



IV. A.

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

Department of Planning and Public Works Public Hearing Summary Report (REVISED)

P.Z. 07-2011 Chesterfield Outlets (T-O Ventures): A request for a change of zoning from a “NU” Non-Urban District and an “FP NU” Flood Plain Non-Urban District to a “PC” Planned Commercial District and a “FP PC” Flood Plain Planned Commercial District for a 59.144 acre area of land located north of North Outer 40 Road and east of Boone’s Crossing (17T420016, 17T430048, and 17U640103).

After submission and advertising of P.Z. 07-2011 Chesterfield Outlets (T-O Ventures), the City of Chesterfield Department of Planning and Public Works received the attached letter modifying the area to be rezoned. The modified request eliminates the request to change the zoning north of the levee from “FPNU” Flood Plain Non-Urban District to “FPPC” Flood Plain Planned Commercial District. The request, as currently submitted to the City of Chesterfield is illustrated below. All other aspects of the request for the change in zoning are accurate and still being requested. As the modification reduces the impact of the change in zoning, the Department has determined that the Public Hearing Notice, as distributed and published, is sufficient and the Public Hearing can proceed on the request as planned.



Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse".

Justin Wyse, AICP
Senior Planner

Attachments

1. Letter from Doster Ullom, LLC
2. Public Hearing Summary Report
3. Preliminary Plan
4. Project Narrative

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

William B. Remis
bremis@dosterullom.com

September 6, 2011

Sent via First Class Mail and E-mail

Justin Wyse
City of Chesterfield
Planning & Public Works
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Re: P.Z. 07-2011 - Chesterfield Outlets (T.O. Ventures, LLC)

Dear Justin:

TO Ventures, LLC has decided to modify the portion of the property to be rezoned in accordance with the above referenced application. Accordingly, this letter shall serve as notice of withdrawal of the request to rezone the portion of the property located north of the levee (currently zoned FPNU). This area would have been rezoned to FPPC.

The application to rezone the remainder of the subject property to PC remains in effect in accordance with the Application.

Please contact the undersigned if you have any questions or require any additional information.

Thank you.

Very truly yours,

William B. Remis

cc: Bruce Zalaznick
Peter Winstead
Nico Schultz
Michelle Puricelli
Mike Doster



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Department of Planning and Public Works Public Hearing Summary Report

P.Z. 07-2011 Chesterfield Outlets (T-O Ventures): A request for a change of zoning from a “NU” Non-Urban District and an “FP NU” Flood Plain Non-Urban District to a “PC” Planned Commercial District and a “FP PC” Flood Plain Planned Commercial District for a 59.144 acre area of land located north of North Outer 40 Road and east of Boone’s Crossing (17T420016, 17T430048, and 17U640103).

Summary

Doster Ullom, LLC, on behalf of T-O Ventures, LLC, requests a change of zoning from a “NU” Non-Urban District and an “FP NU” Flood Plain Non-Urban District to a “PC” Planned Commercial District and a “FP PC” Flood Plain Planned Commercial District for a 59.144 acre area of land located north of North Outer 40 Road and east of Boone’s Crossing.

The request is for a change in zoning. Detailed proposals for the site design, architectural details, landscaping, and lighting will be required prior to site development.

As stated in the Project Narrative, the project is proposed by T-O Ventures, LLC; a joint venture between Taubman Centers and Outlet Partners, LLC. The intent of the zoning map amendment is to allow for a retail outlet shopping center to be developed on the site. If developed, the project seeks to provide a concept of shopping as entertainment to the projects patrons.

The Preliminary Plan and Project Narrative describe a series of buildings, constructed in one phase of development, accessed via interior pedestrian spaces. Parking for the site is proposed to be located along the frontage of N. Outer 40 Road. Additionally, the Preliminary Plan depicts parking to be located on the north side of the proposed district to be used by employees and for seasonal overflow parking.

The proposed parking area north of the levee currently has a “FP” Flood Plain overlay on the existing “NU” District. This overlay restricts the uses of an underlying zoning district. In the case of the subject site, the “FP” Overlay restricts the uses in the “NU” District. The petition proposed to modify the underlying “NU” designation to a “PC” Planned Commercial District. As the “FP” overlay will maintain the existing use restrictions, the petitioner has proposed to change the underlying zoning classification to a “PC” designation to allow for parking in this area to be utilized by the development south of the levee. This change is necessitated by standards within the parking regulations that require parking for commercial uses to be located on commercially zoned property.

Additionally, much of the property south of the levee also has the “FP” Overlay. The petitioner has proposed to remove this overlay from the zoning on this portion of the property as the area is now levee protected. Refer to the public hearing notice for a graphic of the proposed zoning district designations.

Uses and Density

T-O Ventures, LLC (owner under contract), as the Petitioner, is requesting the following uses:

PC DISTRICT

Retail and Office Uses

- | | |
|---|---|
| (1) Administrative office for educational or religious facility | (39) Education facility-specialized private schools |
| (5) Art gallery | (40) Education facility-vocational school |
| (6) Art studio | (41) Educational facility-college/university |
| (9) Automobile sales, new | (42) Educational facility – kindergarten or nursery school |
| (12) Bakery | (45) Filling station and convenience store with pump stations |
| (13) Bar | (46) Film drop-off and pick-up station |
| (14) Barber or beauty shop | (48) Financial institution |
| (16) Bowling center | (49) Financial institution, drive-thru |
| (17) Brewpub | (51) Grocery-community |
| (26) Coffee shop | (52) Grocery-neighborhood |
| (27) Coffee shop, drive-thru | (53) Grocery-supercenter |
| (28) Commercial service facility | (54) Gymnasium |
| (34) Drug store and pharmacy | (57) Hospital |
| (35) Drug store and pharmacy, drive-thru | (58) Hotel and motel |
| (36) Dry cleaning establishment | (59) Hotel and motel, extended stay |
| (37) Dry cleaning establishment, drive-thru | |

