



**VII.A.**

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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August 1, 2007

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **August 13, 2007** will include the following item for your consideration:

**Bull Moose Tube Executive Center ASDCP and Sign Package:** An Amended Site Development Concept Plan and Sign Package for 2.9 acres of land zoned "C8" Planned Commercial located between Forest Meadows Drive and Baxter Road on Clarkson Road.

Dear Planning Commission:

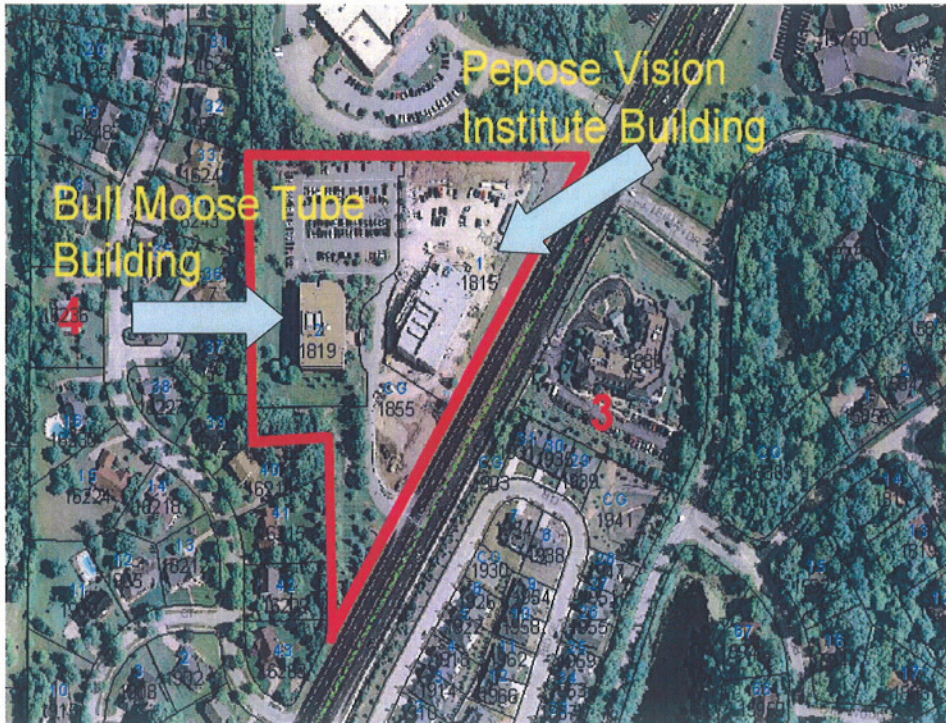
Warren Sign Company, on behalf of Bull Moose Tube Executive Center, has submitted an Amended Site Development Concept Plan and Sign Package for your review. The Department of Planning and Public Works has reviewed this request and submits the following report.

#### **BACKGROUND**

Bull Moose Tube Executive Center is a 2.9 acre tract of land located on the north side of Clarkson Road, south of Baxter Road. In 1986, the site was zoned "C8" Planned Commercial via St. Louis County Ordinance Number 12,345. The Bull Moose Tube Building was subsequently built in 1987 and the existing monument sign was approved in 1992.

In 2005, the City of Chesterfield approved Ordinance Number 2172 which repealed the previous ordinance to allow for medical and dental office use on Lot One which is the site of the Pepose Vision Institute Building. This Ordinance

also included the provision for a Sign Package. On May 22, 2006 the Site Development Section Plan and Partial Sign Package for two (2) attached wall signs on the Pepose Vision Institute Building was approved by the Planning Commission.



**SUBMITTAL INFORMATION: AMENDED SITE DEVELOPMENT CONCEPT PLAN**

An Amended Site Development Concept Plan is being submitted to show the location of the freestanding signs. The Petitioner is showing two (2) freestanding signs on the plan in lieu of the requirement that only one (1) sign is permitted.

**SUBMITTAL INFORMATION: SIGN PACKAGE**

Ordinance Number 2172 which governs the site, requires a Sign Package be submitted and reviewed by the Planning Commission.

The Petitioner is now submitting a full Sign Package for your review and approval. The request includes the following:

1. One (1) attached wall sign on the west elevation of the Pepose Building; 81 square feet in outline area. (This was previously approved, but must be included in the overall complete sign package.)
2. One (1) attached wall sign on the south elevation of the Pepose Building; 198.6 square feet in outline area. (This was previously approved, but must be included in the overall complete sign package.)
3. One (1) monument sign located along Clarkson Road just east of the access point to the site. Monument sign is 78 square feet in outline area

and 11 feet, 8 inches in height. Said sign will be landscaped and is to replace the existing monument sign that is located at the entrance to the development.

The City of Chesterfield Zoning Ordinance Section 1003.168C states that monument signs cannot exceed 50 square feet in outline area or six (6) feet in height. The Planning Commission may approve an increase in the square footage up to 100 square feet and up to 20 feet in height.

