FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, JUNE 12, 2023
7:00 PM
Karen Goodwin, MMC/MRCC

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

5-22-2023	City Council Minutes	
5-22-23 5-25-23	Executive meeting minutes	

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

23-05-011	Request to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx). (Planning and Zoning recommended approval on 5-15-23)	Kevin Kamp

VII. OLD BUSINESS

	BILLS FOR SECOND READING	
9883	Ordinance authorizing an amendment to Table XIII-B "Parking prohibited at certain locations at all times" by adding thereto a portion of St. Patrick Lane.	Schildroth

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	

	RESOLUTIONS	
1050	Resolution of the Florissant Council adopting a change to the Benefit Program of covered employees, changing to Benefit Program L-12 in accordance with 70.655 RSMo.	Eagan
1051	Resolution to submit a grant for round 24 of the Municipal Grant program for relocation of park maintenance shed at St. Ferdinand with the addition of a bandshell	Eagan
1052	Resolution of the City of Florissant City Council endorsing St. Louis County's grant program for the city's waste reduction program.	Eagan
	BILLS FOR FIRST READING	
9884	Ordinance approving an agreement with St. Louis County, Missouri, regarding the placement of license plate recognition cameras within the rights-of-way maintained by St. Louis County within the city of Florissant, Missouri	Eagan
9885	Ordinance to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx).	Siam

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JUNE 9, 2023 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, JUNE 12, 2023

INTRODUCED BY COUNCILMAN EAGAN

JUNE 12, 2023 RESOLUTION NO. 1050

RESOLUTION OF THE FLORISSANT COUNCIL ADOPTING A CHANGE TO THE BENEFIT PROGRAM OF COVERED EMPLOYEES, CHANGING TO BENEFIT PROGRAM L-12 IN ACCORDANCE WITH 70.655 RSMO.

WHEREAS, the **Error! Reference source not found.** of the **Error! Reference source not found.** has complied with the notice and filing requirements of Section 105.675 RSMo; and

WHEREAS, the **Error! Reference source not found.** of the **Error! Reference source not found.** understands that, by adopting this benefit change, the **Error! Reference source not found.** of the **Error! Reference source not found.** is accepting the legal obligation to fund the elected benefits now and in the future and that it will be financially able to do so.

WHEREAS, the fiscal officer of the **Error! Reference source not found.** is authorized 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.

NOW, THEREFORE, BE IT RESOLVED that the Error! Reference source not found. of the Error! Reference source not found.**,** an employer under the Missouri Local Government Employees Retirement System (LAGERS), hereby elects the following:

1. To adopt a change in the Benefit Program of covered employees, changing to Benefit Program L-12 in accordance with 70.655 RSMo.

The clerk or secretary shall certify this election to the Missouri Local Government Employees Retirement System within ten days hereof. Such election shall be effective on the first day of July, 2023.

_____

Joseph Eagan, Council President,
Error! Reference source not found.

CERTIFICATION

I hereby certify that the above Resolution is a true and correct copy of a Resolution that was duly enacted by the Error! Reference source not found. of the Error! Reference source not found.**.**

_____ _____

Date Karen Goodwin, City Clerk

PUBLIC NOTICE

45 DAY PUBLIC INFORMATION PERIOD

PRIOR TO ELECTING CHANGES UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

The City Council of the City of Florissant has received cost information for a possible change in retirement benefits for its employees under the Missouri Local Government Employees Retirement System. Section 105.675 RSMo. provides that (a) when a political subdivision is making a substantial proposed change in benefits, a prepared statement regarding the cost of such change shall be prepared in accordance with Section 105.665 RSMo.; (b) the statement of cost shall be made available as public information for at least 45 calendar days before taking final action to adopt the change in benefits; and (c) the statement of cost shall be filed in the office of the clerk, secretary or other individual responsible for keeping the official records, and with the joint committee on public employee retirement In accordance with Section 105.675 Revised Statutes of Missouri. In compliance with section 105.675 RSMo, said cost information shall be made available for public inspection for at least 45 calendar days from today prior adoption of the benefit change. Interested parties may view a copy of this cost information in the Finance Department at City Hall and or/by contacting Kimberlee Johnson, Finance Director at kjohnson@florissantmo.com.

Posted 4/19/2023
City Hall Public Boards/Website

Karen Goodwin, City Clerk

INTRODUCED BY COUNCILMAN EAGAN
JUNE 12, 2023

RESOLUTION NO. 1051

RESOLUTION SUPPORTING A GRANT APPLICATION FOR ROUND 24 OF THE MUNICIPAL GRANT PROGRAM FOR RELOCATION OF PARK MAINTENANCE SHED AT ST. FERDINAND WITH THE ADDITION OF A BANDSHELL

WHEREAS, the City of Florissant is an expanding City in the growing county of St. Louis; and

WHEREAS, the existing city has a population in excess of 52,000 people, and

WHEREAS, the City Council deems it necessary to relocated the park maintenance shed and build a bandshell.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI, AS FOLLOWS:

RESOLVED, that grant-in-aid applications be made under the Municipal Parks Grant of St. Louis County for 80% of costs for planning services at St. Ferdinand Park, reimbursable upon completion by the Municipal Parks Grant Commission.

FURTHER RESOLVED, that a project proposal be submitted to the Municipal Parks Grant Commission and that the City Council authorizes the Mayor to sign and execute the necessary documents of said project proposal.

FURTHER RESOLVED, that if a grant is awarded, the City of Florissant will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI ON THIS 12th DAY OF JUNE, 2023.

_____
Joseph Eagan, Council President

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

INTRODUCED BY COUNCILMAN EAGAN

JUNE 12, 2023 Resolution No. *1052*

RESOLUTION OF THE CITY OF FLORISSANT CITY COUNCIL ENDORSING ST. LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS.

Whereas, the City of Florissant is desirous of expanding the level of participation that the citizenry currently utilizes with regards to Recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2023 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of Florissant has submitted an application for this grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The City Council of the City of Florissant supports the application to the 2023 Waste Reduction Grant and commits to provide funds to host an electronic recycling event to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the Mayor to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this _____ day of _____, 2023

_____
Joseph Eagan
President of the Council

ATTEST:

_____
Karen Goodwin, MPPA, MMC, MRCC
City Clerk

INTRODUCED BY COUNCILMAN EAGAN
JUNE 12, 2023

BILL NO. 9884 ORDINANCE NO.

AN ORDINANCE APPROVING AN AGREEMENT WITH ST. LOUIS COUNTY, MISSOURI, REGARDING THE PLACEMENT OF LICENSE PLATE RECOGNITION CAMERAS WITHIN THE RIGHTS-OF-WAY MAINTAINED BY ST. LOUIS COUNTY WITHIN THE CITY OF FLORISSANT, MISSOURI.

WHEREAS, the City of Florissant (the "City") Police Department entered into a Services Agreement (the "Agreement") with Flock Group Inc. ("Flock"), to install license plate recognition cameras within the City, and the City desires to amend its agreement with Flock to authorize the installation of additional license plate recognition cameras; and

WHEREAS, some of the locations where such cameras can be most effective within the City are along roadways owned and maintained by St. Louis County, Missouri (the "County); and

WHEREAS, the Police Department has been informed that the City will need to enter into an agreement with the County to install cameras along rights-of-way maintained by the County; and

WHEREAS, City staff believes that the placement of additional license plate recognition cameras at strategic locations, including 14 locations identified in Exhibit B, will improve the Police Department's ability to deter and investigate crime and enhance public safety; and

WHEREAS, the City Council hereby finds that the placement of the additional license plate recognition cameras within rights-of-way maintained by the County would be in the best interest of the City.

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

Section 1. The Mayor of the City of Florissant is hereby authorized to enter into an agreement with St. Louis County Missouri regarding the placement of license plate recognition cameras within the city's right of way as attached hereto and labeled as Exhibit A.

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

Adopted this _____ day of _____, 2023.

_____
Joseph Eagan, President of the Council

Approved this _____ day of _____, 2023.

_____
Mayor Timothy J. Lowery

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

EXHIBIT A

AGREEMENT
FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF LICENSE PLATE RECOGNITION CAMERA WITHIN ST. LOUIS COUNTY MAINTAINED RIGHT OF WAY

THIS AGREEMENT, is by and between St. Louis County (hereinafter "County") and the City of Florissant (hereinafter "City") for the installation, operation, and maintenance of license plate recognition cameras within St. Louis County's maintained right of way.

WITNESSETH:

WHEREAS, the City has approached the County requesting the installation of a license plate recognition camera within St. Louis County's maintained right of way and

WHEREAS, the County is willing to grant the City permission to install, operate and maintain license plate recognition cameras within St. Louis County's maintained right of way and

WHEREAS, Section 1105.057 SLCRO authorizes the County Executive to execute this Agreement on behalf of County.

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations herein, the parties agree as follows:

1. County grants authority to City to install operate and maintain license plate recognition cameras at 14 locations identified in the maps attached hereto and labeled as Exabit B.

2. The City shall not assign, transfer or delegate any interest in this Agreement without prior written consent of the County.

3. Changes in this Agreement, whether by modification or supplementation, must be accomplished by a formal amendment fully executed and approved by duly authorized representatives of the City and the County.

4. This Agreement shall commence upon the execution of this Agreement and shall be in effect until terminated as described below. Execution of this Agreement does not authorize the installation of any license plate recognition camera. A Special Use Permit must be obtained from the County's Department of Transportation and Public Works for such authorization.

    a. The County may terminate this Agreement at any time due to safety concerns or for a material breach of contractual obligations by providing the City with a written notice of termination. Should the County exercise its right to terminate this Agreement for such reasons, cancellation will become

effective upon the date specified in the notice of termination sent to the City.

b. The County may terminate this Agreement, for any reason, by providing thirty (30) days prior written notice to the City.

c. The County may terminate this Agreement immediately if the City or its license plate recognition camera vendor fails to provide an acceptable level of cyber security as determined by the County.

5. The City shall prepare plans for the construction of each license plate recognition cameras, supports, and bases for review and approval by the County. Approval of said plans is at the sole discretion of the County.

6. The acquisition of all easements and/or rights-of-way necessary for the installation, operation, and maintenance of license plate recognition camera equipment shall be the responsibility of the City.

7. The City shall be responsible for all costs associated with furnishing, installing and maintaining license plate recognition camera, including all requirements mandated by the County to accommodate the license plate recognition camera equipment, and the removal of each camera, if this Agreement is terminated as described in Paragraph 4.

8. The City, its approved installer, or its license plate recognition camera vendor shall furnish, install, and maintain all license plate recognition cameras, supports, and bases. The installation, operation or maintenance of any such equipment shall not alter or affect the mobility of any mode of transportation on any sidewalk or roadway dedicated for public use.

9. All proposed license plate recognition camera installs shall meet the following criteria.
   a. Support poles shall be free standing and be MASH compliant
   b. Cameras shall be solar powered with no hard-wired electrical power connection
   c. Cameras shall transmit images of license plates only via a secure cellular or wireless connection

10. Any proposed license plate recognition cameras that do not meet the requirements set forth in paragraph 9 will require additional review and approvals before a revised Agreement can be provided to the City.

11. This Agreement does not authorize the use of any other type of equipment and/or cameras to be installed, operated or maintained other than license plate recognition cameras. If any other equipment is desired by City to perform any function other than license plate recognition, their installation, operation and/or maintenance will have to be addressed in a separate Agreement and permit.

12. The City, its approved installer, and/or its license plate recognition camera vendor shall be responsible for obtaining and paying for all applicable permits, including obtaining a Special Use Permit from the County's Department of Transportation and Public Works to authorize the installation of a license plate recognition camera. For any required permit, the City shall be listed as the Permittee and shall pay all associated permit costs. A permit will be required for each location at which a license plate recognition camera is to be installed.

13. If at any time, as determined by the County, any license plate recognition camera equipment needs to be relocated, the relocation of said equipment shall be the responsibility of the City, at no cost to the County. If the County should expend any funds in connection with the installation, maintenance, relocation or removal of said license plate recognition cameras, the City shall reimburse the County for the same.

14. The City, its approved installer, and/or its license plate recognition camera vendor shall only conduct work approved by authorized County personnel and as outlined in a Special Use Permit.

15. The City shall be responsible for all repairs and/or adjustments determined to be necessary due to vandalism, knockdowns and/or acts of God. A separate special use permit will be required for all repairs and/or adjustments determined to be necessary due to vandalism, knockdowns and/or acts of God.

16. Each year, during the month of January, the City shall apply for a renewal of this Agreement. The City will be responsible for all renewal fees imposed by the County. If a request for renewal is not received by March 1, the County shall remove any cameras listed in paragraph 1 at the expense of the City.

17. The renewal application shall contain:

    a. The locations listed in paragraph 1 that are in place at the time of renewal and desired to remain in use for the following calendar year
    b. Declaration of cyber security insurance carried by the City and/or their license plate recognition camera vendor.
    c. A current Certificate of Insurance evidencing general liability coverage (bodily injury and property damage) in the amounts specified as the limits of liability set by the State for public entities shall be provided to St. Louis County by any entity performing work (including maintenance) within County right-of-way. Such certificate shall include "St. Louis County" as an additional insured. Certificate shall provide for a 30 day policy cancellation notice to St. Louis County. Upon request, the County will provide the specific amounts for both per person and per occurrence limits. Certificates shall be provided so the policy renewal date coincides with the yearly renewal date of this agreement.

18. This Agreement shall be construed to be in accordance with the laws of the State of Missouri.

19. All the terms, covenants and conditions of this Agreement shall insure to the benefit of and be binding upon the successors and assigns of all of the parties hereto.

20. To the fullest extent permitted by law, the City shall defend, indemnify, and hold County and its agents, officials and employees, harmless from and against all claims, damages, losses, and expenses, including reasonable attorney fees and costs, arising out of, or resulting in whole or in part from, any act or omission of the City or their contractors, subcontractors, agents or employees.

[Remainder of Page Intentionally Left Blank; Execution and Signature Page Follows]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below:

City of Florissant

_____

Title: Mayor

Date_____

ATTEST:

_____

City Clerk

APPROVED AS TO LEGAL FORM:

_____

City Attorney

ST. LOUIS COUNTY, MISSOURI

_____

County Executive

Date _____

ATTEST:

_____

Administrative Director

APPROVED:

_____

Director, Department of Transportation and Public Works

APPROVED AS TO LEGAL FORM:

_____

County Counselor

APPROVED:

_____

Accounting Officer

Legal Review: ____

CE Review: _____

flock safety

EXHIBIT B

Florissant MO PD 2

LICENSE PLATE READER CAMERA INSTALLATION

2023

Index

1	Cover Page
2-3	Camera Location Information
4-17	Site Plans

Know what's below. Call before you dig.

