

Planning Commission Public Hearing Report

- Meeting Date:** November 14, 2018
- From:** Andrew Stanislav, Planner *AS*
- Location:** A 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way
- Petition:** **P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes)**: A request for a zoning map amendment from an “NU” Non-Urban District to the “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way (17W530101).

SUMMARY

Herman and Connie Grimes, with Stock and Associates Consulting Engineers, Inc., are requesting a zoning map amendment from an “NU” Non-Urban District to a “PC” Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. The new “PC” Planned Commercial District would allow for development of a building on the site to support commercial and retail uses and define development criteria for the site.



Figure 1: Subject site aerial image

HISTORY OF SUBJECT SITE

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. According to St. Louis County’s records, the existing single-family home on the subject site was built in 1960. Since the City’s incorporation, there have been no requests to rezone the property nor submittals of any redevelopment plans for review.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	“NU” Non-Urban District	Agricultural land
West	“NU” Non-Urban District	Agricultural land
South	“PI” Planned Industrial District	Vacant/undeveloped (Spirit Valley Business Park)
East	“NU” Non-Urban District	Vacant/undeveloped & residential

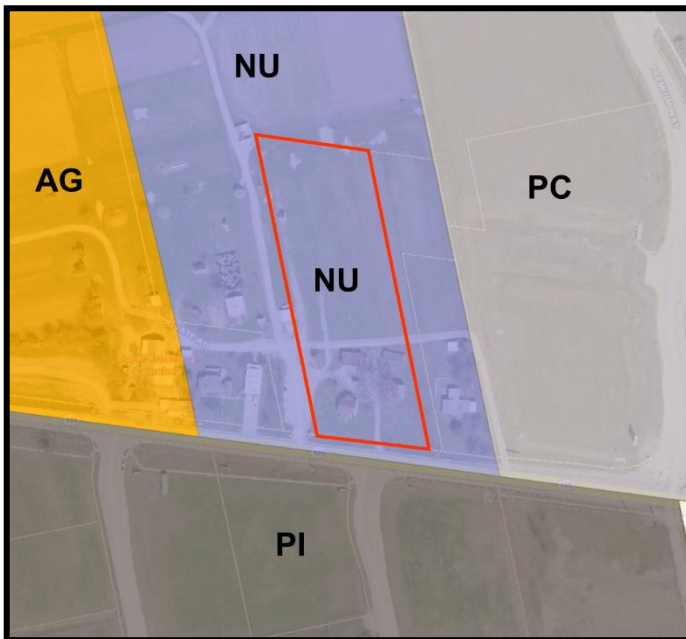


Figure 2: Zoning Map



Figure 3: Future Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Mixed Use (Retail/Office/Warehouse)” land use designation with appropriate land uses of retail, low-density office, and limited office/warehouse facilities.

The proposed uses in this request would comply with the Land Use Plan and would permit the applicant to build commercial development in accordance with all other requirements established in the Unified Development Code (UDC).

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy and the staff analysis follows in italics:

3.1 Quality Commercial Development – Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.

The uses proposed as part of this request include retail and service options that are also compliant with the Mixed Use (Retail/Office/Warehouse) designation in the Land Use Plan.

3.1.1 Quality of Design – Overall design standards should provide for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

The proposed request is for a relatively smaller-scale development of commercial and retail uses. A 30-foot landscape buffer is proposed along Olive Street Road as required by the UDC, and the proposed circulation anticipates connections to future development in the area.

The proposed change of zoning request is located in the Chesterfield Valley, which has specific policies identified for this area in the Comprehensive Plan:

3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry - Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.

This request proposes retail and commercial uses within the Chesterfield Valley near an existing area of current development (Chesterfield Blue Valley), which has complimentary uses to those requested for this development.

PRELIMINARY PLAN

A zoning map amendment to a planned zoning district, such as “PC” Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission’s packet. Some elements of the proposal include, but aren’t limited to:

- A single building proposed for commercial and retail uses;
- Landscape buffer frontage along Olive Street Road;
- North-south access drive with potential extension to connect with anticipated future development;
- Stormwater management provisions in accordance with City requirements for the Valley; and
- Parking areas to the side and rear of the proposed building

A public hearing further addressing the request will be held at the November 14, 2018 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Development Plan.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Tree Stand Delineation
4. Preliminary Development Plan
5. ALTA/NSPS Land Title Survey



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 November 14, 2018 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes): A request for a zoning map amendment from the "NU" Non-Urban District to the "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way (17W530101).

PROPERTY DESCRIPTION

Part of Lot 1 of the Amelia Boisselier Estate in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to survey and Subdivision thereof made by Richard Elbring Surveyor, recorded in Plat Book 16 page 27 of the St. Louis County Records.



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

LEVINA BOONE PROJECT NARRATIVE

Our proposal is to invest in the property 18633 Olive Street Road, which contains 3.1 +/- acres, and then market the property to appropriate investors. We would keep the architecture to blend nicely with the existing outlet mall, which is located near this acreage.

