



III. C.

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

Architectural Review Board Staff Report

Project Type: Amended Site Development Plan

Meeting Date: June 8, 2017

From: Cassie Harashe, AICP
Project Planner

Location: Northwestern corner of the intersection of Long Road and Edison Avenue

Applicant: Pets & Company

Description: **Tower Center, Lot AA (Pets & Company)**: An Amended Site Development Plan, Amended Architectural Elevations and Statement of Design for a 2.01 acre tract of land zoned "PC" Planned Commercial District located on the northwest corner of Long Road and Edison Avenue.

PROPOSAL SUMMARY

The applicant currently runs a doggy daycare and boarding facility with outdoor play areas for the animals. The request is to extend the outdoor play area for the dogs by replacing the western drive aisle and a total of 6 parking spaces near the front of their location with K9 grass and two types of fencing, a black aluminum fence (in heights of 72" around the outdoor perimeter, and 48" separating playing areas) and half faux stone wall-half black aluminum fence, totaling 72" in height near the entrance of the building to aid in screening.

HISTORY OF SUBJECT SITE

This development was rezoned to "PC" Planned Commercial in 2000 by Ordinance No. 1677. On March 8, 2004 a preliminary plan was approved that conformed with Ordinance No. 1677. In August 2004, a Site Development Plan, Landscape Plan, Architectural Elevations, and Lighting Plan for the entire site were approved by the Planning Commission. Then in December 2005, Ordinance 2227 replaced 1677, which allowed for different setbacks. A re-subdivision was approved on August 18, 2008 by City Council. An amended site plan for black aluminum fencing was approved in 2014 by Staff. A second amendment, also approved by Staff, was approved in 2015 for the half fence half faux stone wall to be installed. The applicant is proposing to utilize the same style of divided fence in conjunction with the proposed expansion of the outdoor play yard.



Figure 1: Location of Pets & Company

STAFF ANALYSIS

General Requirements for Site Design:

The subject site is located on the northwest corner of the intersection of Long Road and Edison Avenue. The building is on a slight angle towards the intersection. Given this orientation, the front side of the building will be visible to motorists traveling northbound on Long Road and east and west along Edison. The additional play area on the west side of the building will be most visible to motorists traveling along Chesterfield Business Parkway.

Circulation System and Access

The subject site is removing one drive aisle along the west side of the building to accommodate the outdoor play area expansion. Access from the south side of the property to the north side can be accommodated by exiting onto Edison Avenue, turning right onto Chesterfield Business Parkway, and another right into the site near the northeast corner of the property. Monarch Fire Department has reviewed this change, as discussed in the agency comment included in the applicant's submittal.

Topography, Retaining Walls, and Parking

The site is already developed. No additional retaining walls are proposed at this time.

Parking is located along the southern and eastern portions of the building. The applicant is proposing to remove a total of 6 parking spaces for this outdoor play area expansion. This leaves the total number of parking spaces at 82, which is 13 above the required 69 spaces.

General Requirements for Building Design:

A. Scale

No changes to the scale of the building are proposed at this time

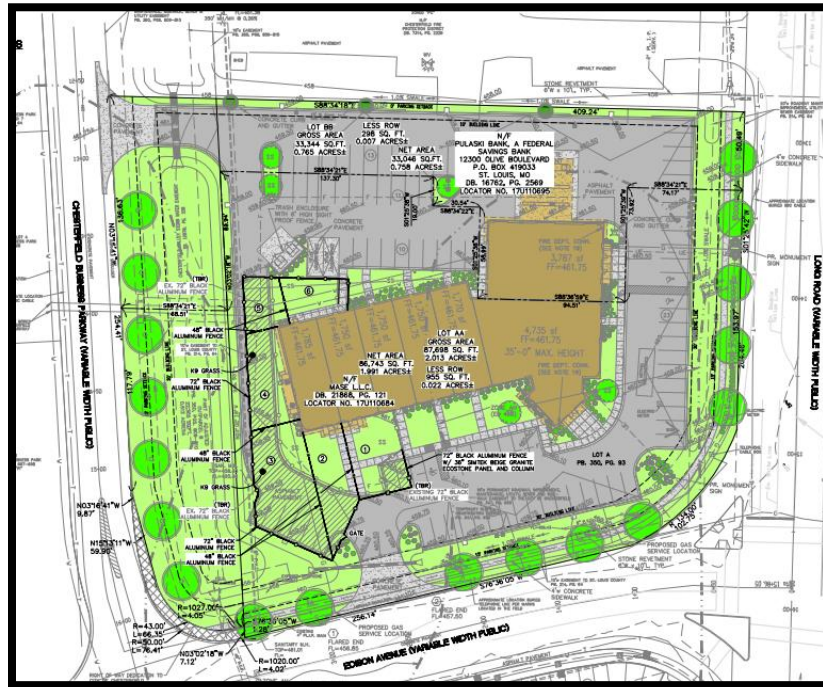


Figure 2: Color Site Plan

B. Design

No changes are proposed to the building itself. The applicant is proposing an extension of the fencing materials. Please see photos above for the proposed changes.