Camera Locations

No.	Name	Address	Direction	Lat	Lng	Pole Type	Distance from Roadway (ft)
1	#12 Howdershell Rd. @ Koch Park (Florissant Police)	305 Howdershell Rd, Florissant, MO 63031, USA	Southbound	38.80731545616296	-90.36124997618995	Flock Pole - 12 ft	11.4
2	#13 Patterson Rd. @ Shadow Rock Dr. (Florissant Police)	Patterson @ Shadow Rock EB, Florissant, MO 63031, USA	Eastbound	38.82539265442933	-90.31137945208484	Flock Pole - 12 ft	0
3	#14 Patterson Rd. @ Rancho Ln. (Florissant Police)	Patterson @ Rancho SB, Florissant, MO 63031, USA	Southbound	38.819415416817215	-90.31949539928787	Flock Pole - 12 ft	0
4	#15 WB Lindbergh Blvd @ New Halls Ferry Rd. (Florissant Police)	3055 Lindbergh Blvd, Florissant, MO 63033, USA	Southbound	38.80920529340682	-90.29927673335253	Existing Traffic Signal Pole	6.4
5	#16 SB New Halls Ferry Rd. @ Lindbergh Blvd (Florissant Police)	14089 New Halls Ferry Road, Florissant, MO 63033, USA	Eastbound	38.808962545084526	-90.29898831664956	Existing Traffic Signal Pole	4.7
6	#17 Patterson Rd. @ Lindbergh (Florissant Police)	1020 Patterson Rd, Florissant, MO 63031, USA	Northbound	38.8008267015947	-90.33367655825026	Flock Pole - 12 ft	0
7	#18 Washington St. @ Lindbergh Blvd. (Florissant Police)	Washington @ Lindbergh WB, Florissant, MO 63031, USA	Eastbound	38.79657251081954	-90.33869838455716	Existing Wood Utility Pole	2.9
8	#19 Lindbergh Blvd @ Hazelvalley Dr.	Lindbergh @ Manresa SB, Florissant, MO 63031, USA	Northbound	38.79028709230473	-90.34588180229203	Existing Traffic Signal Pole	3
9	#20 Graham Rd. @ Dunn Rd. (Florissant Police)	1245 Graham Rd #408, Florissant, MO 63031, USA	Northbound	38.77656156217166	-90.33478140113111	Flock Pole - 12 ft	0
10	#21 Pershall Rd. @ Brackleigh Ln. (Florissant Police)	830 Pershall Rd, Florissant, MO 63031, USA	Eastbound	38.77404424026446	-90.32435038611789	Existing Wood Utility Pole	20.6

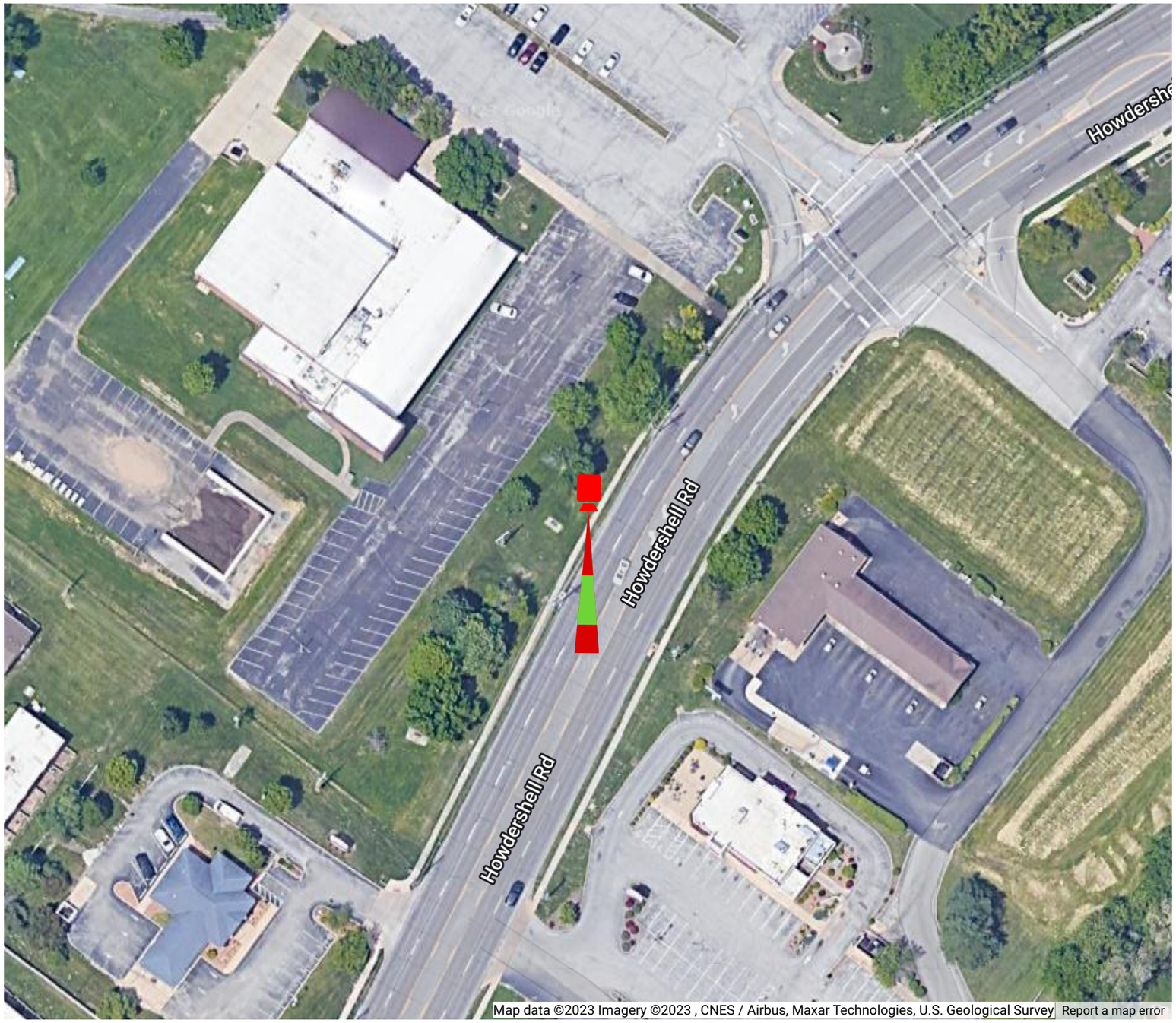
Camera Locations

No.	Name	Address	Direction	Lat	Lng	Pole Type	Distance from Roadway (ft)
11	#22 Dunn Rd. WB @ S New Florissant Rd (Florissant Police)	1025 Dunn Rd, Florissant, MO 63031, USA	Westbound	38.77433346027241	-90.31936745231155	Existing Wood Utility Pole	25.8
12	#23 New Florissant Rd. @ Dunn Rd. (Florissant Police)	1550 S New Florissant Rd, Florissant, MO 63031, USA	Westbound	38.77438738233786	-90.31755092359094	Existing Light Pole	13.6
13	#24 Parker Spur @ New Halls Ferry Rd. (Florissant Police)	3575 Parker Spur, Florissant, MO 63033, USA	Westbound	38.795409035384786	-90.29040040263159	Flock Pole - 12 ft	6.1
14	#25 New Halls Ferry Rd. @ Parker Spur (Florissant Police)	12992 New Halls Ferry Road, Florissant, MO 63033, USA	Westbound	38.79359876441083	-90.28740896101169	Frey CP6 - DOT Pedestal Base Pole	7.3

Distance: 11.4 ft.

Property	Value
Camera Number	1
Name	#12 Howdershell Rd. @ Koch Park (Florissant Police)
Address	305 Howdershell Rd, Florissant, MO 63031, USA
Direction	Southbound
Lat	38.80731545616296
Lng	-90.36124997618995
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	11.4
Speed Limit	35

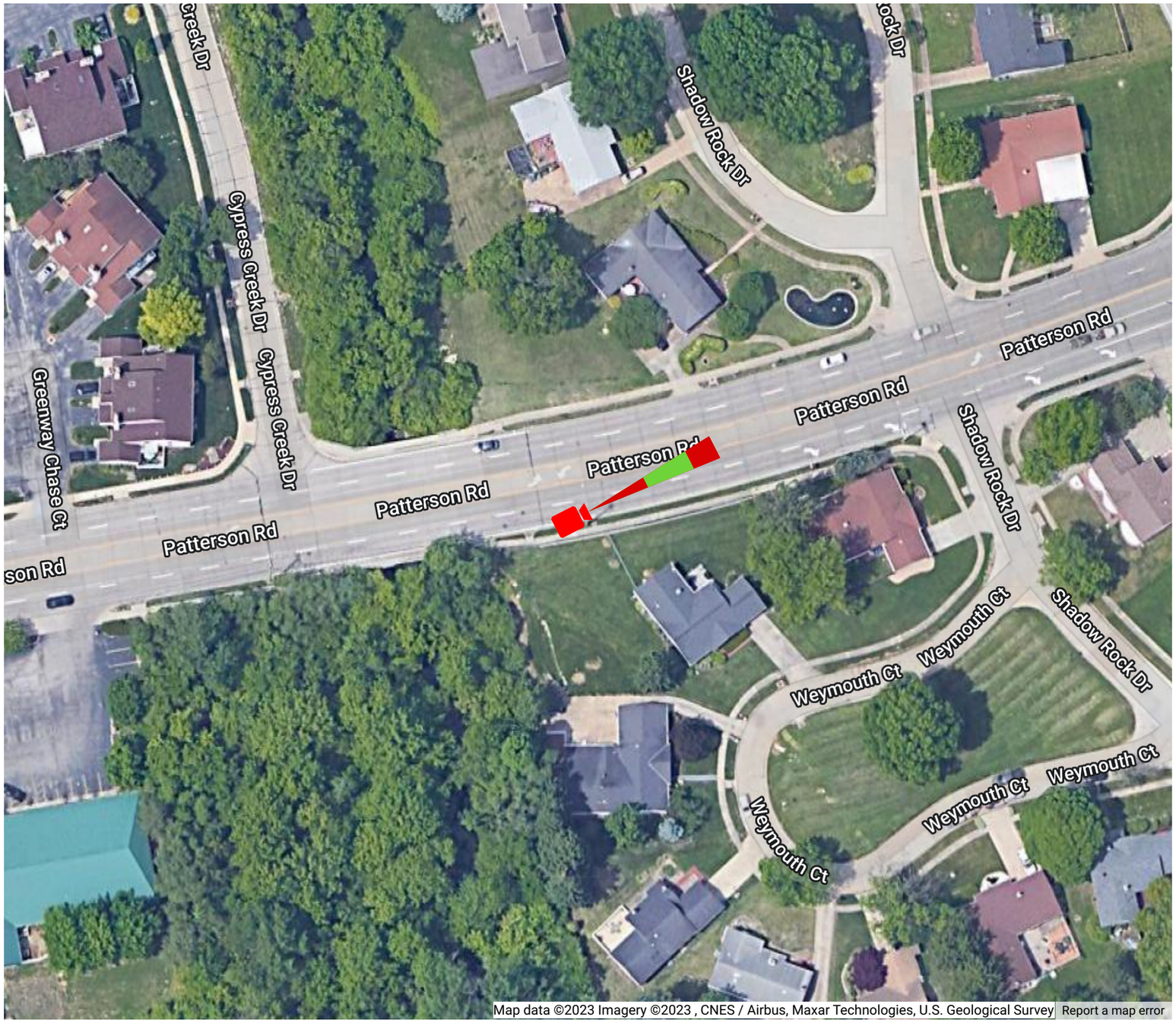
Position



Location Notes: DS: Place camera just behind the sidewalk.

Property	Value
Camera Number	2
Name	#13 Patterson Rd. @ Shadow Rock Dr. (Florissant Police)
Address	Patterson @ Shadow Rock EB, Florissant, MO 63031, USA
Direction	Eastbound
Lat	38.82539265442933
Lng	-90.31137945208484
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

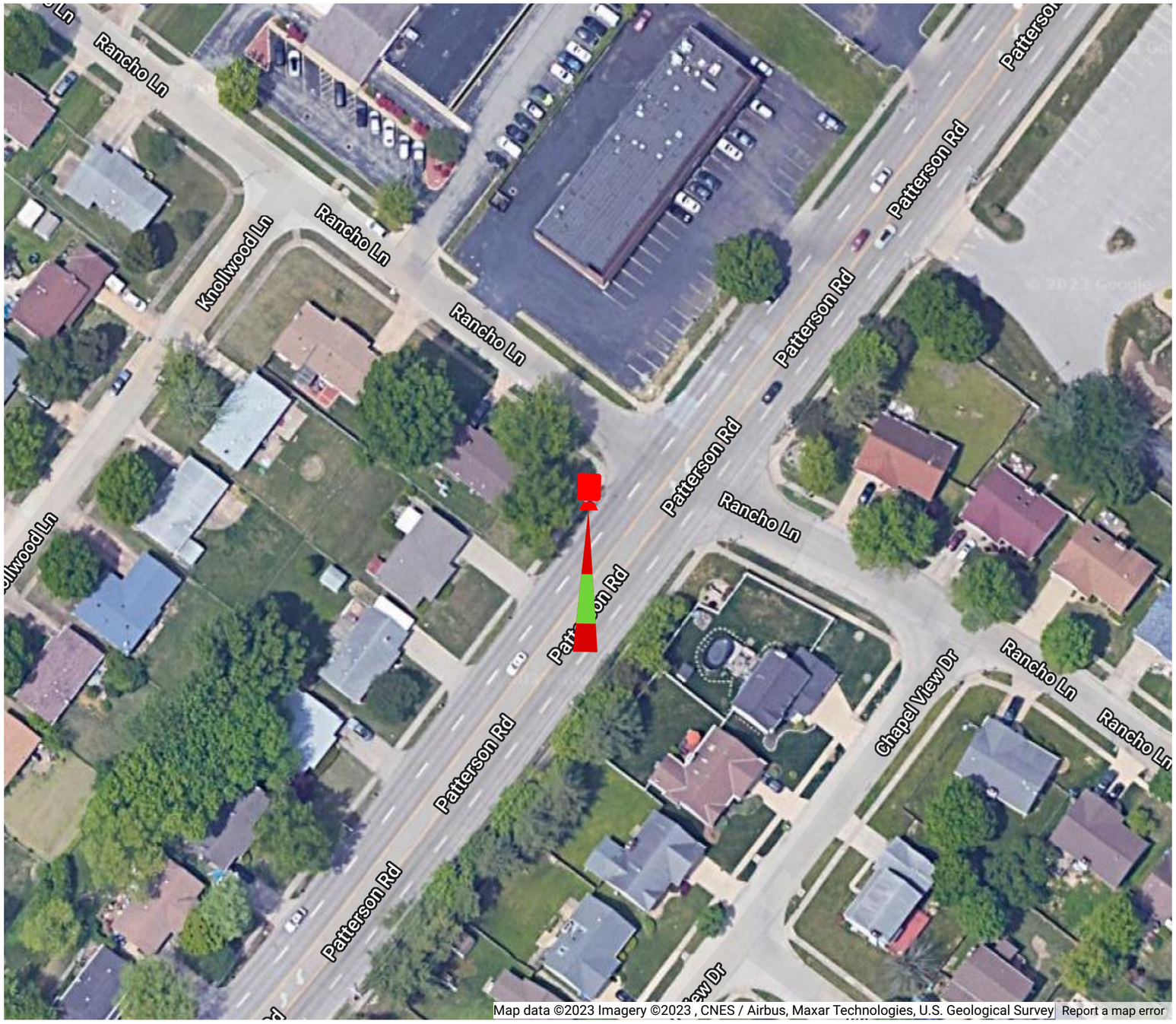
Position



Location Notes: None

Property	Value
Camera Number	3
Name	#14 Patterson Rd. @ Rancho Ln. (Florissant Police)
Address	Patterson @ Rancho SB, Florissant, MO 63031, USA
Direction	Southbound
Lat	38.819415416817215
Lng	-90.31949539928787
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

Position



Location Notes: None

Distance: 6.4 ft.

