

Maybank Mixed-Use Development

PLANNED DEVELOPMENT GUIDELINES

Charleston County, South Carolina

CASE 3385(a,b)-C
PD-126

20 May 2006

OWNED BY:

Charleston Home Team
3040 Highway 17 North
Mt. Pleasant, South Carolina
29466

PREPARED BY:

EarthSource Engineering Company, Inc.
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29464

Maybank Mixed-Use Development

Planned Unit Development Application

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Summary of Development Plan:

Property Address: 2983 Maybank Highway

Site Area: 8.35 Acres Total
TMS#: 312-00-00-103 (2.93 Acres)
TMS#: 312-00-00-104 (2.78 Acres)
TMS#: 312-00-00-105 (2.78 Acres)

Existing Zoning: (CT) & (RSL)

Proposed Zoning: Planned Development

Existing Uses: Vacant Commercial Shop and Vacant Residential Houses

Proposed Use: Mixed use of Commercial Development coupled with Single Family Residential Development to match neighboring Property

Open Space: A minimum of 30% of the property will remain open green space in the form of wetlands and buffers that can be utilized as amenity area for the neighborhood. The plan for this area is to have walking paths connecting to tie the adjacent neighborhood.

Residential Component:

Total Area: 5.85 Acres

Density: 3.9 Units per acre
22 Units (*Maximum*)

Minimum Lot Area: 5,000 Square Feet

Commercial Component:

Total Area: 2.50 Acres

Density: 3.9 Units per acre
9 Units (*Maximum for Live/Work Component*)

Minimum Lot Area: 4,000 Square Feet

Max. Building Size: 15,000 Square Feet

Overall Residential Density:

Total Land Area: 8.35 Acres

Density: 3.9 Units per acre
31 Units (*Maximum for Residential Portion & Commercial Live/Work*)

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I. Project Summary and Development Objectives

The Maybank Mixed-Use Development is an attractively planned mixed-use commercial and single family residential development along Maybank Highway in a steadily growing area of Charleston County on Johns Island that will be environmentally sensitive along with providing an important need to the area. It will provide visually appealing commercial buildings and homes nestled around large trees and natural wetlands that compliments the existing adjacent Barberrry Woods development. The development will preserve many of these natural elements and will offer the amenity of a natural walking trail that will tie the residential neighborhoods together and connect them with the proposed commercial development along the Maybank Highway frontage. The development plan will utilize the buildable portion of the total 8.35 acres of property and maintain a maximum density that will not exceed the current County standards of (4) units per acre density for (RSL) zoning. Interconnectivity will also be utilized by tying these three tracts together with the adjacent Barberrry Woods Subdivision and eliminating up to three existing curb-cuts along Maybank Highway.

The Property – The site is located on Johns Island in Charleston County, South Carolina along Maybank Highway, and runs adjacent to Barberrry Woods and backs up to Tremont Subdivision. The site is a total of 8.35 acres of partially developed parcels, which were all formerly single family homes composed of three tax map parcels, TMS numbers 312-00-00-103 (zoned CT), 312-00-00-104 (zoned RSL) and 312-00-00-105 (zoned RSL). The site features a handful of grand trees spaced across the heavily wooded property, along with an existing wetland area located along the center the property. The site is bound by PUD zoning for Barberrry Woods to the east, and Single family RSL properties to the north and west, while the right-of-way for Maybank Highway borders the property to the south.

Development Concept - The site development concept envisioned by the owners call for the creation of a mix of needed commercial uses along the front of the site tied together with the adjacent commercial zoning for Barberrry Woods, which will also tie into the residential component of single family to the rear worked around the existing wetland area in the center of the property along with the large trees and other native vegetation. The intention of the layout is to utilize the natural buffering of the wetland area, while developing an appealing and esthetically pleasing mixed-use development. The layout plan will utilize approximately 2.50 acres of the property for the development of the commercial plan and roads, while the remaining 5.85 acres of property will be developed as single family and left natural with the wetland area and required buffers.

The residential architecture will be a two-story single family homes with detached garages and will use similar sustainable materials commonly found in the area to tie in well with the existing residences. Porches and gabled rooflines will be typical details of the structures. The roadway and the close relation of the units to the street, will give an esthetically pleasing streetscape scene as you come into the neighborhood.

