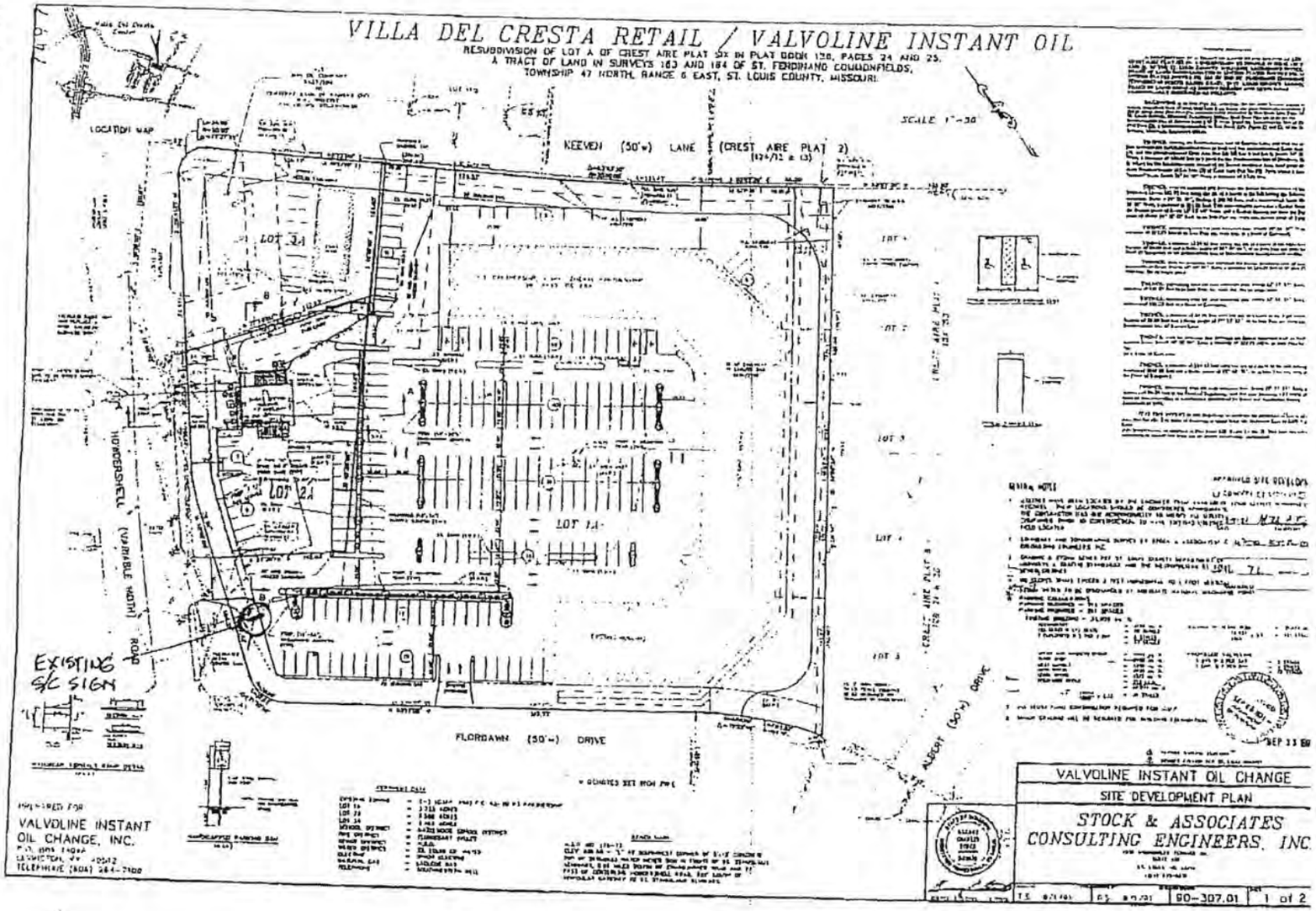


For 24 Business
3 acrylic sheets on
one side & 3 on the other side
this is a 15'x10' double sided internally
illuminated box sign with fluorescent white
bulbs as needed.
Sign is to be placed on the site of an existing
sign. Customer is responsible for all electrical work
and permits. Sign construction will be done to city
and landlord specifications.

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: [illegible] DATE: 11/5/12

7945


VILLA DEL CRESTA RETAIL / VALVOLINE INSTANT OIL
RESUBDIVISION OF LOT A OF CREST AIRE PLAT SIX IN PLAT BOOK 128, PAGES 24 AND 25,
A TRACT OF LAND IN SURVEYS 183 AND 184 OF ST. FERDINAND COMMONFIELDS,
TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI
LOCATION MAP
SCALE 1"=30'
KEEVEN (50'w) LANE (CREST AIRE PLAT 2)
LOT 3A
LOT 2A
LOT 1A
HOMESHELL (VARIABLE WIDTH) ROAD
EXISTING S/C SIGN
FLORDAWN (50'w) DRIVE
ALBERT (50'w) DRIVE
CREST AIRE PLAT 3
CREST AIRE PLAT 2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
PREPARED FOR
VALVOLINE INSTANT OIL CHANGE, INC.
VALVOLINE INSTANT OIL CHANGE
SITE DEVELOPMENT PLAN
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
90-307.01
1 of 2

APPROVED SITE DEVELOPMENT PLAN
☐ CONCEPT ☐ SECTION ☐ LANDSCAPE

L NOTES:

ITIES HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE ST. LOUIS COUNTY PLANNING COMMISSION ORDS. THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY IPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES D LOCATED.

9-9-91 Milton E. Lefinger (Cont.)
DATE CHAIRMAN

NDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES SULTING ENGINEERS, INC.

P. O. 63-90 KT Partnership

DING & STORM SEWER PER ST. LOUIS COUNTY DEPARTMENT OF HWAYS & TRAFFIC STANDARDS AND THE METROPOLITAN ST. LOUIS ER DISTRICT.

MAP NO. 7L ZONING CUP in "C-2"

SLOPES SHALL EXCEED 3 FEET HORIZONTAL TO 1 FOOT VERTICAL

AMENDED

RM WATER TO BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.

KING CALCULATIONS:
KING REQUIRED = 213 SPACES
KING PROVIDED = 214 SPACES
ISTING BUILDING = 35,826 sq. ft.

RESTAURANT	=	3150 sq. ft.
125 SEATS @ 1/3 SEATS	=	42 STALLS
7 EMPLOYEES @ 2 PER 3 EMP.	=	5 STALLS
	=	47 STALLS

BALANCE OF RETAIL BLDG.	=	21,974 sq. ft.
$\frac{19,924}{1000} \times 5.5$	=	121 STALLS

OFFICE AND MARKETS UNDER	=	5000 sq. ft.
QUICK SHOP	=	2400 sq. ft.
MEAT MARKET	=	2552 sq. ft.
AUTO PARTS	=	3825 sq. ft.
LEGAL OFFICE	=	1377 sq. ft.
INSURANCE OFFICE	=	720 sq.ft.
	=	10,874 sq. ft.
$\frac{12924}{1000} \times 3.33$	=	36 STALLS

PROPOSED VALVOLINE

2 BAY @ 3 PER BAY	=	6 STALLS
4 EMP. @ 1 PER EMP.	=	4 STALLS
	=	10 STALLS

TRUST FUND CONTRIBUTION REQUIRED FOR C.U.P.

OR GRADING WILL BE REQUIRED FOR BUILDING FOUNDATION.

RECEIVED SEP 23 1991 DEPARTMENT OF PLANNING

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SEP 23 1991

GN: DATE: 9-14-91

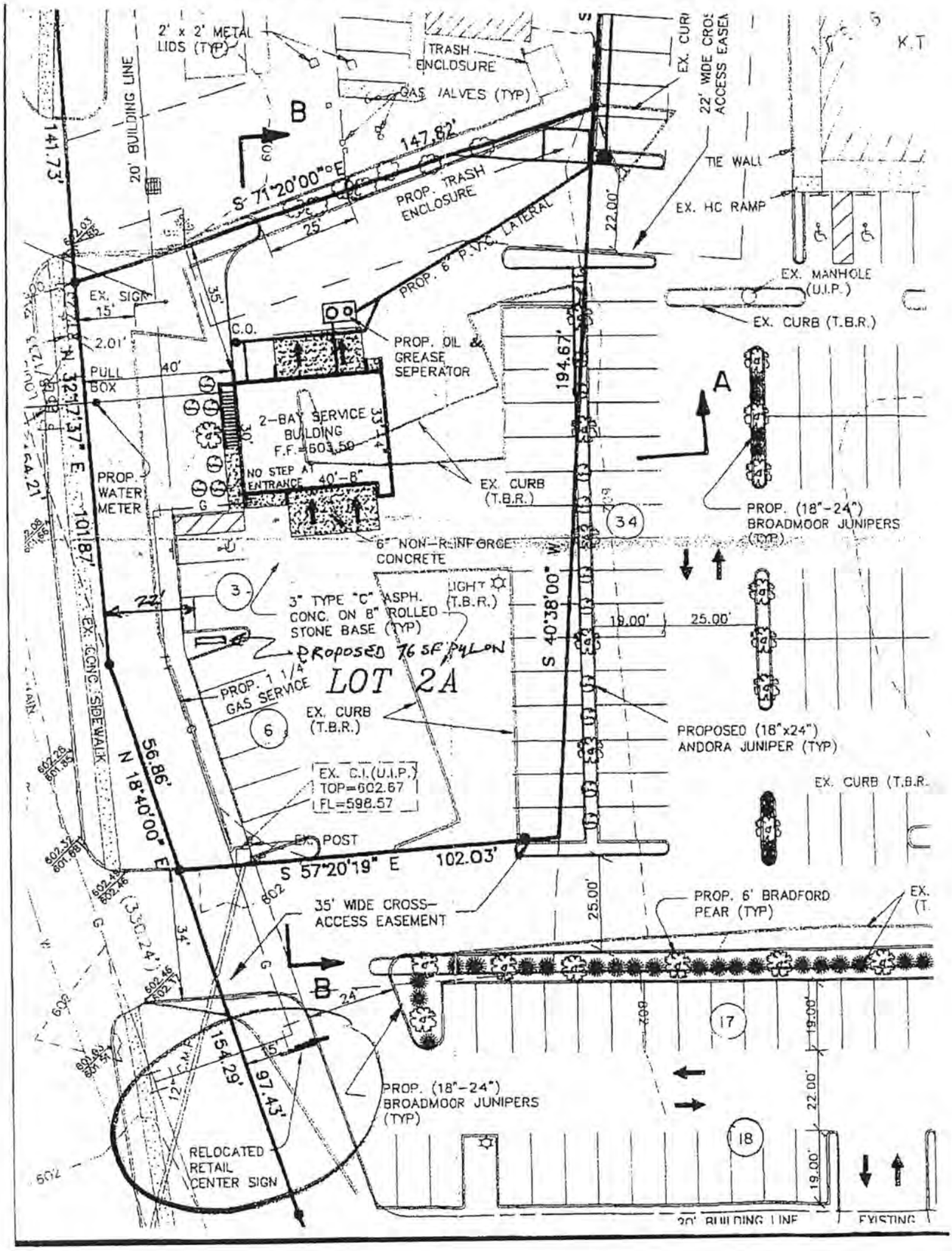
REVISED 8/21/91 SECTIONS
REVISED 8/14/91 PER ST. LOUIS COUNTY

VALVOLINE INSTANT OIL CHANGE

SITE DEVELOPMENT PLAN

STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.
1030 WOODCREST TERRACE DR.
SUITE 150
ST. LOUIS, MO. 63141
(314) 275-8071

N BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
					1 of 2


2' x 2' METAL LIDS (TYP)
TRASH ENCLOSURE
GAS VALVES (TYP)
20' BUILDING LINE
141.73'
B
147.82'
S 71°20'00" E
PROP. TRASH ENCLOSURE
25'
PROP. 6" P.V.C. LATERAL
22' WIDE CROSS ACCESS EASEMENT
TIE WALL
EX. HC RAMP
EX. MANHOLE (U.I.P.)
EX. CURB (T.B.R.)
EX. SIGN
15'
2.01'
C.O.
PROP. OIL & GREASE SEPERATOR
PULL BOX
40'
194.67'
A
2-BAY SERVICE BUILDING F.F.=603.50
NO STEP AT ENTRANCE
40'-8"
PROP. WATER METER
EX. CURB (T.B.R.)
PROP. (18"-24") BROADMOOR JUNIPERS (TYP)
6" NON-REINFORCE CONCRETE
3" TYPE "C" ASPH. CONC. ON 8" ROLLED STONE BASE (TYP)
LIGHT (T.B.R.)
S 40°38'00" W
19.00'
25.00'
PROPOSED 76 SF PYLON
LOT 2A
PROP. 1 1/4 GAS SERVICE
EX. CURB (T.B.R.)
PROPOSED (18"x24") ANDORA JUNIPER (TYP)
EX. CONC. SIDEWALK
56.86'
N 18°40'00" E
EX. C.I.(U.I.P.) TOP=602.67 FL=598.57
EX. CURB (T.B.R.)
EX. POST
S 57°20'19" E
102.03'
35' WIDE CROSS-ACCESS EASEMENT
PROP. 6' BRADFORD PEAR (TYP)
154.29'
97.43'
PROP. (18"-24") BROADMOOR JUNIPERS (TYP)
RELOCATED RETAIL CENTER SIGN
20' BUILDING LINE
EXISTING

INTRODUCED BY COUNCILMAN SIAM
JANUARY 11, 2021

BILL NO. 9649 ORDINANCE NO.

ORDINANCE AUTHORIZING THE REZONING OF 2895 N. HIGHWAY 67 TO A B-5 "PLANNED COMMERICAL DISTRICT" TO ALLOW FOR THE REDEVELOPMENT OF A NEW BANKING FACILITY FOR THE PROPERTY LOCATED AT 2895 N. HWY 67.

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of December 7th, 2020 that a B-5 "Planned Commercial District be approved to allow for the redevelopment of a new banking facility for the property located at 2895 N Highway 67; and

WHEREAS, due and lawful notice of a public hearing no. 21-01-001 on said proposed change was duly published, held and concluded on 11th of January, 2021 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the B-5 "Planned Commercial District" zoning for the property locate at 2895 N. Highway 67 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: 2895 N. Highway 67 is hereby rezoned to a B-5 "Planned Commercial District" to allow for a new banking facility with the following stipulations:

1. **PERMITTED USES**

The use permitted in this 'B-5' Planned Commercial District shall be limited to a bank facility.

2. **FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

The building shall be limited to a single-story building with a total square footage of approximately 4373 square feet. The main building shall not exceed 27 feet in height. The building shall be constructed of as depicted on the plans presented: **C1 and C7 dated rev 11/2/20, C6, C7, C8, C9, C13, C14, C15, and C16, dated 11/2/20,**LP-1, LP-2, TP-1 TP-2 **dated 11/2/20**, Proposed Exterior Elevations dated 10/28/20 by Core States Group **and rendered elevations dated 11/2/20.**

3. **PERFORMANCE STANDARDS**

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

5. **FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

The above Final Site Development Plan shall include the following:

a. Location and size, including height of building, landscaping and general use of the building.

b. Gross square footage of building.

c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.

d. Location and size of parking areas and internal drives.

e. **Correct** Building and parking setbacks.

f. Curb cut locations.

g. Existing proposed contours at intervals of not more than two (2) feet.

h. Preliminary storm water and sanitary sewer facilities.

I. Identification of all applicable cross-access and cross-parking agreements.

6. **FINAL SITE DEVELOPMENT PLAN CRITERIA**

The above Final Site Development Plan shall adhere to the following specific design criteria:

a. <u>Structure Setbacks.</u>

(1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
(2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. <u>Parking, Loading and Internal Drives Setbacks.</u>

(1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the plans attached **C7 dated rev 11/2/20** by Core States Group.

(2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

(1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 33 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

(1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) All site lighting shall be as shown in accordance with the lighting plan marked **C13, C14, C15, C16, dated 11/2/20** by Core States Group.

(2) The maximum height of any lights, including base, light fixture and light standard, shall be 28 feet above grade.

(3) All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

(1)**There shall be one Post Sign located as shown on C7, dated 11/2/20** by Core States Group.. All other signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

(1) Landscaping shall be in accordance with the landscaping plan marked LP-1, LP-2 dated 7/20/20 by Core States Group, except as amended herein.

(2) The grass areas and landscaped areas shall have a fully operation underground irrigation system.

(3) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

(1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

(2) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse effect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

(1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

(2) The minimum yard requirements shall be as shown on the preliminary site plan marked C7 dated 7/20/20 by Core States Group.

(3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches. The trash enclosure shall be located as shown on the preliminary site plan marked C7 dated **11/2/20** by Core States Group.

(5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

(7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**
Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

12. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

13. **GENERAL DEVELOPMENT CONDITIONS.**

a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.

b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

7. **PROJECT COMPLETION.**

Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 540 days from start of construction.

Section 3: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2020.

_____
Keith Schildroth
President of the Council

Approved this _____ day of _____, 2020.

_____
Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Plannned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance

PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. DATE: 12-11-2020

Address of Property:

2895 N Highway 67 ST

Council Ward 9 Zoning B5-Planned Commercial

Initial Date Petitioner Filed 07/20/2020
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE # 7657 (Current Ord. #)

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now JPMorgan Chase Bank, National Association
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described in this petition.

Legal interest in the Property Under Contract
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 1.5 Acre

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as

'54th Street Bar and Grill', a sit-down restaurant.

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: A B-5 Amendment is required in order to change the use to a banking/financial facility.

List reason for this request, i.e. "to allow for..."

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S REPRESENTATIVE Pam Holmes (**Print Name**) Pamela.Holmes@jpmchase.com (**Email address**)

PETITIONER(S) SIGNATURE (S) Pam Holmes Digitally signed by Pam Holmes Date: 2020.07.20 15:01:16 -05'00'

FOR JPMorgan Chase Bank, National Association
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
   ( ) I (we) have a legal interest in the herein above described property.
   ( ) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME JPMorgan Chase Bank, National Association
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 383 Madison Avenue, New York New York 10017
STREET **CITY** **STATE** **ZIP CODE**

PHONE 314-210-7690 Pamela.Holmes@jpmchase.com
BUSINESS

I (we) the petitioner (s) do hereby appoint Chad D. Fairbanks, Core States Group (**Print name of agent.**) cfairbanks@core-states.com (**Email address**) as my (our) duly authorized agent to represent me (us) in regard to this petition.

Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicabe section (a), (b) or (c). Corporations are to submit copy of Missouri corporation registration.

1) Type of Operation: Individual: [ ] Partnership: [ ] Corporation: [x]

(a) If an individual:

(1) Name and Address _____

(2) Phone Number _____ Email _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Phone Number _____ Email _____

(3) Business address _____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners JPMorgan Chase Bank, National Association

(2) Phone Number 314-210-7690 Email Pamela.Holmes@jpmchase.com

(3) Business address 383 Madison Avenue, New York, New York 10017

(4) State of Incorporation & a photocopy of incorporation papers Delaware

(5) Date of Incorporation 1968

(6) Missouri Corporate Number _____

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. N/A

(8) Name in which business is operated Chase Bank

(9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name DK Commercial Real Estate LLC (Et Al)

Address 3991 Basalt Ct

Property Owner Lafayette, IN 47905

Location of property 2895 N Highway 67 ST, Florissant, MO 63033

Dimensions of property 178' x 363' (approx.)

Property is presently zoned B-5 per ordinance # 7657

Current & Proposed Use of Property Current: Restaurant Proposed: Banking Facility

Type of Sign _____ Height _____

Type of Construction Remodel of existing building Number Of Stories. One

Square Footage of Building 3,440 sf Number of Curb Cuts 3 (no change)

Number of Parking Spaces 33 Sidewalk Length 179' (no change)

Landscaping: No. of Trees See Landscape Plan Diameter See Landscape Plan

No. of Shrubs See Landscape Plan Size See Landscape Plan

Fence: Type none Length n/a Height n/a

PLEASE SUBMIT NINE (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

1. Plan or drawing showing zoning of adjoining properties.

2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.

3. Drawing showing measurement of tract and overall area of tract.

4. Plan or drawing, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

I) a. Uses - Are uses stipulated Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

a) Vibration: Are there any foreseen vibration problems at the property line? Yes / No
b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
c) Odors: Is there any foreseen problem with odor? Yes / No
d) Smoke: Will the operation emit any smoke which could exceed a density described as No. I on the Ringleman Chart? Yes / No
e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? Yes / No
g) Is there any dangerous amount of radiation produced from the operation? Yes / No
h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
I) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? Yes / No
j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? _____

7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No
b) Is a variance required in accordance with the ordinance? Yes / No
c) Ratio shown _____ to _____
d) Total Number _____
e) Will cross access and cross parking agreements be required? Yes / No
f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No
Number of signs shown _____
Type of Signs _____
Are sizes, heights, details, and setbacks shown? Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? Yes / No

MEMORANDUM

CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: December 2, 2020

From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
Director of Public Works
Applicant
Deputy City Clerk
File

Subject: Request recommended approval for a 'B-5' Request **recommended approval** of a 'B-5' Planned Commercial District, to allow for redevelopment of a new bank located at **2895 N. Highway 67 (Chase Bank)** in a 'B-5' Zoning District.

STAFF REPORT
CASE NUMBER PZ-120720-5

I. PROJECT DESCRIPTION:

This is a second request for **recommended approval** of a 'B-5' Planned Commercial District, to allow for redevelopment of a new bank located at **2895 N. Highway 67 (Chase Bank)** in a 'B-5' Zoning District. The initial design was denied by City Council citing aesthetics and the masonry ordinance.

A new 'B-5' Ordinance is recommended due to the fact that what is proposed is the demolition of the existing structure and a new facility with different Use. This type of work meets the definition of Re-Development.

Attached plans include **C1 and C7 dated rev 11/2/20, C6, C7, C8, C9, C13, C14, C15, and C16, dated 11/2/20, SUV-1,** LP-1, LP-2, TP-1 TP-2, Proposed Exterior Elevations dated 7/20/20 by Core States Group, plan and elevations plans by Core States dated 10/28/20 and color rendered elevations **dated 11/2/20**.

BUILDING DESIGN: The new bank building is proposed is 4373 square feet. The exterior of the building is constructed of cultured stone base and thin brick. Metal canopies, coping and storefront.

The building is an older representative of a corporate prototype, see photo of Chesterfield Prototype.

PARKING AND DRIVEWAYS:

There are 33 parking spaces proposed. The parking ordinance requires 13 spaces, rounding down based upon s.f. A previous parking study presented shows justification for 38 spaces. Modifications that vary from the parking ordinance requires a parking study to be submitted to P&Z and Council as part of the review process.

WALKWAYS:

Proposed is a walk way that is shown five feet wide or 7 feet wide around 3 sides of the building.

LANDSCAPING:

SUV-1 shows the existing survey containing many existing trees over 6" in diameter. The perimeter of the property contains deciduous trees with grass. There are three landscaped islands in the main parking area. There are landscape beds around the building perimeter containing a variety of shrubs, meeting the landscape ordinance for building planting. Landscape calcs are shown in compliance on Sheet LP-1.

TP-1 shows a chart of Tree disposition with one tree removal.
TP-2 indicates tree protection details for construction.

STORMWATER AND SEWER CONCEPT:

Concept grading and drainage plans are shown on sheets C8 and C9.

SITE LIGHTING:

There are several sheets of drawings, C13-C16 devoted to lighting the site. The lights will be 28 feet tall. The Photometric drawing indicates that the light levels will range from a maximum of 4+ foot candles to a low of 0.5 foot candles. The highest intensity is directly below the lights and disperses evenly over the lot.

SIGNAGE:

The proposal did not include a re-submission of the sign package, however, it is assumed the sign package is desired. There is a post sign shown on the Civil plans, dimensions indicate the edge of the post sign is 22 feet from the highway right of way and scales approximately 9 feet wide which locates the post 26.5 feet from the property line in an island. Previously, all wall signs conformed to the dimensions and construction of a wall sign according to the Florissant Code, but the post sign does not meet the code for location and therefore, must be considered for recommendation and inclusion in the 'B-5' ordinance, as such special locations are stated under city code section 520.090.

Section 520.050 Ground Signs.
[Code 1980 §23-5; CC 1990 §5-195; Ord. No. 6704, 6-10-2002]

A. ***Material. All ground signs for which a permit is required under this Article shall have a surface or facing of incombustible material, but combustible structural trim may be used thereon.***

B. ***Letters, Figures, Etc. All letters, figures, characters or representations in cut-out, irregular form, maintained in conjunction with, attached to or superimposed upon any sign, which shall be safely and securely built or attached to the sign structure, shall comply with all the requirements of this Article.***

C. ***Height. It shall be unlawful to erect any ground sign whose total height is greater than twenty-five (25) feet above the level of the street upon which the sign faces or above the adjoining ground level if such ground level is above the street level; however, such sign or signs may be erected and maintained to a total height of forty (40) feet upon approval by a majority of the Planning and Zoning Commission, subject to conditions and restrictions deemed appropriate by the Planning and Zoning Commission and as otherwise required by this Article.***

D. ***Location. No ground sign shall be nearer than two (2) feet to any other sign, building or structure. No ground sign shall be nearer the street than the building line established by law. Ground signs are prohibited in shopping centers and all existing ground signs in a shopping center shall be removed by July 31, 1973; however, a special permit authorizing the location of a ground sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.***

520.090 Post Signs
[Code 1980 §23-9; CC 1990 §5-199]
A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on private property shall extend more than four (4) feet six (6) inches from the building line, including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed twenty-five (25) feet in height.

B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

II. EXISTING SITE CONDITIONS:

The property is currently occupied by an existing building and parking for a restaurant, 54th Street Grill. The entire parking and restaurant is propose to be removed for this project.

III. SURROUNDING PROPERTIES:

The properties to the west are both in a 'B-3' District- 2855 N. Highway 67 toward the rear of the site is vacant Cleaners property and the AT&T building at 2875. The property to the North and East is currently in a B-5 District established for the Public Storage Facility at 14249 New Halls Ferry. The access drive for the Public Storage separates this site from the now vacant Denny's Restaurant at 2925 N. Highway 67.