Property	Value
Camera Number	4
Name	#15 WB Lindbergh Blvd @ New Halls Ferry Rd. (Florissant Police)
Address	3055 Lindbergh Blvd, Florissant, MO 63033, USA
Direction	Southbound
Lat	38.80920529340682
Lng	-90.29927673335253
Pole Type	Existing Traffic Signal Pole
Distance from Roadway (ft)	6.4
Speed Limit	

Position

Location Notes: None

Distance: 4.7 ft.

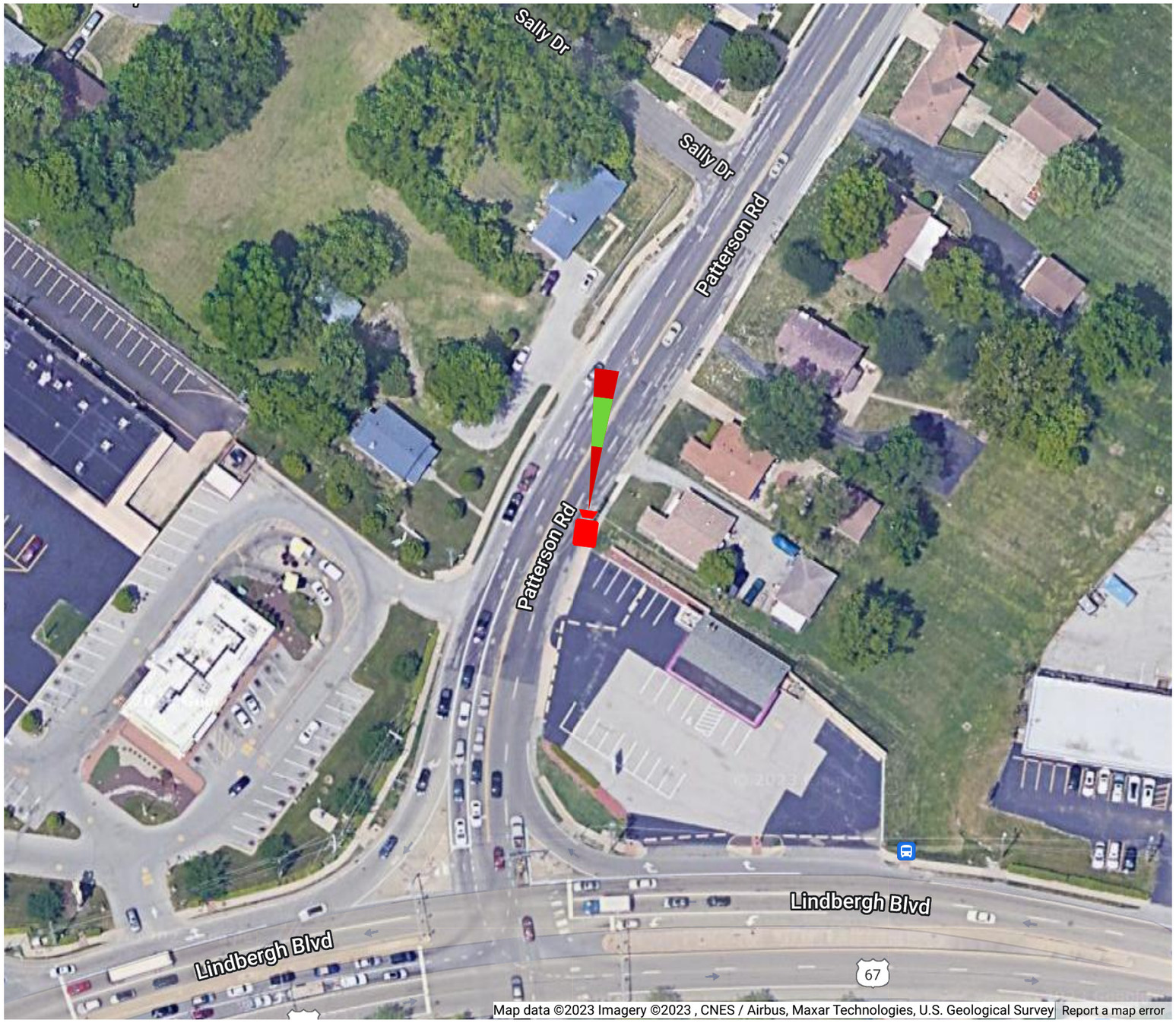
Property	Value
Camera Number	5
Name	#16 SB New Halls Ferry Rd. @ Lindbergh Blvd (Florissant Police)
Address	14089 New Halls Ferry Road, Florissant, MO 63033, USA
Direction	Eastbound
Lat	38.808962545084526
Lng	-90.29898831664956
Pole Type	Existing Traffic Signal Pole
Distance from Roadway (ft)	4.7
Speed Limit	

Position

Location Notes: None

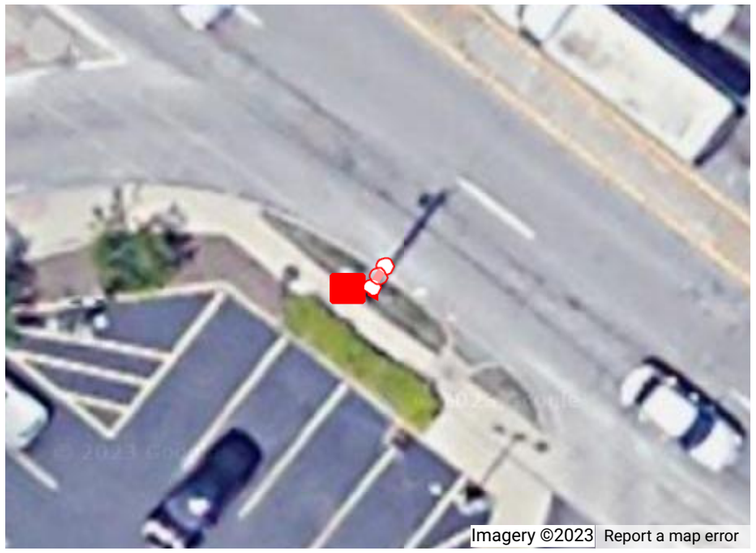
Property	Value
Camera Number	6
Name	#17 Patterson Rd. @ Lindbergh (Florissant Police)
Address	1020 Patterson Rd, Florissant, MO 63031, USA
Direction	Northbound
Lat	38.8008267015947
Lng	-90.33367655825026
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

Position



Location Notes: None

Distance: 2.9 ft.



Property	Value
Camera Number	7
Name	#18 Washington St. @ Lindbergh Blvd. (Florissant Police)
Address	Washington @ Lindbergh WB, Florissant, MO 63031, USA
Direction	Eastbound
Lat	38.79657251081954
Lng	-90.33869838455716
Pole Type	Existing Wood Utility Pole
Distance from Roadway (ft)	2.9
Speed Limit	30

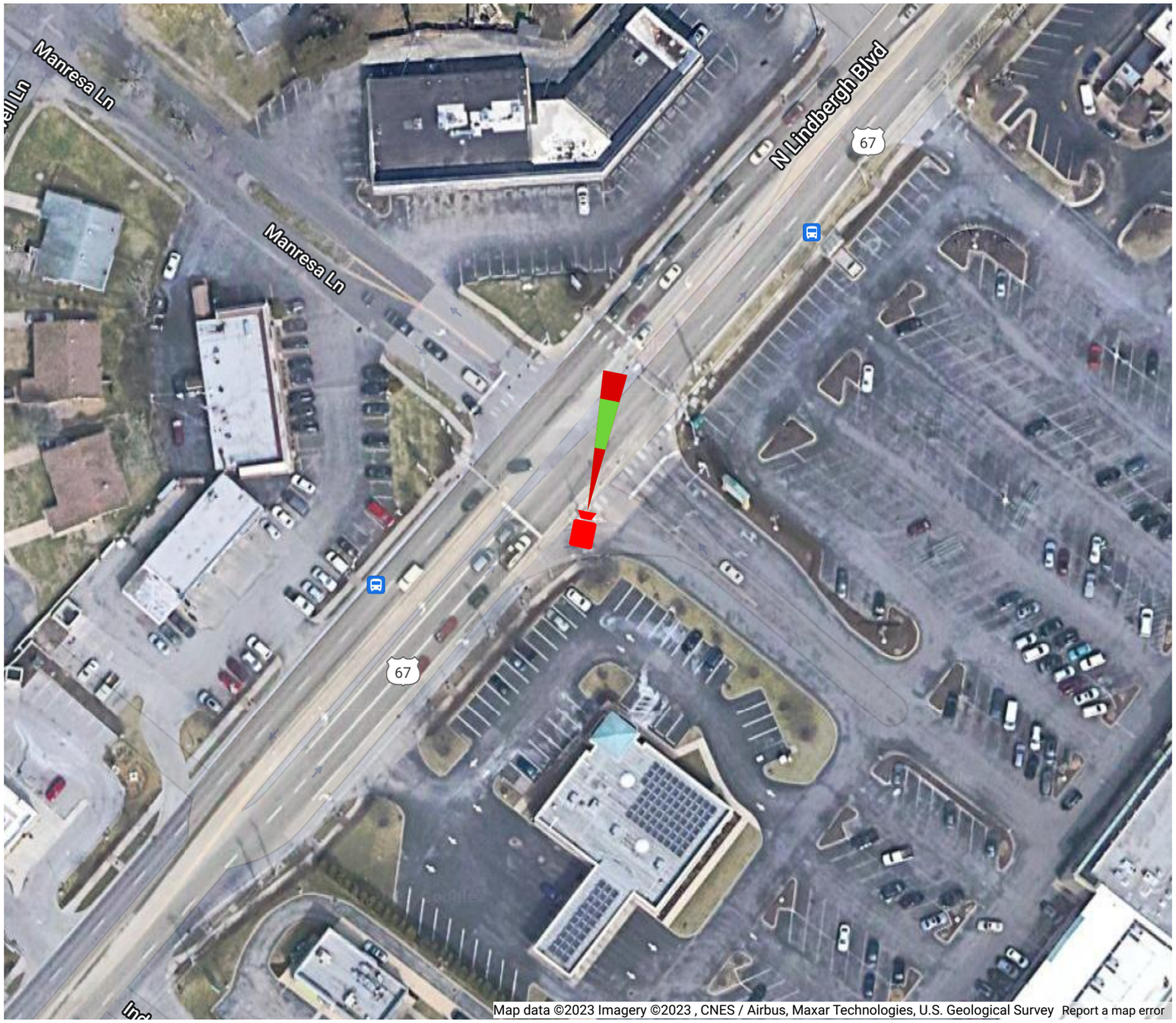
Position

Location Notes: None

Distance: 3 ft.

Property	Value
Camera Number	8
Name	#19 Lindbergh Blvd @ Hazelvalley Dr.
Address	Lindbergh @ Manresa SB, Florissant, MO 63031, USA
Direction	Northbound
Lat	38.79028709230473
Lng	-90.34588180229203
Pole Type	Existing Traffic Signal Pole
Distance from Roadway (ft)	3
Speed Limit	

Position



Location Notes: None

Property	Value
Camera Number	9
Name	#20 Graham Rd. @ Dunn Rd. (Florissant Police)
Address	1245 Graham Rd #408, Florissant, MO 63031, USA
Direction	Northbound
Lat	38.77656156217166
Lng	-90.33478140113111
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

Position

Location Notes: None

Distance: 20.6 ft.

Property	Value
Camera Number	10
Name	#21 Pershall Rd. @ Brackleigh Ln. (Florissant Police)
Address	830 Pershall Rd, Florissant, MO 63031, USA
Direction	Eastbound
Lat	38.77404424026446
Lng	-90.32435038611789
Pole Type	Existing Wood Utility Pole
Distance from Roadway (ft)	20.6
Speed Limit	45

Position

Location Notes: AT&T pole

Distance: 25.8 ft.

Property	Value
Camera Number	11
Name	#22 Dunn Rd. WB @ S New Florissant Rd (Florissant Police)
Address	1025 Dunn Rd, Florissant, MO 63031, USA
Direction	Westbound
Lat	38.77433346027241
Lng	-90.31936745231155
Pole Type	Existing Wood Utility Pole
Distance from Roadway (ft)	25.8
Speed Limit	40

Position

Location Notes: taller utility pole

Distance: 13.6 ft.

Property	Value
Camera Number	12
Name	#23 New Florissant Rd. @ Dunn Rd. (Florissant Police)
Address	1550 S New Florissant Rd, Florissant, MO 63031, USA
Direction	Westbound
Lat	38.77438738233786
Lng	-90.31755092359094
Pole Type	Existing Light Pole
Distance from Roadway (ft)	13.6
Speed Limit	35

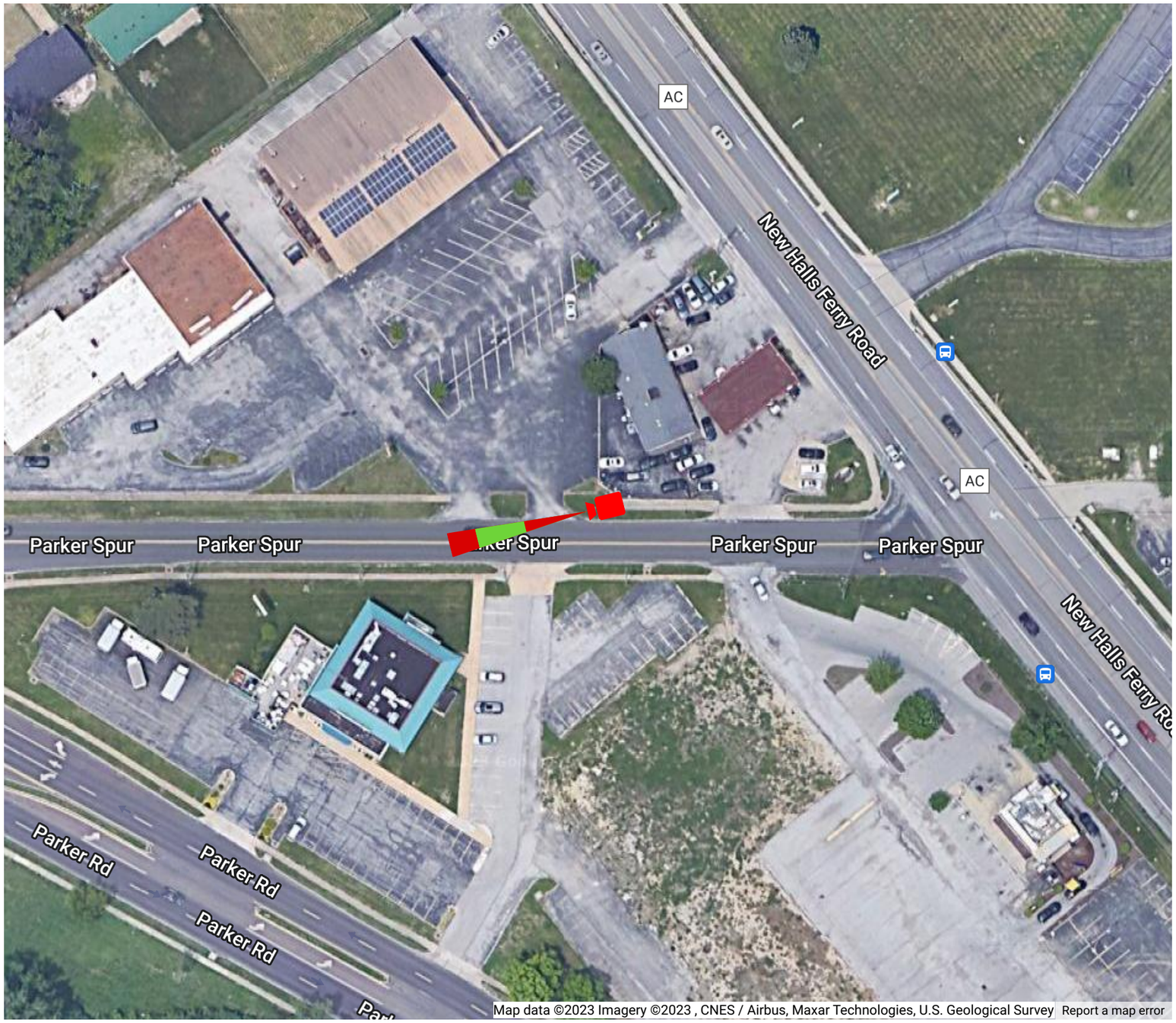
Position

Location Notes: None

Distance: 6.1 ft.