- | | |
|---|--|
| (70) Office, dental | (84) Restaurant, take out |
| (71) Office, general | (85) Restaurant, with drive-thru window |
| (72) Office, medical | (86) Retail sales establishment,
community |
| (76) Professional and technical service
facility | (87) Retail sales establishment,
neighborhood |
| (79) Recreation facility | (88) Retail sales establishment, regional |
| (81) Restaurant, fast food | (89) Retail sales, outdoor |
| (82) Restaurant, outdoor customer
dining area | (93) Tackle and bait shop |
| (83) Restaurant, sit down | (97) Theater, indoor |

Civic Uses

- (29) Community center

Accessory Uses

- | | |
|--|--|
| (2) Amusement park | (75) Parking area, including garages,
for automobiles |
| (8) Automatic vending facility | (80) Research facility, accessory to
Office – general and medical |
| (10) Automobile sales, accessory to
Automobile sales, new | (91) Sales yard operated by a church,
school, or other not for profit |
| (19) Cafeteria for employees and
guests only | (98) Theater, outdoor |
| (31) Day care center, child | (101) Vehicle repair and services
facility, accessory to Automobile
sales, new |
| (33) Donation collection bin | (102) Veterinary clinic |
| (44) Farmers market | |
| (61) Kennel, boarding | |
| (68) Newspaper stand | |

FPPC DISTRICT

- (75) Parking as an accessory use to the uses permitted in the PC District.

The application indicates a proposed development intensity of 500,000 square feet of development while the development potential is listed as unknown. City Staff has met with the Petitioners, representatives of the Missouri Department of Transportation (MoDOT), and representatives of St. Louis County Department of Highways and Transportation (SLCDHT). A scope of study was discussed and agreed upon at this meeting and a Traffic Impact Study is forthcoming.

Comprehensive Plan

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Mixed Commercial Use” land use designation. The following information from the Comprehensive Plan relates to the proposed change in zoning:

Plan Policy 3.2.3 Regional Retail Facilities - Regional retail development should be limited to the two (2) existing regional retail facilities: Chesterfield Mall and the Chesterfield Commons areas.

Plan Policy 3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry - Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.

From the Chesterfield Valley Policies Element: Three (3) general types of land use are proposed for new development in the Valley. The land use categories are intentionally broad to allow for flexibility in responding to changing market conditions. Two (2) existing land use categories are proposed to remain (Mixed Use and Spirit of St. Louis Airport) and two (2) existing land use categories are recommended to be eliminated (New Major Retail and Light Manufacturing).

The Comprehensive Plan defines Regional Retail as, “a center characterized by two (2) or more national retail anchor stores at a minimum of 150,000 square feet that provides general merchandise and services and attracts customers from Chesterfield and surrounding municipalities that will travel .5 hours or greater to reach the center.”

The following is a description of the types of uses envisioned for the Mixed Commercial Use and Regional Retail Center designations within the Comprehensive Plan.

Permitted Land Uses by Category	
Land Use Categories	Permitted Land Uses
Mixed Commercial Use	<ul style="list-style-type: none">▶ Retail▶ Low-density office▶ Limited office/warehouse facilities
Regional Retail Center	<ul style="list-style-type: none">▶ Designates location of regional retail centers serving multiple communities

Chesterfield Valley

The Chesterfield Valley area of the City of Chesterfield contains both levee-protected and unprotected portions of the Missouri River floodplain. The levee-protected portion includes the I-64/US 40 corridor, the Spirit of St. Louis Airport, and the Chesterfield Commons retail complex. The area located immediately adjacent to the highway, both north and south, is planned for Mixed Commercial Use, Office Park, and Mixed Use (Retail/Office/Warehouse) to take advantage of the high visibility and access to I-64/US 40.

Mixed Commercial Use

The construction of Chesterfield Commons and Chesterfield Grove will add large mixed commercial use developments to the Valley. It is logical to accommodate similar mixed commercial use developments in the Valley where combinations of commercial uses can occur, subject to City approval of the specific configuration on any specific site. Appropriate uses in this designation would be retail and office. In addition to the Chesterfield Commons and Chesterfield Grove developments, areas where this type of mixed commercial use development would be appropriate include:

- North side of I-64/US 40 and east of Boone's Crossing (vicinity of US Ice Sports Complex).

Office Park

Certain areas of the Valley should be set aside primarily for office uses to attract high-quality investments. These office parks could also include a limited amount of retail uses. New office parks are proposed for the remaining portions of the Valley having high visibility from I-64/US 40. The areas to be developed in this manner include:

- The area north of I-64/US 40 and east of Boone's Crossing.

A public hearing further addressing the request will be held at the September 12, 2011, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and the Preliminary Plan.

P.Z. 07-2011 Chesterfield Outlets
(T-O Ventures, LLC)

Public Hearing Report
September 12, 2011

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse". The signature is stylized and cursive.

Justin Wyse, AICP
Senior Planner

Attachments

1. Preliminary Plan
2. Project narrative

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday September 12, 2011 at 6:30 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 07-2011 Chesterfield Outlets (T-O Ventures, LLC): A request for a change of zoning from an “NU” Non-Urban District and an “FPNU” Flood Plain Non-Urban District to a “PC” Planned Commercial District and an “FPPC” Flood Plain Planned Commercial District for an 59.144 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing (17T420016, 17T430048, and 17U640103).

Description of Property

A tract of land in part of Lot 4 of the James Long’s Estate and part of Lots 1 and 2 of the subdivision of Ludwell Bacon’s Estate located in U.S. Survey 2031, Township 45 North, Range 4 East of the Principal Meridian.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Justin Wyse at 636.537.4736 or via e-mail at jwyse@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

Project Narrative Chesterfield Outlets

T-O Ventures, LLC ("TOV") is pleased to present its application for rezoning for the parcel of real property located along North Outer 40 Drive, east of Boone's Crossing (the "Project"). The application requests rezoning of the Project to a PC, Planned Commercial District, with the permitted uses shown on the attached list. The Project will be located on property containing approximately [TBD by Stock Boundary Doc] acres, currently owned by the Monarch – Chesterfield Levee District and under contract to TOV. TOV is a joint venture between Taubman Centers ("Taubman") and Outlet Partners, LLC. TOV intends to develop, own and operate the Project as a Retail Outlet Shopping Center.

