



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, January 11, 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 11, 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 11, 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 11, 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 December 14th, 2020

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

21-01-001 (Ward 9) Application Staff Rept. Plans	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.	Wally Johns
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VII. OLD BUSINESS

A. BILLS FOR SECOND READING

9648	Ordinance amending Chapter 125, "Personnel", section 125.265 and section 125.270 for the purpose of clarifying grievance procedures.	2 nd Reading Schildroth
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VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Liquor (Ward 2) Application	Request to approve a full liquor by the drink license for House of Jollof located at 503 Paul Avenue.	Agyeman Manu- Dapaah
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C. RESOLUTIONS

1024	Resolution of the Florissant City Council congratulating senator Gina Walsh on receiving the 2021 Zykan Family Legacy Award.	Council as a Whole
1025	Resolution providing for the adoption of the Missouri Local Government Employees Retirement System.	Council as a Whole

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.	Mulcahy, Harris, Manganelli, Eagan, Caputa, Pagano, Parson, Siam
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BILLS FOR FIRST 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.	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.	Council as a Whole
9651 Memo	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”.	Manganelli

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JANUARY 8TH, 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 11TH, 2021.

CITY OF FLORISSANT



COUNCIL MINUTES

December 14, 2020

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, December 14, 2020 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 November 23, 2020, seconded by Parson. Motion carried.

The next item on the Agenda was *Proclamations*.

A proclamation was presented for Lung Cancer Awareness Month.

The next item on the Agenda was *Hearing from Citizens*.

Ronda Sims, 510 Durwood, thanked Councilman Schildroth discussing the concern of traffic and reckless driving on 270 and the intersection of St. Anthony and St. Catherine. Ms. Sims requested a greater police presence in the area to help reduce the issues with speeding and reckless driving.

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 for the Community Development Block Grant for amendments to the Citizen Participation Plan, the Fiscal Year 2019 Annual Action Plan and the 2016-2020 Consolidated Plan regarding the CARES Act/COVID19. The Chair declared the Public Hearing

to be open and Housing and Community Development Director, stated the City of Florissant received first and third round funding from the Federal Government Coronavirus Aid, Relief, and Economic Security Act. The funding can be used to prepare for, prevent, and/or respond to COVID-19. The City of Florissant's Citizen Participation Plan has been revised to: include virtual hearings, update types of declared disasters, provide possible details on possible actions, include provisions relative to Consolidated Plan citizen participation and Community Development Block Grant and HOME Investment Partnership and Emergency Solutions Grant, make minor edit that do not change current citizen participation policies, and use tools necessary to address ever changing needs.

Being no citizens who wished to speak, Councilwoman Pagano moved to close the Public Hearing, seconded by Caputa. Motion carried.

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

Councilman Mulcahy moved that Bill No. 9643 an Ordinance amending Chapter 125 "Personnel", Article V "Complaints and Grievances" by adding a new Section 125.270 "Citizens Police Review Board – Composition, Duties, and Procedures" and renumbering accordingly be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9643 was read for a second time. Councilman Siam moved that Bill No. 9643 be read for a third time, seconded by Manganelli. Motion carried and Bill No. 9643 was read for a third and final time and placed upon its passage.

Marvin Tobias, 1826 Woodridge Ln, stated concern with standards for use of force in Chapter 125 "Personnel".

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. 9643 to have passed and said Bill became Ordinance No. 8657.

Councilman Eagan moved that Bill No. 9644 an Ordinance of the City of Florissant, Missouri, Amending Title II "Public Health, Safety and Welfare", Chapter 210 "Offenses" Article II "Offenses Against the Person" by adding a new Section 210.200 "Regulations Concerning Laser Pointers" be read for a second time, seconded by Pagano. Motion carried and Bill No. 9644 was read for a second time. Councilman Eagan moved that Bill No. 9644 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9644 was read for a third and final time and placed upon its passage.

Councilmen Harris and Parson stated concern with Section B regarding persons under the age of 18.

Before the final vote all interested persons were given an opportunity to be heard. Marvin Tobias stated other cities refer to the use of laser pointers rather than the possession of laser pointers.

On roll call the Council voted: Siam yes, Harris no, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, and Parson no.

Whereupon the Chair declared Bill No. 9644 to have passed and said Bill became Ordinance No. 8658.

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

Councilman Manganelli made a motion to reappoint Don Adams, 240 Francisca Dr., to the Traffic Commission for a term expiring on December 14, 2024, seconded by Eagan. Motion carried.

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

Councilman Parsons made a motion to approve the request to authorize a transfer of Special Use Permit no. 8152 from U & J Green Ent. Inc. d/b/a Jay's Lounge to Plush Hookah LLC. d/b/a Plush Lounge for the operation of a Restaurant/Lounge located at 12667 New Halls Ferry Road, seconded by Schildroth.

Prince Koroma, petitioner, stated the location will be a lounge and bar with the potential to be a hookah lounge later if the correct ventilation is installed. Plush Lounge will have complete renovations prior to opening which is tentatively scheduled for February 2021.

Motion carried and the application was accepted.

Councilman Parson made a motion to approve the request to authorize a liquor by the drink license for Plush Hookah LLC d/b/a Plush Lounge located at 12667 New Halls Ferry Road, seconded by Councilwoman Pagano. 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 yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried.

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

Council members Eagan, Caputa, Schildroth, Mulcahy, and Parson introduced Resolution 1022 "Resolution of the city council of the City of Florissant endorsing encouraging reasonable accommodations to the current orders impacting bars and restaurants." Councilman Eagan made a motion for a seconding reading, seconded by Schildroth. Motion carried, Resolution 1022 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 abstain, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried, Resolution 1022 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried Resolution 1022 passes.

Council members Eagan, Manganelli, Caputa, Schildroth, Mulcahy, and Parson introduced Resolution 1023 “Resolution of the Florissant City Council encouraging St. Louis County not to increase the speed limit on Howdershell Road.” Councilman Eagan made a motion for a second reading, seconded by Manganelli. Motion carried, Resolution 1023 was read for a second time. Councilman Eagan made a motion for a third reading, seconded by Mullachy.

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 1023 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried, Resolution 1023 passes.

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

Councilman Parson introduced Bill No. 9646 an Ordinance authorizing a transfer of Special Use Permit no. 8152 from U & J Green Ent. Inc. d/b/a Jay’s Lounge to Plush Hookah LLC. d/b/a Plush Lounge for the operation of a Restaurant/Lounge located at 12667 New Halls Ferry Road and said Bill was read for the first time by title only. Councilman Parson moved that Bill No. 9646 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9646 was read for a second time. Councilman Parson moved that Bill No. 9646 be read for a third time, seconded by Caputa. 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. 9646 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 yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9646 to have passed and said Bill became Ordinance No. 8659.

Councilman Schildroth introduced Bill No. 9647 an Ordinance amending Chapter 120, “Boards, Commissions and Committees” for the purpose of establishing an Economic Development Commission and said Bill was read for the first time by title only. Councilman Schildroth moved that Bill No. 9647 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9647 was read for a second time. Councilwoman Pagano moved that Bill No. 9647 be read for a third time, seconded by Caputa.

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. 9647 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 yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9647 to have passed and said Bill became Ordinance No. 8660.

Councilman Schildroth introduced Bill No. 9648 an Ordinance amending Chapter 125, “Personnel”, section 125.265 and section 125.270 for the purpose of clarifying grievance procedures and said Bill was read for the first time by title only.

The next item on the Agenda was Council Announcements.

Councilman Harris informed the City Council of a combined Ward 1 and Ward 8 meeting on Wednesday, December 16, 2020 at 7 pm via Zoom.

Councilman Manganelli wished everyone a Merry Christmas and Happy Holidays.

Councilman Eagan stated the city lost a long-time resident, Mr. Ken Sizener, a Florissant Valley Firefighter. T.E.A.M. is asking for donations of money or canned goods for the holidays.

Councilman Caputa encouraged everyone to secure firearms, not in your vehicle, and to continue to be responsible. He wished everyone a Merry Christmas and Happy New Year.

Councilman Mulcahy encouraged everyone to support local small businesses during the holidays. He reminded everyone to not leave cars running and unattended in the mornings. Mulcahy wished everyone a Merry Christmas and Happy New Year.

Councilwoman Pagano wished everyone a Merry Christmas and Happy New Year.

Councilman Parson mentioned the combined Ward 1 and Ward 8 meeting on Wednesday, December 16, 2020 at 7 p.m. via Zoom.

Councilman Siam reminded Ward 9 residents of a ward meeting on Tuesday, December 15, 2020 at 7 p.m. via Zoom. Siam reminded everyone to wear masks, social distance, and use sanitizer to stay safe and healthy.

Councilman Schildroth noted on December 9, 2020 a notice of intent was posted at city hall and on the city website to change the city pension plan for the City of Florissant employees. Schildroth thanked the residents of Ward 4 for attending the virtual ward meeting.

The next item was Mayor Announcements.

Mayor Lowery thanked the council members for reminding residents regarding the vehicles left running.

Mayor Lowery thanked the council members part of the Citizen's Police Review Board for their hard work and dedication on the ordinance.

Mayor Lowery wished everyone a Merry Christmas and Happy New Year

The Council President stated that the next regular City Council Meeting will be Monday, January 11, 2021 at 7:30 pm.

Councilman Schildroth moved to adjourn the meeting, seconded by Harris. Motion carried. The meeting was adjourned at 9:47 p.m.



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9643	Ord. 8657
Bill No. 9644	Ord. 8658
Bill No. 9646	Ord. 8659
Bill No. 9647	Ord. 8660

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 DECEMBER 14, 2020

3
4 BILL NO. 9648

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING CHAPTER 125, "PERSONNEL",**
7 **SECTION 125.265 AND SECTION 125.270 FOR THE PURPOSE OF**
8 **CLARIFYING GRIEVANCE PROCEDURES.**
9

10 WHEREAS, the Mayor and City Council believe it to be in the best interests of the City
11 of Florissant to provide clarity regarding the procedures for filing employee grievances; and
12

13 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
14 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**
15

16 Section 1. Chapter 125, "Personnel", Section 125.265 subsection "C" is hereby deleted
17 in its entirety and replaced it with the following:
18

19 **Section 125.265 Procedure for Submitting Grievance.**
20

21 **C.** In the event that Subsection **(B)** does not resolve the problem, and the grievance involves a
22 suspension of more than five working days or shifts, employment dismissal or disciplinary
23 demotion with reduced compensation rate, the employee may request an appeal hearing before
24 the Personnel Commission unless an appeal to the Personnel Commission is expressly prohibited
25 under the Personnel Code or City Charter. The written request for a hearing with the Personnel
26 Commission shall be filed with the City's Personnel Officer within seven (7) calendar days from
27 receipt of the decision of the Mayor or his/her designee.
28

29 Section 2. Chapter 125, "Personnel", Section 125.270 subsection "A" is hereby amended
30 by replacing the word "appealed" with "appealable".

31 Section 3. This Ordinance shall become in full force and effect upon its passage and
32 approval as provided by law.
33

34 ADOPTED THIS ____ DAY OF _____, 2020.
35

36
37 _____
38 Keith Schildroth
39 President of the Council

40 Approved this ____ day of _____, 2020.
41

42 _____
43 Timothy J. Lowery, Mayor

44 Attest:

45 _____
46 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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.

