

Introduced by: City Manager Nathan Mai-Lombardo

AN ORDINANCE APPROVING THE CONSOLIDATION 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, IN THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI, AND RESUBDIVISION OF SAID LOTS INTO LOTS 1 AND 2, PREPARED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. *(The City Council hereby find and declare that an emergency exists which requires the immediate passage of this ordinance for the preservation of the welfare of the citizens of the City of Berkeley.)*

WHEREAS, North Park Partners, LLC (“Owner”) as fee owner of Adjusted Lot 9 of the Boundary Adjustment Plat as recorded in Plat Book 366, Page 191, Adjusted Lot 7 of NorthPark Plat 8, as recorded in Plat Book 357 Page 438, all of the St. Louis County, Missouri Records, located in U.S. Surveys 2476 and 3082, Township 46 North, Range 6 East of the Fifth Principal Meridian, in the Cities of Berkeley and Ferguson, Missouri.

WHEREAS, Owner has requested the City Council of the City of Berkeley, Missouri to approve the consolidation to accommodate the construction of an approximately 340,000 square feet warehouse distribution building with an additional 11,400 square foot maintenance building, and to allow the parking necessary to support this new facility to be located on the same lot as the proposed building.

WHEREAS, In order to develop the land per NorthPark Partners Development Plan and City of Berkeley’s Comprehensive Plan, this adjustment is necessary.

WHEREAS, The City Council accepted the recommendation of the June 14, 2023 meeting of the City Plan Commission and approved the Lot Consolidation and Resubdivision of Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and adjusted Lot 9 of NorthPark into Lots 1 and 2.

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

Section 1. The Lot Consolidation of Lot 6 of Plat 3, Adjusted Lot 7 of Plat 8, and Adjusted Lot 9, and subsequent Resubdivision into Lots 1 and 2 by George Stock, Professional Engineer with Stock Associates, meet all requirements and regulations, of the City of Berkeley Municipal Code and is approved for filing.

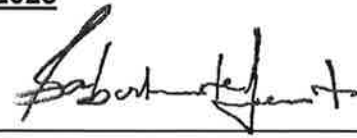
Section 2. This Ordinance shall be in full force and effect from and after its date of passage.

Section 3. The City Council hereby find and declare that an emergency exists which requires the immediate passage of this ordinance for the preservation of the welfare of the citizens of the City of Berkeley.

1st Reading this 17th day of July 2023

2nd Reading this 17th day of July 2023

3rd Reading, PASSED and APPROVED, this 17th day of July 2023

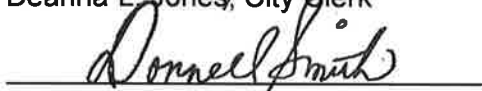


Babatunde Deinbo, Mayor

ATTEST:



Deanna L. Jones, City Clerk



Approved as to Form:

Donnell Smith, City Attorney

Final Roll Call:

Councilwoman Verges	Aye <u>X</u>	Nay ___	Absent ___	Abstain ___
Councilwoman Williams	Aye <u>X</u>	Nay ___	Absent ___	Abstain ___
Councilman Hoskins	Aye <u>X</u>	Nay ___	Absent ___	Abstain ___
Councilwoman Anthony	Aye <u>X</u>	Nay ___	Absent ___	Abstain ___
Councilman Hindeleh	Aye <u>X</u>	Nay ___	Absent ___	Abstain ___
Councilwoman-at-Large Crawford-Graham	Aye <u>X</u>	Nay ___	Absent ___	Abstain ___
Mayor Deinbo	Aye <u>X</u>	Nay ___	Absent ___	Abstain ___



