



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Berkeley that a public hearing will be held at 7:00 pm on Monday, July 17, 2023 in the council chambers of 8425 Airport Rd, 63134 and by the way of Zoom, for the purpose of considering the following proposition:

1. **Case #23-10:** Shall a Lot Consolidation and Site Plan with Improvements of North Park Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and Adjusted Lot 9 of NorthPark commonly known as 4800 N. Hanley and 4901 & 5321 Hern Avenue in Berkeley MO, and Resubdivision of said Consolidated Lots into Lots 1 and 2, be granted to Stock and Associates on behalf of NorthPark Partners?

All interested parties shall be afforded, at such public hearing, a reasonable opportunity to express their views regarding the item set forth above.

Zoom.us

<https://us02web.zoom.us/j/84866557157?pwd=OHl2UDlvRGl4eHBnS3VnR0lBbnllUT09>

Meeting ID: **848 6655 7157**

Pass code: **554024**

Or One tap mobile:

+13052241968,,84866557157#,,,,*554024# US

+13092053325,,84866557157#,,,,*554024# US

Deanna L. Jones

Deanna L. Jones – City Clerk, MPCC/MMC

Posted: Thursday, July 6, 2023

February 13, 2023
April 19, 2023 – Updated
May 22, 2023 – Updated
July 6, 2023 – Updated

Honorable Mayor & City Council
City of Berkeley
8425 Airport Road
Berkeley, MO 63134

Attention: Mr. Nathan Mai-Lombardo, CPM,
City Manager
(nathan@ci.berkeley.mo.us)

Mr. Elliot Liebson, City Planner
(eliebson@ci.berkeley.mo.us)

Honorable Mayor & City Council
City of Ferguson
110 Church Street
Ferguson, MO 63135

Attention: Ms. Rachel St. Pierre
Community Development Director
(rstpierre@fergusoncity.com)

Mr. Christopher Crabel,
Assistant to City Planner
(ccrabel@fergusoncity.com)

Mr. David Musgrave,
Director of Parks & Recreation
(dmusgrave@fergusoncity.com)

RE: Proposed “Project Scannell” @ NorthPark Lot 6, Adjusted Lots 7 & 8, Located within the City limits of Berkeley and Ferguson, MO
(Stock Project No. 222-321)

Dear Nathan, Elliot, Rachel, Chris, & David,

Pursuant to our “Pre-Application” Project Meeting on Friday 2/10/2023, our 2/13/2023, 4/19/2023, and 5/22/2023 letters, and recent emails we respectfully request the following consideration:

On behalf of Scannell Properties – Mr. Cam Duff, we request that the City of Berkeley consider allowing the City of Ferguson to review and approve the Project: Grading, Drainage, Stormwater Prevention Plan, Site Improvement Plans and the Building Permit.

Our request is based on our understanding that the City of Berkeley is currently without staff within its Building and Public Works Department.

To be efficient and expeditious in allowing this project to commence construction “As Soon as Possible” we believe that having One (1) Review Authority for permitting will be the best course of action.

Our “Tentative” Entitlement Approval Process through each City for Site Plan Preliminary Plat and Lot Consolidation Plat is as follows:

	<u>City of Berkeley</u>	<u>City of Ferguson</u>
1. Formal Submission:	5/16/2023 (Complete)	5/16/2023 (Complete)
2. Preliminary Review – City Council	6/5/2023 (Complete)	N/A
3. Planning Commission:	6/14/2023 (Complete)	6/21/2023 (Complete)
4. City Council:	6/26/2023 (Meeting Cancelled)	6/27/2023 First Reading (Complete)
5. Board of Adjustment (Height Variance):	N/A	Awaiting Date from City
6. City Council:	7/17/2023 First Reading	7/25/2023 Second Reading
7. City Council:	Second Reading	N/A

As always, we thank you for your continued assistance and consideration with this project. Should you have any questions and/or comments please do not hesitate to call. If the “Tentative” Schedule needs any adjustments, please let us know.

Sincerely,



George M. Stock, P.E.
President

CC: Mr. Cam Duff, Scannell Properties (cam.duff@scannellproperties.com)
Mr. Larry Chapman, Seneca Commercial Real Estate (lchapman@seneca-cre.com)
Ms. Caroline Saunders, Schott Hamilton (caroline@schotthamilton.com)
Ms. Carol Martin, Clayco (martinc@claycorp.com)
Mr. Ryan Schriber, P.E., Senior Associate (ryan.schriber@stockassoc.com)
Mr. John Willems, P.E., Senior Associate (john.willems@stockassoc.com)
Mr. Joe Pflieger, P.L.S., VP of Surveying (joe.pflieger@stockassoc.com)
Mr. Norbert Wildhaber, P.E., P.L.S., Assistant Survey Manager (Norbert.wildhaber@stockassoc.com)
Ms. Cheri Evans (cheri.evans@stockassoc.com)



REPORT TO CITY COUNCIL

TO: The Honorable Mayor and Members of the City Council

FROM: Nathan Mai-Lombardo, City Manager

DATE: July 17, 2023

SUBJECT: **Case No. 23-10:** A request from Stock and Associates on behalf of NorthPark Partners for lot consolidation and site plan review and approval of Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and Adjusted Lot 9 of NorthPark commonly known as 4800 N. Hanley and 4901 & 5321 Hern Avenue.

The above Subject item has been investigated, and the findings are listed as follows:

BACKGROUND

Petitioner Stock and Associates on behalf of NorthPark Partners is requesting a referral to the City Plan Commission for lot consolidation/resubdivision, and site plan review and approval of Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and Adjusted Lot 9 of NorthPark commonly known as 4800 N. Hanley and 4901 & 5321 Hern Avenue for Commercial Office and Warehouse building, and a separate Maintenance Building.

