



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Vote Report

Meeting Date: March 11th, 2024

From: Alyssa Ahner, Planner

Location: 530 & 550 N. Eatherton Rd.

Description: P.Z. 01-2024 Carshield F.C. (Stock & Associates): An ordinance amendment to add an additional 16.32-acre tract land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers Inc., on behalf of Carshield F.C., has submitted an ordinance amendment to add an additional 16.32-acre tract land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria for a proposed indoor/outdoor athletic facility with accessory uses.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre-1988: Subject site was zoned “NU” Non-Urban.

2022: Subject site was rezoned from “NU” Non-Urban to “PI” Planned Industrial under governing [Ordinance 3197](#). A Site Development Plan subsequently followed the rezoning to allow an office/warehouse. The application was later withdrawn in August of that year.

2023: Subject site rezoned from an existing “PI” Planned Industrial District to a new “PI” Planned Industrial District under governing [Ordinance 3258](#) to permit new uses and modify development criteria for a proposed athletic facility.

ZONING & LAND USE

The subject site is currently zoned “PI” Planned Industrial under governing [Ordinance 3258](#) and the land is designated as “Industrial” in the Comprehensive Plan.

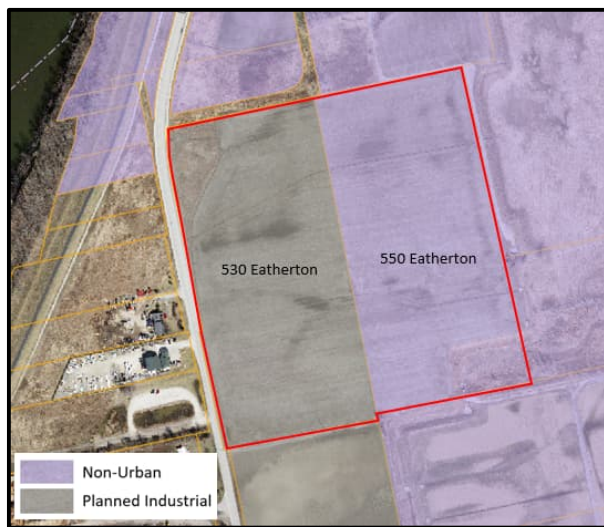


Figure 2: Zoning Map

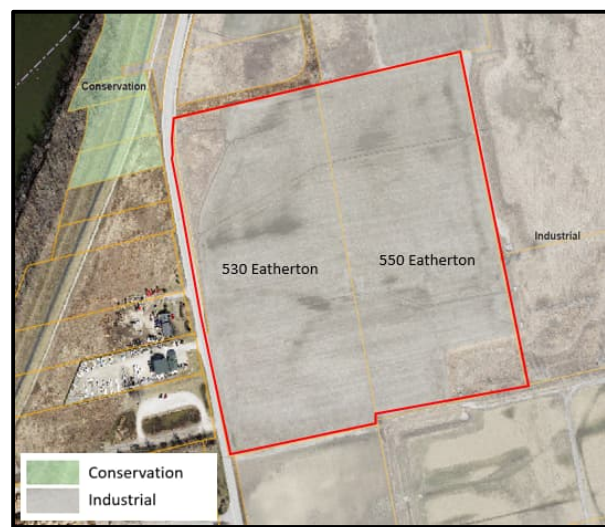


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	“NU”— Non-Urban	Undeveloped (Agriculture)
South	“PI”— Planned Industrial	Undeveloped (Agriculture)
East	“NU”— Non-Urban	Undeveloped (Agriculture)
West	City of Wildwood	Undeveloped/Landscape Operation

COMPREHENSIVE PLAN - Industrial

The City of Chesterfield provides a character description of this area: “Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties”.

Industrial areas have the following Development Policies:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street

- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Residential projects should be limited to areas outside of the Chesterfield Valley

UNIFIED DEVELOPMENT CODE - *Planned Industrial District*

The regulations of the PI District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements of this Section are designed to offset the impact of changes in development standards allowed through these provisions. The PI District regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan;
- Promote building styles and architectural styles that complement one another, as well as the surrounding area;
- Promote more efficient use of land;
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- Promote the most efficient arrangement of circulation systems, land use, and buildings;
- Promote environmentally sensitive developments; and
- Allow development, under a specifically approved design concept and site plan.

STAFF ANALYSIS

The applicant is proposing combining 530 N. Eatherton (16.58 acres zoned "PI") and 550 N. Eatherton (16.32 acres zoned "NU") into one "PI" Planned Industrial District. The properties would share the majority of development criteria that was approved via Ordinance 3258 for 530 N. Eatherton in 2023. The applicant is proposing one modification to the existing development criteria which is revising the allowable maximum building height from forty (40) feet to sixty (60) feet. The permitted uses, floor area ratio, building/parking setbacks, and openspace requirements would all remain the same.

It should be noted that the governing ordinance for 530 N. Eatherton currently allows a maximum lighting pole height of seventy (70) feet. If approved, the seventy (70) foot lighting pole height would also apply to 550 N. Eatherton. The applicant has received conceptual approval from the Spirit of St. Louis Airport and the lighting would continue to be evaluated during the Site Development Plan review process which would follow the rezoning.

The preliminary development plan (PDP) for the 2023 zoning of 530 N. Eatherton depicted three (3) curb cuts on Eatherton Road. The access located furthest north, which was driven by Monarch Fire, did not meet the City's access management standards and was to be gated for emergency access only. With the potential acquisition of the 16-acres to the east of 530 N. Eatherton, the access located furthest north is no longer critical to the development. The attached PDP for the entirety of the 32-acres depicts two curb cuts on Eatherton Road – both of which meet both St. Louis County's and the City's access management standards.

Lastly, the traffic impact on Eatherton was main topic of discussion during the previous rezoning. The proposed ordinance amendment, if approved, would continue to include language that allows the City and/or the County to request a traffic impact study. The traffic impact study would and will be required by the City during the Site Development Plan review process should the development move forward.

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned district requires a Preliminary Development Plan which has been included in the Planning Commission packet. Proposed developments depicted on a Preliminary Development Plan are subject to further review during the Site Development Plan review process.

PUBLIC HEARING

A Public Hearing was held on February 12th, 2024 at which time the Planning Commission discussed the proposed request. The increase in building height from forty (40) to sixty (60) feet was questioned. A representative explained that this is due to the increased width and depth of proposed larger building thus requiring a greater pitch.

The traffic impact on Eatherton was also discussed. The representative confirmed that a traffic impact study is currently underway and will be provided during the Site Development Plan review process. It was also mentioned that roadway improvements include a three (3) lane section of road and a continuous left-turn lane into the site.

Lastly, additional information was requested on the proposed lighting standard and trash enclosure locations. These items are reviewed in greater depth during the Site Development Plan review process; however, the applicant has since provided a response letter addressing these items. This letter may be found attached.

Attachments:

- 1) Issues Response Letter
- 2) Applicant's Submittal Packet

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Alyssa Ahner, Planner

Date: March 21st. 2024

RE: P.Z. 01-2024 Carshield F.C. (Stock & Associates): An ordinance amendment to add an additional 16.32-acre tract land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria.



Summary

Stock & Associates Consulting Engineers Inc., on behalf of Carshield F.C., has submitted an ordinance amendment to add an additional 16.32-acre tract land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria for a proposed indoor/outdoor athletic facility with accessory uses.

A Public Hearing was held on February 12th, 2024, and concerns regarding building height, lighting, and traffic were raised. The petition was subsequently reviewed by the Planning Commission on March 11th, 2024. At that time, the Commission made a motion to recommend approval with the condition that the lighting requirements be revised to differentiate between the allowable height for field lighting vs. all other lighting on site. The motion passed by a vote of 6-0. Staff has since revised the Attachment A to permit field lighting a maximum height of seventy (70) feet while all other site lighting shall adhere to City code.