**Please refer to the Attached letter from Warren Sign Company dated July 19, 2007 item Number 6.**

4. One (1) monument sign located in the interior of the development. Said sign is 35.8 square feet in outline area and is five (5) feet in height.

The City of Chesterfield Zoning Ordinance Section 1003.168C.2(1) states that each developed lot may have no more than one (1) freestanding business sign facing each roadway on which the lot has frontage.

5. Signage for the Bull Moose Tube Building will be as per the Zoning Ordinance regulations. No wall signage for this building is currently being requested, but the allowance to have signage for this building in the future is being requested now as part of the Sign Package for the development.

#### **Staff Recommendation**

The Sign Package and Amended Site Development Concept Plan were reviewed for compliance with all applicable Zoning Ordinance requirements.

As stated in Ordinance Number 2057, "The reason for the variation is because the purpose of a Sign Package is to provide for flexible sign criteria that promote superior design and are tailored to a specific development which may vary from general ordinance provisions, if it can be demonstrated that the proposed terms would encourage, promote, and reward good architecture and urban planning."

There are several possible outcomes possible with this submittal. Those are as follows:

1. If the Sign Package as presented is approved, the Amended Site Development Concept Plan will be recorded at St. Louis County and sign permits will be approved by the Department.
2. If the Sign Package is approved, but the interior freestanding sign is not approved, the Petitioner may request a variance before the Board of Adjustment and the Amended Site Development Concept Plan can be forwarded to St. Louis County with a note from Staff included on the Plan. A sign permit will be approved by the Department for only those signs which were approved by the Planning Commission.

George Stock  
July 27, 2007

Lamborghini of St. Louis  
Page 4

3. If the Petitioner is granted a variance from the Board of Adjustment, the Concept Plan will be revised to include the additional free standing sign and recorded with St. Louis County. A sign permit will then be approved by the Department.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Aimee Nassif". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aimee E. Nassif, Senior Planner  
Attachments

July 19, 2007

Aimee Nassif  
City of Chesterfield  
690 Chesterfield Pwky W  
Chesterfield, MO 63017-0760



**Re: Pepose Vision Institute Sign Package Submittal**

Dear Ms. Nassif:

The following is a detailed account and description of the sign package submittal and response to your inquiries from a letter dated 7/6/07.

1. Included with this submittal. The wall signs were approved on 5/26/06 in a unanimous 6-0 vote.
2. The existing monument sign will be removed.
3. A letter is included from the other owner/tenant with regards to this.
4. Included with this submittal
5. There are two monuments signs proposed; one is for internal directional purposes only and does not face, nor is it adjacent to, the road (Clarkson).
6. The sign must be at the height and width proposed for a number of reasons:
  - Due to the grade of the roadway, the number of tenants in both buildings and the sharp turn into the property, the sign must be sufficiently visible **in advance** for approaches from **both** the north and south so that drivers can slow down safely and successfully navigate the turn-in;
  - Pepose Vision Institute services visually-impaired patients, including seniors with cataracts that cloud their vision and create a yellow film that is aggravated by sunshine. These patients **MUST** have a clearly visible sign of where to turn into the property with sufficient advance notice so that they can slow down safely and not miss the turn-in;
  - Because of delays in receiving approval to begin construction, MSD was unwilling to "grandfather in" the detention basin previously on-site. As a result, the new detention basin is well over triple the size and depth of the one that it replaces, and must be secured by a tall fence surrounding the perimeter. This occurs very close to the entry into the development. A smaller size – in width or height, would be seriously obscured by this fence line;
  - The proposed sign has two faces, to direct traffic from both the north and south. It must be located away from existing trees so that motorists in both directions will be able to see the signage and have adequate notice to safely negotiate the turn into the site;

continued ...

July 19, 2007

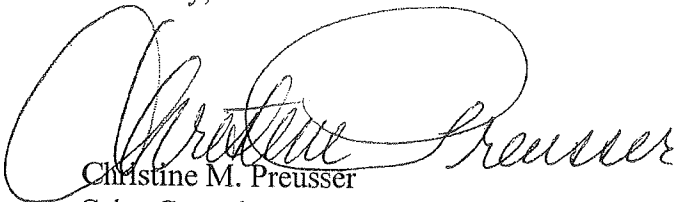
Page 2.

Aimee Nassif  
City of Chesterfield

Pepose Vision Institute  
Sign Package Submittal

- PeposeVision is at the bottom of the monument, per BullMoose Development; with the landscaping required by the City, the sign must be high enough to clear all plants so that patients can see where to turn in for (i) the surgery center, MidAmerica Surgery, which is a legally separate entity renting space in the building, and (ii) Midwest Laser Center, another legally separate entity Renting space in the building.
7. See number 6.
  8. See number 6.
  9. A landscaping plan is included with submittal.
  10. The wall signs were approved on 5/26/06.
  11. The wall signs were approved on 5/26/06.