On June 14, 2023, the Plan Commission met and recommended the Council approve the lot consolidation/resubdivision and site development plan. At the time of this meeting, Staff's understanding per the Code was that the maximum allowed height of a structure in this District is forty-five (45) feet. The maximum height of this proposal is fifty-three point five (53.5) feet, which would necessitate a Variance from the Board of Adjustment in order to be approved. The Plan Commission recommended Approval of this Case with the Condition that a Variance is granted by the Board of Adjustment prior to final approval by Council.

Subsequently, the Applicant presented to Staff a copy of Ordinance 3765, passed by Council in 2007, which raised the height limit of a structure in the AD Airport District to seventy-five (75) feet. Staff has researched this Ordinance with the City Clerk and the City's website host, and found it to be genuine, and that to date it has not been reversed, annulled, or otherwise amended. The proposed height of the structure is therefore in compliance with Zoning, and no Variance is required. The City now brings this Application to Council without the Variance requirement.

ZONING

The current zoning is AD- Airport District. This will remain unchanged.

EXISTING USE: vacant lot

PROPOSED USE: commercial office and warehouse with separate maintenance building

SUPPORTING DOCUMENTS

- -Staff Report
- -Site Plan, Lot Consolidation, and Resubdivision Application
- -St. Louis County Aerial Property View
- -Ordinance 3765, revising the maximum allowed height of a structure in the AD Airport District to seventy-five (75) feet.
- June 14, 2023 Minutes of the Berkeley City Plan Commission

RECOMMENDATION

Plan Commission recommends approval.

PROCEDURE:

The Council may recommend modifications to the plat of approval as necessary to preserve the health, safety, general welfare, beauty, and tranquility of the City.

REQUESTED ACTION OF THE CITY COUNCIL

Approval of the Lot Consolidation and Site Plan with Improvements for 4600 North Hanley, Berkeley, MO 63134 in accordance with the City's regulations.

PUBLIC NOTICE AND COMMENT

Public Hearing notification is applicable. Upon recommendation by City Plan Commission to City Council, notices shall be mailed to owners and occupants of property within 185 feet of the site. This public hearing shall be published, posted and scheduled at a date specified by the City Clerk.

BILL NO. 3880

ORDINANCE NO. 3765

Introduced By: Council Present

AN ORDINANCE PURSUANT TO CHAPTER 89 OF THE REVISED STATUTES OF MISSOURI (2000), AS AMENDED, AMENDING THE ZONING CODE OF THE CITY OF BERKELEY (THE "CITY") TO INCREASE THE HEIGHT LIMITATION FOR STRUCTURES IN THE AIRPORT DISTRICT FROM FORTY-FIVE FEET TO SEVENTY-FIVE FEET.

WHEREAS, on August 4, 2003 the City Council adopted Ordinance No. 3596 approving execution by the City of that certain Intergovernmental Joint Cooperation and Development Assistance Agreement, dated January 10, 2004 (the "Cooperation Agreement"), by and among the City of Kinloch, the City of Ferguson, the City of Berkeley, the City of St. Louis, the County of St. Louis and the State of Missouri acting by and through its Department of Economic Development; and

WHEREAS, in order to comply with the Cooperation Agreement, an amendment to the Zoning Ordinance of the City of Berkeley, Missouri ("Zoning Ordinance") was adopted creating a new zoning district, the "Airport District"; and

WHEREAS, the Plan Commission, after due and lawful notice, held a public hearing to consider the Airport District zoning amendment; and

WHEREAS, after due consideration of the recommendation received by the Plan Commission and after due consideration of the amendment, the City Council finds that it is necessary and desirable for the City to amend the Zoning Ordinance of the City and approve and authorize adoption of the new height restriction as set forth herein.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERKELEY, AS FOLLOWS:

SECTION ONE. The City Council hereby adopts the foregoing recitals as findings and further finds as that the City of Berkeley, under the authority granted to it by Chapter 89 of the Revised Statutes of Missouri (2004), as amended, after a duly called public hearing held on November 19, 2007, and after considering the views of all those who came before it, and after review of the Airport District height restriction amendment; determines that the Airport District, height restriction amendment, is acceptable and in the best interests of the City and the health, safety, morals and welfare of its residents.

SECTION TWO. All ordinances, parts of ordinances, or provisions of the City Municipal Code in conflict with any provisions of this Ordinance are hereby repealed.

SECTION THREE. The height restrictions for structures in the Airport District shall be increased from forty five (45) feet to seventy five (75) feet.

SECTION FOUR. This Ordinance shall be in full force and effect from and after the date of its passage and approval.

SECTION FIVE. This Ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

1st Reading this 3rd day of December, 2007.

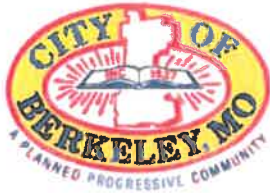
2nd Reading this 17th day of December, 2007.

PASSED and APPROVED this 17th day of December, 2007.

