



VII.B.

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

August 31, 2007

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

The Planning Commission agenda for **September 10, 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:

This project was before the Planning Commission on August 13, 2007. At that time the project was held until the August 27, 2007 meeting to which the Petitioner requested an extension until September 10, 2007.

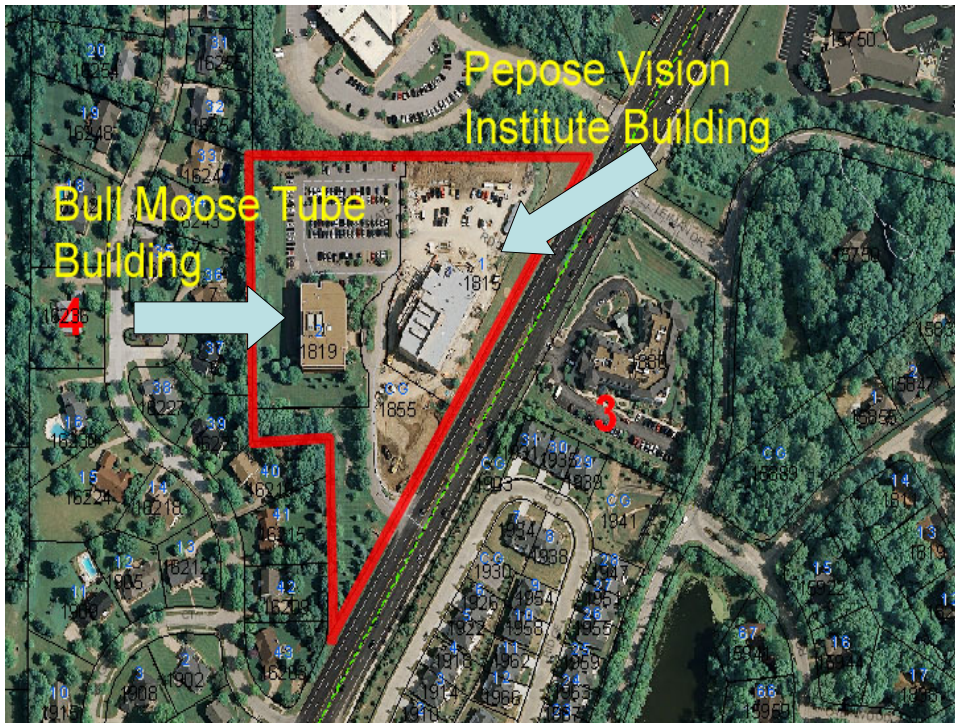
The Petitioner, Rick Clauson of ACI Boland Inc. on behalf of Bull Moose Tube Executive Center, has submitted an Amended Site Development Concept Plan and Sign Package for your review. Please be advised, the Petitioner has chosen to request the same sign package and amended site development concept plan as previously before you on August 13, 2007. Included with this submittal are a Line of Sight Profile and a new monument sign rendering which more accurately depicts the location and size of the requested sign.

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In 2005, the City of Chesterfield approved Ordinance Number 2172 which repealed the previous ordinance to allow for medical and dental office use on Lot One which is the site of the Pepose Vision Institute Building.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

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.

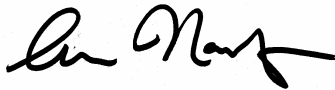
5. Signage for the Bull Moose Tube Building will be as per the Zoning Ordinance regulations. No wall signage for this building is currently being requested, but the allowance to have signage for this building in the future is being requested now as part of the Sign Package for the development.

