



IV. B.

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: March 14, 2022

From: Shilpi Bharti, Planner *SB*

Location: East of N Eatherton Road

Petition: **P.Z. 03-2022 530 N. Eatherton Road (Rise Development)**: A request for a zoning map amendment from the “NU” Non-Urban District to “LI” Light Industrial for 16.6 acres located on the east side of North Eatherton Road (17W130064).

SUMMARY

RISE Development has submitted a request for a zoning map amendment from the “NU” Non-Urban District to “LI” Light Industrial District to develop the land for warehousing use.



Figure 1: Subject Site Aerial

SITE HISTORY

The subject property was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

SURROUNDING LAND USE AND ZONING

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

North: The property north of the subject site is zoned “NU” Non-Urban District.

South: The site overlooks the Precision Plaza which is zoned “PI” Planned Industrial District.

East: Property east of the site is zoned “NU” Non-Urban District.

West: North Eatherton Road runs to the west of the subject site and overlooks Wildwood city subdivision which is zoned M3.

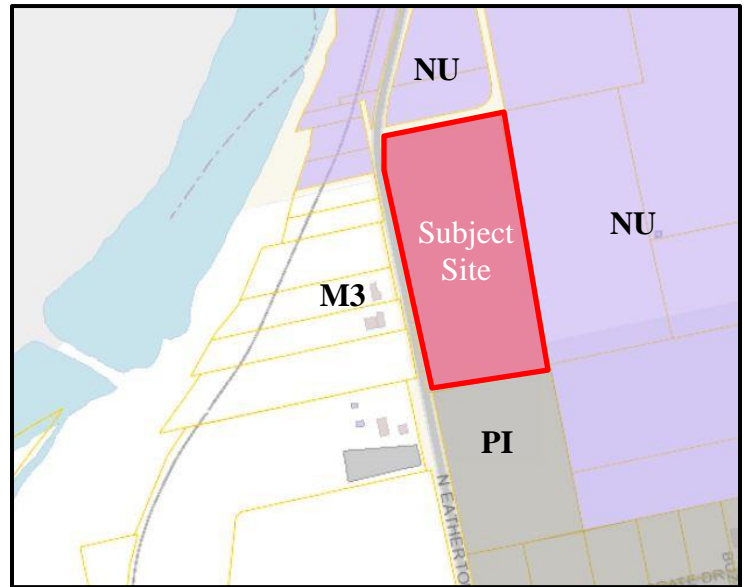


Figure 2: Surrounding Zoning map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Industrial land use. The subject site is surrounded by Industrial on the east, north and south. The Industrial land use typically supports manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses and assembly operations. They are found in close proximity to major transportation corridors and are generally buffered from surrounding development by traditional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Below are the development policies for Industrial land use as described in the City of Chesterfield Comprehensive Plan.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Residential projects should be limited to areas outside of the Chesterfield Valley.