1 **MEMORANDUM**



6 **CITY OF FLORISSANT**

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

8
9 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
10 Director of Public Works
11 Applicant
12 Deputy City Clerk
13 File
14

15 Subject: Request recommended approval for a 'B-5' Request **recommended approval** of a
16 'B-5' Planned Commercial District, to allow for redevelopment of a new bank located at **2895 N.**
17 **Highway 67 (Chase Bank)** in a 'B-5' Zoning District.
18

19 **STAFF REPORT**
20 **CASE NUMBER PZ-120720-5**

21
22 **I. PROJECT DESCRIPTION:**

23 This is a second request for **recommended approval** of a 'B-5' Planned Commercial District,
24 to allow for redevelopment of a new bank located at **2895 N. Highway 67 (Chase Bank)** in a 'B-
25 5' Zoning District. The initial design was denied by City Council citing aesthetics and the
26 masonry ordinance.
27

28 A new 'B-5' Ordinance is recommended due to the fact that what is proposed is the demolition of
29 the existing structure and a new facility with different Use. This type of work meets the definition
30 of Re-Development.
31

32 Attached plans include **C1 and C7 dated rev 11/2/20, C6, C7, C8, C9, C13, C14, C15, and C16,**
33 **dated 11/2/20, SUV-1, LP-1, LP-2, TP-1 TP-2, Proposed Exterior Elevations dated 7/20/20 by**
34 **Core States Group, plan and elevations plans by Core States dated 10/28/20 and color rendered**
35 **elevations dated 11/2/20.**
36

37 **BUILDING DESIGN:** The new bank building is proposed is 4373 square feet. The
38 exterior of the building is constructed of cultured stone base and thin brick. Metal
39 canopies, coping and storefront.
40

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

43
44 **PARKING AND DRIVEWAYS:**

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

49
50 **WALKWAYS:**

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

53
54 **LANDSCAPING:**

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

60
61 TP-1 shows a chart of Tree disposition with one tree removal.

62 TP-2 indicates tree protection details for construction.

63
64 **STORMWATER AND SEWER CONCEPT:**

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

66
67 **SITE LIGHTING:**

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

72
73 **SIGNAGE:**

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

82
83 **Section 520.050 Ground Signs.**

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

85
86 *A. Material. All ground signs for which a permit is required under this Article shall have a surface or*
87 *facing of incombustible material, but combustible structural trim may be used thereon.*

88
89 *B. Letters, Figures, Etc. All letters, figures, characters or representations in cut-out, irregular form,*
90 *maintained in conjunction with, attached to or superimposed upon any sign, which shall be safely and*
91 *securely built or attached to the sign structure, shall comply with all the requirements of this Article.*
92

93 *C. Height. It shall be unlawful to erect any ground sign whose total height is greater than twenty-five*
94 *(25) feet above the level of the street upon which the sign faces or above the adjoining ground level if*
95 *such ground level is above the street level; however, such sign or signs may be erected and maintained to*
96 *a total height of forty (40) feet upon approval by a majority of the Planning and Zoning Commission,*
97 *subject to conditions and restrictions deemed appropriate by the Planning and Zoning Commission and*
98 *as otherwise required by this Article.*
99

100 *D. Location. No ground sign shall be nearer than two (2) feet to any other sign, building or structure.*
101 *No ground sign shall be nearer the street than the building line established by law. Ground signs are*
102 *prohibited in shopping centers and all existing ground signs in a shopping center shall be removed by*
103 *July 31, 1973; however, a special permit authorizing the location of a ground sign may be issued by the*
104 *Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply*
105 *for the convenience of the applicant, that such proposed sign would be consistent with good planning*
106 *practices, can be maintained in a manner which is visually compatible with the use of the property in the*
107 *surrounding area and other sign structures within the surrounding area and is not located in the historic*
108 *district.*
109

110 520.090 Post Signs

111 *[Code 1980 §23-9; CC 1990 §5-199]*

112 *A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such*
113 *sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not*
114 *extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be*
115 *constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and*
116 *braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot*
117 *of surface exposed and shall be securely attached to the pole or post in an approved manner. No post*
118 *sign erected on private property shall extend more than four (4) feet six (6) inches from the building line,*
119 *including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height,*
120 *in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post*
121 *sign shall exceed twenty-five (25) feet in height.*
122

123 *B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post*
124 *sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a*
125 *hardship and is not simply for the convenience of the applicant, that such proposed sign would be*
126 *consistent with good planning practices, can be maintained in a manner which is visually compatible*
127 *with the use of the property in the surrounding area and other sign structures within the surrounding*
128 *area and is not located in the historic district.*
129

130 II. EXISTING SITE CONDITIONS:

131 The property is currently occupied by an existing building and parking for a restaurant,
132 54th Street Grill. The entire parking and restaurant is propose to be removed for this
133 project.
134

135 III. SURROUNDING PROPERTIES:

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

- 375
376 (3) All dumpsters shall be contained within a trash enclosure constructed
377 of material to match the building with gates that are solid metal, metal
378 reinforced vinyl or metal picket type with a maximum spacing of the
379 pickets of 2 inches. The trash enclosure shall be located as shown on
380 the preliminary site plan marked C7 dated 11/2/20 by Core States Group.
381
382 (5) All storm water and drainage facilities shall be constructed, and all
383 landscaping shall be installed, prior to occupancy of the building,
384 unless remitted by the Director of Public Works due to weather related
385 factors.
386
387 (6) All mechanical equipment shall be roof mounted and screened from
388 view by the building parapet walls. All electrical equipment shall be
389 properly screened with landscaping as required by section 405.245 of
390 the Florissant Municipal Code.
391
392 (7) Unless and except to the extent otherwise specifically provided herein,
393 the Final Site Development Plan shall comply and be in accordance
394 with all other ordinances of the City of Florissant.
395

396 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

397 Any changes to the approved plans attached hereto must be reviewed by the
398 Building Commissioner. The Building Commissioner must make a determination
399 as to the extent of the changes per the following procedure:
400

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

- 421 5. Determination of major changes: If the Building Commissioner
422 determines that an amendment to the 'B-5' is not required but the changes
423 are major in nature, then the owner shall submit an application for review
424 and approval by the Planning and Zoning commission.
425

426 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

427 Submit Final Development Plan for approval prior to recording per City Code
428 Section 405.135.
429

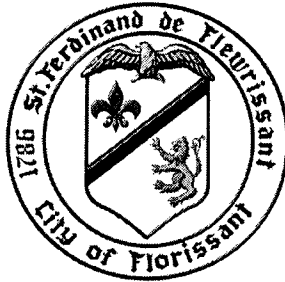
430 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 431 a. Unless, and except to the extent, otherwise specifically provided herein,
432 development shall be effected only in accordance with all ordinances of
433 the City of Florissant.
434
- 435 b. The Department of Public Works shall enforce the conditions of this
436 ordinance in accordance with the Final Site Development Plan approved
437 by the Planning & Zoning Commission and all other ordinances of the
438 City of Florissant.
439

440
441 **7. PROJECT COMPLETION.**
442

443 Construction shall start within 120 days of the issuance of building
444 permits, and the development shall be completed in accordance of the final
445 development plan within 540 days from start of construction.
446

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to
Establish a 'B-5' Planned 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 Pamela.Holmes@jpmchase.com
Print Name 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

I (we) the petitioner (s) do hereby appoint Chad D. Fairbanks, Core States Group cfairbanks@core-states.com as
BUSINESS Print name of agent. Email address

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 applicable section (a), (b) or (c).
Corporations are to submit copy of Missouri corporation registration.

1) Type of Operation: Individual: ☐ Partnership: ☐ Corporation: ☒

(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 _____

1) 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. 1 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

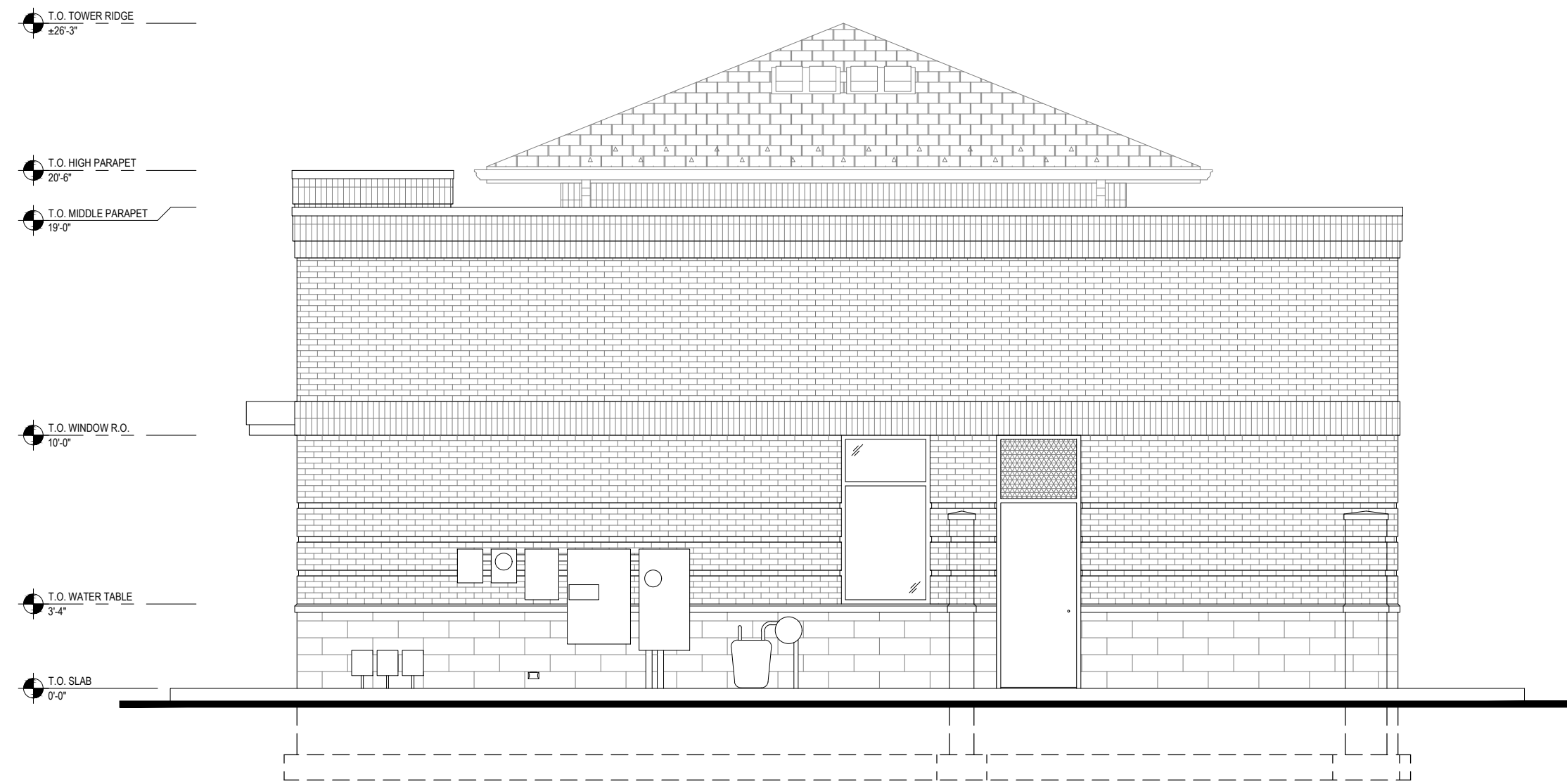
Number of signs shown _____

Type of Signs _____

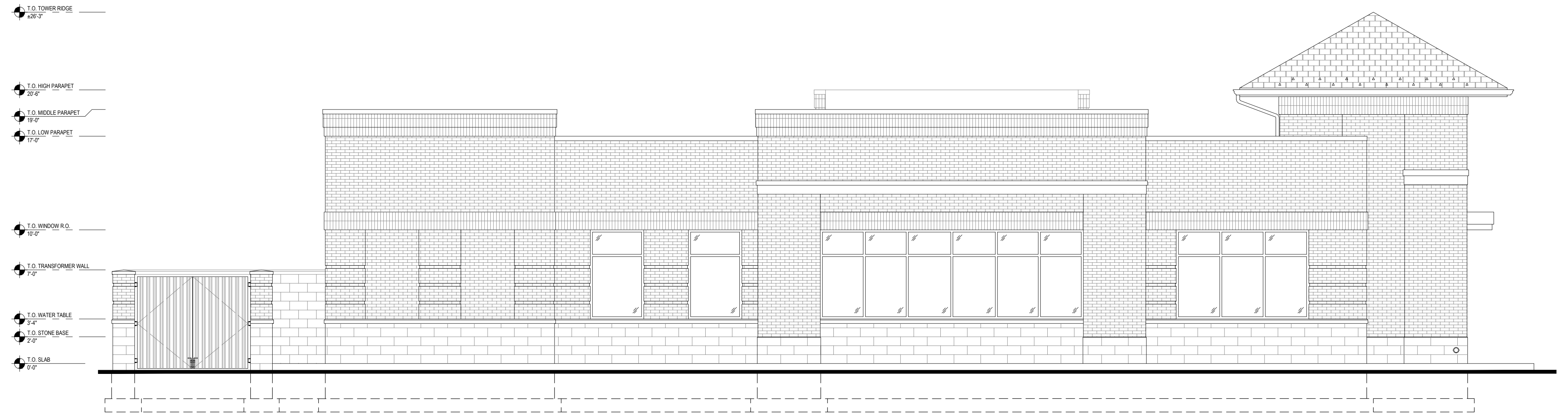
Are sizes, heights, details, and setbacks shown? _____ Yes / No