C. Materials and Color

Fencing along the western edge will be similar to the black metal, six-foot tall existing fencing currently on the site. Additionally, there is an existing beige panel wall near the door that is approximately three feet (3') tall, with an additional three feet (3') of black metal fencing on top. The applicant is proposing to increase the amount of this fencing to bring it further away from the building into the parking lot. Finally, the ground in all of the play areas will be covered with K9 grass, a faux turf on top of aggregate to assist with drainage and odor.

D. Landscape Design and Screening

A small portion of mulch of the site's existing landscaping will be removed and replaced by K9 grass during this expansion. The specific area is located on the northeast side of the entrance near the light post.



Figure 3: Existing southeast perspective



Figure 4: Proposed southeast perspective

E. Signage

A sign permit was approved by Staff in January 2017. There are no changes to signage proposed at this time.

F. Lighting

No changes to the site lighting are proposed at this time.

DEPARTMENT INPUT

Staff has reviewed the Amended Site Development Plan, Architectural Elevations, and Architect's Statement of Design and has found the request to be compliant with all City of Chesterfield code requirements. Staff requests review and recommendation on this submittal for Tower Center, Lot AA (Pets & Company).



Figure 5: Existing south perspective



Figure 6: Proposed south perspective

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Plan, Amended Architectural Elevations, and Statement of Design for Tower Center, Lot AA (Pets & Company) as presented, with a recommendation for approval (or denial) to Staff."
- 2) "I move to forward the Amended Site Development Plan, Amended Architectural Elevations, and Statement of Design for Tower Center, Lot AA (Pets & Company) to Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



4/27/17

To Whom It May Concern:

Pets & Company is proposing to expand our exterior play yards to allow for more space for the dogs to play, improve the drainage to eliminate odors and to create a visual barrier to eliminate obnoxious barking. We currently have a total of 4,800 sq feet of fenced exterior yards. We have outgrown our exterior space. We desperately need more room for the dogs to play, improved drainage as well as a solution for excessive barking. We would like to expand our yards into the side drive and approved front parking stalls. We have received permission from the fire department to enclose this area (written email exhibit A, please note we had intended to relocate the dumpster which was the Fire Departments only concern, we've chosen not to relocate the dumpster).

We would like to use the ½ faux stone½ aluminum Simtek fencing that is currently along our sidewalk in the areas outlined in exhibit B. This fencing creates a visual barrier that aids in greatly reducing the alert barking our many guests vocalize each time they see a car, person, other dog or the USPS & UPS delivery drivers. Eliminating the excessive barking is our number one concern. The noise from the barking is very unwelcoming to our clients, it is very disturbing to our neighbors and their customers and it also causes a major disruption in our pack of dogs leading to fights and aggression. Eliminating the barking will benefit our 4 legged and 2 legged guests, increase the safety of our staff and dogs and most importantly it will make Pets & Company a welcoming business that isn't an annoyance to our neighbors and visitors. Increasing the outdoor space will allow our guests more room to exercise and the new turf and drainage tiles will eliminate the odor issues we have with our current drainage system.

Thank you for your time and consideration regarding this project.

Sincerely,

Meredith Webb
Vice President
Pets & Company

Pets & Company, LLC
17701 Edison Avenue, Suite 104
Chesterfield, MO 63005

Exhibit A

From: Roger Herin <herin.r@monarchfpd.org>
Date: August 10, 2016 at 7:56:40 AM CDT
To: Meredith Webb <meredithwebb@yahoo.com>
Cc: Fire Prevention <FirePrevention@monarchfpd.org>
Subject: RE: Fire Inspectors

Ms. Webb:

I have reviewed your request, and have consulted with Operations, and have determined it would be acceptable to us to remove the drive as shown on your request. The only concern I have is the re-location of the dumpster and loading zone. The dumpster and loading zone should be located such that the dumpster is at least 15 feet from the building, and the dumpster and loading zone shall not interfere with fire department access.

