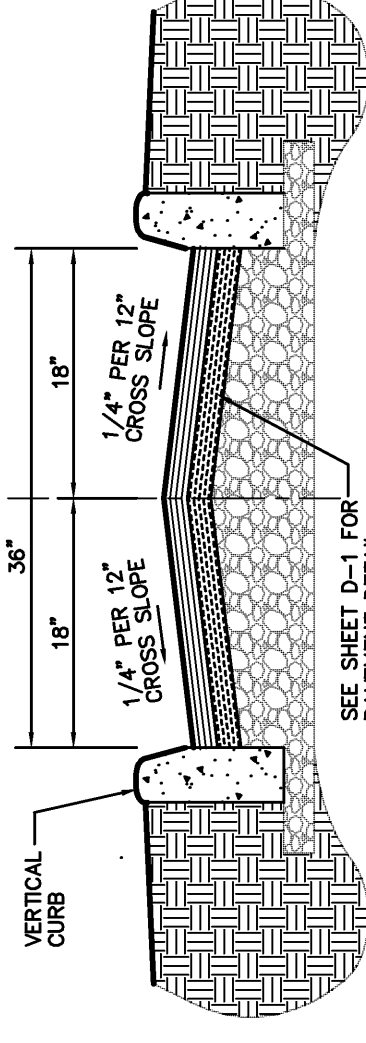


ST. LOUIS COUNTY NOTES:

1. ALL UTILITIES IN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE TO COUNTY STANDARDS.
2. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION, IF PROPOSED, SHALL BE INSTALLED AND MAINTAINED AT THE DEVELOPER'S EXPENSE FOR SIGNAGE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
3. THE DEVELOPER OR MUNICIPALITY IS ADVISED THAT UTILITY COMPANIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY, ST. LOUIS COUNTY SHALL BEARS NO RESPONSIBILITY FOR UTILITY RELOCATION OR ADJUSTMENT.
4. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED CONSTRUCTION AND EMPLOYEE VEHICLES TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
5. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY ST. LOUIS COUNTY, A WRITABLE LETTER OF CREDIT MUST BE ESTABLISHED WITH ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. COMPARE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
6. DISCHARGE POINT SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DRAINAGE POINT.
7. INTERNAL STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
8. ALL DISTURBED EARTH AREAS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE SATED.
9. ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
10. ADVANCE OF ANY WORK, OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE.
11. ANY DISTURBED OFF SITE PROPERTY (I.E. BUSHES, TREES, FENCES, EXISTING UTILITIES, ETC.) SHALL BE RE-PLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.
12. ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT VERSION OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.
13. ALL HYDRANTS AND OTHER OBSTRUCTIONS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE IDENTIFIED AND MARKED PRIOR TO THE ULTIMATE PAVEMENT SECTION AS DIRECTED BY THE ST. LOUIS DEPARTMENT OF HIGHWAYS AND TRAFFIC.

SITE LEGEND

- A. FUTURE 6" CONCRETE SIDEWALK TO BE MAINTAINED BY CONTRACTOR.
- B. 18" STOP SIGN WITH 24" WIDE STOP BAR WITH DYSL/4" CENTRELINE STRIPING PER PLAN.
- C. RESTORE RIGHT OF WAY PER ST. LOUIS COUNTY STANDARDS.
- D. 24" CONCRETE CURB AND GUTTER TO MATCH EXISTING IN PLACE.
- E. EDGE OF PAVEMENT.
- F. 6" CAST IN PLACE VERTICAL CONCRETE CURB - SEE DETAIL SHEET.
- G. APPROXIMATE LOCATION OF FUTURE OUTPARCEL ENTRANCE. DIMENSIONS AND FINISHES TO BE DETERMINED BY INDIVIDUAL OUTPARCEL SECTION PLANS.
- H. PAINTED DIRECTIONAL ARROW TYPICAL - SEE DETAIL SHEET.
- I. BUILDING SETBACK PER GOVERNING AUTHORITY CODE.
- J. END 24" CURB AND GUTTER AT RAINWATER RETURN.
- K. END 6" VERTICAL CURB.
- L. TRAFFIC BARRIER - SEE DETAIL SHEET.
- M. 4" WIDE CURB CUT AND CONCRETE FLUME. SEE DETAIL SHEET.