Property	Value
Camera Number	13
Name	#24 Parker Spur @ New Halls Ferry Rd. (Florissant Police)
Address	3575 Parker Spur, Florissant, MO 63033, USA
Direction	Westbound
Lat	38.795409035384786
Lng	-90.29040040263159
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	6.1
Speed Limit	35

Position

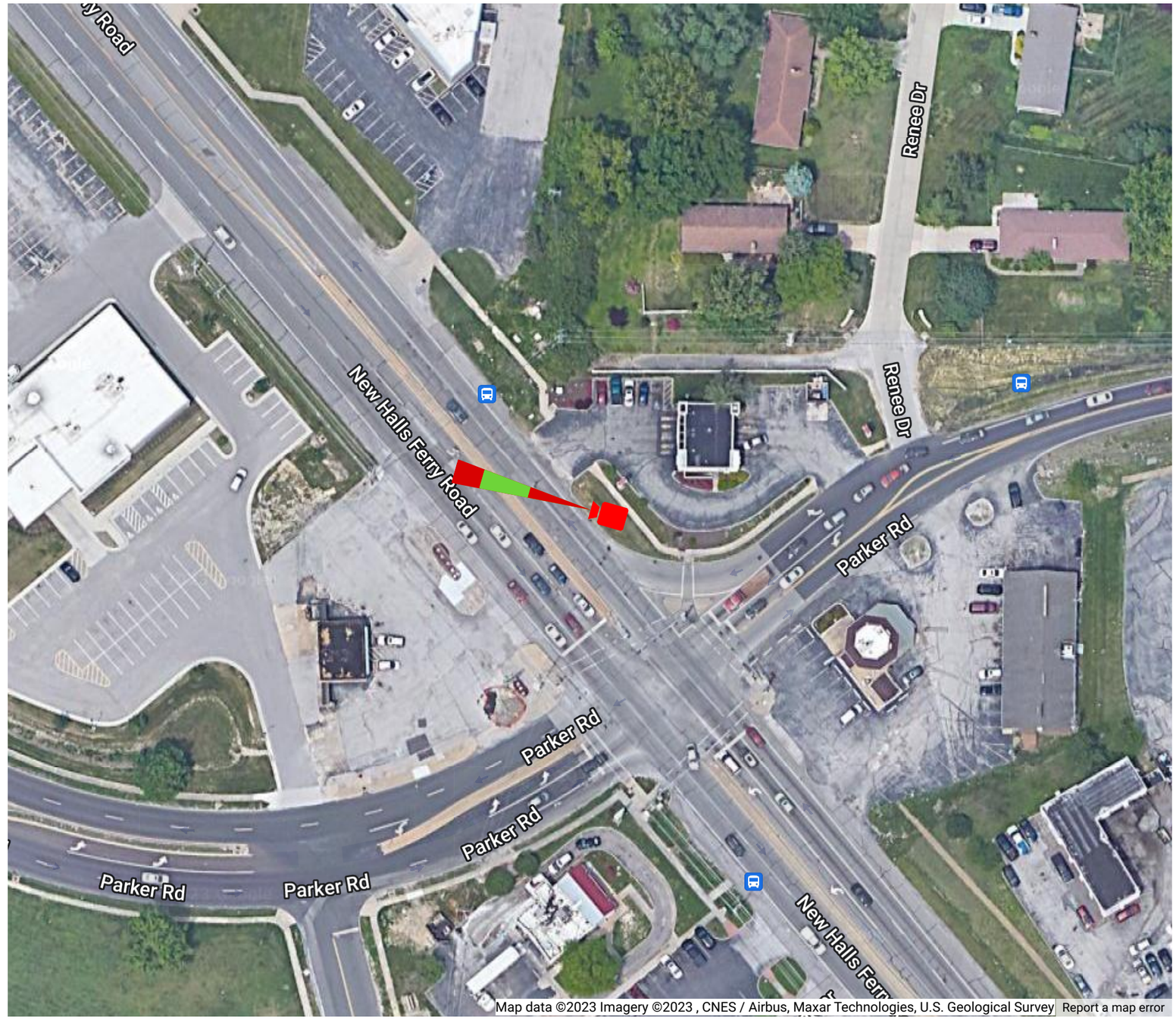


Location Notes: None

Distance: 7.3 ft.

Property	Value
Camera Number	14
Name	#25 New Halls Ferry Rd. @ Parker Spur (Florissant Police)
Address	12992 New Halls Ferry Road, Florissant, MO 63033, USA
Direction	Westbound
Lat	38.79359876441083
Lng	-90.28740896101169
Pole Type	Frey CP6 - DOT Pedestal Base Pole
Distance from Roadway (ft)	7.3
Speed Limit	45

Position



Location Notes: Needs to be 2' from back of curb

INTRODUCED BY COUNCILMAN SIAM
JUNE 12, 2023

BILL NO. 9885 ORDINANCE NO.

ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1 FLOWER VALLEY SHOPPING CENTER FROM 'B-3' EXTENSIVE BUSINESS DISTRICT TO A 'B-5' PLANNED COMMERCIAL DISTRICT TO ALLOW FOR A CAR WASH (BRITE WORX).

WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district classifications for the purpose of regulating their construction and use of land, buildings and property within the said various districts, and said Ordinance provides the nature, kind and character of buildings that may be erected in each of the said districts and the use to which the land and buildings may be put; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of MAY 15, 2023 that Ordinance No. 1625 be amended to change the classification of the property at 1 Flower Valley Shopping Center from B-3 "Extensive Business District to B-5 "Planned Commercial District"; and

WHEREAS, due and lawful notice of a public hearing no. 23-06011 on said proposed zoning change was duly published, opened on the 12th day of June, 2023 at 7:00 P.M. by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: 1 Flower Valley Shopping Center is hereby rezoned from B-3 "Extensive Business District" B-5 "Planned Commercial District", as depicted by the attached drawings C000, C001, C200, C300, C700, dated rev 5/10/23, lighting plan LO155229-1 dated 5/8/23, A102 and A202 dated 12/30/20, Figure 1- Vehicle Maneuver Exhibit dated May 2023, as well as color photos of an identical building in Crestwood and Sign Package dated 4/10/23, subject to the regulations of the B-5 Planned Commercial District, with permitted uses allowed being a car wash, those within the "B-3" Extensive Business District without a Special Permit, and the following additional requirements:

1. **PERMITTED USES**

The uses permitted for this property shall be limited to car wash, those within the B-3 "Extensive Business District" without a Special Permit. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

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

The building space shall be limited to a single story 5188 s.f. car wash, with those Uses permitted within the 'B-3' Extensive Business District without a Special Use Permit.

3. **PERFORMANCE STANDARDS**

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in

proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.

7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.

8. Screening.

a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.

b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

4. **TRASH ENCLOSURES**

Trash container shall be kept within a gated sight-proof area as shown on attached plans. Materials to be compatible with the building.

5. **PLAN SUBMITTAL REQUIREMENTS**

Final Development Plan shall include improvements as shown on drawings attached, including entire property, trash enclosures, landscape, lighting and legal description.

3. **SITE DEVELOPMENT PLAN CRITERIA:**

a. Height, Area And Bulk Restrictions:

1. Height, Area and Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District

b. Internal Drives:

(1) There shall be parking as shown on drawings attached.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of 6 required parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

(1) St Louis County Highway approval shall be required prior to issuance of building permits.

e. Lighting Requirements.

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

(1) The light level for parking lot lighting shall be 0.5 fc minimum.

(2) All site lighting and exterior building lighting shall be directed down and inward

f. Sign Requirements.

(1) **Signs shall be as depicted on sign package plans submitted, dated 4/10/23 with base of 30' ground sign +/- 32'-6" from r.o.w. and 4' tall directional sign +/- 25' from r.o.w.**

(2) All other signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

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

(2) An automatic permanent irrigation system shall be designed and installed to cover all landscaped areas.

h. Storm Water.

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

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

(2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

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

(2) All dumpsters and grease containers shall be contained within a trash enclosure with gates compatible with existing building.

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

(4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.

(6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

(7) There shall be one ground sign located as shown on plans, otherwise consistent with the sign code of the City of Florissant.

7. **FINAL SITE DEVELOPMENT PLAN**

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

8. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

Any changes to the approved plans for the entire parcel and attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

a. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

b. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the 'B-5' Ordinance shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City

Council.

c. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.

d. Determination of minor changes: If the building commissioner determines that an amendment to the B-5 is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.

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

9. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**

a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.

b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.

c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

10. **GENERAL DEVELOPMENT CONDITIONS.**

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

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

9. **PROJECT COMPLETION.**

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

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

Adopted this _____ day of _____, 2023.

_____
Joseph Eagan, President of the Council

Approved this _____ day of _____, 2023.

_____
Mayor Timothy J. Lowery

ATTEST:

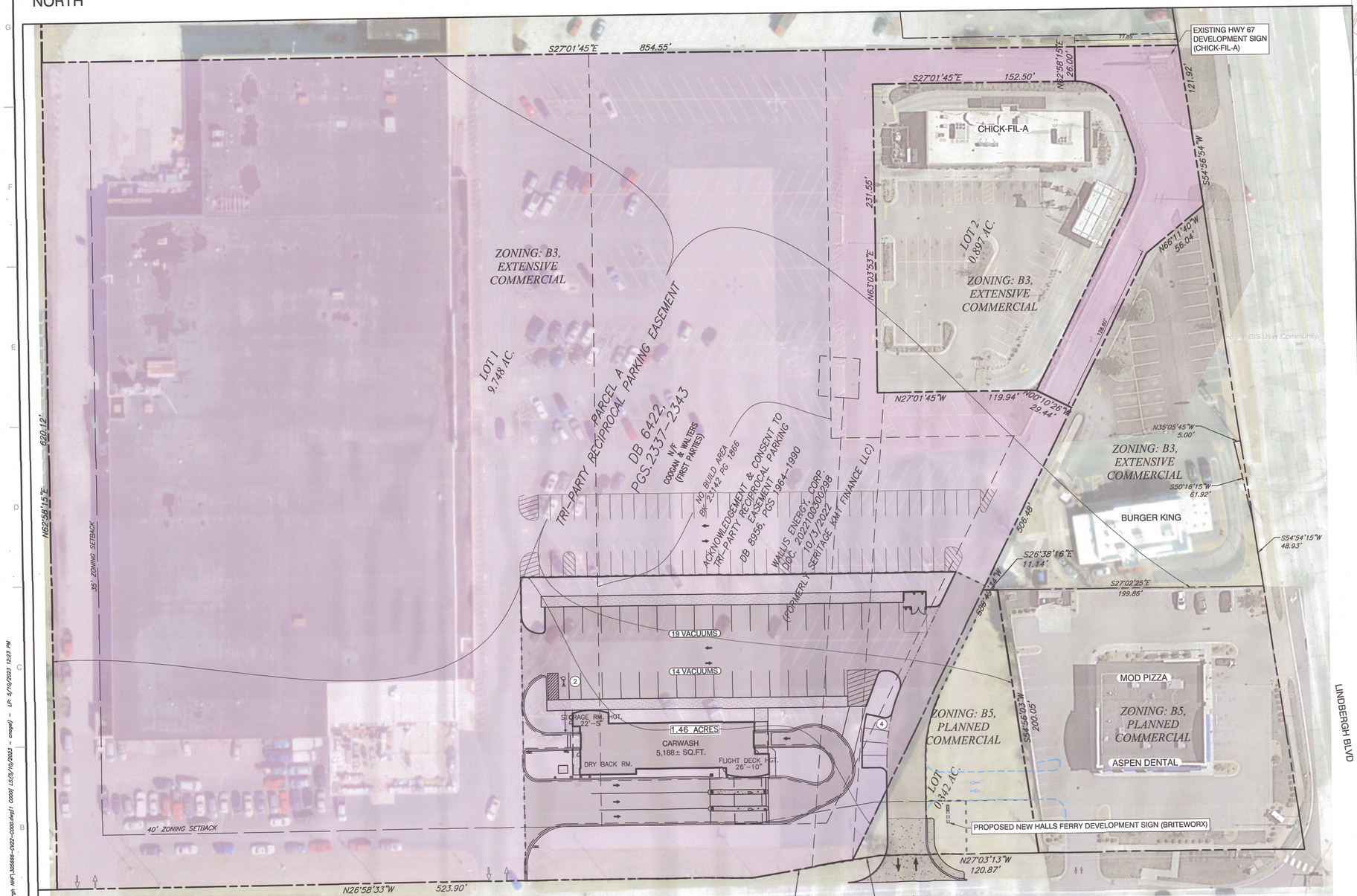
_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

BRITEWORX CAR WASH

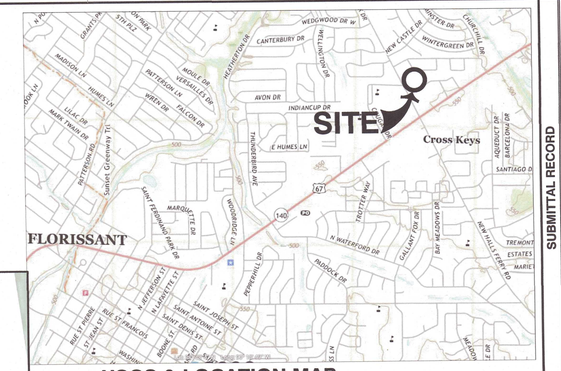
COMMERCIAL DEVELOPMENT PLAN

A TRACT OF LAND BEING ALL OF LOT 1 OF THE SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER (A.K.A. SERITAGE PARCEL), AS RECORDED IN PLAT BOOK 368, PAGE 57-528 LOCATED IN BLOCKS 12 AND 13 OF THE ST. FERDINAND COMMONS, IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. FLORISSANT, ST. LOUIS COUNTY

NORTH



SITE MAP
SCALE 1" =40'
SCALE IN FEET
0 40 80



USGS & LOCATION MAP

NORTH

U.S.G.S. 7.5' TOPOGRAPHIC MAP,
FLORISSANT QUADRANGLE, MISSOURI
DATED: 2021
SCALE 1" = 2,000'

