



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

Planning Commission Public Hearing Report

Meeting Date: July 10, 2017

From: Cecilia Dvorak, Project Planner

Location: North of Chesterfield Airport Road and northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

Applicant: Stock & Associates on behalf of the Chesterfield Hockey Association (CHA)

Petition: **P.Z. 09-2017 18385 Chesterfield Airport Rd. (Chesterfield Hockey Association)**: A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for 17.85 acres located on the north side of Chesterfield Airport Road approximately 290 feet northeast of its intersection with Olive Street Road and 860 feet northwest of its intersection with Wings of Hope Boulevard (17W640080).

SUMMARY

Stock & Associates, on behalf of the Chesterfield Hockey Association (CHA), has submitted a request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District. The request is for a 17.85 acre parcel located north of Chesterfield Airport Road, northeast of its intersection with Olive Street Road and northwest of its intersection with Wings of Hope Boulevard.

The preliminary plan depicts two buildings with access off a proposed extension of Olive Street Road to the south and no direct access to Chesterfield Airport Road. The plan extends the new roadway along the southern side of the subject site. Ultimately, this Olive Street Road extension will connect Chesterfield Airport Road to the southwest with Spirit of St Louis Boulevard to the northeast.

HISTORY OF SUBJECT SITE

The subject site was blanket zoned “M-3” Planned Industrial by St. Louis County in 1965 with no site specific ordinance or development plan filed for this property after this zoning designation. The site is surrounded to the east and southeast by primarily vacant undeveloped land, to the southwest is the Comfort Inn & Suites, and to the west is the American Ready Mix concrete company.

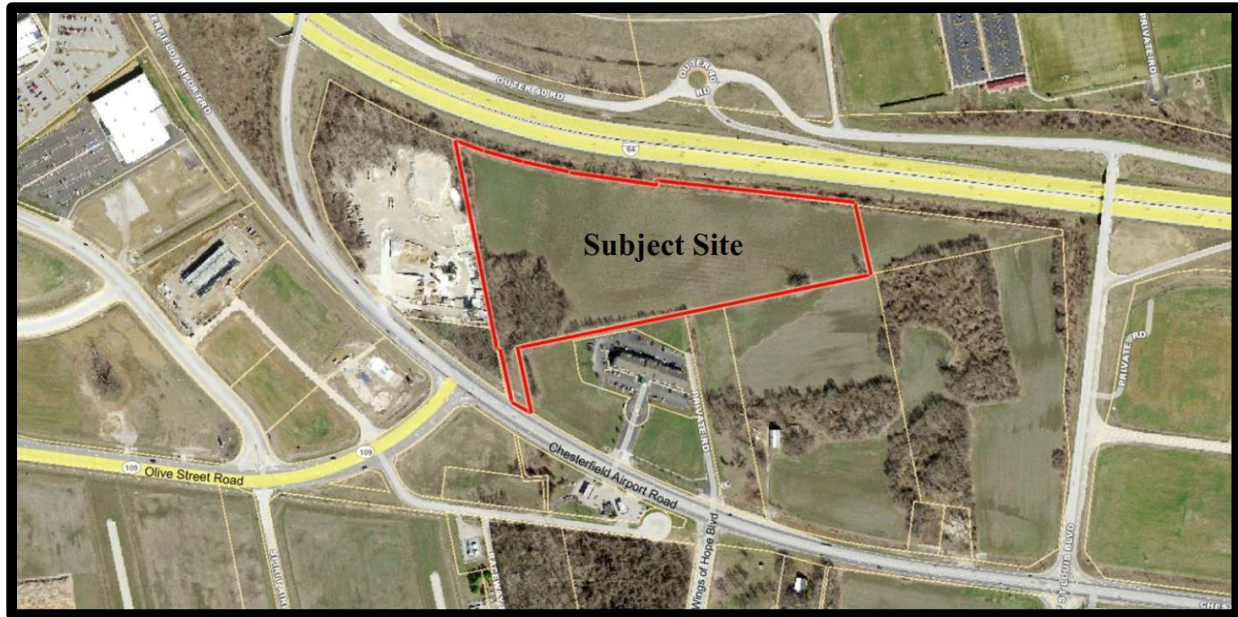


Figure 1: Aerial of Site and Proposed "PC" District

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning (this should be bolded)	Land Use
North	"M-3" Planned Industrial District	I-64/US 40 and Vacant Monarch-Chesterfield Levee District property
South	"M-3" Planned Industrial District, "C-8" Planned Commercial District, and "PC" Planned Commercial District	vacant agricultural, hotel, and the wedge gas station
East	"M-3" Planned Industrial District	Vacant agricultural
West	"M-3" Planned Industrial District	Industrial concrete company

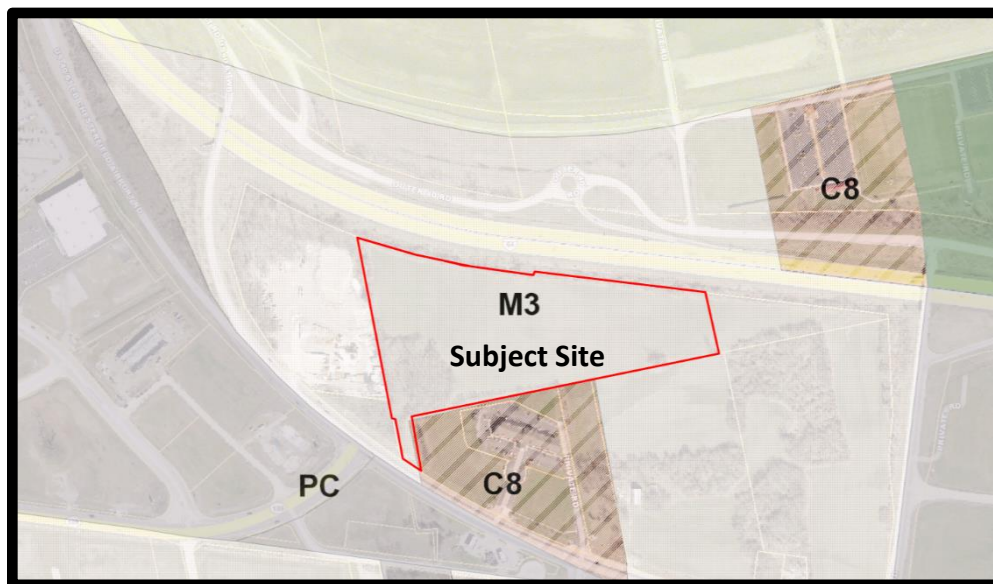


Figure 2: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located in the Chesterfield Valley and is designated as Mixed Commercial Use in order to take advantage of the high visibility and access to I-64/US 40.