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

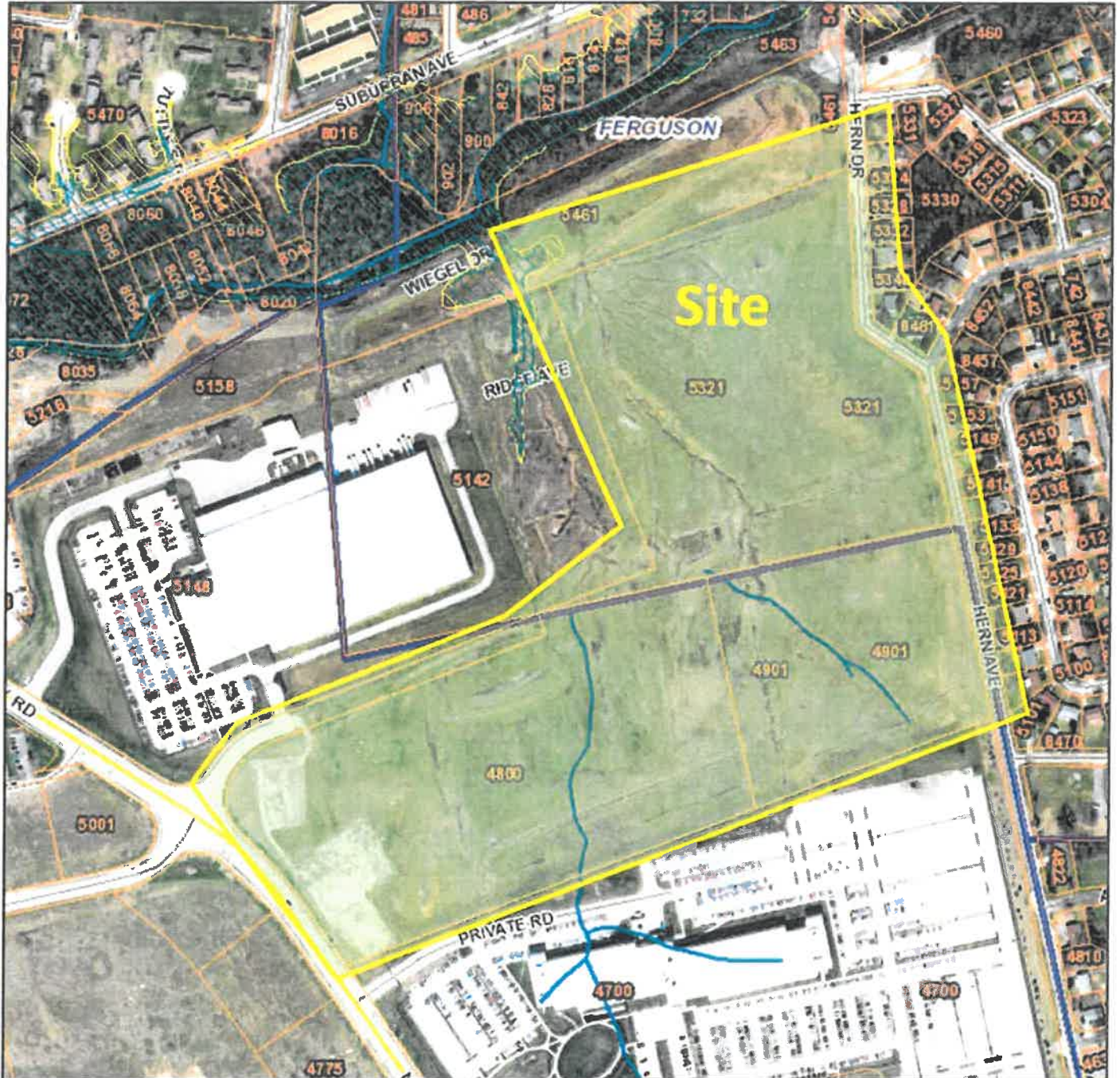
Approval of the Lot Consolidation and Site Plan with Improvements for 4600 North Hanley, Berkeley, MO 63134 in accordance with the City's regulations.

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.



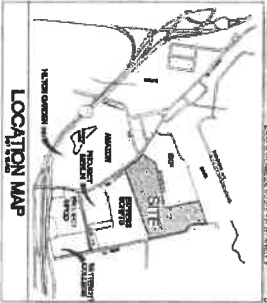
Aerial view of NorthPark Project Site:



PROJECT SCANNELL

A TRACT OF LAND BEING ADJUSTED LOT 9 OF A BOUNDARY PLAN PLAT BOOK 388, PAGE 94,
 ADJUSTED LOT 7, NORTH-PARK PLAT 15, BERKELEY-PERKINSON, MO, AND LOT 8 OF
 NORTH-PARK PLAT 15, BERKELEY-PERKINSON, MO, LOCATED IN US. HIGHWAY 240E AND 300E, TOWNSHIP 48 NORTH, RANGE 8 EAST OF THE 6TH
 PRINCIPAL MERIDIAN
 CITIES OF BERKELEY AND PERKINSON, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN / PRELIMINARY PLAT / SUBDIVISION PLAT PACKAGE



SHEET INDEX

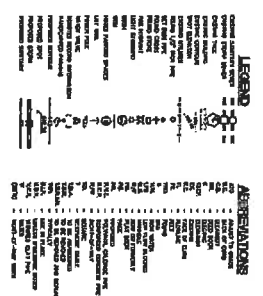
C1.0	TITLE SHEET
C2.0	SITE DEVELOPMENT PLAN / PRELIMINARY PLAT
L1.01	LANDSCAPE PLAN
P1.0	SITE PHOTOMETRIC PLAN
A6.30	EXTERIOR ELEVATIONS - COLORED
A6.31	EXTERIOR ELEVATIONS - COLORED - WMF
1 OF 1	NORTH-PARK PLAT 15 - SUBDIVISION PLAT

- ### SETBACKS COUNTY NOTES
- 1) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 2) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 3) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 4) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 5) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 6) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 7) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 8) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 9) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 10) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 11) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 12) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 13) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 14) ALL LOT SETBACKS SHALL BE MAINTAINED.
 - 15) ALL LOT SETBACKS SHALL BE MAINTAINED.

- ### GENERAL NOTES
- 1) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 2) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 3) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 4) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 5) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 6) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 7) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 8) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 9) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 10) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 11) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 12) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 13) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 14) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 15) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.