The commercial architecture will consist of between 3 to 6 smaller structures that will not exceed 15,000 square feet each, that will meander around the property along Maybank Highway frontage to give a feel of driving through a village concept with narrow roadways and parking adjacent to the structures providing easy access for the business uses. The materials will be complimentary to the materials used on the residences in the area so that it fits in the mixed-use look and feel.

If any issue is not addressed within this document, the current Charleston County Zoning Ordinance will apply at the time of development. This development will address and conform to all South Carolina Department of Transportation standards and regulations.

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II. Land Use

The proposed development will be restricted to the following land use classifications. Once the property has been approved by Charleston County, it shall not be changed without County Council approval. The land use plan consists of four categories listed below:

- 1) Commercial
- 2) Single Family Residential
- 3) Open Space & Wetlands
- 4) Easement & Buffers

1. The Commercial area of the property is defined on the attached Master Plan. It consists of the front portion of the site along Maybank Highway and consists of planned building locations along with roads and designated parking for the businesses. The buildings will be architecturally styled to tie cohesive to the village look desired that will appear to be a mix of residential and commercial use in keeping with the rural Johns Island feel. Allowed uses in the commercial portion of the property, will be any use allowed under County (CN) and (CT) zonings while encouraging small retail and professional office uses, along with mixed residential component for live-work options, which will be included in overall density requirement. Parking will adhere to Charleston County Standards based on use, and driving and parking surfaces will be a mixture of pervious and non-pervious surfaces. Low-level site lighting will be planned for this area to satisfy both security needs and the possibility of evening use of the buildings. It will be designed to meet Charleston County regulations and will require site plan approval

2. The Residential area of the property is defined on the attached Master Plan. It consists of the planned single-family lots shown along with the roadway, water and sewer facilities necessary to serve the property. Each lot will be planned to allow for a detached garage and individual driveway. The architectural style will match the adjacent Barberry Woods development and will use common materials found in the area. The allowed uses under the residential area consist of single family detached and single family attached, on-site detention, and common walking trail. Mobile Homes or other temporary dwelling units will not be allowed. Each home will architecturally comply with the neighborhood guidelines prior to obtaining permits from Charleston County and commencing construction.

3. Open Space – According to the Charleston County development regulations that currently govern the site, Open Space can contain the proposed nature trails wetlands area, which have been planned into the overall Master Plan for the development. This area will be Property Owner Association (POA) maintained and will utilize the existing vegetation and natural drainage areas.

4. The Easements and Buffers both existing and proposed are shown on the Master Plan. There is a 75' buffer that borders the front of the property along Maybank Highway. This buffer will be left undisturbed to serve as screening for the commercial development and to provide natural beauty entering the development.

A 10' buffer will also be maintained on both sides of the property, along with a 15' minimum buffer along the wetlands between commercial and residential uses to provide natural screening from uses and the adjacent sparsely developed properties. This buffer will utilize many existing plant materials and will also be enhanced with additional plantings. The buffers will contain natural vegetation, which may be supplemented by additional plantings. All buffers will meet or exceed Charleston County regulations.

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III. General Guidelines

Except as noted below, all rules and regulations regarding property development within Charleston County will apply.

(A) Residential Component:

Total Area: 5.85 Acres

Density: 3.9 Units per acre
22 Units (*Maximum*)

Minimum Lot Area: 5,000 Square Feet

Minimum Lot Width, Length & Depth Ratio:

- Width: 40 Feet
- Length: 90 Feet
- Ratio: 1:10 (*Maximum*)

Maximum Building Coverage: 40% of Lot

1. Setback Criteria

Location of each unit will be predetermined during site planning process. Units will be dictated primarily by existing trees and relationship to roadway, however all building line setbacks will be adhered to, per the development guidelines. The MINIMUM general setbacks considered are:

Minimum setback from	Front	Rear	Side
Property lines	10'	30'	5' (Minimum 15' Between Structures)

- Installation and maintenance of all landscape buffering shall be the sole responsibility of the developer of the overall property.