DEVELOPMENT NOTES

1. PARCEL INFO: #07H440322
2. SITE ADDRESS: 1 FLOWER VALLEY SHOPPING CENTER
3. SITE DEVELOPMENT AREA: 63,807 SQUARE FEET, 1.46 ACRES
   LIMITS OF DISTURBANCE: 1.65 ACRES
4. ZONING:
   PARCEL AREA: 424,621 SQUARE FEET, 9.75 ACRES
   CURRENT ZONING: B-3 EXTENSIVE BUSINESS DISTRICT (CITY OF FLORISSANT)
   PROPOSED ZONING: B-5 PLANNED COMMERCIAL DISTRICT (CITY OF FLORISSANT)
5. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES/AGENCIES:
   ELECTRIC: AMERENUE
   FIRE: FLORISSANT VALLEY FIRE PROTECTION DISTRICT
   GAS: SPIRE GAS
   SANITARY SEWER: METROPOLITAN SEWER DISTRICT
   TELEPHONE: AT&T
   WATER: MISSOURI AMERICAN WATER
   CABLE: SPECTRUM
   HIGHWAY: MISSOURI DEPARTMENT OF TRANSPORTATION
6. B-5 LOT REGULATIONS:
   MIN. LOT AREA (NONE)
   MAX. HEIGHT FORTY-FIVE (45) FEET (OR 3 STORIES)
   MIN. FRONT YARD FORTY (40) FEET
   MIN. SIDE YARD (NONE)*
   MIN. REAR YARD (NONE)*
   *NOT ADJACENT TO RESIDENTIAL
7. SITE COVERAGE: (MIN. 30%)
   SITE AREA= 1.55 ACRES
   BUILDINGS= 0.12 ACRES (8%)
   PAVEMENT= 0.96 ACRES (62%)
   GREENSPACE & WALKS= 0.47 ACRES (30%)
8. PARKING REQUIREMENTS AND PROVISIONS:
   CAR WASH STACKING TO EQUAL 5 TIMES THE CAPACITY OF THE CARWASH (BEYOND CARS IN THE CARWASH)
   CAR WASH STACKING REQUIRED (5 X 3) = 15
   CAR WASH STACKING PROVIDED = 32
   VACUUM PARKING STALLS = 33
   EMPLOYEE PARKING = 5 + 1 ADA ACCESSIBLE SPACE
9. LANDSCAPE REQUIREMENTS [SECTION 405.245]: REFER TO SHEET C700
10. FLOOD PLAIN INFORMATION:
    ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0066K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
11. ALL OUTSIDE TRASH AND GREASE CONTAINERS, HVAC UNITS, ELECTRIC EQUIPMENT, TELEPHONE EQUIPMENT, GAS METERS AND ROOFTOP MECHANICAL APPARATUS SHALL BE ADEQUATELY SCREENED WITH APPROPRIATE MATERIALS OR LANDSCAPING TO CONCEAL THE VISIBILITY OF THE OBJECT FROM THE RIGHT-OF-WAY AND FROM NEIGHBORING RESIDENTIALLY ZONED PROPERTY.
12. SCREENING FOR OUTSIDE TRASH CONTAINERS SHALL BE OF A MATERIAL THAT MATCHES OR IS COMPATIBLE WITH THE BUILDING.
13. ALL PROPOSED UTILITIES SHALL BE UNDER GROUND.

LAND DESCRIPTION

A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 ½ MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF "WEDGWOOD PLAT 9-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 ¼ MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 ½ MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES AND 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEEP RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

DRAWING LIST

#	TITLE	DESCRIPTION
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RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN: DATE: 5-15-23

STATE OF MISSOURI
KEVIN T. KAMP
NUMBER PE-2006019670
PROFESSIONAL ENGINEER
05/10/2023

KEVIN T. KAMP
(MO PE# 2006019670)

SIGNAGE
ZIGLIN
540 VOSSBROOK DR.
WASHINGTON, MO 63060
PH: (636) 390-8455
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CONTACTS: GARRETTE NEWHOUSE
EMAIL: garrettn@ziglinsigns.com

LIGHTING
PEIKER PIATCHEK ASSOCIATES
ST. LOUIS MO 63129
PH: (314) 892-4646
FX: (314) 397-1160
CONTACTS: RICHARD HAYDEN
EMAIL: rich@pi-two.com

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: KEVIN KAMP, PE
EMAIL: kkamp@cecinc.com

SUBMITTAL RECORD

NO.	DATE	DESCRIPTION
1	04/14/2023	SUBMIT TO CITY PLANNING & ZONING
2	05/15/2023	CITY COUNCIL

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

COVER & OVERALL PLAN

DATE:	APRIL 2023	DRAWN BY: CAN
DWG SCALE:	1"=50'	CHECKED BY: DRAFT
PROJECT NO:	305-666.2022	
APPROVED BY:		DRAFT

DRAWING NO.: C000
SHEET 1 OF 9

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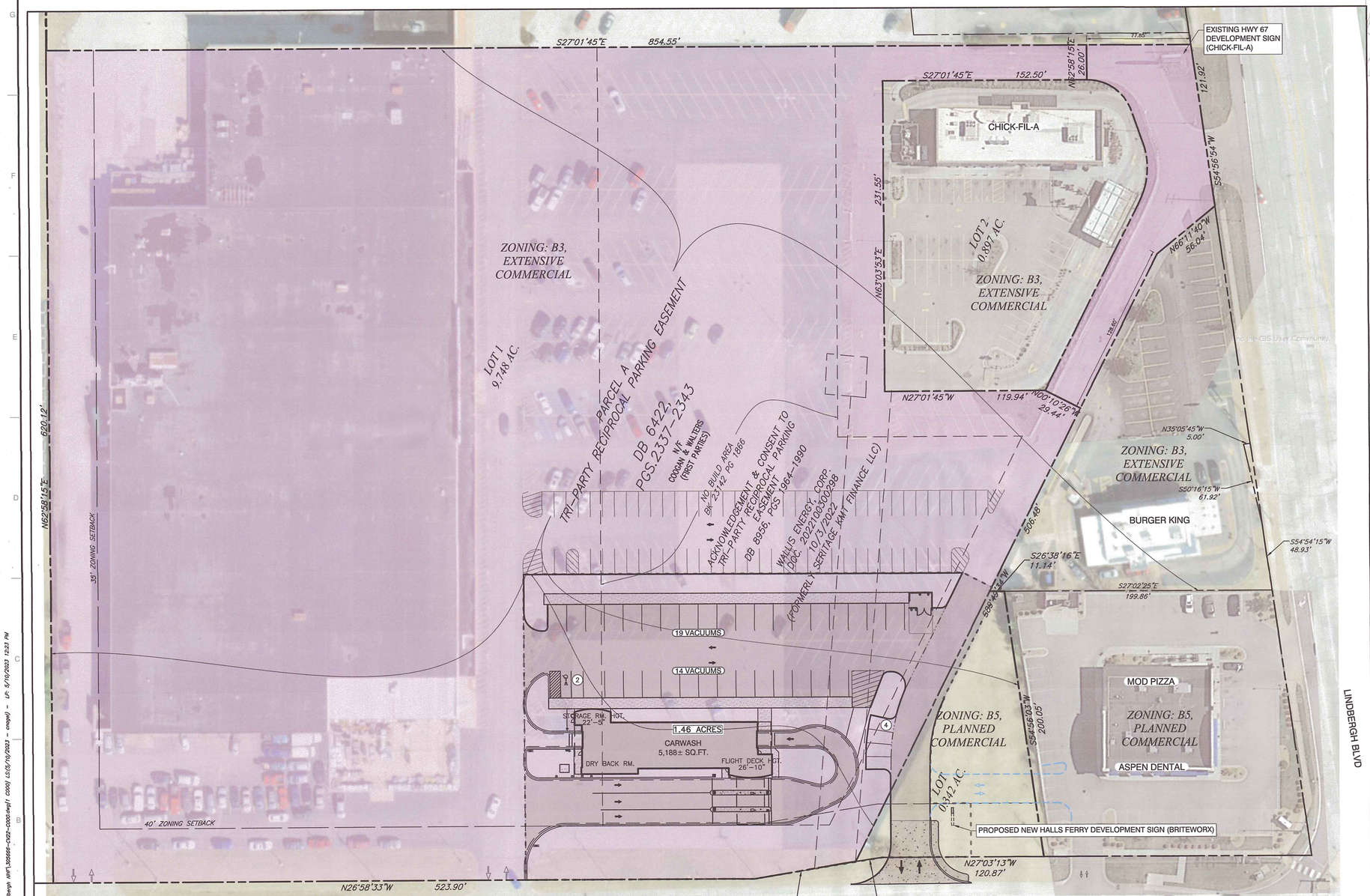

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RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN: Allen L. Mills DATE: 5-15-23

STATE OF MISSOURI
KEVIN T. KAMP
NUMBER
PE-2006019670
05/10/2023
PROFESSIONAL ENGINEER

KEVIN T. KAMP
(MO PE# 2006019670)

SIGNAGE
ZIGLIN
540 VOSSBROOK DR.
WASHINGTON, MO 63060
PH: (636) 390-8455
FX: (636) 390-8456
CONTACTS: GARRETTE NEWHOUSE
EMAIL: garrettn@ziglinsigns.com

LIGHTING
PEIKER PIATCHEK ASSOCIATES
ST. LOUIS MO 63129
PH: (314) 892-4646
FX: (314) 397-1160
CONTACTS: RICHARD HAYDEN
EMAIL: rich@pi-two.com

SITE MAP
SCALE 1" =40'
SCALE IN FEET
0 40 80

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: KEVIN KAMP, PE
EMAIL: kkamp@cecinc.com

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1	04/14/2023	SUBMIT TO CITY PLANNING & ZONING
2	05/10/2023	CITY COUNCIL

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

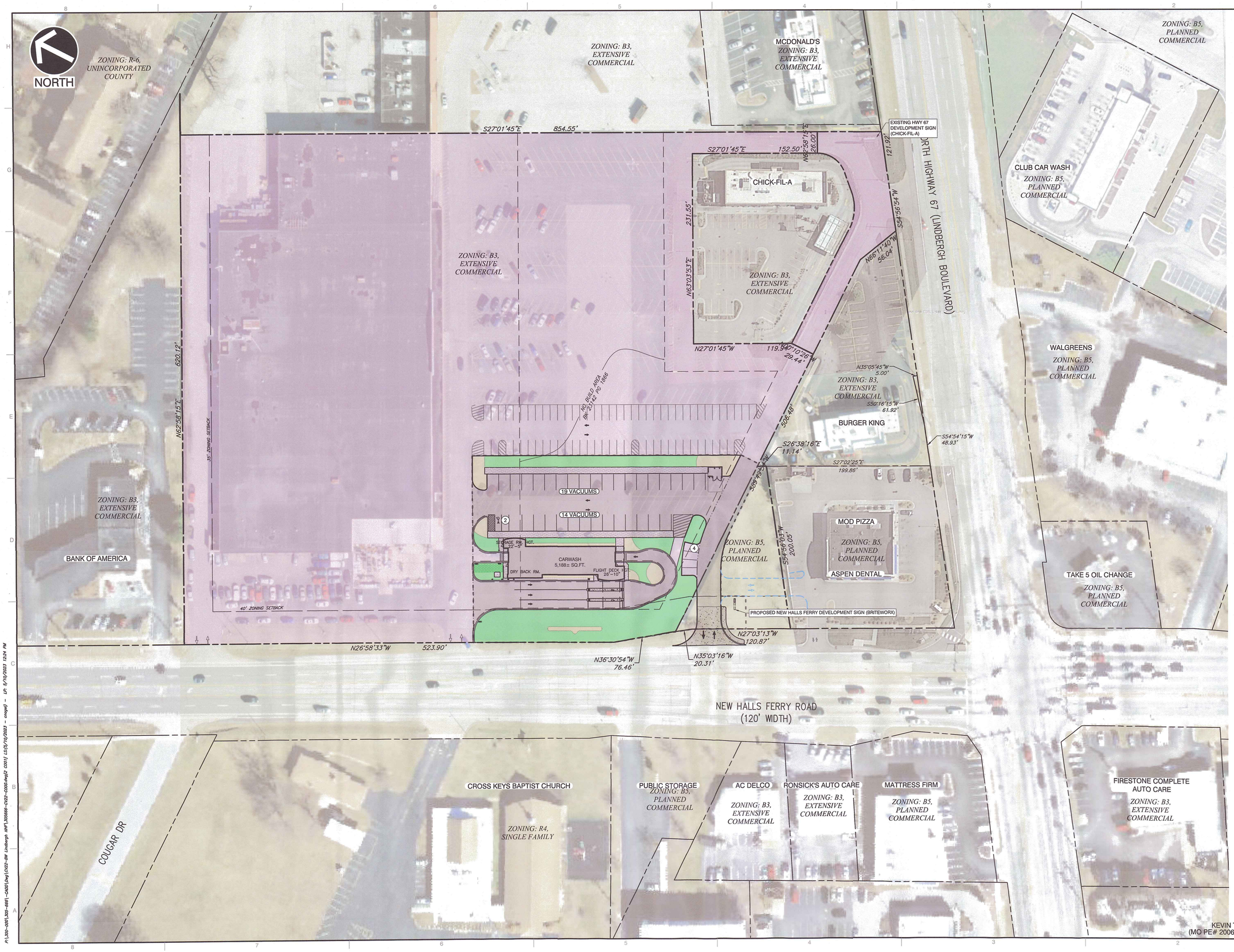
WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

COVER & OVERALL PLAN

DATE:	APRIL 2023	DRAWN BY:	CAN
DWG SCALE:	1"=50'	CHECKED BY:	DRAFT
PROJECT NO:			305-666.2022
APPROVED BY:			DRAFT

DRAWING NO.: C000
SHEET 1 OF 9

P:\305-0001\305-666\-cADD\Dwg\C022-BW Lindbergh NHFS\305666-C022-C003.dwg\1 C000 LS:(5/10/2023 - except) LP: 5/10/2023 12:23 PM



SUBMITTAL RECORD

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1	04/14/2023	SUBMIT TO CITY PLANNING & ZONING
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WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

OVERALL PARCEL AND ADJACENCY

DATE:	APRIL 2023	DRAWN BY:	CAN
DWG SCALE:	1"=50'	CHECKED BY:	DRAFT
PROJECT NO:	305-666.2022		
APPROVED BY:			DRAFT

DRAWING NO.: C001

SHEET 2 OF 9

P:\305-0001\305-666\-04001\dwg\C022-BW Lindbergh WP\305666-C022-C003.dwg\2 C001 | LS:(5/10/2023 - snapal) - LP: 5/10/2023 12:24 PM

NORTH

RE-STRIPE FOR 90 DEG. PARKING

TRASH ENCLOSURE TO MATCH BUILDING

19 VACUUMS

14 VACUUMS

STORAGE RM. HGT. 22'-5"

1.46 ACRES

CARWASH
5,188± SQ.FT.

DRY BACK RM.

FLIGHT DECK HGT. 26'-10"

STACKING FOR UP TO 35 VEHICLES

40' ZONING SETBACK

(2)-SIDED "EXIT ONLY" BRITEWORX DIRECTIONAL SIGN

WATER QUALITY UNIT

CONNECT TO EXISTING STORMWATER SYSTEM

(2)-SIDED "EXIT HERE" BRITEWORX DIRECTIONAL SIGN

CONNECT TO EXISTING POWER

CONNECT TO EXISTING WATER MAIN

CONNECT TO EXISTING SANITARY SEWER

CONNECT TO EXISTING GAS MAIN

CONNECT TO TELECOMMUNICATION SYSTEM

REMOVE AND REPLACE EXISTING ASPHALT DRIVE

PROPOSED ASPHALT DRIVE

(2)-SIDED DEVELOPMENT SIGN

MOUNTABLE CURB AND 6' WIDE CONCRETE BACK

PROPOSED CONCRETE ENTRANCE PER ST. LOUIS COUNTY STANDARDS.