The joint venture partners of TOV have a long history of development and operation of fashion focused shopping destinations and outlet malls across the United States. Taubman (NYSE:TCO) is headquartered in Bloomfield Hills, Michigan. Since its founding in 1950, Taubman has developed more than 80 million square feet of retail and mixed use properties creating extraordinary retail environments for shoppers, retailers, and communities. Taubman's portfolio of United States regional and super regional malls, located in major markets from coast to coast, is the most productive in the nation, with 2010 sales per square foot averaging \$564. The owners of Outlet Partners have combined experience of over 25-years developing Outlet Malls and other retail projects and have a strong track record for specifically developing successful Outlet projects.

Once completed, TOV will be seeking many new-to-market retailers for the Project. The Center will provide a unique, "shopping as entertainment" concept designed to attract and keep shoppers on location for extended periods of time (with the average shopper spending approximately three to four hours per visit at the center).

We believe the Project is uniquely suited, both in size and location to support a successful development of this type. The preliminary development plan ("Plan") included with the application identifies potential locations for buildings, parking area, and other improvements. The Plan calls for construction of a series of buildings in a single phase along the northern boundary of the Project which will be accessed by shoppers via interior pedestrian walkways and gathering spaces. Parking will be located between the buildings and the southern boundary of the Project near North Outer 40 Drive. Given the long duration of average shopper visits and high development standards, TOV is very focused on overall architectural appearance, aesthetics, traffic flow and pedestrian circulation, all of which will contribute to a satisfying, enjoyable shopping experience.

The unique features of the Property limit options for the placement of buildings and parking areas as shown on the Plan. The property is long, narrow and located adjacent to the levee. The underseepage blanket adjacent to the levee precludes the design of stormwater runoff infiltration. Stormwater runoff infiltration is a critical component in the regulatory requirement to "mimic pre-developed" hydrology. As a result, buildings must be situated in a manner that will permit easy pedestrian and vehicular access while still meeting certain drainage and water quality requirements

imposed by St. Louis County, MSD and the Levee District. Essentially, these requirements demand that the buildings for the Project be located along the levee with the parking areas between the buildings and the southern boundary adjacent to North Outer 40 Drive. The Plan, as configured, will satisfy the requirements noted above as well as assure easy vehicular and pedestrian access to any building. Additionally, the Plan will permit adequate drainage and satisfactory water quality in accordance with various regulatory requirements (such requirements could not be met if the buildings were located along the southern property boundary with parking along the north).

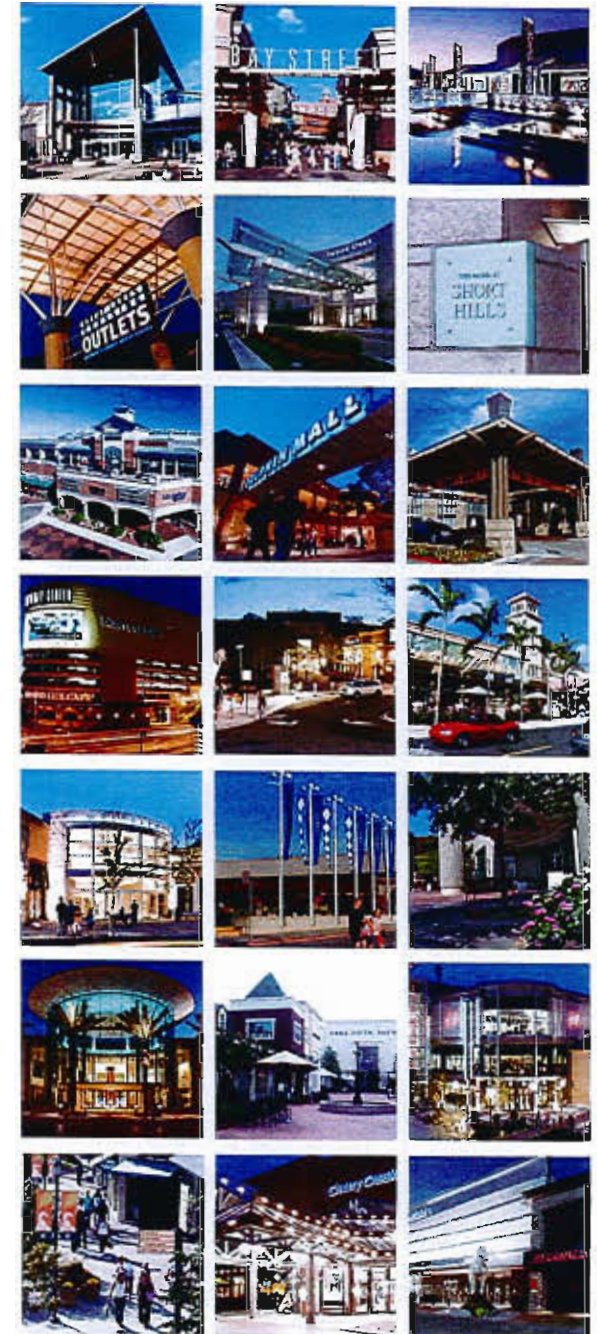
We hope the City will support and approve our application and look forward to working with you to complete this development.