Sincerely,



Christine M. Preusser  
Sales Consultant  
Warren Sign

**PEPOSE VISION INSTITUTE  
1815 CLARKSON ROAD  
SIGN PACKAGE SUBMISSION**



**Submitted By:** Warren Sign Company  
C/O Christine Preusser  
2955 Arnold Tenbrook Road  
Arnold, MO 63010  
PH: 636-282-1300

**Signage Requested:**

One 35.8 sqft non-illuminated monument sign with an overall height of 5'. See Drawing CP010506 revised 07/19/07.

One 78 sqft illuminated monument sign with an overall height of 11'-8". See Drawing CP070606 revised 07/19/07.

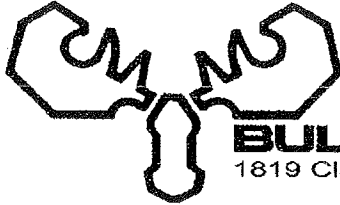
One set of 81 sqft illuminated wall letters for the west elevation. See Drawing CP010306 revised 07/31/06.

One set of 198.6 sqft illuminated wall letters for the south elevation. See Drawing CP010206 revised 07/31/06.

**Addendum**

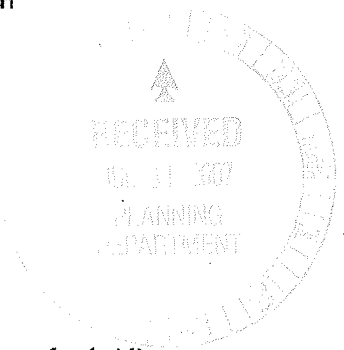
**Bull Moose Tube Signage:**

Signage for the Bull Moose Tube building will be as per the zoning code at a future date.



**BULL MOOSE TUBE COMPANY**

1819 Clarkson Road, Suite 100 • Chesterfield, Missouri 63017  
(636) 537-2600 • www.bullmoosetube.com



July 19, 2007

City of Chesterfield

To Whom It May Concern:

BMT Holdings, Inc., the owner of 1819 Clarkson Road, Chesterfield, MO and the wholly owned subsidiary of Bull Moose Tube Company, recognizes a new monument sign will be erected as required by the addition of the 1815 Clarkson Road, Chesterfield, MO facility. We are in agreement with the attached proposed monument sign.

Sincerely,

Stephen H. Birk  
Secretary

Bull Moose Tube Company



CLIENT: REPOSE VISION BUILDING COMPLEX  
 ADDRESS: CLARKSON RD., CHESTERFIELD, MO  
 PHONE: 717/706 8199 1/19/07  
 PROJECT: CP070606 DESIGNER: Brian Bellak

DATE: 1/19/07

Signs shall be installed and securely anchored into place with the appropriate fasteners. The sign shall be installed according to the manufacturer's recommendations. Sign and manufacturer's recommendations. Sign Contractor shall submit approved shop drawings to Building Inspector prior to installation of the signs.



This drawing has been prepared for your information only. It does not constitute a contract. The sign shall be installed in accordance with the manufacturer's recommendations. Sign Contractor shall submit approved shop drawings to Building Inspector prior to installation of the signs.

# SPECIFICATIONS

Fabricate and install:

One (1) double-face internally illuminated (and externally illuminated) fabricated aluminum monument sign with decorative caps and pole covers.