PRIVATE DRIVE TYPICAL SECTION
NOT TO SCALE

CITY OF CHESTERFIELD NOTES

- NOTE: ROCKS ACCESS EASEMENT SHALL BE PROVIDED BETWEEN OUTPARCELS.
- NOTE: NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE HIGH OR NO PLANTING WITHIN 2' OF RETAINING WALLS.
- NOTE: MAXIMUM BUILDING HEIGHT, EXCLUDING ROOF GREENING SHALL BE 12 FEET. EXISTING UTILITIES SHALL BE INSTALLED UNDERGROUND AND RELOCATED, ADAPTED, OR USED TO CONNECT NEW UTILITIES TO THIS SITE.
- NOTE: DIRECT ACCESS TO INTERSTATE HWY 64 OR CHESTERFIELD AIRPORT ROAD WILL NOT BE ALLOWED TO ANY OF THE OUTPARCELS.
- NOTE: APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- NOTE: ALL OFF-SITE WORK WILL REQUIRE THE NECESSARY EASEMENTS FROM ADJACENT PROPERTY OWNERS.
- NOTE: A CONSTRUCTION AND MAINTENANCE AGREEMENT FOR THE MAINTENANCE OF THE DITCH/CHANNEL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- NOTE: A MINIMUM OF THIRTY PERCENT (30%) OPEN SPACE IS REQUIRED FOR THIS DEVELOPMENT.
- NOTE: PARKING AND LOADING SPACES SHALL BE AS REQUIRED IN THE CITY OF CHESTERFIELD CODE. NO PARKING SHALL BE PERMITTED WITHIN THE CITY OF CHESTERFIELD CORE. ALL PARKING SHALL BE PERMITTED WITHIN THIS EFFECT SHALL BE POSTED WITHIN 30 DAYS OF THE PLACEMENT OF PAVEMENT.

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED 6" VERTICAL CURB
- PROPOSED CURB & GUTTER
- TRAFFIC DIRECTION ARROWS
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- CHESTERFIELD VALLEY STORM WATER EMBANKMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RESERVE MAP
- RESERVE AREA