Staff Recommendation

The inclusion of a Sign Package for a development site allows for flexibility in design standards and requirements. Therefore, there are several possible outcomes possible with this submittal. They are as follows:

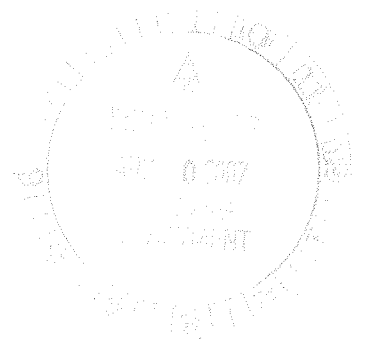
1. If the Sign Package as presented is approved, the Amended Site Development Concept Plan will be recorded at St. Louis County and sign permits will be approved by the Department.
2. If the Sign Package is approved, but the interior freestanding sign is not approved, the Petitioner may request a variance 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.
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,



Aimee E. Nassif, Senior Planner
Attachments

**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: PEPOSE VISION BUILDING COMPLEX
 10000 CLARKSON RD., CHESTERFIELD, MO
 DATE: 7/17/08
 DRAWING NO.: CP070606
 DESIGNED BY: Brian Balko

APPROVED

Signs shall be installed and securely anchored into place with the appropriate size and type anchoring devices in strict accordance with the manufacturer's instructions 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 use only. It is not to be reproduced in whole or in part without written permission or by right of fair use.

SPECIFICATIONS

Fabricate and install:

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

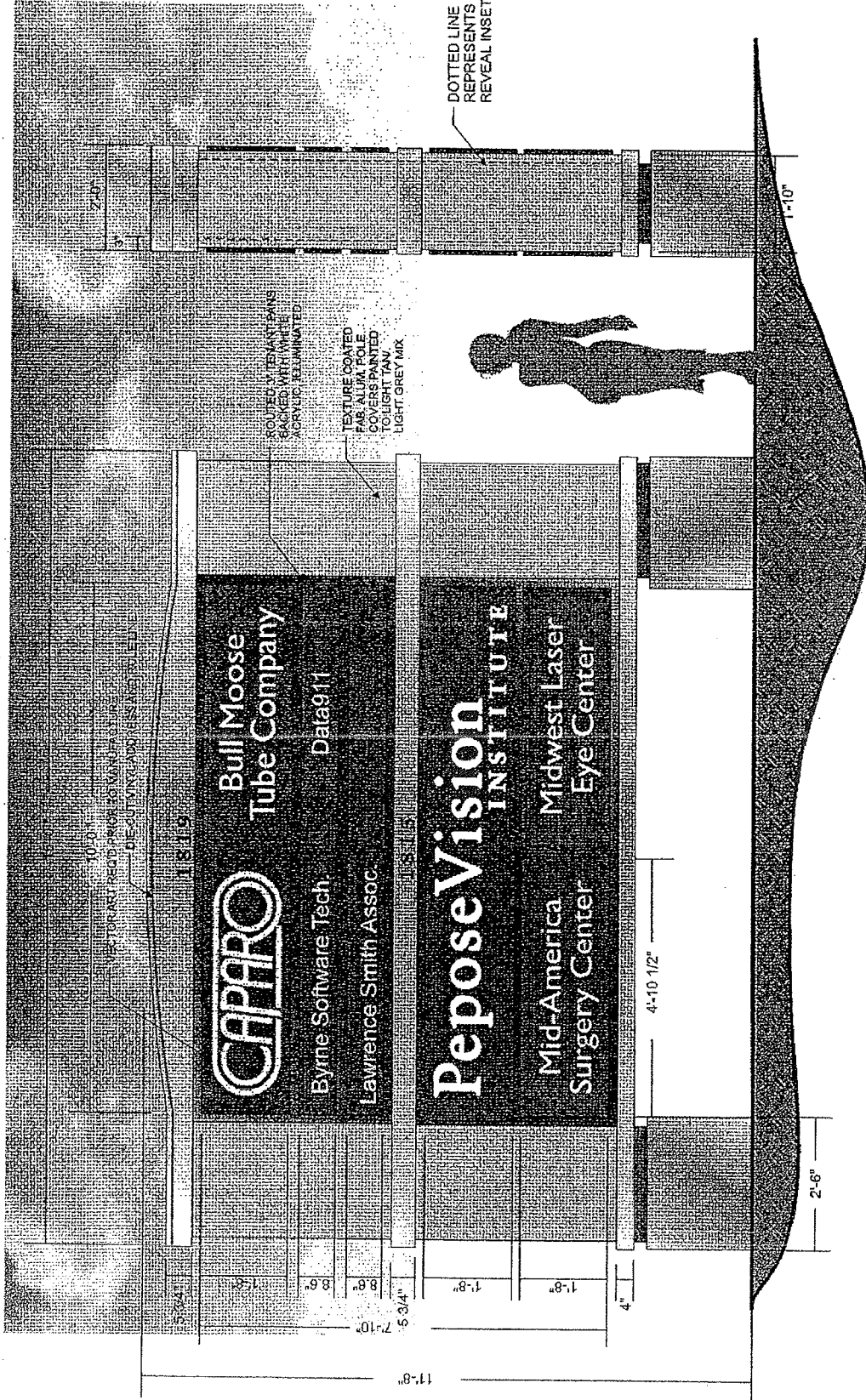
Upper caps to have 3/4" Dark Grey vinyl address and rule line applied, continuing around sides.