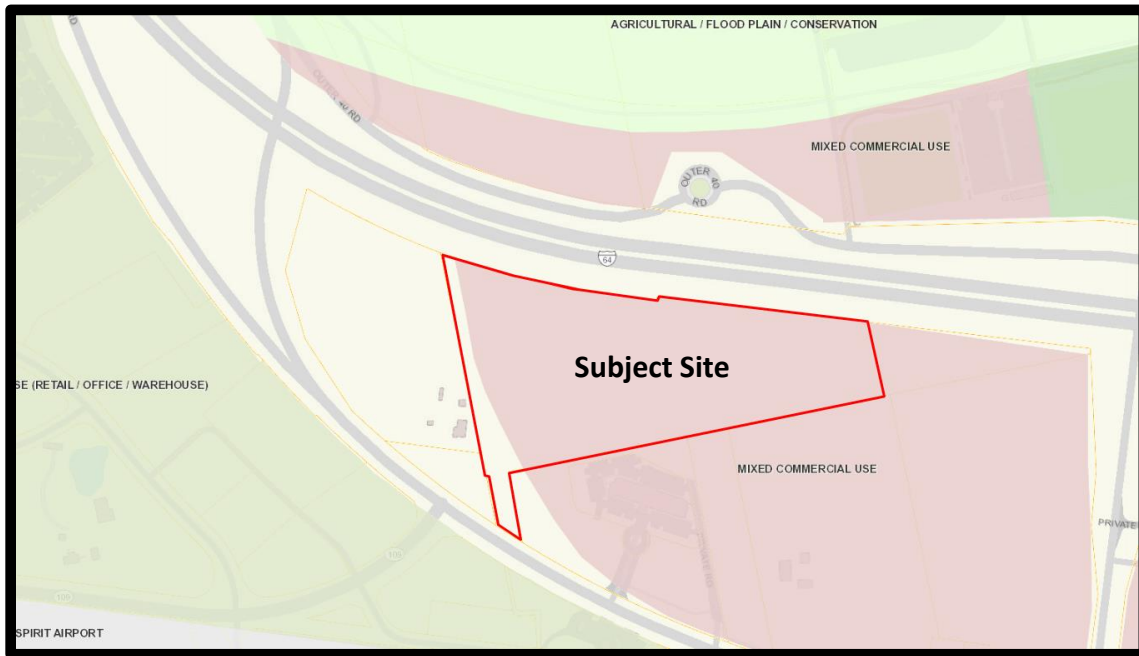


Figure 3: Future Land Use Plan

A public hearing further addressing the request will be held at the July 10, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, list of requested uses, Tree Stand Delineation and the Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant’s Narrative Statement
3. List of requested uses
4. Applicant’s Preliminary Plan
5. Alta/NSPS Land Title Survey
6. Tree Stand Delineation

cc: Justin Wyse, Director of Planning and Development Services



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, July 10, 2017 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 09-2017 18385 Chesterfield Airport Road (Chesterfield Hockey Association): A request for a zoning map amendment from a "M3" Planned Industrial District to a new "PC" Planned Commercial District for 17.85 acres located on the north side of Chesterfield Airport Road approximately 290 feet southeast of its intersection with Olive Street Road and 860 feet northwest of its intersection with Wings of Hope Boulevard. (17W640080).

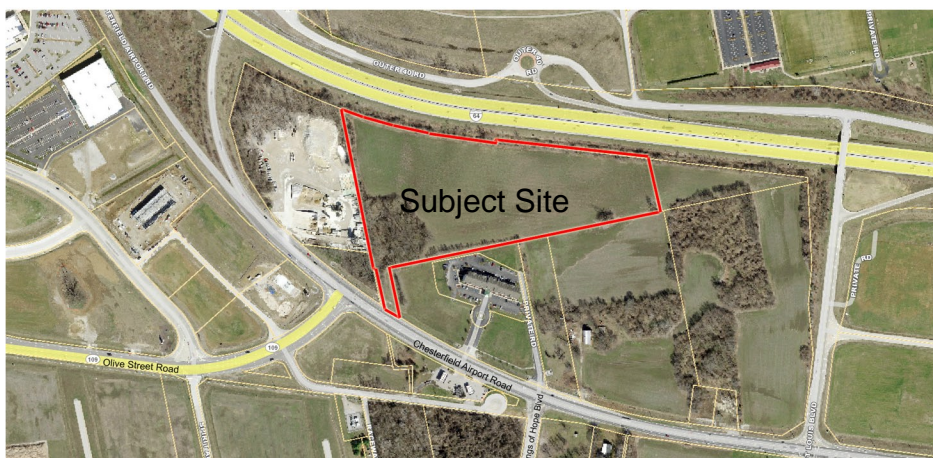
Description of Property

A TRACT OF LAND BEING PART OF LOT 3 OF THE "NICHOLAS MUELLER ESTATE" AS RECORDED IN PLAT BOOK 2, PAGE 25 AND LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 105, TOWNSHIP 45 NORHT, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

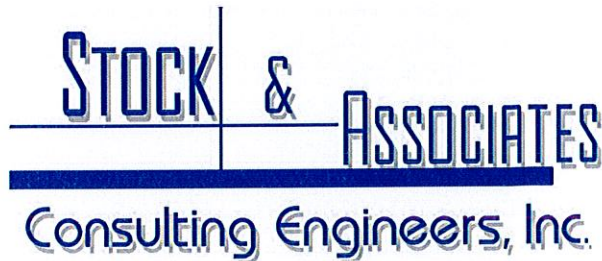
For a list of the requested uses, contact the project planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cecilia Dvorak at 636.537.4738 or via e-mail at cdvorak@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



CHESTERFIELD ICE AND SPORTS COMPLEX (+/- 11.8 Acres)
& FUTURE DEVELOPMENT OF APPROXIMATELY +/- 6.0 Acres

PROJECT NARRATIVE:

June 27, 2017

(Stock Project No. 215-5542)

A.) Project Summary:

The Chesterfield Ice and Sports Complex, a state-of-the-art ice and multi-sport facility, is being developed in Chesterfield Valley to replace Hardees IcePlex, which was recently sold, and will be demolished in Spring, 2017. The Complex will provide much needed ice time and recreational facilities for St. Louis youth and adults and attract local and regional sporting events and tournaments, generating jobs and tourism dollars for local businesses. It will also help St. Louis maintain and build upon its reputation as a first-tier hockey and sports town. The new complex is a public-private partnership and will be owned and operated by the Chesterfield Hockey Association, a non-profit organization.