- ### REQUIREMENTS DATA
- OWNER: SCANNELL DEVELOPMENT, LLC
 PROJECT: SCANNELL DEVELOPMENT, LLC
 ADDRESS: 1000 SCANNELL DRIVE, BERKELEY, MO 64614
 CONTACT: (417) 255-1234
 DATE: 10/15/2014
- DESIGNED BY: JEFFREY W. STROUD, P.E.
 CHECKED BY: JEFFREY W. STROUD, P.E.
 DATE: 10/15/2014
- PROJECT NO.: SC-14-001
 SHEET NO.: C1.0
- SCALE: AS SHOWN

- ### GENERAL NOTES
- 1) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 2) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 3) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 4) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 5) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 6) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 7) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 8) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 9) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 10) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 11) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 12) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 13) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 14) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.
 - 15) THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 IBC.



OWNER
 SCANNELL DEVELOPMENT, LLC
 1000 SCANNELL DRIVE, BERKELEY, MO 64614

DESIGNED BY
 JEFFREY W. STROUD, P.E.
 1000 SCANNELL DRIVE, BERKELEY, MO 64614

PROJECT NO.
 SC-14-001

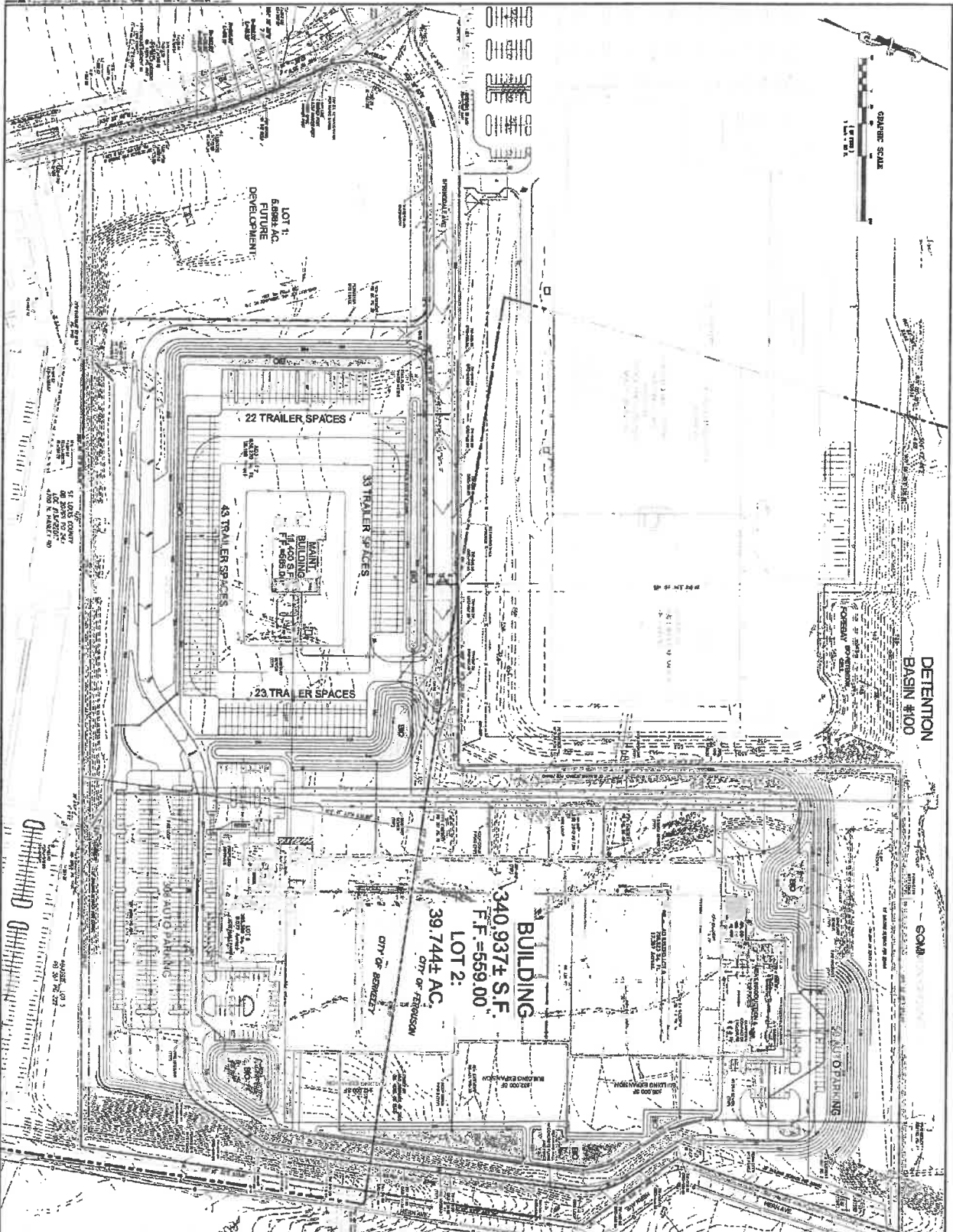
SHEET NO.
 C1.0



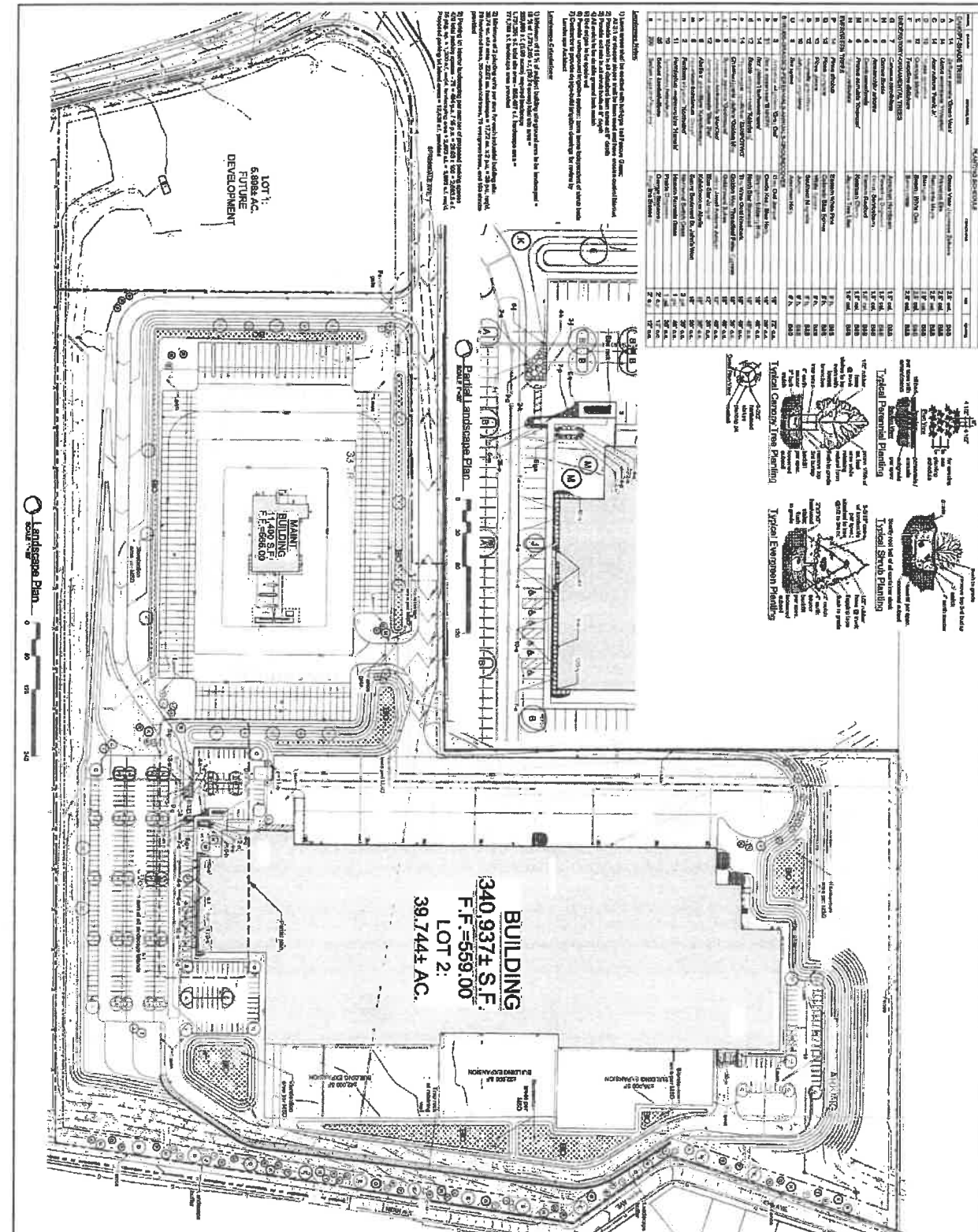
The information contained herein is for informational purposes only and does not constitute a contract or warranty of any kind. It is the user's responsibility to verify all information and to obtain all necessary permits and approvals from the appropriate authorities. The user assumes all responsibility for the accuracy and completeness of the information provided. This information is provided "AS IS" without any warranties, express or implied. The user agrees to hold the provider harmless from any claims, damages, or liabilities arising out of the use of this information. The user also agrees to indemnify and hold the provider harmless from any claims, damages, or liabilities arising out of the use of this information. The user further agrees to assign to the provider all rights, titles, and interests in and to this information and any proceeds therefrom. The user also agrees to execute all documents necessary to carry out the intent of this agreement. This agreement shall be governed by the laws of the State of Missouri. The user agrees to bind their heirs, assigns, and successors in interest to the terms and conditions of this agreement. This agreement shall remain in full force and effect until terminated in writing by both parties. The user acknowledges that they have read this information and understand its contents. The user also acknowledges that they have been advised of the nature