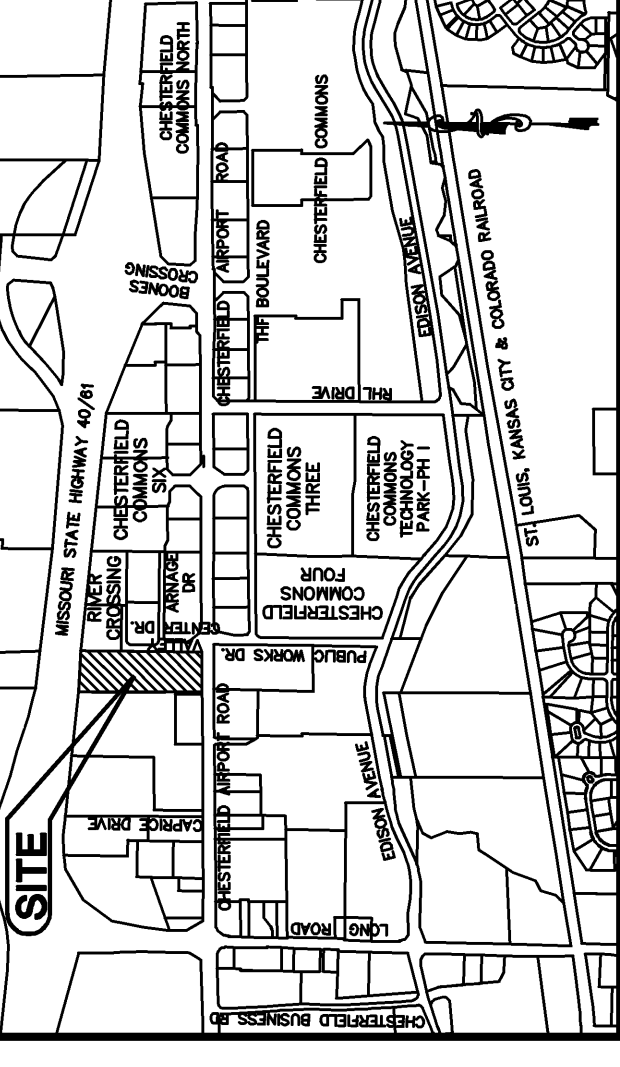
PAVEMENT PAINT STRIPING LEGEND

- SWL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYD/4" - SINGLE YELLOW DASHED LINE / 4" WIDE
- SYL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- SWL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
- SWL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

ADDRESS:
CHESTERFIELD AIRPORT ROAD & ARNAGE BLVD.
CHESTERFIELD, MO 63006, ST. LOUIS COUNTY

A TRACT OF LAND BEING PART OF SHARON M. STEFFAN, TRUSTEES OF THE ESTATE OF PETER STEFFAN TOWNSHIP IN, U.S. SURVEY 125, 4 EAST ST. LOUIS COUNTY, MISSOURI

OWNER/DEVELOPER:
THE CHESTERFIELD SEVEN DEVELOPMENT, LLC
2127 INHERIT BUSINESS CENTER DRIVE
SUITE 200, ST. LOUIS, MISSOURI 63114
CONTACT: MR. DARREN RICHENOUR
PHONE (314) 429-0900 / FAX (314) 429-0999