IV. STAFF ANALYSIS:

Exceptions to the masonry ordinance: An "exception from" the ordinance means that it is "excluded" under a 'B-5' because a 'B-5' is a custom design which must be approved by Council, after receiving recommendations from P&Z.

Council members objected to the aesthetic and the amount of masonry used on the previous design. These are not new issues in the City on a new development, note the exception in the masonry ordinance regarding the use of masonry in a 'B-5' Planned Commercial District or under a Special Use, outlined in section 500.040, paragraph B, 2:

2. Buildings specifically excepted from such requirement under provisions of a special permit or a "B-5" zoning ordinance granted by the Council in accordance with provisions of Chapter 405 of the Code[1]; [1]Editor's Note: See Ch. 405*, Zoning Code.*

This exception is essentially stating that the requirement of 100% masonry is not required or mandatory and anticipates public deliberation. The current proposed structure as presented is a more traditional aesthetic, dramatically different from the previous submission, but in fact does not comply with the masonry ordinance any more than previous design.

- The faux stone along the base of the building elevations is a cement based product, not natural cut stone.
- The thin bick on the balance of the building does not meet ASTM-C216 for cross sectional area of 3 5/8" thick.

In order to meet the masonry ordinance, materials must meet the definition found in 500.040, specifically paragraph C:

"C. "Masonry," as used in this Section, shall be defined as exposed face brick or natural building stone which is used as a facing component which is applied over exterior wall back-up construction. Face brick shall be prismatic units in a variety of sizes, colors and shapes. Brick shall be manufactured from clay, shale or similar naturally occurring earthy substances and subjected to firing in a kiln. Brick shall be solid masonry units, having a minimum thickness of three and five-eighths (3 5/8) inches and meeting all the requirements of ASTM Designation C-216, Standard Specification for Facing Brick. Ceramic glazed facing brick are specifically excluded. Natural building stone shall include stone that is sawed, cut, split or otherwise finished or shaped having a minimum thickness of one (1) inch. Natural building stone shall include granite, limestone, marble, slate, soapstone, sandstone or other natural stones of similar characteristics and physical properties. Molded, cast or otherwise artificially aggregated units composed of fragments are specifically excluded. Materials specifically excluded from the definition of exposed masonry construction shall include, but shall not be limited to, all hollow masonry units (i.e., structural clay tile, facing tile, customized architectural concrete masonry units, hollow brick units, etc.), all concrete masonry units, glass blocks, plastic and/or composite blocks, metal panels, plastic panels, plaster exterior insulation-finish system, precast concrete panels or any composition and all cast-in-place concrete walls, tilt-up concrete panels."

Some basic explanation for this definition bears a review. The ordinance is pointing toward a brick veneer model, where a nominal 4" brick is the face material in front of a backup wall. The model is a long lasting, aesthetically pleasing, efficient system. Here's a link that outlines the principles: https://www.gobrick.com/docs/default-

source/Homeowner/brick-collateral-v6_10081917511abd209d64698fc2ff000028783f.pdf?sfvrsn=0

More often than not, the City has continued to demand the use of masonry for aesthetics and quality reasons. Thermal mass and air gap between backup wall and full thickness veneer are lost with surface applied systems, however, newer materials and codes have increased standards for energy conservation by other means. Life cycle is another area for further study since commercial properties may need to be examined for what life cycle makes the most sense today. Aesthetics will always remain subjective. Staff has examined the new proposal and it appears that the applicant has responded specifically to the aesthetics that were requested by City Council in an older prototype, i.e. Chase Chesterfield.

Other comments:
Setbacks shown on Civil plans are incorrect. A 35 foot setback is only required on rear and side yards if abutting a residential district, so these setbacks should be deleted but does not appear to abut the property to the Northwest, at 14209 Cougar Dr.

The trash enclosure must be constructed of compatible materials with concrete slab and 20' concrete approach, but appears to be 15 feet on C7.

The height of the building is approximately twenty six foot three inches in height at the top of the hipped, pyramidal shingle roofed towers.

The parking spaces and number of spaces exceeds with the parking code. The drive aisles comply with width requirements for two way drives. There is one entrance drive from N. Highway 67 and the East entrance was originally designed to align with Denny's that would allow traffic onto the Public Storage access drive.

The site landscaping complies with the landscaping and screening ordinance. Because this property is over one acre, an irrigation system will be required per section 405.245 of the zoning code.

There is a walkway shown that wraps around three sides of the building to allow access to the entry.

The lot has some pervious pavement for storm water. All storm water is shown to be directed to inlets and will be piped to the storm water system.

The lighting appears to be designed specifically for this type of development. There are several styles for area, parking and canopy applications. Given the location of the light standards, indication of manufacturer's cut-offs and the photometrics, indicates that glare toward North Highway 67 or the neighboring uses was considered and is limited.

All signs must meet the City Sign Code, other than the post sign.

The petitioner is researching exterior materials records for information on Life Cycle of materials proposed in lieu of compliance with the masonry ordinance.

VI. STAFF RECOMENDATIONS:

SUGGESTED MOTION
2895 NORTH HIGHWAY 67

1. **PERMITTED USES**

The use permitted in this 'B-5' Planned Commercial District shall be limited to a bank facility.

2. **FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

The building shall be limited to a single story building with a total square footage of approximately 4373 square feet. The main building shall not exceed 27 feet in height. The building shall be constructed of as depicted on the plans presented: **C1 and C7 dated rev 11/2/20, C6, C7, C8, C9, C13, C14, C15, and C16, dated 11/2/20** ~~**SUV-1,**~~ LP-1, LP-2, TP-1 TP-2 **dated 11/2/20**, Proposed Exterior Elevations dated 10/28/20 by Core States Group **and rendered elevations dated 11/2/20.**

3. **PERFORMANCE STANDARDS**

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

5. **FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

The above Final Site Development Plan shall include the following:

a. Location and size, including height of building, landscaping and general use of the building.

b. Gross square footage of building.

c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.

d. Location and size of parking areas and internal drives.

e. **Correct** Building and parking setbacks.

f. Curb cut locations.

g. Existing proposed contours at intervals of not more than two (2) feet.

h. Preliminary storm water and sanitary sewer facilities.

I. Identification of all applicable cross-access and cross-parking agreements.

6. **FINAL SITE DEVELOPMENT PLAN CRITERIA**

The above Final Site Development Plan shall adhere to the following specific design criteria:

a. Structure Setbacks.

(1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
(2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

(1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the plans attached **C7 dated rev 11/2/20** by Core States Group.
(2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

(1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 33 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

(1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) All site lighting shall be as shown in accordance with the lighting plan marked **C13, C14, C15, C16, dated 11/2/20** by Core States Group..
(2) The maximum height of any lights, including base, light fixture and light standard, shall be 28 feet above grade.
(3) All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

(1) **There shall be one Post Sign located as shown on C7, dated 11/2/20** by Core States Group.. All other signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

(1) Landscaping shall be in accordance with the landscaping plan marked LP-1, LP-2 dated 7/20/20 by Core States Group, except as amended herein.
(2) The grass areas and landscaped areas shall have a fully operation underground irrigation system.
(3) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

(1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

(2) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

(1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

(2) The minimum yard requirements shall be as shown on the preliminary site plan marked C7 dated 7/20/20 by Core States Group.

(3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches. The trash enclosure shall be located as shown on the preliminary site plan marked C7 dated **11/2/20** by Core States Group.

(5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

(7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:** Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.

5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

12. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

13. **GENERAL DEVELOPMENT CONDITIONS.**

a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.

b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

7. **PROJECT COMPLETION.**

Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 540 days from start of construction.

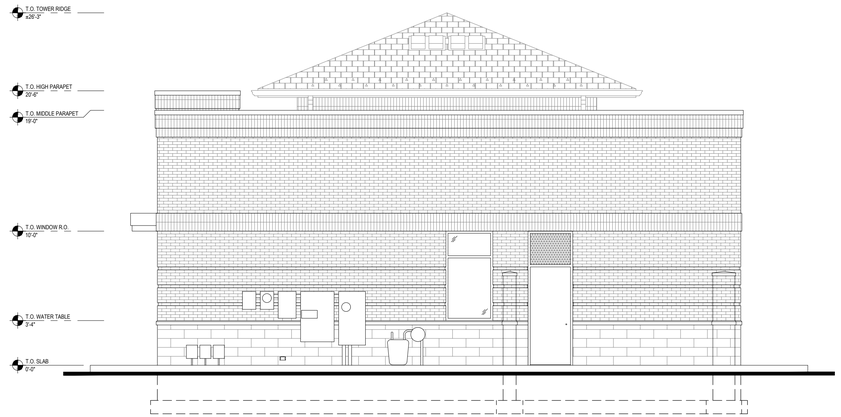
CITY OF FLORISSANT

PUBLIC HEARING NOTICE

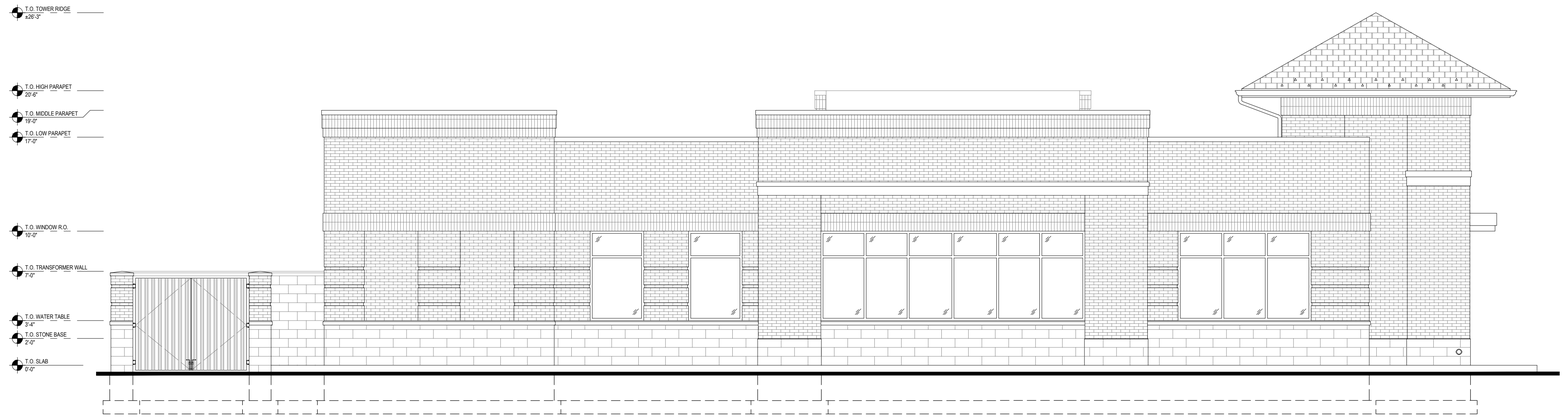
Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, January 11, 2021 at 7:30 P.M. on the following proposition, to wit:

To rezone the property located at 2895 North Highway 67 to B-5 Planned Commercial District to allow for the redevelopment of a new banking facility for (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.



WEST ELEVATION (ATM LANE)



SOUTH ELEVATION (PARKING)

EAST ELEVATION (N. HIGHWAY 67)

NORTH ELEVATION (ACCESS ROAD)

CHASE

FLORISSANT
2895 HIGHWAY 67
FLORISSANT, MO 63033

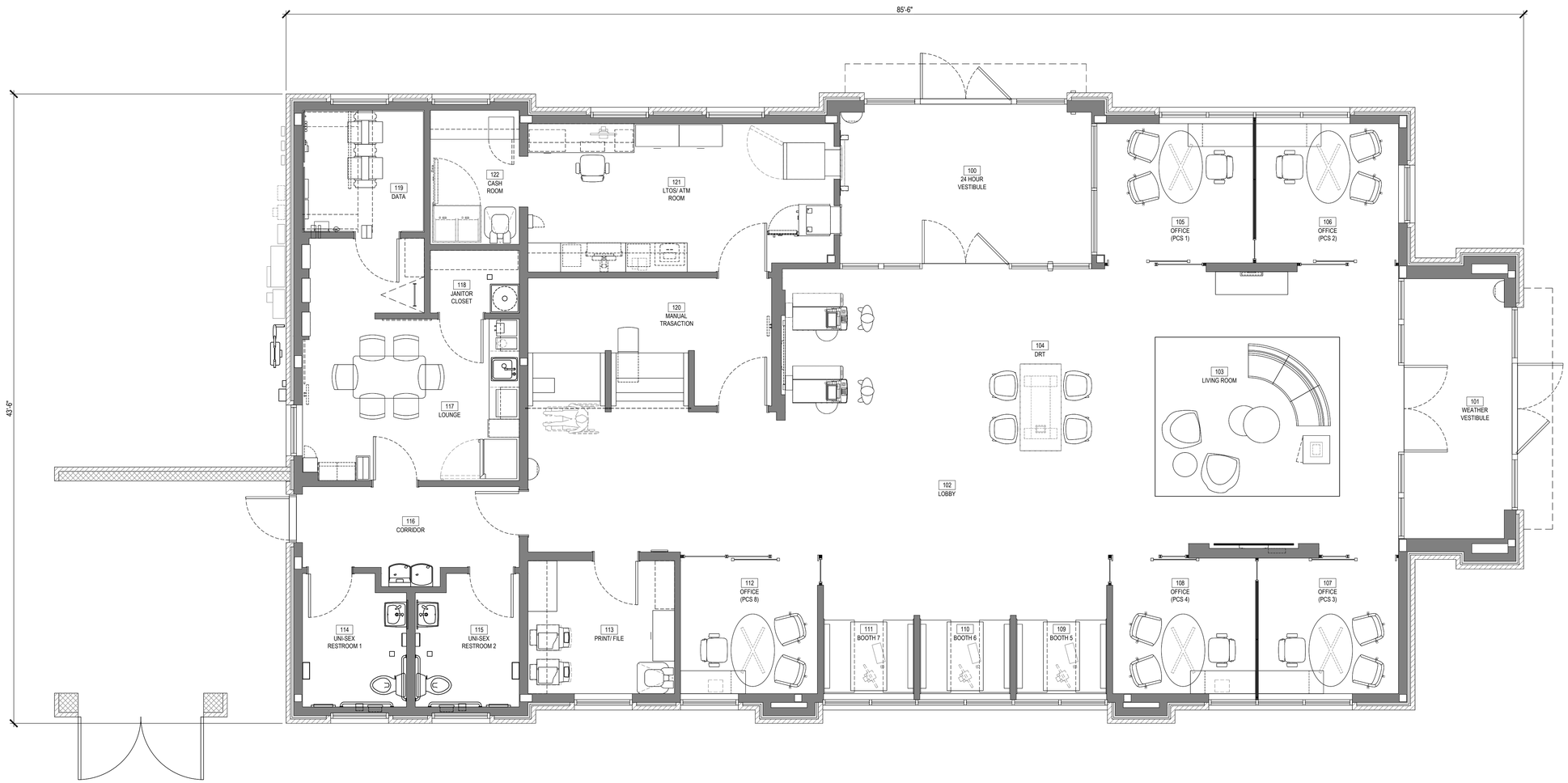
PROPOSED EXTERIOR ELEVATIONS

OCTOBER 28, 2020

SCALE: $\frac{3}{16}$" = 1'-0"

6500 CHIPPEWA ST, STE 200
ST. LOUIS, MO
Contact: BRUCE LASURS
BLASURS@CORE-STATES.COM

CORE STATES GROUP



TOTAL SQUARE FOOTAGE = 4,373 SQ. FT.

N

CHASE

FLORISSANT
2895 HIGHWAY 67
FLORISSANT, MO 63033

PROPOSED FLOOR PLAN

OCTOBER 28, 2020
SCALE: 1/4" = 1'-0"

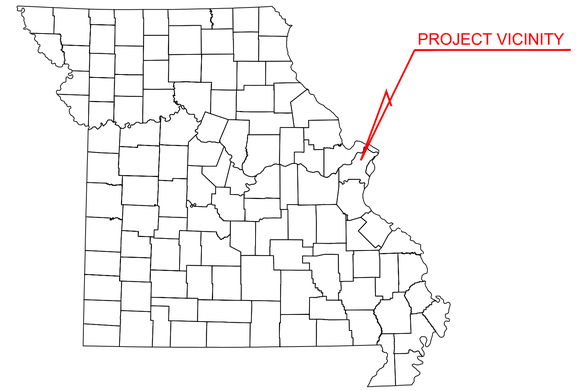
6500 CHIPPEWA ST, STE 200
ST. LOUIS, MO
Contact: BRUCE LASURS
BLASURS@CORE-STATES.COM

CORE STATES GROUP

CIVIL CONSTRUCTION PLANS FOR CHASE

CHASE BANK FLORISSANT

2895 N HIGHWAY 67
FLORISSANT, MO
ST. LOUIS COUNTY, MISSOURI



DESIGN AND DEVELOPMENT CONTACTS:

OWNER / DEVELOPER: DK COMMERCIAL REAL ESTATE, LLC (ET AL)
3991 BASALT COURT
LAFAYETTE, IN 47905
CONTACT: KEVIN SHAPIRO
TEL: 314-818-1550 EXT 106

CIVIL ENGINEER: CORE STATES GROUP
6500 CHIPPEWA STREET, SUITE 200
ST. LOUIS, MO 63109
CONTACT: CHAD FAIRBANKS, P.E.
TEL: 314-270-5203

ARCHITECT: CORE STATES GROUP
6500 CHIPPEWA STREET, SUITE 200
ST. LOUIS, MO 63109
CONTACT: R. BRUCE LASURS, A.I.A.
TEL: 314-730-0772

LANDSCAPE ARCHITECT: EVERGREEN DESIGN GROUP
1200 US HIGHWAY 22 E, SUITE 2000-2248
BRIDGEWATER, NJ 08807
CONTACT: LARRY LESSER
TEL: 800-680-6630 EXT 5

SURVEYOR: SWT DESIGN
7722 BIG BEND BOULEVARD
ST. LOUIS, MO 63119
CONTACT: LEE HYDE
TEL: 314-435-0389

GOVERNING AGENCIES CONTACTS:

PLANNING AND ZONING: CITY OF FLORISSANT PUBLIC WORKS
955 RUE ST FRANCOIS
FLORISSANT, MO 63031
CONTACT: PHILIP LUM
TEL: 314-839-7647

BUILDING DEPARTMENT: CITY OF FLORISSANT PUBLIC WORKS
955 RUE ST FRANCOIS
FLORISSANT, MO 63031
CONTACT: PHILIP LUM
TEL: 314-839-7647

FIRE DEPARTMENT: FLORISSANT VALLEY FIRE DISTRICT
661 SAINT FERDINAND STREET
FLORISSANT, MO 63031
CONTACT: CLIF ROBINSON
TEL: 314-837-8790

TRANSPORTATION DEPARTMENT: MISSOURI DOT - ST. LOUIS DISTRICT
1590 WOODLAKE DRIVE
CHESTERFIELD, MO 63017
CONTACT: JAY-JAY BRADEN
TEL: 314-636-5867

TRANSPORTATION DEPARTMENT: CITY OF FLORISSANT PUBLIC WORKS
955 RUE ST FRANCOIS
FLORISSANT, MO 63031
TEL: 314-839-7648

WATER/WASTEWATER: MISSOURI AMERICAN WATER
727 CRAIG ROAD
ST. LOUIS, MO 63141
TEL: 866-430-0820

STORMWATER METROPOLITAN SEWER DISTRICT
2350 MARKET STREET
ST. LOUIS, MO 63103
CONTACT: JASON PETEREIN
TEL: 314-768-6260

UTILITY CONTACTS:

ELECTRIC COMPANY: AMEREN US
PO BOX 66149
ST. LOUIS, MO 63166
TEL: 314-342-1111

GAS COMPANY: LACLEDE (SPIRE)
4118 SHREWSBURY AVENUE
ST. LOUIS, MO 63119
TEL: 314-621-6960

TELEPHONE / INTERNET SPECTRUM ENTERPRISES
6524 MANCHESTER AVENUE
ST. LOUIS, MO 63139
TEL: 866-874-2389

SOLID WASTE: REPUBLIC SERVICES
17900 VETERANS MEMORIAL PARKWAY
FORISTELL, MO 63348
TEL: 314-291-3131

VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C1	COVER SHEET
C6	DEMOLITION PLAN
C7	SITE PLAN
C8	GRADING AND DRAINAGE PLAN
C9	UTILITY PLAN
C13	PHOTOMETRIC PLAN
C14-C16	PHOTOMETRIC DETAILS

REFERENCE SHEETS

SHEET NUMBER	DESCRIPTION
1	ALTA/NSPS LAND TITLE SURVEY BY GATEWAY LAND SERVICES, INC.
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS AND SPECS
TD-1	TREE DISPOSITION
TD-2	TREE PRESERVATION DETAILS AND NOTES

LEGAL DESCRIPTION:

LOT 2 OF PONDEROSA PLAZA, A SUBDIVISION BEING PART OF LOTS 21 AND 23 OF COMMONS OF ST. FERDINAND TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, FLORISSANT, MISSOURI.

1.485 ACRES

A TRACT OF LAND IN LOTS 21 AND 23 OF THE COMMONS OF ST. FERDINAND, TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF LINDBERG PLAZA SUBDIVISION, A SUBDIVISION AS RECORDED IN PLAT BOOK 124, PAGE 47 OF THE ST. LOUIS COUNTY RECORDS, BEING IN THE NORTHWEST LINE OF LINDBERGH BOULEVARD (AS WIDENED) THENCE NORTH 27 DEGREES 54 MINUTES WEST ALONG THE NORTHEAST LINE OF LINDBERGH PLAZA SUBDIVISION AND ITS PROLONGATION NORTHWESTWARDLY; 374.80 FEE TO A POINT; THENCE NORTH 62 DEGREES 06 MINUTES EAST, 178.0 FEET TO A POINT; THENCE SOUTH 27 DEGREES 54 MINUTES EAST, 352.26 FEET TO A POINT IN THE AFORESAID NORTHWEST LINE OF LINDBERGH BOULEVARD; THENCE SOUTH 54 DEGREES 53 MINUTES WEST ALONG THE NORTHWEST LINE OF LINDBERGH BOULEVARD, 179.42 FEET TO THE PLACE OF BEGINNING; CONTAINING 1.485 ACRES.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOOD (100-YEAR) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF BLUE SPRINGS, MISSOURI, MAP NUMBER 29095C0319G EFFECTIVE DATE 01/20/2017.

ALERT TO CONTRACTOR:

1. THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO PROJECT COMPLETION.

CORE STATES GROUP
6500 CHIPPEWA STREET SUITE 200
ST. LOUIS, MO 63109
PHONE (314) 843-4320
CFAIRBANKS@CORE-STATES.COM

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY
1	08/31/20	PYLON SIGN	CDF

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

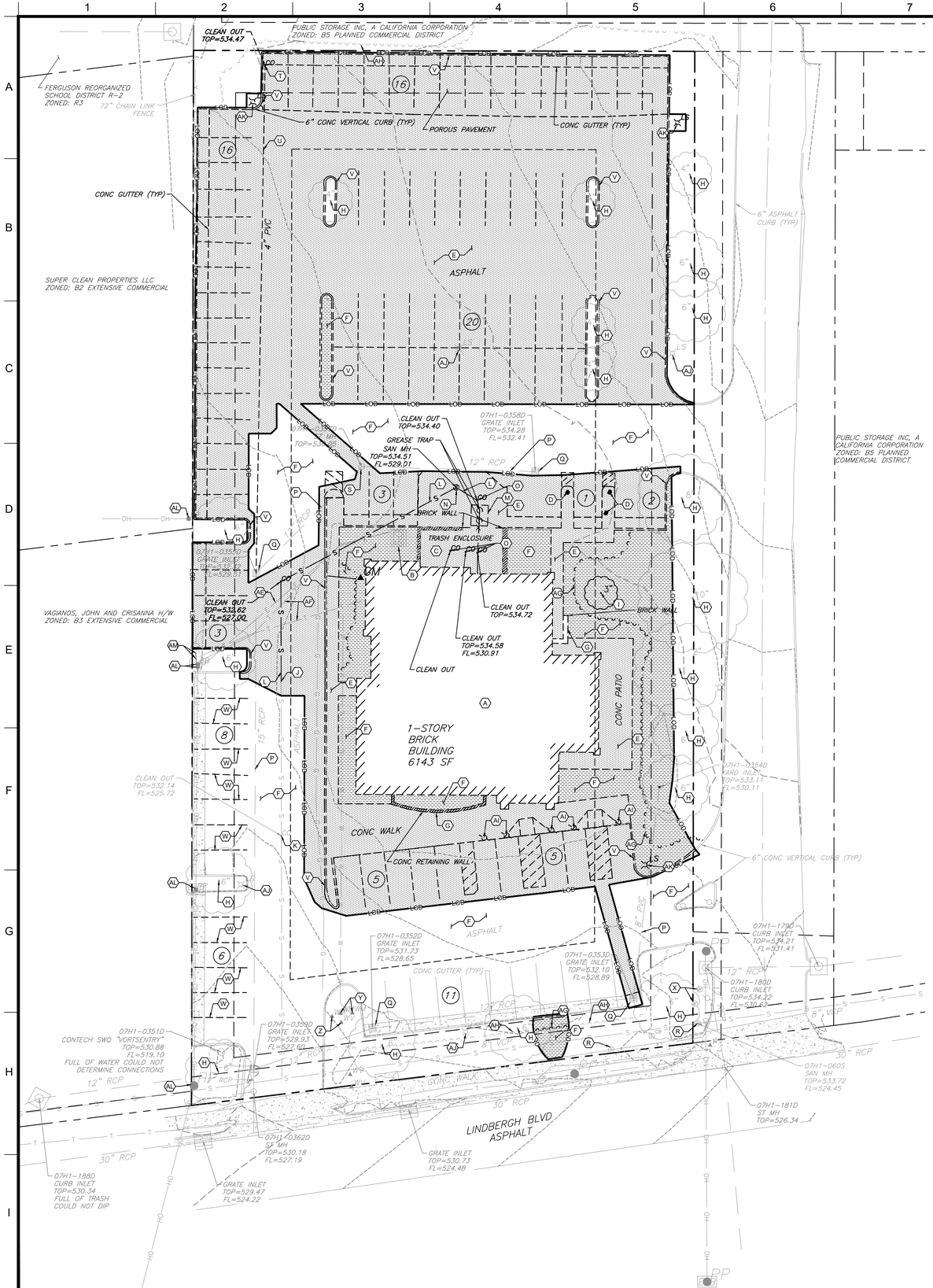
SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

ENGINEER SEAL

SHEET TITLE
COVER SHEET

JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	AS NOTED
DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C1



GRAPHIC SCALE

20 10 5 0 20

1" = 20'

DEMOLITION LEGEND

- PROPERTY BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- 165 — EXISTING 5' INTERVAL CONTOUR LINE
- 166 — EXISTING 1' INTERVAL CONTOUR LINE
- EXISTING STORMWATER STRUCTURES
- EXISTING SANITARY STRUCTURES
- BW — EXISTING WATER MAIN
- W — EXISTING WATER MAIN
- EXISTING WATER STRUCTURE
- G — EXISTING GAS MAIN
- S — EXISTING SANITARY
- EXISTING STORM
- LOD — LIMITS OF DISTURBANCE
- EXISTING TREES

DEMOLITION NOTES:

1. CONTRACTOR TO FIELD LOCATE ALL EXISTING ON-SITE UTILITIES PRIOR TO DEMOLITION ACTIVITIES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN RECORDS OF THE VARIOUS UTILITY COMPANIES, PROPOSED UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING COMPLETE OR EXACT. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IN THE EVENT OF FIELD CONDITIONS THAT PREVENT THE PROPOSED SITE OPERATION.
2. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL ITEMS DARK AND DASHED TO BE REMOVED OR REPLACED PER KEYED NOTES.
4. ALL PROPER EROSION CONTROL METHODS SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
5. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
7. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.

