

Planning Commission Public Hearing Report

Meeting Date: December 14, 2020

From: Annisa Kumerow, Planner

Location: 13426 Olive Boulevard

Petition: **P.Z. 09-2020 Total Access Urgent Care (13426 Olive Blvd):** A request for a change in zoning from a “C-8” Planned Commercial District to a “PC” Planned Commercial District for a 3.23 acre tract of land located south Olive Boulevard, east of North Woods Mill Road (16Q330911).

SUMMARY

Total Access Urgent Care, LLC has submitted a request for a zoning map amendment from the “C-8” Planned Commercial District to the “PC” Planned Commercial District. This request is to allow for the development of an urgent care facility. The applicant is requesting one use (medical office), a maximum building height of 30 ft, and limited hours of operation from 8AM – 8PM CST. In conjunction with the application for the zoning map amendment, the required Preliminary Development Plan and narrative statement are attached for the Planning Commission’s review.



Figure 1: Aerial of the Subject Site

SITE HISTORY

The subject site was originally zoned “C-8” Planned Commercial District by St. Louis County prior to the City’s incorporation. A Final Development Plan for the previous restaurant development was approved by St. Louis County in 1976, and later amended in 1989 to include a drive-through. In 1994, the City of Chesterfield adopted Ordinance 958, which reduced the front and side yard setbacks to accommodate a renovation of the existing structure.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“C2” Shopping District & “PC” Planned Commercial District	Chesterfield Plaza Shopping Center
East	“R-3” Residence District	Incarnate Word Parish
South	“C-8” Planned Commercial District	The Pines Office Complex
West	“R-3” Residence District & “C-8” Planned Commercial District	Décor Interiors & First Bank

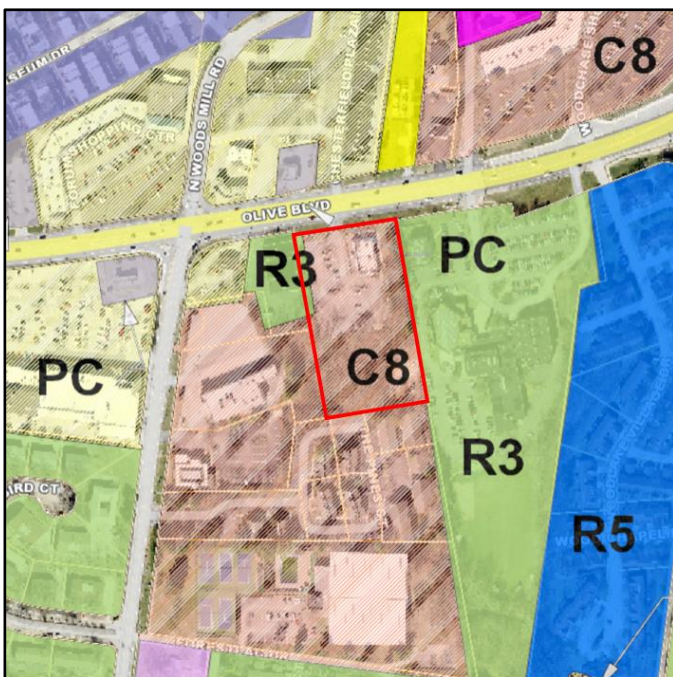


Figure 2: Zoning Map

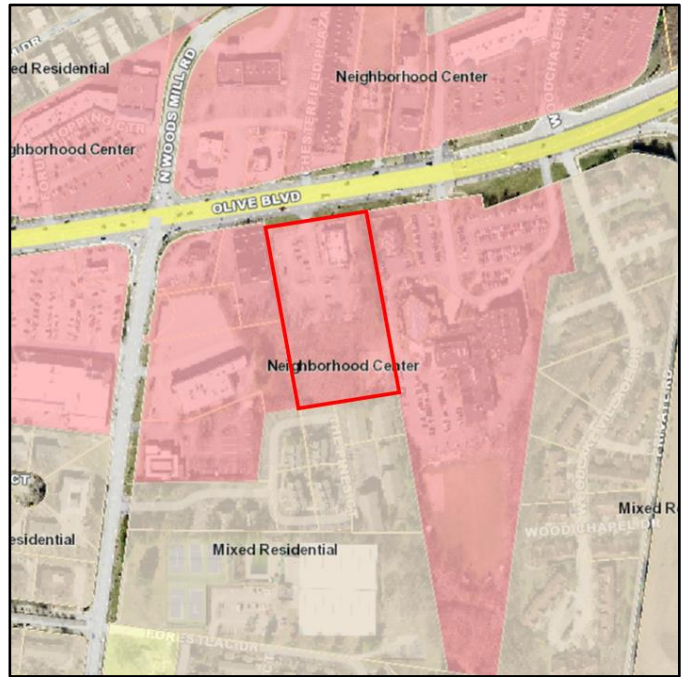


Figure 3: Comprehensive Land Use Map

UNIFIED DEVELOPMENT CODE

The Unified Development Code contains minimum standards of design for the “PC” Planned Commercial District, which include the following:

- Density: 0.55 FAR
- Open space: 35%
- Setbacks: No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or

park/recreation, and no parking shall be permitted within twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.

- Hours of Operation: Hours to be determined in the site specific ordinance.

