



## 364 Logistics Center Narrative:

364 Logistics Center is a development proposed by NorthPoint Development, a firm with substantial experience and a history of performance in the St. Louis region, including in the city of Maryland Heights and nearby Hazelwood. 364 Logistics Center is a \$188.1 million investment in the construction of 1,897,000 square feet (SF) of building space. The site includes 6 parcels totaling 148.89 acres with a total of five buildings that will be constructed in five phases over an approximate five-year time span.

NorthPoint's proposed development will require re-zoning from (NU, Non-Urban) to (PD-M, Planned Development – Manufacturing) due to the nature of the proposed building's usage. PD-M is defined as a "planned development involving predominantly manufacturing uses". NorthPoint Development plans to use these buildings for less intensive, class A light-industrial, anticipating tenants predominantly in the storage and logistics sector. The site is adjacent to an operating sports facility (Sport Port International) and NorthPoint has laid out the site's entrance in such a way as to not impact on the facilities business activity.

Thank you very much for your consideration,

Mark Militzer, Regional Vice President of Development

A handwritten signature in black ink that reads "Mark Militzer".

By: \_\_\_\_\_

Name: Mark Militzer

Title: Regional Vice President

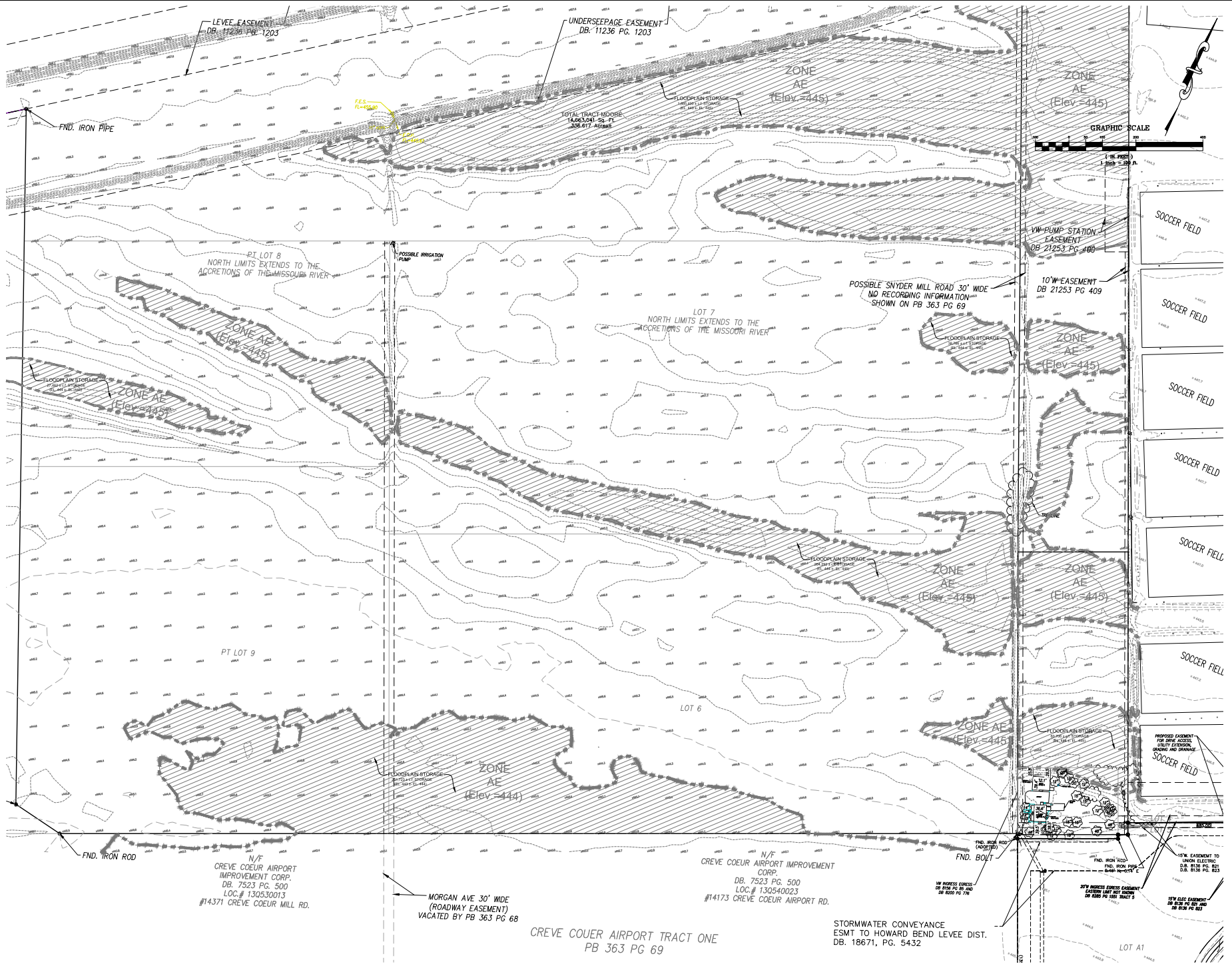
# BUILDING EXTERIORS- SAMPLE COLOR SCHEME