KEYED NOTES:

A. EXISTING BUILDING, ASSOCIATED CONCRETE SLAB AND OR FOOTERS, CANOPIES, AND APPURTENANCES TO BE REMOVED.
B. EXISTING TRANSFORMER AND ASSOCIATED PAD TO REMAIN AND BE PROTECTED IN PLACE.
C. EXISTING DUMPSTER ENCLOSURE TO BE REMOVED.
D. EXISTING BOLLARD TO BE REMOVED.
E. EXISTING HARDSCAPE TO BE REMOVED.
F. EXISTING ASPHALT TO REMAIN AND BE PROTECTED IN PLACE.
G. EXISTING WALL TO BE REMOVED.
H. EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE.
I. EXISTING TREE TO BE REMOVED.
J. EXISTING SANITARY SEWER LINE TO REMAIN AND BE PROTECTED IN PLACE.
K. EXISTING SANITARY SEWER CLEANOUT TO REMAIN AND BE PROTECTED IN PLACE.
L. EXISTING SANITARY SEWER LINE TO BE REMOVED.
M. EXISTING GREASE TRAP TO BE REMOVED.
N. EXISTING SANITARY SEWER MANHOLE TO BE REMOVED.
O. EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED.
P. EXISTING STORM PIPE TO REMAIN AND BE PROTECTED IN PLACE.
Q. EXISTING STORMWATER INLET TO REMAIN AND BE PROTECTED IN PLACE.
R. EXISTING SANITARY SEWER MANHOLE TO REMAIN AND BE PROTECTED IN PLACE.
S. EXISTING STORMWATER MANHOLE TO REMAIN AND BE PROTECTED IN PLACE.
T. EXISTING STORMWATER CLEANOUT TO BE REMOVED.
U. EXISTING STORMWATER PIPE TO BE ABANDONED AND FILLED PER MSD GUIDELINES.
V. EXISTING CURB TO BE REMOVED.
W. EXISTING STRIPING TO BE OBLITERATED.
X. EXISTING WATER MANHOLE TO REMAIN AND BE PROTECTED IN PLACE.
Y. EXISTING WATER METER TO REMAIN AND BE PROTECTED IN PLACE.
Z. EXISTING WATER VALVE TO REMAIN AND BE PROTECTED IN PLACE.
AA. EXISTING WATER LATERAL TO REMAIN AND BE PROTECTED IN PLACE. ALIGNMENT IS SCHEMATIC ONLY. REFER TO DEMOLITION NOTES 1 AND 2. CONTRACTOR SHALL REMOVE UNUSED PORTIONS OF THE EXISTING LATERAL.
AB. EXISTING GAS LATERAL TO REMAIN AND BE PROTECTED IN PLACE.
AC. EXISTING GAS LATERAL TO BE REMOVED.
AD. EXISTING GAS METER TO BE REMOVED.
AE. EXISTING ELECTRICAL PRIMARIES TO REMAIN AND BE PROTECTED IN PLACE.
AF. EXISTING COMMUNICATION LINES TO REMAIN AND BE PROTECTED IN PLACE. CONTRACTOR SHALL COORDINATE ANY REQUIRED RELOCATION WITH THE UTILITY COMPANY.
AG. EXISTING SHRUBS TO BE REMOVED.
AH. EXISTING SHRUBS TO REMAIN AND BE PROTECTED IN PLACE.
AI. EXISTING SIGN TO BE REMOVED.
AJ. EXISTING LIGHT POLE TO REMAIN AND BE PROTECTED IN PLACE.
AK. EXISTING LIGHT POLE TO BE REMOVED.
AL. EXISTING UTILITY POLE TO REMAIN AND BE PROTECTED IN PLACE.
AM. EXISTING GUY WIRE TO REMAIN AND BE PROTECTED IN PLACE.
AN. EXISTING YARD INLET TO REMAIN AND BE PROTECTED IN PLACE. CONTRACTOR SHALL ADJUST TO FINISHED GRADE. SEE GRADING AND DRAINAGE PLAN.

CORE STATES GROUP
6500 CHIPPEWA STREET SUITE 200
ST. LOUIS, MO 63109
PHONE (314) 843-4320
CFAIRBANKS@CORE-STATES.COM

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CLIENT

CHASE

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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

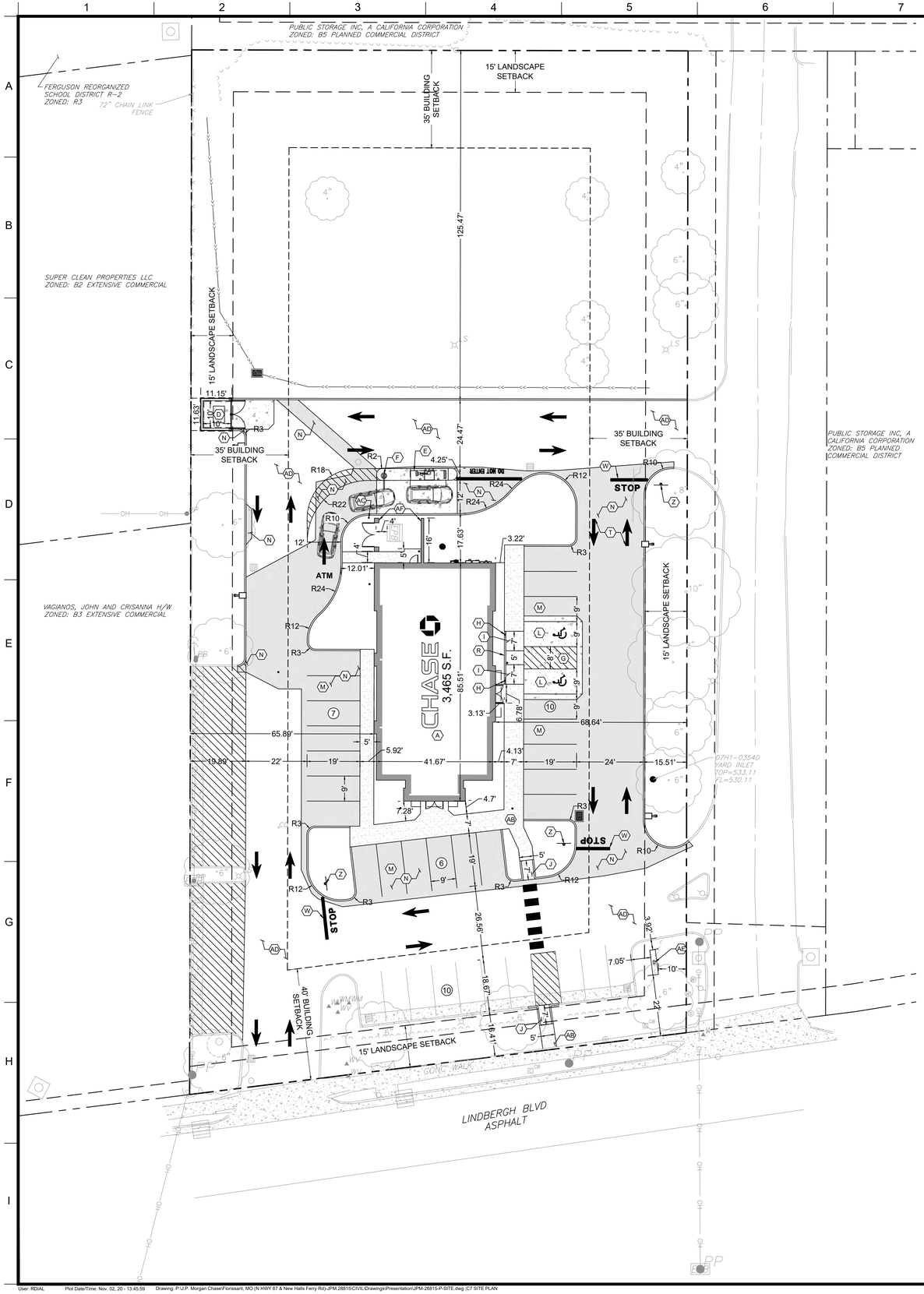
SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

ENGINEER SEAL

SHEET TITLE
DEMOLITION PLAN

JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	1" = 20'
DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C6



GRAPHIC SCALE

20 10 5 0 20

1" = 20'

SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED MEDIUM DUTY ASPHALT
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED SITE LIGHTING FIXTURES
- EXISTING STORMWATER STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURE
- EXISTING ELECTRIC STRUCTURE
- EXISTING COMMUNICATIONS STRUCTURE
- PROPOSED PARKING COUNT

SITE NOTES:

1. REFER TO SHEET C2 FOR GENERAL NOTES.
2. REFER TO SHEET C6 FOR DEMOLITION PLAN.
3. REFER TO SHEET C8 FOR GRADING AND DRAINAGE PLAN.
4. REFER TO SHEET C9 FOR UTILITY PLAN.
5. REFER TO LANDSCAPE PLAN.
6. REFER TO SHEETS C14 FOR PHOTOMETRIC PLAN AND SITE LIGHTING DETAILS.
7. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
8. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO INSTALL ASPHALT PAVEMENT IN ALL DRIVING AREAS. REFER TO SHEET C10 FOR ASPHALT PAVING DETAILS.

ZONING DATA
ZONED B5 - PLANNED COMMERCIAL DISTRICT

ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	07H420265	07H420265
BUILDING USE	RESTAURANT (EXISTING)	BANKING FACILITY
BUILDING HEIGHT (FT)	MAX: 45'	21'-6"
BUILDING AREA (SF)	6,143 SF	3,465 SF
BUILDING COVERAGE	9.49% (EXISTING)	5.35% (PROPOSED)
FRONT SETBACK (FT)	40'	102.34' (SOUTH)
SIDE SETBACK (FT)	35'	68.64' (EAST) 65.89' (WEST)
REAR SETBACK (FT)	35'	183.82' (NORTH)
PARKING SPACES	3.6 SPACES / 1,000 SF = 13 SPACES (MINIMUM)	33 SPACES (INCLUDING 2 ADA SPACES)
ADA PARKING SPACES	2 SPACES (MINIMUM)	2 SPACES
TOTAL PARCEL AREA	1.487 AC (64,762 SF)	1.487 AC (64,762 SF)
TOTAL LIMITS OF DISTURBANCE	N/A	0.996 AC (43,403 SF)
ON-SITE LIMITS OF DISTURBANCE	N/A	0.996 AC (43,403 SF)
OFF-SITE LIMITS OF DISTURBANCE	N/A	0.000 AC (0 SF)
IMPERVIOUS PROPERTY AREA (%)	1.237 AC (53,898 SF) 83.22% (EXISTING)	0.746 AC (32,463 SF) 50.13%
PERVIOUS PROPERTY AREA (%)	0.249 AC (10,864 SF) 16.78% (EXISTING)	0.741 AC (32,299 SF) 49.87%

KEYED NOTES:

A. PROPOSED CHASE BANK. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
B. PROPOSED BUILDING SIGN TO BE PROVIDED AND INSTALLED BY OTHERS. REFER TO SIGNAGE PACKAGE BY VENDOR. SIGNAGE PERMIT TO BE PROCURED BY SIGNAGE VENDOR.
C. PROPOSED MONUMENT SIGN TO BE PROVIDED AND INSTALLED BY OTHERS. REFER TO SIGNAGE PACKAGE BY VENDOR. SIGNAGE PERMIT TO BE PROCURED BY SIGNAGE VENDOR.
D. PROPOSED DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
E. PROPOSED DRIVE THRU ATM WITH CANOPY. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND ELEVATIONS.
F. PROPOSED CLEARANCE BAR. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND ELEVATIONS.
G. PROPOSED 8' WIDE ADA COMPLIANT LOADING AREA. REFER TO SHEET C10 FOR DETAIL.
H. PROPOSED ADA PARKING SIGN WITH BREAK AWAY POST. REFER TO SHEET C10 FOR DETAIL.
I. PROPOSED ADA COMPLIANT PARALLEL RAMP. REFER TO SHEET C10 FOR DETAILS.
J. PROPOSED ADA COMPLIANT PERPENDICULAR RAMP. REFER TO SHEET C10 FOR DETAILS.
K. PROPOSED IRON CAST-IN-PLACE DETECTABLE WARNINGS. REFER TO SHEET C10 FOR DETAILS.
L. PROPOSED 9' X 19' ADA PARKING SPACE. REFER TO SHEET C10 FOR DETAIL.
M. PROPOSED 9' X 19' PARKING SPACE. (TYPICAL)
N. PROPOSED ASPHALT PAVEMENT. REFER TO SHEET C10 FOR DETAIL.
O. PROPOSED CONCRETE PAVEMENT. REFER TO SHEET C10 FOR DETAIL.
P. PROPOSED CONCRETE SLAB FOR ATM. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
Q. PROPOSED MONOLITHIC TURNED DOWN CONCRETE SIDEWALK. REFER TO SHEET C10 FOR DETAIL.
R. PROPOSED 6" CURB. REFER TO SHEET C10 FOR DETAIL.
S. PROPOSED 6" SOLID WHITE PAINTED STRIPE (TYPICAL). REFER TO SHEET C11 FOR DETAIL.
T. PROPOSED DIRECTIONAL TRAFFIC MARKING (TYPICAL). REFER TO SHEET C11 FOR DETAIL.
U. PROPOSED SITE LIGHT POLE. (TYPICAL) (SEE NOTE #6).
V. PROPOSED THERMOPLASTIC STOP BAR. REFER TO SHEET C11 FOR DETAIL.
W. PROPOSED THERMOPLASTIC STOP BAR WITH "STOP" TEXT. REFER TO SHEET C11 FOR DETAIL.
X. PROPOSED THERMOPLASTIC STOP BAR WITH "DO NOT ENTER" TEXT. REFER TO SHEET C11 FOR DETAIL.
Y. PROPOSED BICYCLE RACK. REFER TO SHEET C11 FOR DETAIL.
Z. PROPOSED "STOP" SIGN (R1-1). REFER TO SHEET C11 FOR DETAIL.
AA. PROPOSED "STOP" SIGN (R1-1) AND "DO NOT ENTER" SIGN (R5-1). REFER TO SHEET C11 FOR DETAILS.
AB. PROPOSED CONCRETE SIDEWALK.
AC. PROPOSED UTILITY PROTECTION BOLLARD. REFER TO SHEET C11 FOR DETAIL.
AD. ALL REMAINING ASPHALT AREAS TO BE SEALED AND RE-STRIPED AS NEEDED.
AE. PROPOSED PYLON SIGN BY OTHERS. SEE SIGNAGE PACKAGE FOR DETAILS.
AF. PROPOSED SCREENING WALL AND GATE. SEE TO ARCHITECTURAL PLANS FOR DETAILS.

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REV	DATE	COMMENT	BY
1	08/31/20	PYLON SIGN	CDF

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

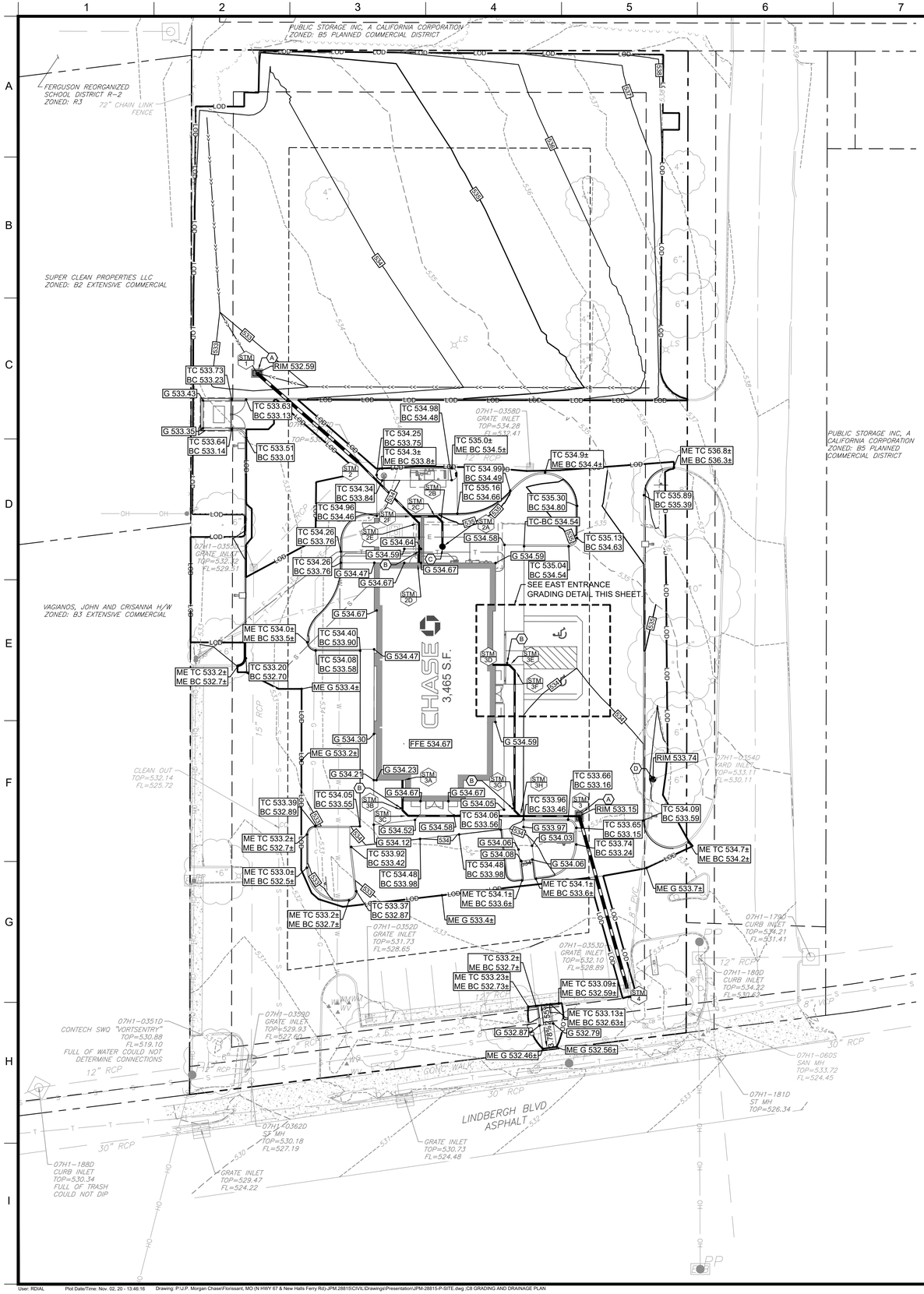
SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

ENGINEER SEAL

SHEET TITLE
SITE PLAN

JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	1" = 20'
DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C7



GRADING LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING 5' INTERVAL CONTOUR LINE
- EXISTING 1' INTERVAL CONTOUR LINE
- PROPOSED 5' INTERVAL CONTOUR LINE
- PROPOSED 1' INTERVAL CONTOUR LINE
- G XX.XX / RIM XX.XX / TC XX.XX — PROPOSED SPOT SHOTS
- STM 1 — PROPOSED STORM STRUCTURES NAME
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED SITE LIGHTING FIXTURES
- EXISTING STORMWATER STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURE
- EXISTING STORM
- EXISTING SANITARY
- PROPOSED STORM PIPE
- PROPOSED SANITARY
- LIMITS OF DISTURBANCE

GRAPHIC SCALE
20 10 5 0 20
1" = 20'

GRADING NOTES:

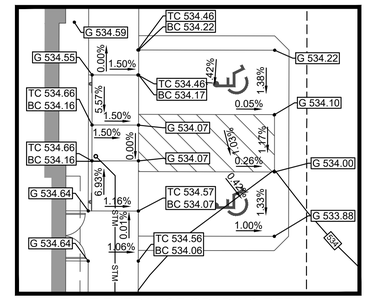
1. REFER TO SHEET C2 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
3. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO SEED ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO INSTALL ASPHALT PAVEMENT IN ALL DRIVING AREAS. REFER TO SHEET C10 FOR ASPHALT PAVING DETAILS.

GENERAL NOTES:

1. RETENTION / DETENTION AREAS MUST BE STABILIZED WITH SOD UNLESS AN ALTERNATIVE METHOD IS SPECIFICALLY PERMITTED PRIOR TO PLAN APPROVAL. NO ORGANIC MULCH WILL BE PERMITTED IN OR ADJOINING RETENTION / DETENTION AREA.
2. THE PROJECT OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED ON THE DRAINAGE PLAN.

KEYED NOTES:

A. PROPOSED CATCH BASIN (MODOT PRECAST DROP INLET TYPE S-1). REFER TO SHEET C12 FOR DETAIL.
B. PROPOSED ROOF DRAIN CLEANOUT. CONTRACTOR TO INSTALL TRAFFIC RATED COLLAR AND CAP ON ALL CLEANOUTS IN PAVEMENT OR SIDEWALKS. REFER TO SHEET C11 FOR DETAIL.
C. PROPOSED NYLOPLAST 8" INLINE DRAIN WITH STANDARD GRATE ASSEMBLY. REFER TO SHEET C11 FOR DETAIL.
D. EXISTING YARD DRAIN TO REMAIN AND BE PROTECTED IN PLACE. CONTRACTOR SHALL ADJUST TO FINISHED GRADE.