2. Parking Requirements

(2) off-street parking spaces per residence will be planned with a minimum of one fully enclosed garage parking space, with door, and one exterior parking space for automobiles for each residence. Additionally, no dwelling units shall be erected without adequate off-street parking of sufficient size. The minimum exterior parking space shall be 10 feet by 18 feet. Adequate area for ingress and egress shall also be included. Additional spaces if desired, must be pre-approved by developer and County. Each homesite will be allowed one "curb-cut". Shared parking is an allowed use by right.

3. Other Buildings and Vehicles

No outbuilding, recreational vehicle (RV), trailer of any kind, motorcycle, tent, modular unit or any other similar structure shall be placed on the property or left on the property overnight without the prior approval of the Developer or the Property Owners Association (POA).

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4. Building Height

No residential structure shall be constructed on the property which has a height exceeding the allowed 40 foot maximum, from the existing natural grade of the surrounding property (prior to the addition of any fill). The building height is measured to the top most ridge line of the highest roof structure of the building. Decorative cupolas and/or fireplace chimneys may exceed this height, with prior approval from the developer.

5. Property Owner's Association (POA)

A Property Owner's Association Board of Directors will be created for Maybank Mixed Use Development. The POA will be managed by the Developer (or his designated representative) collecting all fees and handling POA responsibilities until such time that over one half of the total number of units within Maybank Mixed Use Development are sold, at which time duties will be turned over to the POA. Prior to recording of plat, the POA document will be reviewed by the County legal department and will meet their required guidelines. The property owner will dedicate all open areas, roads and drainage to the POA at the time of recording of plats. The POA is responsible for all financial guarantees and maintenance of all POA area.

The POA will be responsible for maintaining and funding street and lighting repairs, landscaping, all walking areas and/or trails, buffers, roadways, ponds and the overall drainage system (outside the County drainage easements).

6. Utilities

St. Johns Water Authority has public water available to this property and Charleston Water System has sewer in the area that can be extended to serve the property, which is planned for the property. Power will be provided by local electric co-op provider (see attachments). Cable TV will be provided by Comcast Cable. Fire protection will be provided by the St. Johns Fire Department. Garbage will be picked up by a private carrier. LP gas is a use of right available to individual homeowners.

7. Signs

A shared monument sign identifying the project along with the commercial component will be placed in a location along the entrance to Maybank Highway, identifying the developments main entrance. This sign will be placed within the limits of the property, inside the buffer and will not be obstructive to traffic traveling along Maybank Highway. The maximum size of the sign will be in compliance with the County's sign ordinance for Maybank Highway Overlay District. The sign will be attractively landscaped and may be discretely illuminated. The overall height from the ground to the top of the sign will not be higher than 8 feet. The sign will be set back from the right-of-way a minimum of 15 feet in order that the right-of-way clearance at intersections is not obstructed. A temporary "Development For Sale" sign (no larger than 32 sq. ft.) is allowed. Sign location and lighting is subject to the site plan review process of Charleston County. There will also be planned identifying signs for the residential neighborhood ending past the commercial component prior to the roadway crossing of the wetlands. These signs will also comply with the Charleston County sign ordinance for subdivisions. All signs will have external illumination.

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Within the residential confines of Maybank Mixed Use Development there will be no exterior displays, no exterior storage of equipment, and no exterior indication of the home occupation, which may change the outside appearance of the principal residence. No on-premise advertising for individual home occupation shall be allowed, nor shall advertisement of the address of the property to attract customers, clients or the public to the premises be allowed. Likewise, the project entryways will not have individual lot signage other than that mentioned above. Window areas must not purposely or intentionally be used as display areas or offer merchandise for sale.

8. Lighting Plan

The overall lighting for Maybank Mixed Use Development will be tastefully designed and implemented to enhance the overall appearance of the project. Any additional exterior lighting proposed to the individual units by a homeowner must be pre-approved by the POA Board.

The entry sign from Maybank Highway and the entry signs into the neighborhood may be externally lighted. If so, they will be in a subdued fashion to enhance visibility of the sign, yet not create glare along the roadways. Streetlights will be located at regular intervals throughout the project's street system. It is envisioned that the streetlights will stay illuminated throughout the night, but at the discretion of the POA, may be turned off at some predetermined point during the night with a maximum radius of 5 foot-candles and maximum pole height of 18 feet.