Roger N. Herin, MCP
Deputy Chief/Fire Marshal
Monarch Fire Protection District
13725 Olive Blvd.
Chesterfield, MO 63017
Office [314-514-0900](tel:314-514-0900) ext. 313
Cell [314-581-2206](tel:314-581-2206)



Pets & Company, LLC
17701 Edison Avenue, Suite 104
Chesterfield, MO 63005

Exhibit B



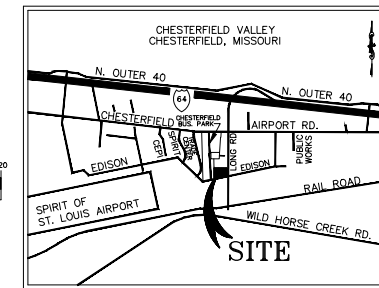
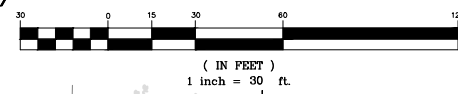
Pets & Company, LLC
17701 Edison Avenue, Suite 104
Chesterfield, MO 63005

3rd AMENDED SITE DEVELOPMENT PLAN

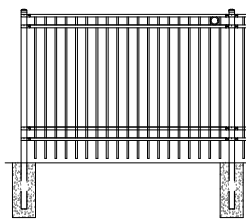
OF THE RESUBDIVISION OF "LOT A OF TOWER CENTER LOT A AND PART OF OUTLOT B" AS RECORDED IN PLAT BOOK 356, PAGES 507 AND 508, LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

CURRENT ZONING: P.C. "PLANNED COMMERCIAL" PER ORDINANCE 2227

GRAPHIC SCALE



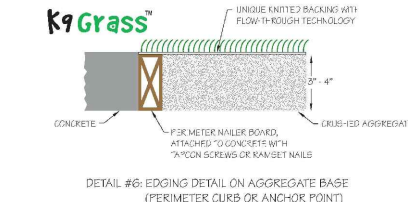
LOCATION MAP NOT TO SCALE



BLACK ANODIZED ALUMINUM FENCE DETAIL (MATCH EXISTING)



72" BLACK ALUMINUM FENCE W/ 36" SIMTEX BEIGE GRANITE ECOSTONE PANELS AND COLUMNS



DETAIL #6: EDGING DETAIL ON AGGREGATE BASE (PERIMETER CURB OR ANCHOR POINT)



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- 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.
- PARKING CALCULATIONS:

RETAIL CENTER (UNDER 40,000 SF, 0-10% RESTAURANT USE)	4.0 SPACES PER 1000 SF. OF GROSS FLOOR AREA (TOTAL AREA=17,327 S.F.)
(REQUIRED)	(PROVIDED)
STANDARD 9'x19'	= 68 SPACES = 78 SPACES
HANDICAP	= 3 SPACE = 4 SPACE
TOTAL	= 69 SPACES = 82 SPACES
LOADING	= 1 SPACE = 2 SPACES
- OPEN SPACE CALCULATIONS:

PARKING/DRIVES AREA:	= 43,943 S.F. (36.70%)
BUILDING AREA:	= 17,327 S.F. (14.47%)
OPEN SPACE:	= 58,479 S.F. (48.83%)
SITE AREA:	= 119,749 S.F. (100%)
- FLOOR/AREA RATIO: 17,327/98,738 = 0.18
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MISSOURI.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADA RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
- THIS SITE IS LOCATED IN ZONE "X", AREAS OF 500 YEAR FLOOD: AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. TAKEN FROM F.I.R.M. NO. 29189C0140H - 8/2/95. (LOMR 04/17/00) ALSO, THIS SITE IS LOCATED WITHIN ZONE "AH", AREAS OF 100 YEAR FLOOD: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) TAKEN FROM F.I.R.M. NO. 29189C0140H - 8/2/95. (LOMR 04/17/00) 1000R FLOOD ELEVATION = 458.00
- ON-SITE LIGHT STANDARDS SHALL NOT EXCEED 16 FEET IN HEIGHT. ON-SITE LIGHTS SHALL BE POSITIONED NOT TO CAST DIRECTLY ON ADJACENT PROPERTIES AND LIGHT WILL NOT BE CAST ON PUBLIC ROADWAYS. LIGHT STANDARDS WILL BE OF THE SAME TYPE AND STYLE AS THOSE USED IN THE DEVELOPMENT.
- LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINE(S).
- BE ADVISED, ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND, EXCEPT THOSE OVERHEAD DISTRIBUTION FEEDER LINES NECESSARY TO SERVE THE SUBDIVISION AND IN LOCATIONS AS APPROVED BY THE CITY.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- THERE SHALL BE NO OUTDOOR STORAGE OR SALE OF VEHICLES.
- PLANNING COMMISSION APPROVAL WAS CONDITIONAL UPON THE ADDITION OF LANDSCAPING IN PLACE OF THE SIDEWALK AT THE FRONT OF THE BUILDING AND THE ADDITION OF ARCHITECTURAL ARTICULATION TO THE FRONT ELEVATION OF THE BUILDING.
- TRASH AREA SHALL BE ENCLOSED BY A SIX (6) FOOT HIGH SIGHT-PROOF FENCE AS APPROVED BY THE PLANNING COMMISSION.
- A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON EAST WALL OF THE NORTHEAST CORNER OF 3,787 sq. ft. BUILDING TENANT SPACE WITHIN 75' OF A HYDRANT. A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON SOUTH SIDE OF BUILDING WITHIN 75' OF A HYDRANT. NO TREES, SCRUBS OR OTHER OBSTRUCTIONS SHALL BE WITHIN 6 FEET OF THE HYDRANT. EACH CONNECTION SHALL BE CLEARLY LABELED AS TOWARDS THE PORTION OF THE ENTIRE STRUCTURE IT SERVES. COORDINATE WORKING WITH MONARCH FIRE PROTECTION DISTRICT.
- THIS AMENDED SITE PLAN WAS ORIGINALLY RECORDED IN BOOK 352, PAGE 624 AUGUST 20, 2004, AND MORE RECENTLY IN BOOK 362, PAGE 298 AUGUST 6, 2014.
- A SHARED PARKING AGREEMENT HAS BEEN ESTABLISHED BETWEEN THE LOT "AA" AND "BB" PROPERTY OWNERS.



PERTINENT DATA

OWNER	= MASE L.L.C.
ZONING	= PC - PLANNED COMMERCIAL DISTRICT
ORDINANCE	= ORDINANCE 2227
SITE ACREAGE	= 2.013 Acres ± (LOT AA)
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD R6
SEWER DISTRICT	= M.S.D.
WATER SHED	= BONHOMME CREEK
WATER SERVICE	= ST. LOUIS CO. WATER COMPANY
GAS SERVICE	= LAQUELLE GAS COMPANY
ELECTRIC SERVICE	= AMERENUE ELECTRIC COMPANY
PHONE SERVICE	= S.W.B.T.
SITE ADDRESS	= 17701 EDISON AVE. CHESTERFIELD, MO 63005
WUNNENBERG'S	= PG. 20, GRIDS 11-18, HH-18

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this 3rd Amended Site Development Plan from record survey information only and does not represent a property boundary survey. This 3rd Amended Site Development Plan is a correct representation of all existing and proposed land divisions.

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

By: DANIEL EHLMANN, Missouri L.S. No. 2215

ST. LOUIS COUNTY BENCHMARK

12-23 ELEV. 463.69 (N.G.V.D. 1928) U.S.G.S. COPPER BOLT LEADED IN THE TOP OF A 18" SQUARE STONE & SET ABOUT 3' UNDERGROUND, ACCESS TO WHICH IS HAD THROUGH AN IRON PIPE PROJECTING ABOUT 15" ABOVE GROUND & BEARING A MISSOURI RIVER COMMISSION STANDARD CAP; CAP ELEV. = 467.75 LOCATION IS IN THE NORTHEAST CORNER OF A CEMETERY 60' WEST OF THE CENTERLINE OF LONG ROAD AND 165' SOUTH OF RAILROAD TRACK, 500' NORTH OF HIGHWAY CC

SITE BENCHMARK

ELEV. = 464.58 (N.G.V.D. 1929) U.S.G.S. 6" IN OPEN ON FIRE HYDRANT AT THE SOUTHEAST CORNER OF PROPOSED LOT 3

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT 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 AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

MASE L.L.C., THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03. (APPLICABLE SUBSECTION) "PC" - PLANNED COMMERCIAL DISTRICT OF CITY OF CHESTERFIELD (PRESENT ZONING)

UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN HEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

MASE, L.L.C.
(SIGNATURE):
(NAME TYPED):

STATE OF _____)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, A.D., 2015, BEFORE ME APPEARED _____ TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MANAGING MEMBER OF G.H.H. INVESTMENTS, L.L.C. A CORPORATION IN THE STATE OF MISSOURI, 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 MICHAEL HEJNA ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS COUNTY, MISSOURI THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
PRINT NAME