EAST ENTRANCE GRADING DETAIL
SCALE = 1" = 10'

STORM STRUCTURE TABLE										
STRUCTURE NAME	STRUCTURE TYPE	DRAINAGE AREA TO STRUCTURE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
STM - 1	MODOT DROP INLET	0.00 AC	532.59			STORM 1-2	530.62'	48.32'	12" HDPE	0.50%
STM - 2	EX MH	0.00 AC	533.51	STORM 1-2 STORM 2C-2	530.38' 529.96'					
STM - 2A	8" NYLOPLAST YARD DRAIN	0.00 AC	534.46			STORM 2A-2B	530.95'	8.85'	6" PVC	3.37%
STM - 2B	6" PVC - 45° BEND	0.00 AC	534.91	STORM 2A-2B	530.65'	STORM 2B-2C	530.65'	2.83'	6" PVC	1.00%
STM - 2C	6" PVC - 45° BEND	0.00 AC	534.96	STORM 2B-2C	530.62'	STORM 2C-2F	530.62'	8.71'	6" PVC	1.00%
STM - 2D	BUILDING STUB	0.00 AC	534.67			STORM 2D-2E	530.64'	14.11'	6" PVC	1.34%
STM - 2E	6" PVC - 45° BEND	0.00 AC	534.78	STORM 2D-2E	530.45'	STORM 2E-2F	530.51'	3.40'	6" PVC	1.63%
STM - 2F	6" PVC - WYE W/CO	0.00 AC	534.76	STORM 2C-2F STORM 2E-2F	530.53' 530.45'	STORM 2C-2	530.45'	27.57'	6" PVC	1.78%
STM - 3	MODOT DROP INLET	0.00 AC	533.15			STORM 3-4	529.25'	64.15'	12" HDPE	0.56%
STM - 3A	BUILDING STUB	0.00 AC	534.55			STORM 3A-3B	531.91'	10.78'	6" PVC	1.58%
STM - 3B	6" PVC - WYE W/CO	0.00 AC	534.50	STORM 3A-3B	531.74'	STORM 3B-3C	531.74'	2.83'	6" PVC	1.80%
STM - 3C	6" PVC - 45° BEND	0.00 AC	534.50	STORM 3B-3C	531.69'	STORM 3C-3H	531.69'	40.18'	6" PVC	1.75%
STM - 3D	BUILDING STUB	0.00 AC	534.59			STORM 3D-3E	531.70'	5.88'	6" PVC	0.94%
STM - 3E	6" PVC - WYE W/CO	0.00 AC	534.15	STORM 3D-3E	531.64'	STORM 3E-3F	531.64'	2.83'	6" PVC	1.17%
STM - 3F	6" PVC - 45° BEND	0.00 AC	534.26	STORM 3E-3F	531.61'	STORM 3F-3G	531.61'	50.23'	6" PVC	1.18%
STM - 3G	6" PVC - WYE W/CO	0.00 AC	534.03	STORM 3F-3G	531.02'	STORM 3G-3H	531.02'	2.83'	6" PVC	1.17%
STM - 3H	6" PVC - WYE	0.00 AC	534.01	STORM 3C-3H STORM 3G-3H	530.98' 530.98'	STORM 3H-3	530.98'	21.25'	6" PVC	1.80%
STM - 4	EX GRATE INLET	0.00 AC	532.10	STORM 3-4 STORM 4A-4	528.89' 528.89'					

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CHASE

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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

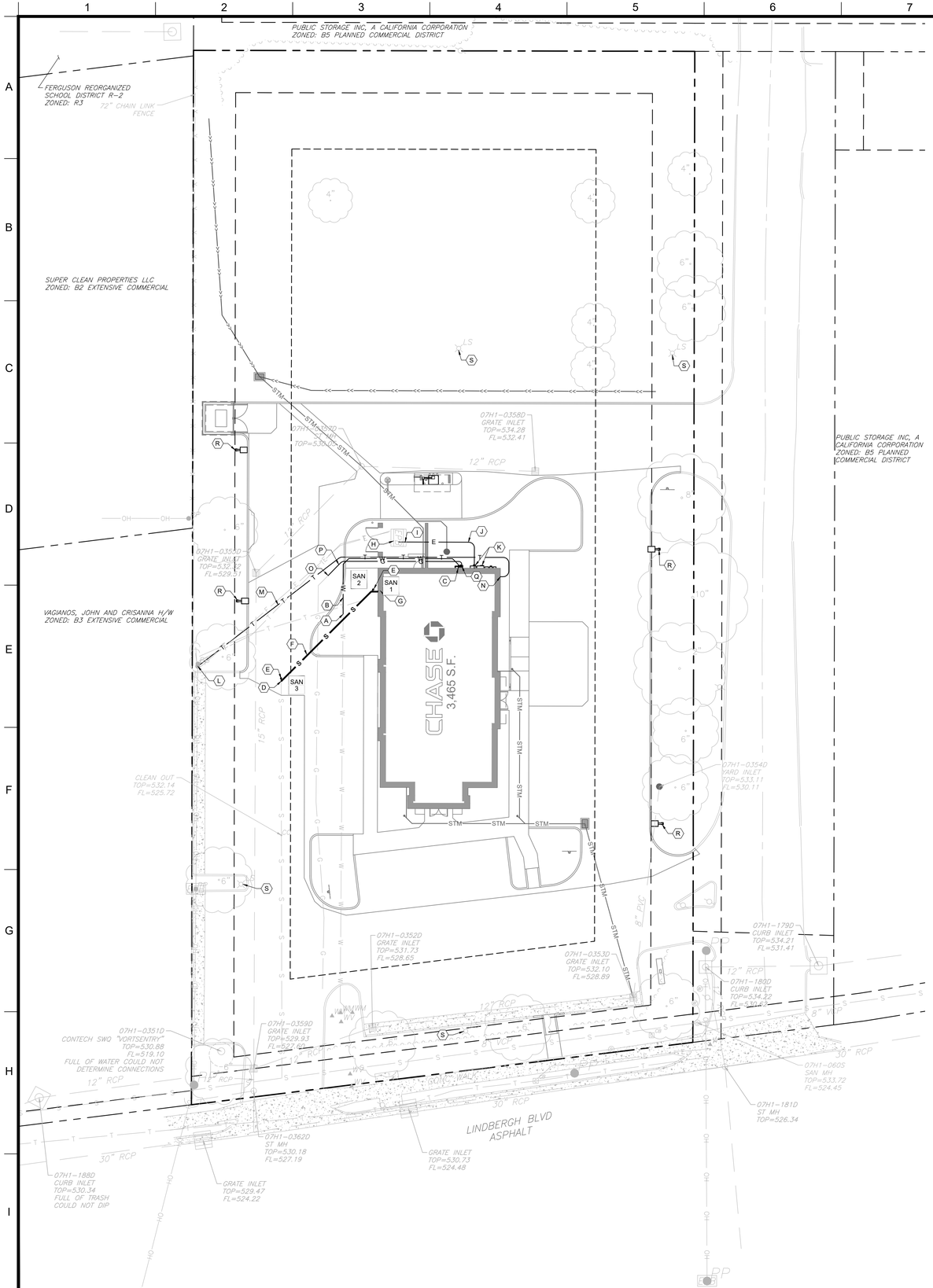
SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO 63033

ENGINEER SEAL

SHEET TITLE
GRADING AND DRAINAGE PLAN

JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	1" = 20'
DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C8



UTILITY LEGEND

GRAPHIC SCALE
20 10 5 0 20
1" = 20'

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING 5' INTERVAL CONTOUR LINE
- EXISTING 1' INTERVAL CONTOUR LINE
- PROPOSED 5' INTERVAL CONTOUR LINE
- PROPOSED 1' INTERVAL CONTOUR LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED WATER STRUCTURES
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED SITE LIGHTING FIXTURES
- EXISTING STORMWATER STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURE
- EXISTING GAS MAIN
- EXISTING TELEPHONE
- EXISTING SANITARY
- EXISTING STORM
- PROPOSED STORM PIPE
- PROPOSED WATER
- PROPOSED SANITARY

SANITARY STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE TYPE	RIM	UPSTREAM PIPE NAME	UPSTREAM PIPE INV	DOWNSTREAM PIPE NAME	DOWNSTREAM PIPE INV	DOWNSTREAM PIPE LENGTH	DOWNSTREAM PIPE SIZE AND TYPE	DOWNSTREAM PIPE SLOPE
1	BUILDING STUB	534.53			SAN 1-2	531.02'	2.39'	6" PVC	11.71%
2	6" PVC - WYE W/CO	534.47	SAN 1-2	530.74'	SAN 2-3	530.74'	45.15'	6" PVC	9.40%
3	6" PVC - WYE W/CO	533.04	SAN 2-3	526.50'					

UTILITY NOTES:

1. REFER TO SHEET C2 FOR GENERAL NOTES.
2. REFER TO SHEET C6 FOR DEMOLITION PLAN.
3. REFER TO SHEET C7 FOR SITE PLAN.
4. REFER TO SHEET C8 FOR GRADING AND DRAINAGE PLAN.
5. REFER TO LANDSCAPE PLAN.
6. REFER TO SHEETS C14 FOR PHOTOMETRIC PLAN AND SITE LIGHTING DETAILS.
7. REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL PLANS.
8. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN INFORMATION OBTAINED FROM RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEYED NOTES:

A. PROPOSED DOMESTIC WATER SERVICE POINT OF CONNECTION AT EXISTING WATER LINE (SEE NOTE #8).
B. PROPOSED 1-1/2" PVC DOMESTIC WATER SERVICE.
C. PROPOSED LOCATION FOR POTABLE WATER TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
D. PROPOSED POINT OF CONNECTION FOR SANITARY SEWER SERVICE AT EXISTING SANITARY SEWER LATERAL.
E. PROPOSED SANITARY SEWER CLEANOUT LOCATION. REFER TO SHEET C11 FOR DETAIL.
F. PROPOSED 6" (SDR 35) PVC SANITARY SEWER SERVICE. SANITARY SEWER PIPE TO BE RUN AT MINIMUM SLOPE OF 1.00%.
G. PROPOSED LOCATION FOR SANITARY SEWER TIE IN TO THE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
H. EXISTING TRANSFORMER TO REMAIN AND BE PROTECTED IN PLACE.
I. PROPOSED POINT OF CONNECTION FOR UNDERGROUND ELECTRIC SERVICE AT EXISTING TRANSFORMER. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY (AMEREN UE).
J. CONTRACTOR SHALL PROVIDE 4" UNDERGROUND SECONDARY CONDUITS SIZED FOR 400A, 3-PHASE ELECTRICAL SERVICE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY (AMEREN UE).
K. PROPOSED WALL MOUNTED ELECTRIC METER AND MANUAL TRANSFER SWITCH. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL COMPANY (AMEREN UE). REFER TO ELECTRICAL PLANS FOR DETAILS.
L. PROPOSED POINT OF CONNECTION FOR UNDERGROUND TELEPHONE/CABLE SERVICE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY (CHARTER SPECTRUM).
M. PROPOSED (2) 2" CONDUITS FOR TELEPHONE/CABLE SERVICE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR SERVICE SPECIFICATIONS (CHARTER SPECTRUM).
N. PROPOSED LOCATION FOR UNDERGROUND TELEPHONE/CABLE TIE IN TO THE BUILDING. REFER TO ELECTRICAL PLANS FOR DETAILS.
O. PROPOSED GAS SERVICE CONNECTION AT EXISTING GAS MAIN. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY (AMEREN UE).
P. PROPOSED 1-1/4"GAS LINE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY (AMEREN UE).
Q. PROPOSED GAS METER. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY (AMEREN UE).
R. PROPOSED SITE LIGHTING FIXTURE (SEE PHOTOMETRIC PLAN). REFER TO SHEET C14, C15, & C16 FOR DETAILS.
S. PROPOSED SITE LIGHTING FIXTURE ON ON EXISTING SITE LIGHTING POLE (SEE PHOTOMETRIC PLAN). REFER TO SHEET C14, C15, & C16 FOR DETAILS.

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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

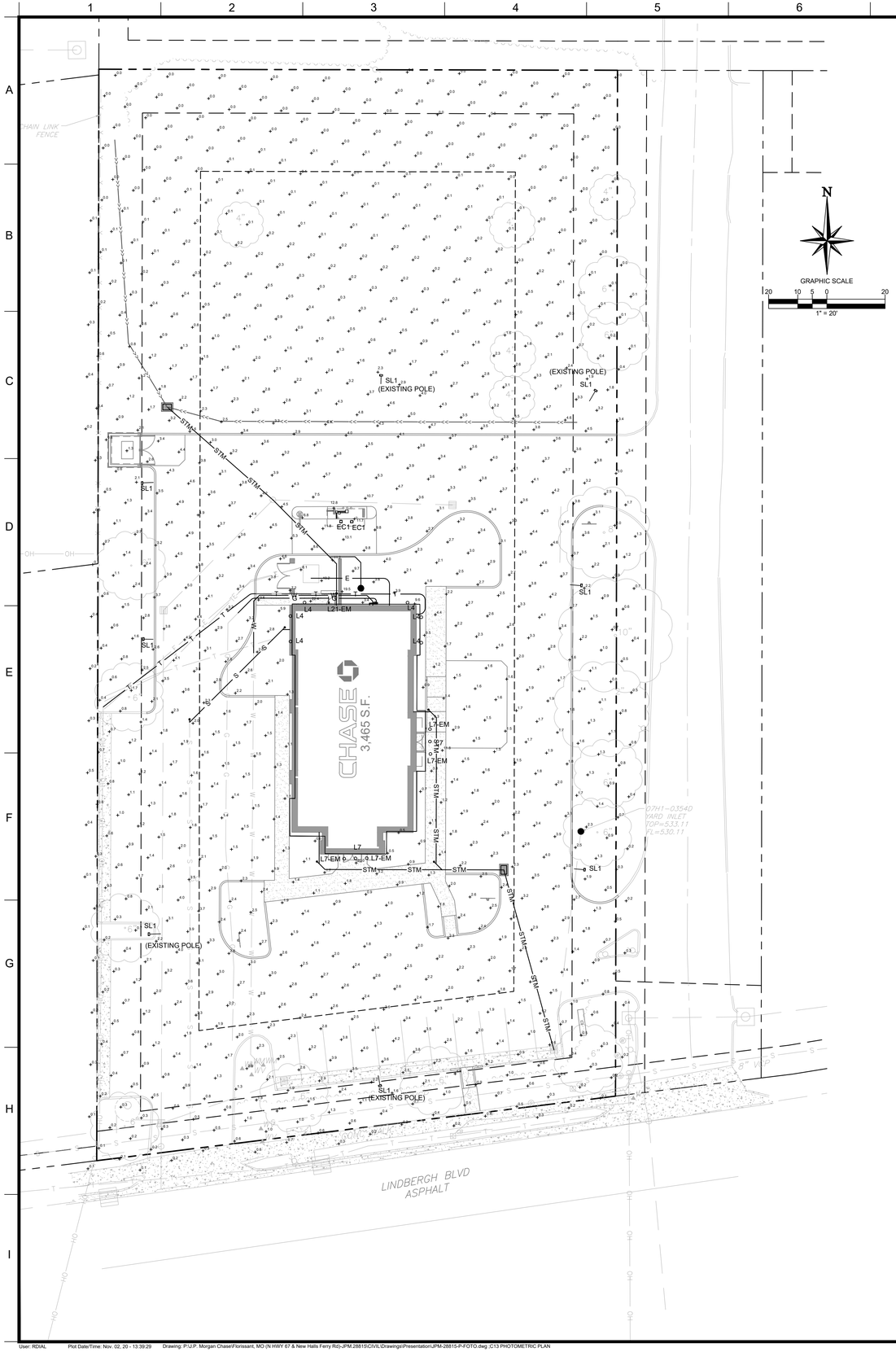
SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

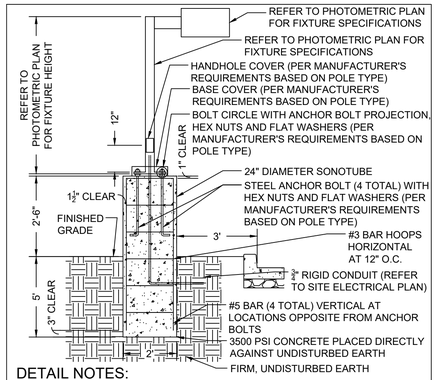
ENGINEER SEAL

SHEET TITLE
UTILITY PLAN

JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	1" = 20'
DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C9





DETAIL NOTES:

1. FOUNDATION SHOWN IS BASED ON AN ALLOWABLE BEARING CAPACITY OF 2,000 POUNDS PER SQUARE FOOT. IF THESE SOIL CONDITIONS DO NOT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A NEW DESIGN BASED ON ACTUAL SOIL CONDITIONS.
2. THIS FOUNDATION IS BASED ON WIND LOADS OF 115 MILES PER HOUR.
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM GRADE 60.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BASE PLATE BOLT PATTERN.

AREA LIGHT DETAIL

STATISTICS

DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX:MIN	AVG:MIN
PARKING LOT	+	1.8 FC	22.4 FC	0.1 FC	N/A	N/A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Mounting Height
	SL1	8	EACL-01-0-F4-AF-7-40-N-1-C1-DKBZ 4000K	EVOLVE LED AREA EACL, TYPE IV (DARK BRONZE) COORDINATE MOUNTING BRACKET WITH POLE (FULL CUT-OFF)	LED	EACL01_F474AF740.ies	ABSOLUTE	1.00	125	28'
	L4	6	LANTERRA 90004-W2-RW-LED 4080-W-W-CS-L1-UNV-WIS, (2) 10W, 4000K	120V UP/DOWN SCONCE WITH INTEGRAL LED DRIVER	LED	9004-W2-FL-LED3590-S-BK-L1-UNV.ies	ABSOLUTE	1.00	19.7	9'-6"
	L7	2	DI4R109351V/2V10 + RDI4RWPTWTWTWR + BH3 (OPTIONAL), 3500K	4" LED DOWNLIGHT 14W, WET RATED	LED	DI4R 10935.ies	ABSOLUTE	1.00	18	10'
	L7-EM	4	DI4R109351V/2V10EL + RDI4RWPTWTWTWR + BH3 (OPTIONAL), 3500K	4" LED DOWNLIGHT 14W, WET RATED L-7 FIXTURE WITH EMERGENCY LIGHT DRIVER	LED	DI4R 10935.ies	ABSOLUTE	1.00	18	10'
	L21-EM	1	XTOR6B-W-BZ-PC 1/2 -MS/DIM-L20-CBP, 4000K	LOW PROFILE LED DIE-CAST ALUMINUM HOUSING, BRONZE FULL CUT-OFF SILICONE SEALED LED CHAMBER. 50% DIMMING SENSOR, 90 MIN. BACKUP BATTERY	LED MODULES CONSTANT CURRENT 4000K	XTOR6B.IES	ABSOLUTE	1.00	58	9'-6"
	EC1	2	E-CSA04A-W50Z	LED CANOPY LIGHT. BLACK METAL HOUSING. ONE LED ARRAY WITH WHITE METAL TRIM PLATE. ONE PRISMATIC PLASTIC LENS BELOW LED ARRAY.	LED	e-csa04_series_50k.ies	ABSOLUTE	1.00	43.3	12'

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REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
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ENGINEER SEAL

SHEET TITLE
PHOTOMETRIC PLAN

JOB #:	JPM-28815
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DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C13

Evolve™ LED Area Light

N Series (EANB)

current powered by GE

Product Features

The next generation of the GE Evolve™ LED Area Light is an exciting solution to efficiently illuminate site and area applications. The smaller-form design of the EANB fixture provides superior illuminance at impressive site ROIs. The exclusive optical ring design effectively directs the light and produces impressive vertical illuminance and glare control. Additionally, the Evolve LED Area Light provides significant operating cost benefits over the life of each fixture with reduced energy consumption and a long rated life that virtually eliminates ongoing maintenance expenses.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Obtain a truly optimized and efficient parking space with dimming and occupancy sensing features.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 2G vibration level per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

	LXX (OPERATING HRS)		
60U	25,000 HR	50,000 HR	100,000 HR
EANB	L98	L95	L90

NOTES: 1) Projected Lxx based on LM-80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

LUMEN AMBIENT TEMPERATURE FACTORS	
AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97

DLC Standard qualified models available. Please refer to http://www.designlights.org/QPL for complete information.

Ratings

- cULus listed, suitable for wet locations.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at –40° to 50°C.
- Upward Light Output Ratio (ULOR) = 0.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction requirements of RoHS.

Mounting

Option A
- 10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.

Option B
- 10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.

Option C
- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Option D
- 10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
  - Wired 0-10V continuous dimming
  - DALI digital dimming. Contact manufacturer for availability.
  - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- PE Accessories - See Page 3

Ordering Number Logic

Evolve™ LED Area Light N Series (EANB)

E A N — B — — — — 7 — — — — — — —

MOD ID	PHOTOMETRIC OUTPUT	VOLTAGE	OPTICAL TYPE	CRI	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area Light N = Housing Series	B = Photometric Series "B"	0 = 120-277* 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480 D = 347 M = 347-480* *Not available with Fusing. Must choose a discreet voltage with F Option.	7 = 70 (min)		30 = 3000K 40 = 4000K 50 = 5000K nSelect 3000K CCT for IDA Approved units	1 = None A = ANSI C136.41 7-pin PE Receptacle # D = ANSI C136.41 7-pin PE Receptacle with Shorting Cap # # Order Dimming/ Control PE as a separate item. See accessories section of this datasheet for ordering information.	A = 10" Arm for Square Pole, supplied with leads B = 10" Arm for Round Pole, supplied with leads C = EXT Slipfitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for Round or Square poles, supplied with leads and additional hardware	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHTE = White Contact manufacturer for other colors	D = External Dimming Leads Provided (0-10Volt Input) F = Fusing L = Tool less entry R = 10kV Enhanced Surge Protection H = Motion Sensor *# U = DALI Dimming*^ XXX = Special Options *May only be selected in conjunction with A, B or D Mounting Arm. # R & H options cannot be purchased together. = Compatible with LightGrid 2.0 nodes. ^ Not compatible at 347-480V, with A-level optical code, or with motion sensor control.

	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K (120-277V,347-480V)	TYPICAL SYSTEM WATTAGE 3000K	TYPICAL SYSTEM WATTAGE 4000K & 5000K (120-277V,347-480V)	EPA (FT²) 3000K	EPA (FT²) 4000K & 5000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE IV	A4	Asymmetric Forward	4,000	4,300	44		B1-U0-G1	B1-U0-G1	EANB_A4750_.IES	EANB_A4750_.IES
	B4	Asymmetric Forward	5,800	6,200	58		B1-U0-G2	B1-U0-G2	EANB_B4730_.IES	EANB_B4740_.IES
	C4	Asymmetric Forward	7,500	8,000	70		B1-U0-G2	B1-U0-G2	EANB_C4730_.IES	EANB_C4740_.IES
	D4	Asymmetric Forward	9,200	9,850	89		B1-U0-G2	B2-U0-G2	EANB_D4730_.IES	EANB_D4750_.IES
	E4	Asymmetric Forward	10,800	11,500	98		B2-U0-G2	B2-U0-G2	EANB_E4730_.IES	EANB_E4740_.IES
	F4	Asymmetric Forward	12,900	13,700	125		B2-U0-G3	B2-U0-G3	EANB_F4730_.IES	EANB_F4750_.IES
TYPE III	A3	Asymmetric Wide	4,300	4,600	44		B1-U0-G1	B1-U0-G1	EANB_A3730_.IES	EANB_A3750_.IES
	B3	Asymmetric Wide	6,200	6,600	58		B1-U0-G1	B1-U0-G1	EANB_B3730_.IES	EANB_B3740_.IES
	C3	Asymmetric Wide	8,100	8,600	70		B1-U0-G2	B1-U0-G2	EANB_C3730_.IES	EANB_C3740_.IES
	D3	Asymmetric Wide	9,900	10,500	89		B2-U0-G2	B2-U0-G2	EANB_D3730_.IES	EANB_D3740_.IES
	E3	Asymmetric Wide	11,600	12,400	98		B2-U0-G2	B2-U0-G2	EANB_E3730_.IES	EANB_E3740_.IES
	F3	Asymmetric Wide	13,900	14,700	123		B2-U0-G2	B2-U0-G2	EANB_F3730_.IES	EANB_F3740_.IES
TYPE II	A2	Asymmetric Narrow	4,200	4,500	44		B1-U0-G1	B1-U0-G1	EANB_A2730_.IES	EANB_A2750_.IES
	B2	Asymmetric Narrow	6,100	6,500	58		B1-U0-G1	B1-U0-G1	EANB_B2730_.IES	EANB_B2740_.IES
	C2	Asymmetric Narrow	7,900	8,400	70		B2-U0-G2	B2-U0-G2	EANB_C2730_.IES	EANB_C2740_.IES
	D2	Asymmetric Narrow	9,700	10,300	89		B2-U0-G2	B2-U0-G2	EANB_D2730_.IES	EANB_D2740_.IES
	E2	Asymmetric Narrow	11,400	12,100	98		B2-U0-G2	B2-U0-G2	EANB_E2730_.IES	EANB_E2740_.IES
	F2	Asymmetric Narrow	13,600	14,400	125		B2-U0-G2	B2-U0-G2	EANB_F2730_.IES	EANB_F2740_.IES

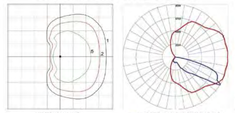
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

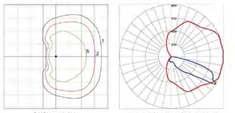
SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PEC0TL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

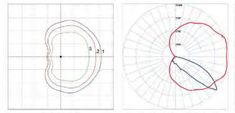
EANB Type IV - Asymmetric Forward (F4)
13,700 Lumens, 5000K (EANB_F4750___IES)



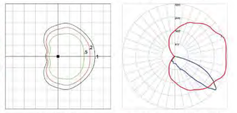
EANB Type IV - Asymmetric Forward (A4)
4,300 Lumens, 5000K (EANB_A4750___IES)



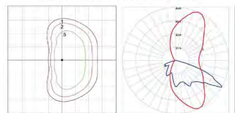
EANB Type III - Asymmetric Wide (F3)
14,700 Lumens, 5000K (EANB_F3750___IES)



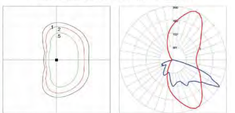
EANB Type III - Asymmetric Wide (A3)
4,600 Lumens, 5000K (EANB_A3750___IES)



EANB Type II - Asymmetric Narrow (F2)
14,400 Lumens, 5000K (EANB_F2750___IES)

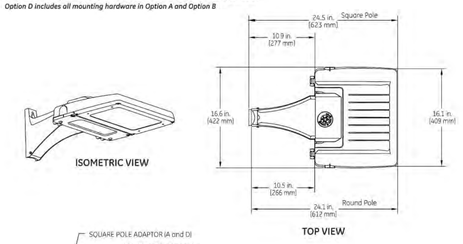


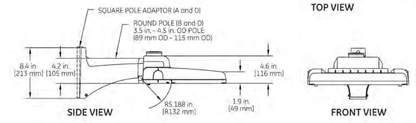
EANB Type II - Asymmetric Narrow (A2)
4,500 Lumens, 5000K (EANB_A2750___IES)

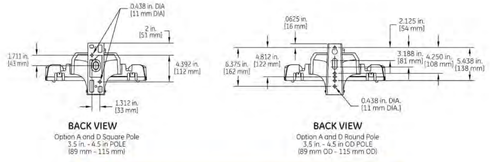


Product Dimensions

10" Arm For Square Pole Mount (Option A)
10" Arm For Round Pole Mount (Option B)
10" Arm For Square Pole Mount or Round Role Mount (Option D)
Option D includes all mounting hardware in Option A and Option B



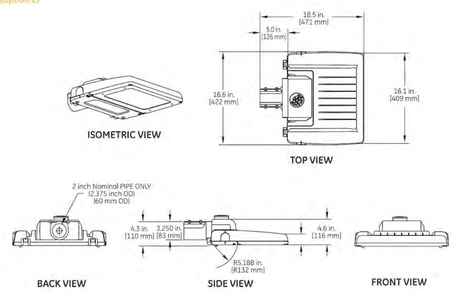




DATA
- Approximate net weight: 20 lbs (9.07 kgs)
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.67 sq ft max (0.06 sq m)

Product Dimensions

Slipfitter Arm Mount:
(Option C)



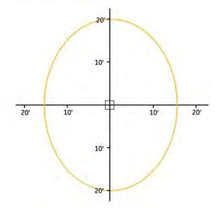
DATA
- Approximate net weight: 19 lbs (8.61 kgs)
- Effective Projected Area (EPA) with Slipfitter: 0.43 sq ft max (0.04 sq m)

H-Motion Sensing Option:

- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern:



Sensing Pattern Area Fixture Up to 30 ft.

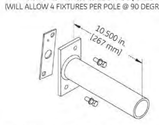
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter).

SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

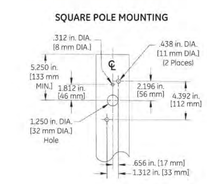
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)

ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Drilling Templates for Slipfitter Arms & Arm Mount

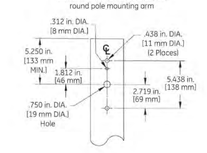
SQUARE POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) SQUARE
round pole mounting arm



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm



Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

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OLP3118 Rev 05/04/17

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ST. LOUIS, MO 63109
PHONE (314) 843-4320
CFAIRBANKS@CORE-STATES.COM

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CHASE

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND/OR FIELD LOCATION MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

ENGINEER SEAL

SHEET TITLE
PHOTOMETRIC DETAILS

JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	AS NOTED
DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C14

Lumark

Catalog #	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 88% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

XTOR
CROSSTOUR
MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

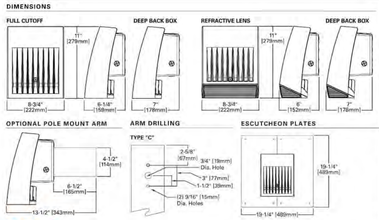
CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.): **XTOR8B, XTOR12B**=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:
Approximate Net Weight:
12.15 lbs. (5.4-6.8 kgs.)

DIMENSIONS



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TD514005EN
April 18, 2018 8:58 AM

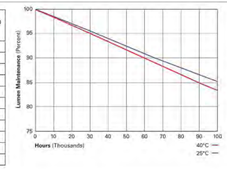
POWER AND LUMENS BY FIXTURE MODEL

58W Series							
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**	
Delivered Lumens	6,129	6,273	6,038	6,133	5,611	5,835	
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K	
CRI (Color Rendering Index)	70	70	70	70	70	70	
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W	
81W Series							
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**	
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079	
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K	
CRI (Color Rendering Index)	70	70	70	70	70	70	
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W	
102W Series							
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**	
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595	
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K	
CRI (Color Rendering Index)	70	70	70	70	70	70	
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W	

EGRESS Information	**XTOR8B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED**	**XTOR8B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED**
Delivered Lumens	548	488
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR8B Model		
25°C	>90%	246,000
40°C	>88%	217,000
50°C	>88%	201,000
XTOR8B Model		
25°C	>89%	219,000
40°C	>87%	195,000
50°C	>86%	181,000
XTOR12B Model		
25°C	>89%	222,000
40°C	>87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR8B	XTOR8B	XTOR12B	XTOR8B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.38	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24	- -	- -

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Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD514006EN
April 18, 2018 8:58 AM

ORDERING INFORMATION

Sample Number: XTOR8B-W-WT-PC1

Series[1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)
Full Cutoff **XTOR8B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR8BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Gray **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V[2,3,4,5] **480V**=480V[2,3,4,5,6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7,8] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter[7,9] **MS-L20**=Motion Sensor for ON/DIM Operation[7,8,10,16,17] **MS/DIM-L20**=Motion Sensor for Dimming Operation[7,8,10,16,17,18,19,20,21] **CBP**=Cold Weather Battery Pack[7,8,11,16,17] **HA**=50°C High Ambient[40]

Accessories (Order Separately)

WG-XTORMXX=Crosstour MAXX Wire Guard	**VA1033-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon[16]
PB120V=Field Installed 120V Photocontrol	**VA1034-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon[16]
PB277V BUTTON PC=Field Installed 208-277V Photocontrol[8]	**VA1035-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon[16]
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon[16]	**VA1036-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon[16]
VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon[16]	**VA1037-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon[16]
VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon[16]	**VA1038-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon[16]
VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon[16]	**VA1039-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon[16]
VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon[16]	**EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze
VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon[16]	**EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White
VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon[16]	**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor[16]

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Deep bulb tint is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Not available in Canada/available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V load.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPE1008EN for additional support information.
10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
11. 120V thru 277V only.
12. Factory set to 50% power reduction after 10 minutes of inactivity. Dimming, 6-hour recovery.
13. Includes integral photo sensor.
14. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
15. Operating temperature: -30°C to 35°C.
16. Not available in XTOR12B or XTOR12BRL models.
17. Replace X.X with housing color.
18. Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	**81W Series**	**102W Series**
Full Cutoff		
XTOR8B=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
XTOR8B-PC1=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	**XTOR12B-PC1**=102W, 5000K, 120V PC, Carbon Bronze
XTOR8B-WT=58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	**XTOR12B-WT**=102W, 5000K, Summit White
XTOR8B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	**XTOR12B-PC2**=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR8B-PMA=58W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-PMA**=81W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-PMA**=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR8B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-W**=81W, 4000K, Carbon Bronze	**XTOR12B-W**=102W, 4000K, Carbon Bronze
XTOR8B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	**XTOR8B-W-PC1**=81W, 4000K, 120V PC, Carbon Bronze	**XTOR12B-W-PC1**=102W, 4000K, 120V PC, Carbon Bronze
XTOR8B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC2**=81W, 4000K, 208-277V PC, Carbon Bronze	**XTOR12B-W-PC2**=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR8B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-W-PMA**=81W,4000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-W-PMA**=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR8BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR8BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-PC1**=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR8BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR12BRL-WT**=102W, 5000K, Refractive Lens, Summit White
XTOR8BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-PC2**=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR8BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-PMA**=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-PMA**=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR8BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR8BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC1**=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W-PC1**=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR8BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC2**=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-W-PC2**=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR8BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-W-PMA**=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-W-PMA**=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

EATON
Powering Business Worldwide

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April 18, 2018 8:58 AM

Lumination™ LED Luminaires

LED Downlight Architectural Series
DI4R - 4" Round Aperture

Project name
Date
Type

Product Description:

Lumination DI series LED downlights are powered by the downlight module for exceptional efficacy and color rendering. Designed for new construction applications, the DI4R is available in four color temperatures and five lumen packages, all with 90+ CRI. Matchless lumen engineered reflectors ensure a 45 degree cutoff. The twist-in LED module allows for tool-free replacement and upgrade as LED technology advances, ensuring the lowest total cost of ownership.

Performance Summary:

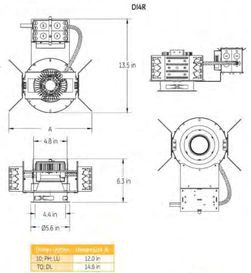
Distribution Patterns: Wide 63°
Input Voltage: 120, 277V, 347V
Dimming Options: 0-10V, Phase Dimming, Lutron, Dali or Daintree to 10%
CCT: 2700K, 3000K, 3500K, 4000K
CRI: 90
Color Consistency: 4 Step MacAdam Ellipse
Lifetime Rating: L85 @ 50,000 Hrs
Input Frequency (Hz): 60Hz
Power Factor: >0.9
Mounting Options: Hanger bars for grid or drywall ceilings
Weight: 5.1 lb
IC Rating: Non-IC Rated
Limited Warranty: 5 years system
Files Available: LM79, LM80, IES, Revit

Nominal Initial Lumens	1100	1500	2100	2600	3500
Delivered Lumen Output	870	1290	1750	2620	3426
System Input Power (W)	14	20	25	38	51
System Efficacy (LPW)	62	66	70	69	67
Emergency Mode Lumens	630	630	630	630	630

Downtrim driver adds 1 Watts to System Input Power (W).

Listings: cULus Listed, LISTED
- UL and cUL Listed.
- Suitable for damp locations.
- Wet Rated options available.

Product Dimensions:



Daintree
WIRELESS CONTROLS
a product of ecomagination

Ordering Information: A complete fixture consists of a **Housing + Reflector**

For shortest lead times, order **standard reflector options shown in bold.**

1. Housing - Example: DI4R209351VUU

DI 4R — 9 — V — — —

INTERNAL CODE	DIAMETER TRIM	LUMINAIRES SKU: HOUSING LUMEN OUTPUT	CRI/CCT	VOLTAGE	DRIVER	OPTIONS	COMPLETION
DI	**4R** = 4" Round Downlight	**10** = 1000 LMF **15** = 1500 LM **20** = 2000 LMF **30** = 3000 LM **40** = 4000 LMF *NOTE: 1000lm, 1500lm, 4000lm 3500K must order G2 option	**927** = 90CRI, 2700K **930** = 90CRI, 3000K **935** = 90CRI, 3500K **940** = 90CRI, 4000K	**1V** = 120V **2V** = 277V **3V** = 347V	**10** = 0-10V Dimming Driver **PHF** = Phase Dimming **LU*** = Lutron Ecosystem **TQ*** = Daintree **DL*** = Dali	**[blank]** = None **EL**** = Bodine Emergency Backup with Remote Test Switch **H** = CCEA Chicago Plenum	**[blank]** = None **G2** = Gen 2 Fixture*

2. Reflector - Example: RD4WRVSDWT

R — DI4R — W — — — — —

REFLECTOR	HOUSING TYPE	FLAT FRONT	REFLECTOR FINISH	REFLECTOR COLOR	FRAME/TRIM COLOR	ARC OPTION
R = Reflector	**DI4R** = 4" Round	**W** = Wide 63° **WW** = Wall Wash (NOTE will work available in Wide and Wall Wash options shown below)	**SD** = Semi-diffused **DF** = Diffused **PI** = Painted	**Blank** = Clear (no color) **WT** = Whites **PW** = Pewter **GM** = Gray **BLT** = Black **WT*** = White Point	**WT** = White Point **MB** = Match Reflector	**[blank]** = No Lens **WR** = Vert Rotd Lens white **[blank]** = Clear (default only) **AG** = Frosted Decorative Drop Ring (See available configurations below)

Accessories

NOMENCLATURE	DESCRIPTION CODE	PART#
C-Channel Bar Hangers 25 1/4"	BH3	94890

Ordering Notes:
1. Wheat, pewter, and gold anodized reflector colors available in SD = Semi-Diffuse reflector finish only. Contact factory representative for quote.
2. Black anodized reflectors available in DF = Diffused finish only. Contact factory representative for quote.
3. White Painted reflectors only available in PI = Painted reflector finish and WT = White Point flange finish.
4. WT/7W input, 1000 lm version and all EL options are not Energy Star certified.
5. EL option only available with 10" 0-10V driver option and 1V & 2V voltage options.
6. Clear tee driver not available with 347V input voltage, EL option and/or H = CCEA option.
7. Cold driver not available with 347V input voltage, EL option and/or H = CCEA option.
8. Bodine Emergency Backup available with 1000, 1500, and 2000 lumen packages. Lutron Ecosystem only available with 1000, 1500, and 2000 lumen packages.

Note: 5% less lumens when using anti-glare reflectors.

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Powering Business Worldwide

current powered by GE

Housing-Only Option

Lumination DI series fixtures without LED modules are stocked in GE distribution centers for quick shipment. These fixtures can be shipped directly to job sites for rough-in, and then later fitted with the appropriate Infusion LED module and trim kit to complete the installation. The unprecedented interchangeability and flexibility of the Infusion LED module makes this possible.

With the Housing-Only option, distributors can:
- Order just the housings for stock, and then complete the order with the appropriate Infusion LED module and reflector at a later date
- Order the stocked housing, module, and reflector all at once for a complete fixture in under 2 weeks

For the housing-only option: A complete fixture consists of a **Housing + LED Module + Reflector**

4" Round Housing-Only Fixtures & LED Modules

Downlight Housing-Only		Compatible LED Modules	
PRODUCT CODE	DESCRIPTION CODE / PRODUCT DESCRIPTION	PRODUCT CODE	DESCRIPTION CODE / PRODUCT DESCRIPTION
93079190	DI4RLL101V10HDG2 4" Round Housing-Only, 120V, 1000lm, 0-10V Gen2	**93064853**	MLT35A 1000lm, 90 CRI, 3500K
93079191	DI4RLL102V10HDG2 4" Round Housing-Only, 277V, 1000lm, 0-10V Gen2	**93064854**	MLT40A 1000lm, 90 CRI, 4000K
		19441	DL1M500/927 1500 LM, 90 CRI, 2700K
93078862	DI4RLL11V10HDG 4" Round Housing-Only, 120V, 0-10V, 1500lm	**19445**	DL1M500/930 1500 LM, 90 CRI, 3000K
93078863	DI4RLL2V10HDG 4" Round Housing-Only, 277V, 0-10V, 1500lm	**19485**	DL1M500/935 1500 LM, 90 CRI, 3500K
		19492	DL1M500/940 1500 LM, 90 CRI, 4000K
93079194	DI4RLL201V10HDG2 4" Round Housing-Only, 120V, 2000lm, 0-10V Gen2	**93064853**	MLT35A 2000lm, 90 CRI, 3500K
93079195	DI4RLL202V10HDG2 4" Round Housing-Only, 277V, 2000lm, 0-10V Gen2	**93064854**	MLT40A 2000lm, 90 CRI, 4000K
		19529	DLM3000/927 3000 LM, 90 CRI, 2700K
93040522	DI4RHLL1V10HD 4" Round Housing-Only, 120V, 0-10V, 3000lm	**19575**	DLM3000/930 3000 LM, 90 CRI, 3000K
93040523	DI4RHLL2V10HD 4" Round Housing-Only, 277V, 0-10V, 3000lm	**19595**	DLM3000/935 3000 LM, 90 CRI, 3500K
		34178	DLM3000/940 3000 LM, 90 CRI, 4000K
93103507	DI4RHLL401V10HDG2 4" Round Housing-Only, 120V, 4000lm, 0-10V Gen2	**93104259**	MHT35A 4000 LM, 90 CRI, 3500K
93103508	DI4RHLL402V10HDG2 4" Round Housing-Only, 277V, 4000lm, 0-10V Gen2	**93104260**	MHT40A 4000 LM, 90 CRI, 4000K

4" Round Stocked Reflectors

PRODUCT CODE	DESCRIPTION CODE	PRODUCT DESCRIPTION
93984	RD14RWSDMR	4" Round Reflector, Wide Distribution, Semi-Diffuse, Polished Flange
93985	RD14RWSDMWT	4" Round Reflector, Wide Distribution, Semi-Diffuse, White Flange
86022	RD14RWPTWTWT	4" Round Reflector, Wide Distribution, Semi-Diffuse, All-White Painted
93027440	RD14RWSDMRWR	4" Round Reflector, Wide Distribution, Semi-Diffuse, Polished Flange Wet Rated
93027441	RD14RWSDMWTWR	4" Round Reflector, Wide Distribution, Semi-Diffuse, White Flange Wet Rated
93030441	RD14RWPTWTWTWR	4" Round Reflector, Wide Distribution, Semi-Diffuse, All-White Painted Wet Rated
208944	RD14RWSDMR	4" Wall Wash Reflector, Wide Distribution, Semi-Diffuse, Polished Flange
208945	RD14RWWSDWT	4" Wall Wash Round Reflector, Wide Distribution, Semi-Diffuse, Polished Flange
208956	RD14RWWFTWTWT	4" Wall Wash Round Reflector, Wide Distribution, All-White Painted
93040210	RD14RWSDWTAG	4" Round, Wide, Semi-Diffuse, White Flange w/Decorative Drop Ring
93042011	RD14RWSDMRAG	4" Round, Wide, Semi-Diffuse, Polished Flange w/Decorative Drop Ring
93042012	RD14RWPTWTWTAG	4" Round, Wide, All-White Painted w/Decorative Drop Ring

Photometric Data: Lumination™ DI4R Wall Wash

DI4R10XXX_RDIRWWSPXX.IES

COEFFICIENTS OF UTILIZATION																							
EC	80%				70%				50%				30%				10%				0%		
RW	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%
0	119	119	119	119	116	116	116	116	114	114	114	114	111	111	111	111	108	108	108	108	102	102	102
1	113	110	107	105	110	108	105	103	103	102	100	100	98	97	96	95	94	93	92	91	90	90	89
2	106	101	97	93	104	99	95	92	96	93	90	88	90	88	86	84	86	84	82	81	79	77	76
3	100	93	88	83	98	92	87	83	89	85	81	87	83	80	84	81	79	77	74	72	70	68	67
4	95	86	80	76	93	85	79	75	83	76	74	81	77	73	79	75	72	71	67	65	63	61	60
5	89	80	73	69	87	79	73	68	77	72	68	75	71	67	74	70	66	65	61	60	58	56	54
6	84	74	68	63	83	74	67	63	72	66	62	70	65	62	68	65	61	60	56	54	53	51	49
7	79	69	62	58	78	68	62	58	67	61	57	66	61	57	65	60	57	55	52	50	49	47	46
8	75	65	58	53	74	64	58	53	63	57	53	62	57	53	61	56	53	51	48	47	45	44	42
9	71	61	54	50	70	60	54	50	59	53	50	58	53	49	57	52	49	47	44	43	42	40	39
10	67	57	50	46	66	56	50	46	55	50	46	55	49	46	54	49	46	44	41	40	39	37	36

Effective Floor Cavity Reflectance 0.20

ZONAL LUMEN SUMMARY			
Zone	Lumens	% of Lamp	% of Fixture
0-20	343.52	N.A.	30.00
0-30	541.63	N.A.	61.70
0-40	731.26	N.A.	83.30
0-60	860.44	N.A.	98.00
0-80	875.79	N.A.	99.80
0-90	875.92	N.A.	99.80

Total Luminaire Efficiency = N.A.%

LUMINANCE DATA (CD/SQ.M)			
Angle in Degrees	0°	45°	90°
45°	27053	26013	5148
55°	17234	16252	4493
65°	6052	6356	3812
75°	458	534	229
85°	113	113	0

ZONAL LUMEN SUMMARY	
Zone	Lumens
0-10	58.58
10-20	204.93
20-30	278.12
30-40	189.63
40-50	89.95
50-60	39.20

DI4R15XXX_RDIRWWSDXX.IES

COEFFICIENTS OF UTILIZATION																							
EC	80%				70%				50%				30%				10%				0%		
RW	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%	10%	70%	50%	30%
0	119	119	119	119	116	116	116	116	114	114	114	114	111	111	111	111	108	108	108	108	102	102	102
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94	93	92	91	90	90	89
2	107	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	90	88	86	84	86	84	82

CANOPY & PARKING

E-CSA04 Series

LED Square Canopy Light
Replaces 100W PSMH

Extremely durable design and an efficacy up to 115 lumens per watt.

Performance
- Uses 66% less energy than comparable PSMH fixtures
- Delivers 25% more light than comparable PSMH fixtures
- Type VS distribution pattern

Durable
- Polyester powder-coat finish provides corrosion protection for long-lasting color
- UV-stabilized lens designed to last

Recommended Use
- Security
- Perimeter Lighting
- Entryways
- Exterior canopies

Input Voltage
- Universal (120V through 277V Operation)

Certifications

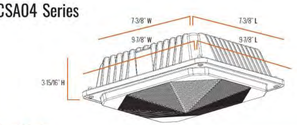
5 YEAR WARRANTY · UL LISTED · WET LOCATION SUITABLE · DLC · NON-DIMMABLE · CREE LEDs

e-conolight® | Making LED easy.

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

CANOPY & PARKING

E-CSA04 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
7-3/8" L x 7-3/8" W x 3-15/16" H 9-3/8" L x 9-3/8" W (Outer Edge)	5.0 lbs.	8 to 15 feet	1 to 2 times the mounting height

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing Dark bronze or white polyester powder-coat finish
LENS ASSEMBLY	UV-stabilized acrylic prismatic refractor with self-retaining screws
MOUNTING	3/4" conduit entry on top for pendant mounting 1/2" conduit entries on two sides

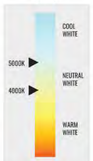
Electrical Performance

OPERATING MINIMUM	LIFESPAN L_{70} (At 25°C (77°F))	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated >100,000 Hours	>0.9	<20%	No
INPUT VOLTAGE	**120V**	**208V**	**240V**	**277V**
Current Draw (Amps)	0.37A	0.22A	0.18A	0.15A

Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations - covered ceiling mount only. Not intended for use with direct exposure to high pressure water.	Yes, Standard	---

CORRELATED COLOR TEMPERATURE (CCT)



Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-CSA04A-W50Z (Dark Bronze)	4900 Lumens	Cool White (5000K)	44W	≥ 70 CRI	100W PSMH
E-CSA04A-W40Z (Dark Bronze)	4900 Lumens	Neutral White (4000K)	44W	≥ 70 CRI	100W PSMH
E-CSA04A-W50W (White)	4900 Lumens	Cool White (5000K)	44W	≥ 70 CRI	100W PSMH
E-CSA04A-W40W (White)	4900 Lumens	Neutral White (4000K)	44W	≥ 70 CRI	100W PSMH

Due to continuous product improvement, information in this document is subject to change.
Revision Date 02/19/6

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

e-conolight®

CANOPY & PARKING

E-CSA04 Series

Photometric Diagrams

WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

Due to continuous product improvement, information in this document is subject to change.
Revision Date 02/19/6

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Lumiere

DESCRIPTION

Lanterra 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various beam optics and premium color tuning option. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet alloy 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC, ELV and 0-10V dimming to deliver optical performance. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. The color tuning module is compatible with 0-10V dimming standard. LEDs are available in 2700K, 3000K, 3500K, at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed.

LED Color Tuning Module
Color tuning modules mix five colors of LED's to deliver tunable and dimmable white light at 90+ CRI and color consistency across a tuning range of 1650-4000K. Light can be dimmed from 100-1% while maintaining constant CCT. Compatible with 0-10V wired control. Offered in Bluetooth, remote controlled and warm dim color module.

Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

Lanterra 9004

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant

ORDERING INFORMATION

SERIES	DIRECTION	HOOD	LED CCT & CRI	OPTIC 1	OPTIC 2 *	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
9004	W1 Up or Down **W2* Up and Down**	RW Standard Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor **RL Flush lens hood**	**Standard CRI** LED27W - 2700K, 80 CRI LED 30W - 3000K, 80 CRI **LED 35W - 3500K, 80 CRI** LED 40W - 4000K, 80 CRI LED 50W - 5000K, 80 CRI **Premium CRI** LED 27S7 - 2700K, 97 CRI LED 30S7 - 3000K, 97 CRI LED 35S7 - 3500K, 97 CRI LED 40S7 - 4000K, 97 CRI **Premium Color Tuning **** LEDCB - Bluetooth Color Module LEDCR - Remote Color Module LEDCW - Warm Dim Color Module	**D Open** M Medium F Flood W Wide Flood	**S Open** M Medium F Flood W Wide Flood	**Standard Paint Finish Plus** DK Bronze BZ City Silver WT White	**L1** Light Level 1 (60W) L2 Light Level 2 (80W) L3 Light Level 3 (90W) LC1 Light Level Color 1 (12W) LC2 Light Level Color 2 (20W)	120-277V	**Surface Mount - Wall, Ceiling, Grinell** RSM Round Surface Mount - mounts directly to junction box Thermal Imbalance (unless otherwise noted SRC) 9004-W1 xxx-L3 xxx-(DK1-WT2) 9004-W1 xxx-L3 xxx-WT(x-DK2) 9004-W2 xxx-L2 xxx-RSM (WT2) **Remote Driver Housing -** WRM Remote Driver Housing - Round Wall Plate WRS Remote Driver Housing - Square Wall Plate Thermal Imbalance (unless otherwise noted SRC) 9004-W1 xxx-L3 xxx-WRS-(WC) 9004-W2 xxx-L2 xxx-WRs-(WC) 9004-W2 xxx-LC2 xxx-WRs-(WC) **Integral Driver Mount** **WRS-T* Wall Integral Driver Plate** Thermal Imbalance (unless otherwise noted ABC) 9004-W1-W2-xx-L2-xx-WRS-(WC)	SVPC2* Standalone integral sensor

Notes: 1. Outer LC remote separately
2. Only available for double head option TRIO
3. **NOW** NOT available in CULLED 2018
4. **NOW** NOT not available in CULLED 2018
5. Only available for Single head, Up or dress-W01 with RSM only
6. ED doubles input voltage listed
* Available Q1 2018
** Available Q2, 2018

Specifications and dimensions subject to change without notice.

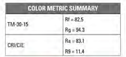
TD506025EN
10-2017

LANTERRA 9004

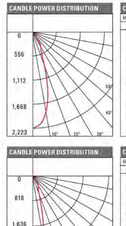
PHOTOMETRICS

Test Number	P29499
Luminaire	9004-(W1)-X-FL-LED4080-F-BK-L3-UNV
Lumens	2871 Lm
Watts	26.5W
LPW	108.7 Lm/W
CCT	4000K
CU (B/BG/45)	0.58 / 0.58 / 0.56
Beam Angle	25.1°

COLOR METRIC SUMMARY: Rf = 82.5; Rg = 94.3; Ra = 83.1; R9 = 11.4; CRI/CIE



CANDLE POWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

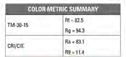
MH	FC	L	W
2'	1395.9	1.1	1
4'	356.8	2.2	2.2
6'	177.2	3.4	3.4
8'	99.7	4.6	4.6
10'	63.8	5.8	5.8
15'	28.4	8.8	8.8
20'	16	11.8	11.8
25'	7.1	17.4	17.4
40'	4	32.3	23.2

CANDELA TABLE

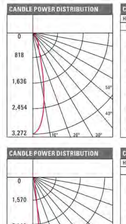
Angle	D-deg
0	6383
5	6141
10	5345
15	4027
20	2423
25	1153
30	178
50	6
60	4
70	1
80	0
90	0

Test Number	29497
Luminaire	9004-(W1)-X-FL-LED4080-M-BK-L3-UNV
Lumens	2928 Lm
Watts	26.5W
LPW	98.8 Lm/W
CCT	4000K
CU (B/BG/45)	0.43 / 0.43 / 0.44
Beam Angle	25.5°

COLOR METRIC SUMMARY: Rf = 82.5; Rg = 94.3; Ra = 83.1; R9 = 11.4; CRI/CIE



CANDLE POWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

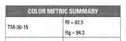
MH	FC	L	W
2'	2311.9	0.8	0.8
4'	577.8	1.6	1.6
6'	256.8	2.4	2.4
8'	144.5	3.4	3.4
10'	92.5	4.2	4.2
15'	41.1	6.4	6.4
20'	23.1	8.6	8.6
30'	10.3	12.8	12.8
40'	5.8	17.2	17.2

CANDELA TABLE

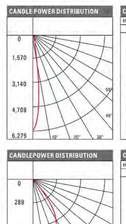
Angle	D-deg
0	9241
5	8453
10	6149
15	3506
20	1860
30	1098
40	170
50	12
60	4
70	1
80	0
90	0

Test Number	P29496
Luminaire	9004-(W1)-X-FL-LED4080-S-BK-L3-UNV
Lumens	2801 Lm
Watts	26.5W
LPW	97.9 Lm/W
CCT	4000K
CU (B/BG/45)	0.27 / 0.27 / 0.27
Beam Angle	15.9°

COLOR METRIC SUMMARY: Rf = 82.5; Rg = 94.3; Ra = 83.1; R9 = 11.4; CRI/CIE



CANDLE POWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

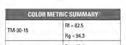
MH	FC	L	W
2'	4397.5	0.4	0.4
4'	1099.4	1	1
6'	488.6	1.6	1.6
8'	274.9	2	2
10'	175.9	2.9	2.9
15'	78.2	4	4
20'	44	5.4	5.4
25'	19.5	8.2	8.2
40'	11	10.8	10.8

CANDELA TABLE

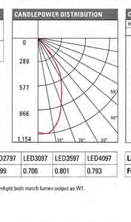
Angle	D-deg
0	17590
5	13940
10	5616
15	2329
20	1555
30	1057
40	161
50	11
60	4
70	0
80	0
90	0

Test Number	P29499
Luminaire	9004-(W1)-X-FL-LED4080-W-BK-L3-UNV
Lumens	2790 Lm
Watts	26.5W
LPW	97.9 Lm/W
CCT	4000K
CU (B/BG/45)	0.86 / 0.86 / 0.91
Beam Angle	58.5°

COLOR METRIC SUMMARY: Rf = 82.5; Rg = 94.3; Ra = 83.1; R9 = 11.4; CRI/CIE



CANDLE POWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

MH	FC	L	W
2'	786.9	1.6	1.6
4'	196.2	3.4	3.4
6'	87.5	5	5
8'	49.4	6.8	6.8
10'	31.6	8.4	8.4
15'	14.2	12.9	12.9
20'	8	17	17
25'	3.5	25.6	25.6
40'	2	34.2	34.2

CANDELA TABLE

Angle	D-deg
0	3172
5	3220
10	2082
15	2784
20	2321
30	1569
40	366
50	95
60	25
70	3
80	0
90	0

CCT/CRI	LED2790	LED3090	LED3590	LED4080	LED5080	LED2797	LED3097	LED3597	LED4097
FC Multiplier	0.754	0.798	0.808	1.000	1.039	0.699	0.706	0.801	0.793

Light Level	L1	L2	L3
FC Multiplier	0.418	0.772	1.000

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

Specifications and dimensions subject to change without notice.