A full description of the applicant's request, site history, and staff analysis pertaining to the petition may be found in the March 11th, 2024 Planning Commission report attached to this document.



Figure 1: Subject Site Aerial

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” Planned Industrial District shall be:
 - a. Athletic courts and fields
 - b. Gymnasium
 - c. Industrial sales, service, and storage
 - d. Mail order sales warehouse
 - e. Office, general
 - f. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
 - g. Professional and technical service facility
 - h. Recreation facility
 - i. Warehouse, general
2. Hours of Operation.
 - a. Hours of operation for this “PI” District shall not be restricted.
 - b. Hours of operation for any lighting source for a recreation facility shall adhere to the Lighting Standards of the City of Chesterfield Code.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 60 feet.

2. Building Requirements

- a. A minimum of 35% openspace is required for each lot within this development.
- b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag pole will be located within the following setbacks:

- a. Thirty-five (35) feet from the right-of-way of Eatherton Road.
- b. Thirty (30) feet from the rear yard.
- c. Twelve (12) feet from the side yard.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Twenty-five (25) feet from the right-of-way of Eatherton Road.
- b. Twenty-five (25) feet from the rear yard.
- c. Ten (10) feet from the side yard.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code, with the exception of 25' landscape buffer shall be provided along Eatherton Road.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of Chesterfield/St. Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. The mounting height of light standards for athletic courts and fields shall not exceed seventy (70) feet and are subject to Spirit of St. Louis Airport approval. All other lighting shall adhere to City code and is subject to Spirit of St. Louis Airport approval.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall substantially conform to the Preliminary Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and

access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

2. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the Eatherton Road frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within the Eatherton Road right-of-way, if permitted by St. Louis County or on private property within a 6-foot-wide sidewalk, public access and utility easement dedicated to the City. The sidewalk shall be maintained by the property owner.
4. Provide sidewalk connections from the required 5-foot-wide sidewalk along Eatherton Road to internal sidewalks and/or pedestrian paths.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

1. The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

4. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and St. Louis County Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the City of Chesterfield. Allowable credits for required improvements will be awarded as directed by the City of Chesterfield. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule.
2. The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.
3. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
4. The amount of all required contributions for storm water and primary water line improvements, if not submitted by January 1, 2024, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

5. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$1,060.35 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County/City of Chesterfield.

6. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,364.25 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to

the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County/City of Chesterfield.

7. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

IV. RECORDING

1. Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

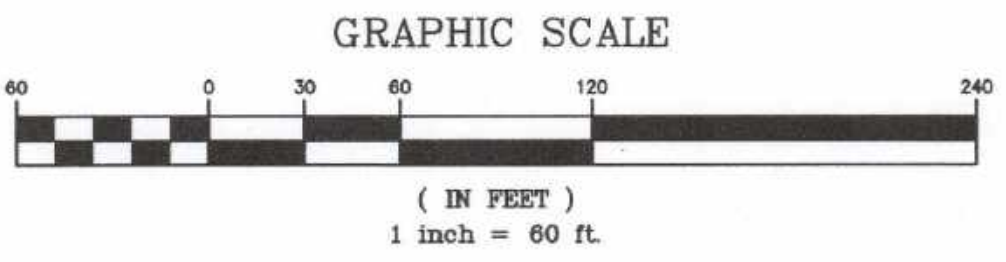
1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF LOT 2 OF OF E. KROENUNG ESTATE AS RECORDED IN PLAT BOOK 11, PAGE 11 LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

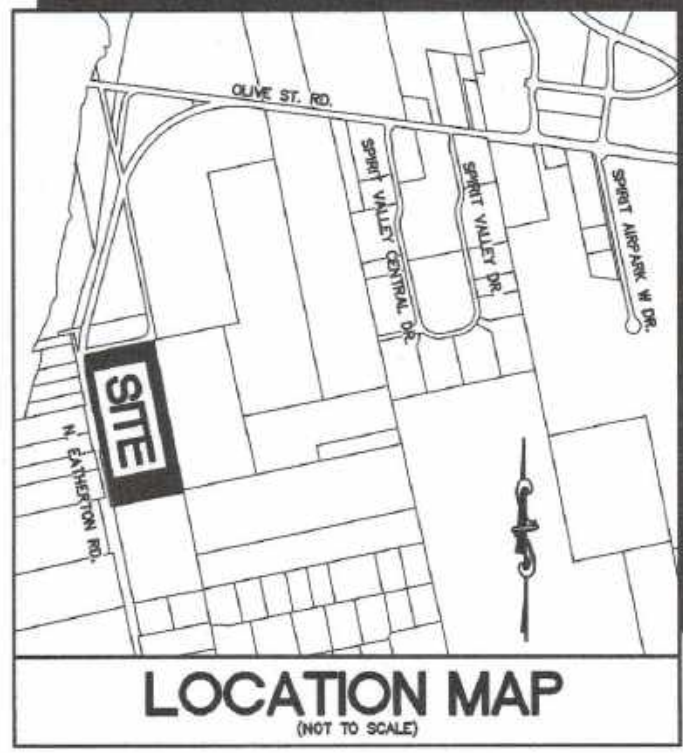
LEGEND

⊕	BENCH MARK	⊕	FIRE HYDRANT
○	FOUND IRON ROD	⊕	FIRE DEPARTMENT CONNECTION
○	FOUND IRON PIPE	⊕	WATER MANHOLE
⊕	RIGHT OF WAY MARKER	⊕	WATER METER
⊕	UTILITY POLE	⊕	WATER VALVE
⊕	SUPPORT POLE	⊕	POST INDICATOR VALVE
⊕	UTILITY POLE WITH LIGHT	⊕	CLEAN OUT
⊕	LIGHT STANDARD	⊕	STORM MANHOLE
⊕	ELECTRIC METER	⊕	GRATED MANHOLE
⊕	ELECTRIC MANHOLE	⊕	STORMWATER INLET
⊕	ELECTRIC PEDESTAL	⊕	GRATED STORMWATER INLET
⊕	ELECTRIC SPURCE BOX	⊕	SANITARY MANHOLE
⊕	ELECTRIC BREAKER	⊕	TREE
⊕	GAS DRIP	⊕	BUSH
⊕	GAS METER	⊕	TRAFFIC SIGNAL
⊕	GAS VALVE	⊕	PARKING METER
⊕	TELEPHONE MANHOLE	⊕	STREET SIGN
⊕	TELEPHONE PEDESTAL	⊕	SPRINKLER
⊕	TELEPHONE SPURCE BOX	⊕	MAIL BOX
⊕	CABLE TV PEDESTAL		



ABBREVIATIONS

C.O.	CLEANOUT
D.B.	DEED BOOK
E.	ELECTRIC
F.L.	FLOWLINE
F.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PIECE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
S.O.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTIFIED CLAY PIPE
W.	WATER
(85°)	RIGHT-OF-WAY WIDTH



ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 1108 NAVD83(2011a) Elev = 461.10

"Standard Aluminum Disk" stamped S-41 1980 Disk is set along the east side of Eatherton Road just north of the Shell Pipeline Marker; 10' east of the centerline of Eatherton and 60' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Olive Street Road and Eatherton Road.