The proposed uses for the property are:

- Commercial Service Facility
- Grocery, community
- Grocery, neighborhood
- Office, general
- Office - medical
- Bakery
- Brewpub
- Coffee Shop, drive-through
- Filling station and convenience store with pump stations
- Laboratory - Professional Scientific
- Professional & Technical Service Facility
- Recreation facility
- Research Laboratory Facility
- Restaurant sit down
- Restaurant fast food
- Retail sales establishment-community
- Retail sales establishment-neighborhood
- Retail sales establishment-regional
- Drugstore and pharmacy with drive-through
- Financial institution with drive through
- Hotel and motel
- Hotel and motel, extended stay
- Warehouse, general

We want to do an environmental clean-up of the gas tank and pump located on the property as soon as closing, as well as proper disposal of the asbestos in the home, if any. We are also aware of the Chesterfield Tree Manual, and the Tree Stand Delineation requirement. We have four trees and have already been in contact with an arborist to do an evaluation of these trees. We have also been made aware of TownPlace Suites, and the trees that will line Olive Street Road on their property, and will conform to that standard.

We are not requesting any variations or exceptions from the requirement of the zoning ordinances. We are assuming that the neighboring homes are not considered in a residential district, as they are also zoned NU.

We are aware of the 50' easement for flood control, and it is our understanding that could be shared with the adjoining property. We are also aware of the request of the City of Chesterfield to extend connecting roadways through our property, and have hired George Stock and Associates to analyze the property, and put forward a plan that would be consistent with neighboring properties and the City of Chesterfield.

Proposed Design Standards:

F.A.R. 0.55 MAX

Maximum Building Ht. 65 feet

Open Space: 35% Min.

Proposed Setbacks:

Parking/Access Drives:

30' from Olive Street Rd

15' from Blue Valley Avenue

15' from North/South Street

5' from North, East & West property lines

Building:

50' from Olive Street Rd

5' from East & West property lines

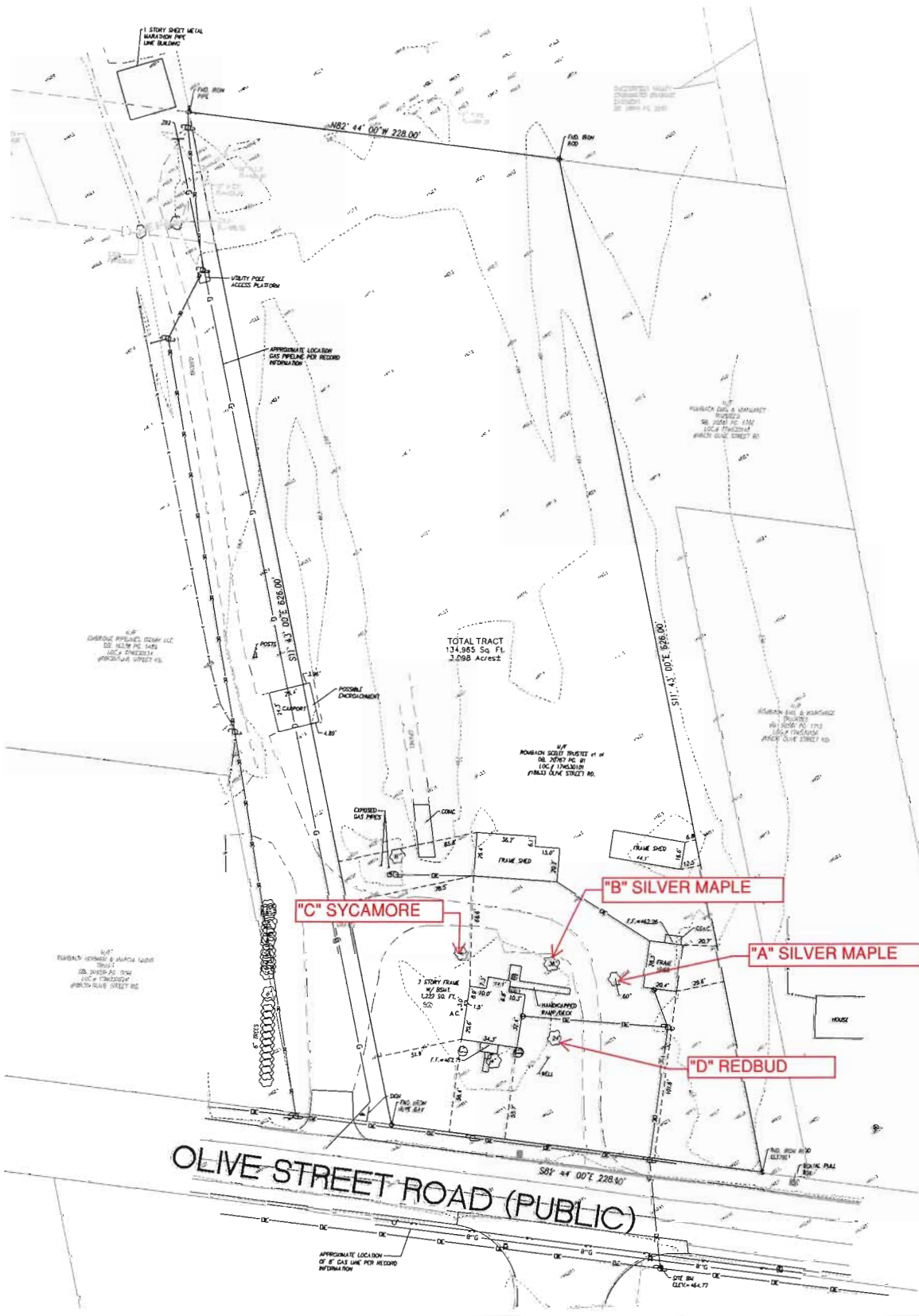
30' from North property line

TREE STAND DELINEATION REPORT
18633 Olive Street Road
Chesterfield Mo 63005

Prepared by:
Zachary D Hall
ISA Certified Arborist
MW-4833 A

SPECIMEN TREE

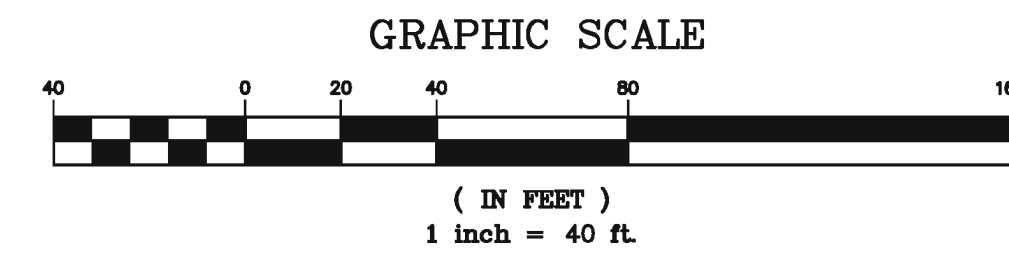
No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments
A	Silver Maple	<i>Acer saccharinum</i>	180	Poor	Topped, Severe Decay Through Out Branch Wood
B	Silver Maple	<i>Acer saccharinum</i>	120	Fair	Topped, Decay Through Out Branch Wood
C	Sycamore	<i>Platanus occidentalis</i>	142	Poor	Topped, 40-50% Decline
D	Redbud	<i>Cercis canadensis</i>	32,25,29	Fair	Codominant Stems, 10-15% Decline



TREE STAND DELINEATION EXHIBIT
 18633 OLIVE STREET ROAD
 CHESTERFIELD, MO 63005

PRELIMINARY PLAN 18633 OLIVE STREET ROAD

A TRACT OF LAND BEING AS RECORDED IN LOT 1 OF AMELIA BOISSELIER ESTATE AND BEING LOCATED IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



SITE INFORMATION

ADDRESS = 18633 OLIVE STREET RD.
CHESTERFIELD, MO 63005

SITE AREA = 3.098 ACRES

OWNER = ROMBACH SCOTT TRUSTEE et al

CITY = CITY OF CHESTERFIELD

FLOOD MAP = 29189C0120H

SEWER DISTRICT = MSD

WATERSHED = MISSOURI RIVER

FIRE DISTRICT = MONARCH CHESTERFIELD

SCHOOL DISTRICT = ROCKWOOD R-6

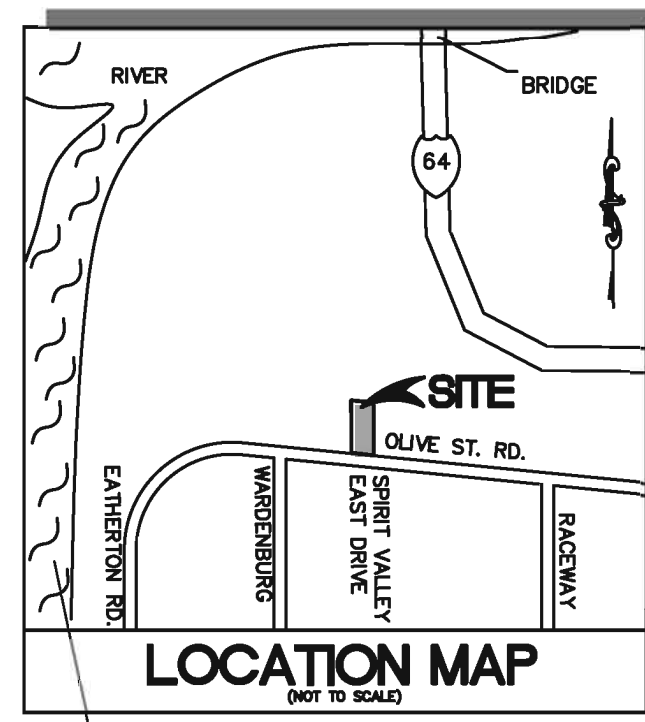
ELECTRIC SERVICE = AMEREN U.E.