All 3" deep round aluminum tenants 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 Matchless 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.



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



WARRENSIGN
 255 Arnold Timberbrook Rd., Arnold, MO 63010
 Phone: 616-282-1300 www.warrensign.com

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

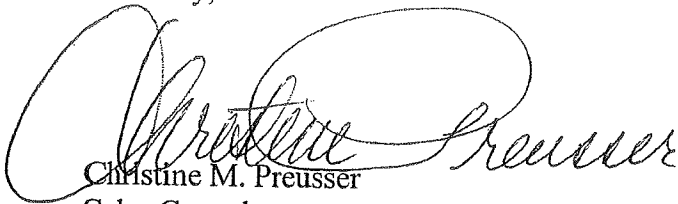
Page 2.

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

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.

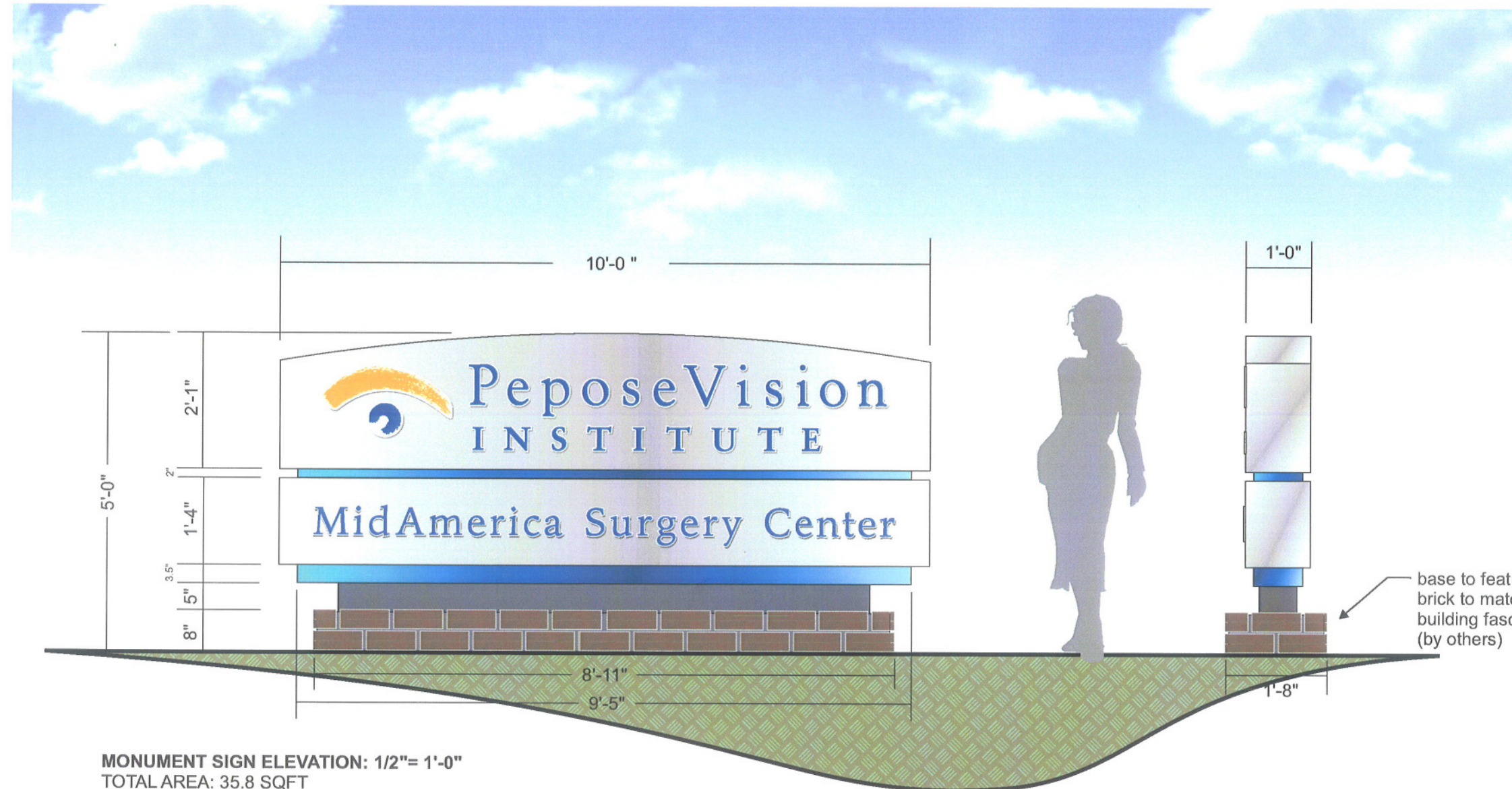
Background of both cabinets to be painted Matthews Brushed Aluminum.