- Notes:**
- Stock and Associates Consulting Engineers, Inc. used exclusively Chicago Title Insurance Company, issuing Office Clear Title Group, CTG-2023 04 0543 CML, revision 4, with an effective date of March 28, 2023 at 9:01 AM for research of encumbrances and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
 - Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:
 - Barbara J. Maloney, Anna C. Molina, Lisa M. Brasher and Georgina N. Brasher
 - Title Commitment No. CTG-2023 04 0543 CML, revision 4, with Schedule B-Section 2 exceptions:
 - Item No. 9 Easement Deed granted to St. Charles Sand Company, as set forth in instrument recorded in Book 6033 at Page 292, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property
 - Item No. 10 Easement granted to Union Electric Company, as set forth in instrument recorded in Book 6375 at Page 1395, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property
 - Item No. 11 Subject to Easement granted to Union Electric Company, as set forth in instrument recorded in Book 6649 at Page 1030, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 12 Subject to Easement granted to Union Electric Company, as set forth in instrument recorded in Book 7604 at Page 2299, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 13 Subject to Easement granted to Monarch Chesterfield Levee District for Permanent Seepage Berm Easement and Maintenance Conditions as set forth in instrument recorded in Book 17599 at Page 3929, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 14 Subject to Easement granted to Monarch Chesterfield Levee District, et al. for the purpose of permanent roadway improvement maintenance utility and sewer easement deed, as set forth in instrument recorded in Book 17599 at Page 3946, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 15 Easement granted to Monarch Chesterfield Levee District for the purpose of temporary construction and access easement, as set forth in instrument recorded in Book 17599 at Page 3955, in the land records of St. Louis County, Missouri. "NOT SHOWN" Expired
 - Item No. 16 Subject to Easement granted to Burkhardt Family Investments, LLC for the purpose of permanent access easement, as set forth in instrument recorded in Book 17910 at Page 4916, in the land records of St. Louis County, Missouri.
 - Correction of permanent access easement deed, as set forth in instrument recorded in Book 18125 at Page 1929, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 17 Subject to General Utility Easement as set forth in instrument recorded in Book 17910 at Page 4923, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 18 Subject to General Utility Easement as set forth in instrument recorded in Book 17910 at Page 4929, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 19 Subject to Permanent Roadway Improvements Maintenance Utility and Sewer Easement as set forth in instrument recorded in Book 17910 at Page 4935, in the land records of St. Louis County, Missouri. "SHOWN"
 - Item No. 20 Subject to Easement granted to Burkhardt Family Investments, LLC for the purpose of permanent access easement deed, as set forth in instrument recorded in Book 18125 at Page 1936, in the land records of St. Louis County, Missouri. "SHOWN" (Calls in the description do not match the exhibit, duplicate of Book 17910, Page 4916 prior to Correction Deed Book 18125, Page 1929)
 - Item No. 21 Subject to Restrictions, easements, dedications, building lines and set back lines which are shown on the plat of SUBDIVISION OF E. KROENUNG ESTATE recorded in Plat Book 11 at Page 11, in the land records of St. Louis County, Missouri "SHOWN"
- (4) Except as shown hereon there are no known encroachments on subject property.
- (5) There was no evidence of recent earth moving work, building construction observed at the time of this survey.
- (6) There are no known changes in street right of way lines.
- (7) There was no evidence of recent sidewalk/street construction at the time of this survey.
- (8) There were no wetlands designated onsite at the time of the survey.
- (9) Professional Liability Insurance policy obtained by the surveyor, certificate of insurance to be furnished upon request.

- GENERAL NOTES:**
- Subject property is Zoned P1 Planned Industrial District Ord# 3197
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
 - Subject property lies within Flood Zone X shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 28189C0125K with an effective date of 2-4-2015. By graphical plotting.
 - There are no marked parking stalls onsite.
 - Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

Surveyors Certification

This is to certify to:
 Carshield F.C.
 Clear Title Group LLC
 Chicago Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during April 2023.

Walter J. Pfeiffer, P.L.L.C.
 Walter J. Pfeiffer, P.L.L.C.
 Missouri Professional Engineer License No. 2008-000728

EXHIBIT A

LOT TWO (2) OF THE SUBDIVISION OF E. KROENUNG ESTATE, IN U.S. SURVEYS 133, 362 AND 1937, TOWNSHIP 45 NORTH, RANGE 3 EAST, IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11 PAGE 11 OF THE ST. LOUIS COUNTY RECORDS, CONTAINING 20.737 ACRES;

EXCEPT THAT PART CONVEYED TO THE COUNTY OF ST. LOUIS FOR THE RELOCATION OF EATHERTON ROAD, BY DEED RECORDED IN BOOK 540 PAGE 510 OF THE ST. LOUIS COUNTY RECORDS;

THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR ROADWAY PURPOSES BY DEED RECORDED IN BOOK 6522 PAGE 629 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS;

THAT PART CONVEYED TO JACK J. SCHWARTZ AND PATRICIA M. SCHWARTZ, HIS WIFE BY DEED RECORDED IN BOOK 6999 PAGE 657 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS;

AND

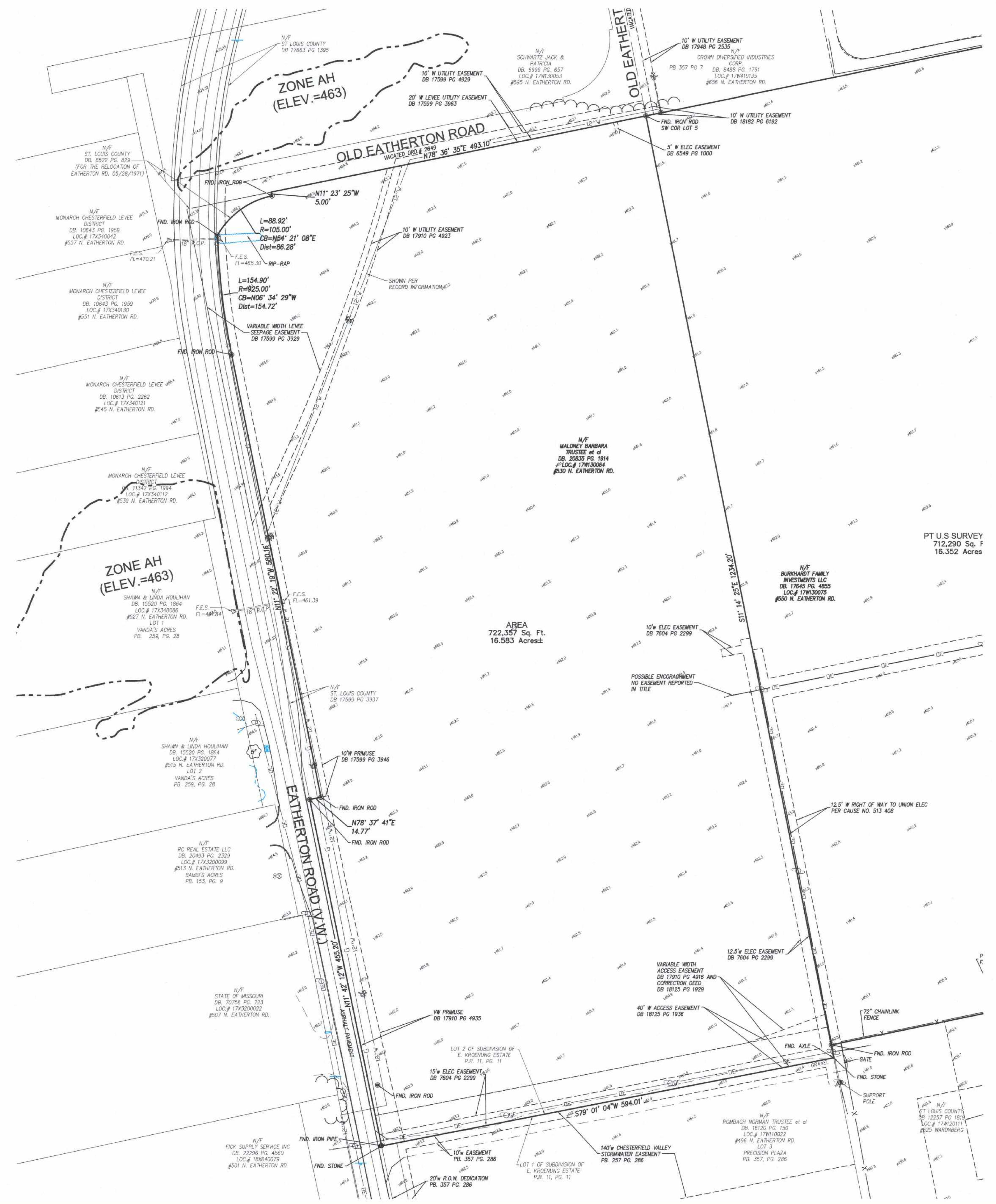
THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY DEED RECORDED IN BOOK 17599 PAGE 3937 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS

AS SURVEYED DESCRIPTION

A tract of land being part of Lot 2 of the Subdivision of E. Kroenung Estate, a subdivision according to the plat thereof as recorded in Plat Book 11 Page 11 of the St. Louis County Records located in U.S. Survey 362, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at a stone located at the northeastern corner of Lot 3 of Precision Plaza, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 286 of above said records; thence along the northern line of said Lot 3 and its direct southwestern prolongation thereof, South 79 degrees 01 minute 04 seconds West, 594.01 feet to a stone found on the eastern right-of-way of Eatherton Road, variable width; thence along said right-of-way line the following courses and distances, North 11 degrees 42 minutes 12 seconds West, 455.20 feet to a found Iron Rod; North 78 degrees 37 minutes 41 seconds East, 14.77 feet to a found Iron Rod; North 11 degrees 22 minutes 19 seconds West, 580.16 feet to a found Iron Rod; said point also being the beginning of a curve to the right, having a radius of 925.00 feet; thence along said curve with an arc length of 154.90 feet and a chord which bears North 06 degrees 34 minutes 29 seconds West, 154.72 feet to the beginning of a non-tangential curve to the right having a radius of 105.00 feet; along said curve with an arc length of 88.92 feet and a chord which bears North 54 degrees 21 minutes 05 seconds East, 86.28 feet to a found Iron Rod and North 11 degrees 23 minutes 25 seconds West, 5.00 feet to the southern line of that part of Old Eatherton Road, 40 feet wide, as vacated by City of Chesterfield Ordinance Number 2649, recorded in Book 19501, Page 473 of above said records; thence along said southern line of Old Eatherton Road, North 78 degrees 38 minutes 35 seconds East, 493.10 feet to a found Iron Rod on the western line of a tract of land as conveyed to the Burkhardt Family Investments LLC by instrument recorded in Book 17845, Page 4855 of said records; thence along said western line and the western line of a tract of land as conveyed to St. Louis County, Missouri by instrument recorded in Book 12257, Page 1819, South 11 degrees 14 minutes 25 seconds East, 1,234.20 feet to the POINT OF BEGINNING.

Containing 722,357 square feet or 16.583 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during May 2023.



257 Chesterfield Business Parkway
 St. Louis, MO 63008 PH: (636) 503-5100 FAX: (636) 503-5001
 www.stockandassociates.com

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

PREPARED BY:

ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 2

630 N EATHERTON ROAD
 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
 WALTER JOSEPH PFEIFFER
 LICENSE NUMBER
 PLS-000000078
 WALTER JOSEPH PFEIFFER
 MISSOURI PROFESSIONAL ENGINEER
 LICENSE NO. 2008-000728

REVISIONS:

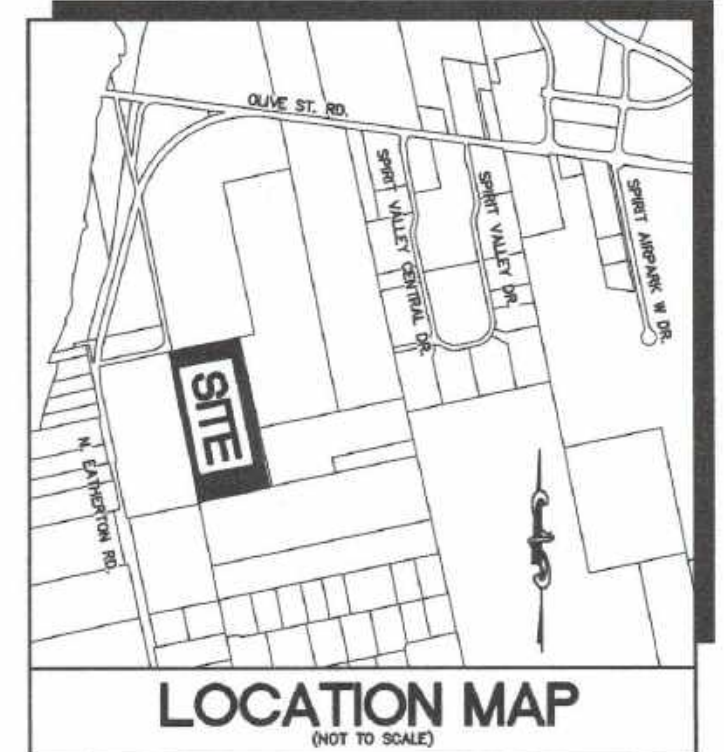
1	6/13/2023 - Revised per city comments
2	9/25/2023 - Additional Topo on Burkhardt Property.
3	1/10/2024 - Additional Title Work
4	2/06/2024 - New Title

DRAWN BY: J.K. CHECKED BY: W.J.P.
 DATE: 5/16/23 JOB NO: 2023-7301
 M.S.D. P.#: BASE MAP #
 S.L.C. INT.#: MAT SUR.#
 M.D.R.#:

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

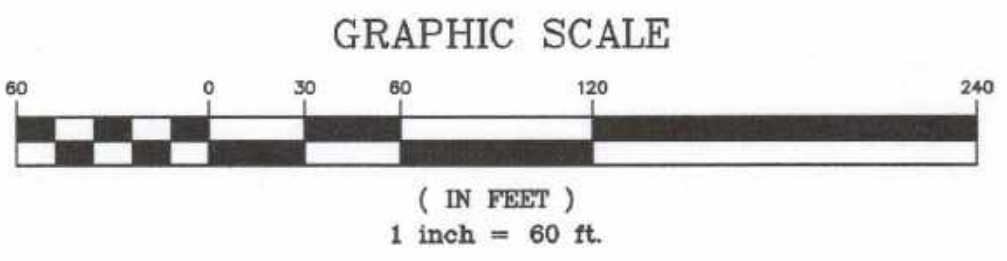
ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND

⊕	BENCH MARK	⊕	FIRE HYDRANT
○	FOUND IRON ROD	⊕	FIRE DEPARTMENT CONNECTION
○	FOUND IRON PIPE	⊕	WATER MANHOLE
△	RIGHT OF WAY MARKER	⊕	WATER METER
⊕	UTILITY POLE	⊕	WATER VALVE
⊕	SUPPORT POLE	⊕	POST INDICATOR VALVE
⊕	UTILITY POLE WITH LIGHT	⊕	CLEAN OUT
⊕	UTILITY POLE WITH LIGHT	⊕	STORM MANHOLE
⊕	LIGHT STANDARD	⊕	GRATED MANHOLE
⊕	ELECTRIC METER	⊕	STORMWATER INLET
⊕	ELECTRIC MANHOLE	⊕	GRATED STORMWATER INLET
⊕	ELECTRIC PEDESTAL	⊕	WALL
⊕	ELECTRIC SPURCE BOX	⊕	CHAINLINK/WIRE FENCE
⊕	ELECTRIC BREAKER	⊕	WOOD/WIRE FENCE
⊕	GAS DRIP	⊕	WOOD/WIRE FENCE
⊕	GAS METER	⊕	UNDERGROUND ELEC OVERHEAD ELEC
⊕	GAS VALVE	⊕	TELEPHONE LINE
⊕	TELEPHONE MANHOLE	⊕	FIBER OPTIC LINE
⊕	TELEPHONE PEDESTAL	⊕	WATERLINE
⊕	TELEPHONE SPURCE BOX	⊕	FLOODWAY
⊕	CABLE TV PEDESTAL	⊕	SLOPE/LEEVE