GAS SERVICE = LACLEDE GAS

PHONE SERVICE = SWBT

WATER SERVICE = MO. AMERICAN WATER CO.

CABLE SERVICE = CHARTER COMMUNICATIONS



APPROXIMATELY 4100' WEST OF INTERSECTION OF OLIVE STREET RD. AND CHESTERFIELD AIRPORT RD.

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. & RECORD INFORMATION (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOUAI DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
- 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.

PROPERTY DESCRIPTION

Part of Lot 1 of the AMELIA BOISSELIER ESTATE in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to survey and subdivision thereof made by Richard Elbringer Surveyor, recorded in Plat Book 16 Page 27 of the St. Louis County Records and described as: Beginning at a point in the North line of Olive Street Road, distant 140.0 feet North 82 degrees 44 minutes West from the Southeast corner of said Lot 1, thence North 11 degrees 43 minutes West 629 feet to a point, thence North 82 degrees 44 minutes West parallel with the North line of Olive Street Road 228 feet to a point 25 feet East from the center line of Shell Pipe Line Right-of-Way, thence South 11 degrees 43 minutes East from the center line of Shell Pipe Line Right-of-Way, passing an angle in said pipe line and continuing on the same course, South 11 degrees 43 minutes East 629 feet to the North line of Olive Street Road, thence along road line South 82 degrees 44 minutes East 228 feet to the place of beginning.

PROPOSED DEVELOPMENT STANDARDS

F.A.R. 0.55 MAX.

PROPOSED BUILDING HT = 65' MAX.

PROPOSED SETBACKS:

PARKING/ACCESS DRIVES

- 30' FROM OLIVE STREET ROAD
- 15' FROM BLUE VALLEY AVENUE
- 15' FROM NORTH/SOUTH STREET
- 5' FROM NORTH, EAST & WEST PROPERTY LINES

BUILDING

- 50' FROM OLIVE STREET ROAD
- 5' FROM WEST PROPERTY LINE
- 5' FROM EAST PROPERTY LINE
- 30' FROM NORTH PROPERTY LINE

OPENSOURCE

REQUIRED: 35% PER "PC" PLANNED COMMERCIAL DISTRICT

PROVIDED: 38.3%

TOTAL LOT AREA=134,965 S.F. = 3.098 AC.

BUILDING = 17,500 S.F.

PAVEMENT = 65,806 S.F.

GREENSPACE = 51,659 S.F.

BENCHMARK

D.N.R. BENCHMARK SL-40
ELEV.=486.55

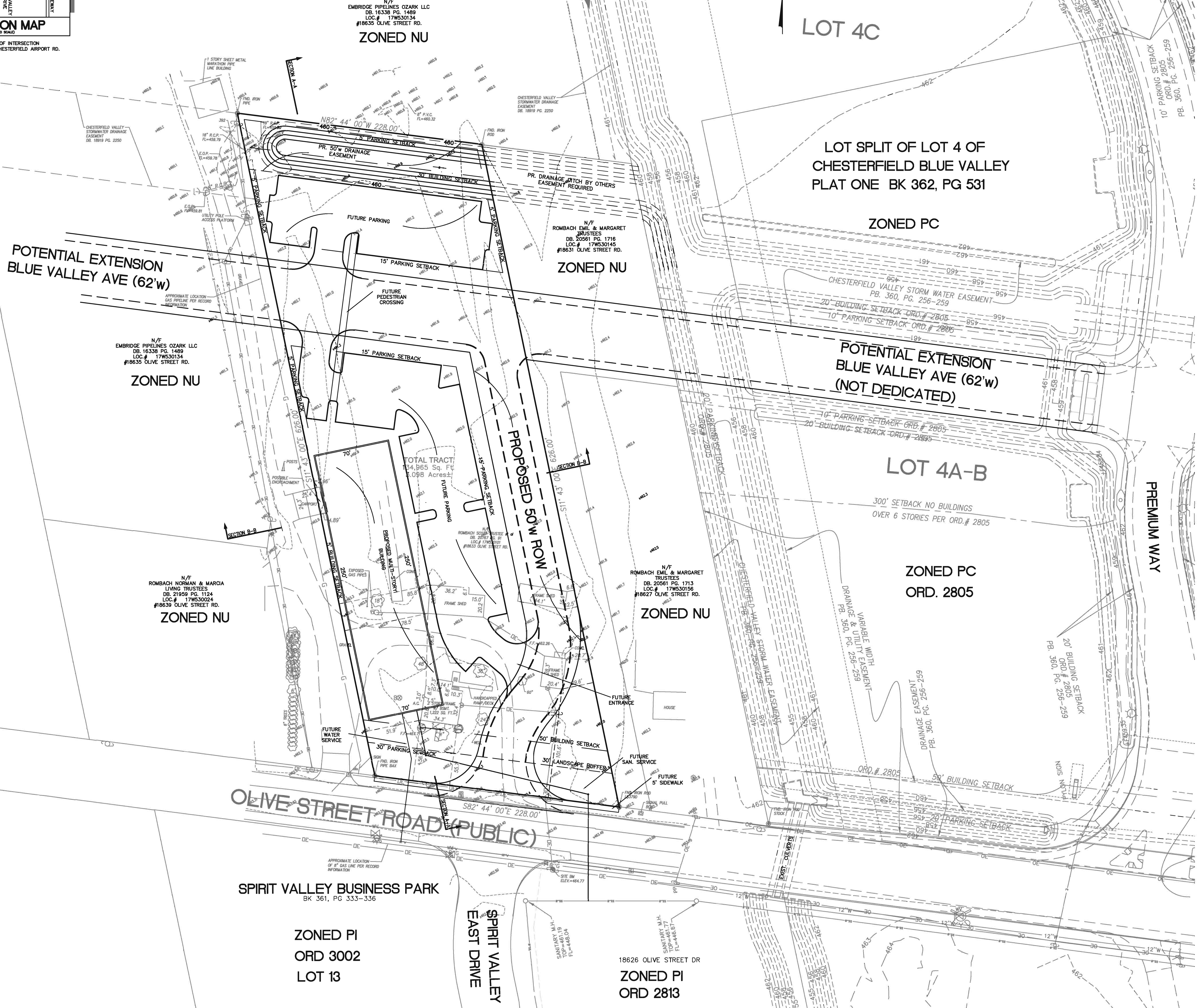
SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD OF HIGHWAY 64 AND THE EXTENDED CENTERLINE OF THE SPIRIT OF ST. LOUIS BOULEVARD; APPROXIMATELY 0.3 MILE NORTH OF CHESTERFIELD AIRPORT ROAD.