Taubman

Taubman Outlet Platform

September 2011

TCO
LISTED
NYSE



Taubman Mission and Values

Our Mission

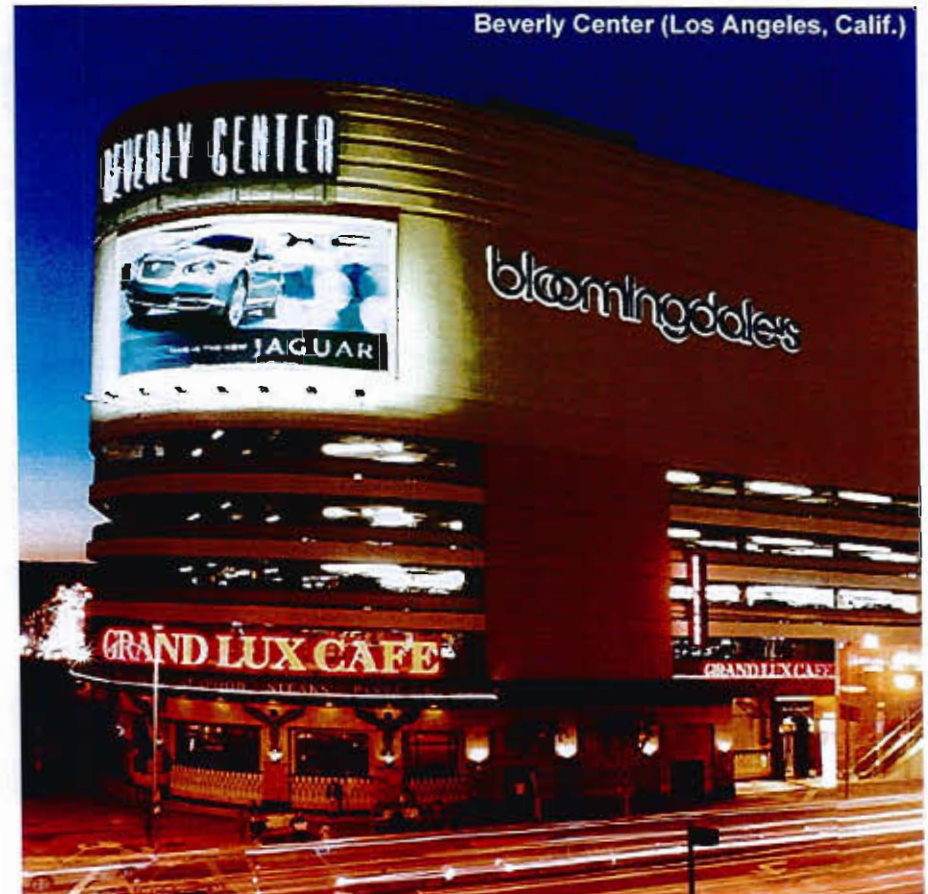
Our mission is to own, manage, develop and acquire retail properties that deliver superior financial performance to our shareholders.

We distinguish ourselves by creating extraordinary retail properties where customers choose to shop, dine and be entertained; where retailers can thrive.

We foster a rewarding and empowering work environment, where we strive for excellence, encourage innovation and demonstrate teamwork.

Our Values

- ✓ We Take The High Road
- ✓ We Play For The Team
- ✓ We Respect Everyone
- ✓ We Push The Envelope
- ✓ We Pursue Excellence
- ✓ We Honor Tomorrow Today
- ✓ We Are Accountable For Our Results
- ✓ We Love What We Do



Who We Are – Over 60 Years in Business!

- **We were founded by Alfred Taubman in 1950 and have developed over 80 million square feet of retail and mixed-use properties**
- **We have developed urban and suburban malls that have redefined the shopping experience for both customers and retailers**
- **Studying the great marketplaces of the world, we incorporated timeless design features and innovations that have become the industry standard, including**
 - Earliest two-level centers
 - First food courts and multiplex theatres
 - First ring road traffic systems
 - First column-free store design
- **We have always believed in the power of planning – every decision we make in the development and operation of our properties is guided by our commitment to break down *threshold resistance***
- **We have always approached our business with the mindset and passion of a retailer**
- **We have developed exceptional relationships with the world's great retailers – many select our centers for their first locations**
- **Taubman (NYSE: TCO) became the first publicly traded UPREIT in 1992, laying the groundwork for real estate companies in all sectors to access the public equity markets**



External Growth – Four Prongs of External Growth

We believe that outlet centers are a natural extension of our existing capabilities and anticipate that outlet development opportunities will outnumber traditional ones in the coming years. Our goal is to build five to ten outlet centers over the next ten years.

Outlet Centers

Acquisitions

While good opportunities will be scarce and expensive, we continue to search for assets where we can add significant value or that would be strategic for the rest of our portfolio.



U.S. Traditional Development

Steady population growth in America will lead to U.S. development opportunities. We expect to build four to five projects over the next ten years.

Asia

We are pursuing opportunities in Asia, with our efforts currently focused on South Korea and China. We have generated fees from our involvement in projects in Macao, Seoul and New Songdo, South Korea.

Taubman Outlet History

- In Summer 2010, Taubman formed a joint venture with Outlet Partners, LLC to build a platform to develop, lease and manage outlet centers in the U.S. and Canada
 - Our goal is to create a multi-project outlet platform of assets with high sales productivity
 - Similar to Taubman's regional mall focus, we are targeting upscale outlet centers in affluent markets
- Outlet Partners, LLC is headed by Bruce Zalaznick, who previously led development efforts at both Prime Retail and Chelsea Premium Outlets and has experience developing outlet centers in both the U.S. and Asia
 - Mr. Zalaznick is an industry veteran who developed some of the iconic outlet centers in the U.S.
 - He also led the entry into Asia for Chelsea Premium Outlets
- Separately from the joint venture, Taubman's current portfolio includes two enclosed outlet centers, Dolphin Mall in Miami, Florida and Great Lakes Crossing Outlets in Detroit, Michigan
 - Dolphin Mall's sales per square foot is among the highest in Taubman's portfolio and is considered one of the most productive outlet centers in the U.S.
 - Great Lakes Crossing Outlets has experienced the largest sales gains among Taubman centers in 2010 after adding key tenants including Coach, Polo Ralph Lauren, Calvin Klein, Lacoste, Michael Kors, Movado, BCBG, Banana Republic and Lord & Taylor

Currently in Taubman's Portfolio

Dolphin Mall (Miami, Florida, USA)

