



IV. B.

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

Planning and Development Services Division Public Hearing Report

Meeting Date: November 14, 2016

From: Justin Wyse, AICP - Senior Planner

Location: East side of Eatherton Rd., south of The Landings at Spirit Dr.

Petition: **P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Rd.)**: A request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District for a 10.786 acre tract of land located on the east side of Eatherton Rd., south of The Landings at Spirit Dr. (18W140020).

Summary

Stock and Associates Consulting Engineers Inc., on behalf of 150 N. Eatherton Property LLC, has submitted a request for a zoning map amendment from a “NU” Non-Urban District to a “PI” Planned Industrial District. The subject site is currently undeveloped and the applicant seeks to establish zoning that would permit approximately 140,000 square feet of office / warehouse development on the 10.786 acre area.

As required, the applicant has submitted a narrative that includes a list of proposed permitted uses for the “PI” Planned Industrial District. The narrative and Preliminary Plan indicate the building will allow for multiple tenants within a single building.



Aerial

Site History

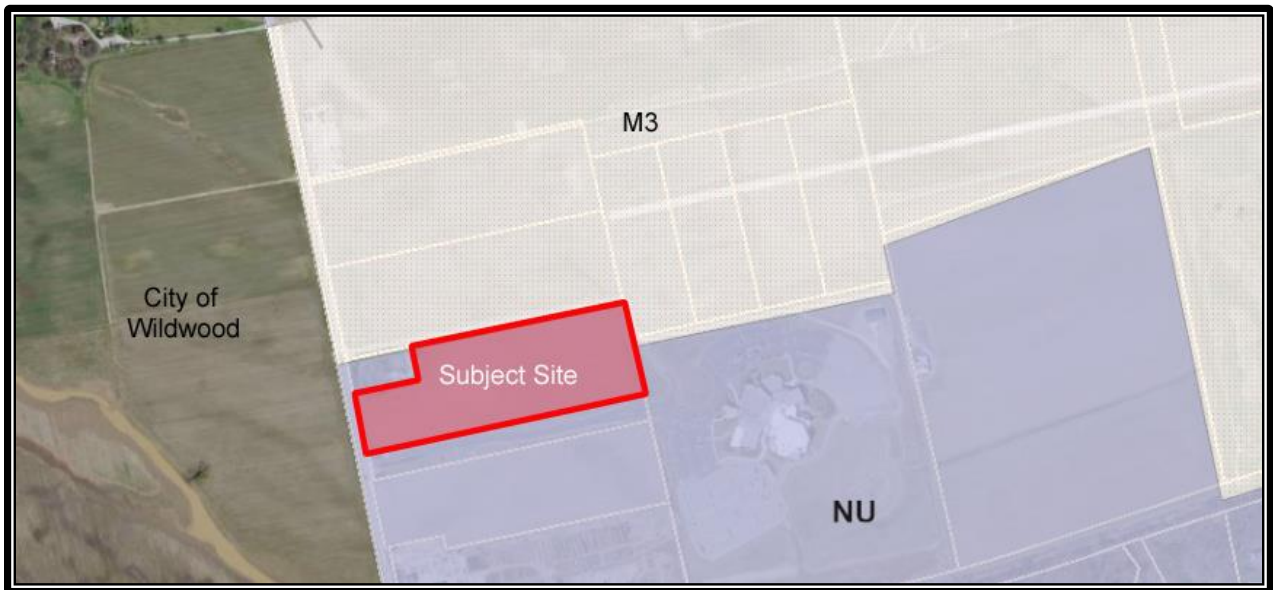
The site was zoned “NU” Non-Urban District by St. Louis County in 1965. There are no structures or other improvements on the site.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding the amendment area are shown and described below.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Single-family residence	“NU” Non-Urban District
North	Vacant	“M-3” Planned Industrial District
East	Vacant	“M-3” Planned Industrial District
East	Church	“NU” Non-Urban District
South	Church access driveway	“NU” Non-Urban District
West	Vacant	City of Wildwood



Zoning Map

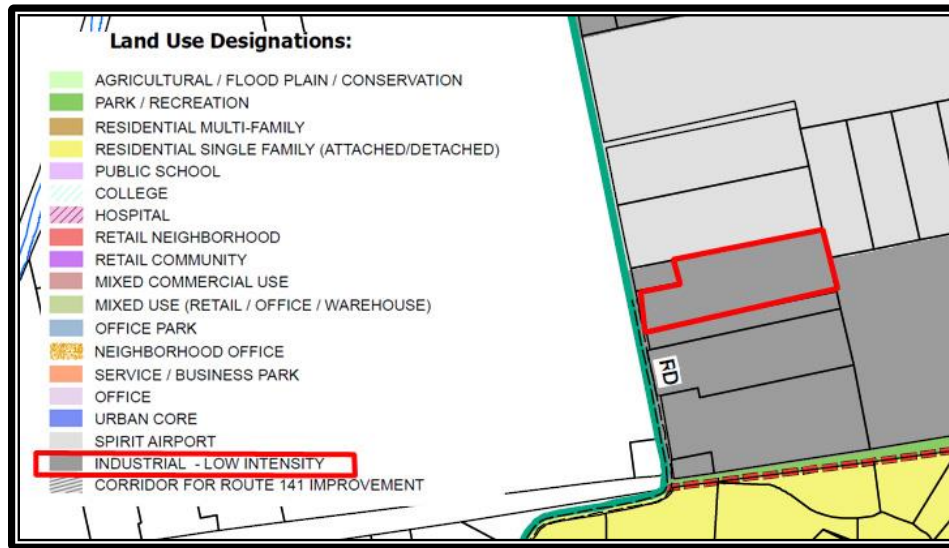
Comprehensive Plan

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Industrial – Low Intensity” land use designation. The Comprehensive Plan states the following about this designation:

Industrial development in Chesterfield historically has been located in Chesterfield Valley in small suburban business parks. Many of the developments include a mix of uses such as back office functions, showroom/office/warehouse, warehouse/distribution, and research and development/assembly/distribution. Industrial development should be encouraged to adopt a similar attitude toward

quality, as do residential and commercial developments. The Industrial Policy defines the intended character of future industrial development and limits development to Chesterfield Valley.