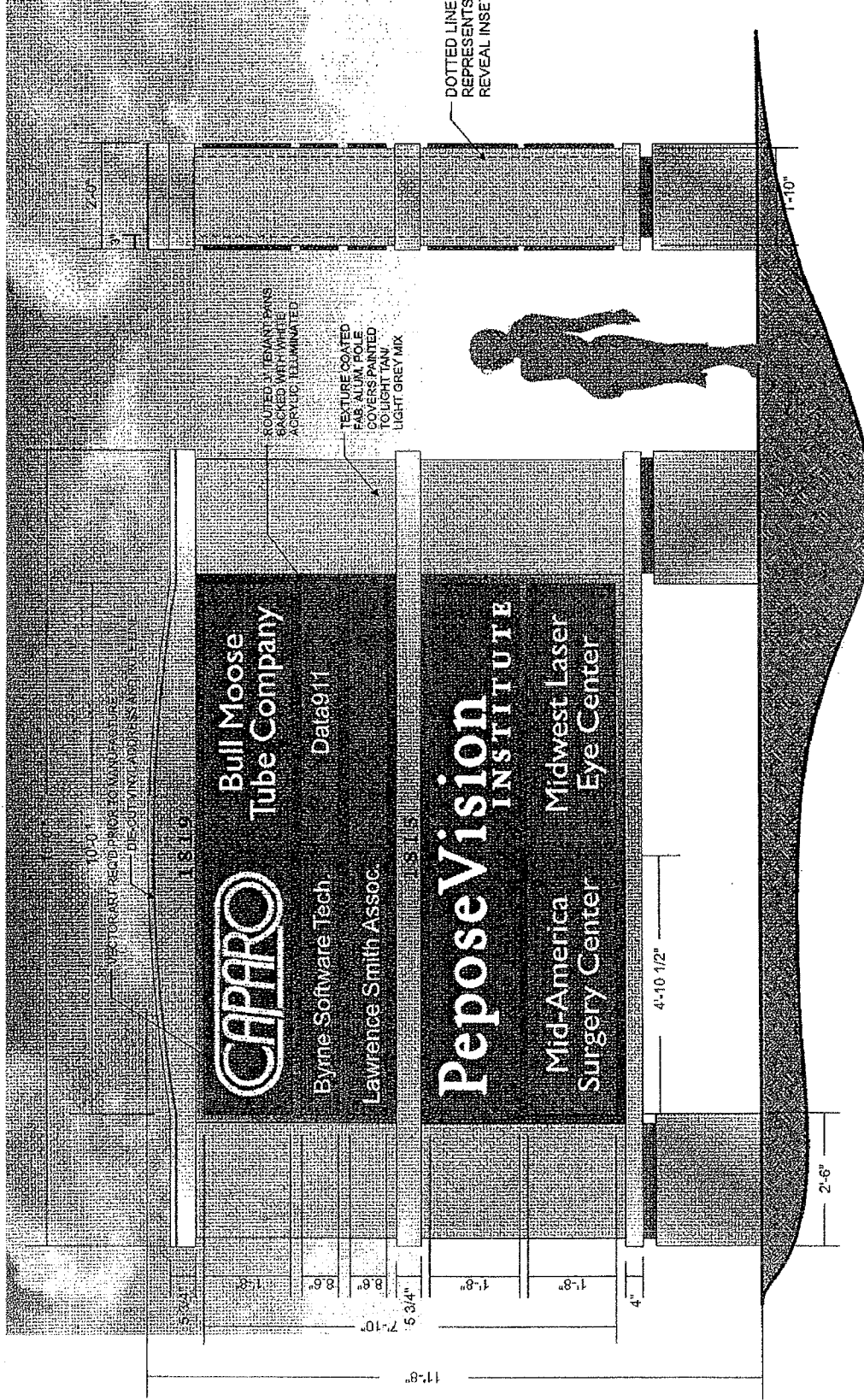
Upper caps to have 3/4" Dark Grey vinyl address and rule line applied, continuing around sides.

All 3" deep round aluminum tenant caps to be painted Dark Grey PMS 431. All copy to be backed with white 3/16" thick acrylic.

Upper and lower caps and lower pole covers to be painted Matthews Brushed Aluminum.

Lower pole cover reveal to be painted Dark Grey PMS 431.

All major reveals within tenants and pole covers shown to be painted Dupont Metallic Blue BM193.



WARREN SIGN  
 2933 Arnold Brook Rd., Arnold, MO 63010  
 Phone: 636-382-1300 www.warrensign.com





CLIENT PEPOSE VISION BUILDING COMPLEX  
 LOCATION CLARKSON RD., CHESTERFIELD, MO  
 DATE 7/17/06 REVISED 7/19/07  
 DRWG.# CP070606 PREPARED BY Brian Ballok

APPROVED \_\_\_\_\_

Signs shall be installed and securely anchored into place with the appropriate size and type anchoring devices in strict accordance with approved shop drawings and manufacturer's recommendations. Sign Contractor shall submit approved shop drawings to Building Inspector prior to installation of the signs.



This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign. It may not be reproduced in whole or in part without written permission or by right of purchase.

## SPECIFICATIONS

Fabricate and install:

One(1) double-face internally-illuminated (and externally illuminated) fabricated aluminum monument sign with decorative caps and pole covers.

Upper caps to have 3M Dark Grey vinyl address and rule line applied, continuing around sides.