ALL PROJECT ELEVATIONS ARE BASED ON THE PUBLISHED D.N.R. VALUES FOR SL-40 UTILIZING GPS TECHNOLOGY. THE SAME BENCHMARK PUBLISHED BY ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM IS BM-11-108. TO CONVERT PROJECT ELEVATIONS FROM SL-40 TO THE ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM BM-11-108, ADD TWENTY SEVEN HUNDREDTHS OF A FOOT (0.27') TO OBTAIN A ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC ELEVATION.

SITE BENCHMARK

ELEV.=464.77

R.R. SPIKE IN POWER POLE AS SHOWN HEREON.



UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL EXISTING, 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 RSMo.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

SHEET INDEX

- C-P-1 PRELIMINARY PLAN
- C-P-2 PRELIMINARY SITE SECTIONS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

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

By WALTER J. PFLEGER, MISSOURI L.S. NO. 2008-000728

PREPARED FOR:
GRIMES TAX FILINGS
2570 GLADIATOR DR.
FENTON, MO. 63026
ATTN: MS. CONNIE GRIMES-ENROLLED AGENT



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 330-3100
FAX: (636) 330-3101
www.stockandassociates.com

PRELIMINARY PLAN FOR:

18633 OLIVE STREET ROAD

18633 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI

DATE:



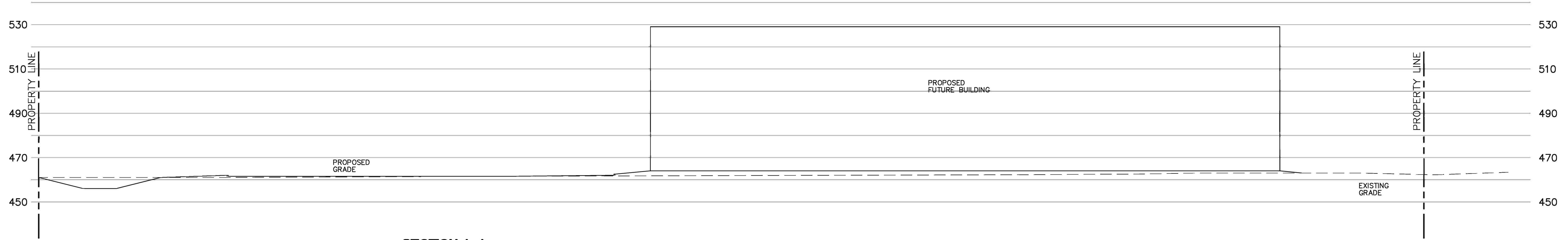
REVISIONS:

- 1 11/05/18 REVISED PER CITY REVIEW 10/29/18

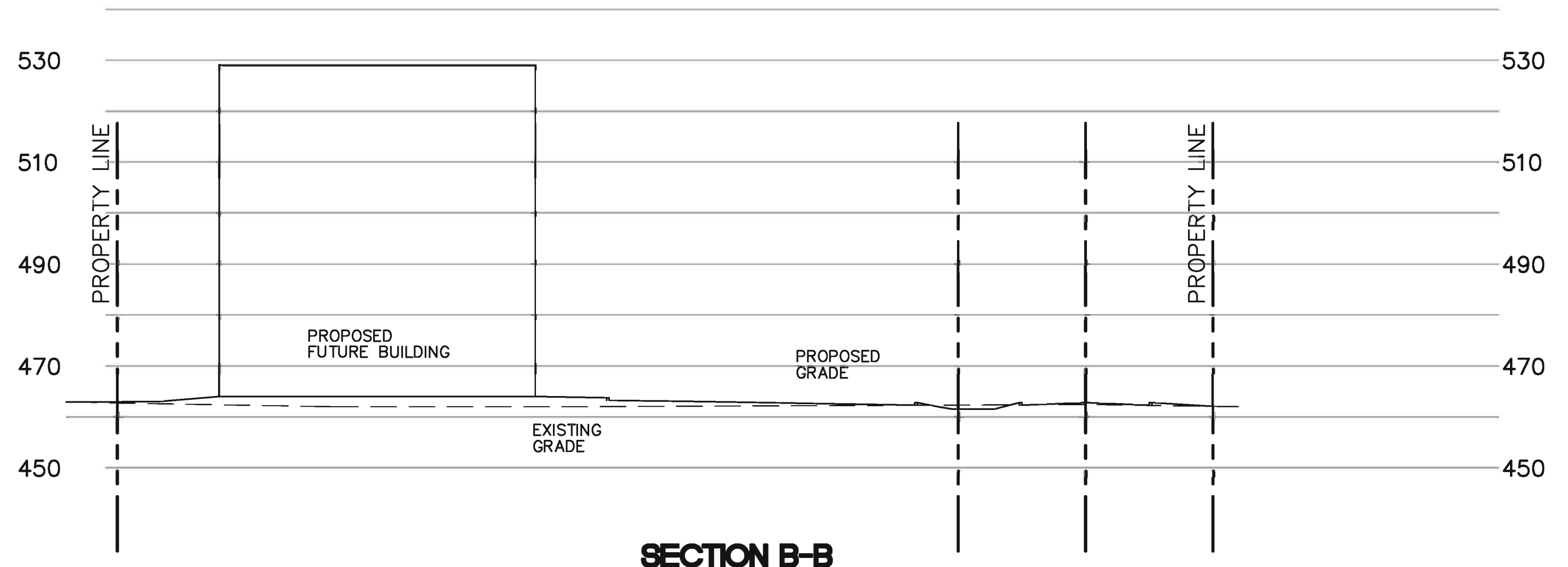
DRAWN BY:	CHECKED BY:
C.A.H.	G.M.S.
DATE:	JOB NO.:
10/19/2018	218-6387
N.E.S. P.#:	BASE MAP #:
P-XXXX-XX	XX-X
T.S.C. HAT #:	HAT SUR #:
XXXX	XX-XXX-XX
M.D.N.R. #:	NO. XXXXXX
NO. XXXXXX	

PRELIMINARY PLAN

C-P-1



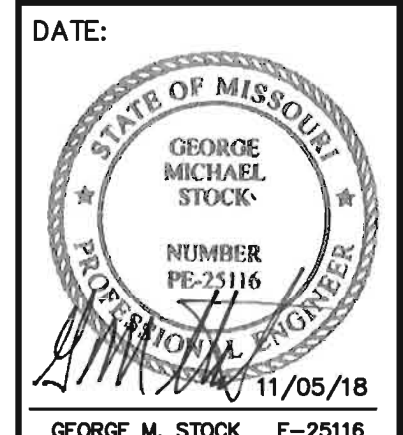
SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105
PH: (636) 330-3100
FAX: (636) 330-3101
www.stockandassociates.com
www.stockandassociates.com

PRELIMINARY PLAN FOR:
18633 OLIVE STREET ROAD
18633 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000986

REVISIONS:

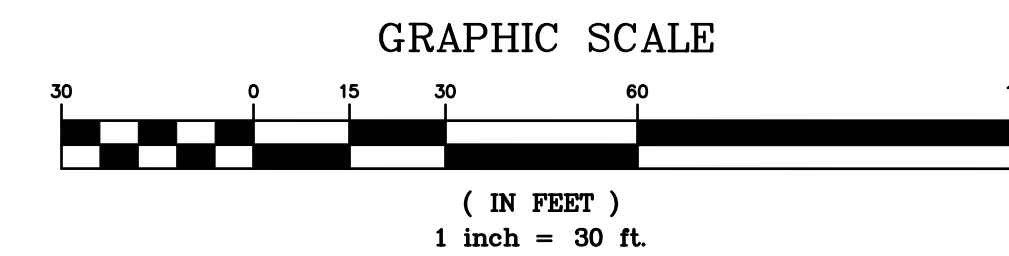
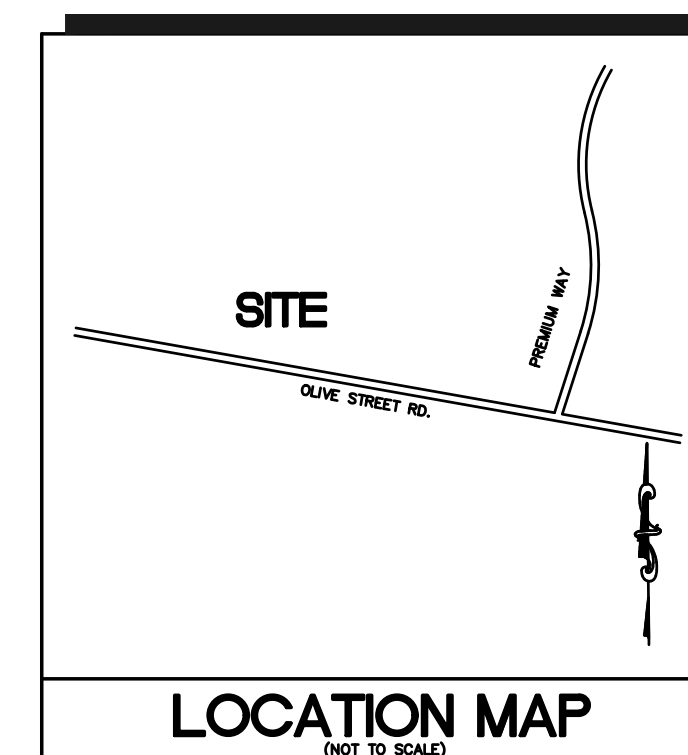
1	11/05/18	REVISED PER
		QTY REVIEW 10/29/18

DRAWN BY: C.A.H.	CHECKED BY: G.M.S.
DATE: 09/19/2018	JOB NO.: 218-6387
N.S.D. P.#: P-XXXX-XX	BASE MAP #: XX-X
T.S.C. HAT #: XXXX	HAT SUR #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXX	

SHEET TITLE:
**PRELIMINARY
SITE SECTIONS**
SHEET NO.:
C-P-2

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING AS RECORDED IN LOT 1 OF AMELIA BOISSELIER ESTATE AND BEING LOCATED IN U.S. SURVEYS 368, 1937 AND 133, 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 SPLICE BOX		SANITARY MANHOLE
	GAS DRIP		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

Notes:
 (1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. 18-31325, with an effective date of August 1, 2018 at 8:00 a.m. for research of easements 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 at the effective date thereof vested in:

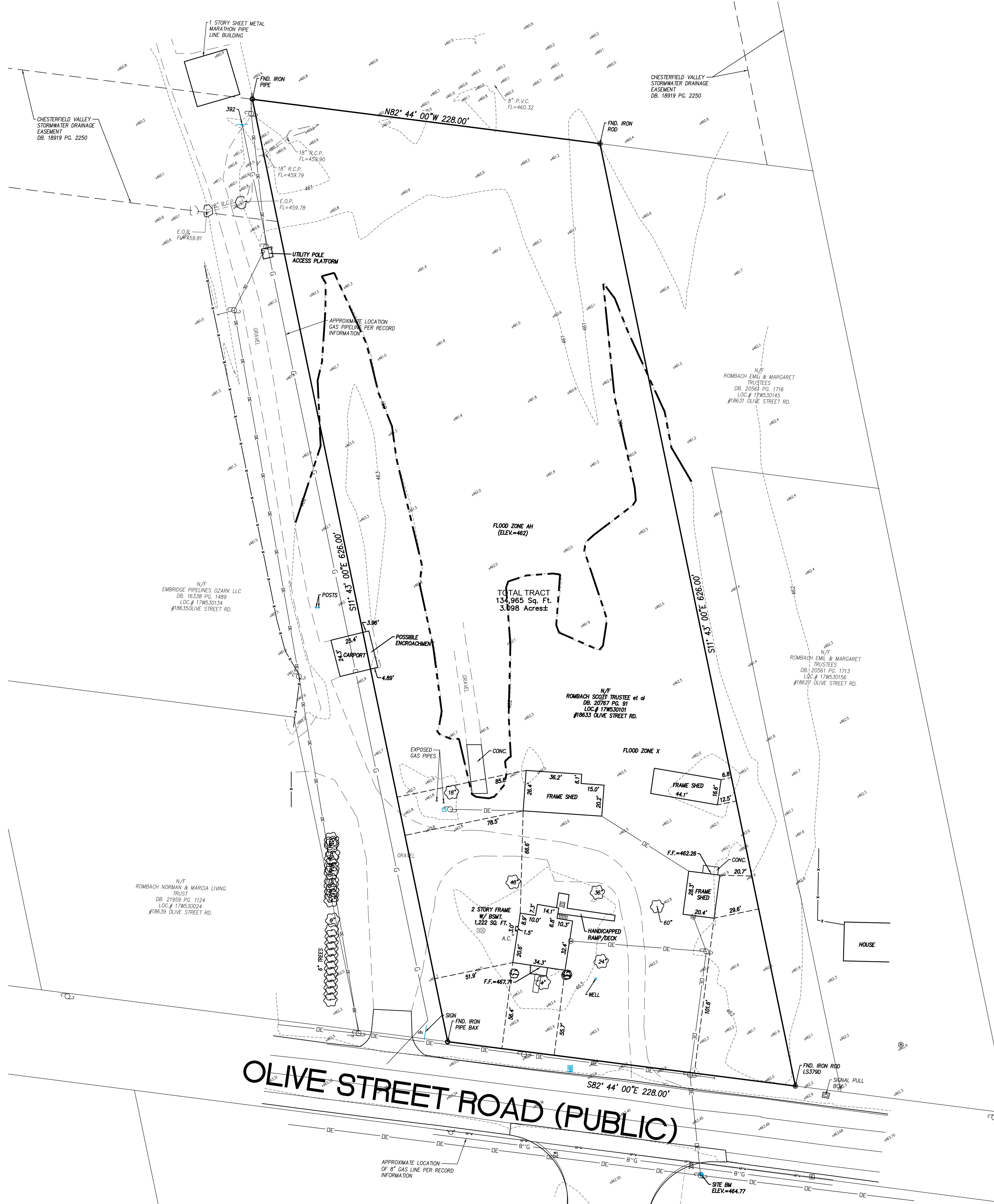
Scott A. Rombach, Trustee or Successor Trustee of the Scott A. Rombach Revocable Trust U/A August 28, 2013, as amended or restated thereafter (as to 50%) and Kurt A. Rombach (as to 50%)