LINE TYPE LEGEND

---	EX CONT M/R
---	EX CONT M/R
---	TREE LINE
---	FEMA ELEV
---	FEMA LIMIT
---	PAVEMENT
---	GUARD RAIL
---	CHAINLINK/WIRE FENCE
---	WOOD/WIRE FENCE
---	WOOD/WIRE FENCE
---	GAS
---	UNDERGROUND ELEC OVERHEAD ELEC
---	TELEPHONE LINE
---	FIBER OPTIC LINE
---	WATERLINE
---	FLOODWAY
---	SLOPE/LEEVE



ST. LOUIS COUNTY BENCHMARK
 BENCHMARK 11109 NAVD83(SL2201a) Elev = 461.10
 Standard Aluminum Disk stamped SL-41 1990 Disk is set along the east side of Eatherton Road just north of the Shell Pipeline Marker; 10' east of the centerline of Eatherton and 60' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Olive Street and Eatherton Road.

ABBREVIATIONS

C.O.	CLEANOUT
D.S.	DEED BOOK
E	ELECTRIC
F	FLOODWAY
FL	FEET
FO	FOUND
G	GAS
M.H.	MANHOLE
N.F.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PLAT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
S.O.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VERIFIED CLAY PIPE
W	WATER
(RW)	RIGHT-OF-WAY WIDTH

Notes:
 (1) Stock and Associates Consulting Engineers, Inc. used exclusively Stewart Title Guaranty Company Commitment No. CTG-2023-11-1411-CML, revision 3, with an effective date of November 7, 2023 at 8:00 AM for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in: Burkhardt Family Investments, LLC

(3) Title Commitment No. CTG-2023-11-1211-CML, revision 3 with Schedule B-Section 2 exceptions:

Item No. 7 Subject to Right-of-Way Easement granted to Shell Pipe Line Corporation, as set forth in instrument recorded in Book 2439 at Page 380, in the land records of St. Louis County, Missouri. "NOT SHOWN" Blanket in nature.

Item No. 8 Easement granted to Union Electric Company, as set forth in instrument recorded in Book 6039 at Page 323, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject parcel.

Item No. 9 Subject to Easement granted to City of Chesterfield for the purpose of Storm Water Easement, as set forth in instrument recorded in Book 17693 at Page 3272, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 10 Easement granted to The Metropolitan St. Louis Sewer District, as set forth in instrument recorded in Book 17771 at Page 2609, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property.

Item No. 11 Subordination Agreement by and between Union Electric Company d/b/a AmerenUE and St. Louis County, Missouri, as set forth in instrument recorded in Book 17781 at Page 2191, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property.

Item No. 12 Permanent Storm Water Drainage Easement as set forth in instrument recorded in Book 17899 at Page 3783, in the land records of St. Louis County, Missouri. "SHOWN" Does not affect subject property.

Item No. 13 Subject to Easement granted to Burkhardt Family Investments, LLC, as set forth in instrument recorded in Book 17910 at Page 4916, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 14 Subject to Correction to Permanent Access Easement Deed granted to Burkhardt Family Investments, LLC, as set forth in instrument recorded in Book 18129 at Page 1929, in the land records of St. Louis County, Missouri. "Noted"

Item No. 15 Easement granted to Monarch-Chesterfield Levee District, et al, as set forth in instrument recorded in Book 17948 at Page 2535, in the land records of St. Louis County, Missouri. "SHOWN" Does not affect subject property.

Item No. 16 Easement granted to The Metropolitan St. Louis Sewer District, as set forth in instrument recorded in Book 17950 at Page 1547, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property.

Item No. 17 Easement granted to The Metropolitan St. Louis Sewer District, as set forth in instrument recorded in Book 17950 at Page 1550, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property.

Item No. 18 Subject to Permanent Access Easement granted to Burkhardt Family Investments, LLC, as set forth in instrument recorded in Book 18125 at Page 1936, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 19 Subject to General Utility Easement as set forth in instrument recorded in Book 18182 at Page 6192, in the land records of St. Louis County, Missouri. "SHOWN" Does not affect subject property.

Item No. 20 Subject to Report of Commissioners and Condemnation by and between Union Electric Company and Marie R. Burkhardt, et al filed 11/07/1984 as Cause Number 513-008 in the Circuit Court of St. Louis County, Missouri. Two of the described locations "SHOWN". The third location is not on the subject property.

(4) Except as shown hereon there are no known encroachments on subject property.

(5) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

(6) There are no known changes in street right of way lines.

(7) There was no evidence of recent sidewalk/street construction at the time of this survey.

(8) There were no wetlands designated onsite at the time of the survey.

(9) Professional Liability Insurance policy obtained by the surveyor, certificate of insurance to be furnished upon request.

Surveyors Certification
 This is to certify to:
 Carshfield F.C.
 Clear Title Group LLC
 Stewart Title Guaranty Company

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during April 2023.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D
 By: *Walter J. Pilgner*
 Walter J. Pilgner, Missouri P.L.S. No. 2008-000728

A tract of land in U.S. Surveys 133 and 362, Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a stone at the Southwest corner of Lot 5 of "Subdivision of E. Kroenung Estate", a subdivision according to the plat thereof recorded in Plat Book 11, Page 11 of the St. Louis County Records; thence Eastwardly along the South line of said Lot 5 and its prolongation, being the South line of Lots 6 and 7 of said E. Kroenung Estate, North 78 degrees 26 minutes 00 seconds East 572.27 feet to the intersection of said South line with the East line of U.S. Survey 362; thence Southwardly along said East line, South 12 degrees 37 minutes 16 seconds East, 740.26 feet to a concrete monument at the Southwest corner of Lot 4 of "Subdivision of Amelia Boisselier Estate" a subdivision according to the plat thereof recorded in Plat Book 16, page 27 of the St. Louis County Records; thence Eastwardly along the South line of said Lot 4 and its prolongation, being the South line of said Amelia Boisselier Estate, North 78 degrees 23 minutes 57 seconds East 1169.82 feet to a stone on the East line of U.S. Survey 133; thence Southwardly along last said East line, South 12 degrees 33 minutes 38 seconds East, 475.07 feet to an iron pipe; thence leaving last said East line, South 78 degrees 19 minutes 40 seconds West, 1787.18 feet to an iron rod on the East line of Lot 2 of E. Kroenung Estates; thence along last said East line, North 11 degrees 24 minutes 56 seconds West, 1218.03 feet to the Point of Beginning according to survey by Stock and Associates Consulting Engineers, Inc., on March 16, 2007.