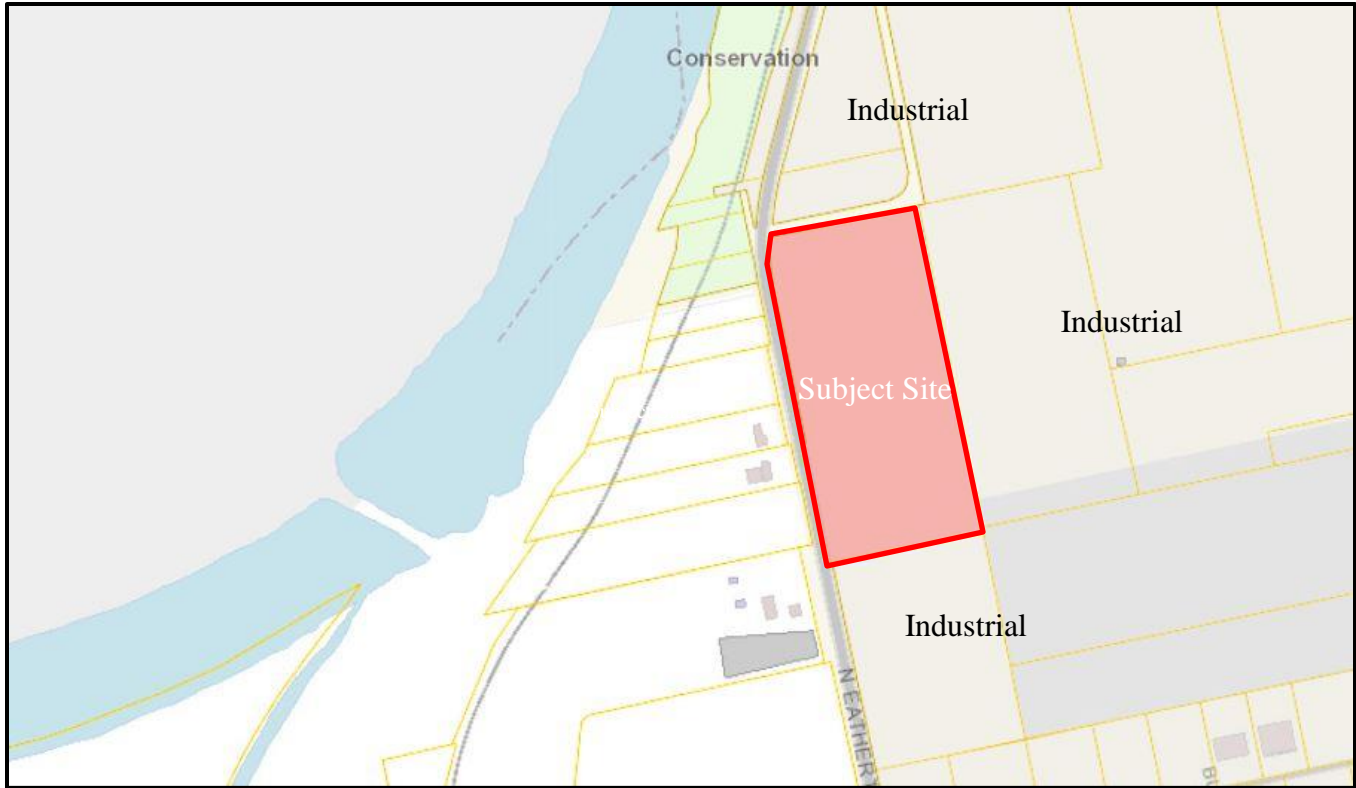


Figure 3: Comprehensive Land Use Plan

LI Light Industrial District

The development standards for Light Industrial District as described under City of Chesterfield UDC are:

Density	Maximum forty hundredths (0.40) FAR
Minimum Lot area	45,000 square feet
Minimum Lot width	Minimum road frontage of one hundred (100) feet
Height	Thirty-five (35) feet from grade, exclusive of mechanical equipment
Open space	Thirty-five percent (35%)
Minimum front, side, and rear yard building setback	Thirty (30) feet
Minimum front, side, and rear yard parking setback	Twenty-five (25) feet

In addition, City of Chesterfield Unified Development Code sets the following use restrictions to this district:

- No drive-through windows shall be allowed in conjunction with any of the permitted, accessory, or conditional uses.

- Businesses shall only be open to the public between the hours of 7:00 A.M. and 8:00 P.M.
- Loading or unloading of deliveries shall be permitted only between the hours of 7:00 A.M. and 7:00 P.M.
- All principal uses shall be conducted within a fully enclosed building.
- Outdoor storage or display of merchandise, materials, or equipment must be fully screened.

REQUEST

A public hearing further addressing the request will be held at the March 14th, 2022 City of Chesterfield Planning Commission meeting. No plan is required with this submission as the request is to rezone to conventional zoning. Attached please find a copy of the Public Hearing Notice.

Attachments

1. Public Hearing Notice



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, March 14, 2022 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. 03-2022 530 N. Eatherton Road (Rise Development): A request for a zoning map amendment from the “NU” Non-Urban District to “LI” Light Industrial for 16.6 acres located on the east side of North Eatherton Road (17W130064).