Policy 6.1 Low-Intensity Industrial – Low-intensity industrial development should be limited to Chesterfield Valley, including low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses.



Future Land Use Plan

Policy 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.

The Comprehensive Plan designates the following permitted land uses within this area:

- Manufacturing and Assembly
- Warehousing and Distribution

A public hearing further addressing the request will be held at the November 14, 2016, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and the Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant's Narrative Statement
3. Applicant's Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



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, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

P.Z. 12-2016 Chesterfield Commerce Center (150 N. Eatherton Rd.): A request for a zoning map amendment from a "NU" Non-Urban District to a "PI" Planned Industrial District for a 10.786 acre tract of land located on the east side of Eatherton Rd., south of The Landings at Spirit Dr. (18W140020).

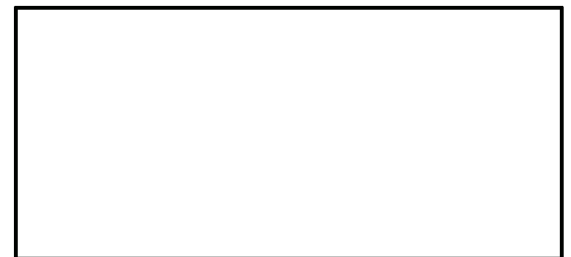
PROPERTY DESCRIPTION

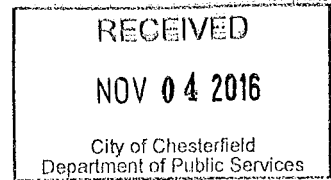
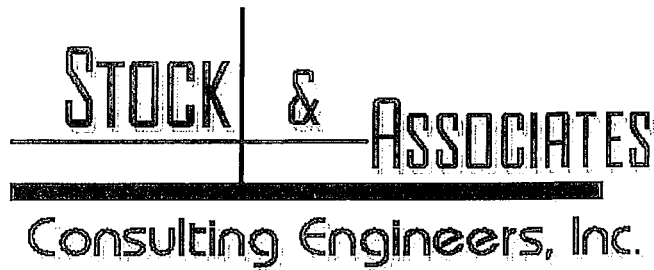
A tract of land as conveyed Virgil E. & Janet R. Moehsmer, Trust by instrument recorded in Book 20119, Page 570 of the St. Louis County records, located in U.S. Survey 362, Township 45 North, Range 3 East, City of Chesterfield, St. Louis County, Missouri.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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 Senior Planner Justin Wyse at 636.537.4734 or via e-mail at jwyse@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





November 4, 2016
Stock Project No. 216-5868

PROJECT NARRATIVE AND REQUESTED USES

The 150 N. Eatherton Road Office / Warehouse Flex Building, to be known as "Chesterfield Commerce Center, is an approximate 140,000 s.f. "state of the art" Office/ Warehouse Distribution Center. The building is designed to accommodate tenants of 15 – 140,000 square feet. The typical occupant is estimated to have approximately 15-30% office finish with a low intensity warehouse distribution component. The tenants are anticipated to be a mix of local home supply stores (tile, carpet, electrical) with some sort of showroom component. Building Design and Landscaping are intended to compliment surrounding structures with similar color tones and landscaping patterns.

REQUESTED USES:

- Highway department garage;**
- Public building facilities owned or leased by the City of Chesterfield;**
- Public Safety facility;**
- Heliport-public and private;**
- Office-general;**
- Office-medical;**
- Automotive detailing shop**
- Automotive retail supply – restricted to accessory use**
- Bakery**
- Brewery**
- Brewpub– restricted to accessory use**
- Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility;**
- Blacksmith shop;**
- Boat (and marine supply) storage, charter, repair, sale; - indoor use only**
- Broadcasting studio;**
- Commercial service facility;**
- Dry cleaning plant;**
- Film processing plant;**

Hellport-public or private;
Incinerator;
Industrial sales, service, and storage;
Kennel, boarding;
Kennel, private;
Laboratory-professional, scientific;
Lumberyard – indoor use only;
Mail order sales warehouse;
**Manufacturing, fabrication, assembly, processing, or packing except explosives
or flammable gases or liquids;**
Meat packing facility;
Professional and technical service facility;
Research laboratory & facility;
Self-storage facility;
Sheet metal shop;
Veterinary clinic;
Warehouse, general;
Welding shop, sheet metal and blacksmith shop;
Vocational school;
Vocational school with outdoor training;
Device for energy generation;
Public utility facilities;
Telecommunications structure;
Telecommunications tower or facility;

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THE 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 PI DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PI 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 (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 DAMAGES) 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.