and extent of the information provided and that they have not been subjected to any undue influence, duress, or coercion. The user further acknowledges that they have been advised of the risks and limitations of the information provided and that they have accepted those risks and limitations. The user agrees to release the provider from any and all claims, damages, or liabilities arising out of the use of this information, including reasonable attorneys' fees and costs. This agreement shall be deemed to have been accepted by the user by their use of this information. The user agrees to hold the provider harmless from any claims, damages, or liabilities arising out of the use of this information. The user also agrees to indemnify and hold the provider harmless from any claims, damages, or liabilities arising out of the use of this information. The user further agrees to assign to the provider all rights, titles, and interests in and to this information and any proceeds therefrom. The user also agrees to execute all documents necessary to carry out the intent of this agreement. This agreement shall be governed by the laws of the State of Missouri. The user agrees to bind their heirs, assigns, and successors in interest to the terms and conditions of this agreement. This agreement shall remain in full force and effect until terminated in writing by both parties. The user acknowledges that they have read this information and understand its contents. The user also acknowledges that they have been advised of the nature and extent of the information provided and that they have not been subjected to any undue influence, duress, or coercion. The user further acknowledges that they have been advised of the risks and limitations of the information provided and that they have accepted those risks and limitations. The user agrees to release the provider from any and all claims, damages, or liabilities arising out of the use of this information, including reasonable attorneys' fees and costs. This agreement shall be deemed to have been accepted by the user by their use of this information. The user agrees to hold the provider harmless from any claims, damages, or liabilities arising out of the use of this information. The user also agrees to indemnify and hold the provider harmless from any claims, damages, or liabilities arising out of the use of this information. The user further agrees to assign to the provider all rights, titles, and interests in and to this information and any proceeds therefrom. The user also agrees to execute all documents necessary to carry out the intent of this agreement. This agreement shall be governed by the laws of the State of Missouri. The user agrees to bind their heirs, assigns, and successors in interest to the terms and conditions of this agreement. This agreement shall remain in full force and effect until terminated in writing by both parties.