In addition, we are allocating approximately six (6) acres for future development that would be complementary to the Ice & Sports Complex.

Also, we have provided at a minimum half of a one hundred (100) foot Right-Of-Way on our property for the Olive Street Road Extension as outlined in a feasibility study by St. Louis County Department of Highways & Traffic dated 3/15/09.

B.) Project Description – A Premier Hockey Destination:

To continue to grow the game of ice hockey and other ice sports in St. Louis, the area needs more ice rinks and ice time. With the closure of Hardees IcePlex, the region will lose 3 of its 21 sheets of ice. The new Chesterfield Sports Complex will provide a platform for various local youth sports programs to grow their organizations by providing a sustainable venue for them to call home.

Our goal is to create the premier hockey destination in Missouri and in the Midwest, located adjacent to the Simon Premium Outlet Mall, on 12 acres of land between Chesterfield Airport Road and US 64/40. Our proposed facility's design and its location in Chesterfield combining retail, entertainment and sports, differentiates it from others in the St. Louis area, many of which are older and in need of renovation.

June 26, 2017

PROJECT NARRATIVE – CHESTERFIELD SPORTSCOMPLEX

Page 2

C.) Objectives:

Our objectives for the Chesterfield Ice and Sports Complex are:

- To facilitate and increase participation in ice hockey and other sports among St. Louis area youth and adults.
- To create a premier hockey and sports destination in St. Louis and the Midwest which will attract local and regional players, teams, tournaments and activities and contribute to the economy and quality of life in the St. Louis region.
- To build a facility which is financially stable, sustainable and maintainable for the long-term.

D.) Design Criteria:

The Chesterfield Ice & Sports Complex will be designed in accordance with the requirements of PC District and Landscape Design Guidelines in the City of Chesterfield's Unified Development Code and are as follows:

- Maximum building height = 45.0'
- Maximum Floor Area Ratio (F.A.R.) = 0.55
- Minimum Open Space of 35%
- Structure Setbacks: Thirty (30) feet from the Southern boundary of this district, thirty (30) feet from the Northern boundary of this district, thirty (30) feet from the eastern boundary of this district, ten (10) feet from the Western boundary of this district, and ten (10) from the interior boundary lines within this district.
- Parking Setbacks: Thirty (30) feet from the Southern boundary of this district, thirty (30) feet from the Northern boundary of this district, thirty (30) feet from the eastern boundary of this district, ten (10) feet from the Western boundary of this district, and zero (0) from the interior boundary lines within this district.
- Landscape & Tree Preservation = Thirty (30) foot landscape buffer along the major roadways as required by section 04-02 of the Unified Development Code. Minimum of 30% retention of the existing tree canopy.

E.) Future Development of the Western Approximately (+/- 6.0 Acres):

- Uses consistent with goals and objectives of the Comprehensive Plan and to be compatible with the Adjacent Land Uses.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

CHESTERFIELD ICE AND SPORTS COMPLEX (+/- 11.8 Acres)
& FUTURE DEVELOPMENT OF APPROXIMATELY +/- 6.0 Acres

REQUESTED PERMITTED USES

June 26, 2017

(Stock Project No. 215-5542)



CIVIC:

Church and other places of worship
Community center

PUBLIC/RECREATIONAL

Art Gallery
Art Studio
Auditorium

OFFICE:

Office – dental
Office – general
Office – medical

COMMERCIAL/SALES:

Automobile dealership
Automotive retail supply
Bakery
Bar
Bowling center
Brewpub
Coffee shop
Coffee shop, drive-thru
Grocery-community
Grocery-neighborhood
Grocery-supercenter
Restaurant-sit down
Restaurant-fast food

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

May 26, 2017

PERMITTED USES – CHESTERFIELD SPORTSCOMPLEX

Page 2

Restaurant-take out

Retail sales establishment-community

Retail sales establishment – neighborhood

Retail sales establishment-regional

SERVICE / INDUSTRIAL:

Animal grooming service

Banquet Facility

Barber or beauty shop

Drug Store and Pharmacy

Dry Cleaning Establishment

Financial Institution, no Drive-Thru

Laundromat

Recreation Facility

Self-storage facility

Theatre, indoor

Theatre, outdoor

Vehicle repair and service facility

Veterinary clinic

Warehouse, general

EDUCATIONAL:

College/university

Kindergarten or nursery school

Specialized private school

Vocational school

Vocational school with outdoor training

CHESTERFIELD ICE AND SPORTS COMPLEX AND FUTURE DEVELOPMENT PRELIMINARY PLAN

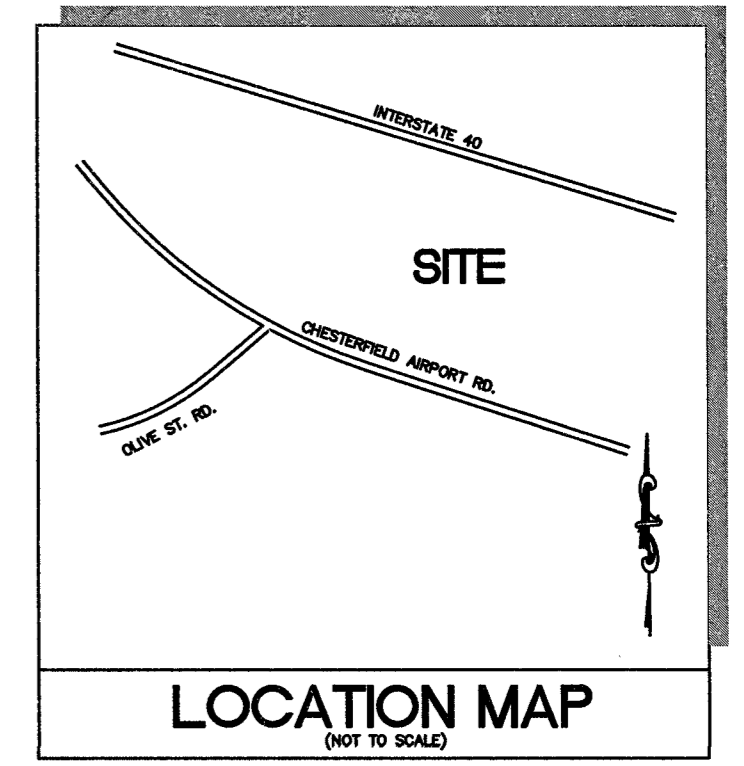
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS.
- 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.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING 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 PER 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 SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- A THIRTY (30) FOOT LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE MAJOR ROADWAYS, AS REQUIRED BY SECTION 04-02 OF THE UNIFIED DEVELOPMENT CODE.

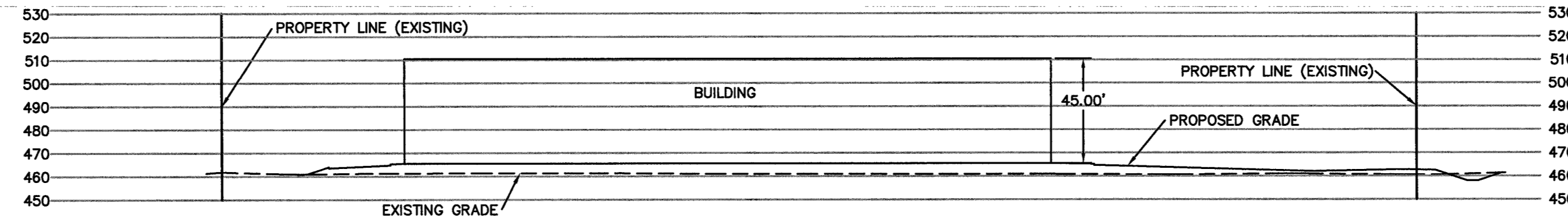
A TRACT OF LAND BEING PART OF LOT 3 OF THE 'NICHOLAS MUELLER ESTATE' AS RECORDED IN PLAT BOOK 2, PAGE 25 LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PROPOSED ZONING: "PC" PLANNED COMMERCIAL

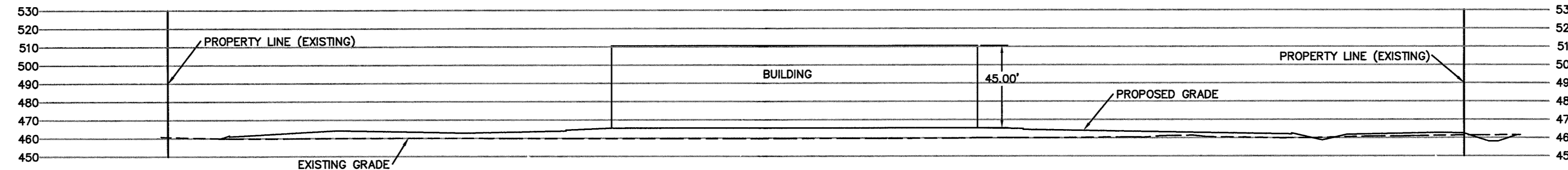
TOTAL TRACT = 17.851 AC
TRACT I = 6.586 AC
TRACT II = 10.850 AC
TRACT III = 0.364 AC
PARCEL II = 0.051 AC



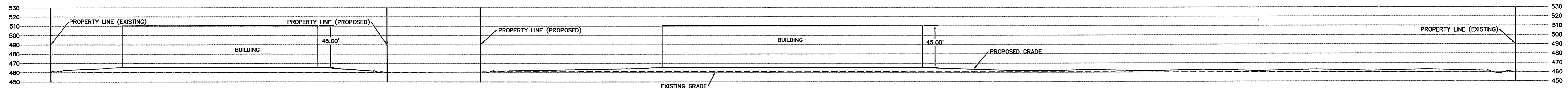
- INDEX**
- C-1 - COVER SHEET
 - C-2 - PRELIMINARY PLAN
 - C-3 - ALTA/NSPS LAND TITLE SURVEY
 - TSD - TREE STAND DELINEATION



SITE SECTION A-A
SCALE 1"=50'



SITE SECTION B-B
SCALE 1"=50'



SITE SECTION C-C
SCALE 1"=50'

LEGEND

- ELECTRIC MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER MANHOLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PHONE MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- CONCRETE
- ASPHALT
- POLYVINYL CHLORIDE
- DENOTES WITH
- TRANSFORMER
- SANITARY
- MANHOLE
- FLOW LINE
- SWALE
- SILT FENCE

ABBREVIATIONS

- A.C. - AIR CONDITIONER
- A.T.G. - ADJUST TO GRADE
- C.O. - CLEANOUT
- D.B. - DEED BOOK
- DND - DO NOT DISTURB
- DSP - DRAINAGE SPOT
- E - ELECTRIC
- FL - FLOOR
- FT - FEET
- FND - FOUND
- G - GAS
- L.L. - LOWER LEVEL
- M.B. - MANSION
- M.A. - MANHOLE
- N.F. - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PAGE - PAGE
- P.M. - PRIVATE UNDER MSD INSPECTION
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.D. - ROOF DRAIN
- R.S. - SIGNAL BOX
- S.O. - SQUARE
- T - TELEPHONE CABLE
- T.B.R. - TO BE REMOVED
- T.B.R.A. - TO BE REMOVED AND REPLACED
- T.B.R.B. - TO BE REMOVED BY OTHERS
- U.P. - USE IN PLACE
- U.L. - UPPER LEVEL
- V.C.P. - VETTERED CLAY PIPE
- W - WATER
- Y.D. - YARD DRAIN
- R.O.W. - RIGHT-OF-WAY WIDTH
- G.V. - GAS VALVE
- G.M. - GAS METER
- W.V. - WATER VALVE
- W.F. - WATER FAUCET
- C.O. - CLEAN OUT
- E.B. - ELECTRIC BOX
- L.S. - LIGHT STANDARD
- T.S. - TRAFFIC SIGNAL
- X.E.V.L. - ELECTRIC YARD LIGHT
- T.H. - TEST HOLE
- F.H. - FIRE HYDRANT
- S. - SIGN
- A.S.P. - ACCESSIBLE SPACE
- T.P.L. - TEST PIT LOCATION