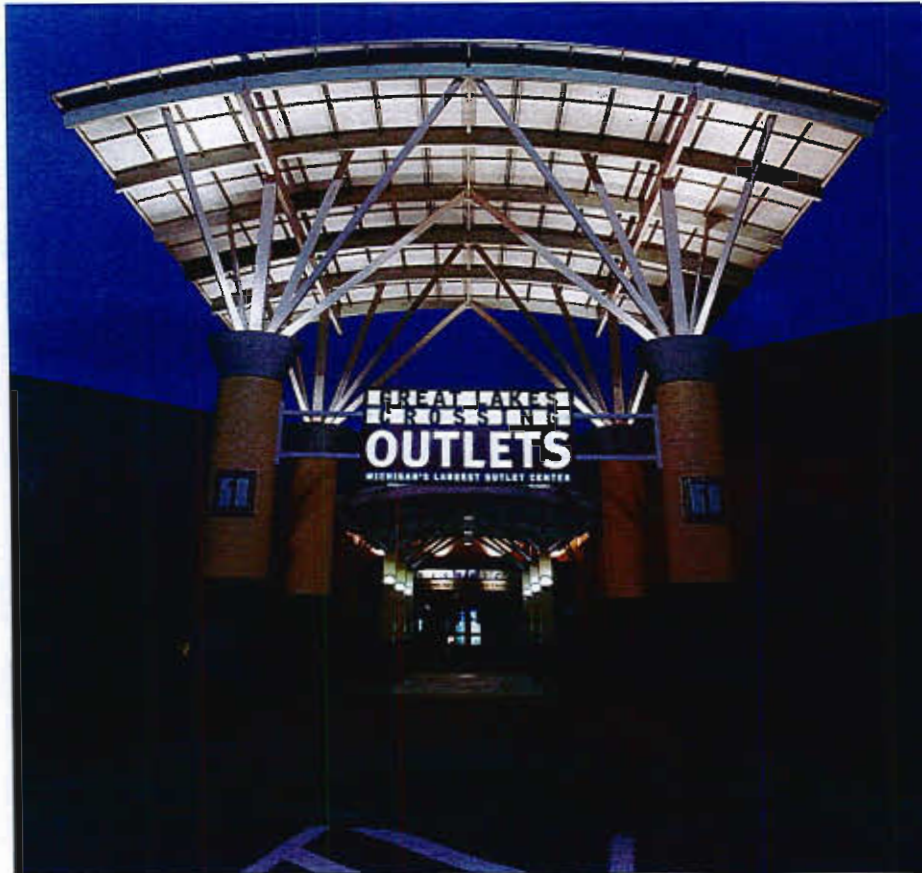


Calvin Klein

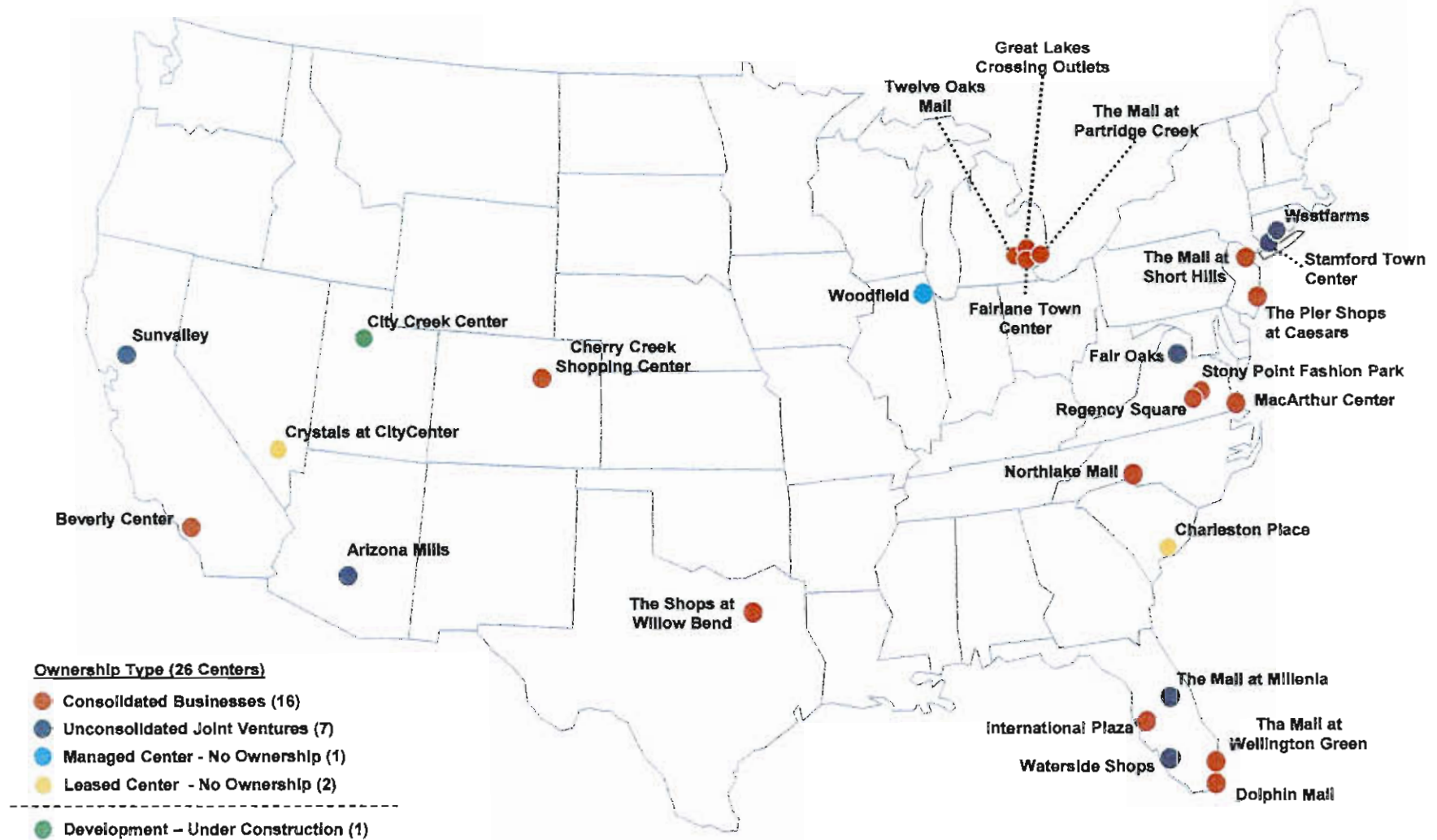


Currently in Taubman's Portfolio

Great Lakes Crossing Outlets (Detroit, Michigan, USA)