MARYLAND HEIGHTS : MISSOURI







307 Cherokee Avenue, Suite 200  
 St. Louis, MO 63103  
 (314) 433-1300  
 www.steelcase.com

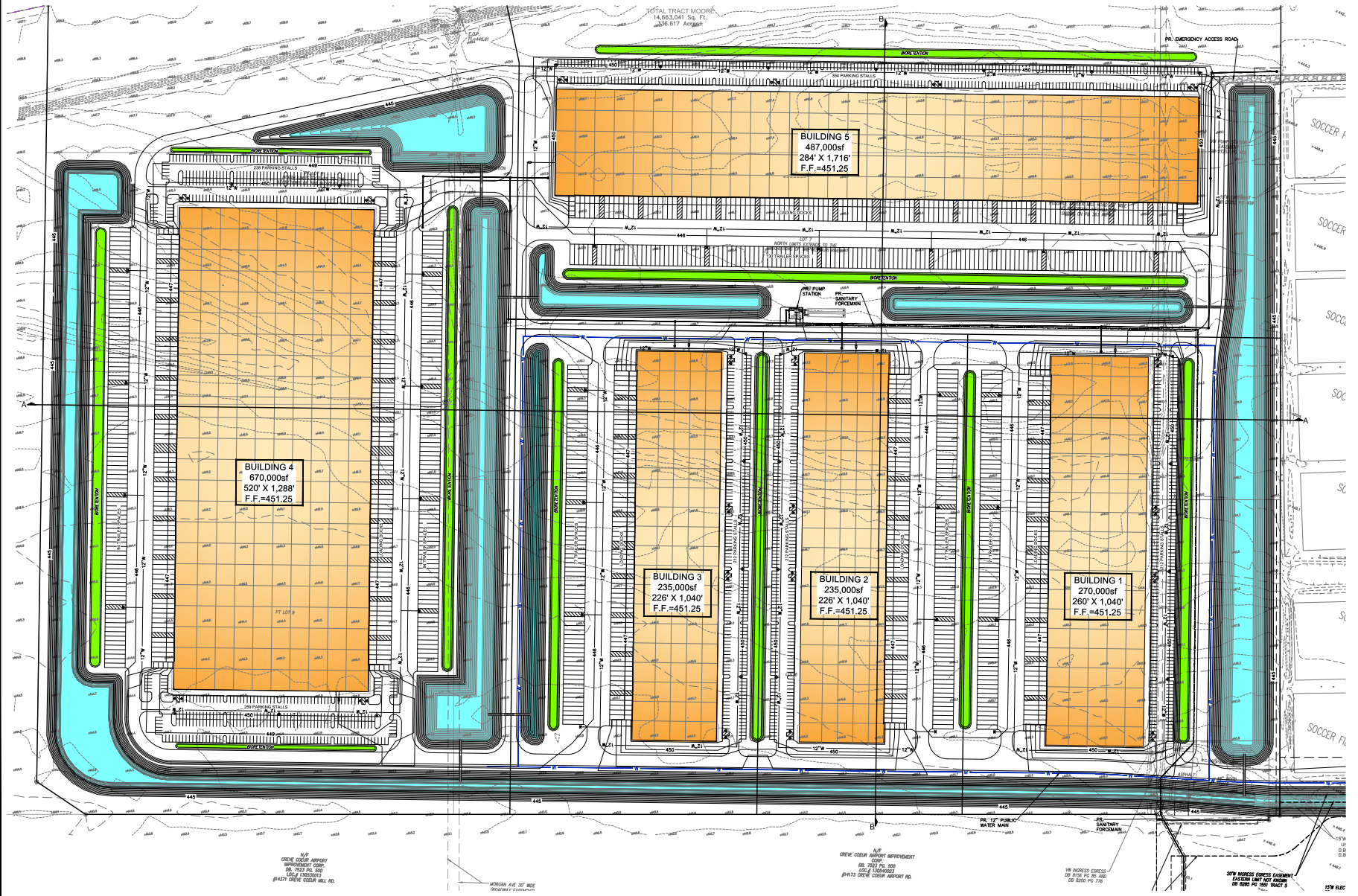
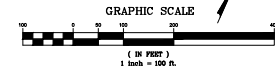
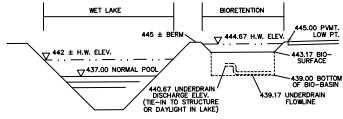
CONCEPT PLAN / PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT FOR  
**364 LOGISTICS CENTER**  
 12455 MORGAN RD, 12555 & 12556 SNYDER MILL RD  
 12550 HOOKS RIVER RD, 12370 & 12620 CREVE COEUR MILL RD  
 MARYLAND HEIGHTS, MISSOURI