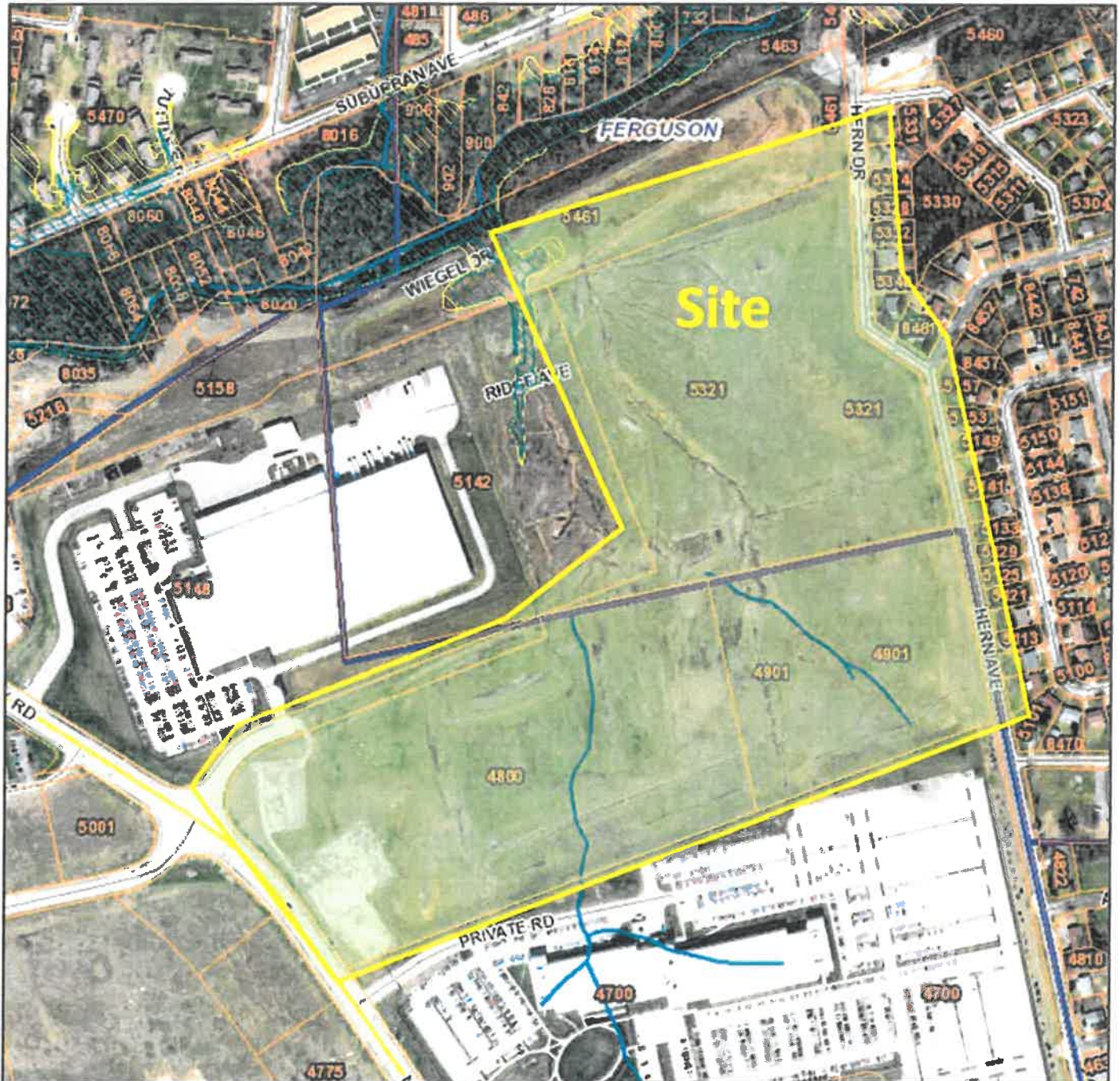

Kyra Watson, Mayor

ATTEST:


Octavia Pittman, City Clerk



Aerial view of NorthPark Project Site:





Consulting Engineers, Inc.

257 Chesterfield Business Parkway

St. Louis, MO 63005

T: (636) 630-9100 | F: (636) 530-9130

E-mail: general@stockassoc.com

City of Berkeley
8425 Airport Rd.
Berkeley, MO 63134

LETTER OF TRANSMITTAL

DATE:	05/16/2023	JOB NO.	223-7321
ATTENTION: Mr. Elliot Liebson			
RE: Project Scannell			
4800 N. Hanley and 4901, 5321 Hern Ave.			

WE ARE SENDING YOU: ☒ Attached ☐ Under Separate cover via Hand Delivery the following items:

- ☐ Shop Drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐

Copies	Date	No.	Description
20	4/21/23	C1.0, L1.01, P1.0, A5.30, A5.31 & 1 of 1	Site Development Plan/Preliminary Plat/ Architectural Elevations/ Landscape/ Lighting Plan/ Subdivision Plat
1	4/21/23	3 pgs.	Application
1	4/21/23	CK# 23135	Application Fee \$350

THESE ARE TRANSMITTED as checked below:

- ☒ For Approval ☐ Approved as Submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

REMARKS:

Dear Elliot, Pursuant to our previous discussions should you have any questions, please feel free to call. As always, we appreciate your continued cooperation & support.

Sincerely,

SIGNED: **Ryan Schriber**

Ryan Schriber, P.E.

COPY TO: Mr. George Stock, P.E., President (george.stock@stockassoc.com)
Mr. Ryan Schriber, P.E. (ryan.schriber@stockassoc.com)
Mr. Cam Duff – Scannell (cam.duff@scannellproperties.com)
Mr. Larry Chapman (Lchapman@seneca-cre.com) w/package
Ms. Carol Martin (martinc@claycorp.com) w/package
Mr. Howl Bean (HBean@stlpartnership.com) w/package
Mr. Rodney Crim (RCrim@stlpartnership.com) w/package



STOCK PROJECT NO.
221-7321

PUBLIC WORKS DIVISION | 8425 Airport Road, Berkeley, Missouri 63134-2098

(314) 524-3313 FAX: (314) 264-2074

TYPE OF APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

<input type="checkbox"/> Preliminary (Plats)	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-Approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input checked="" type="checkbox"/> Resubdivision/Reconsolidation
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input checked="" type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck - SUP \$100.00	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare twenty (20) legible sets of drawings detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Planning Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

Stock and Associates Consulting Engineers Inc.