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

5" skirt to be painted Dark Grey PMS 431.



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



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



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.



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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.

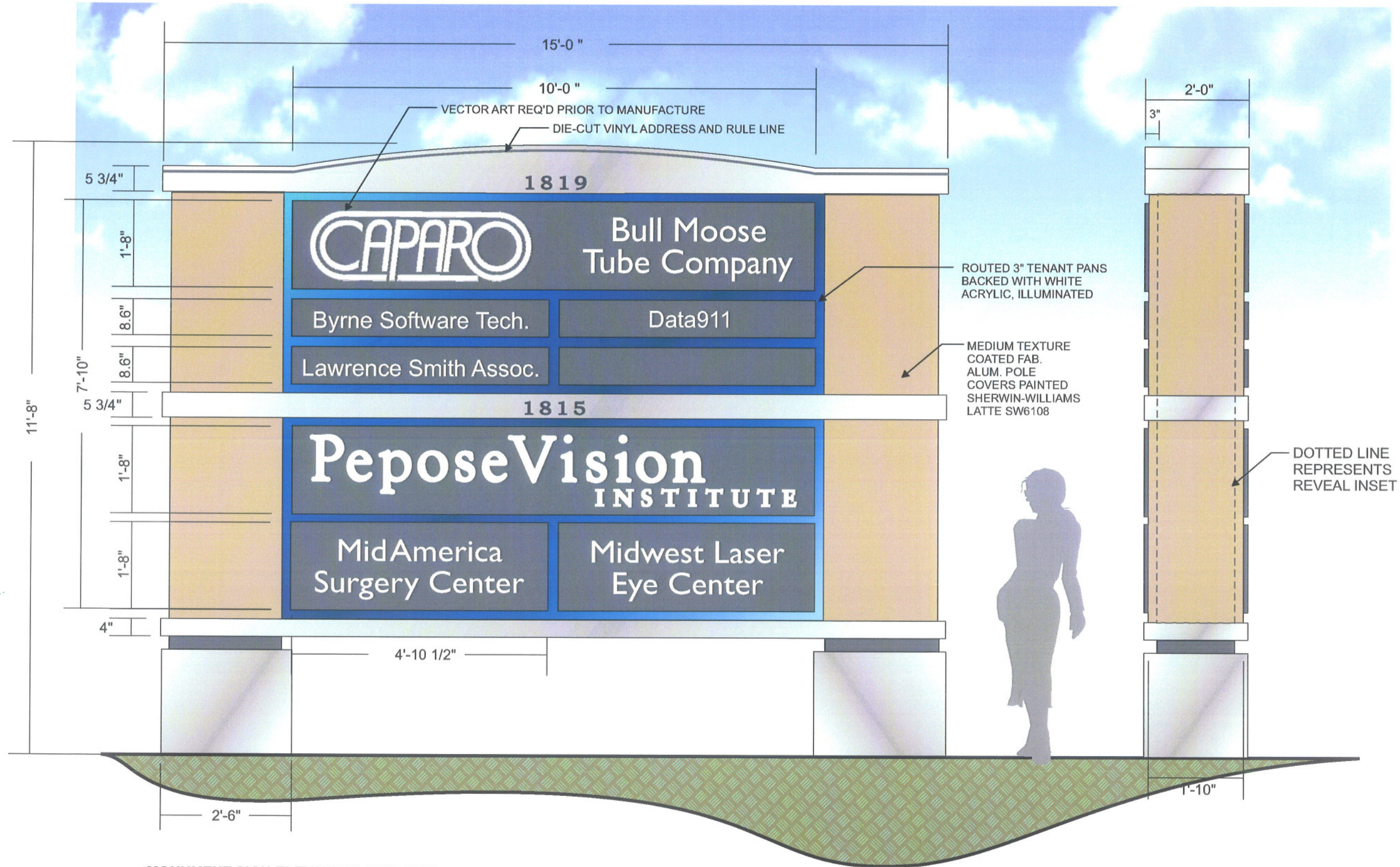
All 3" deep routed aluminum tenant pans to be painted Dark Grey PMS 431. All copy to be backed with white 3/16" thick acrylic.