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



WEST ELEVATION (ATM LANE)



SOUTH ELEVATION (PARKING)



EAST ELEVATION (N. HIGHWAY 67)



NORTH ELEVATION (ACCESS ROAD)

CHASE
 FLORISSANT
 2895 HIGHWAY 67
 FLORISSANT, MO 63033

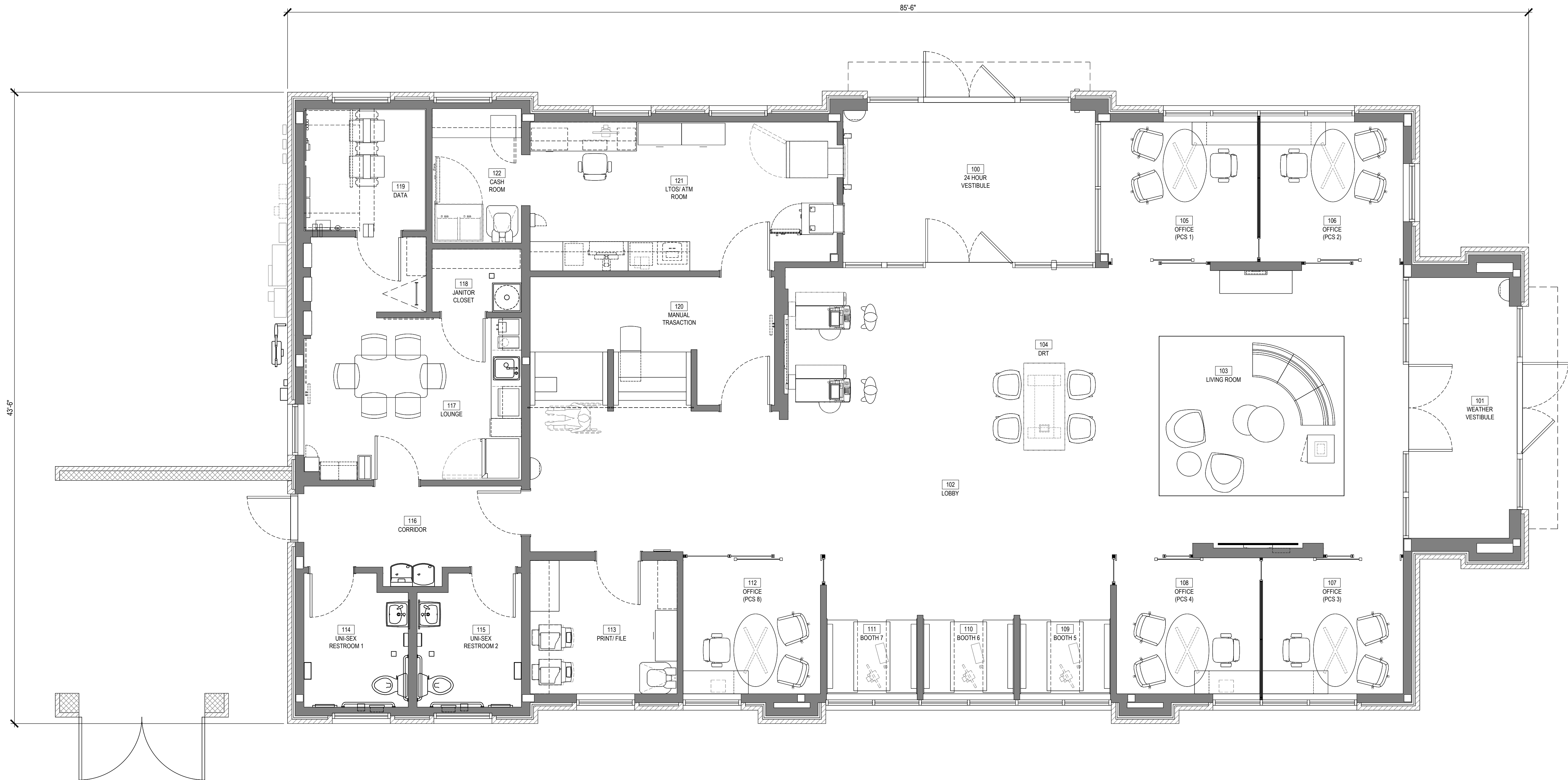
PROPOSED EXTERIOR ELEVATIONS

OCTOBER 28, 2020

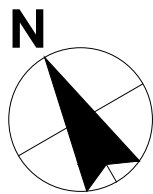
SCALE: $\frac{3}{16}$ " = 1'-0"

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

CORE STATES
 GROUP



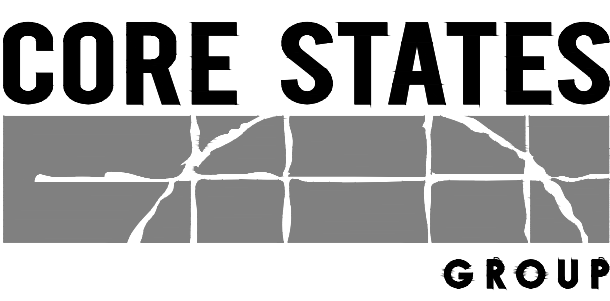
TOTAL SQUARE FOOTAGE = 4,373 SQ. FT.



CHASE
 FLORISSANT
 2895 HIGHWAY 67
 FLORISSANT, MO 63033

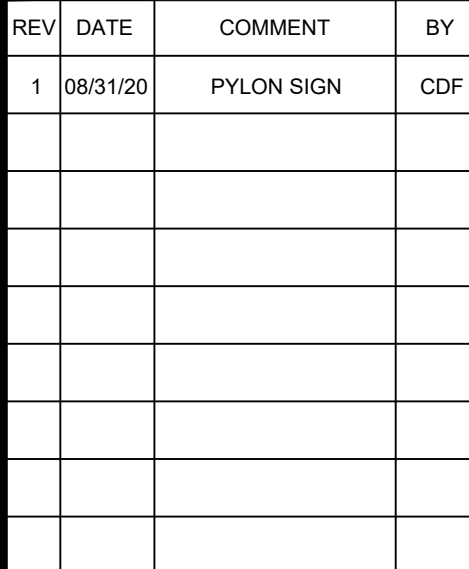
PROPOSED FLOOR PLAN
 OCTOBER 28, 2020
 SCALE: 1/4" = 1'-0"

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



A map of the area around New Hills Ferry Road. A red arrow points to a location on New Hills Ferry Road, labeled 'SITE' in red text. The map shows N Hwy 67 running diagonally from the bottom left to the top right. Other roads shown include Waterford Dr, N Hwy 67, and New Hills Ferry Road. A small red arrow points to the site location on New Hills Ferry Road, near the intersection with N Hwy 67. The word 'SITE' is written in red above the arrow.

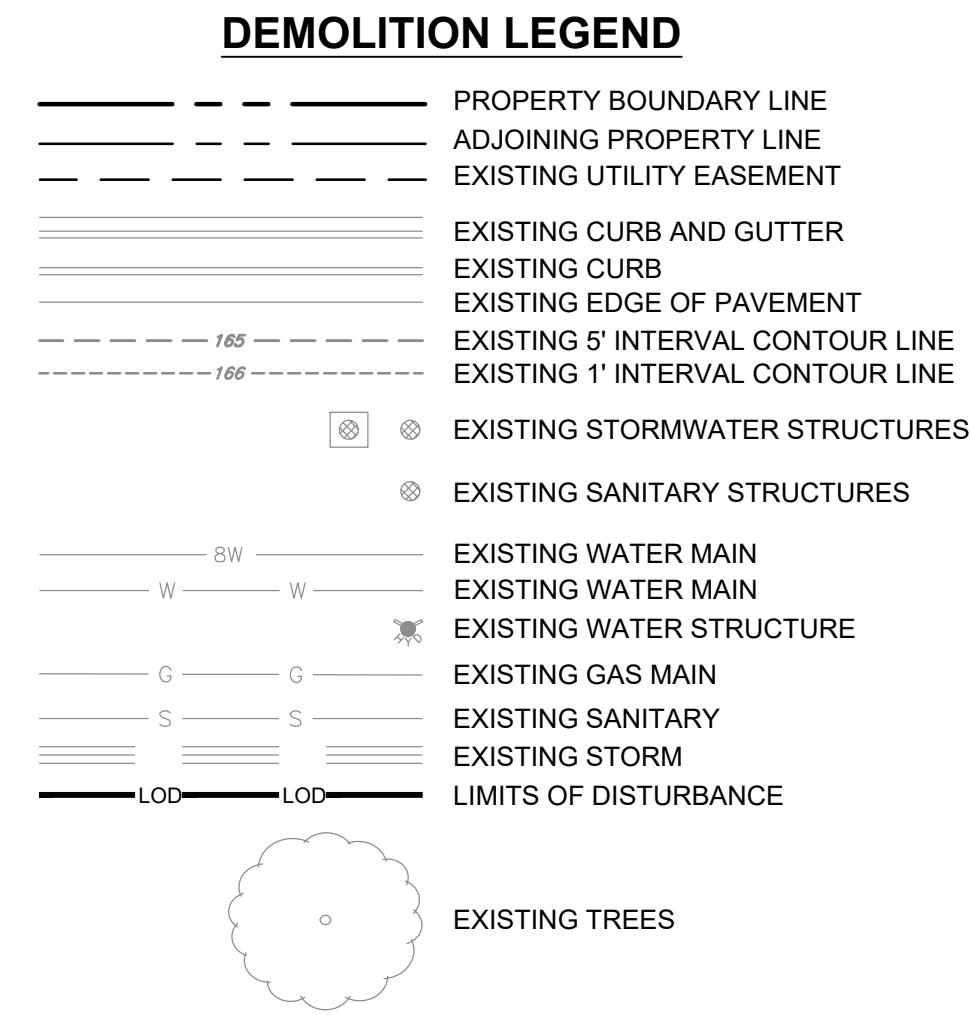
SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C1	COVER SHEET
C6	DEMOLITION PLAN
C7	SITE PLAN
C8	GRADING AND DRAINAGE PLAN
C9	UTILITY PLAN
C13	PHOTOMETRIC PLAN
C14-C16	PHOTOMETRIC DETAILS
REFERENCE SHEETS	
SHEET NUMBER	DESCRIPTION
1	ALTA/NSPS LAND TITLE SURVEY BY GATEWAY LAND SERVICES, INC.
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS AND SPECS
TD-1	TREE DISPOSITION
TD-2	TREE PRESERVATION DETAILS AND NOTES



C1

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.