APPLICANT(S) LEGAL NAME(S):

APPLICANT IS (check one): OWNER ☐ AGENT ☒ PURCHASER OF CONTRACT ☐ TENANT ☐

257 Chesterfield Business Parkway

APPLICANT(S) ADDRESS:

Street
Chesterfield

MO

63005

City

State

Zip

PHONE: 636-530-9100

EMAIL: george.stock@stockassoc.com

LOCATION OF PROPOSED USE

STREET ADDRESS:

4800 N. Hanley, and 4901, 5321 Hem Ave

PROPERTY DESCRIPTION:

Lot 6 of Plat 3, Adj Lot 7 of Plat 8, and Adj Lot 9 of a BAP

PRESENT ZONING DISTRICT:

AD Airport District

PROPOSED ZONING DISTRICT (IF APPLICABLE):

N/A

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS:

Vacant Lots

PROPERTY TO BE USED FOR (TYPE OF BUSINESS):

New 340,937 Sq. Ft. Office, Warehouse, Distribution, Building and a 11,400 Sq. Ft. Maintenance Building

DAYS & HOURS OF OPERATION ETC:

PROPOSED NAME OF BUSINESS:

Project Scannell

APPROXIMATE SIZE OF TRACT:

ACRES 45 ac.

SQ. FT. OF SPACE (UNDER ROOF)

340,937 and 11,400



PUBLIC WORKS DIVISION | 8425 Airport Road, Berkeley, Missouri 63134-2098

(314) 524-3313 FAX: (314) 264-2074

NorthPark Partners LLC a Missouri limited liability company
By: 70/170 Investment Company, L.L.C.
By: CRG Services Management, LLC, its Manager

IF APPLICANT IS NOT OWNER:

OWNER(S) NAME: _____

OWNER(S) ADDRESS: 2199 InnerBelt Bus CenterDr

STREET

St. Louis

MO

63114

CITY

STATE

ZIP

PHONE: 314-852-7780

EMAIL: LCHAPMAN@SENECA-CRE.COM

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER:

Applicant(s) Signature

Lawrence R. Chapman Jr., Vice-President

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

Applicant(s) signature: _____

Date: 4 / 20 / 2023

Owner(s) Signature: _____

Date: ____ / ____ / ____

OFFICE USE ONLY

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: _____

Date: ____ / ____ / ____

Date Paid: ____ / ____ / ____

☐ Cash ☐ Check

☐ Money Order

☐ Debit/Credit

Receipt No: _____ Case No: _____

A TRACT OF AND BEING ADJUSTED LOT 9 OF A BOUNDARY, PER PLAT BOOK 386, PAGE 54, ADJUTED LOT 7 OF NORTH PARK PLAT EIGHT, PER PLAT BOOK 352, PAGE 540, AND LOT 8 OF NORTH PARK PLAT THREE, PER PLAT BOOK 352, PAGE 438, LOCATED IN THE SWEETWATER AND 3002, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE 6TH PRINCIPAL MERIDIAN, CITIES OF BETHLEHEM AND PERRYSBURG, ST. LOUIS COUNTY, MISSOURI

STUDY COMMUNITIES

- [illegible]

CHANDLER NOCTES

- [illegible]

GENERAL NOTE:

- [illegible]

Legend

- [illegible]

ABSTRACTS

- [illegible]

408

INTERMED BOB
SCARWELL PROPERTIES, LLC,
 11605 Cassman Lane
 Suite 212
 Kansas City, MO 64112

UNDER THE HOOD

THESE RESULTS ARE IN ACCORDANCE WITH THE CONCLUSIONS OF OTHER STUDIES THAT THE USE OF A SINGLE-STEP PROCESS IS MORE EFFECTIVE THAN A TWO-STEP PROCESS IN THE TREATMENT OF WASTEWATER.

WITNESS

- [illegible]

SHEET INDEX

- | | |
|--------|--|
| 1 OF 1 | NORTH PARK PLAT 15 - SUBDIVISION PLAT |
| A5.31 | EXTERIOR ELEVATIONS - COLORED - VWF |
| A6.30 | EXTERIOR ELEVATIONS - COLORED |
| P1.10 | SITE PHOTO-METRIC PLAN |
| L1.01 | LANDSCAPE PLAN |
| C2.0 | SITE DEVELOPMENT PLAN / PRELIMINARY PLAT |
| C1.0 | TITLE SHEET |

[illegible][illegible]

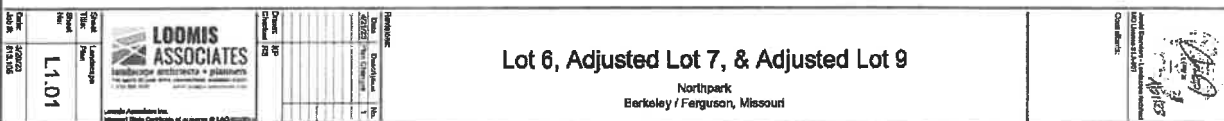
PROJECT SCANNELL

NORTHPARK
BERKELEY/FERGUSON, MO

STUCK & ASSOCIATES
Consulting Engineers, Inc.