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



View of Monument Sign Looking north along Clarkson Road



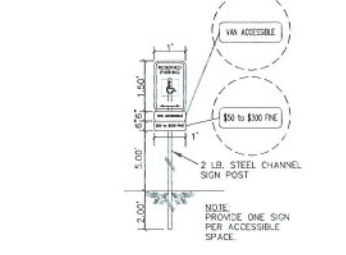
View of Monument Sign Looking south along Clarkson Road

PERTINENT DATA

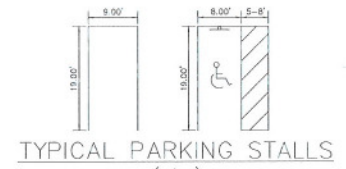
OWNER = ESSELAUGH, L.L.C. (LOT 1)
 SITE ADDRESS = 1815 CLARKSON ROAD, CHESTERFIELD, MO 63017
 EXISTING ZONING = C8 - PLANNED COMMERCIAL DISTRICT
 OVERALL SITE AREA = 7,680 AC ±
 FIRE DISTRICT = CHESTERFIELD FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT = PARKWAY SCHOOL DISTRICT
 SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
 WATER DISTRICT = MISSOURI-AMERICAN WATER COMPANY
 WATER SERVICE = MISSOURI-AMERICAN WATER COMPANY
 ELECTRIC SERVICE = LACLELLE GAS COMPANY
 PHONE SERVICE = S.B.C.
 LOCATOR No. = 18154-0367
 FIRM MAP = 291880039K, ZONE X, 8/02/1995
 NO TREE STAND DELINEATION REQUIRED