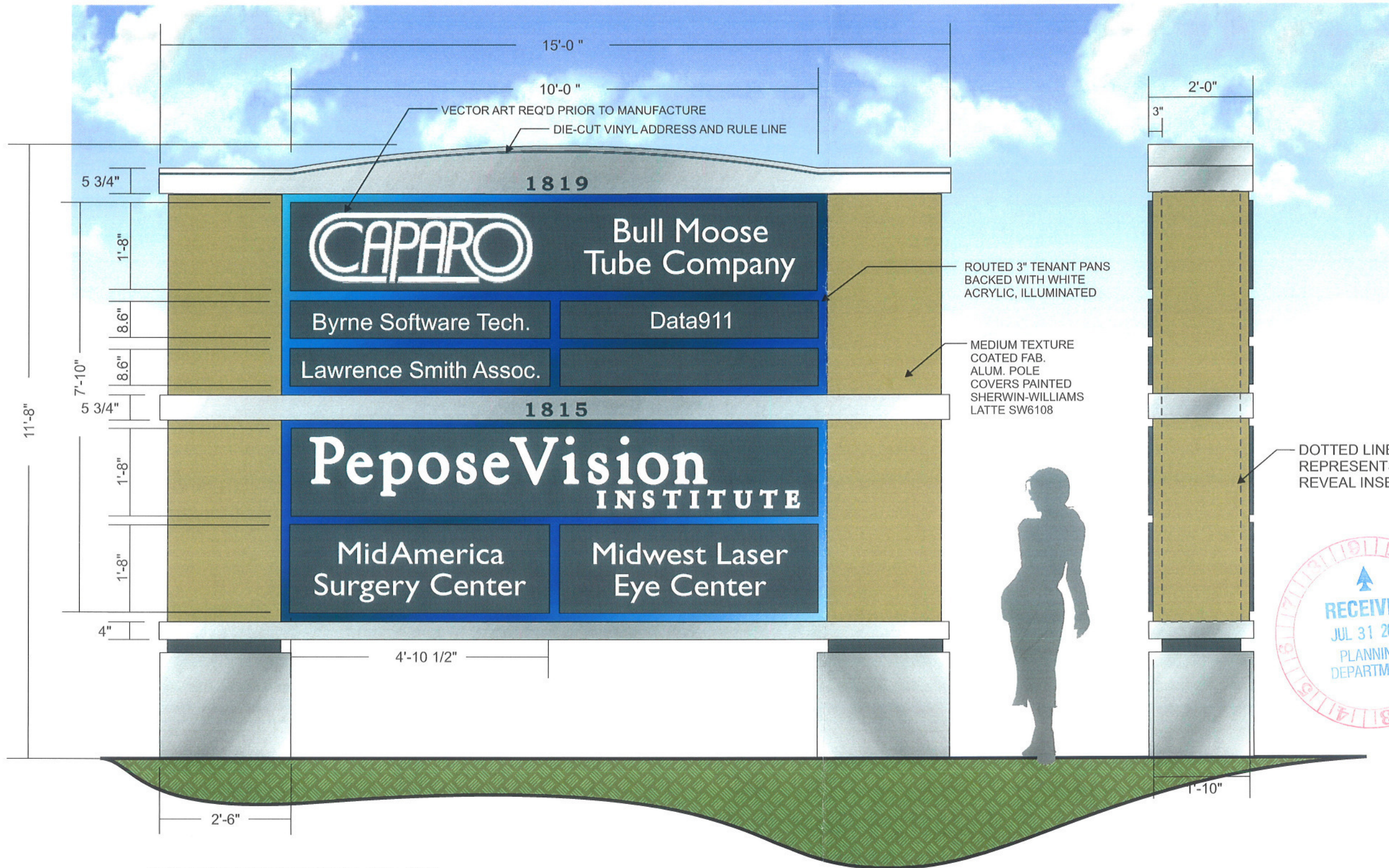
All 3" deep routed aluminum tenant pans to be painted Dark Grey PMS 431. All copy to be backed with white 3/16" thick acrylic.

Upper and lower caps, and lower pole covers to be painted Matthews Brushed Aluminum.

Pole cover mains to be painted Sherwin-Williams Latte SW6108 with a medium texture.

Lower pole cover reveal to be painted Dark Grey PMS 431.

All major reveals within tenants and pole covers shown to be painted Dupont Metallic Blue BM193.



MONUMENT SIGN ELEVATION: 1/2" = 1'-0"  
 TOTAL AREA: 78 SQFT  
 TOTAL HEIGHT ABOVE GRADE: 11'-8"



**WARRENSIGN**  
 2955 Arnold Tenbrook Rd., Arnold, MO 63010  
 Phone: 636-282-1300 www.warrensing.com



CLIENT PEPOSE VISION INSTITUTE  
 LOCATION CLARKSON RD., CHESTERFIELD, MO  
 DATE 1/4/06 REVISED 7/19/07  
 DRWG.# CP010506 PREPARED BY Brian Ballok

APPROVED \_\_\_\_\_

Signs shall be installed and securely anchored into place with the appropriate size and type anchoring devices in strict accordance with approved shop drawings and manufacturer's recommendations. Sign Contractor shall submit approved shop drawings to Building Inspector prior to installation of the signs.



This drawing has been prepared for your exclusive viewing and is the intellectual property of Warren Sign. It may not be reproduced in whole or in part without written permission or by right of purchase.

## SPECIFICATIONS

Fabricate and install:

One (1) single-face non-illuminated fabricated aluminum monument sign with flat cut-out .25" thick aluminum letters and logo and a masonry base brick to match building built by others.

Main cabinet to have fco letters and logo flush mounted. All copy to be painted white with first surface applied 3M Sapphire Blue 220-37 vinyl, leaving white outside border. Cabinet also features a radius top. "Eyebrow" logo to be painted white with first surface applied 3M Light Orange 220-54 vinyl. "Eyeball" logo to be painted white with first surface applied 3M Sapphire Blue 220-37 vinyl.

Secondary cabinet to have fco letters flush mounted. All copy to be painted white with first surface applied 3M Sapphire Blue 220-37 vinyl, leaving white outside border.

Background of both cabinets to be painted Matthews Brushed Aluminum.

2" and 3.5" tall reveals to be painted Dupont Metallic Blue BM193.

5" skirt to be painted Dark Grey PMS 431.