C1.0

TITLE

[illegible]



NOT FOR
CONSTRUCTION
02-22-2023

JOB NO. _____
P.C. _____ A.C. _____
BILL DATE _____ T.O. _____

CONTRACT NO. _____
PROJECT NO. _____
SHEET NO. _____

OFFICE MEMORANDUM
A5.30
EXCISES REMITTANCE
FORM 1000



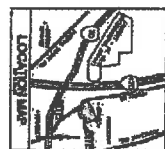
 <small> GMA GEORGETOWN MARINE ASSOCIATION 10000 GOLF COURSE DRIVE SUITE 100 FORT MYERS, FL 33907 (813) 939-1000 FAX (813) 939-1001 WWW.GMA-FLA.COM </small>	PROJECT PROJECT SCANNELL, ST. LOUIS, MO	
	NOT FOR CONSTRUCTION 02-22-2023	

JOB NO. _____ DATE _____	REV. _____ DATE _____
DRAWN BY _____ DATE _____	CHECKED BY _____ DATE _____

SHEET NUMBER
AS-31

[illegible]

1. **NAME** _____
 2. **ADDRESS** _____
 3. **CITY** _____
 4. **STATE** _____
 5. **ZIP** _____
 6. **PHONE** _____
 7. **DATE** _____
 8. **SIGNATURE** _____
 9. **PRINT NAME** _____
 10. **PRINT ADDRESS** _____
 11. **PRINT CITY** _____
 12. **PRINT STATE** _____
 13. **PRINT ZIP** _____
 14. **PRINT PHONE** _____
 15. **PRINT DATE** _____
 16. **PRINT SIGNATURE** _____
 17. **PRINT NAME** _____
 18. **PRINT ADDRESS** _____
 19. **PRINT CITY** _____
 20. **PRINT STATE** _____
 21. **PRINT ZIP** _____
 22. **PRINT PHONE** _____
 23. **PRINT DATE** _____
 24. **PRINT SIGNATURE** _____
 25. **PRINT NAME** _____
 26. **PRINT ADDRESS** _____
 27. **PRINT CITY** _____
 28. **PRINT STATE** _____
 29. **PRINT ZIP** _____
 30. **PRINT PHONE** _____
 31. **PRINT DATE** _____
 32. **PRINT SIGNATURE** _____
 33. **PRINT NAME** _____
 34. **PRINT ADDRESS** _____
 35. **PRINT CITY** _____
 36. **PRINT STATE** _____
 37. **PRINT ZIP** _____
 38. **PRINT PHONE** _____
 39. **PRINT DATE** _____
 40. **PRINT SIGNATURE** _____
 41. **PRINT NAME** _____
 42. **PRINT ADDRESS** _____
 43. **PRINT CITY** _____
 44. **PRINT STATE** _____
 45. **PRINT ZIP** _____
 46. **PRINT PHONE** _____
 47. **PRINT DATE** _____
 48. **PRINT SIGNATURE** _____
 49. **PRINT NAME** _____
 50. **PRINT ADDRESS** _____
 51. **PRINT CITY** _____
 52. **PRINT STATE** _____
 53. **PRINT ZIP** _____
 54. **PRINT PHONE** _____
 55. **PRINT DATE** _____
 56. **PRINT SIGNATURE** _____
 57. **PRINT NAME** _____
 58. **PRINT ADDRESS** _____
 59. **PRINT CITY** _____
 60. **PRINT STATE** _____
 61. **PRINT ZIP** _____
 62. **PRINT PHONE** _____
 63. **PRINT DATE** _____
 64. **PRINT SIGNATURE** _____
 65. **PRINT NAME** _____
 66. **PRINT ADDRESS** _____
 67. **PRINT CITY** _____
 68. **PRINT STATE** _____
 69. **PRINT ZIP** _____
 70. **PRINT PHONE** _____
 71. **PRINT DATE** _____
 72. **PRINT SIGNATURE** _____
 73. **PRINT NAME** _____
 74. **PRINT ADDRESS** _____
 75. **PRINT CITY** _____
 76. **PRINT STATE** _____
 77. **PRINT ZIP** _____
 78. **PRINT PHONE** _____
 79. **PRINT DATE** _____
 80. **PRINT SIGNATURE** _____
 81. **PRINT NAME** _____
 82. **PRINT ADDRESS** _____
 83. **PRINT CITY** _____
 84. **PRINT STATE** _____
 85. **PRINT ZIP** _____
 86. **PRINT PHONE** _____
 87. **PRINT DATE** _____
 88. **PRINT SIGNATURE** _____
 89. **PRINT NAME** _____
 90. **PRINT ADDRESS** _____
 91. **PRINT CITY** _____
 92. **PRINT STATE** _____
 93. **PRINT ZIP** _____
 94. **PRINT PHONE** _____
 95. **PRINT DATE** _____
 96. **PRINT SIGNATURE** _____
 97. **PRINT NAME** _____
 98. **PRINT ADDRESS** _____
 99. **PRINT CITY** _____
 100. **PRINT STATE** _____
 101. **PRINT ZIP** _____
 102. **PRINT PHONE** _____
 103. **PRINT DATE** _____
 104. **PRINT SIGNATURE** _____
 105. **PRINT NAME** _____
 106. **PRINT ADDRESS** _____
 107. **PRINT CITY** _____
 108. **PRINT STATE** _____
 109. **PRINT ZIP** _____
 110. **PRINT PHONE** _____
 111. **PRINT DATE** _____
 112. **PRINT SIGNATURE** _____
 113. **PRINT NAME** _____
 114. **PRINT ADDRESS** _____
 115. **PRINT CITY** _____
 116. **PRINT STATE** _____
 117. **PRINT ZIP** _____
 118. **PRINT PHONE** _____
 119. **PRINT DATE** _____
 120. **PRINT SIGNATURE** _____
 121. **PRINT NAME** _____
 122. **PRINT ADDRESS** _____
 123. **PRINT CITY** _____
 124. **PRINT STATE** _____
 125. **PRINT ZIP** _____
 126. **PRINT PHONE** _____
 127. **PRINT DATE** _____
 128. **PRINT SIGNATURE** _____
 129. **PRINT NAME** _____
 130. **PRINT ADDRESS** _____
 131. **PRINT CITY** _____
 132. **PRINT STATE** _____
 133. **PRINT ZIP** _____
 134. **PRINT PHONE** _____
 135. **PRINT DATE** _____
 136. **PRINT SIGNATURE** _____
 137. **PRINT NAME** _____
 138. **PRINT ADDRESS** _____
 139. **PRINT CITY** _____
 140. **PRINT STATE** _____
 141. **PRINT ZIP** _____
 142. **PRINT PHONE** _____
 143. **PRINT DATE** _____
 144. **PRINT SIGNATURE** _____
 145. **PRINT NAME** _____
 146. **PRINT ADDRESS** _____
 147. **PRINT CITY** _____
 148. **PRINT STATE** _____
 149. **PRINT ZIP** _____
 150. **PRINT PHONE** _____
 151. **PRINT DATE** _____
 152. **PRINT SIGNATURE** _____
 153. **PRINT NAME** _____
 154. **PRINT ADDRESS** _____
 155. **PRINT CITY** _____
 156. **PRINT STATE** _____
 157. **PRINT ZIP** _____
 158. **PRINT PHONE** _____
 159. **PRINT DATE** _____
 160. **PRINT SIGNATURE** _____
 161. **PRINT NAME** _____
 162. **PRINT ADDRESS** _____
 163. **PRINT CITY** _____
 164. **PRINT STATE** _____
 165. **PRINT ZIP** _____
 166. **PRINT PHONE** _____
 167. **PRINT DATE** _____
 168. **PRINT SIGNATURE** _____
 169. **PRINT NAME** _____
 170. **PRINT ADDRESS** _____
 171. **PRINT CITY** _____
 172. **PRINT STATE** _____
 173. **PRINT ZIP** _____
 174. **PRINT PHONE** _____
 175. **PRINT DATE** _____
 176. **PRINT SIGNATURE** _____
 177. **PRINT NAME** _____
 178. **PRINT ADDRESS** _____
 179. **PRINT CITY** _____
 180. **PRINT STATE** _____
 181. **PRINT ZIP** _____
 182. **PRINT PHONE** _____
 183. **PRINT DATE** _____
 184. **PRINT SIGNATURE** _____
 185. **PRINT NAME** _____
 186. **PRINT ADDRESS** _____
 187. **PRINT CITY** _____
 188. **PRINT STATE** _____
 189. **PRINT ZIP** _____
 190. **PRINT PHONE** _____
 191. **PRINT DATE** _____
 192. **PRINT SIGNATURE** _____
 193. **PRINT NAME** _____
 194. **PRINT ADDRESS** _____
 195. **PRINT CITY** _____
 196. **PRINT STATE** _____
 197. **PRINT ZIP** _____
 198. **PRINT PHONE** _____
 199. **PRINT DATE** _____
 200. **PRINT SIGNATURE** _____
 201. **PRINT NAME** _____
 202. **PRINT ADDRESS** _____
 203. **PRINT CITY** _____
 204. **PRINT STATE** _____
 205. **PRINT ZIP** _____
 206. **PRINT PHONE** _____
 207. **PRINT DATE** _____
 208. **PRINT SIGNATURE** _____
 209. **PRINT NAME** _____
 210. **PRINT ADDRESS** _____
 211. **PRINT CITY** _____
 212. **PRINT STATE** _____
 213. **PRINT ZIP** _____
 214. **PRINT PHONE** _____
 215. **PRINT DATE** _____
 216. **PRINT SIGNATURE** _____
 217. **PRINT NAME** _____
 218. **PRINT ADDRESS** _____
 219. **PRINT CITY** _____
 220. **PRINT STATE** _____