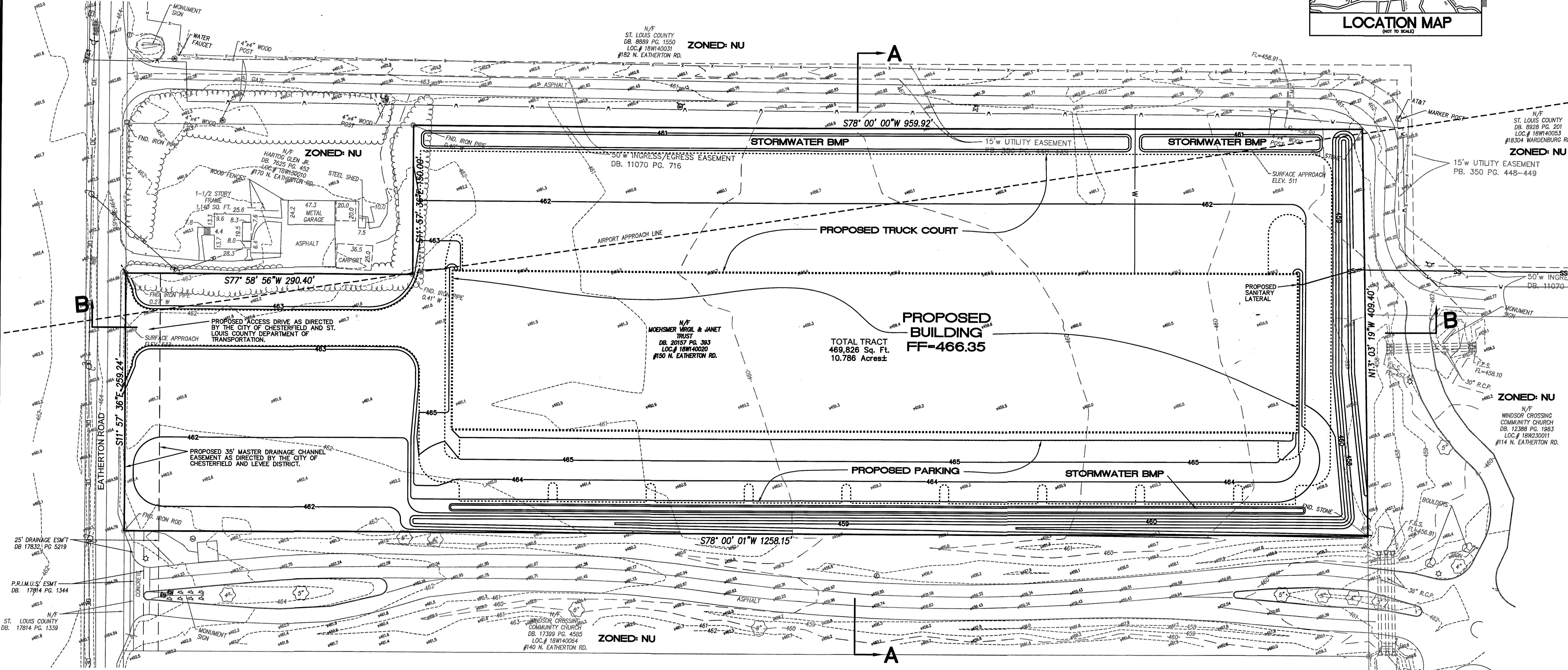
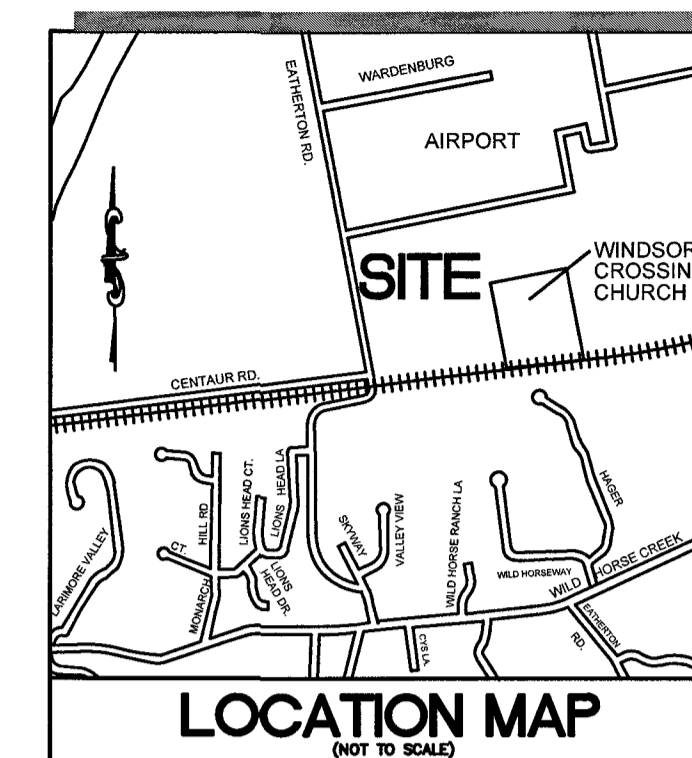
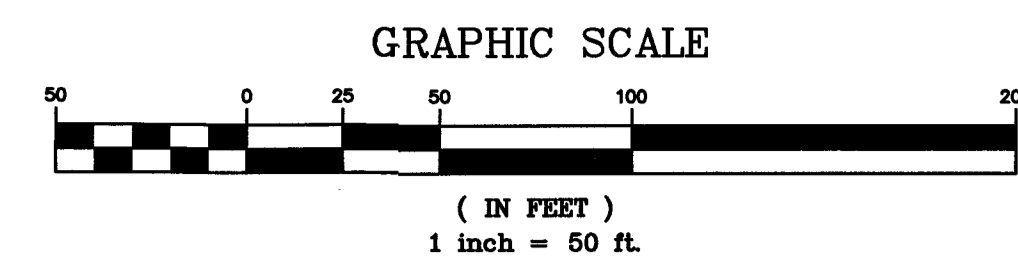
150 N EATHERTON RD. PRELIMINARY DEVELOPMENT PLAN