SITE INFORMATION:

PROPOSED SITE AREA = 17.851 ACRES
EXISTING ZONING = "M3"
PROPOSED ZONING = "PC" PLANNED COMMERCIAL
CITY = CHESTERFIELD, MISSOURI
SITE ZIP CODE = 63005
SITE ADDRESS INFO = 18385 CHESTERFIELD AIRPORT ROAD
OWNER = CHESTERFIELD HOCKEY ASSOCIATION (OWNER UNDER CONTRACT)
WUNNENBERG'S = PG 20, 17-J and 18-J
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FLOOD MAP PANEL = FIRM 29189C0145K, EFFECTIVE FEB. 4, 2015
FIRE DISTRICT = MONARCH FIRE PROTECTION DIST. 13725 OLIVE BLVD. CHESTERFIELD, MO 63017
WATER DISTRICT = MISSOURI AMERICAN WATER COMPANY

PROPERTY DESCRIPTION

A tract of land being part of Lot 3 of the "Nicholas Mueller Estate" as recorded in Plat Book 2, page 25 and located in U.S. Survey 371 and part of U.S. Survey 102, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:
Beginning at a Stone in the South line of Lot 3 of the Nicholas Mueller Estate, according to the plat thereof recorded in Plat Book 2 Page 25 of the Saint Louis County Records, said point being the Southeast corner of property conveyed to Genevieve E. Schmitt as described in deed recorded in Book 5070 Page 388 of the Saint Louis County Records, said point being also a point in the South line of Survey 371; thence Northwardly along the East line of said property conveyed to Genevieve E. Schmitt, North 12 degrees 15 minutes 56 seconds West, 223.42 feet to an Iron Rod in the Southern line of State Highway 40 (now known as I-64) as described in Cause No. 220880 of the Circuit Court of Saint Louis County, Missouri and recorded in Deed Book 6343, Page 524; thence along said Southern line the following: in an Easterly direction along a curve to the left having a radius of 2014.79 feet, an arc length of 882.52 feet, the chord of which bears South 77 degrees 26 minutes 20 seconds East, a chord distance of 681.06 feet to an Iron Rod; thence South 83 degrees 57 minutes 58 seconds East, 122.32 feet to an Iron Rod; thence North 12 degrees 11 minutes 22 seconds West, 10.53 feet to an Iron Rod; thence South 83 degrees 57 minutes 58 seconds East, 1772.80 feet to an Iron Rod; thence leaving said Southern line South 12 degrees 01 minutes 29 seconds East, 270.42 feet to a point on the aforesaid South line of Lot 3; thence along said South line of Lot 3 South 77 degrees 51 minutes 00 seconds West, 1384.88 feet to a point; thence leaving said South line of Lot 3 South 12 degrees 06 minutes 26 seconds East, 259.87 feet to an Iron Rod on the Northern line of Chesterfield Airport Road, formerly State Highway 40 T.R.; thence along said Northern line in a Westerly direction along a curve to the right having a radius of 3501.54 feet, an arc length of 114.13 feet, the chord of which bears North 58 degrees 00 minutes 03 seconds West, a chord distance of 114.12 feet to an Iron Rod; thence leaving said Northern line North 12 degrees 07 minutes 26 seconds West, 160.38 feet to a point of beginning and containing 777,664 square feet or 17,851 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during the month of April, 2017.

ST. LOUIS COUNTY BENCHMARK
BENCHMARK# 1127 NVD29 ELEV=461.91
Standard DNR aluminum disk stamped SC-404 situated in a naturalized grass area south of the North Outer Forty Road at an approximate distance of 0.4 miles east of the intersection with Spirit of St. Louis Boulevard north of Interstate Route I-64 (also known as Highway 40), roughly 24.5 feet south of the centerline of North Outer Forty Road, 13.7 feet south of the edge of pavement, and 0.3 feet south of a MOND witness point set in the line of a cattle guard along the south side of North Outer Forty Road.

CURRENT OWNER:

JERRY F. DAVES, TRUSTEE ETAL
c/o JEAN M. BLAIR
9404 NATALIE CIRCLE
ST. LOUIS, MISSOURI 63132

PREPARED FOR:

CHESTERFIELD HOCKEY ASSOCIATION (OWNER UNDER CONTRACT)
c/o THE STAENBERG GROUP & MIA ROSE HOLDINGS LLC
2127 INNERBELT BUSINESS CENTER DR., SUITE 310
ST. LOUIS, MISSOURI 63114
ATTN: MR. MARK KRAUS, PRESIDENT
ATTN: MR. SAM ALDER

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 500-3900
FAX: (636) 500-3900
e-mail: jginn@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:
CHESTERFIELD ICE AND SPORTS COMPLEX AND FUTURE DEVELOPMENT
CHESTERFIELD, MISSOURI

DATE: 6/28/2017
GEORGE M. STOCK E-2516
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1.	2017-06-28	CITY COMMENTS
----	------------	---------------