(3) Title Commitment No. 18-31325 with Schedule B-Section 2 exceptions:

(a) Item No. 11 Building lines, covenants, conditions, restrictions, dedications, reservations, easements, assessments, liens, charges, terms and provisions as per Plat thereof recorded in Plat (book) 16 (page) 27. "NOT SHOWN" Document did not create any building lines or easements.

(b) Item No. 12 Right of Way and Easement granted to the City of Chesterfield according to instrument recorded in (book) 17832 (page) 2217, of the official property records of Saint Louis County, Missouri and assigned to MPLX Ozark Pipe Line LLC by instrument recorded in Book 23000 Page 1261. "NOT SHOWN" Does not affect subject property.

(c) Item No. 13-14 "NOT SHOWN" Not surveyed items.



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BENCHMARK

D.N.R., BENCHMARK SL-40
 ELEV. = 486.55
 SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD OF HIGHWAY 64 AND THE EXTENDED CENTERLINE OF THE SPIRIT OF ST. LOUIS BOULEVARD; APPROXIMATELY 0.3 MILE NORTH OF CHESTERFIELD AIRPORT ROAD.

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SITE BENCHMARK

ELEV. = 464.77
 R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

ABBREVIATIONS

C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
FB	FLAT BOOK
PG	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQL	SQUARE
T.C.P.	TELEPHONE CABLE
W	WATER
(88'W)	RIGHT-OF-WAY WIDTH

Surveyors Certification

This is to certify to:
 Harman Grimes and Connie Grimes, husband and wife
 First American 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/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 August, 2018.

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

By: Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

GENERAL NOTES:
 1) Subject property is Zoned "NU" Non Urban. No setbacks stated.
 2) Subject property lies within Flood Zone AH (base flood elevations determined elev. = 462) and Flood Zone X (areas of reduced flood risk due to levee) according to the National Flood Insurance Rate Map Number 29189C0145 K with an effective date of 02/04/2015. Flood Zone plotted graphically.
 3) Utilities shown hereon 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.

PREPARED FOR:
 GRIMES TAX FILINGS
 2570 GLADIATOR DR.
 FENTON, MO. 63026
 ATTN: MS. CONNIE GRIMES-ENROLLED AGENT

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

2570 Chesterfield Business Parkway
 St. Louis, MO 63025 PH: (636) 590-9000
 590-9000 FAX: (636) 590-9000
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ALTA/NSPS LAND TITLE SURVEY
ROMBACH
 18633 OLIVE STREET ROAD

WALTER J. PFEIFFER, P.L.S.
 M.O. P.L.S. # 2008-000728
 CERTIFICATE OF AUTHORITY
 LC 222-D

REVISIONS:

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DATE	BY	CHECKED BY	JOB NO.
9/27/18	W.J.P.	W.J.P.	218-6387

SHEET TITLE:
 ALTA/NSPS LAND TITLE SURVEY
 SHEET NO.:
SHEET #1