9. Tree Survey

Maybank Mixed Use Development commissioned a tree survey from 2AD Surveying, Inc. of Charleston. The area of the property that is proposed for development contains 9 grand trees that are all planned to be preserved in the development plan. Great care was taken to route the road system and mixed layouts through the site with a minimum of disturbance to the natural characteristics of the development and particularly with as little disturbance to the trees as possible. Additionally, all trees 6" or greater will be shown for the commercial portion of the property, as required by site plan review.

10. Fences and Walls

There is no planned fencing on the property to allow for the concept or tying in with the adjacent neighboring development concept. Individual fencing by homeowners is an allowed use of right on their property. The maximum height allowed is 6 feet.

11. Streets

Because Maybank Mixed Use Development is a private community, all streets will be privately built and maintained. The streets shall all be designed to accommodate emergency vehicle weights and turning radii. The streets will be provided by the Developer, to be eventually owned, operated and maintained by the POA. The streets and drainage will be dedicated at the time of the recording of the plat along with the approved POA.

12. Drainage System

Maybank Mixed Use Development will utilize small detention basins to treat first flush volumes of runoff and aid in detention, while the existing large area of wetlands located in the center of the property will be the primary detention and outfall location for the stormwater runoff. The use of

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(B) Commercial Component:

Total Area: 2.50 Acres

Density: 3.9 Units per acre - 9 Units (*Maximum for Live/Work Component*)

Minimum Lot Area: 4,000 Square Feet

Minimum Lot Width: 20 Feet

Maximum Building Coverage: 40% of Lot (*Building Only*)

- All development standards not outlined in the following article shall comply with the Charleston County ZLDR at the time of development including all County Site Plan Review Process.

1. Setback Criteria

Location of each structure will be determined during site development process. Structures will be dictated primarily by use and conformance to County design guidelines and accessibility, along with existing trees and relationship to roadway, however all building line setbacks will be adhered to, per the development guidelines. The MINIMUM general setbacks considered are:

Minimum setback from Property lines	Front 5'	Rear 10'	Side 5' (Minimum 15' Between Structures)
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- Installation and maintenance of all landscape buffering shall be the sole responsibility of the developer of the overall property.

2. Parking Requirements

Parking requirements shall comply with Charleston County ordinance related to specific uses of commercial business. Parking surface can be a mixture of pervious and impervious material to comply with character of rural area. Residential uses above or mixed with commercial shall share parks with businesses and have no additional parking requirements. Spaces shall be a minimum size of 9 feet by 18 feet. All Off-street parking along entrance roadway will be reviewed by Charleston County during Site Plan Review.

3. Building Height

No commercial structure shall be constructed on the property which has a height exceeding the allowed 40 foot maximum, from the existing natural grade of the surrounding property (prior to the addition of any fill). The building height is measured to the top most ridge line of the highest roof structure of the building. Decorative cupolas and/or fireplace chimneys may exceed this height, with prior approval from the developer.

4. Property Owner's Association (POA)

A Property Owner's Association Board of Directors will be created for Maybank Mixed Use Development. The POA will be managed by the Developer (or his designated representative) collecting all fees and handling POA responsibilities until such time that over one half of the total

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number of units within Maybank Mixed Use Development are sold, at which time duties will be turned over to the POA. Prior to recording of plat, the POA document will be reviewed by the County legal department and will meet their required guidelines. The property owner will dedicate all open areas, roads and drainage to the POA at the time of recording of plats. The POA is responsible for all financial guarantees and maintenance of all POA area.

The POA will be responsible for maintaining and funding street and lighting repairs, landscaping, all walking areas and/or trails, buffers, roadways, ponds and the overall drainage system (outside the County drainage easements).

5. Utilities

St. Johns Water Authority has public water available to this property and Charleston Water System has sewer in the area that can be extended to serve the property, which is planned for the property. Power will be provided by local electric co-op provider (see attachments). Cable TV will be provided by Comcast Cable. Fire protection will be provided by the St. Johns Fire Department. Garbage will be picked up by a private carrier. LP gas is a use of right available to individual homeowners.