TD506025EN
10-2017

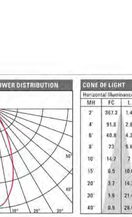
LANTERRA 9004

PHOTOMETRICS (PREMIUM COLOR TUNING)

Test Number	P29573
Luminaire	9004-(W1)-X-FL-[LEDCB, LEDCR]-F-BK-L-C-UNV
Lumens	834 Lm
Watts	24W
LPW	34.8 Lm/W
CCT	3500K
CU (B/BG/45)	0.72 / 0.72 / 0.71
Beam Angle	44.7°

COLOR METRIC SUMMARY: Rf = 90.6; Rg = 100.4; Ra = 92.7; R9 = 87.5; TM-30-15; CRI/CIE

CANDLE POWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

MH	FC	L	W
2'	50.3	1.4	1.4
4'	11.3	2.8	2.8
6'	4.8	4.2	4.2
8'	2.3	5.6	5.6
10'	1.4	7	7
15'	0.5	10.6	10.6
20'	0.2	14.3	14.3
30'	0.1	21.4	21.4
40'	0.0	28.6	28.6

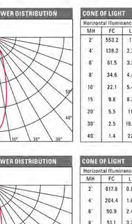
CANDELA TABLE

Angle	D-deg
0	1463
5	1425
10	1324
15	1135
20	865
30	368
40	36
50	3
60	3
70	0
80	0
90	0

Test Number	P29572
Luminaire	9004-(W1)-X-FL-[LEDCB, LEDCR]-M-BK-L-C-UNV
Lumens	852 Lm
Watts	24 W
LPW	35.5 Lm/W
CCT	3500K
CU (B/BG/45)	0.55 / 0.55 / 0.58
Beam Angle	33.7°

COLOR METRIC SUMMARY: Rf = 90.6; Rg = 100.4; Ra = 92.7; R9 = 87.5; TM-30-15; CRI/CIE

CANDLEPOWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

MH	FC	L	W
2'	552.2	1	1
4'	138.3	2.2	2.2
6'	61.5	3.2	3.2
8'	34.6	4.4	4.4
10'	22.1	5.4	5.4
15'	9.8	8.2	8.2
20'	5.5	11	11
30'	2.5	16.4	16.4
40'	1.4	22	22

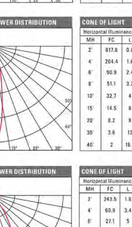
CANDELA TABLE

Angle	D-deg
0	3213
5	2326
10	1754
15	1279
20	845
30	288
40	3
50	1
60	1
70	0
80	0
90	0

Test Number	P29571
Luminaire	9004-(W1)-X-FL-[LEDCB, LEDCR]-S-BK-L-C-UNV
Lumens	853 Lm
Watts	24W
LPW	35.5 Lm/W
CCT	3500K
CU (B/BG/45)	0.41 / 0.41 / 0.45
Beam Angle	24.1°

COLOR METRIC SUMMARY: Rf = 90.6; Rg = 100.4; Ra = 92.7; R9 = 87.5; TM-30-15; CRI/CIE

CANDLEPOWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

MH	FC	L	W
2'	817.8	0.8	0.8
4'	204.4	1.6	1.6
6'	90.9	2.4	2.4
8'	51.1	3.2	3.2
10'	32.7	4	4
15'	14.5	6	6
20'	8.2	8	8
30'	3.6	12	12
40'	2	16.2	16.2

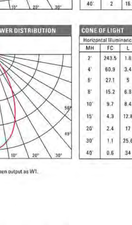
CANDELA TABLE

Angle	D-deg
0	2231
5	2929
10	2021
15	1231
20	747
30	227
40	5
50	1
60	0
70	0
80	0
90	0

Test Number	P29574
Luminaire	9004-(W1)-X-FL-[LEDCB, LEDCR]-W-BK-L-C-UNV
Lumens	808 Lm
Watts	24W
LPW	33.6 Lm/W
CCT	3500K
CU (B/BG/45)	0.85 / 0.85 / 0.86
Beam Angle	55.8°

COLOR METRIC SUMMARY: Rf = 90.6; Rg = 100.4; Ra = 92.7; R9 = 87.5; TM-30-15; CRI/CIE

CANDLEPOWER DISTRIBUTION



CONE OF LIGHT — Horizontal Illuminance on Floor

MH	FC	L	W
2'	243.5	1.6	1.6
4'	60.9	3.4	3.4
6'	27.1	5	5
8'	15.2	6.8	6.8
10'	9.7	8.4	8.4
15'	4.3	12.9	12.9
20'	2.4	17	17
30'	1.1	25.6	25.6
40'	0.6	34	34

CANDELA TABLE

Angle	D-deg
0	674
5	965
10	910
15	835
20	715
30	424
40	157
50	5
60	4
70	2
80	0
90	0

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

Specifications and dimensions subject to change without notice.

TD506025EN
10-2017

LANTERRA 9004

LUMEN TABLE

		5000 (W1) - Neptune Black - Black									
		L1 - 60 W			L2 - 80W			L3 - 90W			
		CRCP	Lumens	LPW	CRCP	Lumens	LPW	CRCP	Lumens	LPW
Spot 15°	LED2790	5694	783	29.5	10310	1445	71.9	13357	1872	65.7
	LED3090	5857	828	64.1	10600	1529	76.1	14120	1997	69.5
	LED3590	5883	839	65.1	11047	1549	77.0	14311	2006	70.4
	LED4080	7401	1028	105.3	13668	1916	95.3	17706	2482	87.1
	LED5080	7669	1078	109.4	14197	1990	99.0	18393	2578	90.5
	LED2797	5175	736	73.7	9566	1340	66.6	12386	1736	60.9
	LED3097	5234	732	74.4	9646	1352	67.3	12497	1752	61.5
	LED3597	5926	821	84.3	10941	1524	76.3	14175	1997	69.7
	LED4097	5889	823	83.5	10830	1519	75.9	14038	1968	69.1
Medium Flood 25°	LED2790	2907	781	29.2	5268	1441	71.7	6954	1967	65.5
	LED3090	3075	826	63.8	5678	1525	75.8	7357	1979	69.3
	LED3590	3115	838	64.9	5751	1544	76.8	7461	2001	70.2
	LED4080	3853	1035	105.0	7175	1910	95.0	9318	2476	86.6
	LED5080	4003	1075	109.1	7391	1984	98.7	9576	2571	90.2
	LED2797	2695	723	73.4	4975	1336	66.5	6449	1731	60.7
	LED3097	2720	730	74.1	5022	1349	67.1	6505	1747	61.2
	LED3597	3085	828	84.1	5696	1529	76.1	7380	1981	69.4
	LED4097	3055	820	83.3	5642	1515	75.4	7309	1962	68.8
Flood 30°	LED2790	2056	792	80.4	3794	1463	72.8	4759	1996	66.3
	LED3090	2122	838	85.1	2918	1547	77.0	5076	2064	70.1
	LED3590	2149	849	86.2	3969	1567	78.0	5142	2030	71.0
	LED4080	2609	1050	106.6	4910	1939	96.4	6361	2512	87.8
	LED5080	2750	1091	110.7	5107	2014	100.2	6608	2609	91.2
	LED2797	1859	734	74.5	3433	1356	67.4	4448	1756	61.4
	LED3097	1877	741	75.2	3466	1368	68.1	4490	1773	62.0
	LED3597	2129	841	85.3	3931	1552	77.2	5093	2011	70.3
	LED4097	2108	832	84.5	3893	1537	76.5	5044	1991	69.6
Wide Flood 90°	LED2790	1012	753	76.4	1869	1390	69.2	2422	1801	63.0
	LED3090	1071	796	80.8	1977	1470	73.2	2562	1905	66.6
	LED3590	1095	807	81.9	2023	1489	74.1	2605	1920	67.1
	LED4080	1342	998	101.3	2478	1842	91.7	3210	2387	83.5
	LED5080	1394	1037	105.2	2574	1914	95.2	3335	2480	86.7
	LED2797	928	690	70.0	1732	1289	64.1	2245	1669	58.4
	LED3097	947	704	71.5	1749	1300	64.7	2266	1685	58.9
	LED3597	1074	799	81.1	1984	1475	73.4	2570	1911	66.8
	LED4097	1064	791	80.3	1965	1461	72.7	2545	1893	66.2

TM30 DATA

	CCT/CRI	Rf	Rg	Ra	R9
4000K	2790	80.9	98.9	91.7	58.3
	3090	80.8	99.1	92.5	62.6
	3590	80.6	100.4	92.7	67.5
	4080	82.5	94.3	83.1	11.4
	5080	83.6	94.1	82	6
	2797	94.9	100	98.1	86.9
	3097	94	100.3	97.8	88.9
	3597	92.9	99.3	97.2	89.1
	4097	91.5	98.7	95.4	84

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 87%	> 107,000

Specifications and dimensions subject to change without notice.

TD506025EN
10-2017

CORE STATES GROUP
6500 CHIPPEWA STREET SUITE 200
ST. LOUIS, MO 63109
PHONE (314) 843-4320
CFAIRBANKS@CORE-STATES.COM

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CLIENT

CHASE

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DATA AND OTHER INFORMATION OBTAINED FROM THE UTILITY COMPANIES AND/OR MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE UTILITY COMPANIES A MINIMUM OF 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO 63033

ENGINEER SEAL

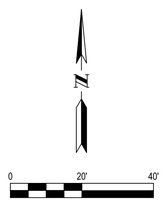
SHEET TITLE
PHOTOMETRIC DETAILS

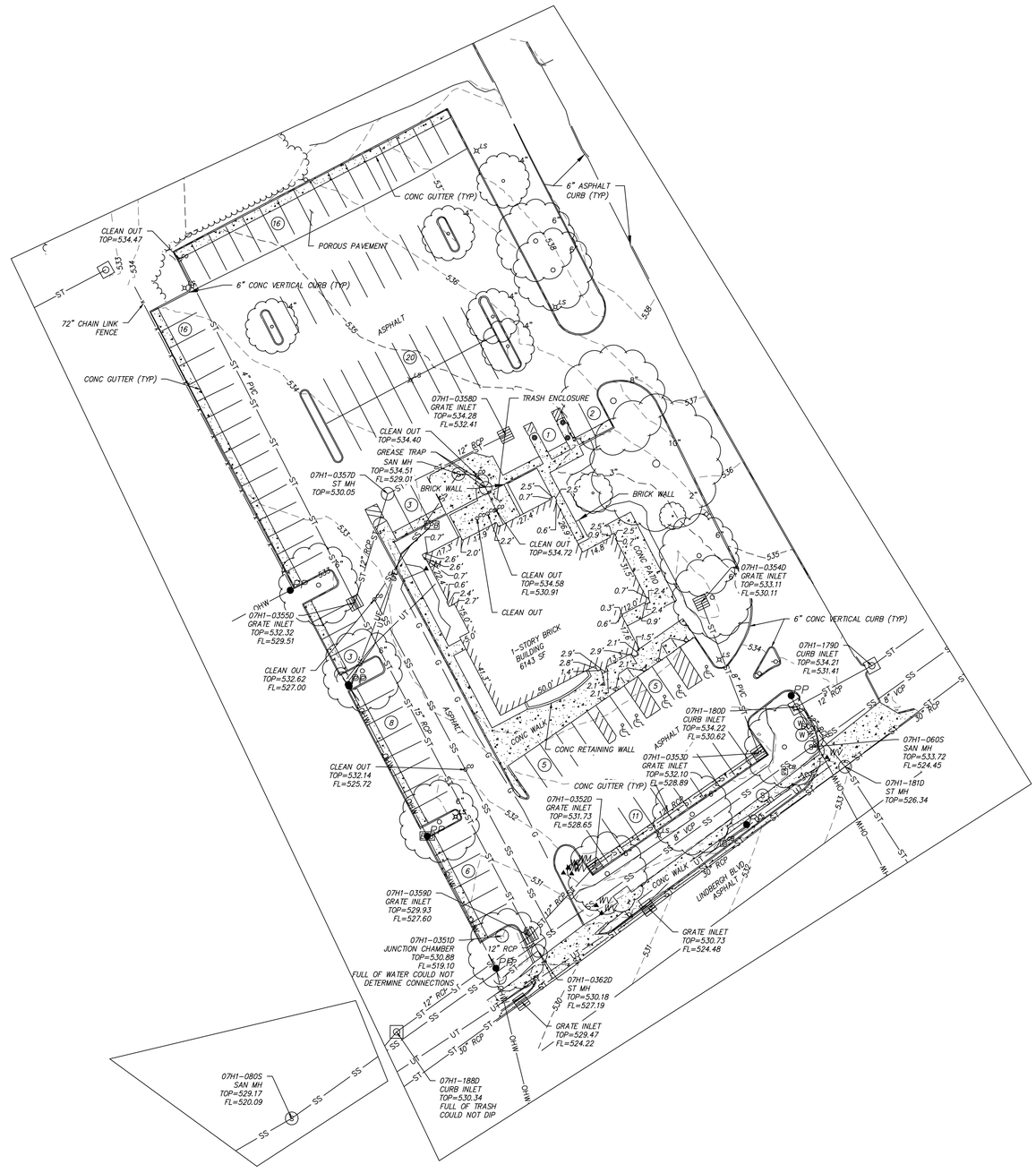
JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	AS NOTED
DRAWN BY:	RJD
CHECKED BY:	CDF

SHEET NO.
C16

User: RDIAL Plot Date/Time: Nov. 02, 20 - 12:29:46 Drawing: C:\Users\rdial\appdata\local\temp\AcPublish_20384\JPM-28815-P-DETL.dwg_C16 PHOTOMETRIC DETAILS

LOCATION MAP





MONUMENT LEGEND

○	FOUND IRON PIPE
⊙	FOUND REBAR
●	SET REBAR
	BENCHMARK
♦	STONE
⊠	CONCRETE MONUMENT
⊠	RIGHT OF WAY MARKER
✠	CROSS
±	ANCHOR CROSS
✠	CUT CROSS
○	COTTON PICKER SPINDLE
⊠	RAILROAD SPIKE
T	POST
◎	DISC
▪	HUB
●	NAIL WITH NOTE TYPE
⊗	AXLE

ABBREVIATIONS

AC	ACRES
ASPH	ASPHALT
BLDG	BUILDING
BM	BENCH MARK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DB	DEED BOOK
E	EAST
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOW LINE
LF	LINEAR FEET
MH	MANHOLE
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
PB	PLAT BOOK
PG	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
PVMT	PAVEMENT
R	RADIUS
R	RECORD
R/W	RIGHT OF WAY
S	SOUTH
SF	SQUARE FEET
ST	STORM
SUR	SURVEY
SW	SOUTHWEST
W	WEST
W/	DENOTES WITH

LEGEND

PP	POWER POLE W/GUY WIRE
PP	POWER POLE
	STREET SIGN
GV	GAS VALVE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
WF/WS	WATER FAUCET OR SPRINKLER
CO	CLEAN OUT
ER	ELECTRIC RISER
YD	YARD DRAIN
EB/EM	ELECTRIC BOX OR METER
MB	MAIL BOX
TB/CB	TELEPHONE OR CABLE BOX
LS	LIGHT STANDARD
FH	FIRE HYDRANT
TS	TRAFFIC SIGNAL
YL	YARD LIGHT
CM	COIN METER
	TEST HOLE
	FLAGPOLE
	BOLLARD
OHW	OVERHEAD UTILITY LINE
G	GAS LINE
UE	UNDERGROUND ELECTRIC
SS	SANITARY SEWER
W	WATER LINE
ST	STORM SEWER
x	FENCE
UT	UNDERGROUND TELEPHONE
FO	FIBER OPTIC
	TREE LINE
ST	SEPTIC TANK
10"	TREE W/SIZE
	STORM GRATE INLET
	STORM INLET
E	ELECTRIC TRANSFORMER
S	SANITARY MANHOLE
U	UTILITY MANHOLE
	BUSH W/ DIAMETER
EPB	ELEC. PULL BOX

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****
All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities.
The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo.

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9378 Olive Blvd.
St. Louis, MO 63132
Office: 314.819.5556
www.glsstl.com
Land Surveying Services No.: LS-2009014482

STATE OF MISSOURI
JAMES L. DEGENHARDT
NUMBER
PLS-2649
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

James L. Degenhardt, P.L.S.
License No: PLS-2649

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:

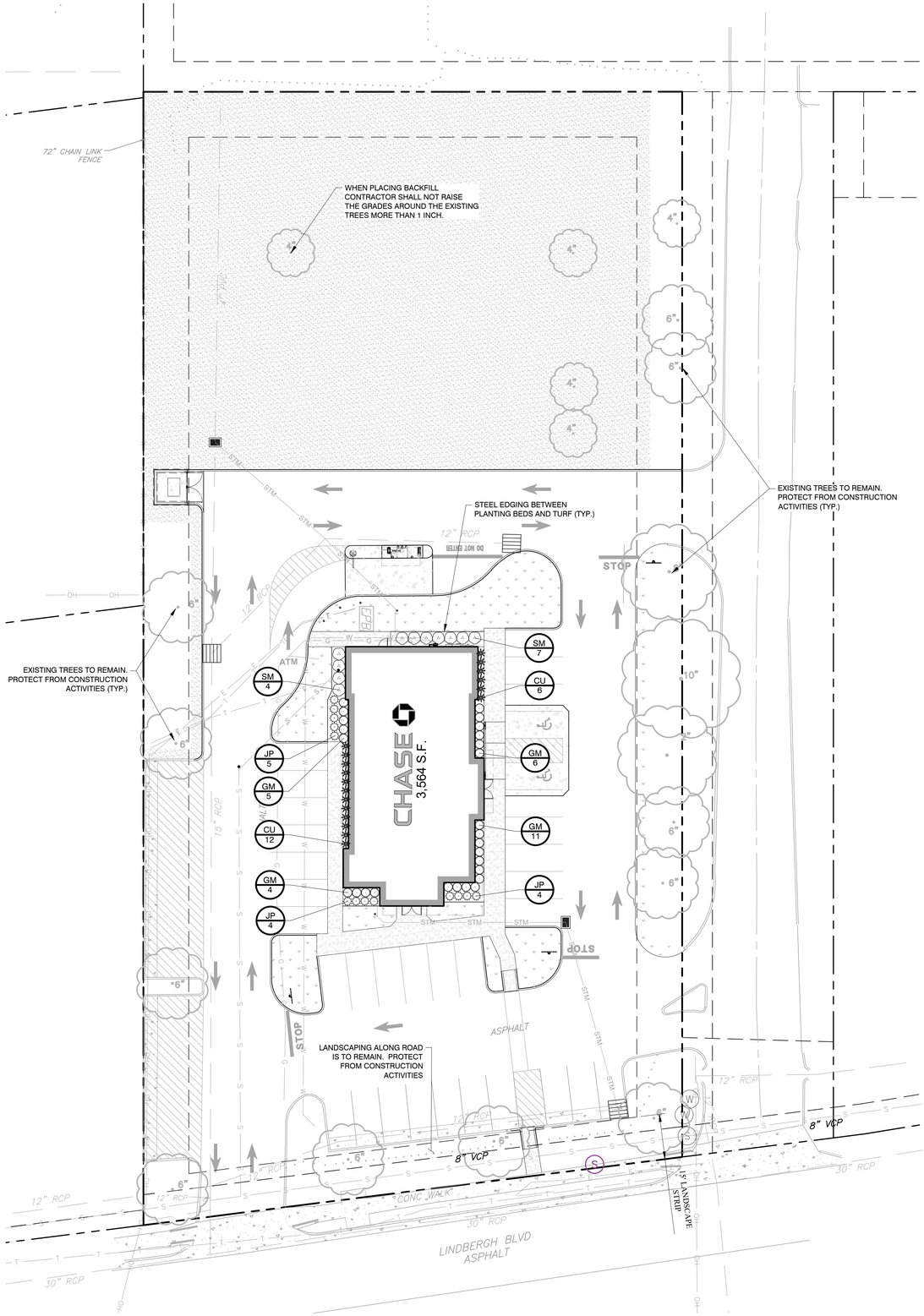
DATE: DD/YY/MM
BOOK NO.: BOOK NO
DRAFTED BY: INIT
APPROVED BY: INIT
20-0015 FLORISSANT CHASE.DWG

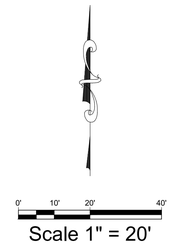
SHEET TITLE:

SHEET NUMBER
SUV-1

SHEET NO: 1 OF 1
PROJECT NO:XX-XXX

P:\LP. Morgan Chase\Florissant, MO (N HWY 67 & New Halls Ferry Rd)-(PN.28815)\Received\20200304 Prelim Survey\05 CAD\20-0015 Florissant Chase.dwg - 3/24/2020 1:15 PM





PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	GM	Buxus x `Green Mountain` / Boxwood	5 gal	36" o.c.	26
	JP	Juniperus horizontalis `Plumosa Compacta` / Creeping Juniper	3 gal	36" o.c.	13
	SM	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae 4` min. at time of planting. Matched heights	5 gal	48" o.c.	11

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CU	calamagrostis x acutiflora / Feather Reed Grass	3 gal	36" o.c.	18

SEED/SOD	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	FK2	Festuca arundinacea `Kentucky 31` / Kentucky Tall Fescue	hydromulch	21,423 sf
	FK	Festuca arundinacea `Kentucky 31` / Kentucky Tall Fescue	sod	3,055 sf

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	1.48 ac (64,761 SF)
LANDSCAPE AREA REQUIRED:	0.37 ac 16,190 SF (25% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	32,480 SF (50% OF SITE AREA)
LANDSCAPE STRIP	
15' STRIP REQUIRED AT FRONT AND SIDES	15 LANDSCAPE STRIP PROVIDED
PARKING AREA	
1 TREE PER 15 SPACES	
33 SPACES = 2 TREES (75% MUST BE PAVED AREA)	2 TREES PROVIDED*
180 SF OF GREENSPACE PER PARKING SPACE	
33 x 180 = 5,940 REQUIRED GREENSPACE	6,036 GREENSPACE PROVIDED
BUILDING	
1 SHRUB PER 5 LF OF BUILDING WALL	
262 LF OF BUILDING WALL = 52 SHRUBS REQUIRED	52 SHRUBS PROVIDED

*TREES ARE EXISTING

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

EVERGREEN DESIGN GROUP
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15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.EvergreenDesignGroup.com

CORE STATES GROUP
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ST. LOUIS, MO 63109
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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO 63033

ENGINEER SEAL

JAMES W. GIBSON
NUMBER
E-29999138133
DATE: 7/16/2020

SHEET TITLE
LANDSCAPE PLANTING

JOB #:	JPM-28815
DATE:	07/20/2020
SCALE:	1" = 20'
DRAWN BY:	JWG
CHECKED BY:	RM

SHEET NO.
LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
   a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
   b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
   c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
   d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
   a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
   i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
   ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
   iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
   b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
   i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
   ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
   iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
   iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
   a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
   b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
   d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
   a. 1"-2" TREES — TWO STAKES PER TREE
   b. 2-1/2"-4" TREES — THREE STAKES PER TREE
   c. TREES OVER 4" CALIPER — GUY AS NEEDED
   d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
   a. WINTER MIX (OCTOBER 1 - MARCH 31)
      50# CELLULOSE FIBER MULCH
      2# UNHULLED FESCUE SEED
      2# ANNUAL RYE SEED
      15# 15-15-15 WATER SOLUBLE FERTILIZER
   b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      50# CELLULOSE FIBER MULCH
      2# HULLED FESCUE SEED
      15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
   a. GENERAL
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      SEED RATE PER LEGEND