MONUMENT SIGN ELEVATION: 1/2" = 1'-0"  
 TOTAL AREA: 35.8 SQFT  
 TOTAL HEIGHT ABOVE GRADE: 5'



**WARRENSIGN**  
 2955 Arnold Tenbrook Rd., Arnold, MO 63010  
 Phone: 636-282-1300 www.warrensing.com



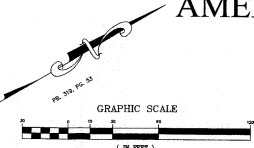
APPROXIMATE SCALE: 1/16" = 1'-0"

**PERTINENT DATA**

OWNER = FOSTER/STOCK, L.L.C. (SUT #) 1  
 SITE ADDRESS = 1815 CLARKSON ROAD, CHESTERFIELD, MO 63077  
 GENERAL SITE ADDRESS = 7800 AMI  
 DISTRICT = CHESTERFIELD PRINCIPAL DISTRICT  
 ZONING DISTRICT = METROPOLITAN ST. LOUIS SEMI-DISTRICT  
 WATER SERVICE = MISSOURI-AMERICAN WATER COMPANY  
 SEWER SERVICE = MISSOURI-AMERICAN WATER COMPANY  
 FLOOD ZONE = 100-100  
 FLOOD MAP = 100-100-001  
 NO TREE STAND DELINEATION REQUIRED.

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY IS FROM STOCK & ASSOC. SURVEY.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE SURVEY FROM AVAILABLE RECORDS. DEEP LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THIS SURVEY IS NOT TO BE USED TO REMOVE ANY UTILITIES COMPANIES. LOCATIONS OF UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- PARKING CALCULATIONS:  
 PROPOSED MEDICAL OFFICE BUILDING (00033654) - LOT 1  
 TOTAL GARAGE SPACES = 140 SPACES  
 TOTAL PARKING PROVIDED = 30 GARAGE + 130 SURFACE = 170 SPACES  
 PARKING PROVIDED (TOTAL) TABLE BY  
 700 - 100' 2" 20' 24 SPACES  
 LONGSIDE PROVIDED: 2 SPACES  
 EXISTING BUILDING (00063454) - LOT 2  
 PARKING PROVIDED:  
 140000 SF / 7000 = 132 = 132 SPACES PER ORIGINAL SITE DEVELOPMENT PLAN (AS SHOWN)  
 TOTAL PARKING PROVIDED = 140 SPACES  
 TOTAL PARKING PROVIDED FOR ENTIRE SITE = 170 SPACES  
 = 174 LOT 1 + 140 LOT 2 = 314 SPACES
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD. WASTEWATER SHALL BE DISCHARGED AT APPROPRIATE NATURAL DISCHARGE POINT.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- OPEN SPACE CALCULATION - LOT 1 ONLY:  
 TOTAL SITE AREA = 4.783 ACRE(166110.00)  
 TOTAL BUILDING & CANOPY = 0.480 ACRE(16532.00)  
 TOTAL PAVEMENT = 1.107 ACRE(38122.00)  
 TOTAL OPEN SPACE = 1.396 ACRE(47456.00)  
 OPEN SPACE CALCULATION - LOT 2 ONLY:  
 TOTAL SITE AREA = 4.783 ACRE(166110.00)  
 TOTAL BUILDING & CANOPY = 0.480 ACRE(16532.00)  
 TOTAL PAVEMENT = 1.107 ACRE(38122.00)  
 TOTAL OPEN SPACE = 1.396 ACRE(47456.00)
- OPEN SPACE CALCULATION - ENTIRE SITE:  
 TOTAL SITE AREA = 9.566 ACRE(332220.00)  
 TOTAL BUILDING & CANOPY = 0.960 ACRE(33064.00)  
 TOTAL PAVEMENT = 2.214 ACRE(76244.00)  
 TOTAL OPEN SPACE = 2.792 ACRE(95912.00)
- LOCATIONS & HEIGHTS OF LIGHT POLES TO BE DETERMINED.
- HEIGHT OF PROPOSED BUILDING ON LOT 1 SHALL BE TO TOP OF FINISHED FLOOR SLAB 5'-10" OR HEIGHT OF EXISTING BUILDING ON LOT 2. HEIGHT OF TOP OF FINISHED FLOOR AS BOUNDARY TO BE DETERMINED.
- GROSS FLOOR AREA (PER AG BOUNDARY):  
 EXISTING BUILDING (00033654) = 140,000 SF  
 EXISTING BUILDING (00063454) = 140,000 SF  
 TOTAL = 280,000 SF



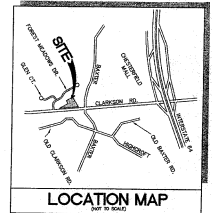
**AMENDED SITE DEVELOPMENT CONCEPT PLAN**

A TRACT OF LAND BEING ALL OF LOT 1 OF BULL MOOSE TUBE EXECUTIVE CENTER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 306 PAGE 14 AND BEING LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, C-8 - "PLANNED COMMERCIAL DISTRICT", ORD. 2172

Chesterfield, Inc. and the undersigned engineer have not prepared any part of the plans shown on this plat which are not shown on the plat. The use of the undersigned professional engineer has been limited to the preparation of the site plan and revisions made through the plan review process and that, in any opinion, the grading and improvements as shown on this plan are acceptable with the soil and geologic conditions of the site as described in the subsurface exploration report for the project dated December 29, 2004 and Addendum No. 1, dated March 4, 2005. Grading and building foundations may be approved or eventually occurring or corrected (fill soil), slopes may be constructed as shown.