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 LINDBERG BOULEVARD (AS WIDENED) THENCE NORTH 27 DEGREES 54 MINUTES WEST ALONG THE NORTHEAST LINE OF LINDBERG PLAZA SUBDIVISION AND ITS PROLONGATION NORTHWESTWARDLY: 374.80 FEET TO A POINT; THENCE NORTH 62 DEGREES 06 MINUTES 55 FEET, 1.485 ACRES TO A POINT; THENCE SOUTH 54 DEGREES 54 MINUTES 55 FEET TO A POINT IN THE AFORESAID NORTHWEST LINE OF LINDBERG BOULEVARD, THENCE SOUTH 54 DEGREES 53 MINUTES WEST ALONG THE NORTHWEST LINE OF LINDBERG BOULEVARD, 179.42 FEET TO THE PLACE OF BEGINNING; CONTAINING 1.485 ACRES.



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 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.

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 HARDWARE TO BE REMOVED.

F. EXISTING ASPHALT TO REMAIN AND BE PROTECTED IN PLACE.

G. EXISTING WALK 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 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.

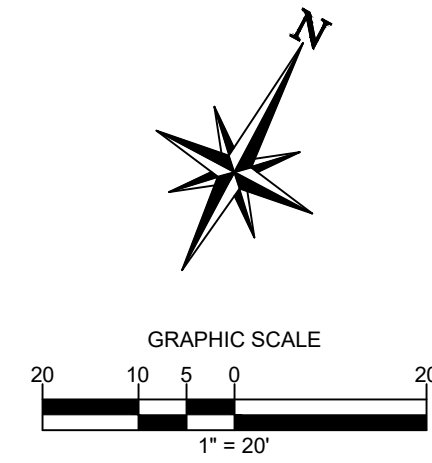
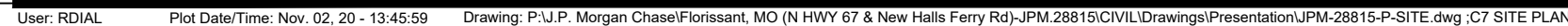
SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

SHEET TITLE
DEMOLITION
PLAN

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

SHEET NO.

C6



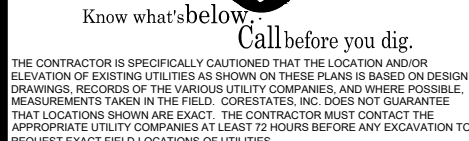
	EXISTING PROPERTY BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING UTILITY EASEMENT
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED MEDIUM DUTY ASPHALT
	PROPOSED WATER STRUCTURES
	PROPOSED STORM STRUCTURES
	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

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%

- 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 DETAIL.
- 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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[illegible]

DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

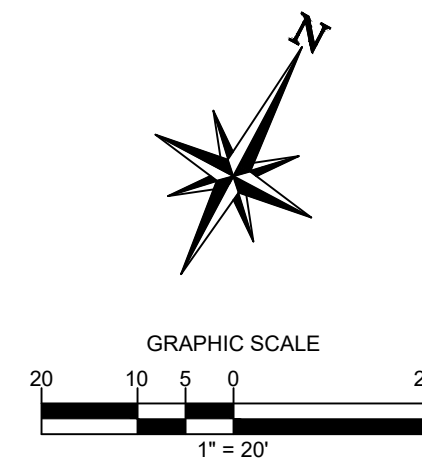
ENGINEER SEAL

SHEET TITLE
SITE PLAN

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

SHEET NO.

C7



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
 PROPOSED SPOT SHOTS

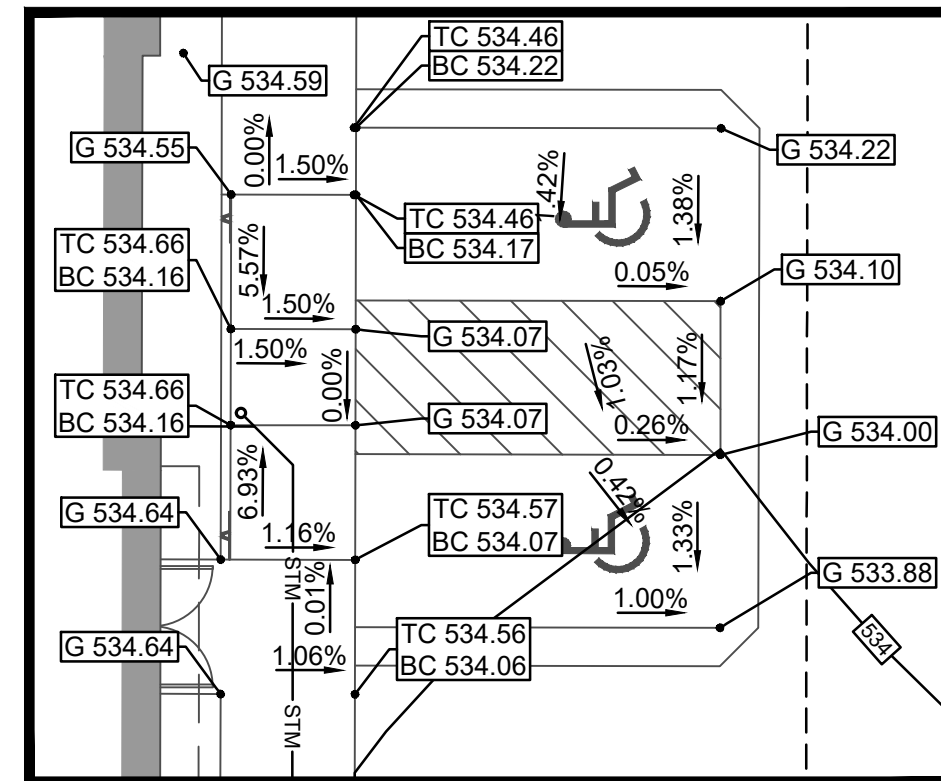
PROPOSED STORM STRUCTURES NAME

- | | |
|--|---------------------------------|
| | 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 |

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.

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.

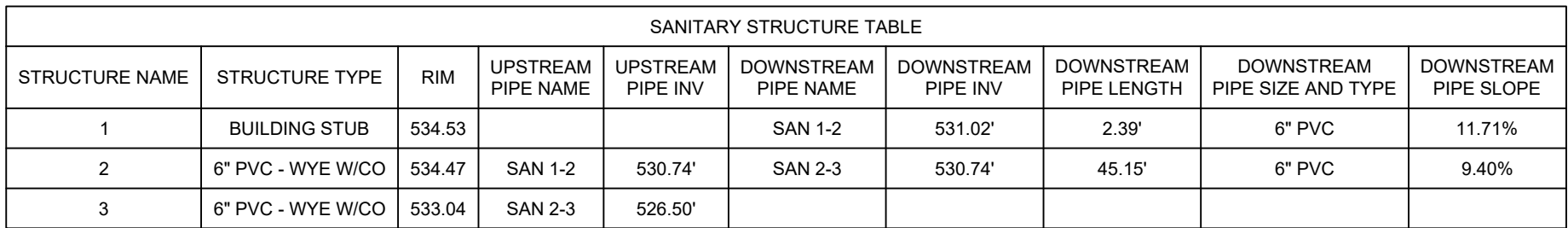
- A. PROPOSED CATCH BASIN (MODOT PRECAST DROP INLET TYPE S-1). REFER TO SHEET C12 FOR DETAIL.
- B. PROPOSED ROOF DRAIN CLEANOUT. CONTRACTOR TO INSTALL TRAFFIC RATED COLLAR AND CAP ON ALL CLEANOUTS IN PAVEMENT OR SIDEWALKS. REFER TO SHEET C11 FOR DETAIL.
- C. PROPOSED NYLOPLAST 8" INLINE DRAIN WITH STANDARD 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	DOWNSREAM PIPE NAME	DOWNSREAM PIPE INV	DOWNSREAM PIPE LENGTH	DOWNSREAM PIPE SIZE AND TYPE	DOWNSREAM 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	530.08'	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'					



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 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 C-1 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 AN EXISTING SITE LIGHTING POLE (SEE PHOTOMETRIC PLAN). REFER TO SHEET C14, C15, & C16 FOR DETAILS.

CORE STATES




GROUP

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CFAIRBANKS@CORE-STATES.COM

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CLIENT



81

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 DRAININGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORPESITES, 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.

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DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

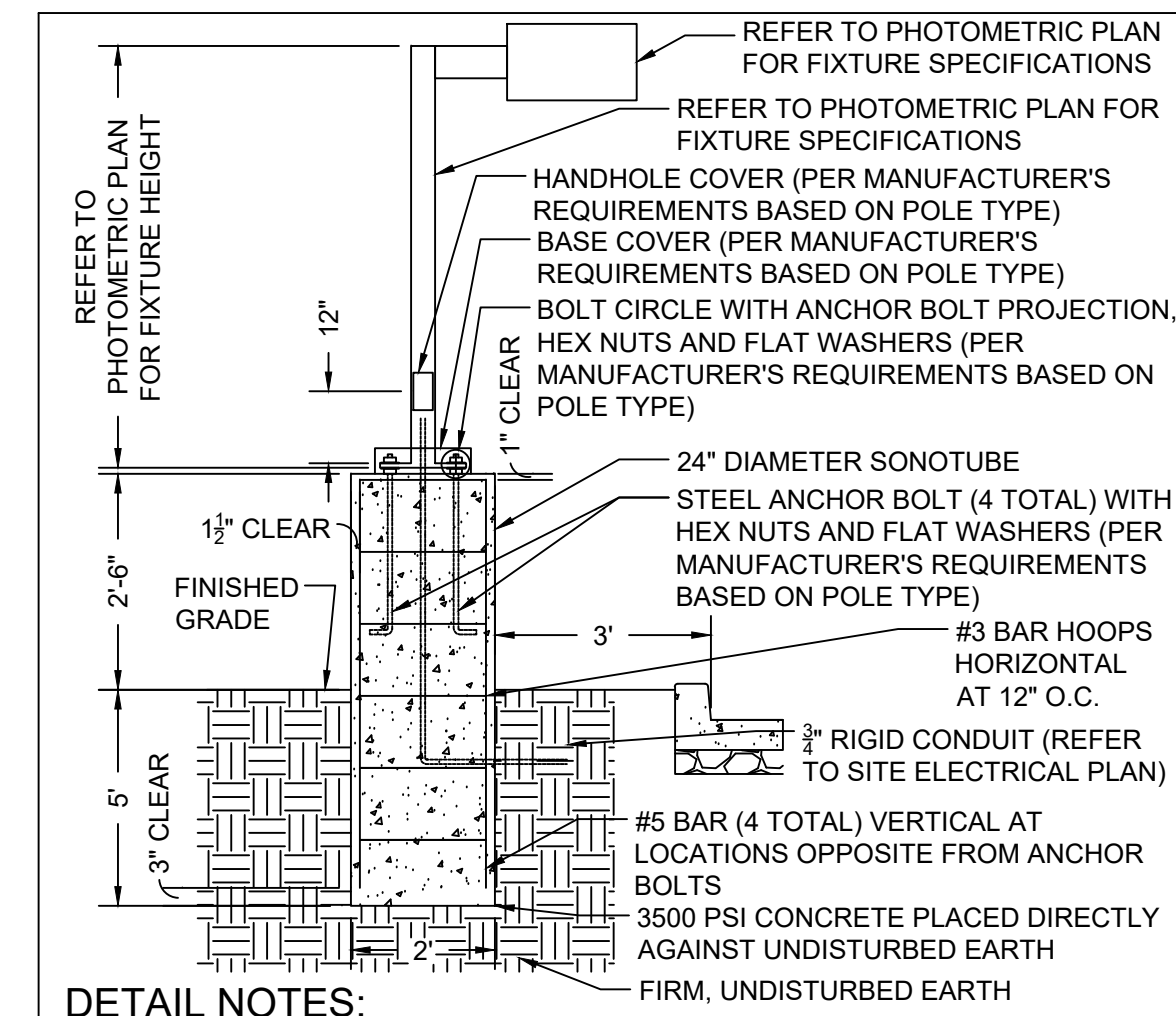
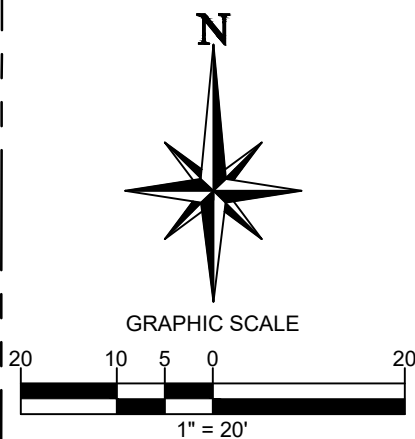
ENGINEER SEAL

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 + RD4RWPF1TW1TW1WR + BH3 (OPTIONAL), 3500K	4" LED DOWNLIGHT 14W, WET RATED	LED	DI4R 10935.ies	ABSOLUTE	1.00	18	10"
	L7-EM	4	DI4R109351V/2V10EL + RD4RWPF1TW1TW1WR + 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-CP 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-CSA0A4-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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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 WHEN POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CONTRACTORS, 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

[illegible]

DOCUMENT
CIVIL
CONSTRUCTION
PLANS FOR
CHASE BANK

SITE LOCATION
2895 N HIGHWAY 67
FLORISSANT, MO
63033

ENGINEER SEAL

<p>SHEET TITLE</p> <p>PHOTOMETRIC</p> <p>PLAN</p>					
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JOB #:	JPM-28815
DATE:	09/29/2020
SCALE:	1" = 20'
DRAWN BY:	RJD
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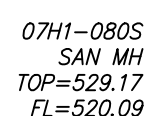
SHEET NO.