The applicant has proposed a density of 0.55 FAR and 35% open space. The proposed hours of operation are 8AM-8PM CST. The proposed structure and parking setbacks are compliant with the standards set forth in the "PC" Planned Commercial District requirements, and are listed below:

Structure Setbacks

- 10 feet from the right-of-way of Olive Boulevard
- 35 feet from the eastern boundary of the "PC" Planned Commercial District
- 35 feet from the southern boundary of the "PC" Planned Commercial District
- 35 feet from the western boundary of the "PC" Planned Commercial District

Parking Setbacks

- 25 feet from the right-of-way of Olive Boulevard
- 10 feet from the eastern boundary of the "PC" Planned Commercial District
- 25 feet from the southern boundary of the "PC" Planned Commercial District
- 10 feet from the western boundary of the "PC" Planned Commercial District

STAFF ANALYSIS

Comprehensive Plan

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this development is within the "Neighborhood Center" land use designation along with the adjacent properties to the north, east, and west. The Comprehensive Plan designates primary land uses of the "Neighborhood Center" as "retail, residential, office, and institutional."

The City of Chesterfield's Comprehensive Plan identifies specific development policies pertaining to the Neighborhood Center land use designation. Outlined below are the specific policies that are applicable to this request:

Development Policies – Neighborhood Center

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Suburban retrofit should include walkable connection points to support the surrounding residential neighborhoods

The City of Chesterfield's Comprehensive Plan includes overall goals for the City that complement the City's vision for the future, which are separated into five categories: 1) development, 2) residential, 3) open space, 4) transportation, and 5) resiliency. Within each of these goal categories are actionable strategies, two of which are applicable to this petition and are further described on the following page.

The Comprehensive Plan denotes the enhancement of existing neighborhood centers as a development strategy, and states that as time passes, existing neighborhood centers may need to be enhanced to maintain quality. These enhancements should be limited to existing sites, and should be “*contextually sensitive*” and “*respect surrounding neighborhoods in terms of use, scale, and character*”. The proposed petition is for a change in zoning to allow a medical office, which is a compatible land use with the Neighborhood Center land use designation. The proposed medical office will be similar in size to the existing restaurant building at a gross floor area of 4,616 square feet. The proposed request includes a 10’ setback from the right-of-way of Olive Boulevard, whereas the current governing ordinance requires a 35’ setback.

The Comprehensive Plan also denotes the promotion of tree preservation as a resiliency strategy, and states that the City should “*enforce code requirements for tree preservation as well as protection during construction to minimize impacts to trees on developing sites.*” There is an estimated 63,910 sf of tree canopy currently existing on the site. The applicant has stated in the project narrative that “*existing landscaping, such as the wooded area to the east, west, and south sides of the site will be undisturbed to the best of [their] abilities.*”

Additionally, the Unified Development Code (UDC) contains requirements for landscape buffers along arterial roadways. Per § 405.04.020(K)(2) of the UDC, a 30’ landscape buffer is required along Olive Boulevard. The applicant has requested a 10’ landscape buffer in lieu of the 30’ landscape buffer, in order to obtain visibility from Olive Boulevard due to the positioning of the neighboring retail building to the west. A landscape area approximately 40’ wide will be also be provided at the northwest corner of the site. The 10’ landscape buffer requested is directly correlated to the 10’ building setback request previously discussed.

Unified Development Code

As previously noted, the UDC contains a requirement for a 30’ landscape buffer along arterial roadways. The applicant has requested a 10’ landscape buffer in lieu of the 30’ landscape buffer in order to obtain visibility from the roadway.

Regarding access management, Staff will recommend that language be included in the draft Attachment A that indicates that cross access shall be provided to the adjacent parcels. The intent of the cross access is to provide a parallel route to Olive across parcels in order to allow for increased safety and access.

Additionally, the Olive corridor is characterized by a lack of consistent setbacks. The variation in setbacks impacts both the aesthetics of the area as well as access management. The petition is the first major redevelopment of a commercial site in this corridor. Rather than being the first property to move in a direction consistent with other development throughout the City of Chesterfield, the petition is moving in the other direction by requesting a 10’ front setback and positioning the proposed building closer to Olive Boulevard. The applicant has stated that the 10’ setback is being requested for the purpose of increasing the building’s visibility.

PRELIMINARY DEVELOPMENT 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 packet and is depicted in Figure 4 below.

Notable features of the Preliminary Development Plan include, but are not limited to:

- Development of a medical office along the northern property line of the site with parking to the west of the building.
- A reduction in the landscape buffer requirement along Olive Boulevard from the required thirty feet (30') to ten feet (10').
- Utilization of the existing access into the site, so no new access points are required.

PLAYGROUND

There is an existing playground on the property that is currently utilized by Incarnate Word to the east of the subject site. Staff observed the presence of the playground on the outboundary survey and on the Preliminary Development Plan and has confirmed with the applicant that the playground is intended to remain.