N/F
SERITAGE KMT
FINANCE LLC
1 FLOWER VALLEY
SHOPPING CTR
DB. 21594 PG. 1086
66 # 07H440203
PARCEL 2

BLANKET EASEMENT OVER ALL PARKING AREAS AND INTERNAL DRIVES
DB. 6422 PG. 2337

NEW HALLS FERRY ROAD (120' WIDTH)
(PUBLIC)(ASPHALT)(VARYING PAVEMENT WIDTH)

SCALE IN FEET
0 20 40

KEVIN T. KAMP
(MO PE# 2006019670)

STATE OF MISSOURI
KEVIN T. KAMP
NUMBER
PE-2006019670
05/10/2023
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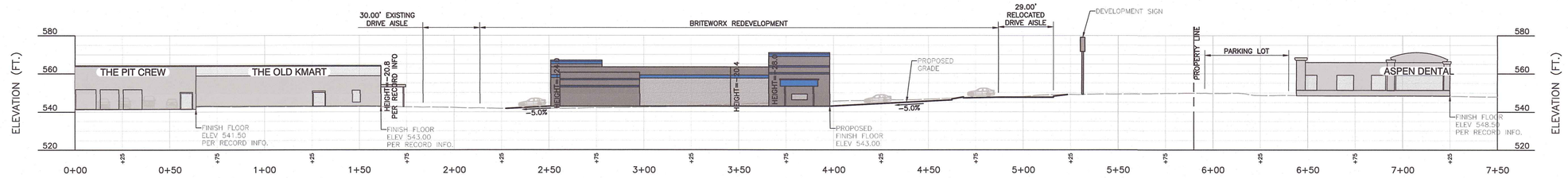
WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

SITE & UTILITY PLAN

DATE:	APRIL 2023	DRAWN BY: CAN
DWG SCALE:	1" = 20'	CHECKED BY: DRAFT
PROJECT NO:	305-666.2022	
APPROVED BY:	DRAFT	

DRAWING NO.: C200

SHEET 3 OF 9

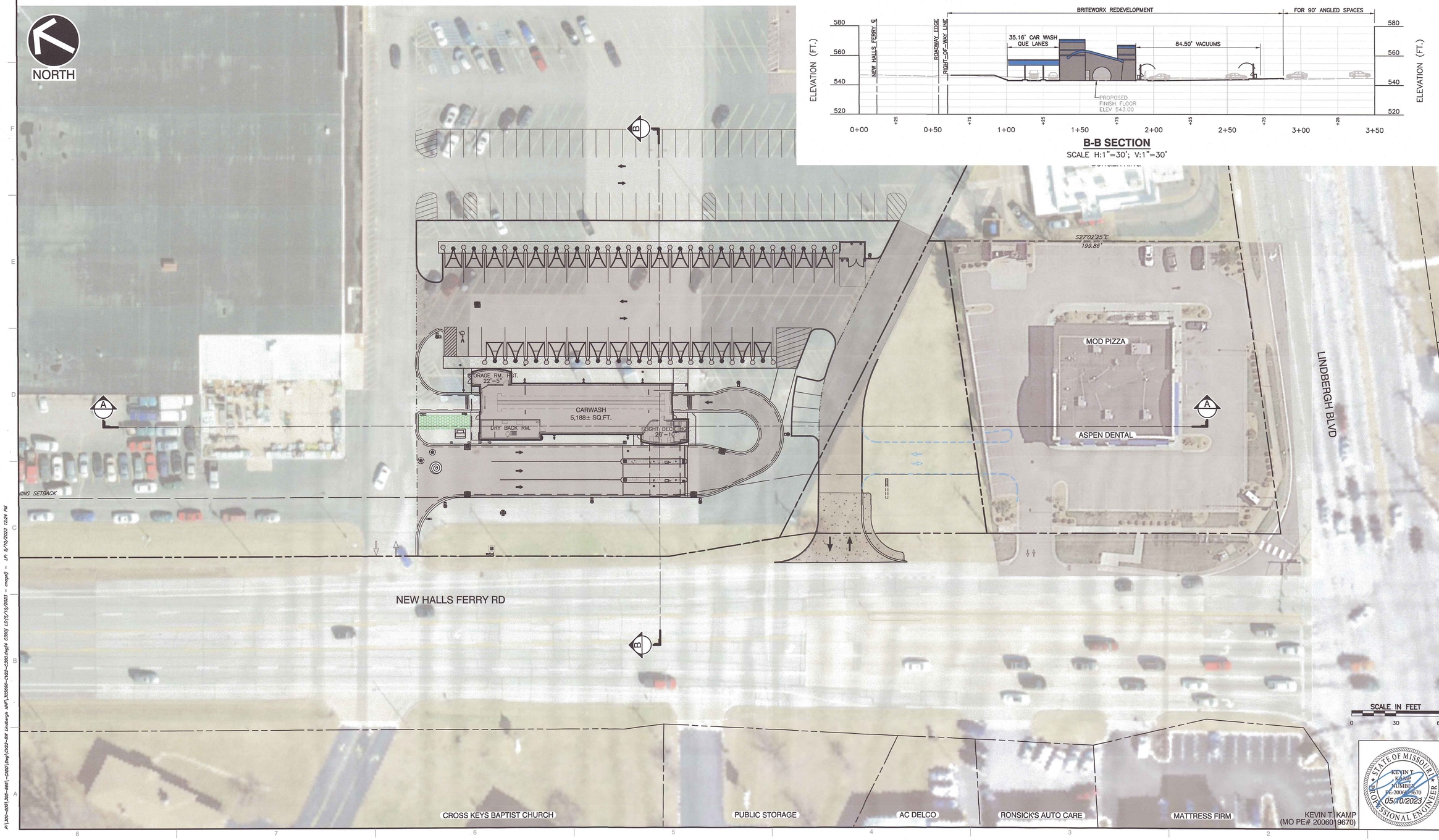


A-A SECTION

SCALE H:1"=30'; V:1"=30'

B-B SECTION

SCALE H:1"=30'; V:1"=30'



KEVIN T. KAMP
(MO PE# 2006019670)

STATE OF MISSOURI
KEVIN T. KAMP
NUMBER
PE-2006019670
05/10/2023
PROFESSIONAL ENGINEER

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NO	DATE	DESCRIPTION
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WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

SECTION VIEWS

DATE:	APRIL 2023	DRAWN BY:	CAN
DWG SCALE:	1" = 30'	CHECKED BY:	DRAFT
PROJECT NO:		305-666-2022	
APPROVED BY:			DRAFT

DRAWING NO.: **C300**

SHEET 4 OF 9

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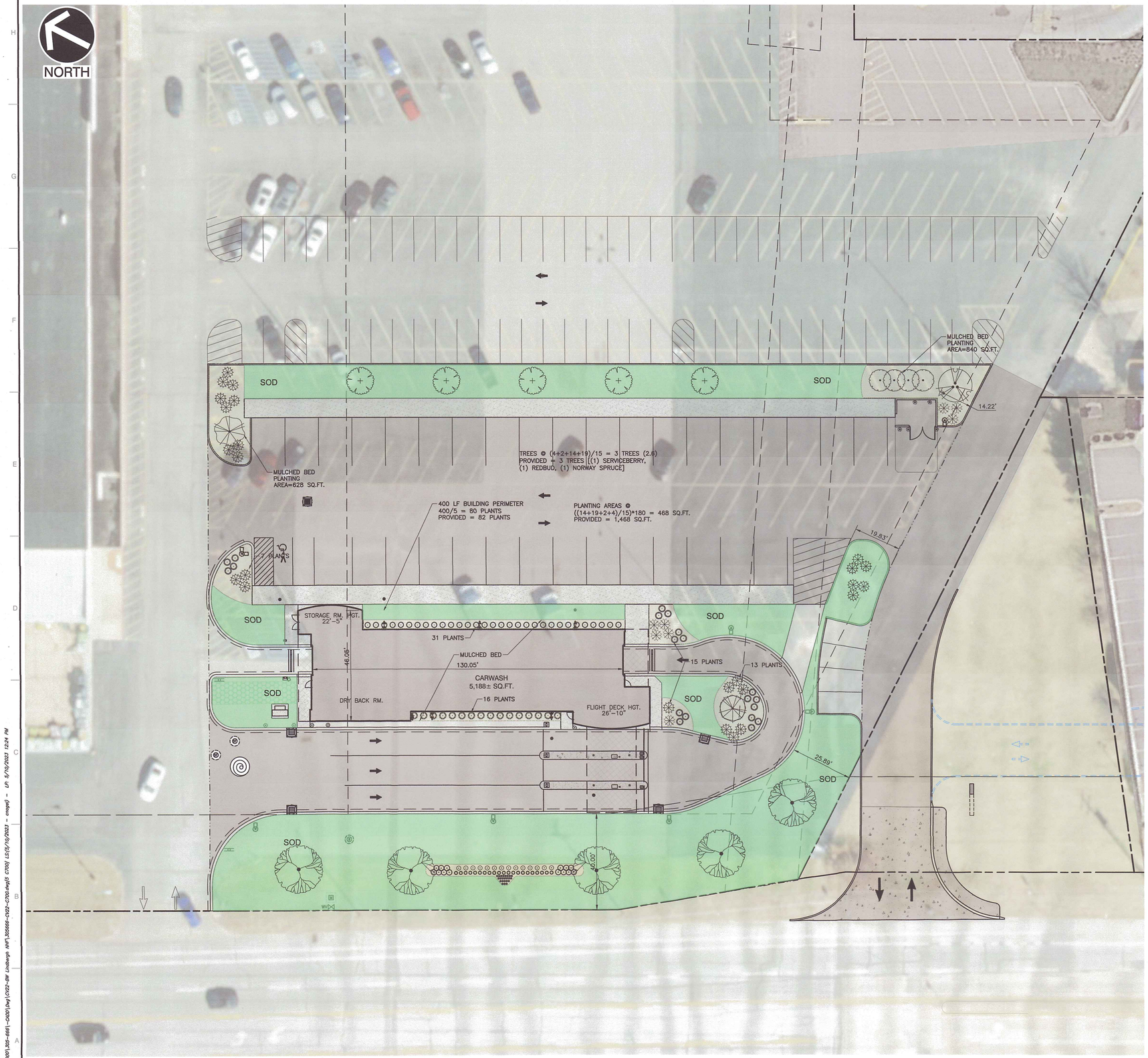

PLANT SCHEDULE PLANT LIST

TREES	CODE	BOTANICAL / COMMON NAME
	ACE ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple
	CER CAN	Cercis canadensis / Eastern Redbud
	AME ROB	Chionanthus virginicus / Apple Serviceberry Single Stem
	JUN KE2	Juniperus chinensis 'Keteleeri ' / Keteleeri Chinese Juniper
	ILE AME	Ilex opaca / American Holly
	PIC ABS	Picea abies / Norway Spruce

SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUX GR2	Buxus x 'Green Velvet' / Boxwood
	AST PUR	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster
	PIC G21	Picea pungens 'Globosa' / Dwart Globe Blue Spruce
	SPI MAG	Spirea japonica "Magic Carpet' / Magic Carpet Spirea
	TAX DEN	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	NEP WLO	Nepeta x 'Walker's Low' / Walker's Low

LANDSCAPE REQUIREMENTS [SECTION 405.245]:

- A MINIMUM PLANTING STRIP OF FIFTEEN (15) FEET SHALL BE PROVIDED AND MAINTAINED WITHIN THE REQUIRED SIDE AND FRONT YARD.
- FOR ALL BUILDINGS, THERE SHALL BE ONE (1) TWO AND ONE-HALF (2½) INCH CALIPER TREE EXISTING OR PLANTED FOR EVERY FIFTEEN (15) PARKING SPACES. SEVENTY-FIVE PERCENT (75%) SHALL BE LOCATED WITHIN THE PAVED AREA.
- PLANTING AREAS SHALL BE PROVIDED AT THE RATIO OF ONE HUNDRED EIGHTY (180) SQUARE FEET PER FIFTEEN (15) PARKING SPACES WITH EACH PLANTING AREA BEING A MINIMUM OF ONE HUNDRED EIGHTY (180) SQUARE FEET. PLANTING AREAS SHALL BE PLACED WITHIN THE PARKING AREA SO AS TO DIVIDE THE PAVING AREA INTO SMALLER AREAS.
- TREES SHALL BE SPACED NO GREATER THAN FIFTY (50) FEET ON CENTER ACROSS ALL FRONT YARDS.
- BUILDING PLANTINGS SHALL BE PLANTED AND MAINTAINED ALONG ALL EXTERIOR WALLS OF ALL BUILDINGS AT THE RATIO OF ONE (1) PLANT MATERIAL FOR EVERY FIVE (5) LINEAL FEET OF EXTERIOR WALL. SAID PLANT MATERIAL MAY BE CLUSTERED OR OTHERWISE ARRANGED FOR OPTIMUM VISUAL EFFECT RATHER THAN BEING SPACED EVENLY ALONG THE BUILDING PERIMETER. SAID PLANTINGS ARE NOT REQUIRED TO BE IMMEDIATELY AGAINST THE BUILDING BUT, HOWEVER, SHALL BE ADJACENT TO THE BUILDING BETWEEN THE BUILDING AND PARKING AREAS, DRIVEWAYS AND SIMILAR ADJACENT AREAS.
- EACH SITE, ONE (1) ACRE OR MORE IN SIZE UPON DEVELOPMENT, SHALL HAVE INSTALLED AN AUTOMATIC, PERMANENT IRRIGATION SYSTEM DESIGNED TO COVER ALL LANDSCAPED AREAS

PRELIMINARY

SCALE IN FEET
0 20 40

STATE OF MISSOURI
KEVIN T. KAMP
NUMBER PE-2006019670
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WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