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The diagrams show the progression of a ship's bow wave from a simple wedge to a complex hull shape. The first diagram shows a sharp wedge creating a simple V-shaped wave. The second diagram shows a flat plate creating a more complex wave pattern with a central crest. The third diagram shows a rounded hull creating a smooth, continuous wave pattern.



○	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
⊠	POST
⊠	DISC
⊠	HUB
⊠	NAIL WITH NOTE TYPE
⊠	AXLE

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

●-●	POWER POLE W/GUY WIRE
PP	POWER POLE
-○-	STREET SIGN
△GV	GAS VALVE
△GM	GAS METER
△WV	WATER VALVE
△WM	WATER METER
OWF/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
⊠TH	TEST HOLE
⊠FL	FLAGPOLE
⊠BOLL	BOLLARD
—G—	OVERHEAD UTILITY LINE
—UE—UE—	GAS LINE
—SS—	UNDERGROUND ELECTRIC
—W—W—	SANITARY SEWER
—ST—ST—	WATER LINE
—X—X—	STORM SEWER
—UT—	FENCE
—FO—	UNDERGROUND TELEPHONE
—FO—	FIBER OPTIC
~~~~~	TREE LINE
⊠ST	SEPTIC TANK
⊠10" T	TREE W/SIZE
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⊠	STORM GRATE INLET
⊠	STORM INLET
⊠E	ELECTRIC TRANSFORMER
⊠	SANITARY MANHOLE
⊠U	UTILITY MANHOLE
⊠	BUSH W/ DIAMETER
⊠EPB	ELEC. PULL BOX



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SHEET TITLE:

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SUV-1

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



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1-800-DIG-RITE  
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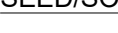
All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities.

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 all improvements, facilities, & utilities shall be located in the field prior to the execution of 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, R.S.Mo.

CALL MISSOURI ONE-CALL, 1-800-DIG-RITE,





<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
	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
<u>GRASSES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
	CU	calamagrostis x acutiflora / Feather Reed Grass	3 gal	36" o.c.	18
<u>SEED/SOD</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>		<u>QTY</u>
	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

<b>PARKING AREA</b>	
1 TREE PER 15 SPACES	
33 SPACES = 2 TREES (75% MUST BE PAVED AREA)	2 TREES PROVIDED
<b>180 SF OF GREENSPACE PER PARKING SPACE</b>	
33 x 180 = 5,940 REQUIRED GREENSPACE	6,036 GREENSPACE

BUILDING  
1 SHRUB PER 5 LF OF BUILDING WALL  
262 LF OF BUILDING WALL = 52 SHRUBS REQUIRED 52 SHRUBS PROVIDED

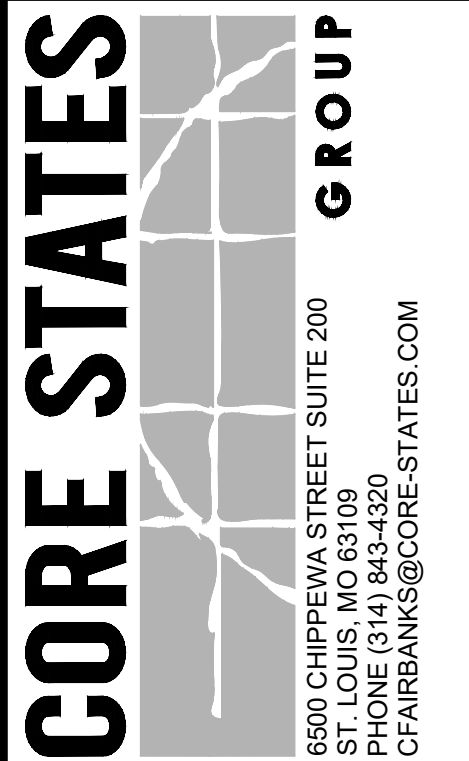
*TREES ARE EXISTING

## GENERAL GRADING AND PLANTING NOTES

- 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. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE. THE FINISH GRADE SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT AS FOLLOWS:
- BEFORE STARTING WORK, THE LANDSCAPE ARCHITECT SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS REGARDING AREA AND HOW TO OBTAIN FINISH GRADES.
  - 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 SLOPES AWAY FROM THE FINISH GRADE. THE FINISH GRADE SHALL BE MAINTAINED WITHIN THE MINIMUM TOLERANCES SHOWN ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - 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.
  - THE CONTRACTOR SHALL MAINTAIN THE FINISH GRADE OF ALL AREAS ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULD DEPTH. TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE OF ALL AREAS ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE FINISH SURFACE OF THE WALKS. TAPE THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- 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. THE LANDSCAPE ARCHITECT, CONTRACTOR, AND OWNER SHALL MEET IMMEDIATELY TO RESOLVE ANY SUCH DISCREPANCIES.
- 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 LANDSCAPE ARCHITECT, GEOTECHNICAL REPORT, AND ANY OTHER APPLICABLE CODES, ORDINANCES, AND ETC., ARE MET.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON THE PLANS, 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.
- THE CONTRACTOR SHALL OBTAIN 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).
- THE CONTRACTOR SHALL OBTAIN THE WRITTEN PERMIT OF THE LANDSCAPE ARCHITECT FOR ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO THE SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE.
- 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, FOR THE END OF THE MAINTENANCE PERIOD, AND FOR THE MAINTENANCE PERIOD.
- 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).



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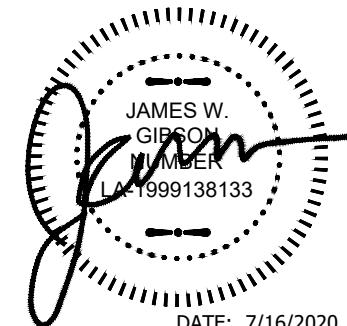
## REVISIONS

[illegible]

DOCUMENT  
CIVIL  
CONSTRUCTION  
PLANS FOR  
CHASE BANK

SITE LOCATION  
2895 N HIGHWAY 67  
FLORISSANT, MO  
63033

ENGINEER SEAL



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











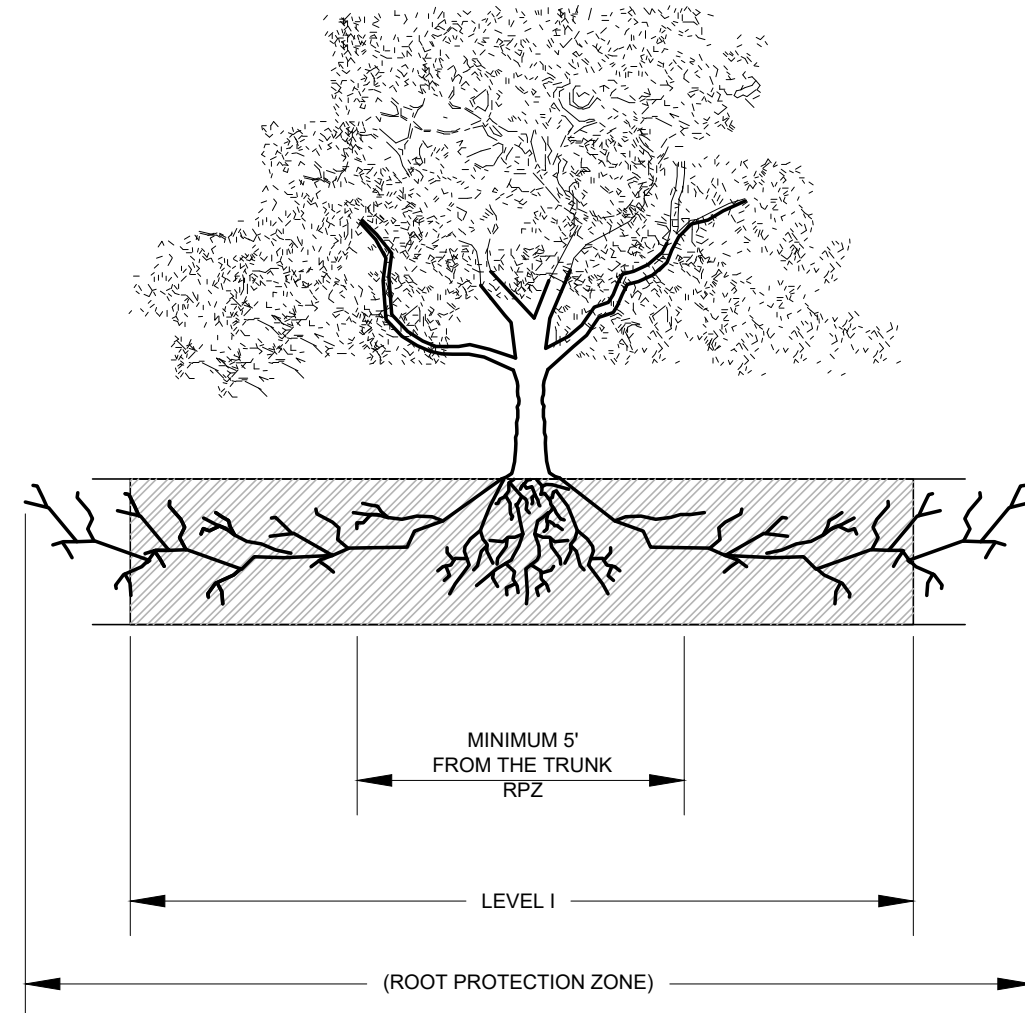


**MATERIALS**

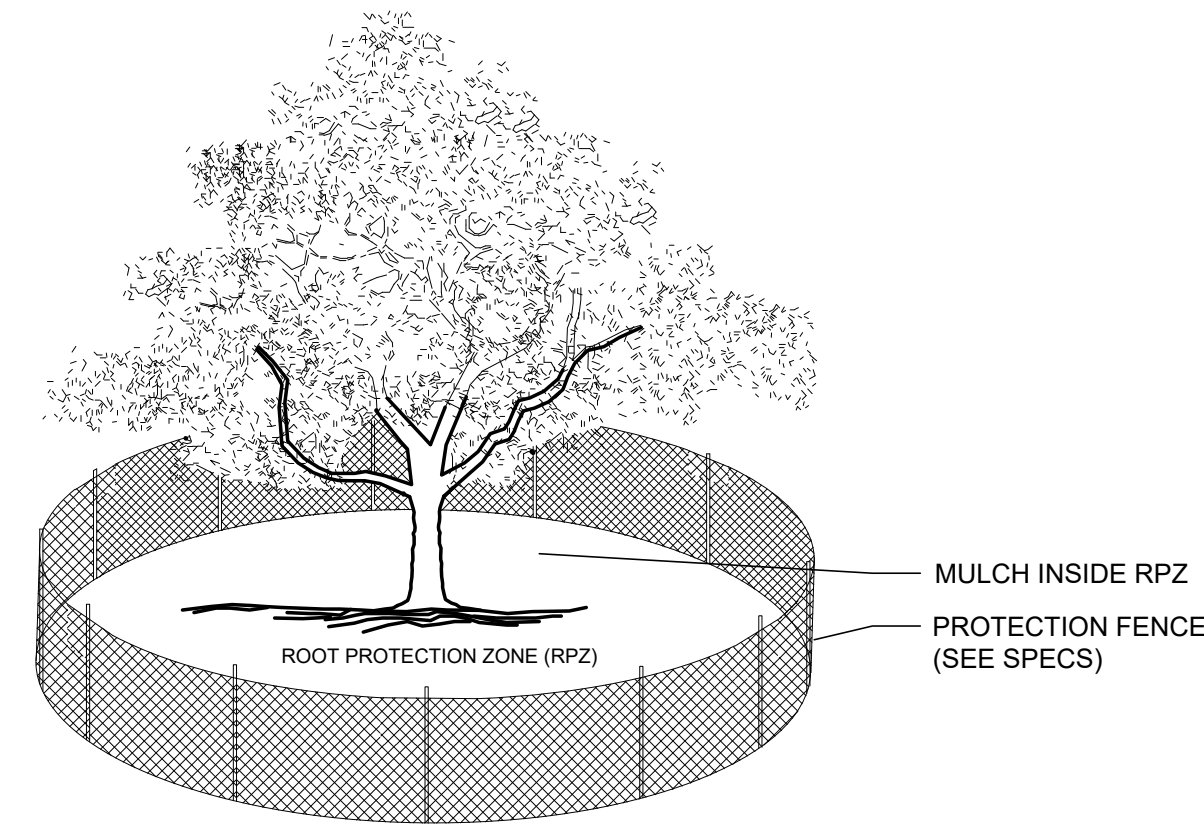
1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED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

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.

1. PROTECTIVE FENCING SHALL BE ERRECTED 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 CONTRACTOR AND/OR ARBORIST. MAINTAIN A MINIMUM 10' SEPARATION DISTANCE 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 ERRECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 8 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIE 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, FILT 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 MORTARING, 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, ETC.) ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF. SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN THE 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. WHEN 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 OWNERS AND LOCAL JURISDICTIONS'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 DURING 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 AND 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.

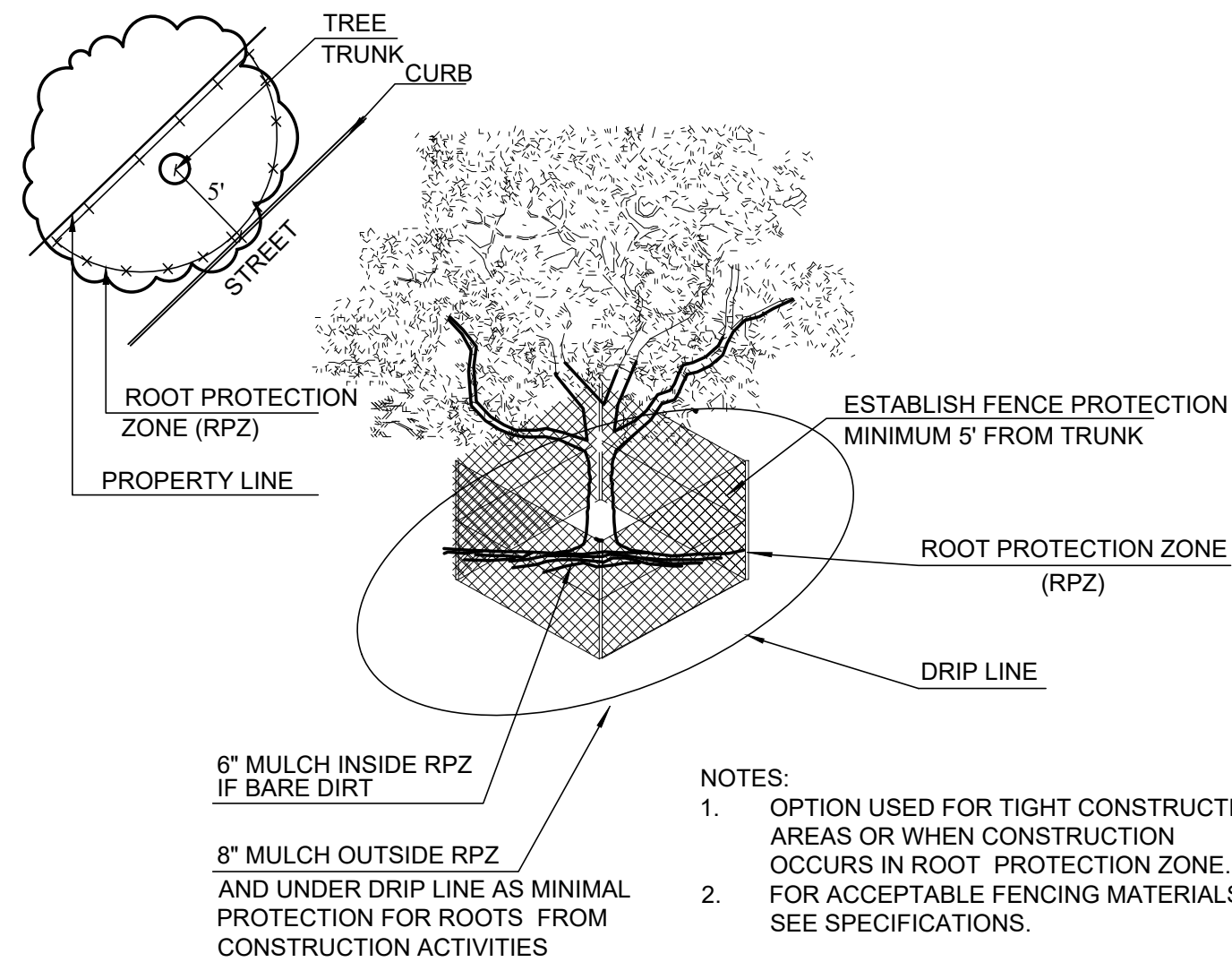


SCALE: NOT TO SCALE



- 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.

SCALE: NOT TO SCALE

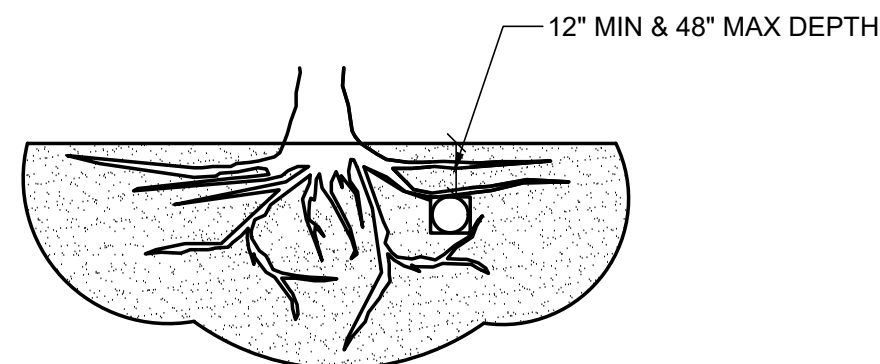


- NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
  2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

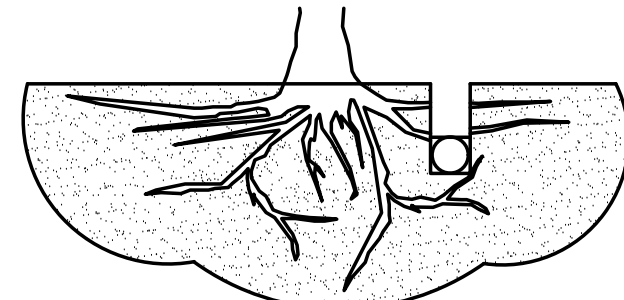
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH 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) SCALE: NOT TO SCALE

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



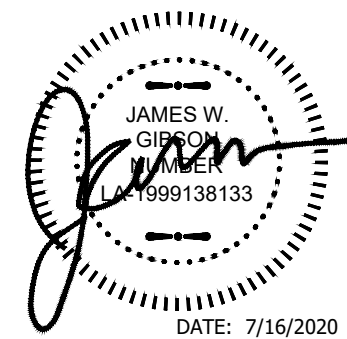
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORISTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN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

[illegible]

DOCUMENT  
CIVIL  
CONSTRUCTION  
PLANS FOR  
CHASE BANK

SITE LOCATION  
2895 N HIGHWAY 67  
FLORISSANT, MO  
63033

ENGINEER SEAL



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

# CITY OF FLORISSANT

955 rue St. Francois  
314-921-5700

## APPLICATION FOR LIQUOR LICENSE

### TYPE OF LICENSE REQUESTED:

- ( ) Full Liquor by the Drink ( ) Full Package Liquor ( ) Consumption of Liquor  
(☒) Malt Liquor & Wine by the Drink ( ) Malt Liquor & Wine Package ( ) Tasting  
( ) Full Liquor by Drink (Non-Profit)

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 ( ) Corporation (☒) Limited Liability Corp  
(Attach list of Partners) (Attach list of officers, addresses)

Name of Business House of Jolly LLC

Business Address 503 Paul Avenue Phone 314 313 8456

Names of Applicant, Corporation, or LLC Agyeman Manu-Dapaah

Address of Owner 161 Boardwalk Gardens Drive, Fallon, MO 63368 Phone 314 313 8456  
Street City State Zip

Name of Managing Officer Agyeman Manu-Dapaah

Home Address 161 Boardwalk Gardens Drive, Fallon, MO Years at address 6  
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 06/27/1978 Cell Phone 314 313 8456

Managing Officer Driver's License No. [REDACTED]  
(Provide a copy of driver's license)

Social Security Number [REDACTED]  
* Social Security Number used 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 Jolt

**Location**

503 Paul Avenue

**Phone**

314 313 8456

**Exact Trade Name, LLC or Corporation**

House of Jolt 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 Aqreman Manu-Dapaah

(Print Name of Managing Officer)

of lawful age, being first duly sworn upon my oath, depose and say that I

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.



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 314-229-3043  