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

TOTAL TRACT = 10.786 AC

INDEX

- C1 - PRELIMINARY DEVELOPMENT PLAN
- C2 - SITE SECTIONS
- TSR - TREE STAND DELINEATION
- SHEET#1 - ALTA/NPS LAND TITLE SURVEY



PROPERTY DESCRIPTION

A tract of land as conveyed Virgil E. & Janet R. Moehsmer, Trust by instrument recorded in Book 20119, Page 570 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 found Iron Rod located at the northwest corner of a tract of land as conveyed to St. Louis County, by instrument recorded in Book 17814, Page 1339 of above said records, said point also being located on the eastern right-of-way of Eatherton Road, variable width; thence along said right-of-way line, North 11 degrees 57 minutes 36 seconds West, 259.24 feet to the southwest corner of a tract of land as conveyed to Glen R. Hartog by instrument recorded in Book 7825, Page 452 of above said records, from which a found Iron Pipe lies 0.27 feet west, thence along the south of said Hartog tract, North 77 degrees 58 minutes 56 seconds East, 290.40 feet to the southeast corner of thereof, from which a found Iron Pipe lies 0.41 feet west, thence along the east line of said Hartog tract, North 11 degrees 57 minutes 36 seconds East, 150.00 feet to the northeast corner thereof, from which a found Iron Pipe lies 0.46 feet west, said point also being located on the south line of a tract of land as conveyed to St. Louis County, by instrument recorded in Book 8889, Page 1550 of above said records; thence along said south line, North 78 degrees 00 minutes 00 seconds East, 959.92 to a found Stone located at the northeast corner of above said Moehsmer tract; thence along the east line of said Moehsmer tract, South 13 degrees 03 minutes 19 seconds East, 409.40 feet to a found Stone located at the northeast corner of a tract of land as conveyed to Windsor Crossing Community Church by instrument recorded in Book 17399, Page 4585 of above said records, thence along the north line of said Windsor Crossing Community Church tract and the north line of above said St. Louis County, tract recorded in Book 17814, Page 1339, South 78 degrees 00 minutes 00 seconds West, 1258.15 feet to the point of beginning containing 469,828 square feet or 10.786 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc on September 1, 2016.

SITE INFORMATION:

- PROPOSED SITE AREA: = 10.786 ACRES
- EXISTING ZONING = "NU"
- PROPOSED ZONING = "PI" PLANNED INDUSTRIAL
- CITY: = CHESTERFIELD, MISSOURI
- SITE ZIP CODE: = 63005
- SITE ADDRESS INFO: = 150 N. EATHERTON ROAD
- OWNER: = 150 N. EATHERTON PROPERTY LLC (OWNER UNDER CONTRACT)
- 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

ST. LOUIS COUNTY BENCHMARK
ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK
11-22 "DRIFT BOLT" LAST BOLT AT SOUTHWEST CORNER OF BRIDGE, 2' SOUTH RAIL AND 0.5 MILE EAST OF EATHERTON ROAD CROSSING. ELEVATION = 467.58

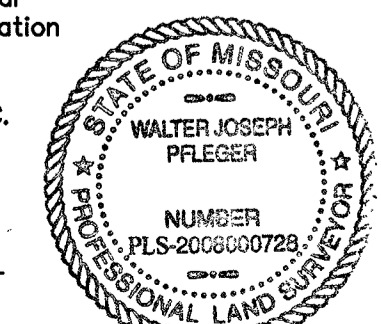
PREPARED FOR:
150 N. EATHERTON PROPERTY LLC
(OWNER UNDER CONTRACT)
8 JENNYCLIFFE LANE
CHESTERFIELD, MO 63005

PRELIMINARY PLAN FOR:
150 N EATHERTON RD.
CHESTERFIELD MISSOURI

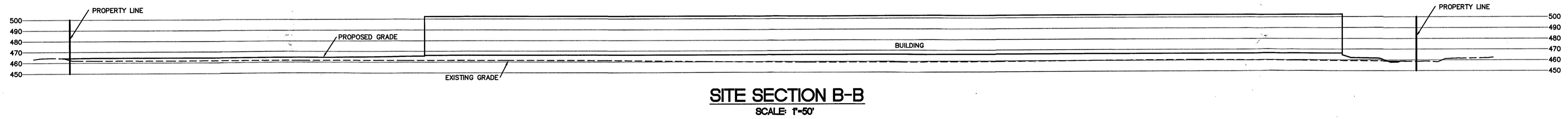
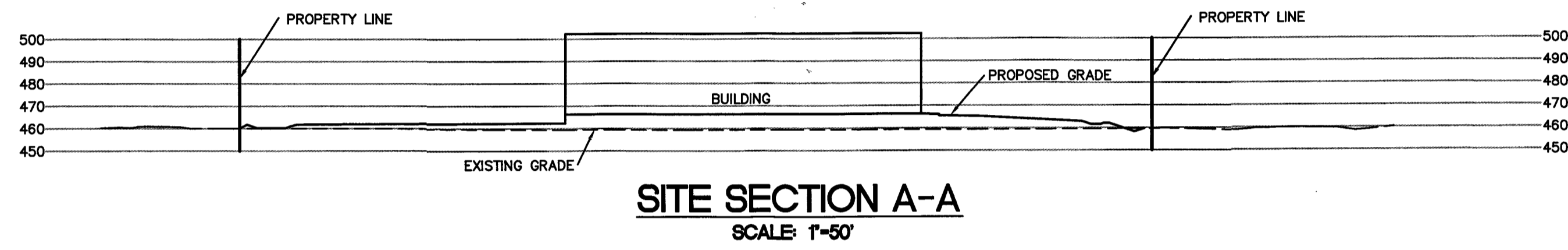
STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER 16-25116
JANUARY 2016
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
RECEIVED
SEP - 2 2016
City of Chesterfield
Department of Public Services