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

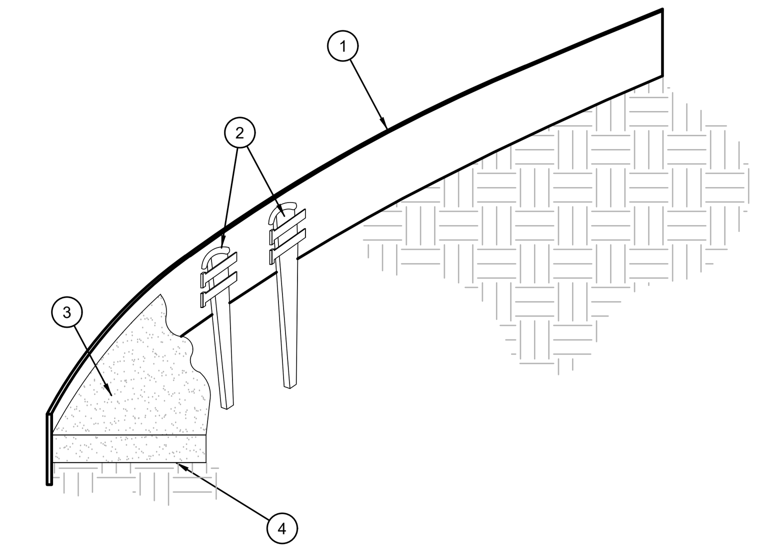
I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

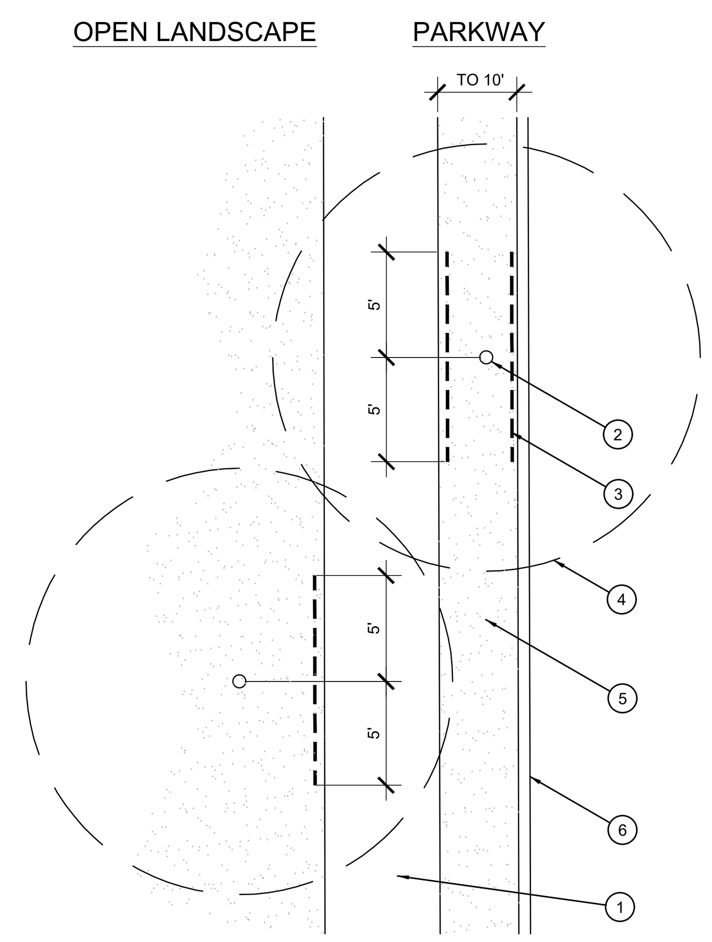
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

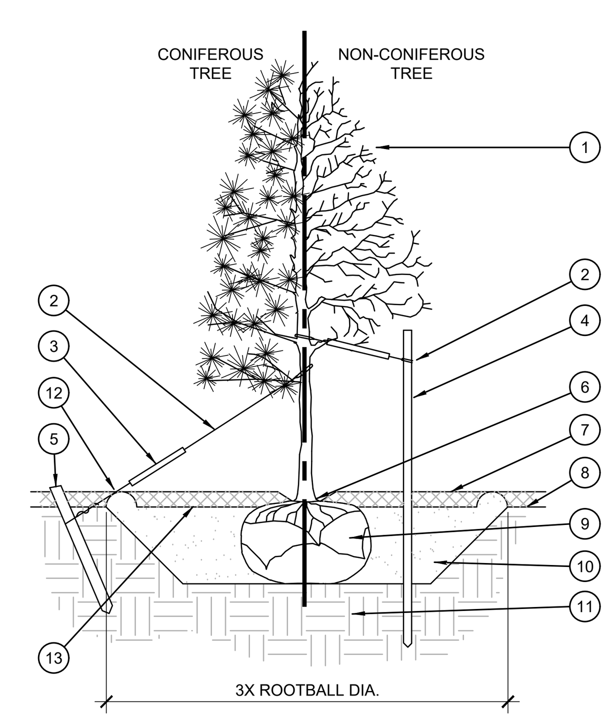
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



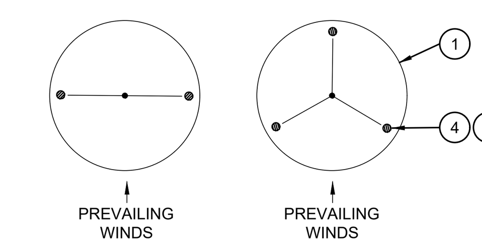
1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



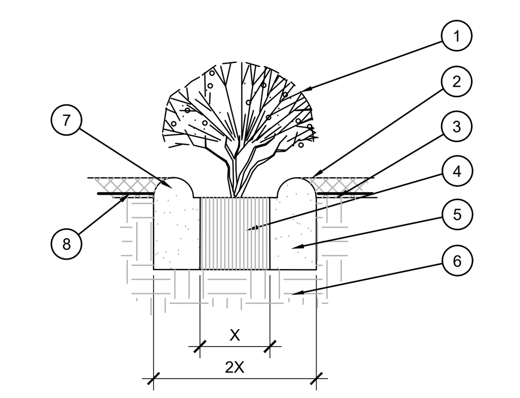
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

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CLIENT
CHASE

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

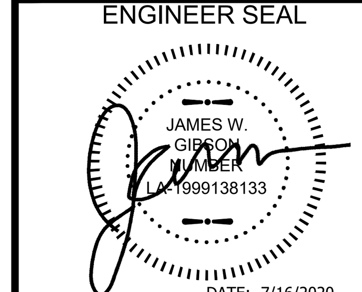
REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

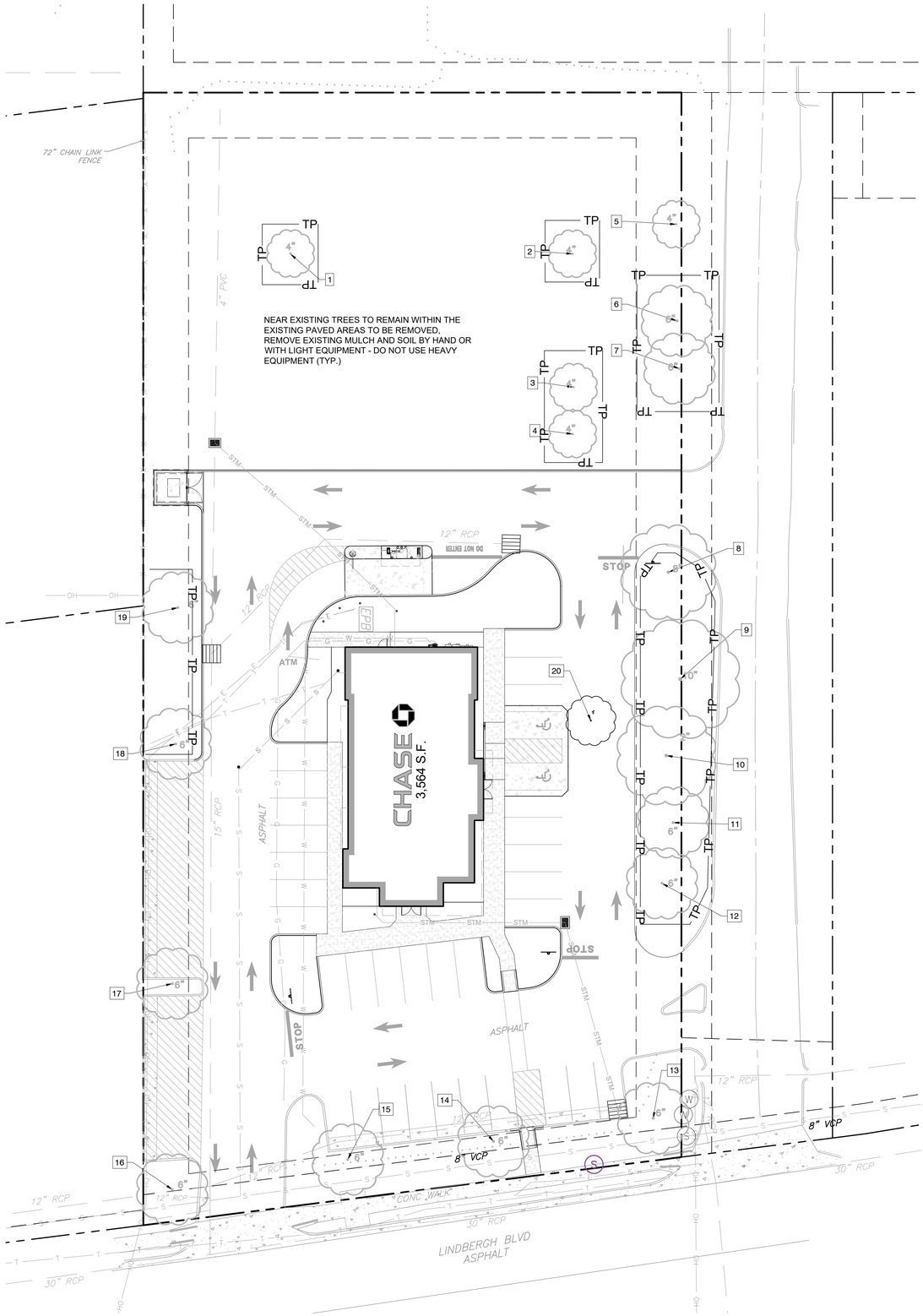
ENGINEER SEAL



SHEET TITLE
LANDSCAPE DETAILS AND SPECS

JOB #:	JPM-28815
DATE:	07/20/2020
SCALE:	
DRAWN BY:	JWG
CHECKED BY:	RM

SHEET NO.
LP-2



LEGEND

EXISTING TREE (SEE SIZE AND TYPE AT SYMBOL)

TP — TREE PROTECTION FENCE

EXISTING TREE LIST

Tree #	Type	DBH	Condition	Status
1	Crabapple	4	Fair	Save
2	Crabapple	4	Fair	Save
3	Crabapple	4	Fair	Save
4	Crabapple	4	Fair	Save
5	Crabapple	4	Good	Save
6	Crabapple	6	Good	Save
7	Crabapple	6	Good	Save
8	Crabapple	8	Good	Save
9	River Birch	10	Good	Save
10	Magnolia	2	Fair	Save
11	River Birch	6	Good	Save
12	River Birch	6	Good	Save
13	Locust	6	Good	Save
14	Locust	6	Good	Save
15	Locust	6	Good	Save
16	Locust	6	Good	Save
17	Pear	6	Good	Save
18	Pear	6	Good	Save
19	Pear	6	Good	Save
20	Maple	3	Good	Remove

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CORE STATES GROUP
6500 CHIPPEWA STREET SUITE 200
ST. LOUIS, MO 63109
PHONE (314) 843-4320
CFAIRBANKS@CORE-STATES.COM

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CLIENT

CHASE

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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

ENGINEER SEAL

JAMES W. GIBSON
NUMBER
E-27999138133
DATE: 7/16/2020

SHEET TITLE
TREE DISPOSITION

JOB #:	JPM-28815
DATE:	07/20/2020
SCALE:	1" = 20'
DRAWN BY:	JWG
CHECKED BY:	RM

SHEET NO.

TP-1

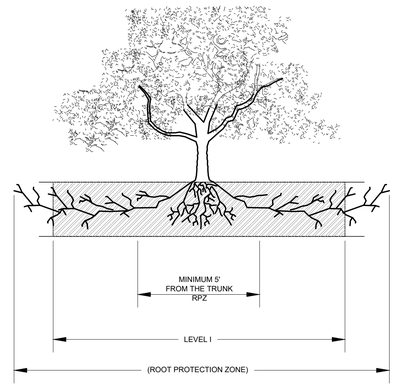
TREE PROTECTION SPECIFICATIONS

MATERIALS

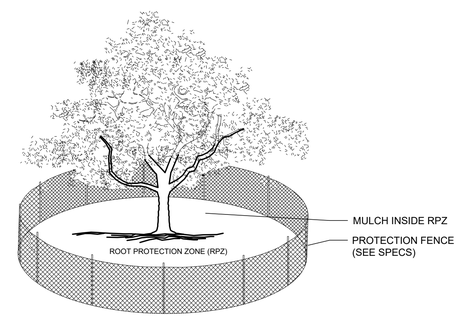
1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

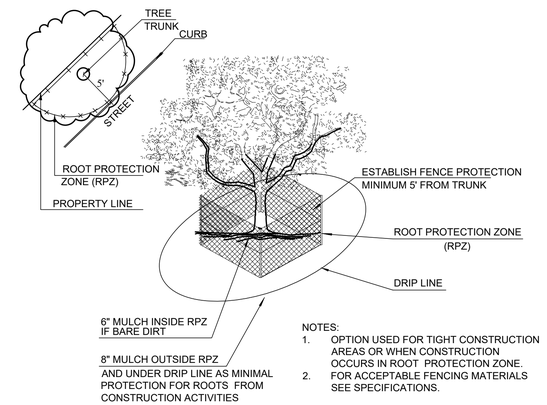


A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

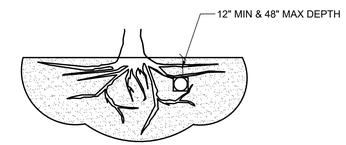


NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

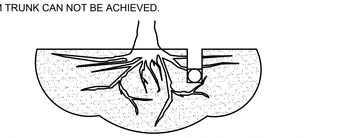
C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

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Addison, TX 75001
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REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL CONSTRUCTION PLANS FOR CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

ENGINEER SEAL

JAMES W. GIBBONS
E-24999138133
DATE: 7/16/2020

SHEET TITLE
TREE PRESERVATION DETAILS AND NOTES

JOB #:	JPM-28815
DATE:	07/20/2020
SCALE:	
DRAWN BY:	JWG
CHECKED BY:	RM

SHEET NO.
TP-2

EAST ELEVATION

SOUTH ELEVATION (LINDBERGH BLVD.)

STOREFRONT
APPLICATION: EXTERIOR
COLOR: CLEAR ANODIZED

STOREFRONT/CANOPY
APPLICATION: EXTERIOR
COLOR: BLACK ANODIZED

PAIN1
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW-7045 INTELLECTUAL GRAY

PAIN1
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW-7036 ACCESSIBLE BEIGE

CORONADO STONE
APPLICATION: EXTERIOR
COLOR: CHISELED LIMESTONE - CREAM

ALUMINUM COMPOSITE MATERIAL (ACM)
APPLICATION: CANOPY
COLOR: "CHASE SILVER"

NICHIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - BARK

NICHIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - ASH

PAC-CLAD COPING
APPLICATION: EXTERIOR/COPING
COLOR: AGED BRONZE

PREVIOUS SUBMITTAL

EAST ELEVATION

SOUTH ELEVATION (LINDBERGH BLVD.)

BRICK
MANUF. - ACME BRICK CO.
PRODUCT - DENTON 100
COLOR - RED SUNSET

STONE VENEER
MANUF. - HARVEY CEMENT
PRODUCT3
PRODUCT - SAVANNA STONE
COLOR - LIMESTONE #3

ALUM. COMPOSITE PANEL
MANUF. - ALCOA
PRODUCT - REYNOBOND
COLOR - BLACK

ROOFING
MANUF. - CERTAINTEED
PRODUCT - INDEPENDENCE AR
COLOR - WEATHERED WOOD

METAL
APPLICATION - COPING, GUTTER, DOWNSOUT3
COLOR - INTELLECTUAL GRAY (SW-7045)

METAL
APPLICATION - STOREFRONT
COLOR - BLACK

CURRENT SUBMITTAL

CHASE

FLORISSANT
2895 HIGHWAY 67
FLORISSANT, MO 63033

PROPOSED EXTERIOR ELEVATIONS

DECEMBER 03, 2020

SCALE: $\frac{3}{16}$" = 1'-0"

6500 CHIPPEWA ST, STE 200
ST. LOUIS, MO
Contact: BRUCE LASURS
BLASURS@CORE-STATES.COM

CORE STATES GROUP

WEST ELEVATION

NORTH ELEVATION

STOREFRONT
APPLICATION: EXTERIOR
COLOR: CLEAR ANODIZED

STOREFRONT/CANOPY
APPLICATION: EXTERIOR
COLOR: BLACK ANODIZED

PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW-7045 INTELLECTUAL GRAY

PAINT
APPLICATION: EXTERIOR
COLOR: TO MATCH SHERWIN WILLIAMS
SW-7036 ACCESSIBLE BEIGE

CORONADO STONE
APPLICATION: EXTERIOR
COLOR: CHISELED LIMESTONE - CREAM

ALUMINUM COMPOSITE MATERIAL (ACM)
APPLICATION: CANOPY
COLOR: "CHASE SILVER"

NICHIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - BARK

NICHIHA
APPLICATION: EXTERIOR
COLOR: VINTAGEWOOD - ASH

PAC-CLAD COPING
APPLICATION: EXTERIOR/COPING
COLOR: AGED BRONZE

PREVIOUS SUBMITTAL

WEST ELEVATION

NORTH ELEVATION

BRICK
MANUF. - ACME BRICK CO.
PRODUCT - DENTON 150
COLOR - RED SUNSET

STONE VENEER
MANUF. - HARVEY CEMENT
PRODUCTS
PRODUCT - SAVANNA STONE
COLOR - LIMESTONE #3

ALUM. COMPOSITE PANEL
MANUF. - ALCOA
PRODUCT - REYNOBOND
COLOR - BLACK

ROOFING
MANUF. - CERTAINTEED
PRODUCT - INDEPENDENCE AR
COLOR - WEATHERED WOOD

METAL
APPLICATION - COPING,
GUTTER, DOWNSOUTS
COLOR - INTELLECTUAL GRAY
(SW-7045)

METAL
APPLICATION - STOREFRONT
COLOR - BLACK

CURRENT SUBMITTAL

CHASE

FLORISSANT
2895 HIGHWAY 67
FLORISSANT, MO 63033

PROPOSED EXTERIOR ELEVATIONS

DECEMBER 03, 2020

SCALE: $\frac{3}{16}$" = 1'-0"

6500 CHIPPEWA ST, STE 200
ST. LOUIS, MO
Contact: BRUCE LASURS
BLASURS@CORE-STATES.COM

CORE STATES GROUP

INTRODUCED BY COUNCIL AS A WHOLE
JANUARY 11, 2021

BILL NO. 9650 **ORDINANCE NO.**

AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2019 ANNUAL ACTION PLAN FOR THE CITY OF FLORISSANT, MISSOURI TO INCLUDE CDBG-CV FUNDING, ACCOUNT FOR HUD ALLOWANCES VIA THE CARES ACT TO PREVENT, PREPARE FOR AND/OR RESPOND TO COVID-19 AND AUTHORIZING AND DIRECTING THE MAYOR TO SUBMIT SUCH PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Mayor and City Council Members of the City of Florissant, Missouri being first duly assembled at a regular City Council meeting on the 11th day of January 2021, and

WHEREAS, as a Metropolitan City and an Entitlement Community, and in accordance with 24 CFR 91, the City of Florissant, Missouri is required to prepare an Annual Action Plan for use of CDBG funds; and

WHEREAS, the City of Florissant must submit any amendments to the CDBG Annual Action Plan to the United States Department of Housing and Urban Development (HUD) after an expediated 5-day public comment period has elapsed: and

WHEREAS, the City Council has reviewed the amendment to the CDBG 2019 Amended Annual Action Plan, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by reference as if fully set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City Council of the City of Florissant, Missouri does hereby approve the amendment to the CDBG 2019 Amended Annual Action Plan marked Exhibit A, and does hereby authorize and direct the Mayor of the City of Florissant, Missouri, to execute the CDBG Annual Action Plan and to submit it to the United States Department of Housing and Urban Development.

PASSED AND APPROVED THIS ____ DAY OF _____, 2021.

_____
Keith Schildroth, Council President

Approved:

_____
Timothy J. Lowery, Mayor

ATTEST:

_____
Karen Goodwin, MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

12/8/2020		Mayor's Approval
Agenda Date Requested:	14-Dec-20	
Description of request:	Public Hearing for CDBG Fiscal Year 2019 Amendments re: CARES Act/COVID-19 Funding for the Florissant Community Development Block Grant Program (CDBG)	
Department:	Housing & Community Development	
Recommending Board or Commission:		

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: **Yes / No**	**YES**	3 readings? : **Yes / No**	NO

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft of the FY2019 Amendment	X	Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

KGR 12/10/2020

CITY OF FLORISSANT

SUBSTANTIAL AMENDMENT TO THE

FY 2019 ANNUAL ACTION PLAN

TO ADD COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS

(CDBG-CV) FUNDS

SUBSTANTIAL AMENDMENT TO THE FY 2019 ANNUAL ACTION PLAN TO ADD COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS (CDBG-CV) FUNDS

On March 27, 2020, the United States Congress passed The Coronavirus Aid, Relief, and Economic Security Act (H.R. 748; CARES Act). The bill provided $5 billion for CDBG to rapidly respond to COVID – 19 and the economic and housing impacts caused by it.

Per the U.S. Department of Housing and Urban Development (HUD), the City of Florissant, MO's CDBG-CV first round allocation is $151,584 with a third round allocation of 242,112 for a cumulative amount of all allocations rounds of $393,696. A Substantial Amendment to the FY2019 Annual Action Plan is required to receive CDBG-CV funding, and while HUD usually requires a thirty (30) day public comment period, in the interest of getting funding to Entitlement Communities swiftly and expediantly, they have waived this requirement to allow a public comment period of no less than five (5) days.

The CDBG-CV funds allocated under the CARES Act must be used for a range of eligible activities that prepare for, prevent, and/or respond to COVID-19. The proposed activities must meet at least one of the three National Objectives required by CDBG regulations:

- Benefit low-to-moderate income persons.
- Aid in the prevention or elimination of slums or blight, and
- Meet an urgent need.

The City of Florissant is recommending to allocate the funds as follows:

FY2019	**Allocation**
Original FY2019 Allocation	$248,515.00
Programs	
Home Improvement Program	$173,515.00
Home Improvement Program-Mechanical	$ 60,000.00
Project I.M.P.A.C.T.	$ 5,000.00
Public Services	
Mortgage, Rent & Utility Assistance (MRU Assist)	$ 10,00.00

Proposed FY 2019 Allocation Changes	**Allocation**
Original FY2019 Allocation	$ 248,515.00
Administration	
Administration (20%)	$ 49,703.00
Programs	
Home Improvement Program	$ 68,812.00
Home Improvement Program-Mechanical	$ 90,000.00
Project I.M.P.A.C.T.	$ 30,000.00
Public Services	
Mortgage, Rent & Utility Assistance (MRU Assist)	$ 10,000.00

CDBG – CV	Allocation
CDBG-CV Allocation – 1st Round	$ 151,584.00
CDBG-CV Allocation – 3rd Round	$ 242,112.00
TOTAL CUMULATIVE AWARD	**$ 393,696.00**
Administration	
Administration (20%)	$ 78,739.00
Public Services	
Mortgage, Rent & Utility Assistance (MRU Assist)	$ 142,457.00
Food Bank & Coordinated Entry Funding	$ 60,000.00
Mobile COVID Testing Clinic	$ 52,500.00
Programs	
Home Improvement Program - CV	$ 60,000.00

In addition to and for the purpose of an expedited use of the CDBG-CV funding, the bill eliminates the cap on the amount of funds a grantee can spend on public services, removes the requirement to hold in-person hearings in order to comply with national and local social gathering requirements, and allows grantees to be reimbursed for COVD-19 response activities regardless of the date the costs were incurred.

Public Review
Pursuant to HUD regulations, the City of Florissant's Citizen Participation Plan and current HUD waivers for grant programs and consolidated plan requirements to prevent the spread of COVID-19, staff published a 5-day comment period and public hearing. Public comments and Council allocation recommendations will be included in the Substantial Amendment to the FY 2019 Annual Action Plan.

Specifications:

FY 2019
The City of Florissant will re-allocate $104,703 from its FY 2019 CDBG Home Improvement Program to provide much needed funding for activities where current funding has been depleted.

Housing Programs:

Home Improvement Program - Mechanical: Assist qualified Florissant residents with the repair/replacement of HVAC units and/or Water Heaters. With the addition of the CARES Act funding, the regular entitlement allocation for FY2020 has been delayed. All existing funds for this program have been expended. The reallocation of funds will allow the program to serve additional residents until the FY 2020 funds are made available.

Project I.M.P.A.C.T.: Assist qualified Florissant residents with the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents could be displaced from their homes due to health and safety issues. With the addition of the

CARES Act funding, the regular entitlement allocation for FY2020 has been delayed. All existing funds for this program have been expended. The reallocation of funds will allow the program to serve additional residents until the FY 2020 funds are made available.

Administration: Utilize the CDBG 20% administrative and planning cap to effectively administer CDBG funding to properly and swiftly meet the needs of Florissant residents.

CDBG- CV

Public Services:

Mortgage, Rent & Utility Assistance:
Expansion of the City of Florissant's CDBG MRU Assist Program to provide financial assistance for household rent, mortgage or utility assistance up to six months to reduce foreclosures, evictions, utility shutoffs, and to prevent dislocation and homelessness due to the increased need and demand due to the impact of COVID-19. CAASTLC currently holds the FY2019 CDBG MRU Assist contract.

Food Bank & Coordinated Entry Program:
To aid with food & supply relief as well as financial support for COVID related expenses and a Coordinated Entry Program to increase the Program's capacity to serve City residents with basic needs due to increased demand due to the impact of COVID-19.