EXCEPTING THEREFROM, a tract of land being part of U.S. Survey 133 in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

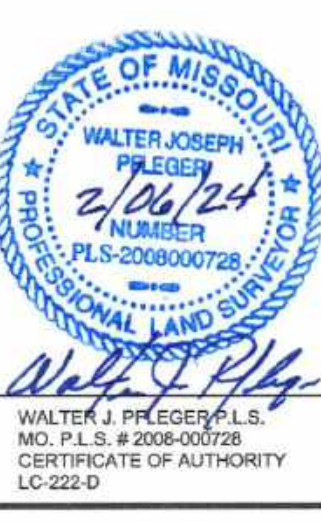
Beginning at a stone at the Southeast corner of Lot 3 of "Amelia Boisselier Estate", a subdivision according to the plat thereof recorded in Plat Book 16, Page 27 of the St. Louis County Records, said stone also being on the East line of said U.S. Survey 133; thence along said East line, South 12 degrees 33 minutes 38 seconds East, 475.07 feet to an iron pipe; thence leaving said East line, South 78 degrees 19 minutes 40 seconds West, 1189.26 feet to a point on the West line of said U.S. Survey 133; thence along said West line, North 12 degrees 37 minutes 28 seconds West, 476.57 feet to a concrete monument at the Southwest corner of Lot 4 of said Amelia Boisselier Estate; thence along the South line of said Lot 4 and its prolongation, being the South line of said Lot 3, North 78 degrees 23 minutes 57 seconds East, 1189.82 feet to the point of beginning and contains 565,927 square feet, or 12.992 acres, more or less.

GENERAL NOTES:

- Subject property is Zoned NU Non Urban
 Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone X shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C0125K with effective date of 2-4-2015. By graphically plotting.
- There are no marked parking stalls onsite.
- Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chestnutfield Business Parkway
 St. Louis, MO 63003 P.O. BOX
 5301-3000 FAX (636) 340-3000
 www.stockandassociates.com
 Web: www.stockandassociates.com

ALTA/NSPS LAND TITLE SURVEY
PART OF U.S. SURVEY 362
 650 N EATHERTON ROAD
 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



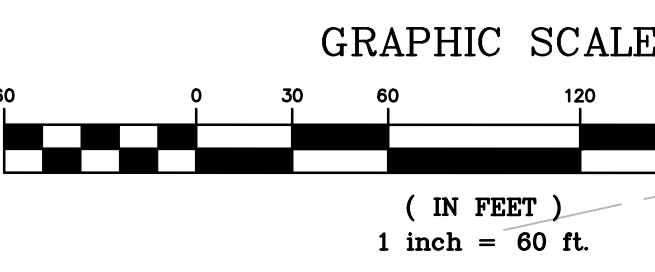
REVISIONS:
 1 6/13/2023 - Revised per city comments
 2 9/25/2023 - Additional Topo on Burkhardt Property.
 3 11/02/2024 - Additional Title Work
 4 2/06/2024 - New title

DRAWN BY:	W.J.P.	CHECKED BY:	W.J.P.
DATE:	3/21/23	JOB NO.:	2022-7301
M.S.D. #:		BASE MAP #:	
S.L.C. HNT #:		HNT S.U.P. #:	
M.D.A.R. #:			
SHEET TITLE:	ALTA/NSPS LAND TITLE SURVEY		
SHEET NO.:	SHEET #1		

PREPARED FOR:
 CARSHIELD FC
 503 PEARL DR
 ST. PETER MO 63376
 ATTN: Nick Hamilton

PRELIMINARY DEVELOPMENT PLAN TEXT AMENDMENT TO P.I. ORDINANCE 3258

A TRACT OF LAND BEING PART OF LOT 2 OF E. KROENING ESTATE AS RECORDED IN PLAT BOOK 11, PAGE 11 AND A TRACT OF LAND AS CONVEYED TO BURKHARDT FAMILY INVESTMENTS, LLC IN DEED BOOK 17845, PAGE 4855, ALL LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

- ATC - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- N/P. - PLAY BOOK
- PC. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TRP. - TYPICALLY
- U.L.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (80'W) - RIGHT-OF-WAY WIDTH

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- QUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- ACCESSIBLE PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY

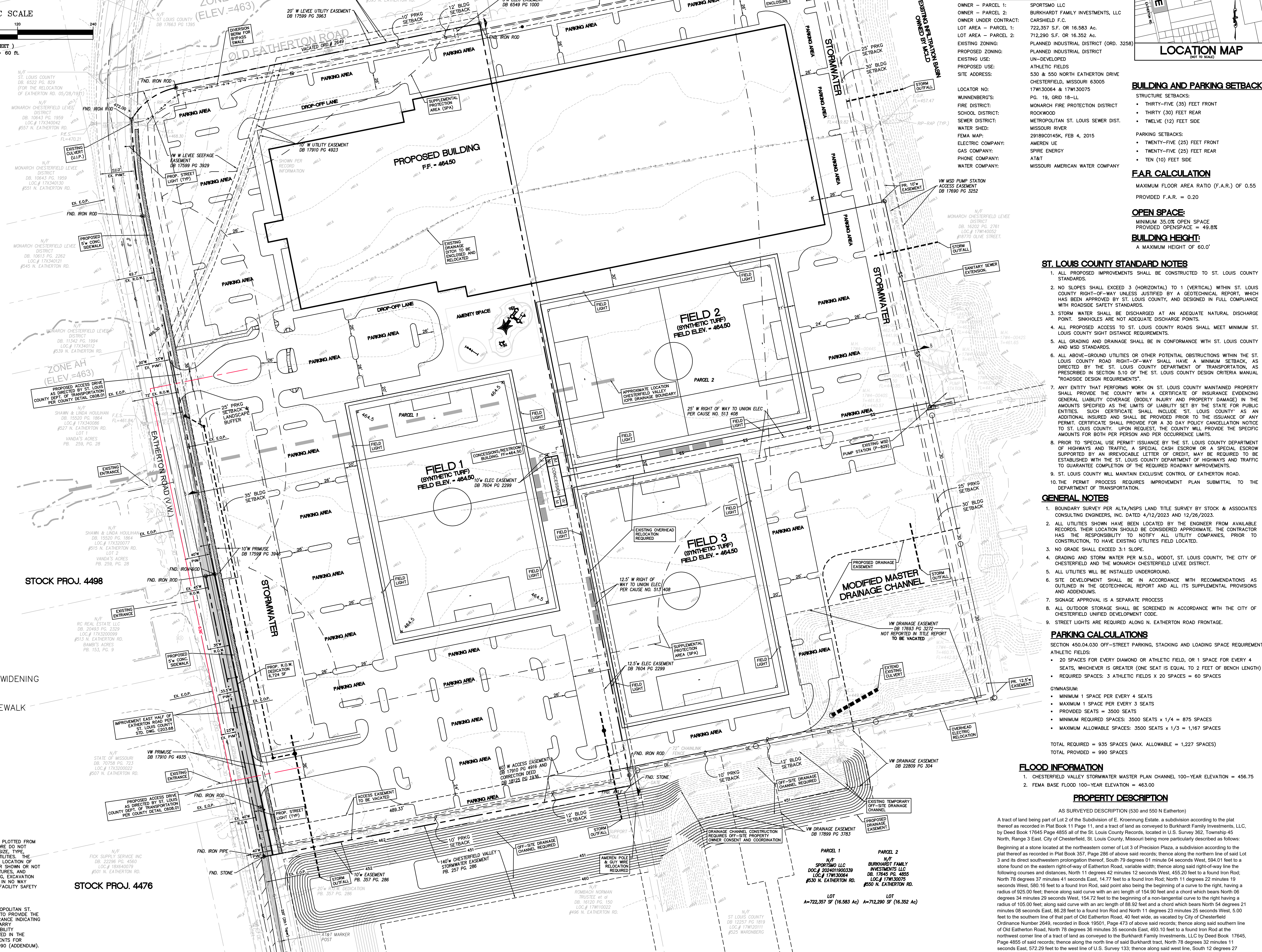
LEGEND

- EATHERTON ROAD WIDENING
- 5'w CONCRETE SIDEWALK

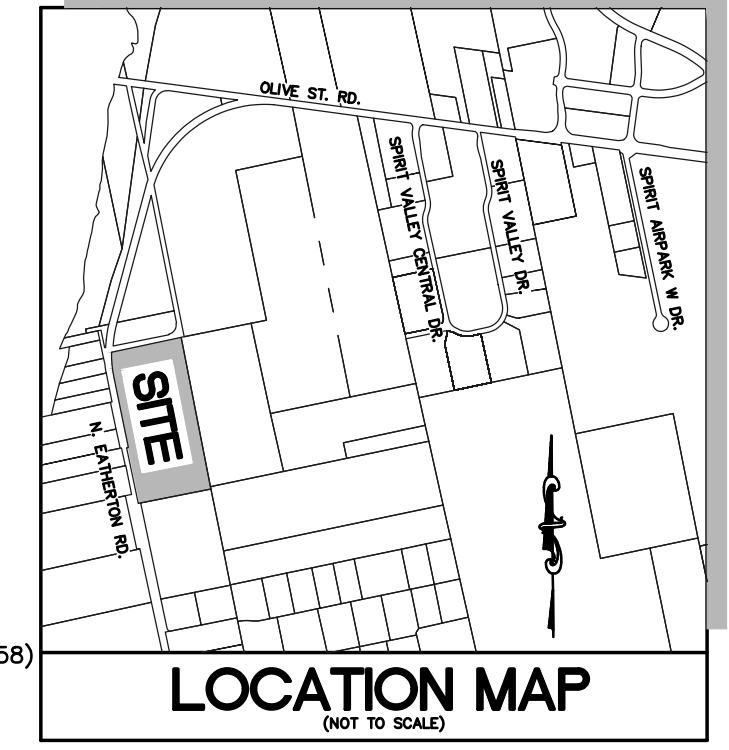
UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSM.

CONTRACTORS INSURANCE REQUIREMENTS
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

PREPARED FOR:
CARSHIELD FC
503 PEARL DR
ST. PETER MO 63376
ATTN: Nick Hamilton



ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 11109 NAVD83(2011) Elev = 461.10
"Standard Aluminum Disk" stamped 31-41 1990 Disk is set along the east side of Eatherton Road. It is located 19' east of the centerline of Eatherton and 80' north of the east pipeline marker. Approximately 1.1 mile south of the intersection of Olive Street and Eatherton Road.



PERTINENT DATA

OWNER - PARCEL 1: SPORTSMO LLC
OWNER - PARCEL 2: BURKHARDT FAMILY INVESTMENTS, LLC
OWNER UNDER CONTRACT: CARSHIELD F.C.
LOT AREA - PARCEL 1: 722,357 S.F. OR 16,583 AC.
LOT AREA - PARCEL 2: 712,290 S.F. OR 16,352 AC.
EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (ORD. 3258)
EXISTING USE: UN-DEVELOPED
PROPOSED USE: ATHLETIC FIELDS
SITE ADDRESS: 530 & 550 NORTH EATHERTON DRIVE, CHESTERFIELD, MISSOURI 63005
LOCATOR NO: 17W130064 & 17W130075
MUNICIPALITY: PG. 19, GRID 18-LL
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER: MISSOURI RIVER
FEMA MAP: 28180C045K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE ENERGY
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

BUILDING AND PARKING SETBACKS

STRUCTURE SETBACKS:
• THIRTY-FIVE (35) FEET FRONT
• THIRTY (30) FEET REAR
• TWELVE (12) FEET SIDE

PARKING SETBACKS:
• TWENTY-FIVE (25) FEET FRONT
• TWENTY-FIVE (25) FEET REAR
• TEN (10) FEET SIDE

F.A.R. CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55
PROVIDED F.A.R. = 0.20

OPEN SPACE
MINIMUM 35.0% OPEN SPACE
PROVIDED OPENSACE = 49.8%

BUILDING HEIGHT:
A MAXIMUM HEIGHT OF 60.0'

- ST. LOUIS COUNTY STANDARD NOTES**
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
 - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
 - ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL "ROADSIDE DESIGN REQUIREMENTS".
 - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE ENDORSING THE GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PERSON AND PER OCCURRENCE LIMITS.
 - PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW ESTABLISHED BY IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE FURNISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
 - ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF EATHERTON ROAD.
 - THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

- GENERAL NOTES**
- BOUNDARY SURVEY PER ALTA/NSPS LAND TITLE SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DATED 4/12/2023 AND 12/26/2023.
 - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
 - NO GRADE SHALL EXCEED 3:1 SLOPE.
 - GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
 - ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
 - SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
 - SEWER APPROVAL IS A SEPARATE PROCESS.
 - ALL OUTDOOR STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.
 - STREET LIGHTS ARE REQUIRED ALONG N. EATHERTON ROAD FRONTAGE.

PARKING CALCULATIONS

SECTION 450.04.030 OFF-STREET PARKING, STAKING AND LOADING SPACE REQUIREMENTS

ATHLETIC FIELDS:
• 20 SPACES FOR EVERY DIAMOND OR ATHLETIC FIELD, OR 1 SPACE FOR EVERY 4 SEATS, WHICHEVER IS GREATER (ONE SEAT IS EQUAL TO 2 FEET OF BENCH LENGTH)
• REQUIRED SPACES: 3 ATHLETIC FIELDS X 20 SPACES = 60 SPACES

GYMNASIUM:
• MINIMUM 1 SPACE PER EVERY 4 SEATS
• MAXIMUM 1 SPACE PER EVERY 3 SEATS
• PROVIDED SEATS = 3500 SEATS
• MINIMUM REQUIRED SPACES: 3500 SEATS X 1/4 = 875 SPACES
• MAXIMUM ALLOWABLE SPACES: 3500 SEATS X 1/3 = 1,167 SPACES

TOTAL REQUIRED = 935 SPACES (MAX. ALLOWABLE = 1,227 SPACES)
TOTAL PROVIDED = 990 SPACES

FLOOD INFORMATION

- CHESTERFIELD VALLEY STORMWATER MASTER PLAN CHANNEL 100-YEAR ELEVATION = 456.75
- FEMA BASE FLOOD 100-YEAR ELEVATION = 463.00

PROPERTY DESCRIPTION

AS SURVEYED DESCRIPTION (530 AND 550 N Eatherton)

A tract of land being part of Lot 2 of the Subdivision of E. Kroening Estate, a subdivision according to the plat thereof as recorded in Plat Book 11 Page 11, and a tract of land as conveyed to Burkhardt Family Investments, LLC, by Deed Book 17845 Page 4855 all of the St. Louis County Records, located in U.S. Survey 362, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows: Beginning at a stone located at the northeastern corner of Lot 3 of Precision Plaza, a subdivision according to the plat thereof as recorded in Plat Book 357, Page 286 of above said records; thence along the northern line of said Lot 3 and its direct southwestern prolongation thereof, South 79 degrees 01 minute 04 seconds West, 594.01 feet to a stone found on the eastern right-of-way of Eatherton Road, variable width, thence along said right-of-way line the following courses and distances: North 11 degrees 11 minutes 42 seconds West, 455.20 feet to a found Iron Rod, North 78 degrees 37 minutes 41 seconds East, 147.77 feet to a found Iron Rod, North 11 degrees 22 minutes 19 seconds West, 580.16 feet to a found Iron Rod, said point also being the beginning of a curve to the right, having a radius of 925.00 feet, thence along said curve with an arc length of 154.90 feet which bears North 05 degrees 34 minutes 28 seconds West, 154.72 feet to the beginning of a non-tangential curve to the right having a radius of 105.00 feet, along said curve with an arc length of 88.92 feet and a chord which bears North 54 degrees 21 minutes 08 seconds East, 86.28 feet to a found Iron Rod and North 11 degrees 23 minutes 25 seconds West, 5.00 feet to the southern line of that part of Old Eatherton Road, 40 feet wide, as vacated by City of Chesterfield Ordinance Number 2649, recorded in Book 19501, Page 473 of above said records; thence along said southern line of Old Eatherton Road, North 78 degrees 36 minutes 35 seconds East, 493.10 feet to a found Iron Rod at the northwest corner line of a tract of land as conveyed to the Burkhardt Family Investments, LLC by Deed Book 17845, Page 4855 of said records; thence along the north line of said Burkhardt tract, North 78 degrees 32 minutes 11 seconds East, 572.29 feet to the west line of U.S. Survey 133, thence along said west line, South 12 degrees 27 minutes 10 seconds East, 740.46 feet and South 12 degrees 26 minutes 20 seconds East, 476.81 feet to the north line of a tract of land as conveyed to St. Louis County, Missouri by Deed Book 12257, Page 1819 of said records, thence leaving said west line and along the north and west lines of said St. Louis County tract, South 78 degrees 30 minutes 04 seconds West, 597.93 feet, and South 11 degrees 14 minutes 25 seconds East, 167.73 feet to the POINT OF BEGINNING.