ADDRESS 1962 Riverwood Trails CITY Florissant STATE MO ZIP 63031  
NAME OF BUSINESS House of Joloff PHONE 314-384-9153  
ADDRESS 503 Paul Avenue CITY Florissant STATE MO ZIP 63031  
BUSINESS HOURS 11am - 9pm Mon-Fri 12-5pm Sat-Sunday  
OWNER/MANAGER Aggeman Manu-Dapaah PHONE 314-313-8456  
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 Aggeman Manu-Dapaah ADDRESS 161 Boardwalk Gardens Dr.  
CITY & STATE O'Fallon, MO ZIP 63368 PHONE 314-313-8456  
HAS KEY: YES ☒ NO ( )

**CONTACT #2**

NAME Nana Abena ADDRESS 161 Boardwalk Gardens Dr.  
CITY & STATE O'Fallon, MO ZIP 63368 PHONE 314-583-7815  
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 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

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Alisha Perry</u>	<u>502 Paul Avenue</u>	<u>314-712-4782</u>
<u>Robert Logan</u>	<u>500 Paul Avenue</u>	<u>314-455-3251</u>
<u>Byron Sides</u>	<u>506 ✓ ✓</u>	<u>314-475-5137</u>
	<u>508 Paul Avenue</u>	
<u>Nicole Tangorra</u>	<u>510 Paul Avenue</u>	<u>314-226-8009</u>
<u>Mallori Barnes</u>	<u>512 Paul Avenue</u>	<u>314 807 8421</u>
<u>Mary Melton</u>	<u>505 Paul Ave</u>	<u>314-562-1571</u>

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]

Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this 10 day of December, 2020.

[Signature]

Notary Public

My Commission Expires: 10/28/2023



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 ALKous 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.

Depeah

Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this 10 day of December, 2020.

BF

Notary Public

My Commission Expires: 10-28-2023



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



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 101 Boardwalk Gardens Drive, ofallon, 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 _____







**RESOLUTION OF THE FLORISSANT CITY COUNCIL CONGRATULATING  
SENATOR GINA WALSH ON RECEIVING THE 2021 ZYKAN FAMILY LEGACY  
AWARD.**

- WHEREAS:** *Senator Gina Walsh was elected to the Missouri State Senate in 2012, pledging to honor the hard work, aspirations and faith of the people of North St. Louis County. Sen. Walsh is working to create affordable opportunities for consumers, businesses and families, to foster innovation for tomorrow, and to stand with parents as they educate and care for their children. In November 2016, Sen. Walsh was elected to a second Senate term and was chosen to serve as the democratic floor leader, and*
- WHEREAS:** *Prior to her service in the Senate, Sen. Walsh served four terms in the Missouri House of Representatives, representing North St. Louis County's 69th District, which included Bellefontaine Neighbors, Dellwood, Glasgow Village, Jennings, Moline Acres, Riverview, and Spanish Lake. While serving in the House, Sen. Walsh built a reputation as an independent voice, working with both Democrats and Republicans to find common sense solutions to the problems facing Missouri, and*
- WHEREAS:** *Sen. Walsh is a 1975 graduate of Rosary High School and lifelong resident of North St. Louis County. She is also a graduate of the International Association of Heat and Frost Insulators, and Allied Workers Apprenticeship School. Sen. Walsh served on the board of the Riverview Fire Protection District for nearly ten years as director, serving five years as chairperson, and*
- WHEREAS:** *Gina is a retired member of Heat and Frost Insulators and Allied Workers Local #1, with over 35 years of experience in the trade. Sen. Walsh is past president of the Missouri State Building & Construction Trades Council (AFL-CIO), serves on the executive board of the Missouri AFL-CIO, and is president of the National Labor Caucus of State Legislators, and*
- WHEREAS:** *Active in her community, Sen. Walsh is a member of the North County Labor Legislative Club, St. Ferdinand and Spanish Lake Democratic clubs, Greater North County Chamber of Commerce, and the Spanish Lake Community Association. Sen. Walsh serves on the Marygrove Governing Board and the North County Incorporated Board of Directors, and*
- WHEREAS:** *Gina is an active member of Holy Name of Jesus Catholic Church in Bellefontaine Neighbors, serving on the Parish Pastoral Council. Gina has three children and four grandchildren.*
- NOW, BE IT THEREFORE RESOLVED THAT** *the City Council of the City of Florissant, Missouri hereby congratulates Sen. Gina Walsh on receiving the 2021 Zykan Family Legacy Award.*

*This resolution passed and approved this 11th day of January, 2021.*

---

*Keith Schildroth, Council President*

*Attest:*

---

*Karen Goodwin, MPPA/MMC/MRCC*  
*City Clerk*

**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)**

**RESOLUTION NO. 1026**

**A 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.**

**WHEREAS**, the St. Louis County Council has decided to hold a meeting on January 5, 2021 for the purpose of leadership votes for the 2021 St. Louis County Council Session; and

**WHEREAS**, the St. Louis County Council members held a vote without the new member of the 4th District who will be serving during the 2021 session; and

**WHEREAS**, the St. Louis County Council sets the annual meeting schedule by ordinance; and

**WHEREAS**, as a result of recent changes in the St. Louis County Charter, the first meeting of the year was scheduled to be held before the swearing-in ceremony on January 12, 2021; and

**WHEREAS**, this action by the St. Louis County Council disenfranchised the newly elected representative from the 4th Council District and the residents of North St. Louis County and Florissant; and

**NOW THEREFORE**, the City Council would like to express our disappointment and disagreement with how the vote process was handled.

This resolution passed and approved this 11th day of January, 2021.

---

Keith Schildroth, Council President

Attest:

---

Karen Goodwin, MPPA, MMC, MRCC,  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 JANUARY 11, 2021

3  
4 BILL NO. 9649

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING THE REZONING OF 2895 N. HIGHWAY**  
7 **67 TO A B-5 “PLANNED COMMERCIAL DISTRICT” TO ALLOW FOR**  
8 **THE REDEVELOPMENT OF A NEW BANKING FACILITY FOR THE**  
9 **PROPERTY LOCATED AT 2895 N. HWY 67.**

10  
11 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
12 recommended to the City Council at their meeting of December 7th, 2020 that a B-5 “Planned  
13 Commercial District be approved to allow for the redevelopment of a new banking facility for  
14 the property located at 2895 N Highway 67; and

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

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

22  
23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
24 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

25  
26 Section 1: 2895 N. Highway 67 is hereby rezoned to a B-5 “Planned Commercial District” to  
27 allow for a new banking facility with the following stipulations:

28  
29 **1. PERMITTED USES**

30  
31 The use permitted in this ‘B-5’ Planned Commercial District shall be limited to a  
32 bank facility.

33  
34 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

35  
36 The building shall be limited to a single-story building with a total square footage of  
37 approximately 4373 square feet. The main building shall not exceed 27 feet in height.  
38 The building shall be constructed of as depicted on the plans presented: **C1 and C7**  
39 **dated rev 11/2/20, C6, C7, C8, C9, C13, C14, C15, and C16, dated 11/2/20, LP-1, LP-2,**  
40 **TP-1 TP-2 dated 11/2/20, Proposed Exterior Elevations dated 10/28/20 by Core States Group**  
41 **and rendered elevations dated 11/2/20.**

42

43 **3. PERFORMANCE STANDARDS**

44  
45 Uses within this 'B-5' Planned Commercial District identified herein shall conform to  
46 the most restrictive performance standards as set forth in Article VII of the Florissant  
47 Zoning Code.  
48

49  
50 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

51  
52 The above Final Site Development Plan shall include the following:

- 53  
54 a. Location and size, including height of building, landscaping and general use of the  
55 building.  
56  
57 b. Gross square footage of building.  
58  
59 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the  
60 property in question.  
61  
62 d. Location and size of parking areas and internal drives.  
63  
64 e. **Correct** Building and parking setbacks.  
65  
66 f. Curb cut locations.  
67  
68 g. Existing proposed contours at intervals of not more than two (2) feet.  
69  