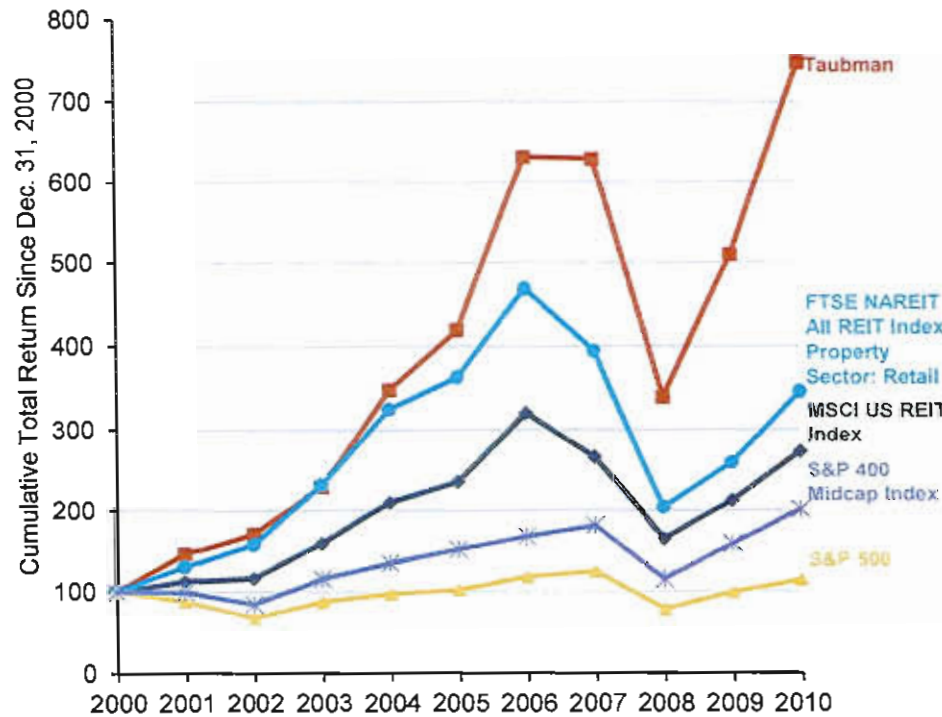


National Footprint Despite Smaller Size

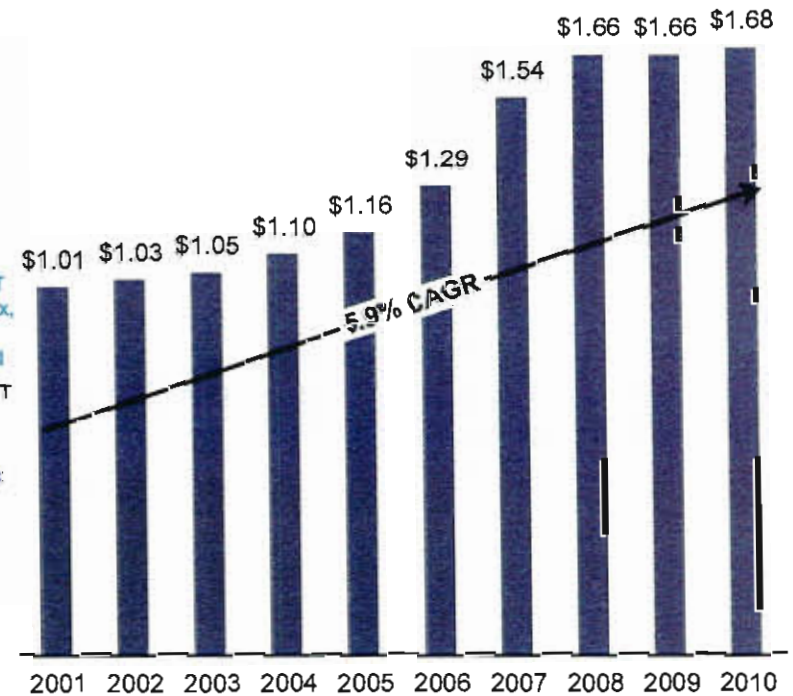


History of Delivering Superlative Performance for Shareholders

Shareholder Returns



Dividend Payout Per Share¹

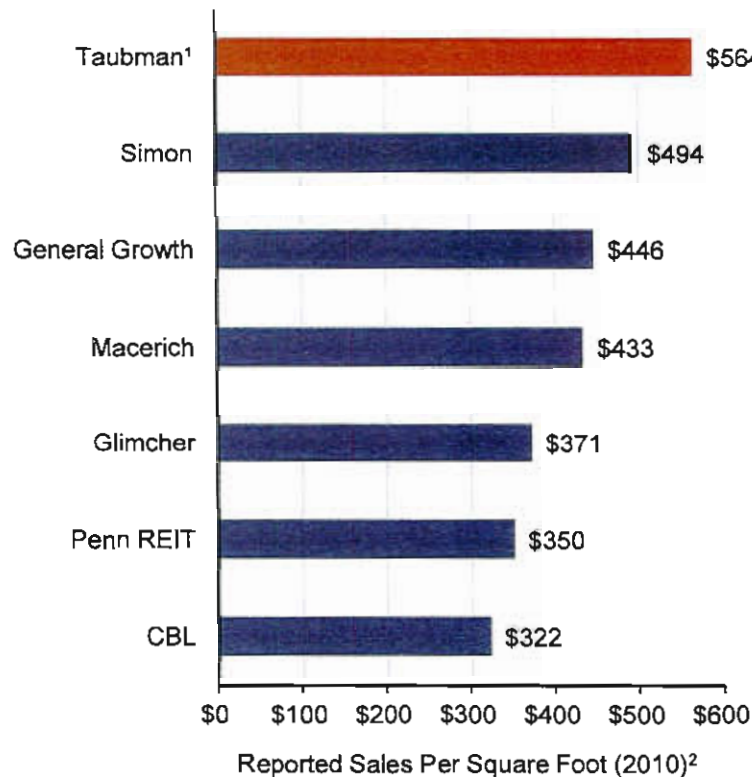


- Taubman has never reduced its dividend since our IPO in 1992
- In 2009, Taubman was the only mall REIT among its peers² not to reduce its dividend – Taubman also maintained an all-cash dividend throughout the year