RECEIVED
JUN 27 2017

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

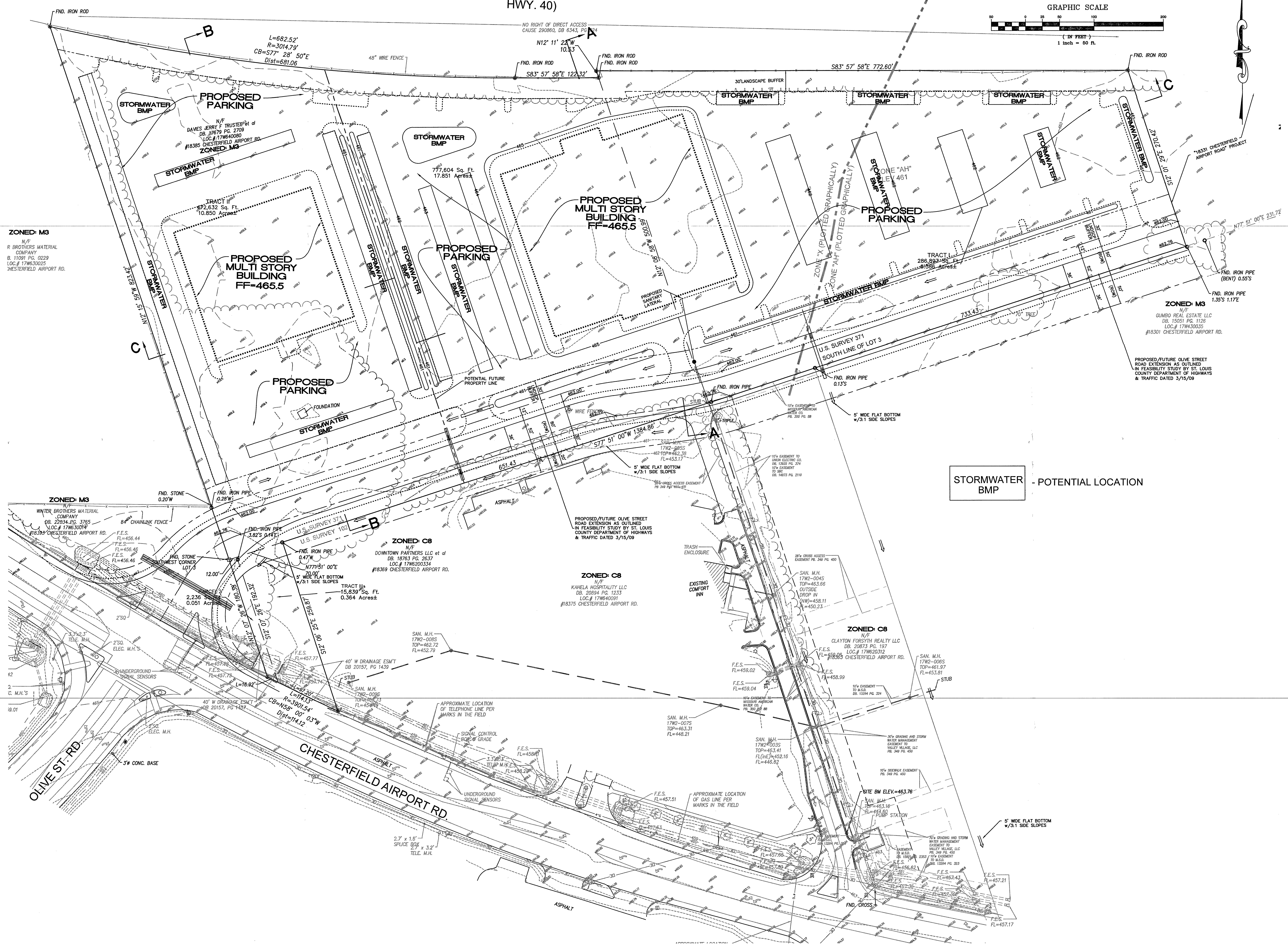
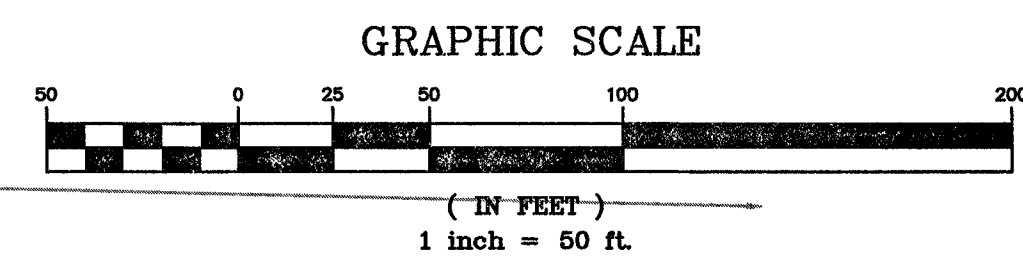
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D
By: *[Signature]* 6/26/17
DANIEL EHLMANN, Missouri P.L.S. No. 2215

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR

FLOODPLAIN INFORMATION:
Subject property lies within Flood Zone X Shaded (areas of 0.2% annual chance flood; areas of 1% 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 29189C0145K with an effective date of 02/4/2015.

COVER SHEET
SHEET NO.: C-1

INTERSTATE 64 (U.S. HWY. 40)



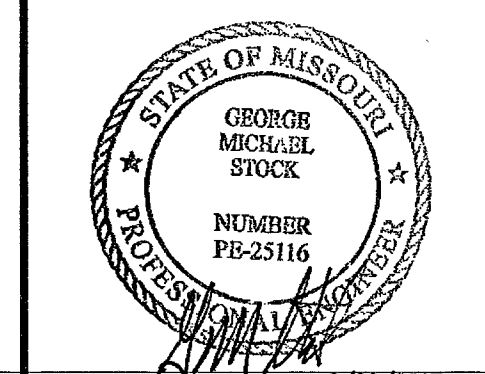
PREPARED BY:

STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH: (636) 530-9100
 FAX: (636) 530-9100
 E-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY PLAN FOR:
**CHESTERFIELD ICE AND SPORTS COMPLEX AND
 FUTURE DEVELOPMENT**

CHESTERFIELD, MISSOURI

DATE:



GEORGE M. STOCK - E-2816
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000596

REVISIONS:

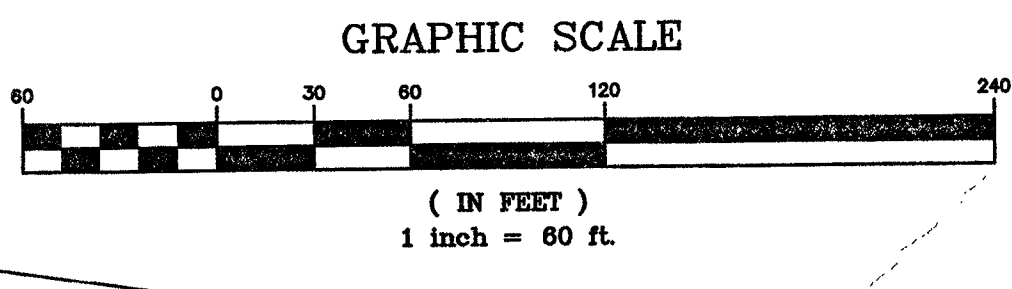
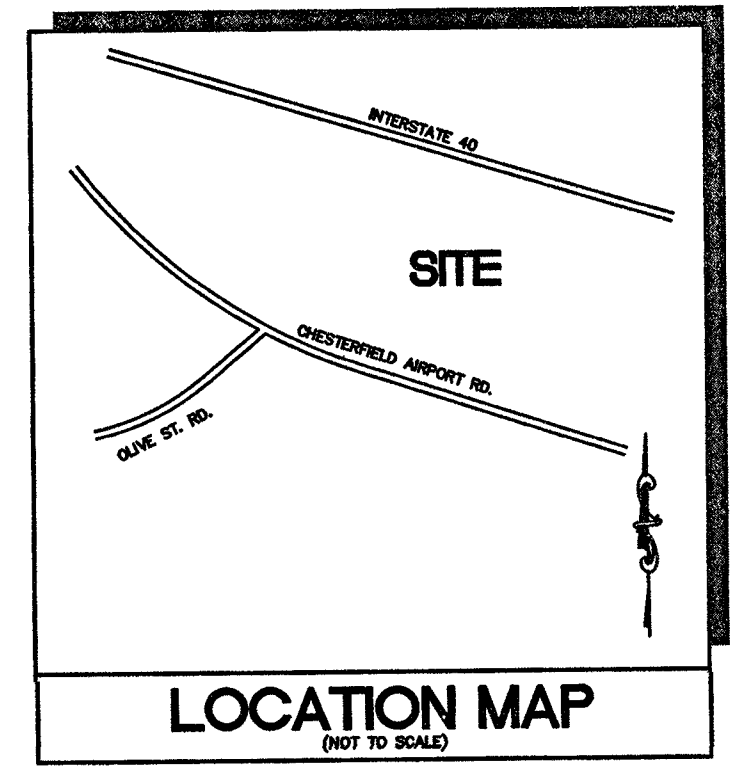
NO.	DATE	DESCRIPTION
1.	2017-06-26	CITY COMMENTS

PRELIMINARY PLAN

SHEET NO.: C-2

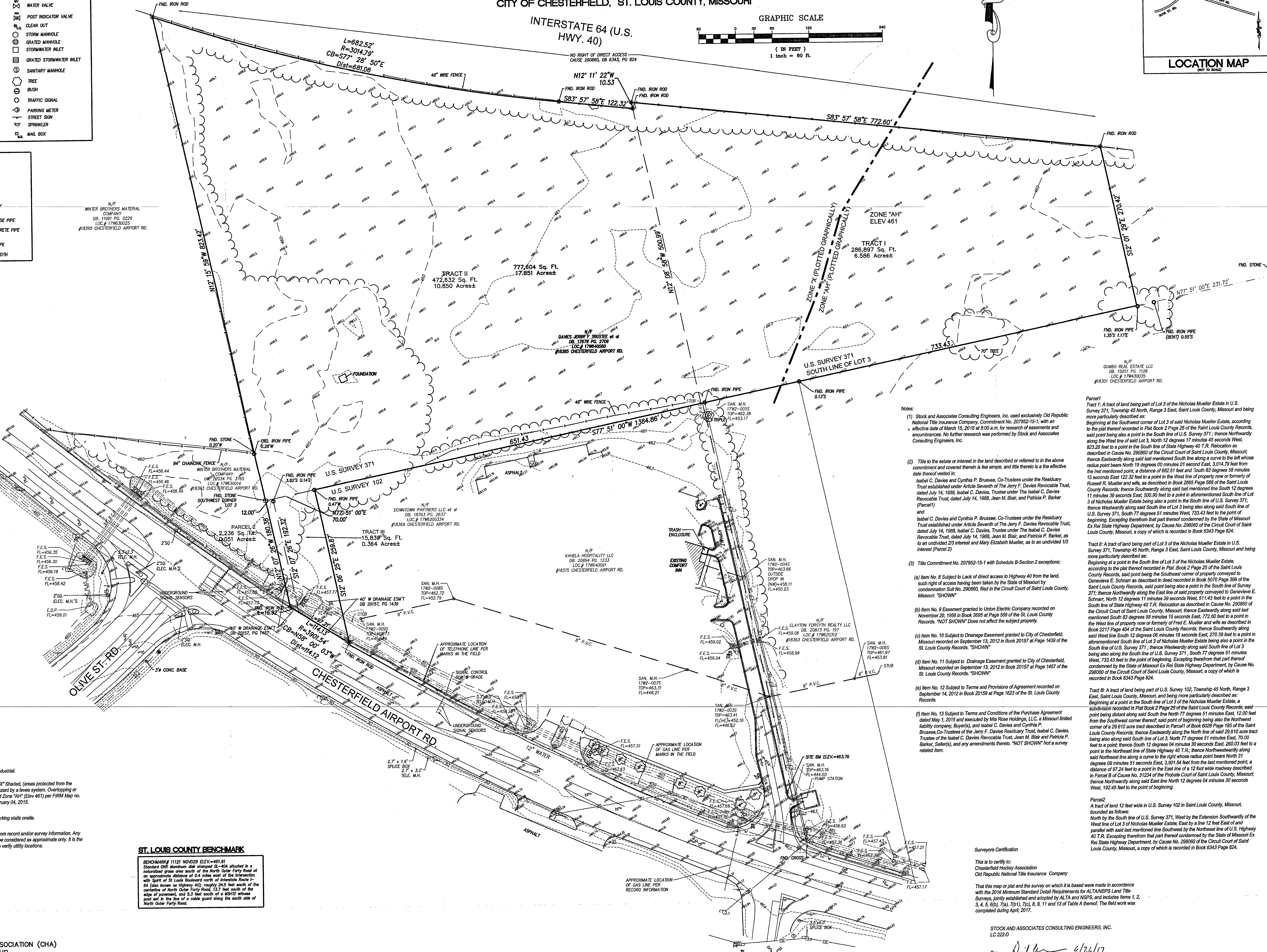
ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF LOT 3 OF THE 'NICHOLAS MUELLER ESTATE' AS RECORDED IN PLAT BOOK 2, PAGE 25 LOCATED IN U.S. SURVEY 371 AND PART OF U.S. SURVEY 102, 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
	UTILITY POLE WITH LIGHT		POST INDICATOR VALVE
	LIGHT STANDARD		CLEAN OUT
	ELECTRIC METER		STORM MANHOLE
	ELECTRIC MANHOLE		GRATED MANHOLE
	ELECTRIC PEDESTAL		STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	GAS DISP.		TREE
	GAS METER		BUSH
	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PARKING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPLICE BOX		SPRINKLER
	CABLE TV PEDESTAL		MAIL BOX