<p style="text-align: center;">SITE DEVELOPMENT PLAN / PRELIMINARY PLAT</p> <h2 style="text-align: center;">PROJECT SCANNELL</h2> <p style="text-align: center;">NORTH-PARK BERKELEY-PERKINSON, MO</p>	<div style="text-align: right;"> 201 Drexel Blvd Business Park St. Louis, MO 63103 Phone: (314) 833-6333 Fax: (314) 833-6334 Email: info@stuckyconsultants.com www.stuckyconsultants.com </div>	<p style="text-align: center;">TITLE SHEET</p> <h1 style="text-align: center;">C1.0</h1>
--	--	--



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION													<p>DATE: 02/28/2011</p> <p>PROJECT SCANNELL</p> <p>NORTH PARK BERKELEY/FERGUSON, MO</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; text-align: center;"> <p>STOCK & ASSOCIATES Consulting Engineers, Inc.</p> </td> <td style="width: 30%; font-size: small;"> <p>221 Chesterfield Parkway St. Louis, MO 63108 PH: (314) 594-8000 FX: (314) 594-8003 WWW: www.stockinc.com</p> </td> </tr> </table>	<p>STOCK & ASSOCIATES Consulting Engineers, Inc.</p>	<p>221 Chesterfield Parkway St. Louis, MO 63108 PH: (314) 594-8000 FX: (314) 594-8003 WWW: www.stockinc.com</p>
NO.	DATE	DESCRIPTION																	
<p>STOCK & ASSOCIATES Consulting Engineers, Inc.</p>	<p>221 Chesterfield Parkway St. Louis, MO 63108 PH: (314) 594-8000 FX: (314) 594-8003 WWW: www.stockinc.com</p>																		
<p>C2.0</p>	<p>SITE DEVELOPMENT PLAN / PRELIMINARY PLAN</p>																		



Lot 6, Adjusted Lot 7, & Adjusted Lot 9
 Northpark
 Berkeley / Ferguson, Missouri

340,937± S.F.
F.F.=558,000
LOT 2:
39.744± AC.

LOT 1:
6.888± AC.
FUTURE DEVELOPMENT

MAINT. BUILDING
1,402 S.F.
F.F.=568.00

PARTIAL LANDSCAPE PLAN

LANDSCAPE PLAN

0 50 100 150

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT

Drawn: JPD
 Checked: JPD

LOOMIS ASSOCIATES
 landscape architects + planners

Landscape Architecture Inc.
 10000 Blue Springs Blvd., Suite 100
 Blue Springs, MO 64015

Date: 10/20/11
 Scale: 1"=50'-0"

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT

LOOMIS ASSOCIATES
 landscape architects + planners

Landscape Architecture Inc.
 10000 Blue Springs Blvd., Suite 100
 Blue Springs, MO 64015

Date: 10/20/11
 Scale: 1"=50'-0"

Lot 6, Adjusted Lot 7, & Adjusted Lot 9
 Northpark
 Berkeley / Ferguson, Missouri

340,937± S.F.
F.F.=558,000
LOT 2:
39.744± AC.