70 h. Preliminary storm water and sanitary sewer facilities.  
71  
72 I. Identification of all applicable cross-access and cross-parking agreements.  
73

74 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

75  
76 The above Final Site Development Plan shall adhere to the following specific design  
77 criteria:  
78

79 a. Structure Setbacks.

- 80  
81 (1) No building, excluding retaining walls and light standards shall be located  
82 within forty (40) feet of the right-of-way of North Highway 67.  
83 (2) The setbacks shall be as approved by the Planning and Zoning Commission.  
84

85 b. Parking, Loading and Internal Drives Setbacks.  
86

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

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

92  
93 c. Minimum Parking/Loading Space Requirements.  
94

95 (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning  
96 Code, except as otherwise varied herein. There shall be a minimum of 33  
97 parking spaces. Parking spaces shall comply with the Florissant parking  
98 requirements.  
99

100 d. Road Improvements, Access and Sidewalks.  
101

102 (1) The Director of Public Works, the Missouri Department of Transportation  
103 (MODOT) and St. Louis County Department of Highways shall approve any  
104 new work in the North Highway 67 right-of-way. The property owner shall  
105 comply with all requirements for roadway improvements as specified by the  
106 Director of Public Works and MODOT in approving new work.  
107

108 e. Lighting Requirements.  
109

110 Lighting of the property shall comply with the following standards and  
111 requirements:  
112

- 113 (1) All site lighting shall be as shown in accordance with the lighting plan marked  
114 **C13, C14, C15, C16, dated 11/2/20** by Core States Group.  
115 (2) The maximum height of any lights, including base, light fixture and light  
116 standard, shall be 28 feet above grade.  
117 (3) All lot lighting shall be directed downward and inward to reduce glare onto  
118 the adjacent properties and roads.  
119

120 f. Sign Requirements.  
121

122 (1) **There shall be one Post Sign located as shown on C7, dated 11/2/20** by Core  
123 States Group.. All other signage shall comply with the City of Florissant sign  
124 ordinance.  
125

126 g. Landscaping and Fencing.  
127

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

134

135 h. Storm Water.136  
137 Storm Water and drainage facilities shall comply with the following standards and  
138 requirements:

- 139
- 
- 140 (1) Written approval of any required below ground storm water detention by the
- 
- 141 Metropolitan St. Louis Sewer District shall be filed with the Department of
- 
- 142 Public Works.
- 
- 143
- 
- 144 (2) The Director of Public Works shall review the storm water plans to assure that
- 
- 145 storm water flow will have no adverse effect the neighboring properties or
- 
- 146 roads.
- 
- 147

148 i. Miscellaneous Design Criteria.

- 149
- 
- 150 (1) All applicable parking, circulation, sidewalks, and all other site design features
- 
- 151 shall comply with the Florissant City Code.
- 
- 152
- 
- 153 (2) The minimum yard requirements shall be as shown on the preliminary site
- 
- 154 plan marked C7 dated 7/20/20 by Core States Group.
- 
- 155
- 
- 156 (3) All dumpsters shall be contained within a trash enclosure constructed of
- 
- 157 material to match the building with gates that are solid metal, metal reinforced
- 
- 158 vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- 
- 159 The trash enclosure shall be located as shown on the preliminary site plan
- 
- 160 marked C7 dated 11/2/20 by Core States Group.
- 
- 161
- 
- 162 (5) All storm water and drainage facilities shall be constructed, and all
- 
- 163 landscaping shall be installed, prior to occupancy of the building, unless
- 
- 164 remitted by the Director of Public Works due to weather related factors.
- 
- 165
- 
- 166 (6) All mechanical equipment shall be roof mounted and screened from view by
- 
- 167 the building parapet walls. All electrical equipment shall be properly screened
- 
- 168 with landscaping as required by section 405.245 of the Florissant Municipal
- 
- 169 Code.
- 
- 170
- 
- 171 (7) Unless and except to the extent otherwise specifically provided herein, the
- 
- 172 Final Site Development Plan shall comply and be in accordance with all other
- 
- 173 ordinances of the City of Florissant.
- 
- 174

175 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**176 Any changes to the approved plans attached hereto must be reviewed by the Building  
177 Commissioner. The Building Commissioner must make a determination as to the extent  
178 of the changes per the following procedure:  
179

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

202  
203 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

204 Submit Final Development Plan for approval prior to recording per City Code Section  
205 405.135.  
206

207 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 208           a. Unless, and except to the extent, otherwise specifically provided herein,  
209 development shall be effected only in accordance with all ordinances of the City  
210 of Florissant.  
211
- 212           b. The Department of Public Works shall enforce the conditions of this ordinance in  
213 accordance with the Final Site Development Plan approved by the Planning &  
214 Zoning Commission and all other ordinances of the City of Florissant.  
215

216  
217 **7. PROJECT COMPLETION.**

218  
219 Construction shall start within 120 days of the issuance of building permits, and  
220 the development shall be completed in accordance of the final development plan  
221 within 540 days from start of construction.  
222  
223  
224

227  
228 Adopted this _____ day of _____, 2020.

Approved this _____ day of _____, 2020.

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



1 **INTRODUCED BY COUNCIL AS A WHOLE**  
2 **JANUARY 11, 2021**

3  
4 **BILL NO. 9650**

**ORDINANCE NO.**

5  
6 **AN ORDINANCE APPROVING AN AMENDMENT TO THE COMMUNITY**  
7 **DEVELOPMENT BLOCK GRANT (CDBG) 2019 ANNUAL ACTION PLAN FOR THE**  
8 **CITY OF FLORISSANT, MISSOURI TO INCLUDE CDBG-CV FUNDING, ACCOUNT**  
9 **FOR HUD ALLOWANCES VIA THE CARES ACT TO PREVENT, PREPARE FOR**  
10 **AND/OR RESPOND TO COVID-19 AND AUTHORIZING AND DIRECTING THE**  
11 **MAYOR TO SUBMIT SUCH PLAN TO THE UNITED STATES DEPARTMENT OF**  
12 **HOUSING AND URBAN DEVELOPMENT**

13  
14 **WHEREAS**, the Mayor and City Council Members of the City of Florissant, Missouri being  
15 first duly assembled at a regular City Council meeting on the 11th day of January 2021, and

16  
17 **WHEREAS**, as a Metropolitan City and an Entitlement Community, and in accordance with  
18 24 CFR 91, the City of Florissant, Missouri is required to prepare an Annual Action Plan for use  
19 of CDBG funds; and

20  
21 **WHEREAS**, the City of Florissant must submit any amendments to the CDBG Annual  
22 Action Plan to the United States Department of Housing and Urban Development (HUD) after an  
23 expediated 5-day public comment period has elapsed: and

24  
25 **WHEREAS**, the City Council has reviewed the amendment to the CDBG 2019 Amended  
26 Annual Action Plan, a copy of which is marked Exhibit A and is attached hereto and  
27 incorporated herein by reference as if fully set forth.

28  
29 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**  
30 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

31  
32 Section 1. The City Council of the City of Florissant, Missouri does hereby approve  
33 the amendment to the CDBG 2019 Amended Annual Action Plan marked Exhibit A, and does  
34 hereby authorize and direct the Mayor of the City of Florissant, Missouri, to execute the CDBG  
35 Annual Action Plan and to submit it to the United States Department of Housing and Urban  
36 Development.

37  
38 PASSED AND APPROVED THIS ____ DAY OF _____, 2021.

39  
40  
41  
42 _____  
43 Keith Schildroth, Council President

44  
45 Approved:

46 _____  
47 Timothy J. Lowery, Mayor

48 ATTEST:

49  
50 _____  
51 Karen Goodwin, MMC/MRCC  
52 City Clerk



**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 expediently, 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:

<b>FY2019</b>	<b>Allocation</b>
<b>Original FY2019 Allocation</b>	\$248,515.00
<b>Programs</b>	
Home Improvement Program	\$173,515.00
Home Improvement Program-Mechanical	\$ 60,000.00
Project I.M.P.A.C.T.	\$ 5,000.00
<b>Public Services</b>	
Mortgage, Rent & Utility Assistance (MRU Assist)	\$ 10,00.00

<b>Proposed FY 2019 Allocation Changes</b>	<b>Allocation</b>