6. Signs

A shared monument sign identifying the project along with the residential component will be placed in a location along the entrance to Maybank Highway, identifying the developments main entrance. This sign will be placed within the limits of the property, inside the buffer and will not be obstructive to traffic traveling along Maybank Highway. The maximum size of the sign will be in compliance with the County's sign ordinance for Maybank Highway Overlay District. The sign will be attractively landscaped and may be discretely illuminated. The overall height from the ground to the top of the sign will not be higher than 8 feet. The sign will be set back from the right-of-way a minimum of 15 feet in order that the right-of-way clearance at intersections is not obstructed. There will also be a similar sign placed at the entrance of Auld Reeckie Way for directional assistance. Additional small directional and business identification signage will be allowed within the development, that will also conform to Charleston County sign ordinance standards. These signs will be no larger than 3 feet wide by 4 feet tall, and shall consolidate all businesses for each building on their specific signs. A temporary "Development For Sale" sign (no larger than 32 sq. ft.) is allowed. Sign location and lighting is subject to the site plan review process of Charleston County. All signs will have external illumination.

7. Lighting Plan

The overall lighting for Maybank Mixed Use Development will be tastefully designed and implemented to enhance the overall appearance of the project. All exterior site lighting within the commercial area of the project will need to be approved through the planning staff during the site plan review process with a maximum radius of 5 foot-candles and maximum pole height of 18 feet.

The entry sign from Maybank Highway and the entry signs into the neighborhood may be lighted. If so, they will be in a subdued fashion to enhance visibility of the sign, yet not create glare along the roadways. Streetlights will be located at regular intervals throughout the project's street system.

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8. Tree Survey

Maybank Mixed Use Development commissioned a tree survey from 2AD Surveying, Inc. of Charleston. The area of the property that is proposed for development contains 9 grand trees that are all planned to be preserved in the development plan. Great care was taken to route the road system and mixed layouts through the site with a minimum of disturbance to the natural characteristics of the development and particularly with as little disturbance to the trees as possible. Additionally, all trees 6" or greater will be shown for the commercial portion of the property, as required by site plan review.

9. Fences and Walls

There is no planned fencing on the property, however any dumpster areas or large mechanical areas shall be screened from public view by fencing to match used building materials on-site. Height of fencing will be adequate to sufficiently obscure view of structure and will be approved by planning staff during site plan review process.

10. Streets

Because Maybank Mixed Use Development is a private community, all streets will be privately built and maintained. The streets shall all be designed to accommodate emergency vehicle weights and turning radii. The streets will be provided by the Developer, to be owned, operated and maintained by the POA.

11. Drainage System

Maybank Mixed Use Development will utilize small detention basins to treat first flush volumes of runoff and aid in detention, while the existing large area of wetlands located in the center of the property will be the primary detention and outfall location for the stormwater runoff. The use of piping and shallow swales will control the runoff into the detention and outfall areas. Charleston County Public Works and SCDHEC-OCRM standards will be adhered to through the design of the drainage system for the development. The drainage system will be provided by the Developer, to be owned, operated and maintained by the POA.

12. Landscaping

Landscape material used for buffer and accent planting will all be native materials that will tie in with the rural feel of the area and surrounding developments. All material sizes and spacings shall conform to Charleston County standards. Plantings in buffers will be planned so as to screen between property's and provide a visual barrier.

13. Regulatory Approvals

Approvals of the development will be subject to all regulatory agencies that are appropriate to each phase of development. Charleston County Planning Commission will govern the approval of the Preliminary and Final Plat for the development.

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IV. Rights Reserved by Charleston Home Team, LLC

Rights reserved by Charleston Home Team, LLC, its Successors and Assigns:

1. Rights and Reservations

Items not covered by these development guidelines shall revert back where appropriate to current Charleston County Zoning Ordinances.

2. Modification and Revision of the Concept Research of Master Plans

Charleston Home Team, LLC reserves the right (with Charleston County approval) to modify the concept plans or Master Plans with respect to any parcel, lot or areas within the property which has not by recorded declaration been dedicated as common properties or already conveyed to a property owner. The right of the Owners to modify the concept research plan shall not include the right to do any act inconsistent with any approvals or restrictions associated with the property.