MY COMMISSION EXPIRES: _____

This 3rd Amended Site Development Plan was approved by the City of Chesterfield Planning and Development Services Division and duly verified on the _____ day of _____, 2017, by the Director of said Division, authorizing the recording of this Amended Site Development Plan, pursuant to Chesterfield Ordinance 200, as attested by the Planning and Development Services Director and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI

By: Justin Wyse, Director of Development Services

By: Vickie Hass, City Clerk

LEGEND

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

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.C.P.	= REINFORCED CONCRETE PIPE
SQ.	= SQUARE
TEL.	= TELEPHONE CABLE
V.C.P.	= VETRIIFIED CLAY PIPE
W.	= WATER
(86'W)	= RIGHT-OF-WAY WIDTH

PROPERTY DESCRIPTION (LOT AA)

A tract of land being Part of Adjusted Lot A of Tower Center Lot A and Part of Outlot B, a subdivision as recorded in Plat Book 353 Page 20 and 21 of the Recorder of Deeds Office in St. Louis County, Missouri, located in U.S. Survey 1010, 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:

Commencing at the Northeast corner of above said Adjusted Lot A, said point also being located on the Westerly line of Long Road, (variable width); thence along said Westerly line South 01 degrees 25 minutes 42 seconds West 50.49 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said Westerly line the following courses and distances: thence South 01 degrees 25 minutes 42 seconds West 153.97 feet to a point on a non-tangent curve to the right for which the radius point bears North 69 degrees 43 minutes 13 seconds West 134.00 feet; thence along said curve with a chord which bears South 42 degrees 14 minutes 48 seconds West 100.25 feet an arc length of 102.75 feet to a point on the Northerly line of Edison Avenue (variable width); thence along said Northerly line South 76 degrees 36 minutes 05 seconds West a distance of 256.13 feet to a point on the Easterly line of Chesterfield Business Parkway, (variable width); thence along said Easterly line the following courses and distances: North 03 degrees 02 minutes 18 seconds West a distance of 7.12 feet; South 76 degrees 36 minutes 05 seconds West a distance of 1.28 feet to a point of curvature to the left for which the radius point bears South 13 degrees 23 minutes 55 seconds East 1027.00 feet; thence along said curve with a chord which bears South 76 degrees 36 minutes 05 seconds West a distance of 4.05 feet to a point of reverse curvature to the right for which the radius point bears North 13 degrees 37 minutes 28 seconds West 43.00 feet; thence along said curve with a chord which bears South 76 degrees 36 minutes 05 seconds West a distance of 59.80 feet; North 03 degrees 02 minutes 18 seconds West a distance of 117.79 feet; thence departing last said Easterly line the following courses and distances: South 88 degrees 34 minutes 21 seconds East 68.51 feet; North 03 degrees 02 minutes 18 seconds West 89.94 feet; South 88 degrees 34 minutes 21 seconds East 137.30 feet; South 01 degrees 25 minutes 38 seconds West 16.00 feet; South 88 degrees 34 minutes 21 seconds East 30.54 feet; South 01 degrees 25 minutes 38 seconds West 56.89 feet; South 88 degrees 34 minutes 21 seconds East 94.51 feet; North 01 degrees 25 minutes 39 seconds West 73.92 feet and South 88 degrees 34 minutes 21 seconds East 74.17 feet to the POINT OF BEGINNING and containing 87,698 square feet or 2.013 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 21, 2005.

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.

TOWER CENTER
17701 EDISON AVE.
CHESTERFIELD MISSOURI



REVISIONS:

1	04/28/2017	- CITY COMMENTS
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DRAWN BY: R.E.S. CHECKED BY: G.M.S.
DATE: 04/07/17 JOB NO: 205-3293.3
M.S.D. PR: BASE MAP #
S.L.C. H&P # H&T SUP. #
WALKER # MO-00

SHEET TITLE:
3rd AMENDED SITE DEVELOPMENT SECTION PLAN

SHEET NO.:
1 of 1

EXISTING VIEW FROM EDISON AVE



EXISTING VIEW FROM CHESTERFIELD BUSINESS PARKWAY



EXISTING VIEW FROM CHESTERFIELD BUSINESS PARKWAY



EXISTING VIEW FROM CHESTERFIELD BUSINESS PARKWAY



EXISTING VIEW FROM EDISON AVE



STREET VIEW RENDERING FROM EDISON AVE.



STREET VIEW RENDERING FROM EDISON AVE.