PROPERTY DESCRIPTION

TRACTS OF LAND BEING PART OF LOT 2 OF “SUBDIVISION OF E. KROENUNG ESTATE”, A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 11 PAGE 11 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

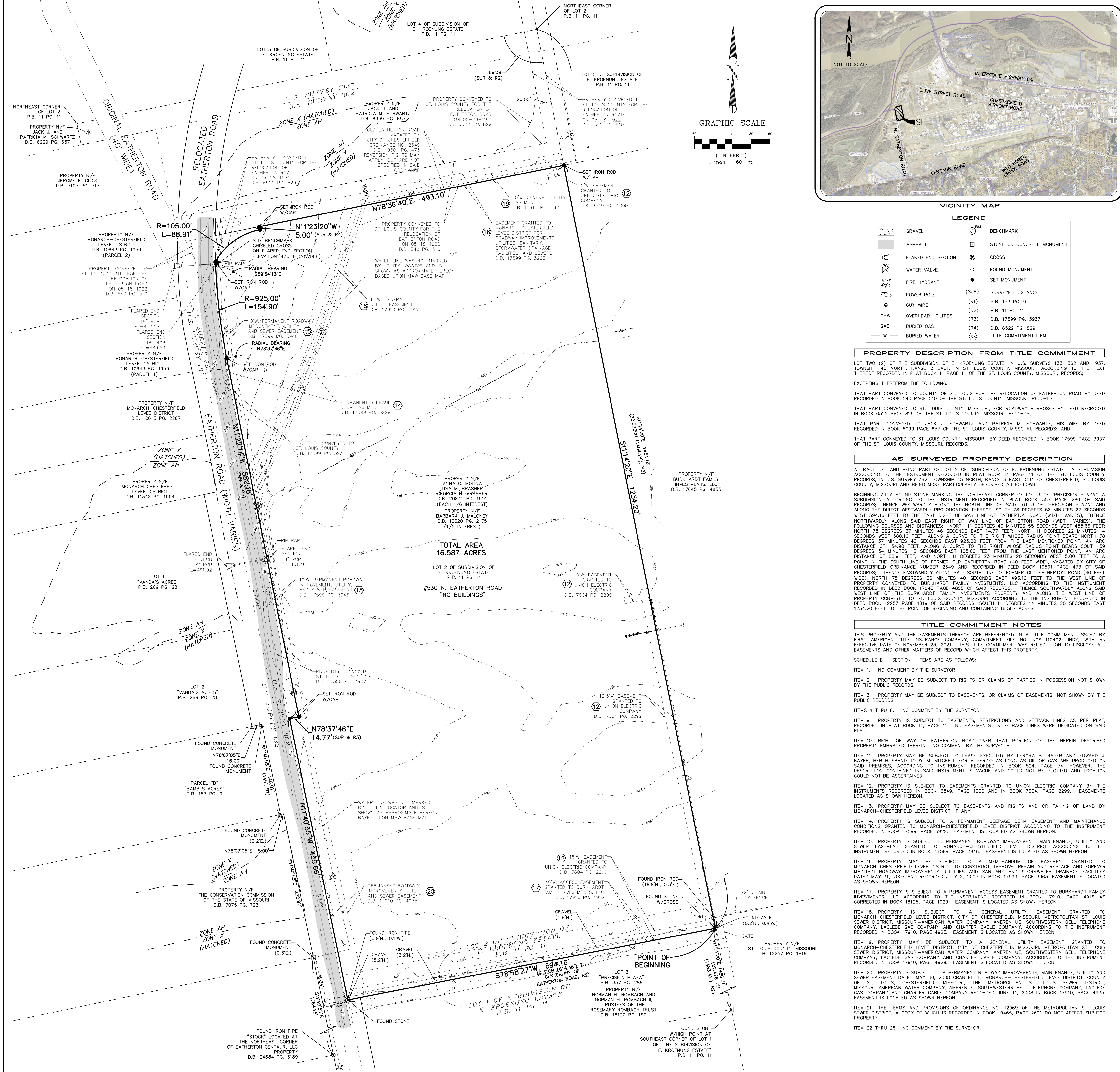
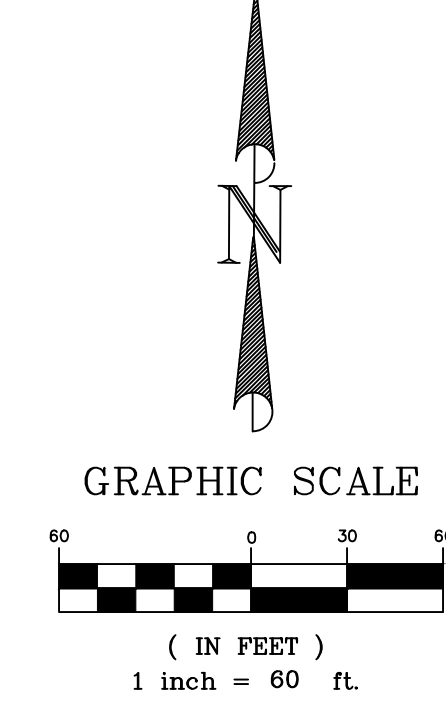
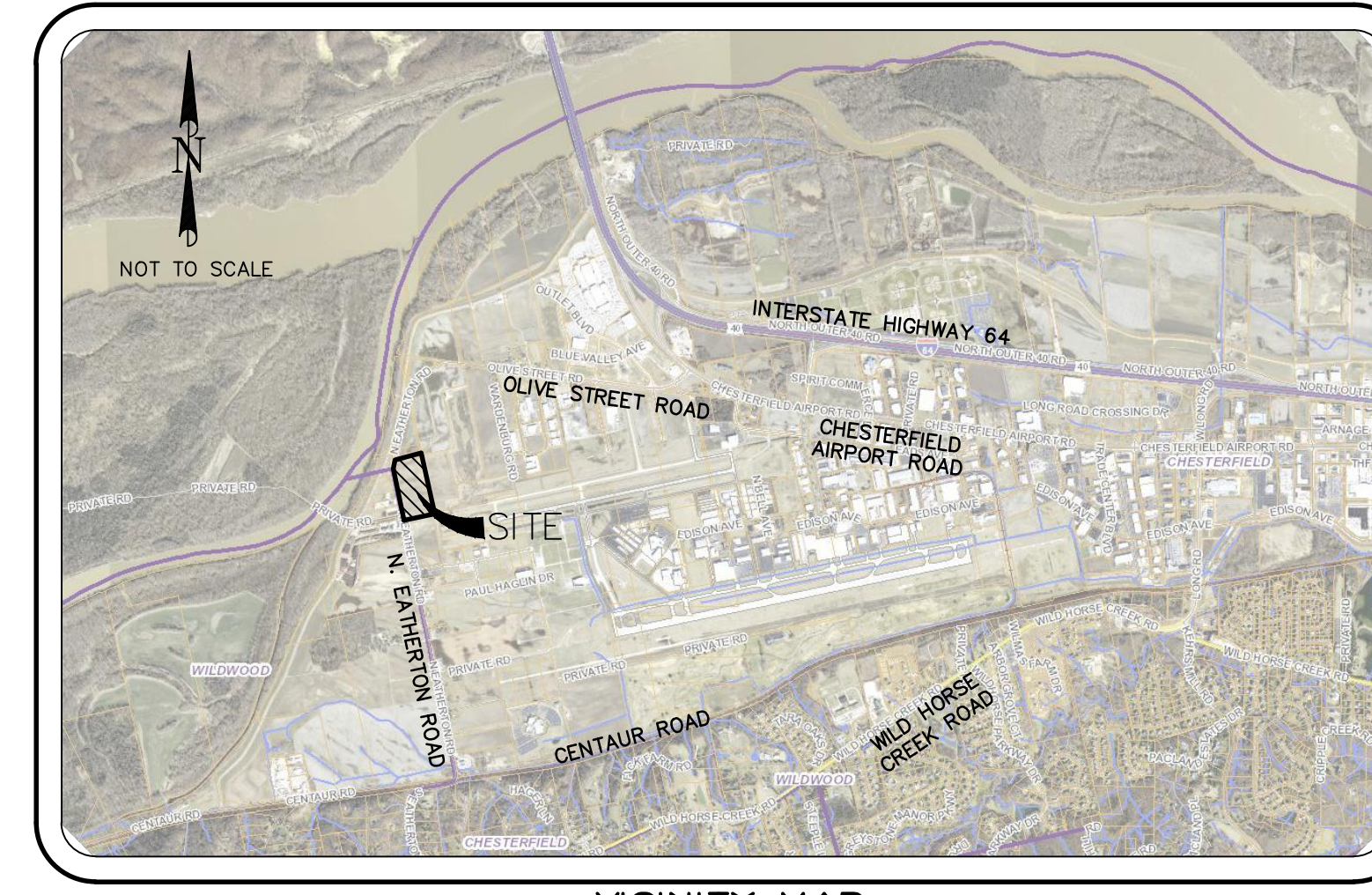