3. Easements

Easements for ingress and egress, for installation and maintenance of utilities and for drainage easements are reserved and shall be shown on all recorded plats and will be dedicated to the Property Owners Association or the County as required by Charleston County. No dwelling house, garage, out building, fence or other structure of any kind shall be built, erected or maintained upon any such easements. Said easements shall at all times be open and accessible to public and quasi-public utility corporations and other persons erecting, constructing or servicing such utilities, and to the Developer, its successors and assigns, all of whom shall have the right of ingress and egress, and the right and privilege of doing whatever may be necessary in, under and upon said locations for the carrying out of any of the purposes for which said easements, reservations and rights-of-way are reserved, or may hereafter be reserved. Drainage flow shall not be constricted or diverted from any drainage or utility easements as shown on the recorded subdivision plat.

4. Bridges, Walkways and Trails

The developer plans a dedicated walking trail with possible bridging if needed across wetland areas and connected to adjacent neighborhood trail system if agreed upon by both parties reserves the right to 10 foot easement in any area necessary to create the trail that may encroach on non-common land. The purpose of the trail will be for biking, jogging, walking, and to interconnect recreational areas and also allow pedestrian access to the front commercial component property. Nothing in this section shall be construed as placing an affirmative obligation on the Developer to provide or construct any such improvement. All path and walkway areas will be dedicated to the POA for ownership and maintenance.

5. Open Space Easements and Common Properties

The Developer reserves the right to make access trails, paths or boardwalks through open space and common properties for the purposes of permitting recreation, health and fitness exercise, observation and study of wildlife, to erect small signs through the open spaces designating points of interest and attraction; and to take such other steps as are reasonable, necessary and proper to further the community use and enjoyment of the open spaces. Nothing in this section shall be construed as placing an affirmative obligation on the Developer to provide or construct any such improvement.

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6. Public Utilities

Substations or utilities will not require conditional use permits, and must obtain Site Plan approval by the Charleston County Planning Department and the Developer.

7. Buffers

The Buffers along Maybank Highway and on the west and north sides of the property shall meet or exceed the planting requirements of the Charleston County. Any future amendments to the Maybank Mixed-Use Master Plan and any of its undeveloped property (if required) shall be required to comply with the regulations in effect at that time. Berms used as part of landscaping shall meet minimum County requirements.

	PROPOSED REZONING LAYOUT MAYBANK MINTZ CO. REZONING REQUEST 3000 LAUREL ST. ST. LOUIS, MO 63104	SHEET NO. 05-108 JOB NO. 05-108-10 DATE: 05-14-10	REVISIONS NO. DATE 1 2	
	PROPOSED REZONING LAYOUT	SHEET NUMBER 05-108 JOB NUMBER 05-108-10	NO. DATE	
	CIVIL ENGINEER CONTRACTOR ARCHITECT SURVEYOR CITY PLANNER	CITY OF ST. LOUIS PLANNING COMMISSION	SHEET NO. 05-108 JOB NO. 05-108-10	REVISIONS NO. DATE
	MAYBANK MINTZ CO. REZONING REQUEST 3000 LAUREL ST. ST. LOUIS, MO 63104	CITY OF ST. LOUIS PLANNING COMMISSION	SHEET NO. 05-108 JOB NO. 05-108-10	REVISIONS NO. DATE
	MAYBANK MINTZ CO. REZONING REQUEST 3000 LAUREL ST. ST. LOUIS, MO 63104	CITY OF ST. LOUIS PLANNING COMMISSION	SHEET NO. 05-108 JOB NO. 05-108-10	REVISIONS NO. DATE



CONFESSION: TEAM LLC
 CONTACT: WILL JENSENSON
 2000 REDBAY 17 NORTH
 ST. LOUIS, MO 63108
 (314) 352-2000

Map W - 2, 100, 312-14-00-011
 100 x 125 ft. 2.525 Acres
 100 x 125 ft. 2.525 Acres

Map W - 2, 100, 312-14-00-012
 100 x 125 ft. 2.525 Acres
 100 x 125 ft. 2.525 Acres

Scale:
 1" = 100'
 1" = 100'
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