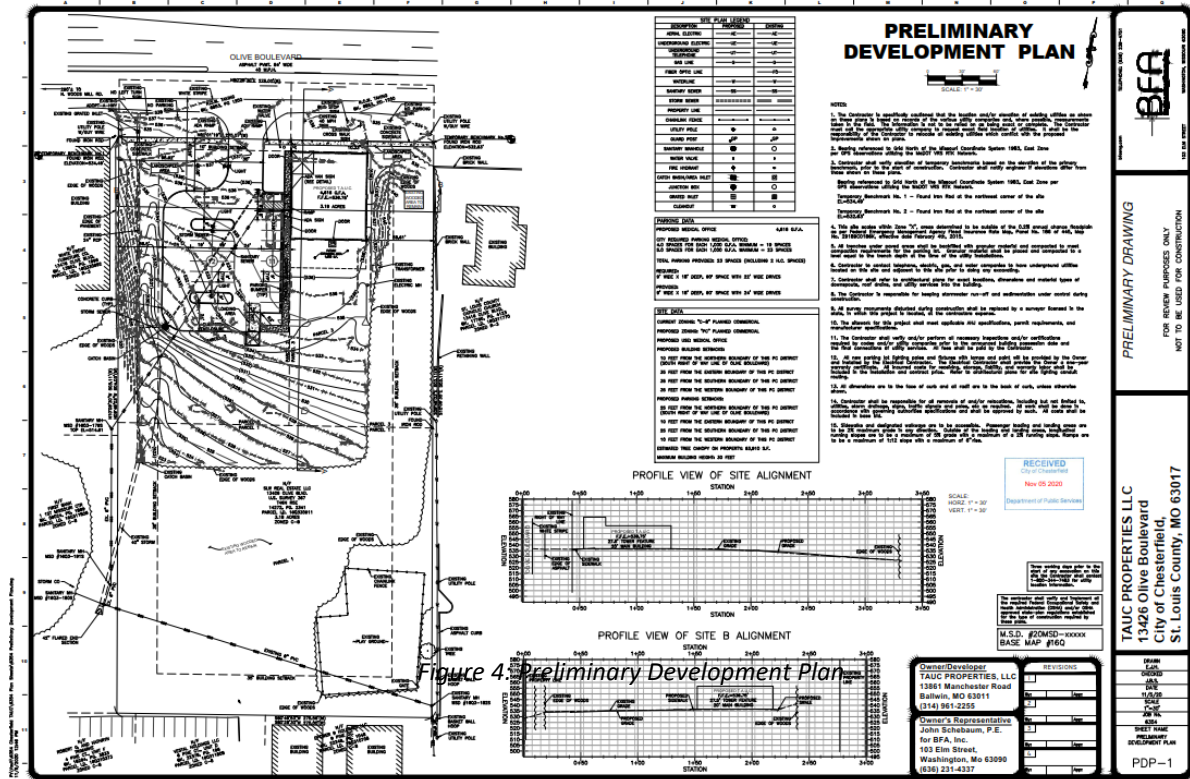


Figure 4: Preliminary Development Plan

REQUEST

A Public Hearing further addressing the request will be held at the Monday, December 14th, 2020 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Narrative Statement for this request as required by City Code, and the Preliminary Development Plan.

No vote is requested from the Planning Commission at this time. The purpose of the Public Hearing is to present the request to the Commission, give the public an opportunity to speak, and for the Commission to provide Staff with direction in preparing an Attachment A.

Attachments

1. Public Hearing Notice
2. Narrative Statement
3. Preliminary Development Plan
4. Outboundary 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 December 14, 2020 at 7:00 p.m. Due to the recommendations of the President, the Governor, and the CDC, the meeting will be conducted virtually at <https://zoom.us/j/98578147504> or call in at (312) 626-6799 and enter meeting ID 985 7814 7504.

Said Hearing will be as follows:

P.Z. 09-2020 Total Access Urgent Care (13426 Olive Blvd): A request for a change in zoning from a "C-8" Planned Commercial District to a "PC" Planned Commercial District (16Q330911).

PROPERTY DESCRIPTION

A tract of land being part of U.S. Survey No. 367, Township 46 North, Range 5 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri.



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 Annisa Kumerow at 636.537.4743 or via e-mail at akumerow@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

Total Access Urgent Care – Chesterfield, MO

DATE: November 5, 2020
TO: City of Chesterfield, MO
FROM: John Schebaum – BFA, Inc. on behalf of TAUC Properties, LLC
SUBJECT: 13426 Olive Blvd. Total Access Urgent Care Development Narrative



To Whom It May Concern:

On behalf of TAUC Properties, LLC, I would like to introduce the proposed development of a Total Access Urgent Care (TAUC) Facility located at 13426 Olive Boulevard in the City of Chesterfield, MO. The current property is a vacant Steak N' Shake building and parking lot. The proposed redevelopment of the site will include the demolition of the existing building and parking lot, and construction of a new TAUC building with parking and landscaping.

The current property is zoned C-8 Planned Commercial. We are requesting the property to be rezoned to PC Planned Commercial.

The proposed use requested is Office-Medical. The requested development standards are listed below:

- Building Setbacks:
 - 10 Feet from the northern boundary of this PC District (south right of way line of Olive Boulevard)
 - 35 Feet from the eastern boundary of this PC District
 - 35 Feet from the southern boundary of this PC District
 - 35 Feet from the western boundary of this PC District
- Parking Setbacks:
 - 25 Feet from the northern boundary of this PC District (south right of way line of Olive Boulevard)
 - 10 Feet from the eastern boundary of this PC District
 - 25 Feet from the southern boundary of this PC District
 - 10 Feet from the western boundary of this PC District
- Density: Maximum floor area ratio of 0.55
- Open Space: Minimum of 35%
- Maximum Building Height: 30 ft
- Hours of Operation: 8 am – 8 pm

This development will have less than a 30 ft. wide landscaped area directly in front of the building along Olive Boulevard. The proposed landscaped area in front of the building will only be approximately 10 ft. wide, and will include the existing 5 ft. wide concrete sidewalk. The location of the building is important to this development in order to obtain visibility from Olive Boulevard, due to the minimum building setback provided on the retail building west of the subject property.