GENERAL NOTES

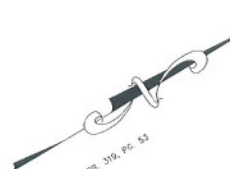
- BOUNDARY AND TOPOGRAPHIC SURVEY IS FROM STOCK & ASSOC. SURVEY.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONFIRMED APPROXIMATELY BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO DRIVE SHALL EXCEED 3:1 SLOPE.
- PARKING CALCULATIONS:
 PROPOSED MEDICAL OFFICE BUILDING (1003'65A) - LOT 1
 PARKING REQUIRED:
 37,500 SF / 7000 x 4.5 = 189 SPACES
 TOTAL PARKING PROVIDED = 35 GARAGE + 135 SURFACE = 170 SPACES
 LOADING REQUIRED (1003'65B, TABLE B):
 TWO - 10' x 25' SPACES
 LOADING PROVIDED = 2 SPACES
 EXISTING BUILDING (40,006 SF ±) - LOT 2
 PARKING REQUIRED:
 41,006 SF / 7000 x 3.32 = 157 SPACES PER ORIGINAL SITE DEVELOPMENT
 PLAN DATED 06-09-87
 TOTAL PARKING PROVIDED = 140 SPACES
 TOTAL PARKING PROVIDED FOR ENTIRE SITE
 = 174 LOT 1 + 140 LOT 2 = 314 SPACES
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MASTER PLAN.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- OPEN SPACE CALCULATION - LOT 1 ONLY:
 TOTAL SITE AREA = 2,918 Acres (100%)
 TOTAL BUILDING & CANOPY = 0.460 Acres (15.8%)
 TOTAL VEHICULAR PAVEMENT = 1.107 Acres (37.9%)
 TOTAL OPEN SPACE = 1.351 Acres (46.3%)
 OPEN SPACE CALCULATION - LOT 2 ONLY:
 TOTAL SITE AREA = 4,763 Acres (100%)
 TOTAL BUILDING = 0.326 Acres (6.9%)
 TOTAL VEHICULAR PAVEMENT = 1.531 Acres (32.1%)
 TOTAL OPEN SPACE = 2.906 Acres (61.0%)
 OPEN SPACE CALCULATION - ENTIRE SITE:
 TOTAL SITE AREA = 7,680 Acres (100%)
 TOTAL BUILDING & CANOPY = 0.786 Acres (10.2%)
 TOTAL VEHICULAR PAVEMENT = 2.647 Acres (34.5%)
 TOTAL OPEN SPACE = 4.247 Acres (55.3%)
- LOCATIONS & HEIGHT OF LIGHT POLES TO BE DETERMINED.
- HEIGHT OF PROPOSED BUILDING ON LOT 1:
 32'-0" TO TOP OF PARAPET (PER AC BOLAND 5-10-06)
 HEIGHT OF EXISTING BUILDING ON LOT 2:
 40'-10" TO TOP OF PARAPET (PER AC BOLAND 5-3-06)
- GROSS FLOOR AREA (PER AC BOLAND):
 EXISTING BUILDING = 41,006 S.F.
 ALLOWABLE FOR PROPOSED BLDG = 37,500 S.F.
 TOTAL = 78,506 S.F.



HANDICAP PARKING SIGN
(n.t.s.)



TYPICAL PARKING STALLS
(n.t.s.)



PROPERTY DESCRIPTION

Bull Moose Tube Executive Center
 A tract of land being all of Bull Moose Tube Executive Center, a subdivision according to the plat thereof recorded in Plat Book 306 Page 14 of the Recorder of Deeds Office in St. Louis County, Missouri, and being located in part of U.S. Survey 2002, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
 Beginning at the Northwesterly corner of above said Bull Moose Tube Executive Center; thence along the Northern, Eastern, Southern and Western lines of said Bull Moose Tube Executive Center the following courses and distances: thence North 89 degrees 15 minutes 00 seconds East 715.66 feet; thence South 30 degrees 58 minutes 53 seconds West 764.47 feet; thence North 59 degrees 53 minutes 07 seconds East 500 feet; thence South 20 degrees 26 minutes 53 seconds West 268.91 feet; thence North 03 degrees 27 minutes 26 seconds West 356.03 feet; thence South 89 degrees 05 minutes 40 seconds West 161.91 feet; thence North 00 degrees 22 minutes 59 seconds East 521.45 feet to the POINT OF BEGINNING and containing 334,540 square feet or 7.680 acres, more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on April 23, 2003.