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: *Walter J. Pfleger* 9/2/16
Walter J. Pfleger, Missouri L.S. No. 200800728



DRAWN BY: E.J.F.	CHECKED BY: G.M.S.
DATE: 09/02/2016	JOB NO: 216-5868
M.S.D. #	BASE MAP #
S.L.C. MAT #	HAT SUP. #
M.D.N.R. #	MO-
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN	
SHEET NO: C1	



PREPARED BY:

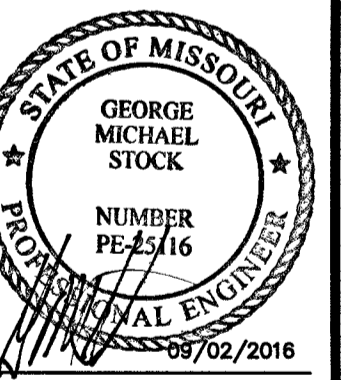
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636)
530-9100 FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY PLAN FOR:

150 N EATHERTON RD.

CHESTERFIELD
MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: E.J.F.	CHECKED BY: G.M.S.
DATE: 09/02/2016	JOB NO: 216-5868
M.S.D. P.# P-1	BASE MAP # -
S.L.C. H&T # -	H&T S.U.P. # -
M.D.N.C. # MO-	

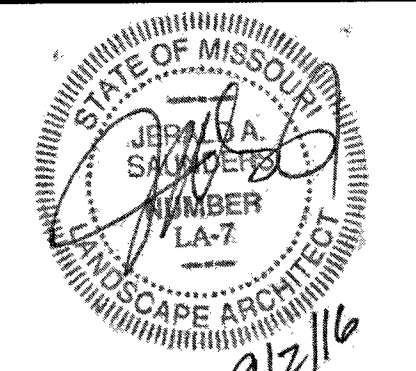
SHEET TITLE:

SITE SECTIONS

SHEET NO.:

C2

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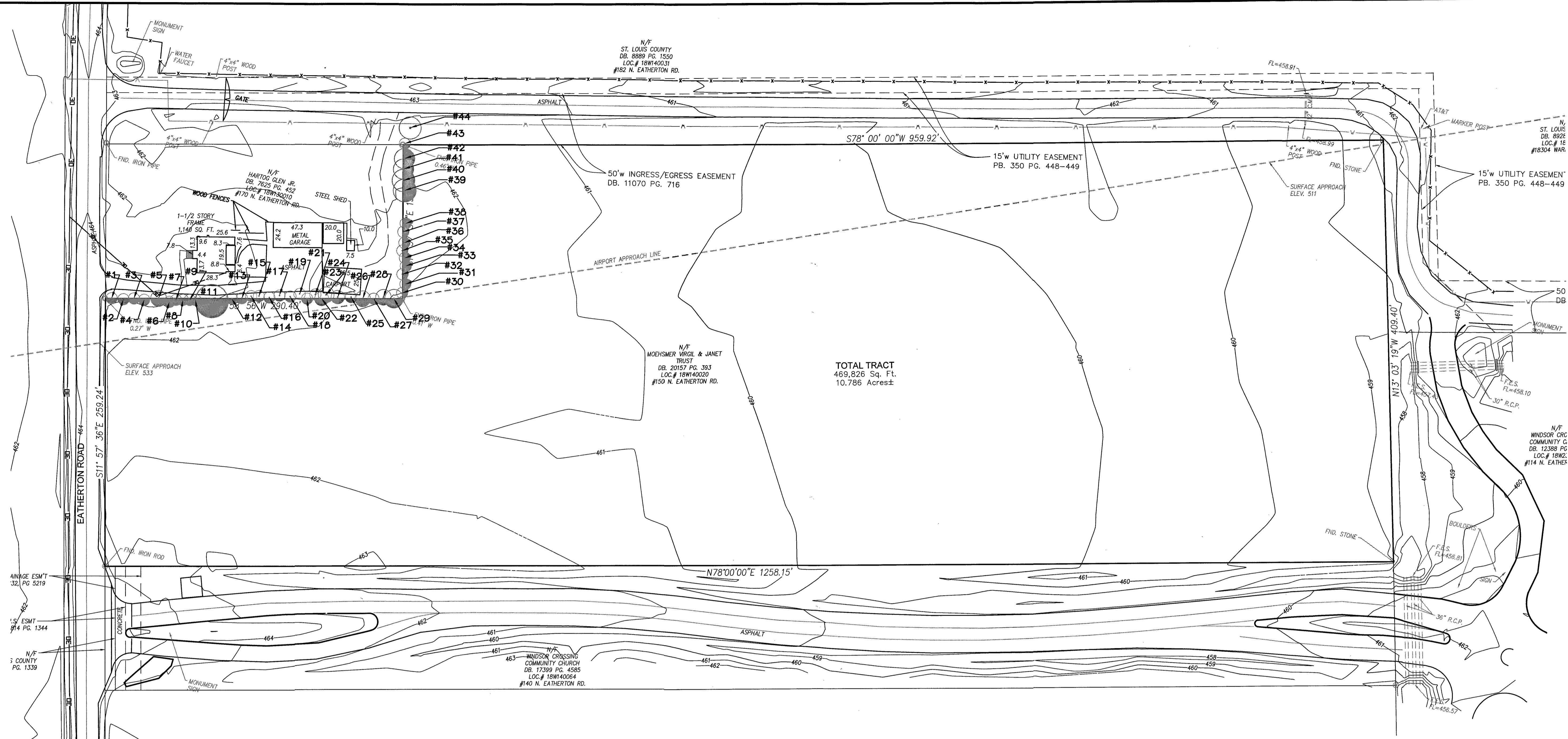