103 Elm Street
Washington, MO 63090



636.239.4751
www.bfaeng.com

Additional landscaping along the frontage of Olive Boulevard and throughout the site will be provided in lieu of the standard 30 ft. front yard landscape requirement. The northwest corner of the site will provide a landscaped area approximately 40 ft. wide. The landscaping at the northeast corner of the site will tie directly into the existing wooded area, which will remain.

Existing landscaping, such as the wooded area to the east, west, and south sides of the site will be undisturbed to the best of our abilities. This will maintain the look of the solid perimeter with mature vegetation. The proposed development will have a positive impact on the area and surrounding properties. The existing playground at the southeast corner of the property is also intended to remain.

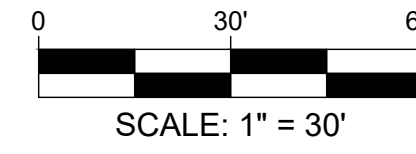
We appreciate your time and assistance with this development, and look forward to continuing working with the City of Chesterfield. Should you have any questions or comments, please feel free to contact me at 636-231-4337.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Schebaum'.

John Schebaum, P.E.

PRELIMINARY DEVELOPMENT PLAN



SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—
GAS LINE	—G—	—G—
FIBER OPTIC LINE	—FO—	—FO—
WATERLINE	—W—	—W—
SANITARY SEWER	—SS—	—SS—
STORM SEWER	=====	=====
PROPERTY LINE	=====	=====
CHAINLINK FENCE	—●—	—○—
UTILITY POLE	●	○
GUARD POST	GP	GP
SANITARY MANHOLE	●	○
WATER VALVE	●	○
FIRE HYDRANT	●	○
CATCH BASIN/AREA INLET	■	□
JUNCTION BOX	■	□
GRATED INLET	■	□
CLEANOUT	●	○

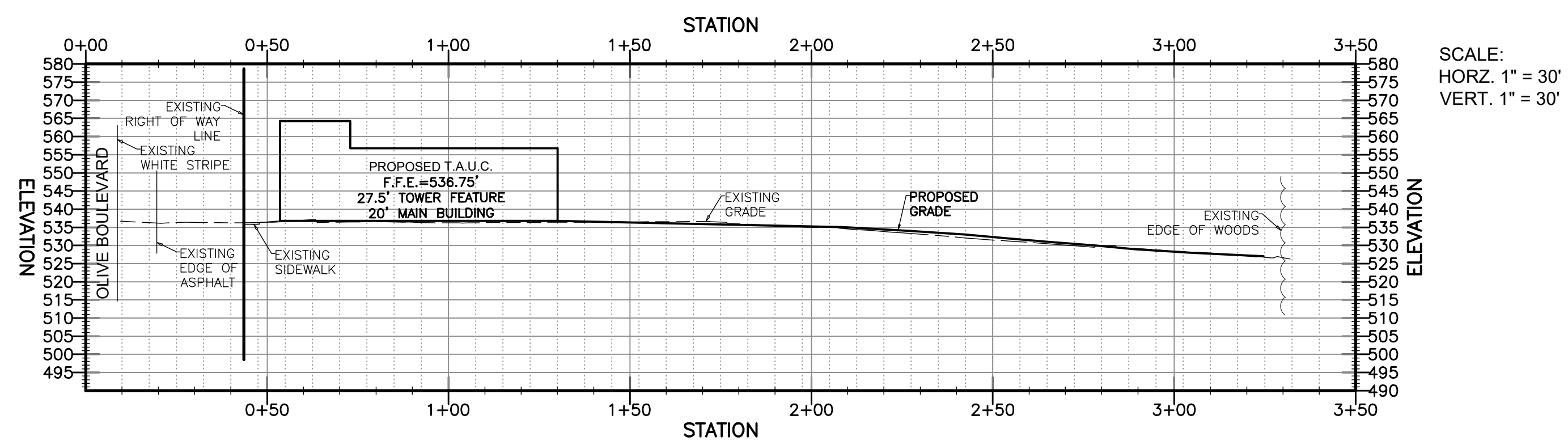
NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
 - Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
- Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Temporary Benchmark No. 1 – Found Iron Rod at the northwest corner of the site
EL=534.49'
- Temporary Benchmark No. 2 – Found Iron Rod at the northeast corner of the site
EL=532.63'
- This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 186 of 445, Map No. 29189C0186K, effective date February 4th, 2015.
 - All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
 - Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
 - Contractor shall refer to architectural plans for exact locations, dimensions and material types of downspouts, roof drains, and utility services into the building.
 - The Contractor is responsible for keeping stormwater run-off and sedimentation under control during construction.
 - All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
 - The sitework for this project shall meet applicable AHJ specifications, permit requirements, and manufacturer specifications.
 - The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
 - All new parking lot lighting poles and fixtures with lamps and paint will be provided by the Owner and installed by the Electrical Contractor. The Electrical Contractor shall provide the Owner a one-year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.
 - All dimensions are to the face of curb and all radii are to the back of curb, unless otherwise shown.
 - Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.
 - Sidewalks and designated walkways are to be accessible. Passenger loading and landing areas are to be a 2% maximum grade in any direction. Outside of the loading and landing areas, longitudinal running slopes are to be a maximum of 5% grade with a maximum of a 2% running slope. Ramps are to be a maximum of 1:12 slope with a maximum of 6" rise.