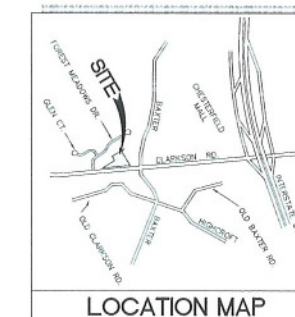
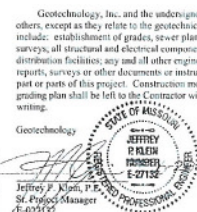
AMENDED SITE DEVELOPMENT CONCEPT PLAN

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

Geotechnology, Inc. and the undersigned engineer have not prepared any part of the plan given on this sheet titled Site Development Section Plan. The seal of the undersigned professional engineer has been affixed to the plan of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plan and revisions made through the date given below and that, in my opinion, the grading and improvements as shown on this sheet are compatible with the soil and geologic conditions at the site as described in the subsurface exploration report for the project dated December 28, 2004 and Addendum No. 1 dated March 4, 2005. Roads and building foundations may be supported on naturally occurring or canted 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 must be involved during the final design and construction phase of this project in order to determine that subsurface conditions are as anticipated from the boring and test data, and that recommendations relative to construction are implemented. Failure to involve Geotechnology, Inc. in future phases of this project will render the opinion given above, null and void.

Geotechnology, Inc. and the undersigned have no responsibility for services provided by others, except as they relate to the geotechnical aspects of the design. Services by others include: establishment of grades, sewer plans and grades, drainage, boundary and topographic surveys, all structural and electrical components, water, gas, electric and telephone service and distribution facilities; any and all other engineering plans, specifications, estimates, plans, reports, surveys or other documents or instruments relating to or intended to be used for any part or parts of this project. Construction means and methods for implementation of the grading plan shall be left to the Contractor with verification by the geotechnical engineer in writing.