LOT 1:
6.888± AC.
FUTURE DEVELOPMENT

MAINT. BUILDING
1,402 S.F.
F.F.=568.00

PARTIAL LANDSCAPE PLAN

LANDSCAPE PLAN

0 50 100 150

Item	Quantity	Unit	Notes
1. Planting	12	Each	See Schedule B
2. Planting	12	Each	See Schedule B
3. Planting	12	Each	See Schedule B
4. Planting	12	Each	See Schedule B
5. Planting	12	Each	See Schedule B
6. Planting	12	Each	See Schedule B
7. Planting	12	Each	See Schedule B
8. Planting	12	Each	See Schedule B
9. Planting	12	Each	See Schedule B
10. Planting	12	Each	See Schedule B
11. Planting	12	Each	See Schedule B
12. Planting	12	Each	See Schedule B
13. Planting	12	Each	See Schedule B
14. Planting	12	Each	See Schedule B
15. Planting	12	Each	See Schedule B
16. Planting	12	Each	See Schedule B
17. Planting	12	Each	See Schedule B
18. Planting	12	Each	See Schedule B
19. Planting	12	Each	See Schedule B
20. Planting	12	Each	See Schedule B
21. Planting	12	Each	See Schedule B
22. Planting	12	Each	See Schedule B
23. Planting	12	Each	See Schedule B
24. Planting	12	Each	See Schedule B
25. Planting	12	Each	See Schedule B
26. Planting	12	Each	See Schedule B
27. Planting	12	Each	See Schedule B
28. Planting	12	Each	See Schedule B
29. Planting	12	Each	See Schedule B
30. Planting	12	Each	See Schedule B
31. Planting	12	Each	See Schedule B
32. Planting	12	Each	See Schedule B
33. Planting	12	Each	See Schedule B
34. Planting	12	Each	See Schedule B
35. Planting	12	Each	See Schedule B
36. Planting	12	Each	See Schedule B
37. Planting	12	Each	See Schedule B
38. Planting	12	Each	See Schedule B
39. Planting	12	Each	See Schedule B
40. Planting	12	Each	See Schedule B
41. Planting	12	Each	See Schedule B
42. Planting	12	Each	See Schedule B
43. Planting	12	Each	See Schedule B
44. Planting	12	Each	See Schedule B
45. Planting	12	Each	See Schedule B
46. Planting	12	Each	See Schedule B
47. Planting	12	Each	See Schedule B
48. Planting	12	Each	See Schedule B
49. Planting	12	Each	See Schedule B
50. Planting	12	Each	See Schedule B

LANDSCAPE PLAN

0 50 100 150

LOT 6, ADJUSTED LOT 7, & ADJUSTED LOT 9
 Northpark
 Berkeley / Ferguson, Missouri

340,937± S.F.
F.F.=558,000
LOT 2:
39.744± AC.

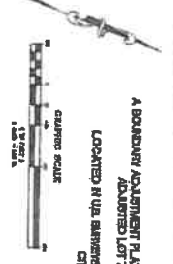
LOT 1:
6.888± AC.
FUTURE DEVELOPMENT

MAINT. BUILDING
1,402 S.F.
F.F.=568.00

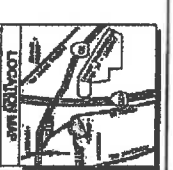
PARTIAL LANDSCAPE PLAN

LANDSCAPE PLAN

ADDITIONAL NOTES:
 1. The proposed subdivision is shown on the attached plat. The plat shows the location of the proposed subdivision and the location of the proposed roads. The plat also shows the location of the proposed utility lines. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.



A BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT 8 OF THE BOUNDARY ADJUSTMENT PLAT FIFTEEN, PLAT FIFTEEN, BOOK ONE, PAGE ONE, LOCATED IN THE BISHOP TOWNSHIP AND BEING TOWNSHIP 48 NORTH, RANGE 10 WEST, COUNTY OF LAMAR, MISSOURI. THE PLAT CONTAINS 6666 AC.



EXISTING UTILITIES:
 The plat shows the location of the existing utility lines. The plat also shows the location of the proposed utility lines. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.

EXISTING ROADS:
 The plat shows the location of the existing roads. The plat also shows the location of the proposed roads. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.

EXISTING UTILITIES:
 The plat shows the location of the existing utility lines. The plat also shows the location of the proposed utility lines. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.



EXISTING UTILITIES:
 The plat shows the location of the existing utility lines. The plat also shows the location of the proposed utility lines. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.

EXISTING ROADS:
 The plat shows the location of the existing roads. The plat also shows the location of the proposed roads. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.

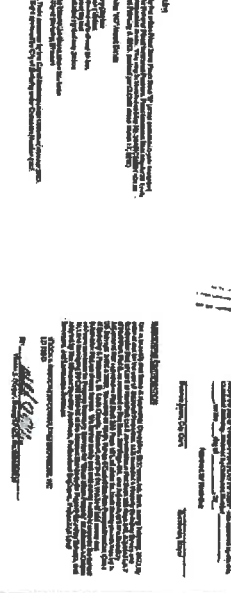
EXISTING UTILITIES:
 The plat shows the location of the existing utility lines. The plat also shows the location of the proposed utility lines. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.