LOCATION MAP
NOT TO SCALE

OVERALL SITE AREA

OUTPARCEL 3 4.693 ± ACRES
OUTPARCEL 2 0.977 ± ACRES
OUTPARCEL 1 1.057 ± ACRES

TOTAL SITE 6.727 ± ACRES

REQ'D OPEN SPACE 30% - 2.02 ± ACRES

SITE PLAN NOTES

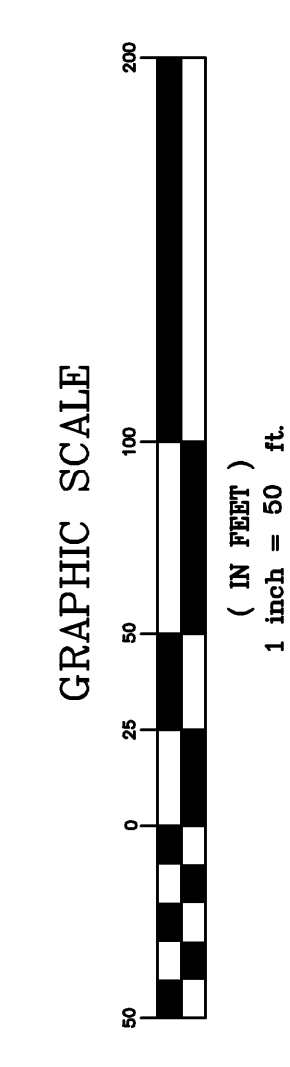
1. REGULATIONS AND CODES AND O.S.A. STANDARDS.
2. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ANY UTILITY TAGES FROM A PLAT PREPARED BY VOLZ INCORPORATED, VOLZ INCORPORATED, 10049 INDIAN HEAD RD., ST. LOUIS, MO 63114, PHONE: 314-428-8212, FAX: 314-729-4100, DATED APRIL 14, 2005.
5. SITE TOPOGRAPHY TAKEN FROM A PLAT PREPARED BY EFK MORN, L.L.C., 13523 BARRETT PARKWAY, SUITE 230, ST. LOUIS, MO 63021, PHONE: 314-729-4100, FAX: 314-729-4109.
6. ST. LOUIS COUNTY BENCHMARK: 12-171 - ELEVATION = 400.06
7. STANDARD ALUMINUM DISK STAMPED S-38, 1980, DISK IS AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CARPENTER DRIVE.
8. CHESTERFIELD T-1 AT THE NORTHWEST CORNER OF A SIGNAL CONTROL BOX AT THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND ARNAGE BOULEVARD. B.M. ELEVATION 460.11
9. THE UTILITIES SHOWN HEREON WERE PLOTTED FROM THE LOCATIONS OF ABOVE GROUND APPURTENANCES AND APPURTENANCES TO ST. LOUIS COUNTY SOUTHWESTERN BELL TELEPHONE COMPANY, UNION ELECTRIC COMPANY AND MISSOURI PACIFIC RAILROAD COMPANY. THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE UTILITIES AND THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION.
10. THIS SITE IS IN ZONE X. CHANGED THE 100 YEAR FLOOD PLAIN LIMITS SHOWN ON THE SITE PLAN WERE SCALED FROM ST. LOUIS COUNTY MO AND HAD BEEN ADOPTED AUGUST 1982 AND REVISED APRIL 17, 2000.
11. DIRECT ACCESS TO INTERSTATE HWY 64 OR CHESTERFIELD AIRPORT ROAD WILL NOT BE ALLOWED TO ANY OUTPARCELS. ALL OUTPARCELS ACCESS SHALL BE PROVIDED FROM A SECONDARY ACCESS TO ARNAGE BOULEVARD, TO BE LOCATED NO LESS THAN 100 FEET NORTH OF THE MAIN ACCESS, OR ALIGN WITH THE YEAR FINISH FLOOR ELEVATIONS TO BE A MIN. OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION OF 457.00.
12. ALL SIGNAGE NEEDS A SEPARATE APPROVAL, AND THE SIGNS INDICATED ON THIS PLAN WILL NOT BE SUBJECT TO APPROVAL, BUT ARE SUBJECT TO APPROVAL ON EACH INDIVIDUAL BASIS.
13. REFERENCE THE LANDSCAPE PLAN FOR THIS DEVELOPMENT PREPARED BY LANDSCAPE TECHNOLOGIES.
14. THE ZONING DISTRICT IS "X". PLANNED COMMERCIAL DISTRICT.
15. TOTAL SITE AREA IS 6.72 ± ACRES.
16. SERVICES OF MASSING POLYMER SHALL BE RESTRICTED TO THE PARCELS SOUTH OF THE PARCEL ADJACENT TO HIGHWAY 64/40. REFER TO DRAWING FOR DETAILS.
17. ALL LIGHTING SHALL BE INSTALLED AT THE TIME LIGHTING PLANS WILL BE PROVIDED FOR EACH OUTPARCEL AS THEY DEVELOP.

TRAFFIC SIGNAL PRE-CONSTRUCTION NOTES:

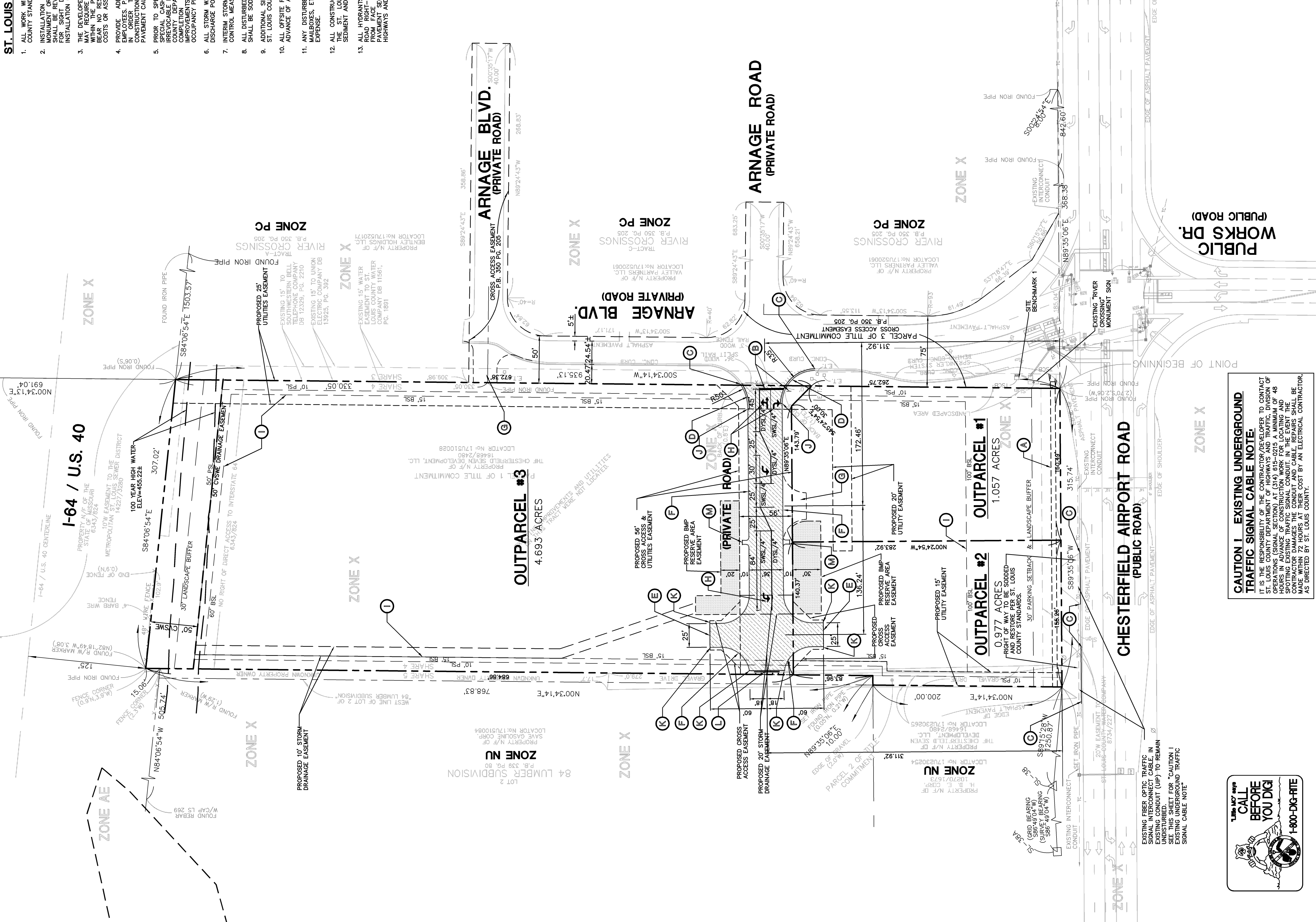
1. THE SECTION 904 SPECIFICATIONS ARE AVAILABLE AT: <http://www.stlouiscity.com/transportation/HighwayPublicationsManual/StandardSpecificationforHighwayConstruction>
2. THE TRAFFIC SIGNAL DETAIL DRAWINGS ARE AVAILABLE AT: <http://www.stlouiscity.com/transportation/HighwayPublicationsManual/StandardSpecificationforHighwayConstruction>
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE STANDARD DRAWINGS ERROR SHEET TO ENSURE THEIR SET OF DRAWINGS IS CURRENT. DRAWINGS AVAILABLE FOR REVIEW ON THE DATE THE SIGNAL PLANS WERE APPROVED.

SITE PLAN

GOVERNING ORDINANCE # 2501



WUNNENBERG'S PAGE: 20 / GRID: HH18
MSD# P-0029246-00/BASE MAP #17U1



CAUTION I - EXISTING UNDERGROUND TRAFFIC SIGNAL CABLE NOTE:
EXISTING TRAFFIC SIGNAL CABLES ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING TRAFFIC SIGNAL CABLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TRAFFIC SIGNAL CABLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CABLES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE CABLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF CHESTERFIELD OF ANY DAMAGE TO THE CABLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE CITY OF CHESTERFIELD.