DATE: 11-11-2022  
 GEORGE N. STOK  
 MISSOURI REGISTERED PROFESSIONAL ENGINEER  
 NO. 10000  
 EXPIRES: 12-31-2025

NO.	DATE	DESCRIPTION
1	11-11-2022	ISSUED FOR PERMIT
2	11-11-2022	ISSUED FOR PERMIT
3	11-11-2022	ISSUED FOR PERMIT
4	11-11-2022	ISSUED FOR PERMIT
5	11-11-2022	ISSUED FOR PERMIT
6	11-11-2022	ISSUED FOR PERMIT
7	11-11-2022	ISSUED FOR PERMIT
8	11-11-2022	ISSUED FOR PERMIT
9	11-11-2022	ISSUED FOR PERMIT
10	11-11-2022	ISSUED FOR PERMIT

EXISTING CONDITIONS  
 SHEET NO. C2.0

**TYPICAL DRAINAGE SECTION  
WITHIN THE 364 LOGISTICS CENTER**



PREPARED BY:  
**STEVEN A. KASTNER**  
 Consulting Engineers, Inc.  
 307 Chestnut Hill Business Parkway  
 St. Louis, MO 63108  
 314.433.1100 FAX 314.433.1101  
 www.stevencastner.com

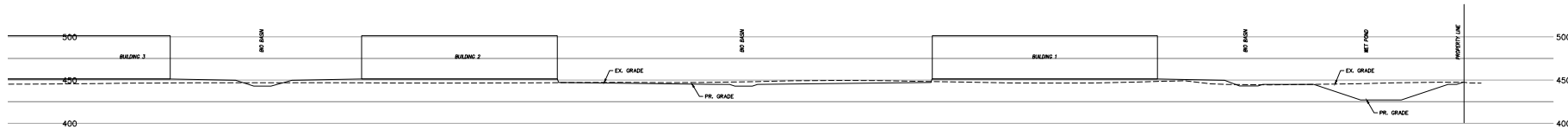
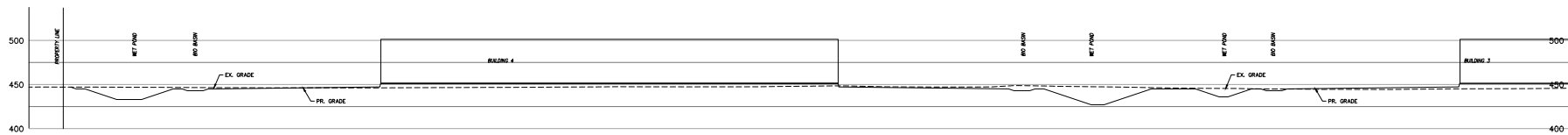
CONCEPT PLAN / PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY FLAT FOR  
**364 LOGISTICS CENTER**  
 12455 MORGAN RD, 12555 & 12556 SYNDER MILL RD  
 12550 HOOKS RIVER RD, 12370 & 12620 CREVE COEUR MILL RD  
 MARYLAND HEIGHTS, MISSOURI

DATE: 11-19-20  
  
 GEORGE N. STOOK E-26116  
 PROFESSIONAL ENGINEER  
 STATE OF MISSOURI

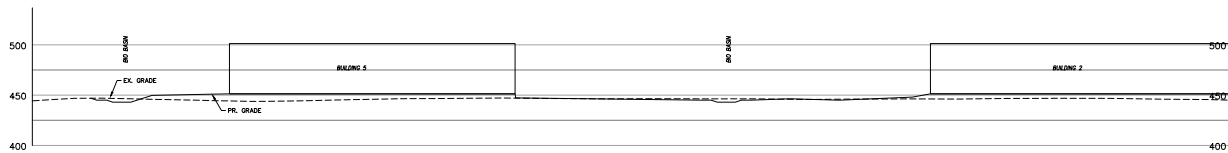
REVISIONS:

DATE	BY	DESCRIPTION
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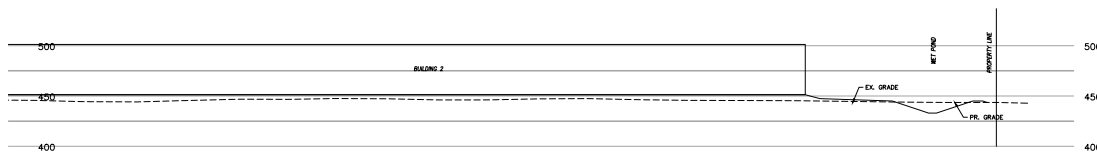
PRELIMINARY SITE AND GRADING PLAN  
 SHEET NO. C3.0



**SITE SECTION A-A**  
 SCALE: HORIZ. 1"=100'  
 VERT. 1"=20'



**SITE SECTION B-B**  
 SCALE: HORIZ. 1"=100'  
 VERT. 1"=20'



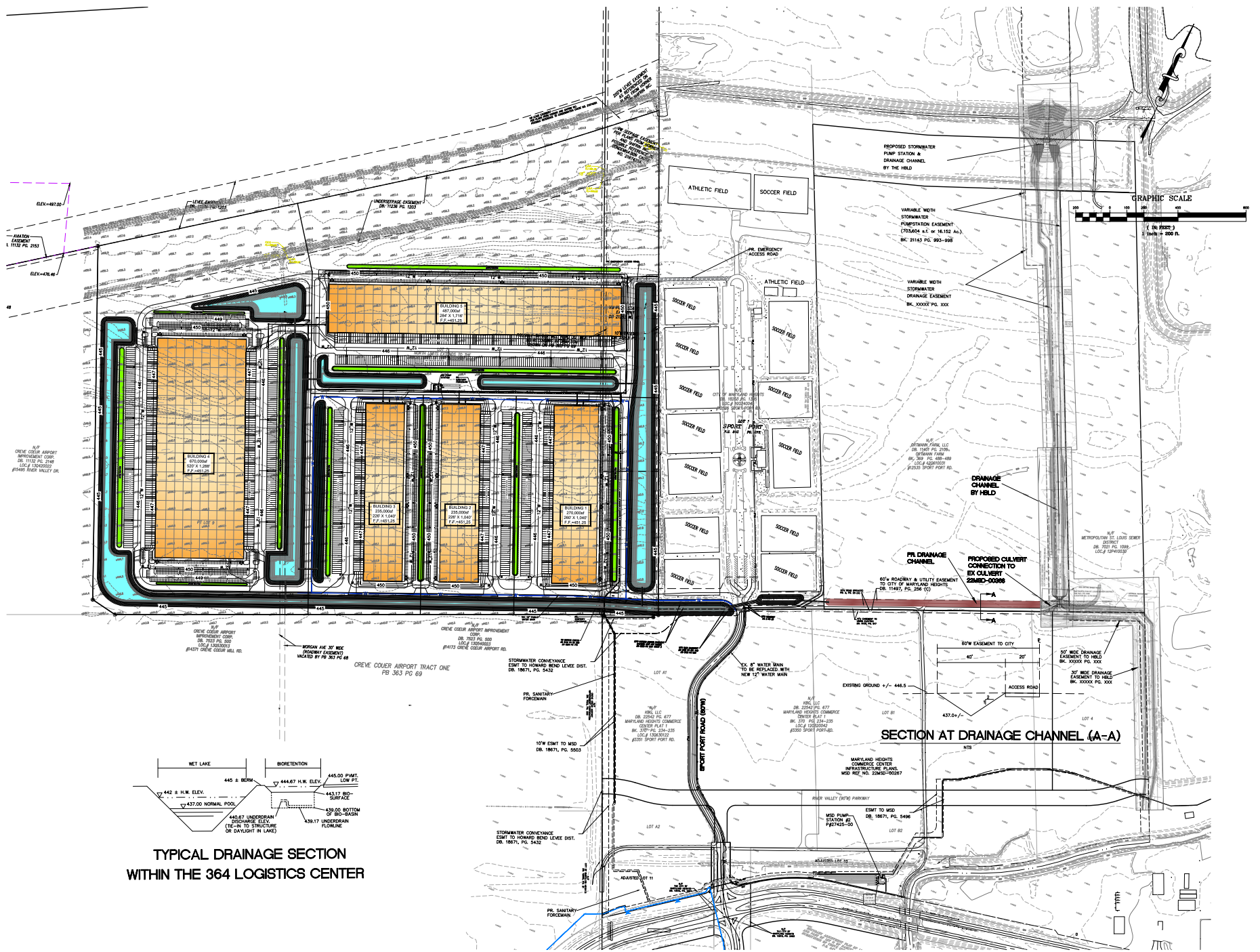
GEORGE N. STOOK E-25116  
 State Engineer  
 STATE OF MISSOURI  
 LICENSE 2018