PARKING DATA	
PROPOSED MEDICAL OFFICE	4,616 G.F.A.
CITY REQUIRED PARKING MEDICAL OFFICE:	
4.0 SPACES FOR EACH 1,000 G.F.A. MINIMUM = 19 SPACES	
5.0 SPACES FOR EACH 1,000 G.F.A. MAXIMUM = 23 SPACES	
TOTAL PARKING PROVIDED: 23 SPACES (INCLUDING 2 H.C. SPACES)	
REQUIRED:	
9' WIDE X 18' DEEP, 90' SPACE WITH 22' WIDE DRIVES	
PROVIDED:	
9' WIDE X 18' DEEP, 90' SPACE WITH 24' WIDE DRIVES	

SITE DATA	
CURRENT ZONING:	"C-8" PLANNED COMMERCIAL
PROPOSED ZONING:	"PC" PLANNED COMMERCIAL
PROPOSED USE:	MEDICAL OFFICE
PROPOSED BUILDING SETBACKS:	
10 FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT (SOUTH RIGHT OF WAY LINE OF OLIVE BOULEVARD)	
35 FEET FROM THE EASTERN BOUNDARY OF THIS PC DISTRICT	
35 FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT	
35 FEET FROM THE WESTERN BOUNDARY OF THIS PC DISTRICT	
PROPOSED PARKING SETBACKS:	
25 FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT (SOUTH RIGHT OF WAY LINE OF OLIVE BOULEVARD)	
10 FEET FROM THE EASTERN BOUNDARY OF THIS PC DISTRICT	
25 FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT	
10 FEET FROM THE WESTERN BOUNDARY OF THIS PC DISTRICT	
ESTIMATED TREE CANOPY ON PROPERTY:	63,910 S.F.
MAXIMUM BUILDING HEIGHT:	30 FEET

PROFILE VIEW OF SITE ALIGNMENT



SCALE:
HORZ. 1" = 30'
VERT. 1" = 30'

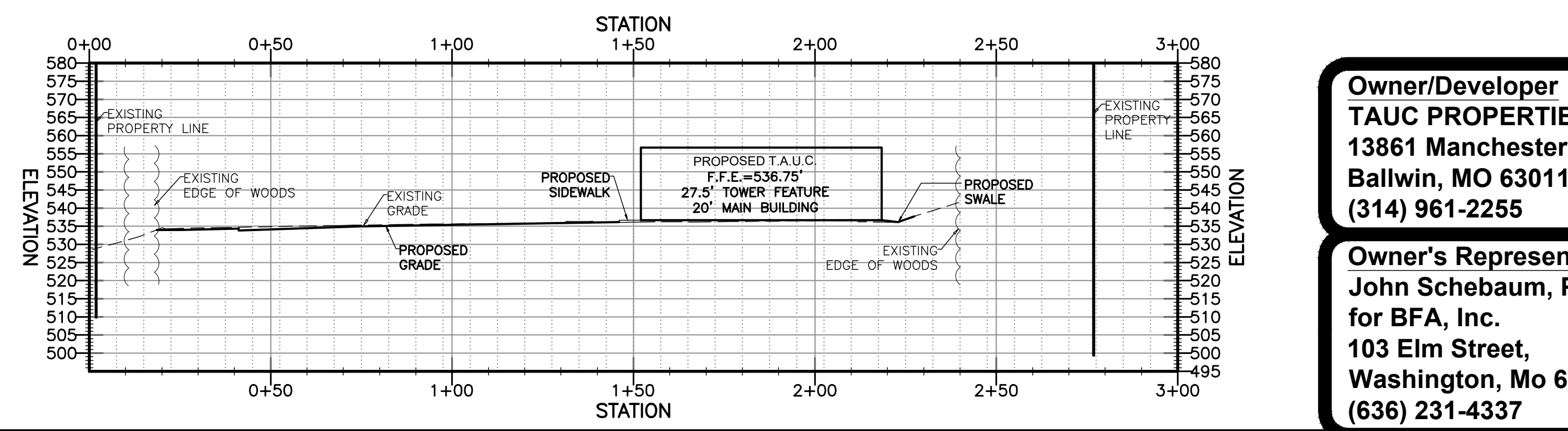
RECEIVED
City of Chesterfield
Dec 03 2020
Department of Public Services

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

M.S.D. #20MSD-xxxxx
BASE MAP #16Q

PROFILE VIEW OF SITE B ALIGNMENT



Owner/Developer
TAUC PROPERTIES, LLC
13861 Manchester Road
Ballwin, MO 63011
(314) 961-2255

Owner's Representative
John Schebaum, P.E.
for BFA, Inc.
103 Elm Street,
Washington, Mo 63090
(636) 231-4337

REVISIONS	
1	
2	
3	
4	

TAUC PROPERTIES LLC
13426 Olive Boulevard
City of Chesterfield,
St. Louis County, MO 63017