<b>Original FY2019 Allocation</b>	\$ 248,515.00
<b>Administration</b>	
Administration (20%)	\$ 49,703.00
<b>Programs</b>	
Home Improvement Program	\$ 68,812.00
Home Improvement Program-Mechanical	\$ 90,000.00
Project I.M.P.A.C.T.	\$ 30,000.00
<b>Public Services</b>	
Mortgage, Rent & Utility Assistance (MRU Assist)	\$ 10,000.00

<b>CDBG – CV</b>	<b>Allocation</b>
CDBG-CV Allocation – 1 st Round	\$ 151,584.00
CDBG-CV Allocation – 3 rd Round	\$ 242,112.00
<b>TOTAL CUMULATIVE AWARD</b>	<b>\$ 393,696.00</b>
<b>Administration</b>	
Administration (20%)	\$ 78,739.00
<b>Public Services</b>	
Mortgage, Rent & Utility Assistance (MRU Assist)	\$ 142,457.00
Food Bank & Coordinated Entry Funding	\$ 60,000.00
Mobile COVID Testing Clinic	\$ 52,500.00
<b>Programs</b>	
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 COVID-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.

# 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 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: _____

1 INTRODUCED BY COUNCILMAN MANGANELLI  
2 JANUARY 11, 2021

3  
4 BILL NO. 9651

ORDINANCE NO.

5  
6 **AN ORDINANCE REPEALING ORDINANCE NO. 8111, AMENDING**  
7 **TITLE III OF THE FLORISSANT CITY CODE, SCHEDULE III TABLE**  
8 **III-B “TWO WAY STOPS” BY ADDING “CORTEZ AT ENSENADA,**  
9 **NORTHBOUND AND SOUTHBOUND”.**

10  
11  
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
13 COUNTY, MISSOURI, AS FOLLOWS:

14  
15 Section 1: Ordinance no. 8111, which amended Title III of the Florissant  
16 City Code, Schedule III, Table III-B “Two Way Stops” by adding: *Cortez at*  
17 *Ensenada, Northbound and Southbound* is hereby rescinded and the stop signs are  
18 to be removed.

19  
20 Section 2: This ordinance is to be reviewed in 6 months from the date of  
21 passage for the effectiveness of this stop intersection.

22  
23 Section 3: This ordinance shall become in force and effect immediately upon its  
24 passage and approval.

25  
26 Adopted this _____ day of _____, 2021.

27  
28  
29  
30 _____  
31 Keith Schildroth  
32 President of the Council  
33 City of Florissant

34  
35 Approved this _____ day of _____, 2021.

36  
37  
38  
39 _____  
40 Timothy J. Lowery  
41 Mayor, City of Florissant

42 ATTEST:

43  
44 _____  
45 Karen Goodwin, MPPA/MMC/MRCC  
46 City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

12/15/2020

Mayor's Approval:

Agenda Date Requested: 01/11/21

Description of request: Request to remove the stop sign on Cortez at Ensenada  
since the ordinance for it has expired

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 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: _____



**CITY OF FLORISSANT**

**MEMO**

TO: Councilman Paul Manganelli

DATE: December 15, 2020

THRU: Mayor Timothy Lowery

THRU: Todd Hughes  
Director of Public Works

FROM: *for* Jason Timme *Mary Ann Fitzpatrick*  
Street Superintendent

SUBJECT: Request to Remove Stop Sign on Cortez at Ensenada

The Traffic Commission has reviewed the request to remove the stop sign on Cortez at Ensenada at the December 8, 2020 meeting. The Traffic Commission made a recommendation to remove the stop sign on Cortez at Ensenada since the existing sign doesn't meet the criteria of the stop sign warrant, and the Emergency Powers putting it up has expired. (see attached Minutes, Item 11/20).

**UNDER NEW BUSINESS:**

**11/20            REQUEST TO REMOVE STOP SIGNS ON CORTEZ AT ENSENADA**  
**Approved**  
**Ward 2**

Request was made to remove the stop signs on Cortez at Ensenada. See e-mail from Councilman Manganelli, October 20, 2020. Zach Schneider said Councilman Manganelli wants the stop signs removed because it is an unenforceable stop and the original order was for only six months. It also doesn't allow for the residents at 110 Cortez to park in front of their own house. Since people coming from Ensenada don't have to stop, it makes the intersection dangerous. It was stated that we've had this item on the agenda before. Don Adams said Councilman Jones had that put up there and he doesn't agree with it. He said when the ordinance expired, we were all in favor of taking it down, but Councilman Jones wanted it left up there. Officer Kiefer said this stop sign started off as an issue when it got put in place without a City ordinance attached to it. He said there was an emergency situation there and someone called Councilman Jones and all of a sudden there was a stop sign there. He said you can't enforce a stop sign violation when you don't actually have an ordinance that says there is supposed to be a stop sign there. He said the police were tasked to go out and enforce the stop sign, but they cannot do that because it's not supposed to be there. He said then it came to the Traffic Commission about getting a stop sign actually at that intersection. That's when Councilman Jones was still here. He said it was put in front of the City Council and ultimately it was approved. He said now we are going in reverse and taking the steps to get rid of it. It was stated that when that stop sign was put up, the City got complaints for days. Officer Kiefer said that personally, he thinks it is a ridiculous stop

sign. That street is only two blocks long to begin with. He said like the email says, the cars coming off of Ensenada don't have a yield, a stop sign, or anything. He said now they know that the traffic on Cortez has a stop sign, so now they don't even try to yield to traffic. He said if anyone should have a stop sign, it should be Ensenada and not Cortez, in his opinion. Councilman Manganelli said he did read the ordinance and the ordinance says it has a six month time frame in it. It was supposed to come down after six months, so it is up there beyond what the ordinance calls for. Zach Schneider said he knows the owners of the house at 110 Cortez very well. He said they do not want the sign there. He said it wasn't their request but they had to put it there. He said the residents just decorated the pole for Christmas. Councilman Manganelli said the resident does have some complaint there. Officer Kiefer said the reason it was placed in front of that house was because it was mid-block. Just like what we talked about on Loekes.

Motion was made by Zach Schneider to make a recommendation to remove the stop sign from Cortez at Ensenada since the existing sign doesn't meet the criteria of the stop sign warrant and the Emergency Powers putting it up has expired. Motion was seconded by Greg Keil. 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, and Dave Clasby – yes. Motion carried. Item 11/20 was dropped from the Agenda.

**12/20          REQUEST YIELD SIGNS BE REPLACED WITH STOP SIGNS AT BARCELONA  
AND PARC CHATEAU  
Amended and Approved  
Ward 9**

Request was made to replace yield signs with stop signs at Barcelona and Parc Chateau. See e-mail from Councilman Siam, November 20, 2020. Zach Schneider said he went over there

**MaryAnn Fitzpatrick**

*Stern 11/20*

**From:** Todd Hughes  
**Sent:** Friday, October 30, 2020 9:46 AM  
**To:** MaryAnn Fitzpatrick  
**Subject:** FW: Traffic Commission Agenda 11-10-20.pdf

-----Original Message-----

**From:** Cheryl Entwistle  
**Sent:** Friday, October 30, 2020 9:45 AM  
**To:** Todd Hughes <THughes@florissantmo.com>  
**Subject:** FW: Traffic Commission Agenda 11-10-20.pdf

Hi Todd,  
See email request below.  
Thanks  
Cheryl

-----Original Message-----

**From:** Karen Goodwin  
**Sent:** Friday, October 30, 2020 9:40 AM  
**To:** Cheryl Entwistle <centwistle@florissantmo.com>  
**Subject:** FW: Traffic Commission Agenda 11-10-20.pdf

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk  
City of Florissant  
314-839-7630

-----Original Message-----

**From:** Ward 2 Paul Manganelli  
**Sent:** Friday, October 30, 2020 9:35 AM  
**To:** Karen Goodwin  
**Subject:** Re: Traffic Commission Agenda 11-10-20.pdf

Hi Karen,

Can the removal of stop signs on Cortez be placed on the agenda as well? I have been told that it is an unenforceable stop as the original ordinance was for only 6 months. It also doesn't allow for the resident at 110 Cortez to park in front of their house. And since people coming from Ensenada don't have a stop it makes the intersection dangerous.

Thanks,  
Paul

Paul Manganelli

Florissant Councilman  
Ward 2

Sent from my iPhone

> On Oct 30, 2020, at 9:05 AM, Karen Goodwin <[kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com)> wrote:  
>  
> Hello All,  
>  
> Attached is the Traffic Commission agenda.  
>  
> Have a great weekend,  
> Karen  
> <Traffic Commission Agenda 11-10-20.pdf>