Note: (1) 2010 excludes special dividend of \$0.1834 per share paid in December, 2010. The annualized amount of the fourth quarter, regular dividend is \$1.75.
 (2) Peer group includes CBL, Gilmcher, Macerich, Penn REIT and Simon
 Source: Company SEC Filings, Taubman analysis

Highest Quality Portfolio in the Mall Industry

Highest Portfolio Sales Per Square Foot



Note: (1) Excludes The Pier Shops and Regency Square
 (2) Typically excludes all anchors, temporary tenants and 10,000+ sf tenants
 Source: Company SEC Filings, UBS, Taubman analysis

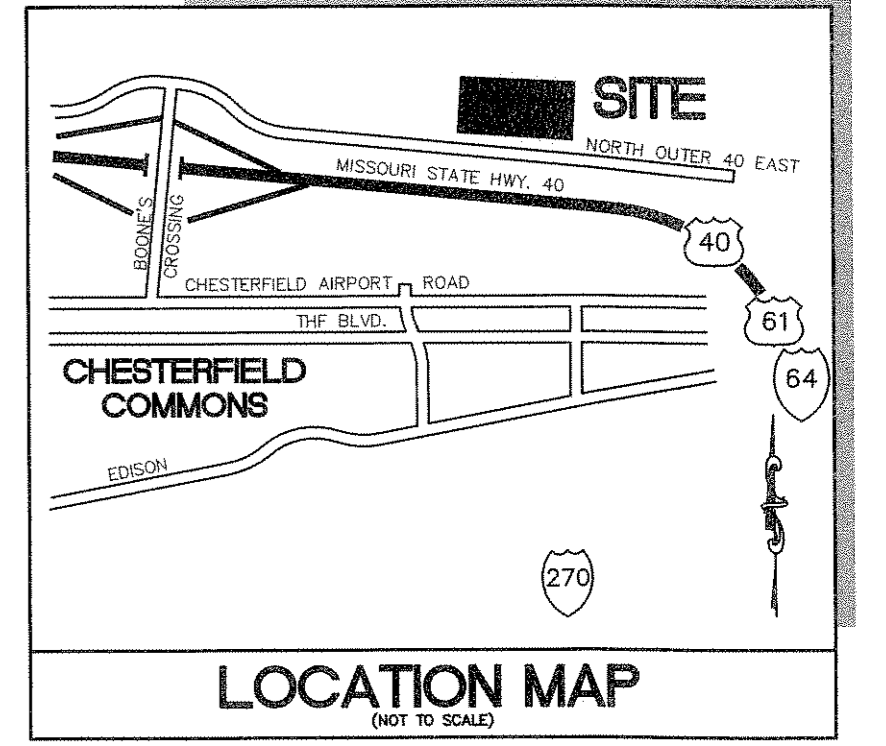
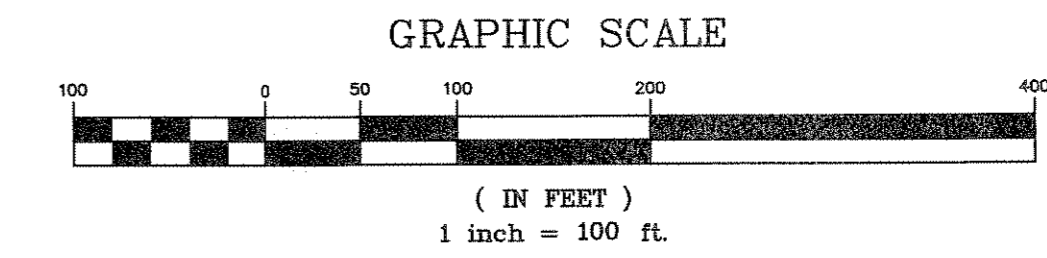
Centers Located in the Best Markets

UBS Investment Research Study Trade Area Demographics (Jan. 27, 2009) Taubman vs. Peers

- Highest average household income (\$82,600) – 12% higher than peer weighted average
- Aggregate household income (\$14.2 billion) – 38% higher than peer weighted average
- Population density – 28% higher than peer weighted average
- Household density – over 20% higher than peer weighted average
- More than half of our owned centers are located in one of the top 20 most populous MSAs; 20 out of 23 owned centers are located in the one of top 50 MSAs
- Trade areas contain, on average, over 170,000 households earning \$100,000 or more annually, with over 70,000 households earning \$150,000 or more¹

CHESTERFIELD OUTLETS PRELIMINARY PLAN

A TRACT OF LAND IN PART OF LOT 4 OF THE JAMES LONG'S ESTATE AND
PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF LUDWELL BACON'S ESTATE
LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
CURRENT ZONING: "NU" NON-URBAN + "FPNU" FLOODPLAIN NON-URBAN
PROPOSED ZONING: "PC" PLANNED COMMERCIAL + "FPPC" FLOODPLAIN PLANNED COMMERCIAL