DRAWN
E.J.H.
CHECKED
J.B.S.
DATE
11/24/20
SCALE
1"=30'
JOB No.
6354
SHEET NAME
PRELIMINARY
DEVELOPMENT PLAN
PDP-1

TELEPHONE: (636) 239-4751
BFA
Engineering-Surveying
WASHINGTON, MISSOURI 63090
103 ELM STREET

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

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ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND IN U.S. SURVEY 367, TOWNSHIP 46 NORTH, RANGE 5 EAST IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

EASEMENT NOTES, as per Old Republic National Title Insurance Company, Commitment For Title Insurance, File No. 125965TL, effective date: July 21, 2020. Revision #1 October 22, 2020. Schedule B-II Exceptions:

ITEM 4: Subject to easement granted to Union Electric Company of Missouri by the instrument recorded in Book 1653 page 95, **affects subject property and is shown on survey** and Book 2438 page 85, **affects subject property, not retracable**.

ITEM 5: Subject to easement granted to Laclede Gas Company by the instrument recorded in Book 4382 page 510, **does not affect subject property and is shown on survey**.

ITEM 6: Subject to easement granted to Fee Fee Trunk Sewer, Inc. by the instrument recorded in Book 5912 page 444, **affects subject property and is shown on survey**.

ITEM 7: Subject to terms and provisions of Condemnation Suit in Cause # 373601 to construct and maintain drainage ditch by instrument recorded in Book 6853 page 1200, **does not affect survey, lies within existing right of way of Olive Boulevard**.

ITEM 10: Subject to easement granted for Perpetual Sidewalk & Utility Easement by the instrument recorded in Book 6865 page 332, **affects subject property and is shown on survey**.

ITEM 11: Subject to easement granted for Perpetual Drainage Easement by the instrument recorded in Book 6865 page 334, **affects subject property and is shown on survey**.

ITEM 12: Subject to terms and provisions of Sewer Easement Plot by instrument recorded in Book 6866 page 1746, **affects subject property and is shown on survey**.

ITEM 13: Subject to terms and provisions of Sanitary Sewage Disposal Agreement by instrument recorded in Book 6869 page 595, **sanitary sewer disposal agreement, not a survey item**.

ITEM 14: Subject to terms and provisions of Sanitary Sewer Connection Agreement by instrument recorded in Book 6869 page 599, **sanitary sewer connection agreement, not a survey item**.

ITEM 15: Subject to terms and provisions of the instrument recorded in Book 6871 page 1941, **gross and landscape maintenance agreement, not a survey item**.

ITEM 16: Subject to terms and provisions of the unrecorded lease by and between Edward W. Willmering and Dorothy A. Willmering and Steak N Shake, Inc., a Delaware corporation for a term of 25 years with two options to renew of 10 years each, as evidenced by the Memorandum of Lease dated September 29, 1976 and recorded September 29, 1976 in Book 6901 page 802, **lease agreement between owner and tenant, not a survey item**.

Assignment of Lease by and between Edward W. Willmering and Dorothy A. Willmering and Scott Investors, a Missouri general partnership by instrument recorded in Book 9542 page 77, **lease assignment between owner and tenant, not a survey item**.

LEGAL DESCRIPTION (TITLE POLICY):

PARCEL 1:

A tract of land in U.S. Survey 367, Township 46 North, Range 5 East in St. Louis County, Missouri and described as: Beginning at a point in the South line of Olive Street Road, 60 feet wide, distant North 80 degrees 28-1/2 minutes East, 268.10 feet from the intersection of the South line of said Road, with the East line of Woodsmill Road (as widened) and being the Northwest corner of property conveyed to Gustave H. Sahn and wife, by deed recorded in Book 1650 page 30; thence along the West line of said Gustave H. Sahn property, South 10 degrees 09-1/2 minutes East, 303.11 feet to an iron pipe, which said point is the point of beginning for the tract hereinafter described; thence along the South line of property conveyed to Gustave E. Sahn and wife, by deeds recorded in Book 1650 page 30 and Book 2051 page 300, North 80 degrees 28-1/2 minutes East, 275 feet to an old iron pipe; thence South 10 degrees 09-1/2 minutes East, 250 feet to an iron pipe; thence South 80 degrees 28-1/2 minutes West 275 feet to an iron pipe and thence North 10 degrees 09-1/2 minutes West, 250 feet to the point of beginning, according to survey thereof executed by Kropp & Steele Surveying Company on July 28, 1947.

PARCEL 2:

A tract of land in U.S. Survey 367, Township 46 North, Range 5 East, more particularly described as follows, to wit: Beginning at an iron pipe in the South line of Olive Street Road, distant 1083.60 feet (Measured along the South line of Olive Street Road) West of the East line of a tract of land conveyed to Rudolph Sahn by deed recorded in Book 6 page 446 of the St. Louis County Records; thence South 10 degrees 09-1/2 minutes East, 303.11 feet to an iron pipe; thence South 80 degrees 28-1/2 minutes West, 150 feet to an iron pipe; thence North 10 degrees 09-1/2 minutes West, 303.11 feet to an iron pipe in the South line of Olive Street Road; thence along said Road line, North 80 degrees 28-1/2 minutes East, 150 feet to the place of beginning, according to survey made by Clayton Surveying & Engineering Company.