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

150 N. EATHERTON

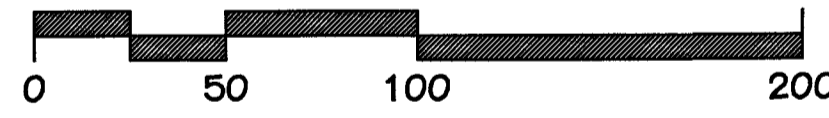
CHESTERFIELD, MISSOURI



TOTAL TRACT
469,826 Sq. Ft.
10.786 Acres±

TREE STAND DELINEATION

SCALE 1" = 50'



Legend:

Symbol	Description
#	Existing individual onsite tree
[Shaded Area]	Existing onsite canopy

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Preserved	To Be Removed
1	Cedar	8	10	2	offsite		
2	Cedar	8	10	2			
3	Cedar	8	10	2	offsite		
4	Cedar	8	10	2			
5	Mulberry	12	32	1	offsite		
6	Pine	8	12	2			
7	Pine	8	12	2			
8	Red Maple	10	20	2			
9	Pine	8	12	2			
10	Pine	8	12	2			
11	Silver Maple	30	30	2			
12	Cedar	8	10	2	offsite		
13	Pine	8	12	2	offsite		
14	Pine	8	12	2	offsite		
15	Cedar	8	10	2	offsite		
16	Pine	8	12	2	offsite		
17	Cedar	8	10	2	offsite		
18	Pine	8	12	2	offsite		
19	Pine	8	12	2	offsite		
20	Pine	8	12	2	offsite		
21	Pine	8	12	2	offsite		

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Preserved	To Be Removed
22	Apple	10	24	1	offsite		
23	Pear	8	20	1	offsite		
24	Silver Maple	8	15	2	offsite		
25	Silver Maple	6	50	2	offsite		
26	Silver Maple	12	40	2	offsite		
27	Silver Maple	8	35	2	offsite		
28	Silver Maple	12	25	2	offsite		
29	Silver Maple	18	60	2	offsite		
30	Cedar	10	50	2	offsite		
31	Cedar	10	40	2			
32	Pine	12	45	2	offsite		
33	Pine	12	40	2			
34	Cedar	10	30	2			
35	Pine	10	45	2	offsite		
36	Cedar	8	50	2			
37	Cedar	8	50	3	offsite		
38	Pine	12	25	2			
39	Mulberry	15	40	2			
40	Silver Maple	12	20	2	offsite		
41	Silver Maple	12	20	2	offsite		
42	Silver Maple	12	20	2			
43	Cedar	10	12	2	offsite		
44	Walnut	12	32	2	offsite		

- TREE CONDITION RATING**
5. Superior: Specimen quality with sound trunk, healthy bark, good limb structure and balance, no corrective pruning or maintenance needed, good foliage color, no insects or diseases, twig's showing excellent growth.
 4. Above Average: Similar to above except tree may have minor insect problems or need minor corrective maintenance.
 3. Average: Sound trunk and healthy bark, fair limb structure with minor broken branch stubs, moderate maintenance needed, insect or disease problem present, fair twig growth and leaf color.
 2. Fair: Similar to above plus evidence of trunk scars and early stages of decay present.
 1. Poor: Advanced stage of decline with major problems in roots, trunk, and foliage.

TREE NOTES:
1) Existing onsite canopy is approximately 2,727 square feet. Existing on-site and off-site trees located on both sides of the common boundary with the Hartog Property create the canopy.

ZONING DESIGNATION:
Present Zoning: NU "Non-Urban"
Total Site Area: 10.786 Acres±
Floodplain Map Number: 29189C0145K

Revisions:

Date	Description	No.

Drawn: KP
Checked: RG

Ioomis Associates
Landscape Architects/planners
207 Spirit of Park Drive, Suite 105
Chesterfield, MO 63051-0907
e-mail: info@loomis-associates.com