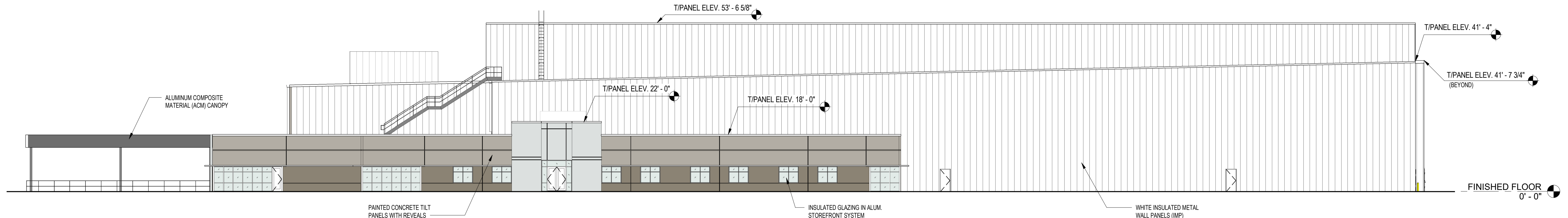
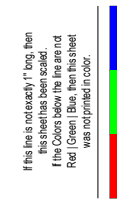
EXISTING UTILITIES:
 The plat shows the location of the existing utility lines. The plat also shows the location of the proposed utility lines. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.

EXISTING ROADS:
 The plat shows the location of the existing roads. The plat also shows the location of the proposed roads. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.

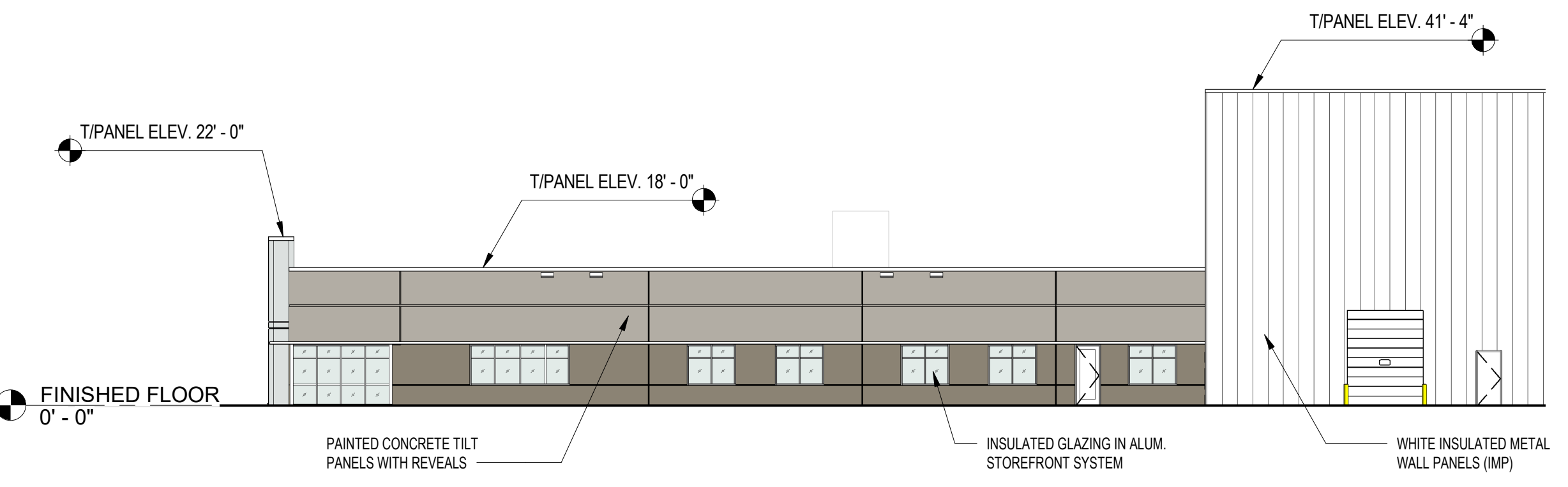
EXISTING UTILITIES:
 The plat shows the location of the existing utility lines. The plat also shows the location of the proposed utility lines. The plat is subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state. The plat is also subject to the approval of the local government and the state.



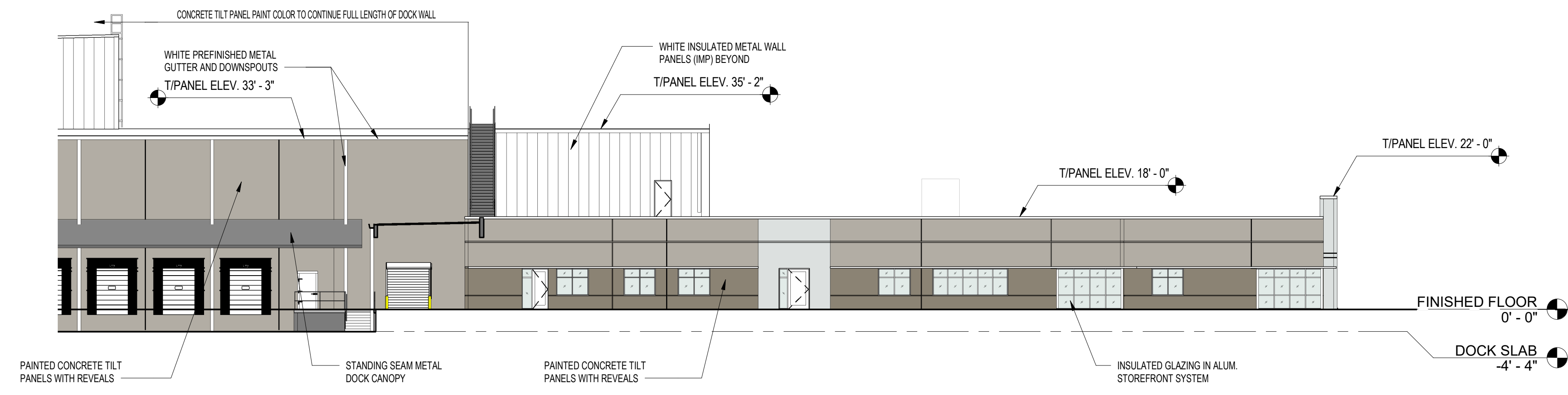
*Lot 1 is created by
 Contrib
 Adj. Lot 7
 & Lot 6 = 39,744 sq. ft.
 Lot 2 = 5,898 sq. ft.
 if exists.*