REVISIONS:

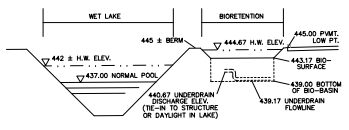
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11-14-2022	AS	REVISED	AS
11-14-2022	AS	REVISED	AS
11-14-2022	AS	REVISED	AS
11-14-2022	AS	REVISED	AS

SHEET TITLE:  
 PRELIMINARY SITE SECTIONS

SHEET NO.:  
 C4.0



**TYPICAL DRAINAGE SECTION WITHIN THE 364 LOGISTICS CENTER**



**SECTION AT DRAINAGE CHANNEL (A-A)**

307 Cherokee Business Center  
St. Louis, MO 63105 PH: 636-337-3300  
3300 Midland Blvd. Suite 1000  
St. Louis, MO 63103 PH: 636-337-3300  
www.steelcase.com

**STEEL CASE PARTNERS**  
CONSTRUCTION SERVICES, INC.

PREPARED BY:

**364 LOGISTICS CENTER**

12455 MORGAN RD., 12555 & 12556 SNYDER MILL RD  
12550 HOOKS RIVER RD, 12370 & 12620 CREVE COEUR MILL RD  
MARYLAND HEIGHTS, MISSOURI

CONCEPT PLAN / PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY FLAT FOR:

DATE: 11-19-20

GEORGE M. STOKK E-25116  
Professional Engineer  
Missouri State Board of Engineers and Surveyors

REVISIONS:

DATE	BY	DESCRIPTION
11-19-20	CS	ISSUE FOR PERMIT
11-19-20	CS	ISSUE FOR PERMIT
11-19-20	CS	ISSUE FOR PERMIT
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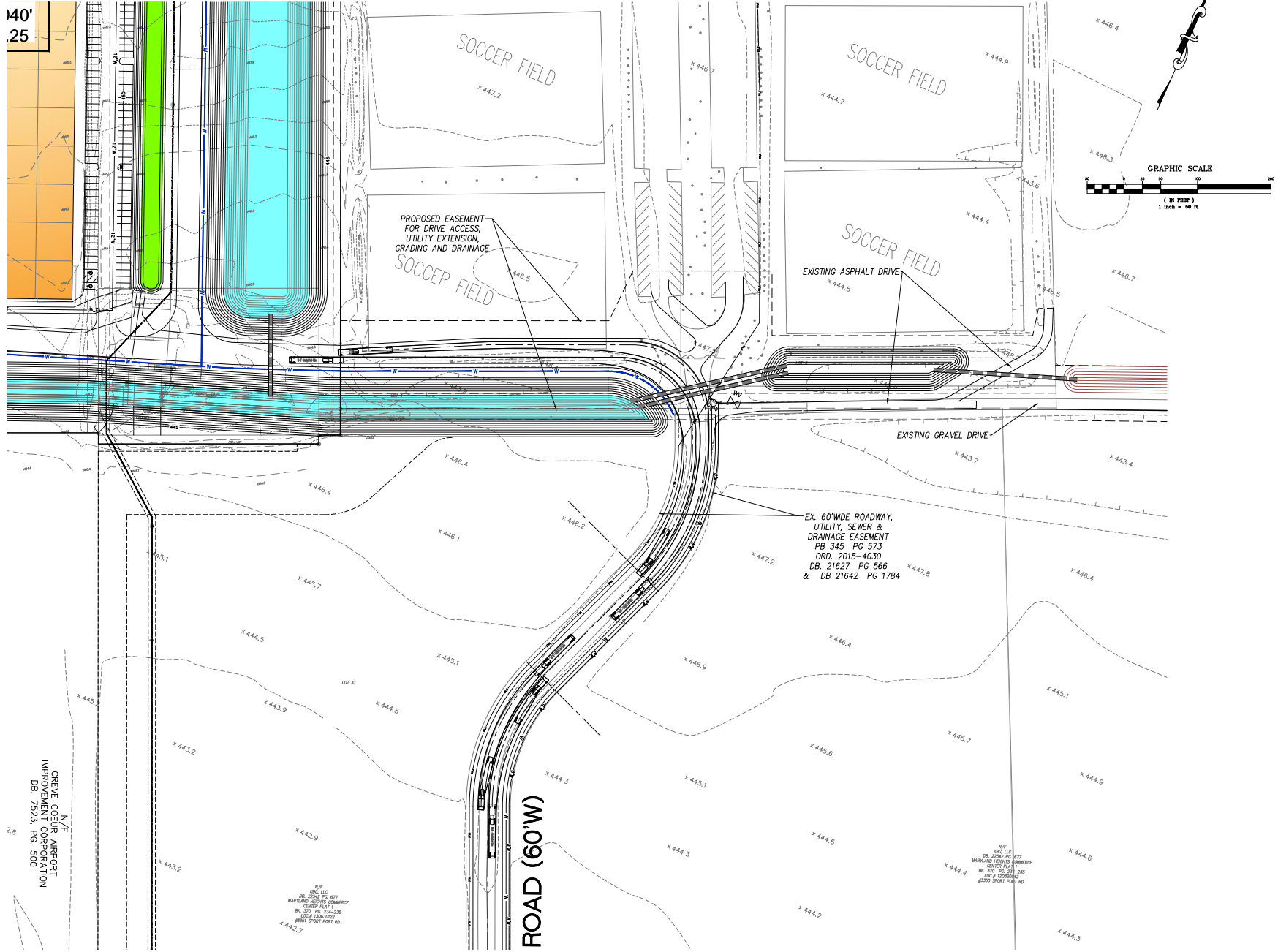
OVERALL UTILITY PLAN