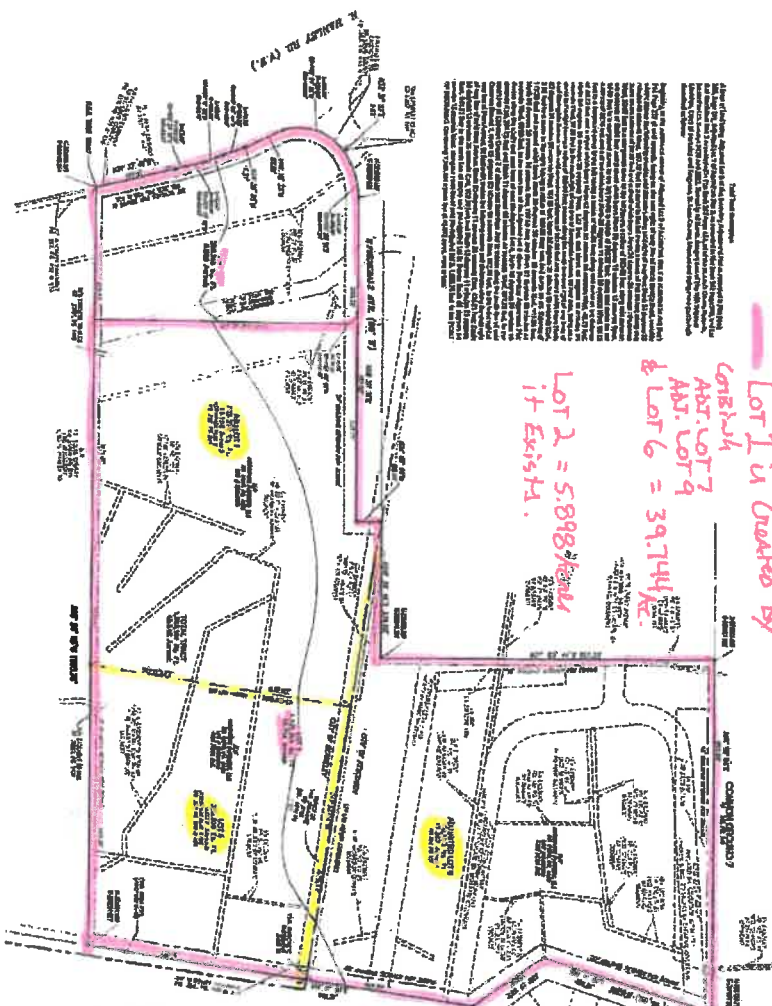
[illegible]