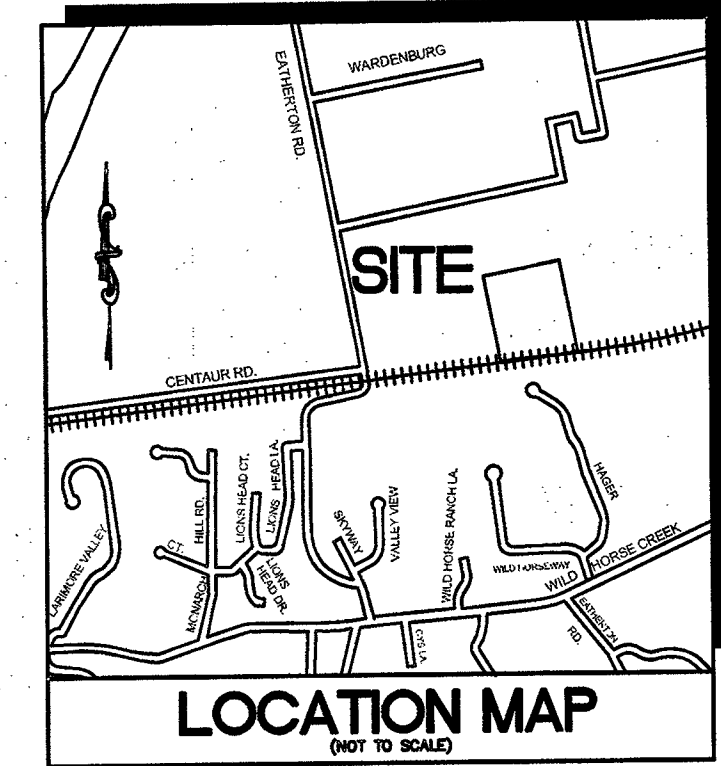
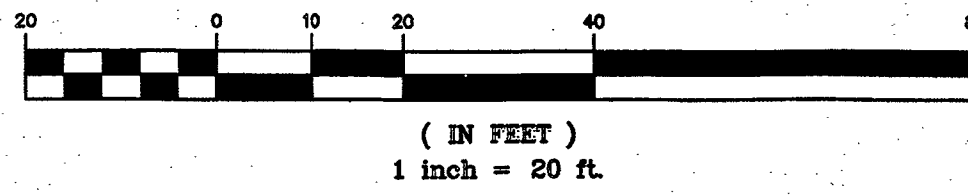
Missouri State Certificate of Authority #: LAC #0000181

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	09/02/16
Job #:	813.056

ALTA/NSPS LAND TITLE SURVEY

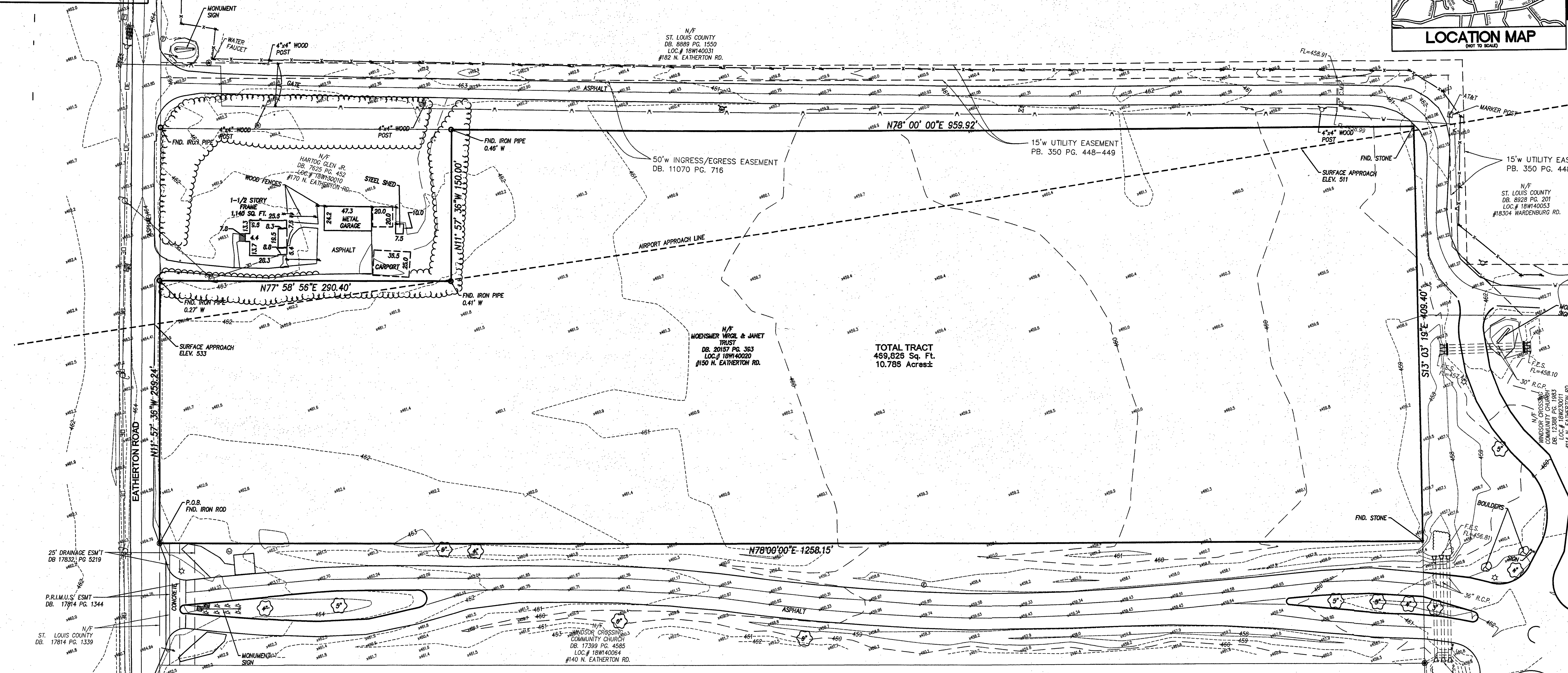
A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE



ABBREVIATIONS

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



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 DROP		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:

- Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. 218012-1, with an effective date of May 3, 2016 at 8:00 a.m. for research of easements 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 the effective date thereof vested in:
 - Virgil E. Moehsmer and Janet R. Moehsmer, or their successors, Trustees of the Virgil E. Moehsmer and Janet R. Moehsmer Joint Revocable Living Trust UTA Dated January 28, 2002
 - Title Commitment No. 218012-1 with Schedule B-Section 2 exceptions:
 - (a) Item No. 10. Easement granted to Union Electric Company recorded in Book 1437 at Page 250 of the St. Louis County Records.