The above opinion is based on data from the subsurface exploration report that was based on widely spaced explorations. Conditions may vary from those encountered in the explorations or can change due to construction activities or weather conditions. Therefore, the undersigned engineer does not warrant the accuracy of the data or the opinion of the engineer in order to determine that subsurface conditions are as anticipated from the boring and test pits, and the recommendations relative to construction are not warranted. Failure to locate Chesterfield, Inc. in future phases of this project will make the opinion given above, null and void.

Chesterfield, Inc. and the undersigned have no responsibility for services provided by others except as they relate to the professional services of the design. Services by others include: establishment of grades, sewer plans and plans, drainage, boundary and topographic surveys, all structural and electrical engineering, civil, mechanical and plumbing service and distribution facilities, and all other engineering plans, specifications, calculations, data, reports, surveys or other documents or instruments filed or recorded in the public records for any part or parts of this project. Construction means and methods for implementation of the grading plan shall be the responsibility of the contractor with verification by the professional engineer in writing.

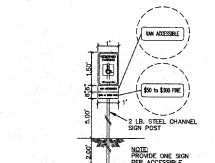


**LEGEND**

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" BORN PIPE
- SET 3/4" BORN PIPE
- SET 600MM PAPER SPIRICLE
- FOUND BRICK
- FOUND STONE
- FOUND IRON
- FOUND STEEL
- FOUND WOOD
- FOUND CONCRETE
- BUSH
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER WALL
- UNDERSI RECORD INFORMATION
- HANDICAPPED PARKING
- CLEARWAY

**ABBREVIATIONS**

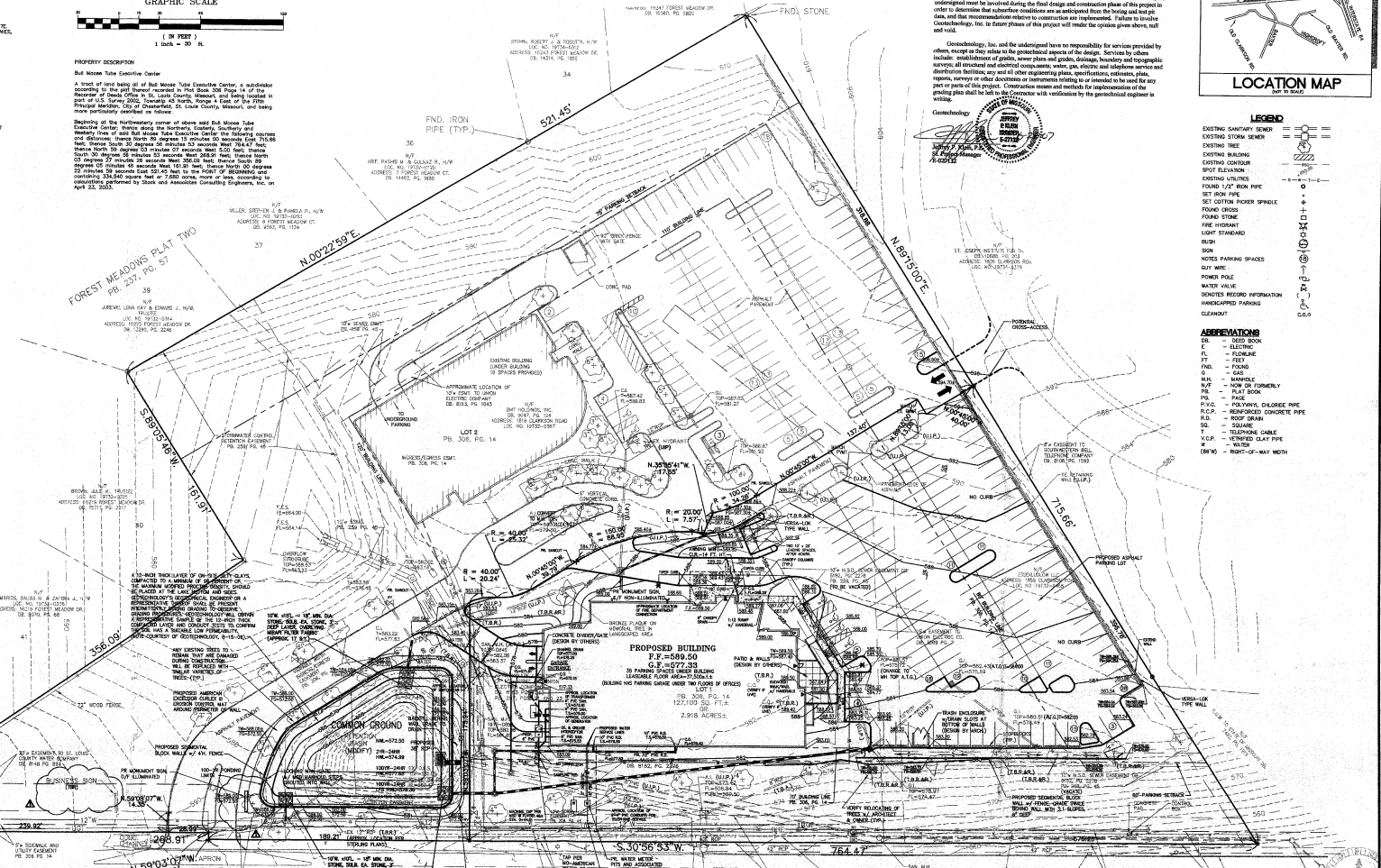
- EL = EXISTING LEVEL
- E = ELECTRIC
- F = FURNACE
- FT = FEET
- ENL = ENLARGED
- G = GAS
- M/A = MANHOLE
- N/P = NOW ON FORMERLY
- P/B = PLATE BOOK
- P.V.C. = POLY-VINYL CHLORIDE PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- R.D. = ROOF DRAIN
- S = SEWER
- T = TELEPHONE CABLE
- V.C.P. = VITRIFIED CLAY PIPE
- W = WATER
- W/W = WATER-OF-WAY