PREPARED BY:

STEVEN E. HANSEN
Consulting Engineer Inc.

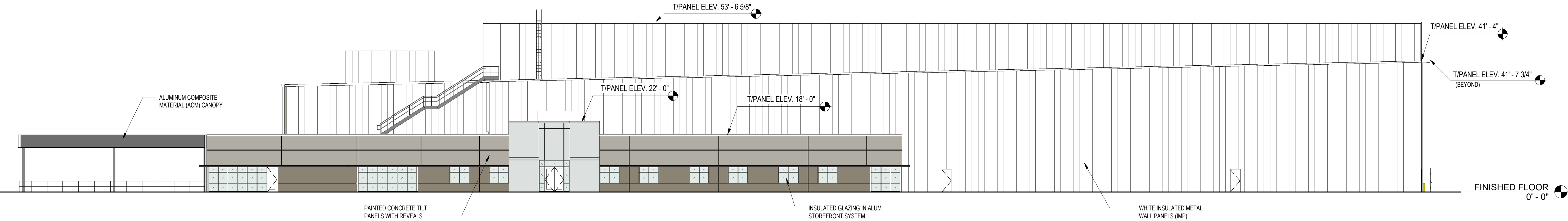
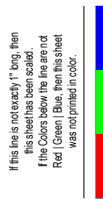
2200 Des Moines Business Park
201 East 10th Street, Suite 200
Des Moines, IA 50319-1000
e-mail: steven@stevenhansen.com
763.276.1000

SUBDIVISION PLAT
NORTHPARK PLAT FIFTEEN
4800 N HANLEY, 6321, (401 WERN AVE
ST. LOUIS COUNTY, MISSOURI

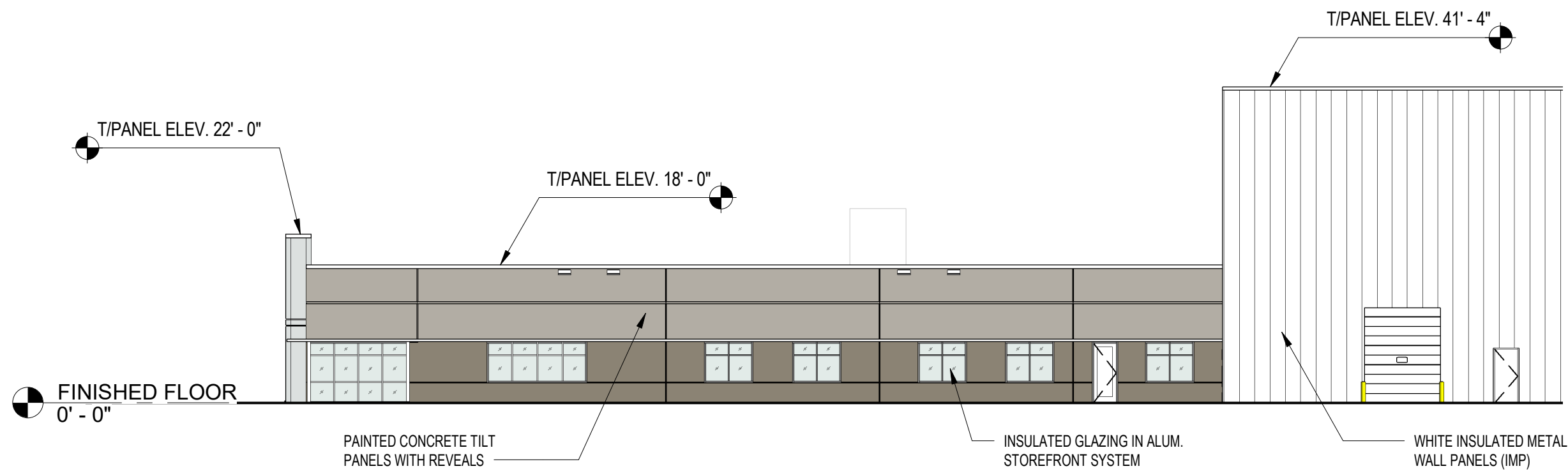


Lot 1 is created by
 Contrib
 Abt. Lot 7
 Abt. Lot 4
 & Lot 6 = 39.744 Ac
 Lot 2 = 5.888 Ac
 if exists.