Mobile COVID Testing Clinic Assistance:
To provide income eligible City of Florissant residents with COVID testing in the effort to prepare for, prevent and/or respond to COVID-19.

Housing Programs:

Home Improvement Program - CV:
Assist qualified Florissant residents with home repair who have experienced financial loss directly related due to COVID. Funding is designed to assist with the increased need and demand due to the impact of COVID-19.

Administration:
Utilize the CDBG-CV 20% administrative and planning cap to effectively administer CDBG-CV funding to properly and swiftly meet the needs of Florissant residents.

CITY OF FLORISSANT

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

( ) Full Liquor by the Drink
(✓) Malt Liquor & Wine by the Drink
( ) Full Liquor by Drink (Non-Profit)
( ) Full Package Liquor
( ) Malt Liquor & Wine Package
( ) Consumption of Liquor
( ) Tasting

To the City Clerk, City of Florissant, Saint Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF LICENSE REQUESTED:

( ) Individual ( ) Partnership (Attach list of Partners) ( ) Corporation (Attach list of officers, addresses) (✓) Limited Liability Corp

Name of Business House of Joliet LLC

Business Address 503 Paul Avenue Phone 3143138456

Names of Applicant, Corporation, or LLC Agyeman Manu-Dapaah

Address of Owner 161 Boardwalk Gardens Drive, O'Fallon, MO 63368 Phone 3143138456
Street City State Zip

Name of Managing Officer Agyeman Manu-Dapaah

Home Address 161 Boardwalk Gardens Drive, O'Fallon, MO Years at address 6
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 06/27/1978 Cell Phone 3143138456

Managing Officer Driver's License No. [redacted]
(Provide a copy of driver's license)

Social Security Number [redacted]
* Social Security Number use[redacted]
for purposes of identification in running record check.

Managing Officer Personal Property Taxes 2020 Paid? (✓) Yes ( ) No (Attach most recent copy)

Managing Officer Register Voter of Missouri? (✓) Yes ( ) No (Attach a Voter Registration Certificate)

Have you ever been arrested? NO What Charge? N/A
Where? N/A Disposition? N/A

Citizen of U.S.A.? (✓) Yes ( ) No Naturalized? (✓) Yes Date_____ ( ) No
If Naturalized, Give Number:_____ Dist. _____
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? NO
If so, give details _____
Have you previously held a liquor license of any type? NO
If so, when and where _____

APPLICATION FOR SUNDAY LIQUOR LICENSE

To the City Clerk, City of Florissant, Saint Louis County Missouri

Authorizing the sale of retail liquor by the drink or package in the city of Florissant on **Sunday** from 9:00 a.m. to midnight

TYPE OF OPERATION:

( ) Individual ( ) Partnership ( ) Corporation (✓) Limited Liability Corp

Name of Business House of Jollof

Location 503 Paul Avenue **Phone** 3143137456

Exact Trade Name, LLC or Corporation House of Jollof LLC

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 a.m. to midnight for the period beginning on _____ and expiring on June 30, 2017, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold Florissant License Number _____ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

I Agyeman Manu-Dapaah of lawful age, being first duly sworn upon my oath, depose and say that I
(Print Name of Managing Officer)
have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

Dapaah
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 23rd day of October, 2020.

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

CAROLINE FUJIMOTO
My Commission Expires
March 23, 2021
St. Louis City
Commission #17539393

Caroline Fujimoto
Notary Public

My Commission Expires: 3/23/2021

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY INFORMATION

OWNER OF PROPERTY Jordan Management Inc PHONE 314-229-8043
ADDRESS 1962 Riverwood Trails CITY Florissant STATE MO ZIP 63031

NAME OF BUSINESS House of Jollof PHONE 314-384-9153
ADDRESS 503 Paul Avenue CITY Florissant STATE MO ZIP 63031

BUSINESS HOURS 11am - 9pm ~~M-F~~ M-Sunday
OWNER/~~MANAGER~~ Agyeman Manu-Dapaah PHONE 3143138456
HOME ADDRESS 161 Boardwalk Gardens Dr CITY O'Fallon STATE MO ZIP 63368

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE

CONTACT #1
NAME Agyeman Manu-Dapaah ADDRESS 161 Boardwalk Gardens Dr.
CITY & STATE O'Fallon, MO ZIP 63368 PHONE 3143138456
HAS KEY: YES (✓) NO ( )

CONTACT #2
NAME Nana Abena ADDRESS 161 Boardwalk Gardens Dr.
CITY & STATE O'Fallon, MO ZIP 63368 PHONE 314583-7815
HAS KEY: YES (✓) NO ( )

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ( ) NO (✓)

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ) NO (✓)
IF YES, WHO: _____

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ) NO (✓)
DESCRIBE: _____
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES (✓) NO ( )
IF YES, WHERE IS IT LOCATED: Front cashier area

CAN IT BE SEEN FROM THE OUTSIDE? YES ( ) NO (✓)
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES (✓) NO ( )

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

House of Jollof

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

503 Paul Avenue Florissant MO 63031

BUSINESS ADDRESS

NAME	ADDRESS	PHONE
Alisha Penny	502 Paul Avenue	314-712-6182
Robert Logan	500 Paul Avenue	314-455-3251
Byron Sides	506 " "	314-475-5137
	508 Paul Avenue	
Nicole Tangorra	510 Paul Avenue	314-226-8009
Mallori Bisanio	512 Paul Avenue	314 817 8471
Mary Melton	505 Paul Ave	314-562-1571

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 10 day of December, 2020.

Notary Public

My Commission Expires: 10/28/2023

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

BREANNA FORNACHON
My Commission Expires
October 28, 2023
St. Charles County
Commission #15051974

PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

House of Jolly

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

503 Paul Avenue, Florissant MO 63031

BUSINESS ADDRESS

NAME	ADDRESS	PHONE
	517 Paul Avenue	
	515 Paul Avenue	
	513 Paul Avenue	
	511 Paul Avenue	314-942-3426
	509 ✓ ✓	314-943-2727
	507 ✓ ✓	
Amjad Alkfouf	501 ✓ ✓	314-839-9909.

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 10 day of December, 2020.

Notary Public

My Commission Expires: 10-28-2023

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

BREANNA FORNACHON
My Commission Expires
October 28, 2023
St. Charles County
Commission #15051974

No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 12/23/2020

Name (1): AGYEMAN MANU DAPAAH

Name (2):

Name (3):

Date Of Birth: 06/27/1978

[redacted]

Control Number: 5349562

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:
Copy of Certificate of Incorporation/ Registration &
Articles of Organization papers must be attached

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____ DATE _____

TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:

1. FULL NAME Agyeman Manu-Dapaah
   SOC. SEC. NO. [redacted] PLACE OF BIRTH Ghana
   DATE OF BIRTH [redacted] SEX Male
   PHONE NUMBER 314-313 8456
   ADDRESS 161 Boardwalk Gardens Drive, O'fallon, MO 63368
   LAST PREVIOUS ADDRESS _____
   NO. OF YEARS 8

2. FULL NAME _____
   SOC. SEC. NO. _____ PLACE OF BIRTH _____
   DATE OF BIRTH _____ SEX _____
   PHONE NUMBER _____
   ADDRESS _____
   LAST PREVIOUS ADDRESS _____
   NO. OF YEARS _____

3. FULL NAME _____
   SOC. SEC. NO. _____ PLACE OF BIRTH _____
   DATE OF BIRTH _____ SEX _____
   PHONE NUMBER _____
   ADDRESS _____
   LAST PREVIOUS ADDRESS _____
   NO. OF YEARS _____

4. FULL NAME _____
   SOC. SEC. NO. _____ PLACE OF BIRTH _____
   DATE OF BIRTH _____ SEX _____
   PHONE NUMBER _____
   ADDRESS _____
   LAST PREVIOUS ADDRESS _____
   NO. OF YEARS _____

HOUSE OF
JOLLOF
Rice Bowls and Wraps
503
314-384-9153
FOLLOW US
ON SOCIAL MEDIA

INTRODUCED BY COUNCIL AS A WHOLE
JANUARY 11, 2021 **RESOLUTION NO. 1025**

RESOLUTION PROVIDING FOR THE ADOPTION OF THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

WHEREAS, the City Council of the City of Florissant desires to provide retirement benefits for its eligible employees under the Missouri Local Government Employees Retirement System (LAGERS), pursuant to the provisions of Sections 70.600 through 70.755, RSMo; and has complied with the notice and filing requirements of Section 105.675 RSMo; and

WHEREAS, the City Council of the City of Florissant, Missouri understands that, by joining LAGERS, the City Council of the City of Florissant is accepting the legal obligation to fully fund the elected benefits now and in the future and that it will be financially able to do so.

WHEREAS, employees of the City of Florissant do participate in the federal Social Security program; and

WHEREAS, the City Council of the City of Florissant agrees not to commence coverage of its current or future employees under another retirement plan similar in purpose to LAGERS as is prohibited by Sections 70.615 and 70.620 RSMo.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Florissant**,** a "political subdivision," as defined in 70.600(19) RSMo, hereby elects to become a participating employer of the Missouri Local Government Employees Retirement System, as defined in Section 70.600(11) RSMo, and to thereby provide retirement benefits to all its eligible General employees and Police Officers under Benefit Program **L-7 (1.50%),** pursuant to Section 70.655.1 RSMo; and

BE IT FURTHER RESOLVED that the City Council of the City of Florissant hereby elects that **50%** of prior employment be considered for "prior service," pursuant to Sections 70.600(20) RSMo and 70.640 RSMo, in calculating benefits and contributions to LAGERS. Such service shall be credited only to employees whom remain in a covered position with this employer for one full year after the effective date of membership and to any employee who becomes permanently disabled or passes away during the first year of membership pursuant to the provisions of Section 70.640 RSMo; and

BE IT FURTHER RESOLVED that the City Council of the City of Florissant hereby elects that employees eligible to become members of LAGERS are those employees employed in positions normally requiring **1,500** hours of work a year, provided such employees are not members of another governmental retirement plan, or are otherwise excluded from membership in LAGERS by state law, pursuant to 16 CSR 20-2.010(B); and

BE IT FURTHER RESOLVED that the City Council of the City of Florissant hereby elects to have the "final average salary" of its employee members determined over a **36** consecutive-month period pursuant to the provisions in Sections 70.600(12) and 70.656 RSMo; and

BE IT FURTHER RESOLVED that the City Council of the City of Florissant hereby elects to require employees who become members of LAGERS to pay **4%** employee contributions to LAGERS, pursuant to Section 70.705 RSMo; and

BE IT FURTHER RESOLVED that the City Council of the City of Florissant hereby elects the **minimum service retirement age** for all eligible employees in accordance with Sections 70.600(16) or 70.646 RSMo; and

BE IT FURTHER RESOLVED, that the City Council of the City of Florissant agrees to hold LAGERS harmless from any liability with respect to this transaction, apart from those obligations imposed on LAGERS by sections 70.600 – 70.755 RSMo, provided the transaction is completed according to the terms contained herein; and

BE IT FURTHER RESOLVED that the Mayor of the City of Florissant is hereby authorized and directed to deduct from the wages or salaries of each employee member, the employee contributions, if any, required by Section 70.705, RSMo, and to promptly remit such contributions to LAGERS, along with the employer contributions required by Sections 70.705, 70.730, and 70.735 RSMo. It is understood there is no statutory provision for a participating political subdivision to terminate its membership under LAGERS; and

BE IT FURTHER RESOLVED that the Mayor of the City of Florissant is hereby authorized and directed to take all actions, sign all documents, and to do any and all things and take any and all actions required to place the foregoing resolutions into effect, including the revision of any relevant ordinances and resolutions of the City of Florissant which shall be promptly submitted the Florissant City Council for approval; and

BE IT FURTHER RESOLVED that the City of Florissant participation as a LAGERS employer will commence on the **first day of February, 2021.**

This resolution passed and approved this _____ day of _____, 2021.

_____
Keith Schildroth, Council President

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CERTIFICATION

I hereby certify that the above **Resolution** is a true and correct copy of a **Resolution** that was duly enacted by the **City Council** of **the City of Florissant.**

_____

Signature **(City Clerk)**

INTRODUCED BY COUNCILMAN SIAM
JANUARY 25, 2021

BILL NO. 9652 ORDINANCE NO.

AN ORDINANCE AUTHORIZING APPROVAL OF A FINAL SUBDIVISION PLAT FOR THE PROPERTY LOCATED AT 3170 N. HIGHWAY 67.

WHEREAS, Chapter 410 of the Florissant City Code, known as the Subdivision Ordinance, authorizes the subdivision of properties within the City; and

WHEREAS, an application has been filed by Favs Hwy 67 LLC requesting approval of the Final Subdivision Plat for the property located at 3170 N. Highway 67; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of January 4, 2021, has recommended that said final subdivision plat be approved; and

WHEREAS, due notice of a public hearing no. 21-01-002 on said application to be held on the 25th day of January, 2021 at 7:30pm by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the approval of the subdivision plat would be in the best interest of the City of Florissant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Final Subdivision Plat for the property located at 3170 N. Highway 67 in the City of Florissant, St. Louis County, Missouri a copy of which is attached hereto and made a part hereof as if fully set out herein, is hereby approved.

Section 2: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this _____day of _____, 2021.

_____
Keith Schildroth
President of the City Council

Approved this _____day of _____, 2021.

_____
Timothy J. Lowery
Mayor

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

INTRODUCED BY COUNCILMAN MULCAHY
JANUARY 25, 2021

BILL NO. 9653 ORDINANCE NO.

AN ORDINANCE AMENDING TITLE III OF THE FLORISSANT CITY CODE, SCHEDULE III TABLE III-B "TWO WAY STOPS" BY ADDING "ST. DENIS AT AUBUCHON".

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Title IV-A "Yield Intersections" is hereby amended by removing the yield signs at St. Denis and Aubuchon.

Section 2: Title III of the Florissant City Code, Schedule III, Table III-B "Two Way Stops" is hereby amended by adding the following

St. Denis at Aubuchon

Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2021.

_____
Keith Schildroth
President of the Council
City of Florissant

Approved this _____ day of _____, 2021.

_____
Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

1/15/2020

Mayor's Approval:

Agenda Date Requested: 1/24/21

Description of request: Request to replace yield signs with stop signs on St. Denis at Aubuchon

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	**X**	**Other**	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: **Yes / No**	No	3 readings? : **Yes / No**	Yes

Back up materials attached:		**Back up materials needed:**	
Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

KGR 1/15/2021

CITY OF FLORISSANT

MEMO

TO: Councilman Patrick Mulcahy DATE: January 15, 2021

THRU: Mayor Timothy Lowery

THRU: Todd Hughes
Director of Public Works

FROM: Jason Timme Mary Ann Fitzpatrick
for Street Superintendent

SUBJECT: Request to Replace Yield Signs with Stop Signs on St. Denis at Aubuchon

The Traffic Commission has reviewed the request to replace the yield signs with stop signs on St. Denis at Aubuchon at the January 12, 2021 meeting. The Traffic Commission made a recommendation to replace the yield signs with stop signs on St. Denis (see attached Minutes, Item 02/21).

Teri Reiter said this is the only intersection between St. Anthony and Lindbergh that you don't have to stop. Pete Fischer said it is also a little better now that the Hertz place is gone. He said they used that street to test drive cars.

Motion was made by Greg Keil to make a recommendation not to add stop signs at Lafayette at St. Joseph since it does not meet any of the criteria of the stop sign warrant. Motion was seconded by Zach Schneider. On the roll call the commission voted:

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden – yes. Motion carried. Item 01/21 was dropped from the Agenda.

02/21 REQUEST TO REPLACE YIELD SIGNS WITH STOP SIGNS ON ST. DENIS AT AUBUCHON
Approved
Ward 6

Request was made to replace yield signs with stop signs on St. Denis at Aubuchon. Zach Schneider read the e-mail which actually came from Brian Gettemeier, December 17, 2020. He said he went over there last week and said this is the same situation as what we had discussed at the last meeting with regards to a yield sign we were trying to replace with a stop sign. He said it is a four-way intersection and people just don't pay attention to the yield signs. He said people just run right through them without even paying attention. He said Officer Kiefer mentioned this at the last meeting regarding the yield signs. Officer Kiefer said the yield signs don't require you to stop, they just require you to slow down and safely clear the intersection. He said his personal opinion is instead of having a yield sign at an intersection, it would be better to have a stop sign. At least there would be something there to enforce. He said if there would be

an accident at the intersection, the party who had the yield sign could easily say they slowed down and didn't see anyone coming and so they entered the intersection. He said stop signs are more definitive. They are either stop or go, where yield signs leave a lot up to the driver to decide if they are going to proceed. Don Adams said he supports Officer Kiefer on that. He said people just disregard the yield signs. Resident Steve Gettemeier said he came in place of his son Brian. He said Brian lives on St. Louis Street, and he lives on the corner of St. Antoine and Aubuchon. He said he did live in the house on St. Denis for about eight years before he moved. He said he has seen the near misses, the honking, and the screeching of tires. He said Aubuchon and Castello both are just cut-throughs from Washington Street to Parker Road. Coming from Parker Road, the one at St. Antoine is a joke. They never slow down anymore. They just keep on cruising right through there. Mr. Gettemeier said his grandchildren walk back and forth between his house and his son's house. He said they are teenagers now, but they still preach to them to be careful. He said they have their cell phones and are doing 4000 other things while they are walking up the road. He said he has lived there ten years on St. Antoine and said he can't believe the amount of people walking down Aubuchon. Greg Keil said it is a narrow road, too.
Mr. Gettemeier said it is pretty narrow and when you get a couple of cars parked down at his end, there are cars that come through and have to swerve in and out. He said, again, he can't believe how the people on St. Denis can get going that fast to blow through that intersection as fast as they do. He said it is really a scary situation. He said a stop sign would really help to at least get them to slow down. He said, again, there are all kinds of people walking and they are not watching what they are doing. They are just walking and chit chatting with everybody and are not aware of their surroundings. He said they may walk that once a day whereas these cars are flying through

there all the time. Dave Clasby said he drove there today and yielded to a golf cart that was coming down Aubuchon. He said as narrow as the streets are and no one is yielding, if another car was coming, it is so tight there, he thinks it would probably be best for the people living in the area to have a stop sign there. Zach Schneider said he would like to bring up one other thing. He said just a block down from Aubuchon is St. Michael. He said it is the same exact scenario. He was wondering if we could change that intersection at the same time and just knock it out. It was stated that St. Joseph is also a yield intersection. It was also stated that the one at St. Michael was on the Agenda a few years ago and the Traffic Commission recommended denying the request since it didn't meet any of the criteria for the stop sign warrant. It was stated that there was not a lot of traffic there and the stop signs were not to control speeding. Mr. Gettemeier said he feels this is a residential area and if he has to stop at every block, then he will stop at every block. He said people are cutting through there trying to beat the traffic coming down Florissant Road. Zach Schneider said he is not trying to make a four-way stop at every intersection. He is talking about the streets coming into the main thoroughfare. Mr. Gettemeier said that would help to slow them down. Zach Schneider said Officer Kiefer mentioned that he thought it is a valid point to put the stop sign in place of the yield sign. Jason Timme said we have a lot, and you wouldn't believe of how many intersections we have that are just a yield. He said there are actually quite a few intersections that just have a yield instead of a stop sign. Zach Schneider said that is interesting and feels that it is a little dangerous. Jason Timme said right off the top of his head, other than the ones we mentioned, is Teakwood Manor over on the other side of town where Cedar comes across. There are three or four intersections in a row that are all just yield signs. He said he can't believe this hasn't been brought up before now

because just driving through there it seems dangerous to have it like that. He said he doesn't know why they ever did it that way. Greg Keil said when he went through there he was looking for sight obstructions. He said there is a huge tree on the one corner which is somewhat obstructive. Zach Schneider asked if there was any way we can maybe make this for other intersections since this is the second month in a row we've had an item like this. He was told we couldn't vote on the others tonight because it would violate the Sunshine Law since it wasn't posted in advance. He asked if we could make like a blanket where we take a look at every intersection like this in the City of Florissant. He said it is just a four-way intersection with just a yield or some even have nothing. He feels this is just terrible. Teri Reiter suggested putting up signs that say cross traffic does not stop, or something like that. Jason Timme said, honestly, we don't have many of those signs either. He said he can think of two that we have done recently. He said part of the problem is there is a higher volume of traffic now than there was in 1969 when they first put the yield signs out. He said there are more subdivisions and more of everything else. Then there is a point when this is brought up and everyone says, yes, this is pretty dangerous. At that point, you just have to go with it. He asked if we wanted to look at every instance of this. Zach Schneider said that is a big study that we would have to think about doing. Jason Timme said it is either that or wait until somebody brings it up. Do we want to do the whole city or do we want to do them as they are requested. Jason Timme said he didn't know if it was up to someone to take it to their councilperson and then they put it on the agenda, or maybe the councilperson makes a recommendation to review every intersection that is a yield intersection only. He said maybe that is the way to go with that. He said when that gets brought up, then we list out every intersection that's a yield. Don Adams said he feels like the yield signs are kind of

archaic. He thinks the way to do it is to take them as they come to us because some areas may not have the traffic that this gentleman's family has. He feels that we should take them one by one as they are requested and then go from there since a lot of them don't have a lot of traffic to justify a stop sign. Pete Fischer said there is a lot more population out there and looking at Lindbergh at rush hour it is bumper to bumper. He said he is sure Florissant Road backs up, so people are learning how to use the little side streets to get around. He said it was an "old town" where the streets were very narrow and blocks were very short. He said traffic lights and traffic signs are being ignored now. He said he drives downtown to work sometimes and at every stop sign three or four cars just blow right through them. Teri Reiter said people think the signs are just suggestions. It was stated that Aubuchon and Castello both pick up traffic wise when Florissant Road backs up. You can tell when something is happening. People are using those streets as cut-throughs.

Motion was made by Zach Schneider to make a recommendation to replace the yield signs with stop signs on St. Denis at Aubuchon. Motion was seconded by Teri Reiter. On the roll call the commission voted: Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden – yes. Motion carried. Item 02/21 was dropped from the Agenda.

INTRODUCED BY COUNCILMAN SCHILDROTH
JANUARY 25, 2021

BILL NO. 9654 ORDINANCE NO.

AN ORDINANCE AMENDING APPROPRIATION ORDINANCE NO. 8570 TO INCLUDE CDBG-CV FUNDING AND AMEND ORIGINAL PROJECT FUNDING ALLOCATIONS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2019 FISCAL YEAR FOR THE CITY OF FLORISSANT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS

Section 1: The amended appropriation of the 2019 Fiscal Year Community Development Block Grant (CDBG) Funds for the City of Florissant is hereby approved.

Section 2: The amended expenditures of the Community Development Budget for the 2019 fiscal year are hereby approved as follows:

CDBG 2019 AMENDED
Financial Summary

Original FY 2019 Activities		Original Allocation	Amended Allocation
FY 2019 Allocation		$248,515.00	
Administration			
Admin (20%)	Acct # 05-5.05.18000		$ 49,703.00
Programs			
Home Improvement Program	Acct # 05-5.05.19000	$173,515.00	$ 68,812.00
Home Improvement Program Mechanical	Acct # 05-5.05.19020	$ 60,000.00	$ 90,000.00
Project I.M.P.A.C.T.	Acct # 05-5.05.70000	$ 5,000.00	$ 30,000.00
Public Services			
Mortgage, Rent & Utility Assistance	Acct # 05-5.05.71000	$ 10,000.00	$ 10,000.00

CDBG – CV		Allocation
CDBG-CV Allocation – 1st Round		$ 151,584.00
CDBG-CV Allocation – 3rd Round		$ 242,112.00
TOTAL CUMULATIVE AWARD		**$ 393,696.00**
Administration		
Administration - CV (20%)	Acct # 05-5.05.20000	$ 78,739.00
Public Services		
Mortgage, Rent & Utility Assistance (MRU Assist)	Acct # 05-5.05.20030	$ 142,457.00
Food Bank & Coordinated Entry Funding	Acct # 05-5.05.20040	$ 60,000.00
Mobile COVID Testing Clinic	Acct # 05-5.05.20050	$ 52,500.00
Programs		
Home Improvement Program - CV	Acct # 05-5.05.20060	$ 60,000.00

Section 3: This ordinance shall be in full force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2021.

_____
Keith Schildroth, Council President

Approved this _____ day of _____, 2021.

_____
Timothy J. Lowery, Mayor

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

MEMORANDUM

To: MAYOR LOWERY & FLORISSANT CITY COUNCIL

From: M. Carol O'Mara, Director Community Development

Re: Amended Appropriation of 2019 Community Development Block Grant Funds: CDBG

Date: January 21, 2021

This is a request for approval of an ordinance for the amended appropriation of 2019 CDBG Funding:

These funds have already been approved / allocated but need to be added to the budget for expenditure.

CDBG 2019 AMENDED
Financial Summary

Original FY 2019 Activities		**Original Allocation**	**Amended Allocation**
FY 2019 Allocation		$248,515.00	
Administration			
Admin (20%)	Acct # 05-5.05.18000		$ 49,703.00
Programs			
Home Improvement Program	Acct # 05-5.05.19000	$173,515.00	$ 68,812.00
Home Improvement Program Mechanical	Acct # 05-5.05.19020	$ 60,000.00	$ 90,000.00
Project I.M.P.A.C.T.	Acct # 05-5.05.70000	$ 5,000.00	$ 30,000.00
Public Services			
Mortgage, Rent & Utility Assistance	Acct # 05-5.05.71000	$ 10,000.00	$ 10,000.00

CDBG – CV		**Allocation**
CDBG-CV Allocation – 1st Round		$ 151,584.00
CDBG-CV Allocation – 3rd Round		$ 242,112.00
TOTAL CUMULATIVE AWARD		**$ 393,696.00**
Administration		
Administration - CV (20%)	Acct # 05-5.05.20000	$ 78,739.00
Public Services		
Mortgage, Rent & Utility Assistance (MRU Assist)	Acct # 05-5.05.20030	$ 142,457.00
Food Bank & Coordinated Entry Funding	Acct # 05-5.05.20040	$ 60,000.00
Mobile COVID Testing Clinic	Acct # 05-5.05.20050	$ 52,500.00
Programs		
Home Improvement Program - CV	Acct # 05-5.05.20060	$ 60,000.00