City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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 Planner Shilpi Bharti at 636.537.4743 or via e-mail at Sbharti@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING
PART OF LOT 2 OF
"SUBDIVISION OF E. KROENUNG ESTATE"
PLAT BOOK 11 PAGE 11
IN U.S. SURVEY 362
TOWNSHIP 45 NORTH, RANGE 3 EAST
CITY OF CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM UTILITY LOCATIONS AS CONTRACTED THROUGH DIGRITE AND MARKED IN THE FIELD BY VARIOUS UNDERGROUND UTILITY LOCATORS, INCLUDING USIC.

DIGRITE TICKET NUMBER: #213542392 (12/20/2021).

AMERN MISSOURI ELECTRIC: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

ATT DISTRIBUTION: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

CHARTER COMMUNICATIONS: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

MARATHON PIPELINE: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

MISSOURI AMERICAN WATER CO: "MARKED" PER EMAIL MESSAGE FROM TICKETCHECK. NO MARKS WERE FOUND.

SPIRE MO EAST: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

ST. LOUIS METROPOLITAN SEWER: "CLEAR/NO CONFLICT" PER EMAIL MESSAGE FROM TICKETCHECK.

ALL UTILITY MARKS FOUND IN THE FIELD WERE LOCATED BY THE SURVEYOR AND ARE SHOWN HEREON. THE SURVEYOR CLAIMS NO RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY MARKS.

UTILITIES ARE ALSO SHOWN HEREON AS SCALED FROM MAPS OBTAINED FROM SPIRE, MSD AND MAM AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND 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.

THIS SITE IS SUBJECT TO PRIVATE UTILITY INSTALLATIONS. PRIVATE UTILITY INSTALLATIONS DO NOT APPEAR ON UTILITY BASE MAPS, NOR DO UTILITY LOCATORS MARK PRIVATE UTILITIES.

LEGEND

(Symbol)	GRAVEL	(Symbol)	BENCHMARK
(Symbol)	ASPHALT	(Symbol)	STONE OR CONCRETE MONUMENT
(Symbol)	FLARED END SECTION	(Symbol)	CROSS
(Symbol)	WATER VALVE	(Symbol)	FOUND MONUMENT
(Symbol)	FIRE HYDRANT	(Symbol)	SET MONUMENT
(Symbol)	POWER POLE	(Symbol)	(SUR) SURVEYED DISTANCE
(Symbol)	GUY WIRE	(R1)	P.B. 153 PG. 9
(Symbol)	OVERHEAD UTILITIES	(R2)	P.B. 11 PG. 11
(Symbol)	GAS	(R3)	D.B. 17599 PG. 3937
(Symbol)	BURIED GAS	(R4)	D.B. 6522 PG. 829
(Symbol)	BURIED WATER	(R5)	TITLE COMMITMENT ITEM

PROPERTY DESCRIPTION FROM TITLE COMMITMENT

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

EXCEPTING THEREFROM THE FOLLOWING:

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

THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR ROADWAY PURPOSES BY DEED RECORDED IN BOOK 6522 PAGE 829 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS;

THAT PART CONVEYED TO JACK J. SCHWARTZ AND PATRICIA M. SCHWARTZ, HIS WIFE BY DEED RECORDED IN BOOK 8989 PAGE 657 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS; AND

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

AS-SURVEYED PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 2 OF "SUBDIVISION OF E. KROENUNG ESTATE," A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 11 PAGE 11 OF THE ST. LOUIS COUNTY RECORDS, U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF LOT 3 OF "PRECISION PLAZA," A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 357 PAGE 206 OF SAID RECORDS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID LOT 3 OF "PRECISION PLAZA" AND ALONG THE DIRECT WESTWARDLY PROLONGATION THEREOF, SOUTH 78 DEGREES 58 MINUTES 27 SECONDS WEST 594.16 FEET TO THE EAST RIGHT OF WAY LINE OF EATHERTON ROAD (WIDTH VARIES); THENCE NORTHWARDLY ALONG SAID EAST RIGHT OF WAY LINE OF EATHERTON ROAD (WIDTH VARIES); THE FOLLOWING COURSES AND DISTANCES: NORTH 11 DEGREES 40 MINUTES 59 SECONDS WEST 455.66 FEET; NORTH 78 DEGREES 37 MINUTES 46 SECONDS EAST 1477.72 FEET; NORTH 11 DEGREES 22 MINUTES 14 SECONDS WEST 590.16 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 78 DEGREES 37 MINUTES 46 SECONDS EAST 925.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 154.90 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 59 DEGREES 54 MINUTES 15 SECONDS EAST 1050.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 88.91 FEET; AND NORTH 11 DEGREES 22 MINUTES 20 SECONDS WEST 5.00 FEET TO A POINT IN THE SOUTH LINE OF FORMER OLD EATHERTON ROAD (40 FEET WIDE), VACATED BY CITY OF CHESTERFIELD ORDINANCE NUMBER 2048 AND RECORDED IN DEED BOOK 19501 PAGE 473 OF SAID RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF FORMER OLD EATHERTON ROAD (40 FEET WIDE), NORTH 78 DEGREES 36 MINUTES 40 SECONDS EAST 493.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO BURKHARDT FAMILY INVESTMENTS, LLC, ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 17645 PAGE 4855 OF SAID RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF THE INSTRUMENT RECORDED IN DEED BOOK 17645 PAGE 4855 OF SAID RECORDS; TO THE POINT OF BEGINNING.