PARCEL 3:

A tract of land in U.S. Survey 367, Township 46 North, Range 5 East, and more particularly described as follows: Beginning at an old iron pipe in the South line of Olive Street Road, at the Northeast corner of property conveyed to Gustave H. Sahn and wife, by deed recorded in Book 1650 page 30; thence along Sahn's East line, South 10 degrees 9-1/2 minutes West, 303.11 feet to an iron pipe; thence North 80 degrees 28-1/2 minutes East, 125 feet to an iron pipe; the Southwest corner of property conveyed to Fred D. Sellenrick and wife, by deed recorded in Book 1524 page 640; thence along Sellenrick's West line, North 10 degrees 9-1/2 minutes East, 303.11 feet to an iron pipe in the South line of Olive Street Road; thence along the South line of said Road, South 80 degrees 28-1/2 minutes West, 125 feet to the beginning, according to Survey executed by Kropp and Steele Surveying Company on January 13, 1945. Excepting from above 3 parcels that part thereof taken for widening of Olive Street Road, by Commissioners Report in Condemnation Suit No. 373601, a certified copy of which is recorded in Book 6853 page 1200 of the St. Louis County Records.

ALSO KNOWN AS

SURVEYED LEGAL DESCRIPTION:

A tract of land being part of U.S. Survey No. 367, Township 46 North, Range 5 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri to wit:

Beginning at a set iron rod at the Northeast Corner of Condominium Plat 4 of The Pines, recorded in Plat Book 280, Pages 72 and 73 of the St. Louis County Recorder of Deeds Office; thence along the north line of said Plat 4 S80°49'53"W 275.56 ft. to a set iron rod on the east line of Continental Subdivision, recorded in Plat Book 154, Page 53 of said recorders office; thence leaving said line along said east line and the northerly projection thereof N09°48'03"W 504.03 ft. to a found iron rod in the south right of way line of Olive Boulevard; thence leaving said line along said south right of way line N81°01'19"E 275.57 ft. to a found iron rod; thence leaving said line S09°48'03"E 503.11 ft. to the point of beginning, containing 3.19 acres.

SURVEYORS CERTIFICATION:

To TAUC Properties LLC, Busey Bank, Old Republic National Title Insurance Company and St. Louis Title LLC and its successors and assigns.

This is to certify that this map or plat and the survey on which it was 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. The field work was completed on August 21st, 2020.

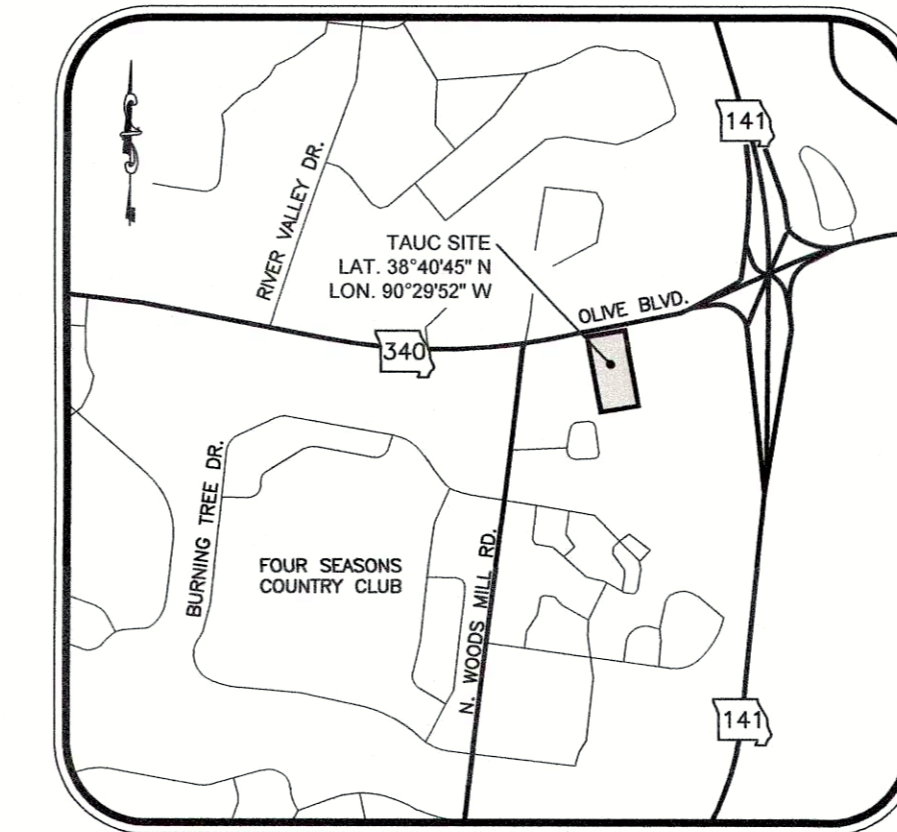
Date of Plat or Map 10/27/20

Mark R. Frankenberg

Mark R. Frankenberg P.L.S. #2365
State of Missouri Registered Land Surveyor for
Buescher Frankenberg Associates,
Incorporated Land Surveying Corporation #000096