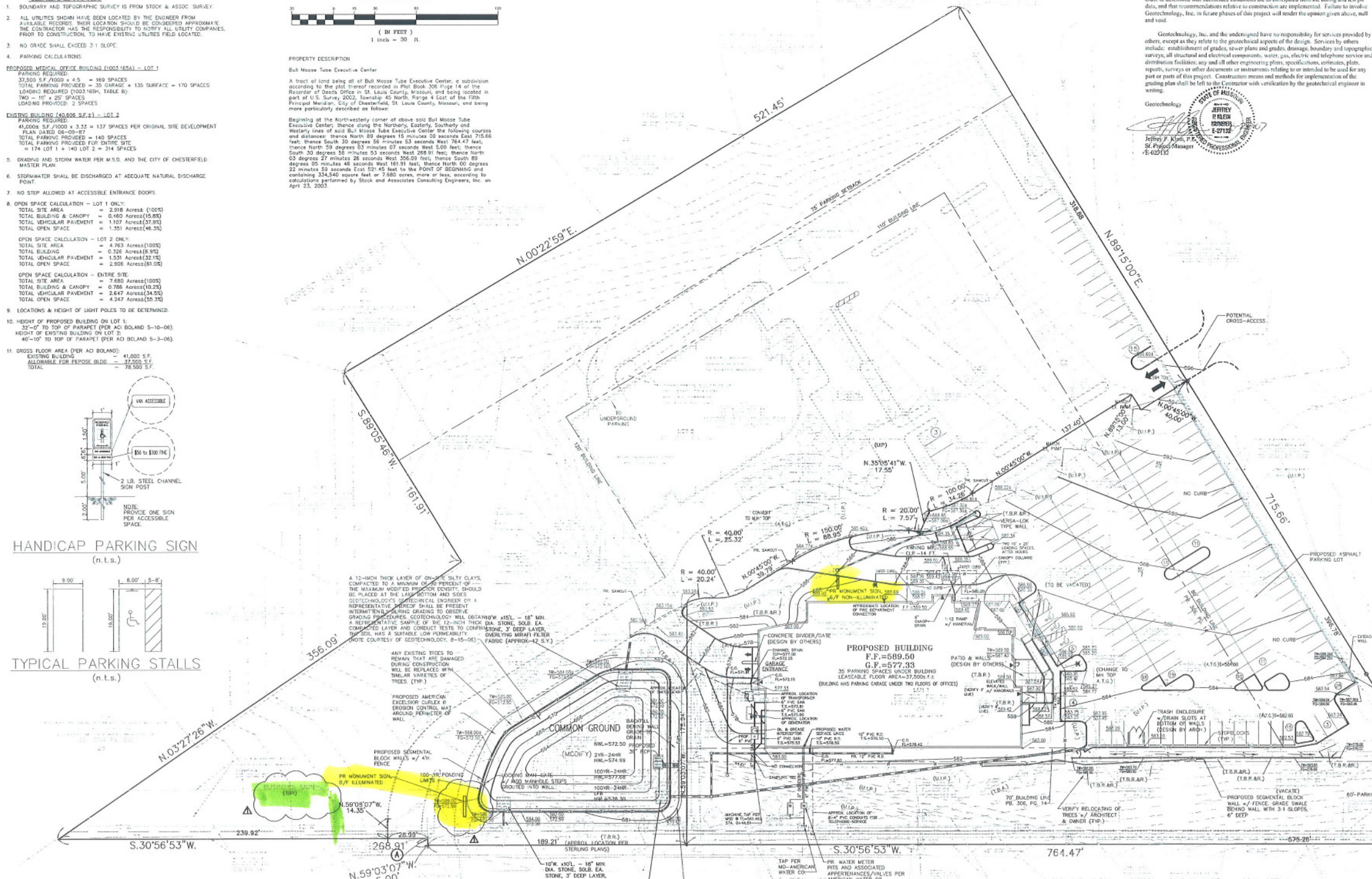


LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- SET COTTON PICKER SPINDLE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- GENESIS RECORD INFORMATION
- HANDICAPPED PARKING
- CLEARCUT

ABBREVIATIONS

- ED - DEED BOOK
- E - ELECTRIC
- FL - FLOORING
- FT - FEET
- FO - FOUND
- G - GAS
- M.H. - MAN-HOLE
- N.F.T. - NON-FR. FORMERLY
- P.B. - PLAT BOOK
- P.O. - PAGE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.D. - ROOF DRAIN
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- V.C.P. - VERIFIED CLAY PIPE
- W. - WATER
- (B&W) - RIGHT-OF-WAY WIDTH



M.S.D. BENCHMARK
 M.S.D. #100 - "I" ON THE WEST EDGE OF A 3" WIDE CONCRETE WALK TO THE SOUTH ENTRANCE TO A ONE-STORY FRAME RESIDENCE AT #1980 CLARKSON ROAD, 9' SOUTH OF MAIN RESIDENCE. ELEVATION: 607.21

SITE BENCHMARK #1
 "50" CUT ATOP THE CURB AT THE EAST END OF AN ISLAND AT THE ENTRANCE DRIVE TO BULL MOOSE EXECUTIVE CENTER. ELEVATION: 591.37

SITE BENCHMARK #2
 "1" CUT ON THE NORTHEAST CORNER OF A CONCRETE ELEVATOR WALK, 66' S. SOUTH OF CENTERLINE OF ENTRANCE WALK TO THE EXISTING BUILDING. ELEVATION: 583.42

PREPARED FOR:
 ACI BOLAND
 c/o MR. RICK CLAUSON
 11477 OLDE CABIN ROAD, SUITE 100
 ST. LOUIS, MISSOURI 63141
 PHONE: (314) 991-0993
 FAX: (314) 991-8878
 rclauson@aci-boland.com

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
 This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Plan from record survey information only and does not represent a property boundary survey. This Plan is a correct representation of all existing and proposed land divisions.

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

CLARKSON (VARIABLE WIDTH) ROAD
 (MISSOURI STATE HIGHWAY 340)
 DB. 8091, PG. 78
 (PUBLIC) ASPHALT PAVEMENT

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
 This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Plan from record survey information only and does not represent a property boundary survey. This Plan is a correct representation of all existing and proposed land divisions.

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

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

BULL MOOSE II
AMENDED SITE DEVELOPMENT CONCEPT PLAN

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

DR. BY: GEORGE M. STOCK
 DATE: 6/28/07
 SHEET: 203-3136
 OF: 2

DATE: 6/28/07
 SHEET: 203-3136
 OF: 2

CITY COMMENTS 7/13/07

_____, 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 VOLED 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 _____ A CORPORATION IN THE STATE OF _____ AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS 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 _____ (Officer of Corporation) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE 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.
(County and State)
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

BULL MOOSE II
AMENDED SITE DEVELOPMENT CONCEPT PLAN



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