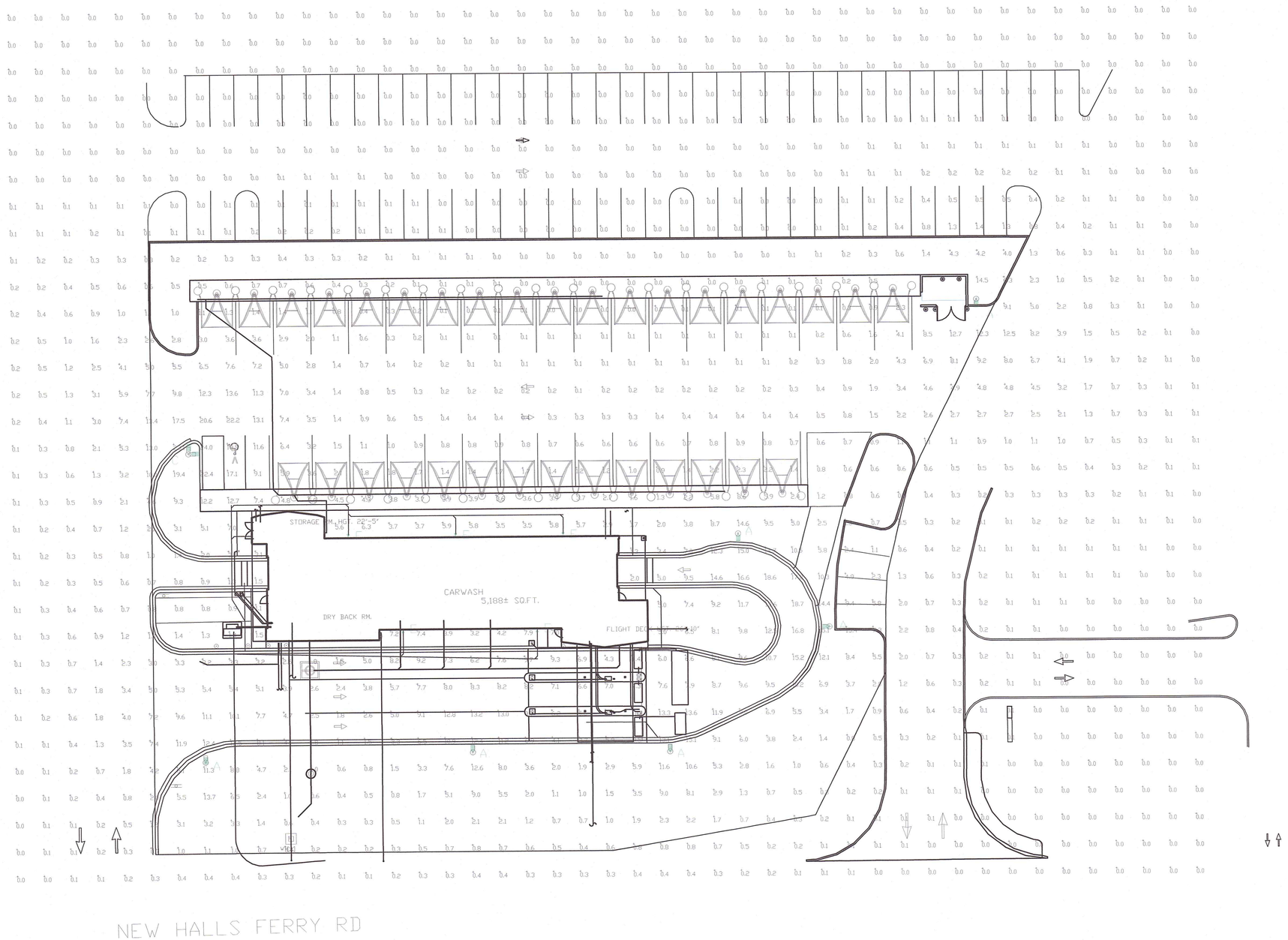
LANDSCAPE PLAN

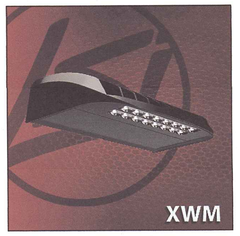
DATE:	APRIL 2023
DRAWN BY:	CAN
DWG SCALE:	1" = 20'
CHECKED BY:	DRAFT
PROJECT NO:	305-666.2022
APPROVED BY:	DRAFT

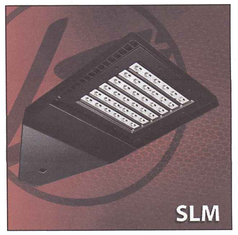
DRAWING NO.: C700

SHEET 5 OF 9

P:\305-666\305-666\1-2400\Dwg\C022-BW Lindbergh NW\305666-C022-C700.dwg\C700 LS(5/10/2023 - cnagel) - LP: 5/10/2023 12:24 PM







Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A	Single	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE	16'POLE+2'BASE	1.000	1.000	31922	232
	1	C	2 @ 90 degrees	SLM-LED-30L-SIL-FT-50-70CRI-D90	16'POLE+2'BASE	1.000	1.000	63844	464
	5	E	Single	XWM-FT-LED-06L-50	12'	1.000	1.000	6557	47

Total Project Watts
Total Watts = 2091

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.83	24.0	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	4.00	23.1	0.0	N.A.	N.A.

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

2000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 791-2001 • FAX (513) 791-5013

LIGHTING PROPOSAL LD-155229-3A

BRITE WORX MEGA WASH
NEW HALLS FERRY RD
FLORISSANT,MO

BY:RNK(MWE)	DATE:02-04-22	REV:05-08-23	SHEET 1 OF 1

SCALE: 1"=20' 0 20

PRELIMINARY PLAT
SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER

A TRACT OF LAND LOCATED IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS
IN TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPLICE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPLICE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

ABBREVIATIONS

C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E.	–	ELECTRIC
FL.	–	FLOWLINE
FT	–	FEET
FND.	–	FOUND
G	–	GAS
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.B.	–	RADIAL BEARING
R.C.P.	–	REINFORCED CONCRETE PIPE
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
V.C.P.	–	VETRIFIED CLAY PIPE
W	–	WATER
(86'W)	–	RIGHT-OF-WAY WIDTH

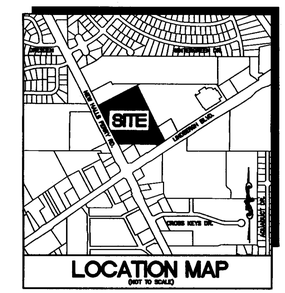
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ST. LOUIS COUNTY BENCHMARK

5215–"L" on northeast corner of concrete driveway at front entrance to #14055 Old Halls Ferry Road; 300' south of Galaxie Drive and 29' west of centerline of Old Halls Ferry Road. [This is prior BM 4154 renumbered because it is physically within Chapter 5.]



PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

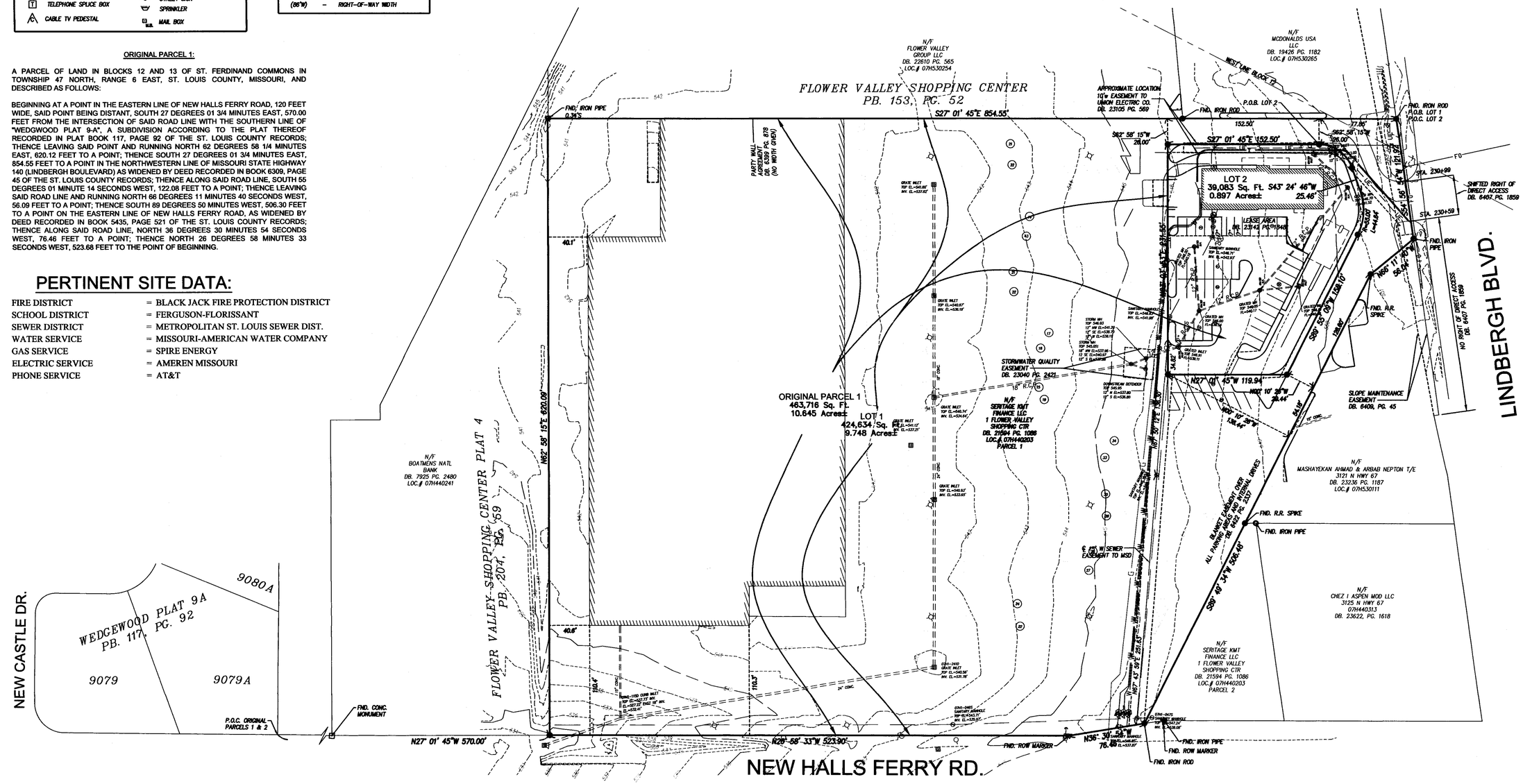
ORIGINAL PARCEL 1:

A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF "WEDGWOOD PLAT 9-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 1/4 MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEED RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

PERTINENT SITE DATA:

FIRE DISTRICT	= BLACK JACK FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= FERGUSON-FLORISSANT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT&T



PREPARED FOR:
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO. 63105
ATTN: MR. TIMOTHY J. TRYNIECKI – PARTNER & MS. MARTY R. AKERBLOM ESQ – ASSOCIATE

ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS LLP
865 SOUTH FIGUEROA STREET, SUITE 2800
LOS ANGELES, CA. 90017–2543

SURVEYOR'S CERTIFICATE

This is to certify that Stock & Associated Consulting Engineers, Inc having prepared this Preliminary Plat from available record and survey information.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

Walter J. Pfleger , P.L.S,
MO. P.L.S. # 2008-000728

PRELIMINARY PLAT
CHICK-FIL-A
14150 NEW HALLS FERRY RD
FLORISSANT, MO.

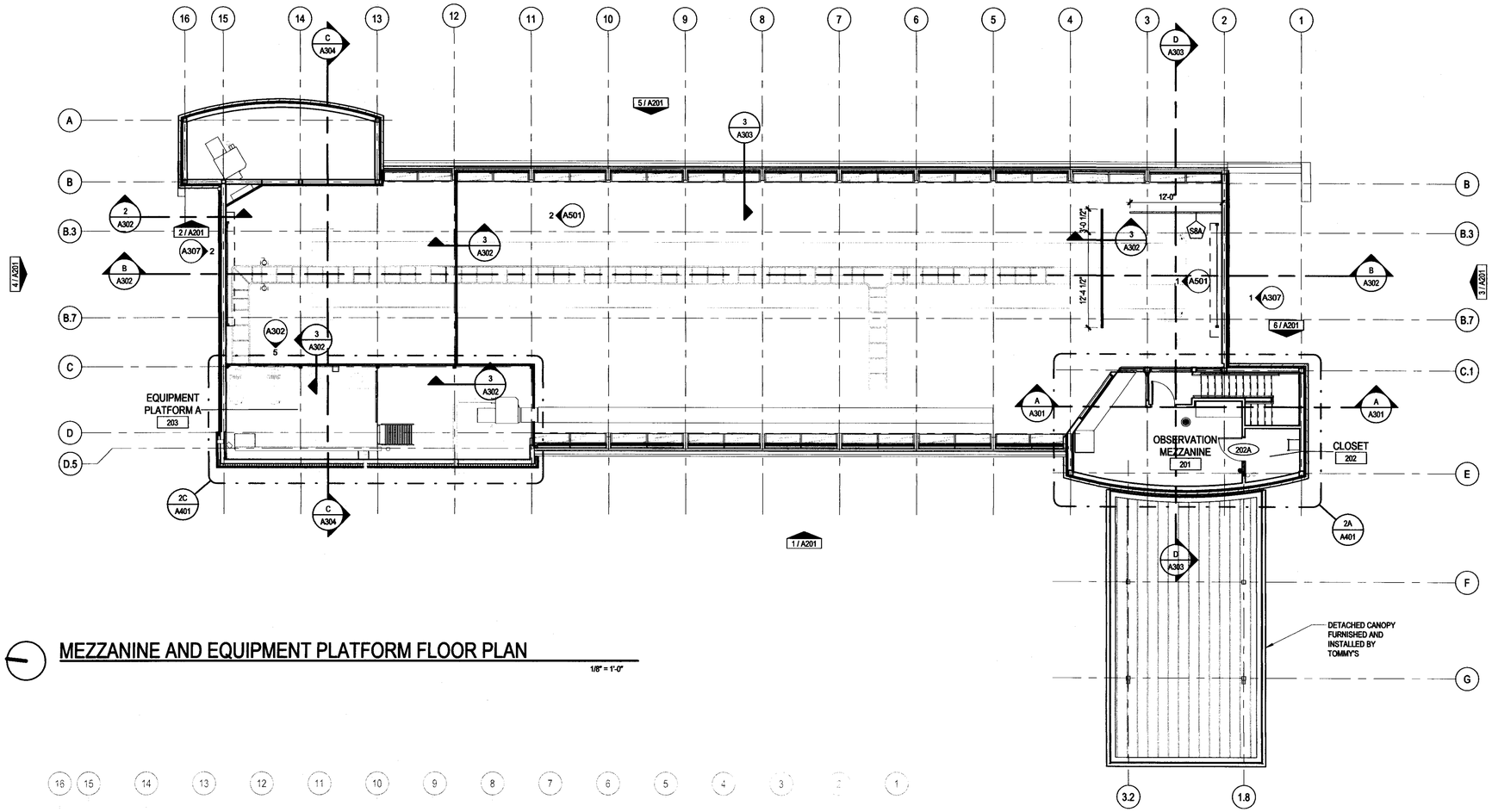
WALTER J. PFLEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 3/19/2020	JOB NO: 220-6719
M.S.D. P #: P-XXXXX-XX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

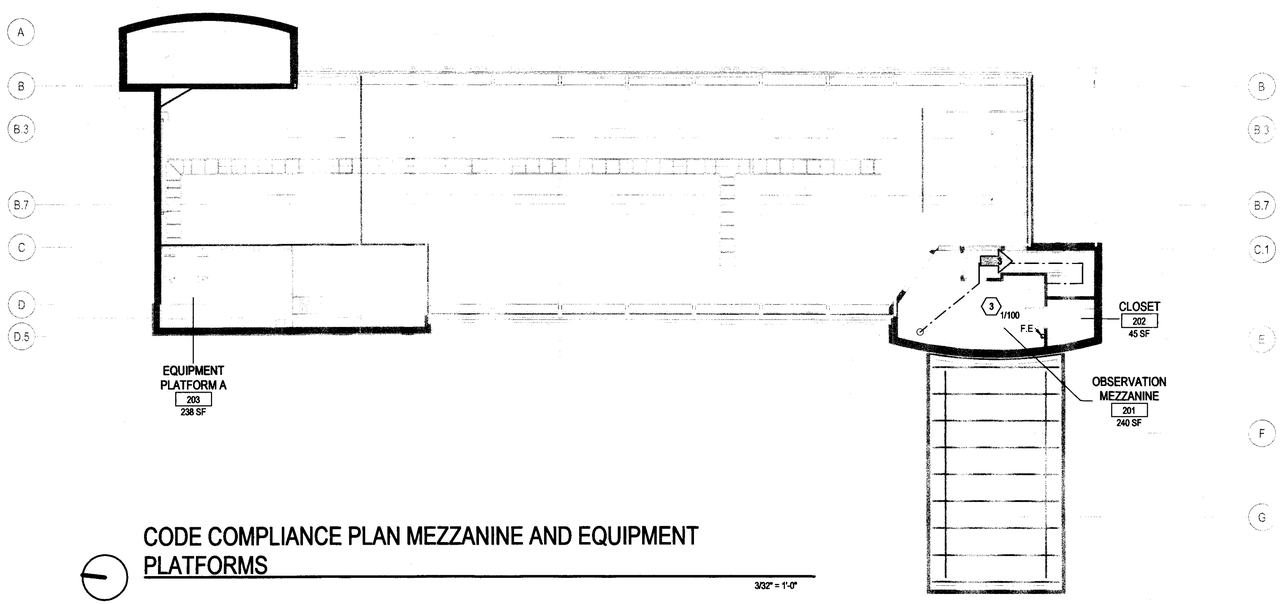
SHEET TITLE: SU-1
PRELIMINARY PLAT

SHEET NO.: 1 OF 1



MEZZANINE AND EQUIPMENT PLATFORM FLOOR PLAN

1/8" = 1'-0"



CODE COMPLIANCE PLAN MEZZANINE AND EQUIPMENT PLATFORMS

3/32" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. FINISH FLOOR ELEVATION = 100' - 0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
3. BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
4. REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
5. ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
7. OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.