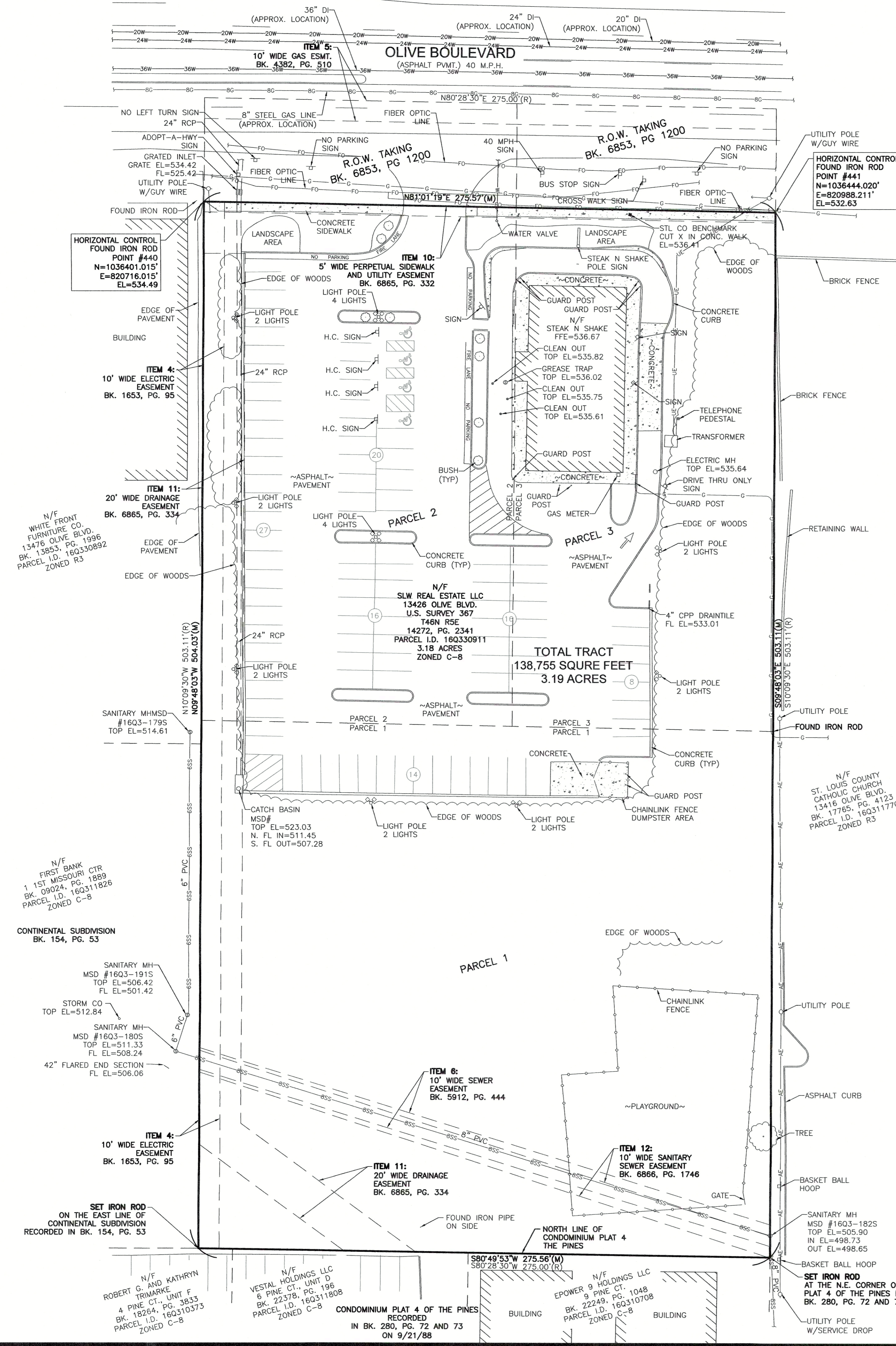
ALTA/NSPS SURVEY LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	— AE —
UNDERGROUND ELECTRIC	— UE —
UNDERGROUND TELEPHONE	— UT —
GAS LINE	— G —
FIBER OPTIC LINE	— FO —
WATERLINE	— W —
SANITARY SEWER	— SS —
STORM SEWER	— ST —
EASEMENT	— — —
PROPERTY LINE	— — —
CHAINLINK FENCE	— — —
UTILITY POLE	○
SANITARY MANHOLE	○
WATER VALVE	○
FIRE HYDRANT	○
CATCH BASIN	□
JUNCTION BOX	○
CLEANOUT	○
GRATED INLET	■



SITE LOCATION MAP
NOT TO SCALE

NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
 - Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Field work was completed on this site by Buescher Frankenberg Associates, Inc. on September 28, 2020.
 - (M) Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
 - (R) Indicates recorded outboundary information per Warranty Deed recorded in Book 14272, Page 2341 of the St. Louis County recorders Office.
 - This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 186 of 445, Map No. 29189C0186K, effective date February 4th, 2015.
 - No Zoning Report provided at time of survey. This site is zoned "C-8" Planned Commercial District.
- Building Setbacks are:
East Side: 35 ft.
West Side: 35ft.
South Side: None.
6. Missouri One Call ticket number 202660786.



TAUC PROPERTIES LLC
13426 Olive Boulevard
City of Chesterfield,
St. Louis County, MO 63017

DRAWN	E.J.H.
CHECKED	M.R.F.
DATE	10/27/20
SCALE	1"=30'
JOB No.	6354
SHEET NAME	ALTA/NSPS LAND TITLE SURVEY

TELEPHONE: (636) 239-4751



103 ELM STREET
WASHINGTON, MISSOURI 63090