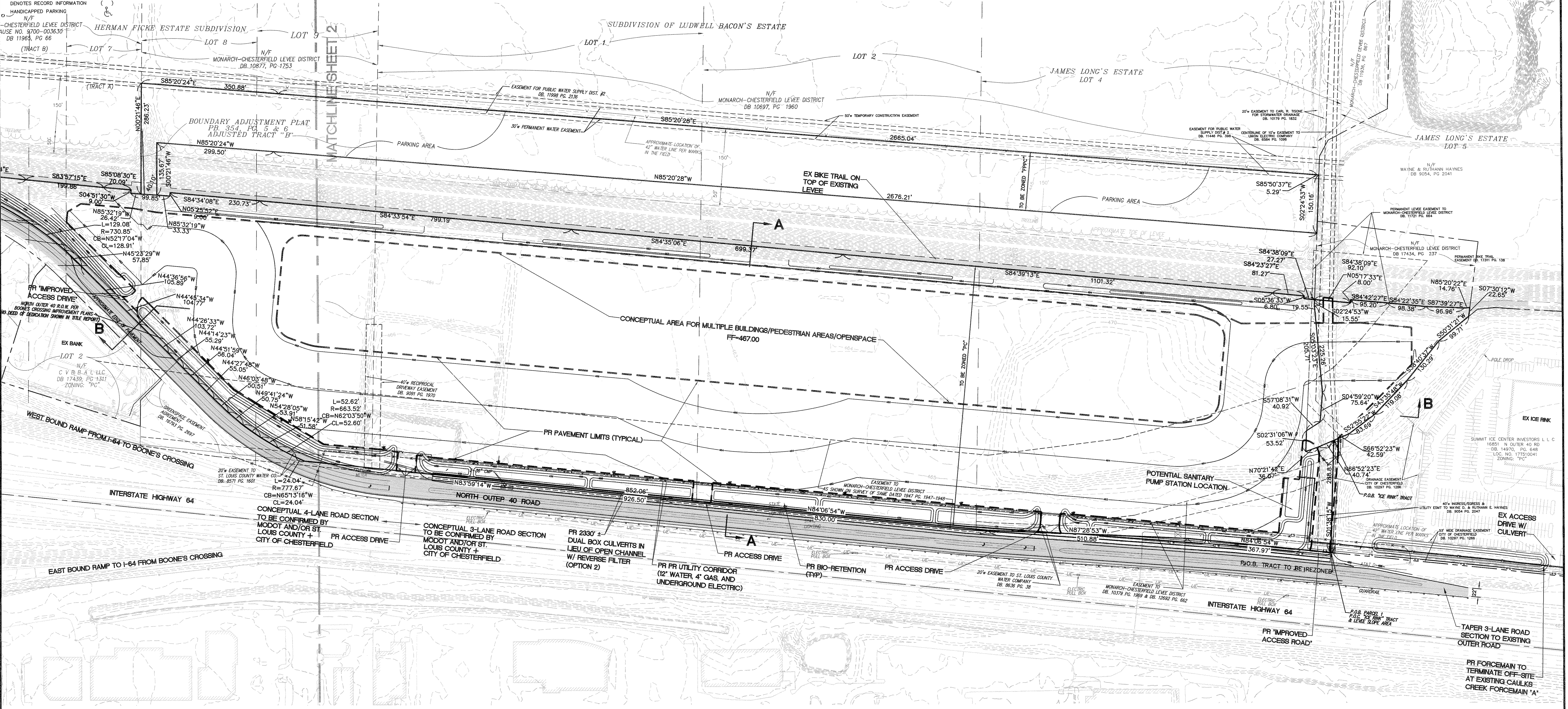


LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- RE-ZONING LIMIT
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

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
- PL. - PLAT BOOK
- P.G. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.V.C. - POLYVINYL CHLORIDE PIPE
- 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



GENERAL NOTES

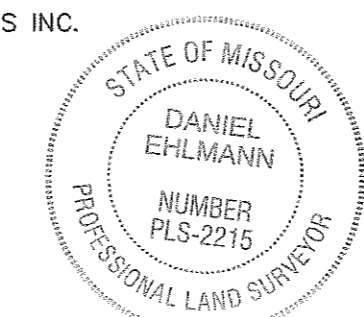
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

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

Daniel Ehlmann
Daniel Ehlmann, Missouri L.S. No. 2216



PERTINENT DATA

OWNER - MONARCH CHESTERFIELD LEVEE DISTRICT
D.B. 11936, PG. 887
SITE ADDRESS - 16995 NORTH OUTER 40 ROAD
PROPOSED ZONING - "PC" - PLANNED COMMERCIAL
SITE ACREAGE - 59.144 Acres ±
(TO BE ZONED)
FIRE DISTRICT - MONARCH
SEWER DISTRICT - M.S.D.
WATER SHED - CAULK'S CREEK, MO. RIVER
WATER SERVICE - MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE - LACLEDE GAS COMPANY
ELECTRIC SERVICE - AMEREN I.E. ELECTRIC COMPANY
PHONE SERVICE - AT&T

FIRM 29189CO14014
LOMR 4/17/00
MISSOURI RIVER:
100 YR. H.W. ELEV. - MO RIVER: 464.51 ((465.00))
500 YR. H.W. ELEV. - MO RIVER: 465.83 ((466.00))

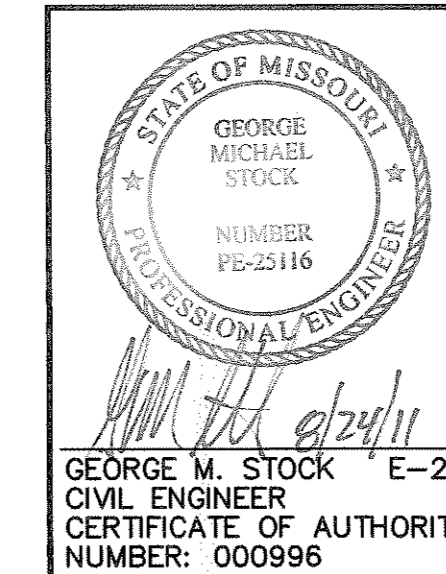
BENCHMARK

#12-166
ELEV.=458.86
"STANDARD ALUMINUM DISK" STAMPED SL-32, 1990.
DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY I-64, 18' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY I-64, APPROXIMATELY 0.9 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002.) AS SHOWN HEREON

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:
T-O VENTURES L.L.C.
200 EAST LONG LAKE RD, SUITE 300
BLOOMFIELD HILLS, MI 48304-0200



**PRELIMINARY PLAN
SITE PLAN**

Stock & Associates
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
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Web: www.stockassoc.com

DRAIN BY: E.J.B. DATE: 07/22/11
CHECKED BY: G.M.S. DATE: 07/22/11
JOB NUMBER: 211-4742
SHEET: 1 of 4

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AS SHOWN HEREON