REV: 0

C5.0



1/40'  
1/25'



N/F  
CREVE COEUR AIRPORT  
IMPROVEMENT CORPORATION  
DB. 7523, PG. 500

N/F  
P&L, LLC  
DB. 2050 PG. 677  
WAPPING HEIGHTS HOMES  
CONTR. PLAN 1  
BL. 370 PG. 235-235  
LIC. # 10630002  
#1000 SPORT PORT RD.

N/F  
P&L, LLC  
DB. 2014 PG. 007  
MARYLAND HEIGHTS HOMES  
CONTR. PLAN 1  
BL. 370 PG. 235-235  
LIC. # 10630002  
#1000 SPORT PORT RD.

PREPARED BY:  
**STEVEN A. FOSTER**  
CONSULTING ENGINEER, P.E.  
307 Chesapeake Business Center  
St. Louis, MO 63102 PH: 636.337.3300  
307 Chesapeake Business Center  
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www.stevenafooster.com

CONCEPT PLAN / PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT FOR:  
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MARYLAND HEIGHTS, MISSOURI

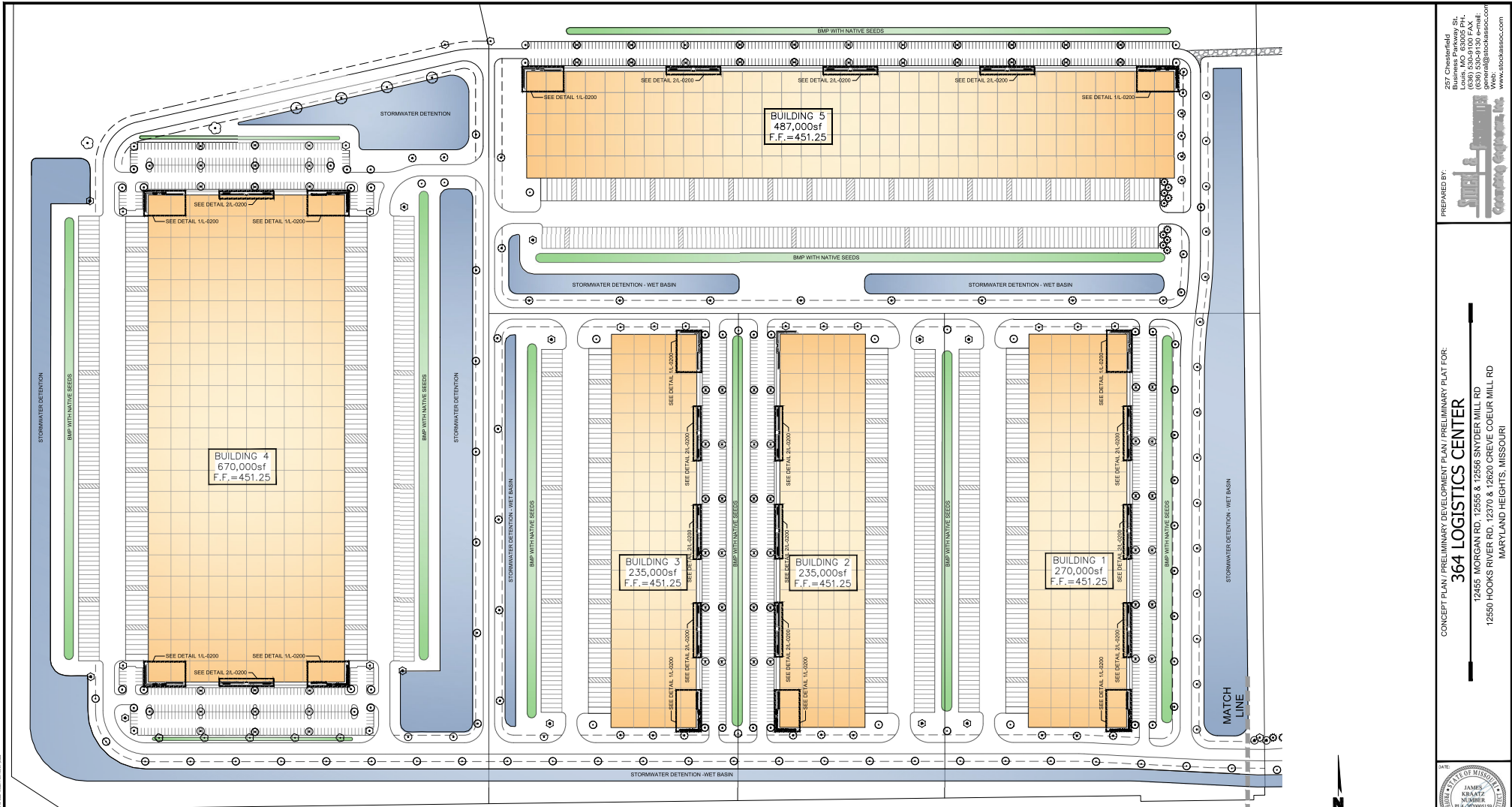


DATE: 11-19-20  
GEORGE N. STOOK E-2016  
STATE OF MISSOURI  
REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

DATE: 11-19-20	DESIGN BY: GNF
DATE: 11-19-2020	DATE: 11-19-2020
DATE: 11-19-2020	DATE: 11-19-2020
DATE: 11-19-2020	DATE: 11-19-2020
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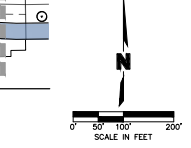
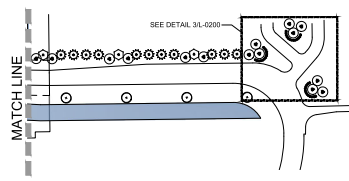
ENTRANCE DETAIL  
SHEET NO.: C6.0



1 LANDSCAPE PLAN

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
(Symbol)	AR	Acer rubrum / Red Maple	2.5' Cal.	B&B	44	(Symbol)	CX	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2' gal.	Container	294
(Symbol)	CA	Carpinus caroliniana / American Hornbeam	2' Cal.	B&B	38	(Symbol)	IV	Ilex virginica 'Henry's Garnet' / Henry's Garnet Sweetgum	3' gal.	Container	195