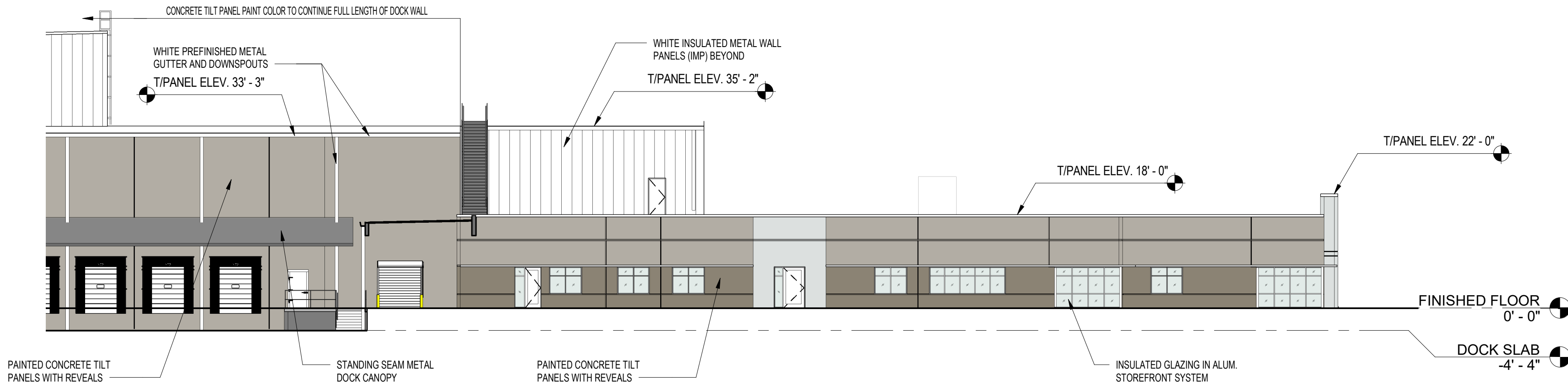
[illegible][illegible]



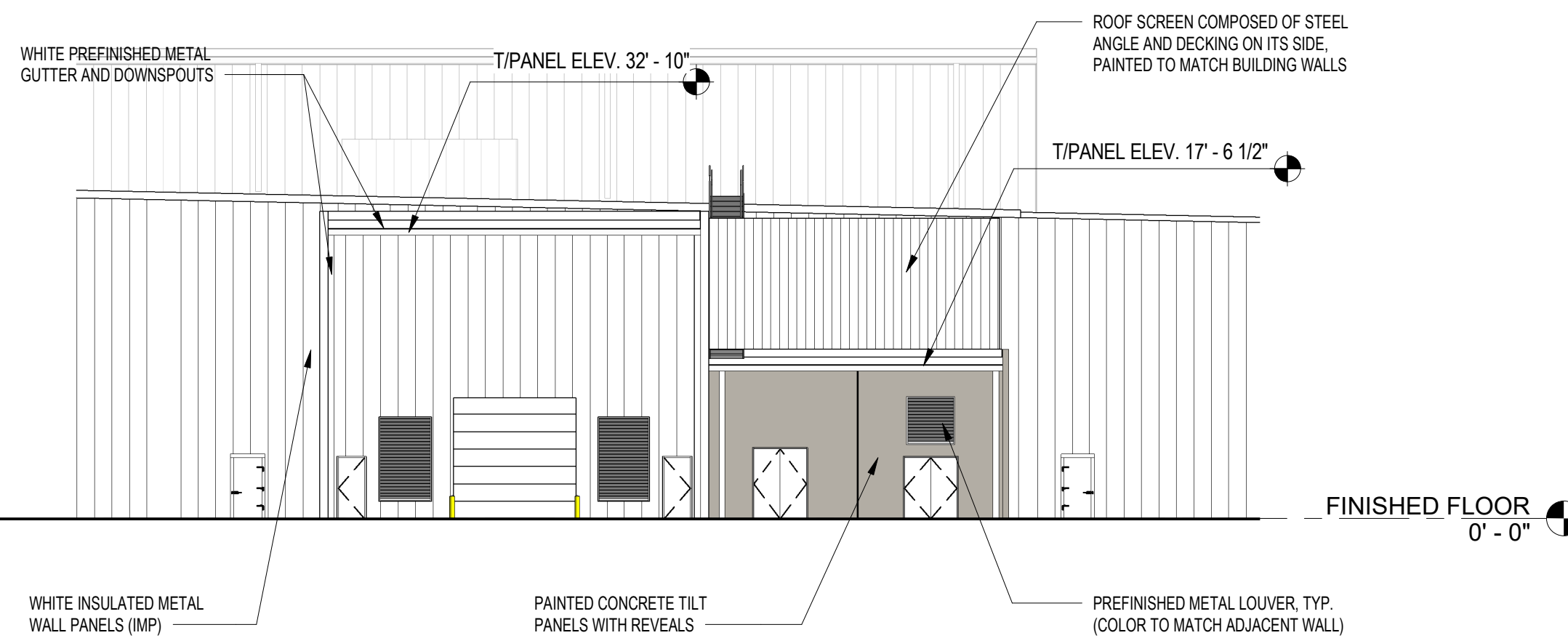
1 EXTERIOR ELEVATION- SOUTH COLORED -OFFICE
A5.30 1/16" = 1'-0"



2 EXTERIOR ELEVATION- EAST COLORED - OFFICE (PARTIAL)
A5.30 1/16" = 1'-0"



3 EXTERIOR ELEVATION- WEST COLORED - OFFICE/ COLD DOCK (PARTIAL)
A5.30 1/16" = 1'-0"



5 EXTERIOR ELEVATION- NORTH COLORED - MACHINE ROOM (PARTIAL)
A5.30 1/16" = 1'-0"

COLOR LEGEND

- FIELD COLOR
SW7017 DORIAN GRAY
- MEDIUM TONE COLOR
SW7053 ADAPTIVE SHADE
- NEUTRAL TONE COLOR
SW6253 OLYMPUS WHITE
- METAL CANOPIES
SLATE GRAY