HANDICAP PARKING SIGN (n.t.s.)



TYPICAL PARKING STALLS (n.t.s.)



**M.S.D. BENCHMARK**  
 M.S.D. #2-100 - 1" ON THE WEST END OF A 3" WIDE CONCRETE WALL TO THE SOUTH END OF AN ISLAND FRAME STRUCTURE AT #880 CLARKSON ROAD 5' SOUTH OF EAST END OF 1815 CLARKSON ROAD 5' SOUTH OF SOUTH OF CLARKSON ROAD.

**SITE BENCHMARK #1**  
 1/4" 1" ON THE NORTHWEST CORNER OF A CONCRETE WALL TO THE SOUTH OF CENTERLINE OF ENTRANCE WALK TO ELEVATION: 100.71

**SITE BENCHMARK #2**  
 1/4" 1" ON THE NORTHWEST CORNER OF A CONCRETE WALL TO THE SOUTH OF CENTERLINE OF ENTRANCE WALK TO ELEVATION: 100.71

PROPERTY DESCRIPTION  
 Lot 1 of Bull Moose Tube Executive Center, according to the plat thereof, recorded in Plat Book 306, Page 14 of the St. Louis County Records.

SURVEYOR'S CERTIFICATION  
 I am a duly licensed Professional Engineer, State of Missouri, License No. 21714, and I have prepared this plan from actual survey data, and I have not been convicted of any crime involving dishonesty or fraud in the practice of my profession.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 L.S. No. 222-0

PROPOSED BUILDING  
 F.F. = 6180.00  
 C.F. = 677.33  
 L.F. = 127.00  
 AREA = 2,918 SQUARE FEET

CLARKSON (VARIABLE WIDTH) ROAD  
 (MISSOURI STATE HIGHWAY 340)  
 (PUBLIC) DB. 8031, PG. 78  
 ASPHALT PAVEMENT

M.S.D. P# = 21714  
 BASE MAP # = 19-T

7/13/07  
 GEORGE W. STOCK E-20118

PEPOSE VISION INSTITUTE  
 AMENDED SITE DEVELOPMENT CONCEPT PLAN

**Stock & Associates**  
 Consulting Engineers, Inc.

227 Chesterfield Parkway  
 St. Louis, MO 63005  
 PH: (636) 530-8000  
 FAX: (636) 530-8000  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

DATE: 6/28/07  
 C.A.M. 6/28/07  
 203-3136  
 C1 of 2

\_\_\_\_\_, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003-145 \_\_\_\_\_ OF CITY OF CHESTERFIELD, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOICED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE) \_\_\_\_\_  
(NAME PRINTED) \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT

(Officer of Corporation) \_\_\_\_\_ HE/SHE IS THE \_\_\_\_\_ OF THE \_\_\_\_\_ CORPORATION IN THE STATE OF \_\_\_\_\_ AND THAT THE SEAL ATTACHED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT

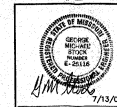
(Officer of Corporation) \_\_\_\_\_ TO BE THE TRUE ACT AND DEED OF SAID CORPORATION. WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL MY OFFICE \_\_\_\_\_ THE DAY AND YEAR LAST ABOVE WRITTEN.

TERM EXPIRES \_\_\_\_\_

(Notary Public) \_\_\_\_\_ THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ OF 2007, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NO. 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND THE CITY CLERK.

Director of Planning \_\_\_\_\_  
City Clerk \_\_\_\_\_

M.S.D. P# 21714  
BASE MAP # 19-T



PEPOSE VISION INSTITUTE	
AMENDED SITE DEVELOPMENT CONCEPT PLAN	
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DATE PLOTTED: 7/13/07 DRAWN BY: GEORGE M. STOCK E-25116 P.R.G. 6/28/07 C.A.M. 6/28/07	SHEET NO. 203-3136 OF 2 C2 of 2