(Symbol)	CO	Celtis occidentalis / Common Hackberry	2.5' Cal.	B&B	32	(Symbol)	JS	Juniperus sabinia 'Broadmoor' / Broadmoor Juniper	3' gal.	Container	84
(Symbol)	JE	Juniperus virginiana / Eastern Redcedar	6' Ht.	B&B	21	(Symbol)	PA2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	2' gal.	Container	264
(Symbol)	NS	Nyssa sylvatica / Black Gum	2' Cal.	B&B	58	(Symbol)	SJ	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	3' gal.	Container	84
(Symbol)	OV	Ostrya virginiana / American Hopbloom	2' Cal.	B&B	50	(Symbol)	SX	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	3' gal.	Container	112
(Symbol)	QM	Quercus macrocarpa / Burr Oak	2' Cal.	B&B	12	(Symbol)	TO	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	4' Ht.	B&B	128
(Symbol)	QP	Quercus phellos / Willow Oak	2.5' Cal.	B&B	22						
(Symbol)	CC	Cercis canadensis / Eastern Redbud	2' Cal.	B&B	15						
(Symbol)	LP	Platanus x acerifolia / London Plane Tree	2' Cal.	B&B	2						
(Symbol)	QR	Quercus rubra / Red Oak	2.5' Cal.	B&B	4						
(Symbol)	TD	Taxodium distichum / Bald Cypress	2.5' Cal.	B&B	6						



- GENERAL NOTES:**
- GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES ARE AS SHOWN ON THIS PLAN.
  - FINAL LANDSCAPE DESIGN OF ALL AREAS SHALL BE PER THE FINAL DEVELOPMENT PLAN AND BUILDING PERMIT PLANS.
  - ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF MISSOURI HEIGHTS REGULATIONS.
  - BMP AREAS WILL BE PLANTED WITH NATIVE SEEDS.
  - ALL DISTURBED NOT SOODED OR SEEDS WITH NATIVES SHALL BE SEEDDED WITH GRASS SEED.



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Business Parkway St.  
Louis, MO 63066 Ph.  
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www@stobclass.com  
www.stobclass.com

PREPARED BY:  
**Stob Class**  
Landscape Architecture, Inc.