INTERIOR WALL GENERAL NOTES

NEW WALL CONSTRUCTION

1. CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
2. PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.

INTERIOR WALL LEGEND

S1 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
- S1A 3-5/8" METAL STUDS

S2 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE AND ACOUSTICAL BATT INSULATION. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
- S2A 3-5/8" METAL STUDS

S3 METAL STUD FURRING / FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. PROVIDE FRP PANELS IN TOILET ROOMS AS REQUIRED, REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF FRP AT TOILET ROOMS
- S3A 7/8" METAL HAT CHANNEL
- S3B 1-1/2" METAL STUDS
- S3D 3-5/8" METAL STUDS

S4 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" PVC PANELS INSTALLED ON WASH TUNNEL SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
- S4E 6" METAL STUDS

S5 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD AND WATER RESISTIVE BARRIER ONE SIDE AND 5/8" GYPSUM BD W/ FRP PANELS ON TOILET ROOM SIDE, REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE
- S5B 6" METAL STUDS

S6 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE
- S6A 3-5/8" METAL STUDS
- S6B 6" METAL STUDS

S7 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 5/8" GYPSUM BD W/ FRP PANELS ON TOILET ROOM SIDE, REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE
- S7A 3-5/8" METAL STUDS

S8 DEMOUNTABLE PVC WALL PANEL SYSTEM FURNISHED BY TOMMY'S
- S8A 2-1/4" THICK X 24 " WIDE TONGUE & GROOVE PANEL

S9 METAL FURRING HORIZONTAL INSTALLATION 24" O.C. W/ 5/8" CDX PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" THICK PVC PANEL
- S9A 7/8" METAL HAT CHANNEL HORIZONTAL INSTALL 24" O.C.

S10 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL EACH SIDE. EXTEND ALL WALL COMPONENTS TO 4'-6" ABOVE FINISHED FLOOR. CAP TOP OF WALL WITH 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL. SEAL AROUND COLUMN CONNECTION
- S10A 3-5/8" METAL STUDS
- S10B 6" METAL STUDS

S11 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO 3'-6" ABOVE UPPER STAIR NOSING
- S11A 3-5/8" METAL STUDS

S12 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL ONE SIDE AND BATT INSULATION. EXTEND ALL WALL COMPONENTS TO 4'-6" ABOVE FINISHED FLOOR. CAP TOP OF WALL WITH 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL.
- S12A 3-5/8" METAL STUDS

NOTE: ALL PVC WALL PANELS ARE FURNISHED BY TOMMY'S AND INSTALLED BY G.C.

CODE LEGEND

EXIT/EXIT ACCESS WITH CAPACITY SERVED

DIRECTION OF EGRESS INCUDING SECONDARY EXIT/EXIT ACCESS

OCCUPANT LOAD OF SPACE AND BASIS FOR CALCULATION
XXX/XX SF

EXIT
XXX REQUIRED EGRESS WIDTH
XXX PROVIDED EGRESS WIDTH

F.E. WALL MOUNTED FIRE EXTINGUISHER CLASS A Ordinary (Moderate) Hazard Occupancy 2A-10B EXTINGUISHER. CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.

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TOMMY CAR WASH SYSTEMS
BRITEWORX CAR WASH
P2813
9846 WATSON RD
SAINT LOUIS, MO 63126

TOMMY CAR WASH SYSTEMS
QUOTE: 17888
VERSION NUMBER: 07
PROGRAM: 2020 Q4-1 Small

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ISSUANCE

OWNER REVIEW

12/30/2020

REVISIONS

NO.	DATE	DESCRIPTION

FILE NUMBER	81310154
PROJECT MANAGER	S. MARKS
PROFESSIONAL	SDW
DRAWN BY	GBC
CHECKED BY	SDW

MEZZANINE FLOOR PLAN AND CODE COMPLIANCE PLAN

A102

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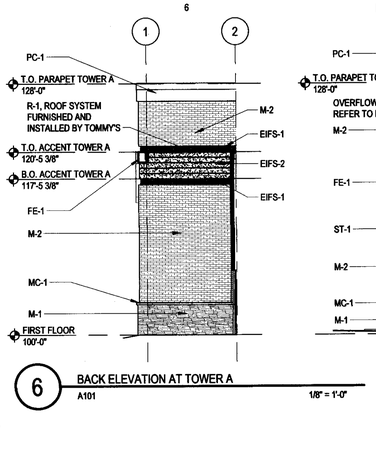
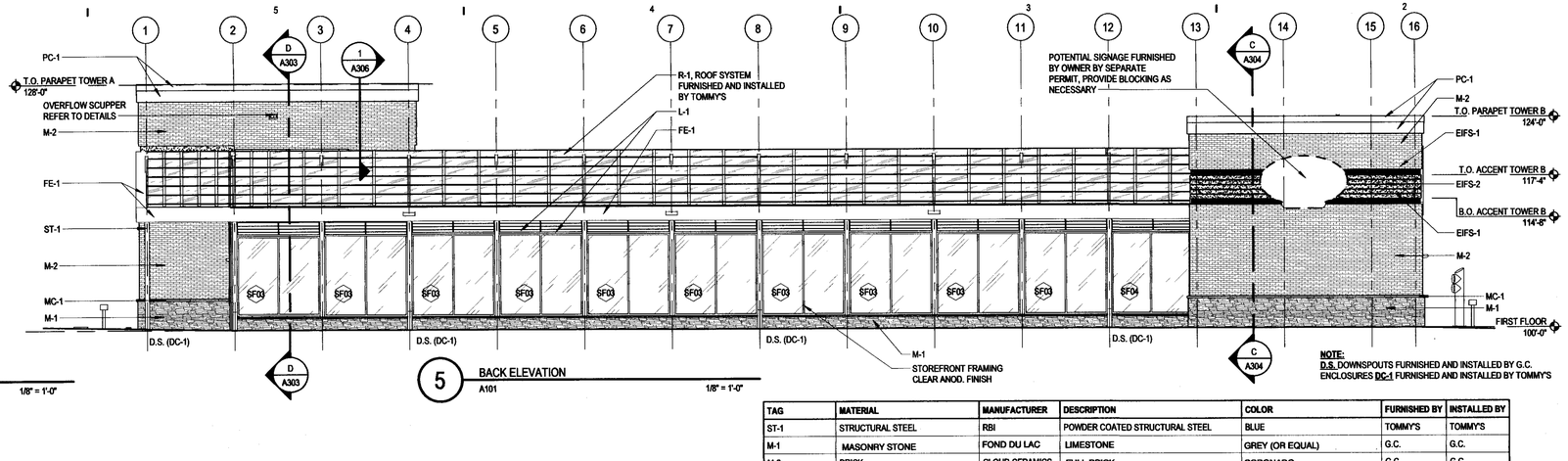


6 BACK ELEVATION AT TOWER A
A101 1/8" = 1'-0"



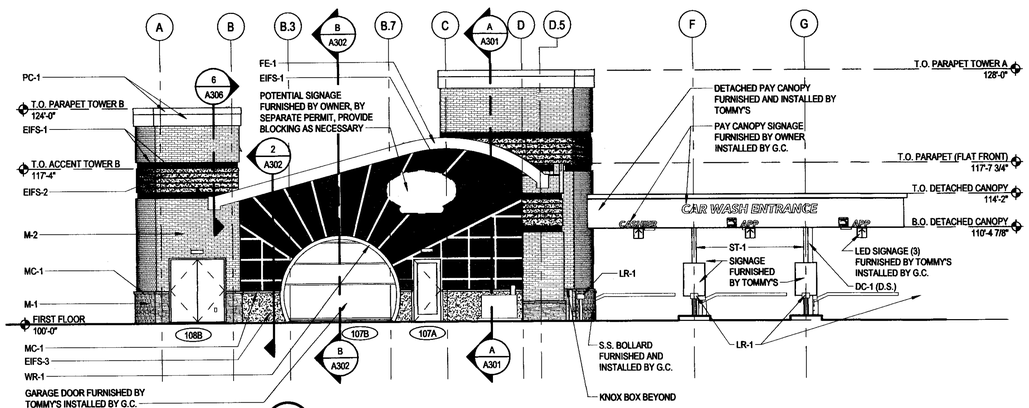
5 BACK ELEVATION
A101 1/8" = 1'-0"

NOTE:
D.S. DOWNSPOUTS FURNISHED AND INSTALLED BY G.C.
ENCLOSURES **DC-1** FURNISHED AND INSTALLED BY TOMMY'S

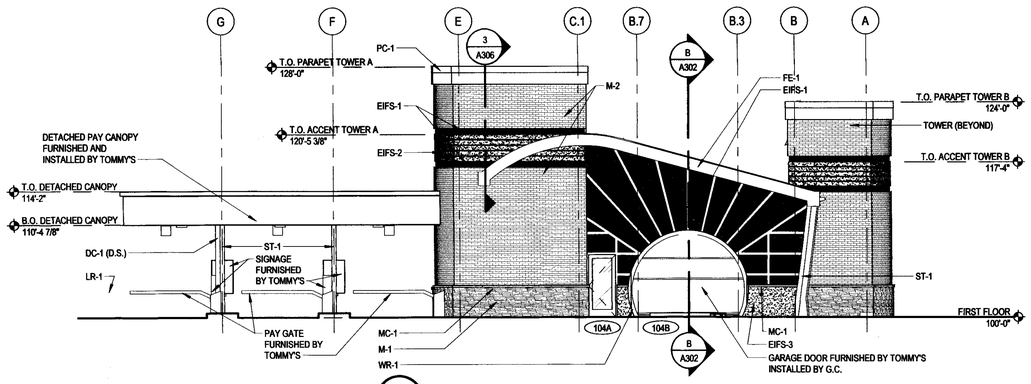
EXTERIOR MATERIALS LEGEND

- FULL DEPTH MASONRY BRICK (3-5/8"x2-1/4"x7-5/8")
- FULL DEPTH MASONRY STONE
- PREFINISHED METAL COPING
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-1
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-2
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-3
- GLAZING

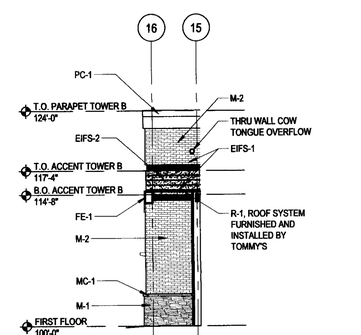
TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	BLUE	TOMMY'S	TOMMY'S
M-1	MASONRY STONE	FOND DU LAC	LIMESTONE	GREY (OR EQUAL)	G.C.	G.C.
M-2	BRICK	CLOUD CERAMICS	FULL BRICK	CORONADO	G.C.	G.C.
MC-1	WAINSCOT SILL	ELDORADO STONE	WALL CAP	PEWTER (OR EQUAL)	G.C.	G.C.
EIFS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI BLUE	G.C.	G.C.
EIFS-2	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI GRAY	G.C.	G.C.
EIFS-3	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	#111 PRAIRIE CLAY (OR EQUAL)	G.C.	G.C.
PC-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI BLUE	G.C.	G.C
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNODIZED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNODIZED	G.C.	G.C.
SF04, SF05	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/ CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL SEE DETAIL ON A602	CLEAR ANNODIZED FRAMES/ EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	-	BOLLARD	STAINLESS STEEL	OWNER	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNODIZED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM LOUVER	RUSIKIN	DRAINABLE LOUVER	CLEAR ANNODIZED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



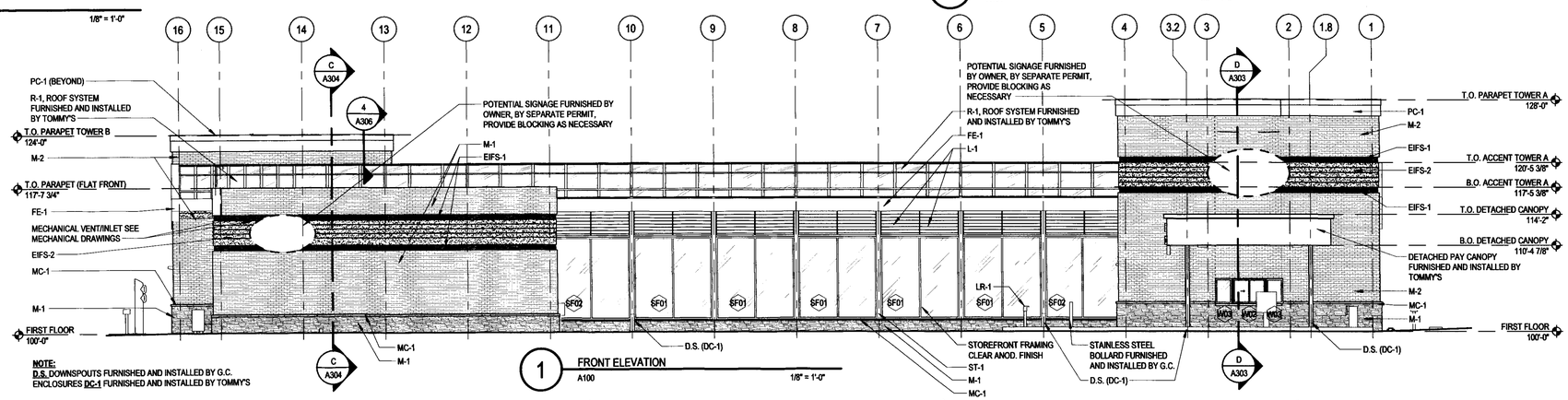
4 EXIT END ELEVATION
A101 1/8" = 1'-0"



3 ENTRY END ELEVATION
A101 1/8" = 1'-0"



2 FRONT ELEVATION AT TOWER B
A101 1/8" = 1'-0"



1 FRONT ELEVATION
A100 1/8" = 1'-0"

NOTE:
D.S. DOWNSPOUTS FURNISHED AND INSTALLED BY G.C.
ENCLOSURES **DC-1** FURNISHED AND INSTALLED BY TOMMY'S

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ISSUANCE

OWNER REVIEW

12/30/2020

REVISIONS

NO.	DATE	DESCRIPTION

FILE NUMBER	81310154
PROJECT MANAGER	S. MARKS
PROFESSIONAL	SDW
DRAWN BY	GBC
CHECKED BY	SDW

EXTERIOR ELEVATIONS
A201