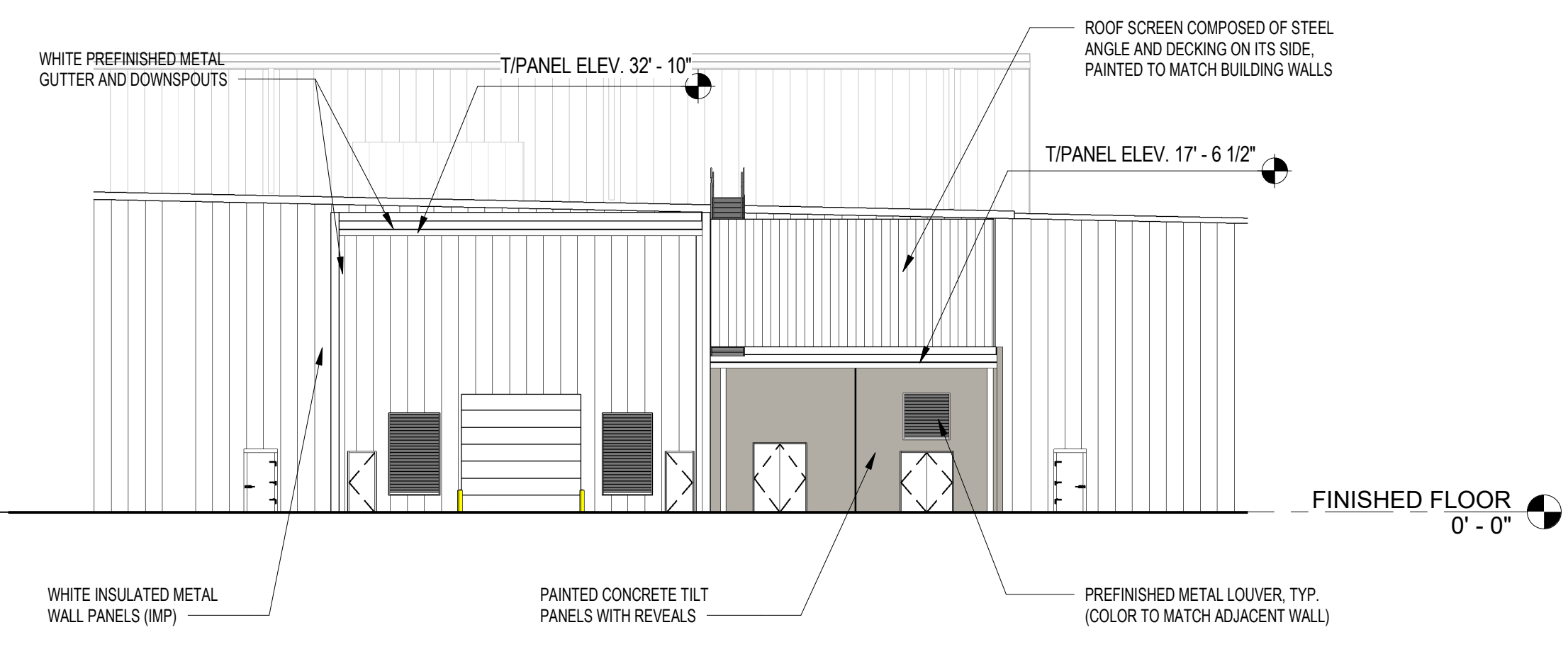
1 EXTERIOR ELEVATION- SOUTH COLORED -OFFICE
A5.30 1/16" = 1'-0"



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

PROJECT
PROJECT SCANNELL,
ST. LOUIS, MO

NOT FOR
CONSTRUCTION
02-22-2023

JOB NO:
PA: APL
ISSUE DATE: TBD

REVISIONS:

#	DESCRIPTION	DATE

THE DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF GMA ARCHITECTS. NO PART OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM GMA ARCHITECTS, INC.

SHEET NUMBER
A5.30
EXTERIOR ELEVATIONS- COLORED