Containing 1,434,647 square feet or 32.935 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during December 2023.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9000 FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
CARSHIELD FC SOCCER & HOCKEY TRAINING & PLAYING FACILITY

530 & 550 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

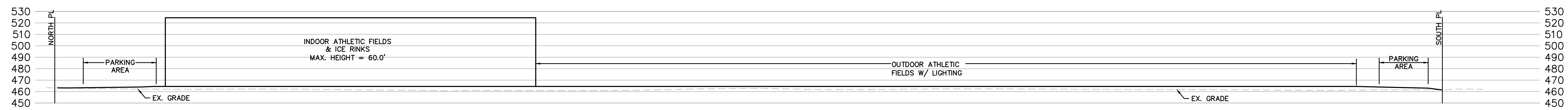
DATE: 12/27/2023
JOB NO: 222-7301-2
K.S.F. # 24MSD-xxxxx
S.L.C. MAP # HAT S.U.P. # 2057
M.D.N.R. # MO-RA-#
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN
SHEET NO: 1 of 2

REVISIONS:

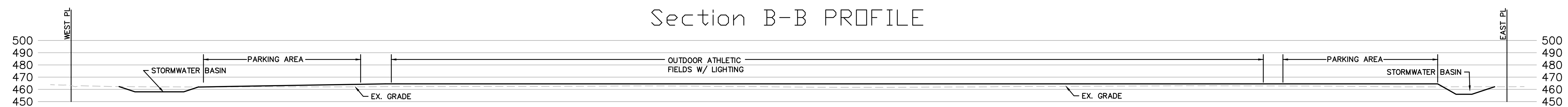
- 2024-02-02 - REVISED PER CITY COMMENTS AND LAYOUT DESIGN COORDINATOR
- 2024-02-28 - REVISED PER PUBLIC HEARING COMMENTS

DATE: 1/28/2024
GEORGE M. STOKK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: PE-25116

Section A-A PROFILE

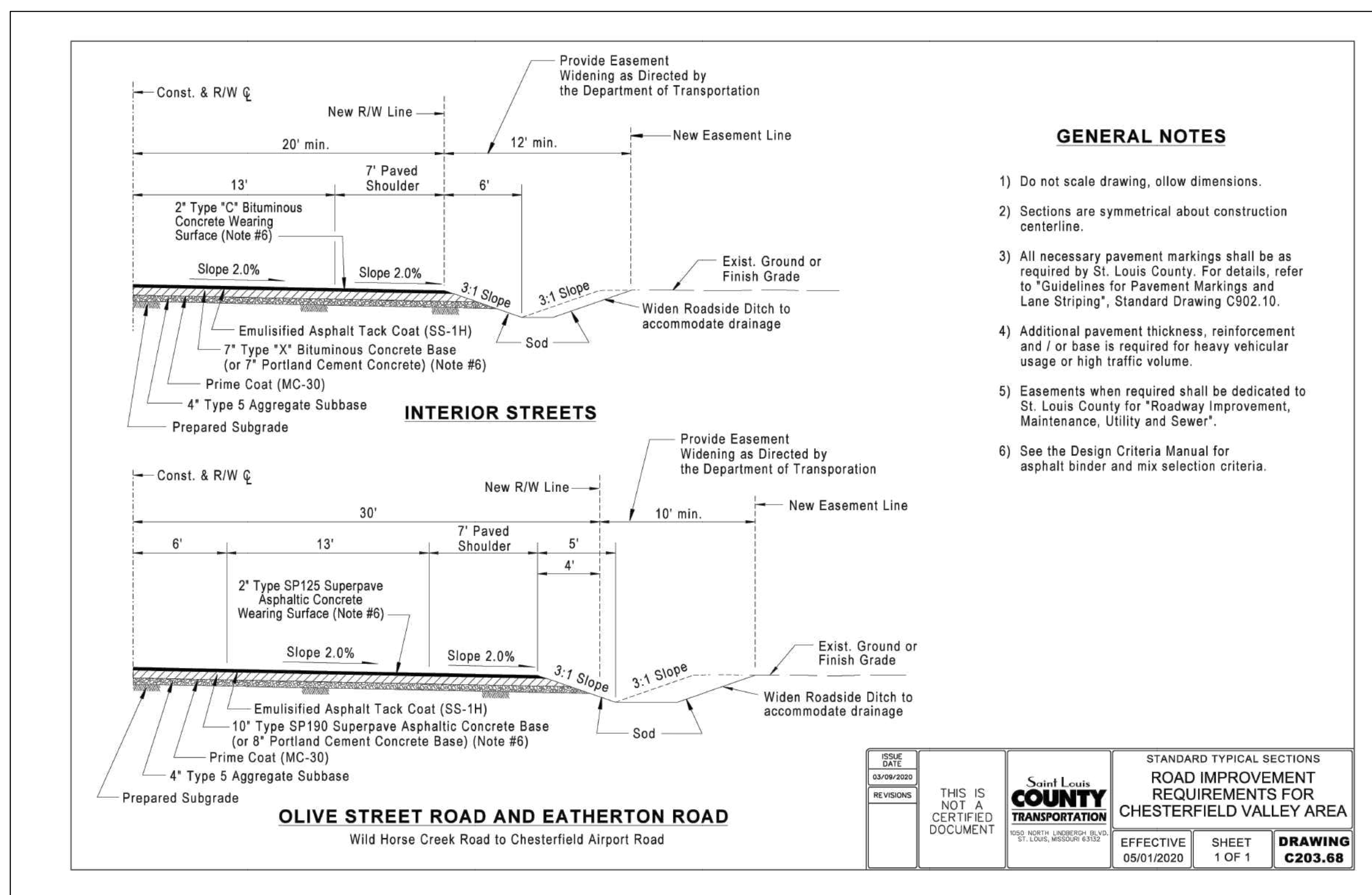


Section B-B PROFILE



SECTIONS
SCALE: HORZ: 1"=50'
VERT: 1"=20'

NOTE:
SEE SHEET 1 OF 2 FOR SITE SECTION LOCATIONS



GENERAL NOTES

- 1) Do not scale drawing, allow dimensions.
- 2) Sections are symmetrical about construction centerline.
- 3) All necessary pavement markings shall be as required by St. Louis County. For details, refer to "Guidelines for Pavement Markings and Lane Striping", Standard Drawing C902.10.
- 4) Additional pavement thickness, reinforcement and / or base is required for heavy vehicular usage or high traffic volume.
- 5) Easements when required shall be dedicated to St. Louis County for "Roadway Improvement, Maintenance, Utility and Sewer".
- 6) See the Design Criteria Manual for asphalt binder and mix selection criteria.

EATHERTON ROAD WIDENING - TYPICAL SECTION