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12550 HOOKS RYER RD, 12370 & 12620 CREVE COEUR MILL RD  
MARYLAND HEIGHTS, MISSOURI

DATE: 08/22/2022  
DRAWN BY: JAMES KRATZ  
CHECKED BY: JAMES KRATZ  
DATE: 08/22/2022  
SCALE: AS SHOWN  
PROJECT NO: 202000119

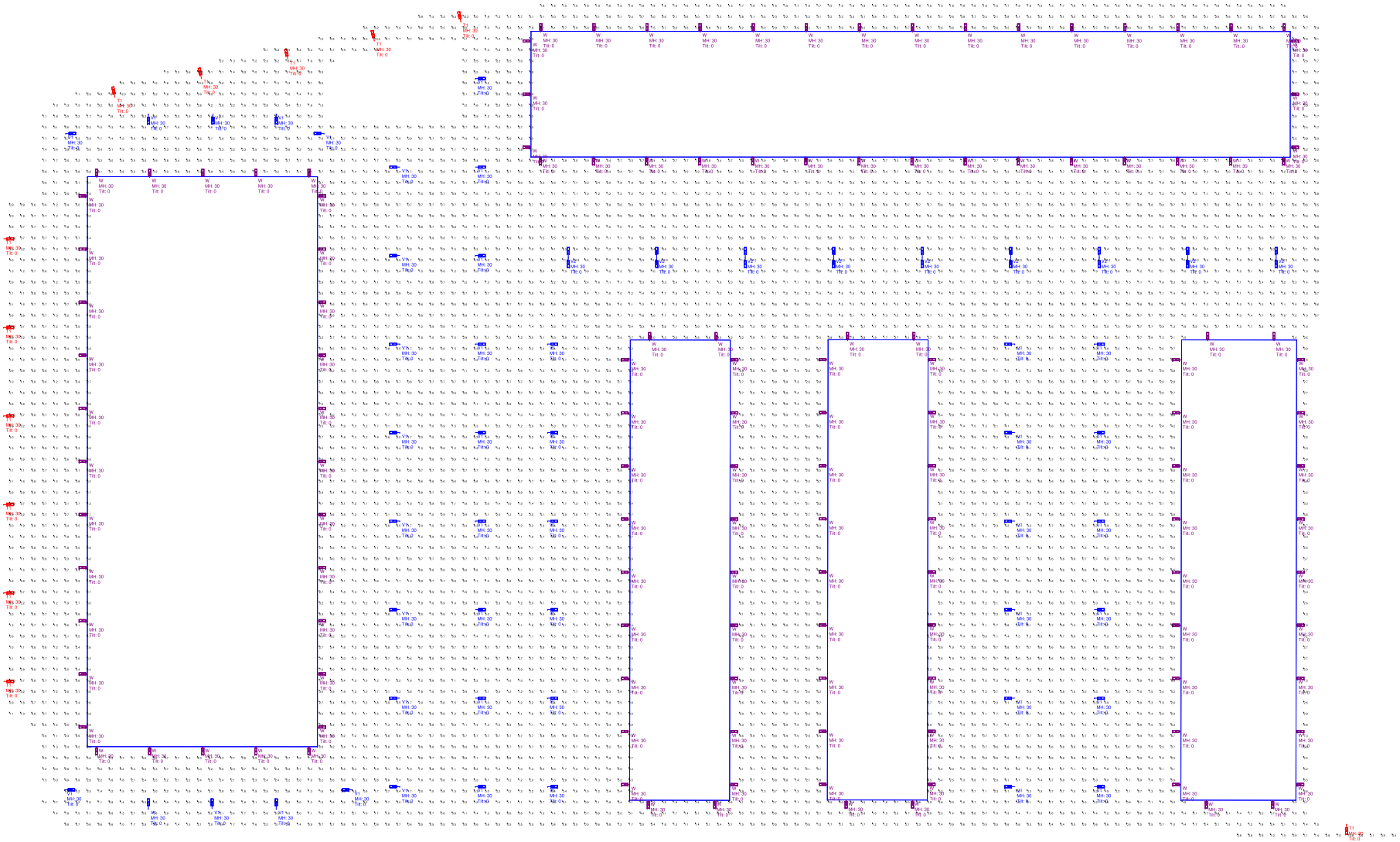
REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	08/22/2022	JK	ISSUED FOR PERMIT

LANDSCAPE PLAN  
SHEET NO: L-001







Date:9/26/2022

PROJECT:

# 364 Logistics Center

NO	DATE	ISSUE

Drawing:  
Lighting Study

Design By: N.K.

Drawing Number:  
1