GENERAL NOTES:

- Subject property is Zoned NU No setbacks listed.
- 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 29180C0145K with an effective date of 02/4/2016.
- There are no buildings on the subject property.
- There are no striped parking space on the subject property.
- Basis of bearings for this survey is Deed Book 20157, page 393 of the St. Louis County, Missouri Records.
- Underground utilities and facilities have been shown from survey and record information, and their location and size should be considered as approximate only.

Property Description

A tract of land in U.S. Survey 362, Township 45 North, Range 3 East, and described as: Beginning at a stone in the East line of U.S. Survey 362, being the Southwest corner of a tract of land conveyed to Effie Kolpa by deed recorded in Book 420 Page 473 of the St. Louis County Records; thence South 78 degrees West 18.938 chains to a stone in the East line of Eatherton Road; thence South 12 degrees East along the East line of said Eatherton Road 6.202 chains to a stone; thence North 78 degrees East 18.072 chains to a stone in the East line of said U.S. Survey 362, and thence North 12 degrees 50 minutes West along said survey line 6.203 chains to the point of beginning.

EXCEPT: Beginning at a stone in the East line of U.S. Survey 362, being the Southeast corner of a tract of land conveyed to Effie Kolpa by deed recorded in Book 420 Page 473 of the St. Louis County Records; thence South 78 degrees West, 959.508 feet to a point, said point being distant North 78 degrees 290.40 feet East of the East line of Eatherton Road, 40 feet wide; said point being the point of beginning of the tract herein described; thence continuing South 78 degrees West 290.40 feet to a point in the East line of Eatherton Road; thence South along the East line of Eatherton Road, South 12 degrees East 150.00 feet to a point; thence North 78 degrees East 290.40 feet to a point; thence North 12 degrees West 150.00 feet to the point of beginning.

As Surveyed Description

A tract of land as conveyed Virgil E. & Janet R. Moehsmer, Trust by instrument recorded in Book 20119, Page 570 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 found Iron Rod located at the northwest corner of a tract of land as conveyed to St. Louis County, by instrument recorded in Book 17814, Page 1339 of above said records, said point also being located on the eastern right-of-way of Eatherton Road, variable width; thence along said right-of-way line, North 11 degrees 57 minutes 36 seconds West, 259.24 feet to the southwest corner of a tract of land as conveyed to Glen R. Hartog by instrument recorded in Book 7825, Page 452 of above said records, from which a found Iron Pipe lies 0.27 feet west; thence along the south of said Hartog tract, North 77 degrees 58 minutes 56 seconds East, 290.40 feet to the southeast corner of thereof, from which a found Iron Pipe lies 0.41 feet west; thence along the east line of said Hartog tract, North 11 degrees 57 minutes 36 seconds East, 150.00 feet the northeast corner thereof, from which a found Iron Pipe lies 0.46 feet west, said point also being located on the south line of a tract of land as conveyed to St. Louis County, by instrument recorded in Book 8889, Page 1550 of above said records; thence along said south line, North 78 degrees 00 minutes 00 seconds East, 869.92 to a found Stone located at the northeast corner of above said Moehsmer tract; thence along the east line of said Moehsmer tract, South 13 degrees 03 minutes 19 seconds East, 409.40 feet to a found Stone located at the northeast corner of a tract of land as conveyed to Windsor Crossing Community Church by instrument recorded in Book 17399, Page 4585 of above said records, thence along the north line of said Windsor Crossing Community Church tract and the north line of above said St. Louis County, tract recorded in Book 17814, Page 1339, South 78 degrees 00 minutes 00 seconds West, 1268.16 feet to the point of beginning containing 469,828 square feet or 10.786 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc on September 1, 2016.

Surveyors Certification

This is to certify to:
 KU Development, LLC
 First American Title Insurance Company

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, 2, 3, 4, 5, 6(b), 7(a), 8, 9, 11 and 13 of Table A thereof. The field work was completed during 2016.

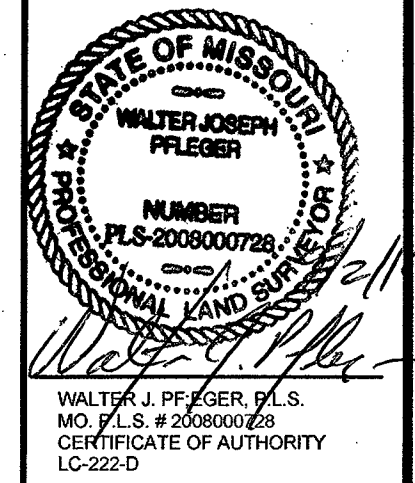
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

By: *Walter J. Pfeiffer* 9/2/16
 Walter J. Pfeiffer, Missouri P.L.S. No. 2008000728

PREPARED BY:
Stock & Associates
 Consulting Engineers, Inc.

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 St. Louis, MO 63015 PH: (636)
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 e-mail: general@stockandassociates.com
 Web: www.stockandassociates.com

ALTA/NSPS LAND TITLE SURVEY
150 N. EATHERTON



REVISIONS:

DRAWN BY: J.K.
CHECKED BY: D.M.E.

DATE: 8/29/16
JOB NO.: 216-588

U.S.S. #: P-XXXXXX
BASE MAP #: XXX

S.L.C. H&T #: XXXX
H&T MAP #: XX-XXXX

M.D.N.R. #: MO-XXXXXX
MC-XXXXXX

SHEET TITLE:
 ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:
 1 OF 1

PREPARED FOR:
 150 N. Eatherton Property LLC
 8 Jennycliffe Lane,
 Chesterfield Mo. 63005