ABBREVIATIONS	
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLORENE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/O.F.	NOT OF FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.C.P.	TELEPHONE CABLE
V.C.P.	VETROFIED CLAY PIPE
W.	WATER
R.O.W.	RIGHT-OF-WAY WIDTH



GENERAL NOTES:

- 1) Subject property is Zoned M3 Planned Industrial.
- 2) Subject property lies within Flood Zone "X" Shaded, (areas protected from the 1-percent annual-chance greater flood hazard by a levee system. Overlapping or failure of any levee system is possible.) and Zone "AH" (Elev 461) per FIRM Map no. 291800C145 K with a Revised Date of February 04, 2015.
- 3) There are no regular or handicapped parking stalls on site.
- 4) Utilities shown herein are from 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.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 1121 NOV29 ELEV=461.91
Standard DVM aluminum disk stamped S-404 situated in a naturalized grass area south of the North Outer Forty Road at an approximate distance of 0.4 miles east of the intersection with South of St. Louis Boulevard north of Interstate Route 64 (also known as Highway 40) roughly 24.5 feet south of the centerline of North Outer Forty Road, 5.7 feet south of the edge of pavement, and 3.3 feet south of a MSHD whose post set in the line of a cable guard along the south side of North Outer Forty Road.

- Notes:**
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 207952-15-1, with an effective date of March 15, 2016 at 8:00 a.m. for research of assessments and encumbrances. 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 a the effective date thereof vested in:
Isabel C. Davies and Cynthia P. Brussee, Co-Trustees under the Residuary Trust established under Article Seventh of The Jerry F. Davies Revocable Trust, dated July 14, 1988, Isabel C. Davies, Trustee under The Isabel C. Davies Revocable Trust, dated July 14, 1988, Jean M. Blair, and Patricia P. Barker (Parcel 1) and
Isabel C. Davies and Cynthia P. Brussee, Co-Trustees under the Residuary Trust established under Article Seventh of The Jerry F. Davies Revocable Trust, dated July 14, 1988, Isabel C. Davies, Trustee under The Isabel C. Davies Revocable Trust, dated July 14, 1988, Jean M. Blair, and Patricia P. Barker, as to an undivided 2/3 interest and Mary Elizabeth Mueller, as to an undivided 1/3 interest (Parcel 2)
 - (3) Title Commitment No. 207952-15-1 with Schedule B-Section 2 exceptions:
(a) Item No. 8 Subject to Lack of direct access to Highway 40 from the land, such right of access having been taken by the State of Missouri by condemnation Salt No. 290880, filed in the Circuit Court of Saint Louis County, Missouri. "SHOWN"
(b) Item No. 9 Easement granted to Union Electric Company recorded on November 20, 1956 in Book 3695 at Page 589 of the St. Louis County Records. "NOT SHOWN" Does not affect the subject property.
(c) Item No. 10 Subject to Drainage Easement granted to City of Chesterfield, Missouri recorded on September 13, 2012 in Book 20157 at Page 1439 of the St. Louis County Records. "SHOWN"
(d) Item No. 11 Subject to Drainage Easement granted to City of Chesterfield, Missouri recorded on September 13, 2012 in Book 20157 at Page 1457 of the St. Louis County Records. "SHOWN"
(e) Item No. 12 Subject to Terms and Provisions of Agreement recorded on September 14, 2012 in Book 20159 at Page 1623 of the St. Louis County Records.
(f) Item No. 13 Subject to Terms and Conditions of the Purchase Agreement dated May 1, 2015 and executed by Mia Rose Holdings, LLC, a Missouri limited liability company, Buyer(s), and Isabel C. Davies and Cynthia P. Brussee, Co-Trustees of The Jerry F. Davies Residuary Trust, Isabel C. Davies, Trustee of the Isabel C. Davies Revocable Trust, Jean M. Blair and Patricia P. Barker, Seller(s), and any amendments thereto. "NOT SHOWN" Not a survey related item.

Surveyors Certification

This is to certify to:
Chesterfield Hockey Association
Old Republic National Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 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, 2017.

Daniel Ehlmann, Missouri P.L.S. No. 2215

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
By: *[Signature]* 4/24/17
Daniel Ehlmann, Missouri P.L.S. No. 2215

PREPARED FOR:
CHESTERFIELD HOCKEY ASSOCIATION (CHA)
C/O THE STAENBERG GROUP
ATTN: MR MARK KRAUS(CHA) & MR SAM ADLER (THF)
2127 INNERBELT BUSINESS CENTER DR., SUITE 310
ST. LOUIS, MO 63114

PREPARED BY: **STOCK & ASSOCIATES Consulting Engineers, Inc.**

ALTA/NSPS LAND TITLE SURVEY
CHESTERFIELD ICE AND SPORTS COMPLEX AND FUTURE DEVELOPMENT
CHESTERFIELD, MO.

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR

REVISIONS:

NO.	DESCRIPTION	DATE
1	00000000-	

DRAWN BY: J.M.C. CHECKED BY: D.M.E.
DATE: 4/17/17 JOB NO: 215-0542
SCALE: P. # BASE MAP #
S.L.C. HRT # HRT SUFF. #
M.D.N.R. #
SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
SHEET NO.: C-3