TITLE COMMITMENT NOTES

THIS PROPERTY AND THE EASEMENTS THEREOF ARE REFERENCED IN A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-104024-INDY, WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2021. THIS TITLE COMMITMENT WAS RELIED UPON TO DISCLOSE ALL EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THIS PROPERTY.

SCHEDULE B - SECTION II ITEMS ARE AS FOLLOWS:

ITEM 1. NO COMMENT BY THE SURVEYOR.

ITEM 2. PROPERTY MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 3. PROPERTY MAY BE SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

ITEMS 4 THRU 8. NO COMMENT BY THE SURVEYOR.

ITEM 9. PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 11, PAGE 11. NO EASEMENTS OR SETBACK LINES WERE DEDICATED ON SAID PLAT.

ITEM 10. RIGHT OF WAY OF EATHERTON ROAD OVER THAT PORTION OF THE HEREIN DESCRIBED PROPERTY EMBRACED THEREIN. NO COMMENT BY THE SURVEYOR.

ITEM 11. PROPERTY MAY BE SUBJECT TO LEASE EXECUTED BY LENORA B. BAYER AND EDWARD J. BAYER, HER HUSBAND TO W. W. MITCHELL FOR A PERIOD AS LONG AS OIL OR GAS ARE PRODUCED ON SAID PREMISES, ACCORDING TO INSTRUMENT RECORDED IN BOOK 524, PAGE 74. HOWEVER, THE DESCRIPTION CONTAINED IN SAID INSTRUMENT IS VAGUE AND COULD NOT BE PLOTTED AND LOCATION COULD NOT BE ASCERTAINED.

ITEM 12. PROPERTY IS SUBJECT TO EASEMENTS GRANTED TO UNION ELECTRIC COMPANY BY THE INSTRUMENTS RECORDED IN BOOK 6549, PAGE 1000 AND IN BOOK 7604, PAGE 2299. EASEMENTS LOCATED AS SHOWN HEREON.

ITEM 13. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RIGHTS AND OR TAKING OF LAND BY MONARCH-CHESTERFIELD LEVEE DISTRICT, IF ANY.

ITEM 14. PROPERTY IS SUBJECT TO A PERMANENT SEEPAGE BERM EASEMENT AND MAINTENANCE CONDITIONS GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 17599, PAGE 3929. EASEMENT IS LOCATED AS SHOWN HEREON.

ITEM 15. PROPERTY IS SUBJECT TO PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY AND SEWER EASEMENT GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 17599, PAGE 3946. EASEMENT IS LOCATED AS SHOWN HEREON.

ITEM 16. PROPERTY MAY BE SUBJECT TO A MEMORANDUM OF EASEMENT GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT TO CONSTRUCT, IMPROVE, REPAIR AND REPLACE AND FOREVER MAINTAIN ROADWAY IMPROVEMENTS, UTILITIES AND SANITARY AND STORMWATER DRAINAGE FACILITIES DATED MAY 31, 2007 AND RECORDED JULY 2, 2007 IN BOOK 17599, PAGE 3983. EASEMENT IS LOCATED AS SHOWN HEREON.

ITEM 17. PROPERTY IS SUBJECT TO A PERMANENT ACCESS EASEMENT GRANTED TO BURKHARDT FAMILY INVESTMENTS, LLC ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 17910, PAGE 4916 AS SHOWN HEREON.

ITEM 18. PROPERTY IS SUBJECT TO GENERAL UTILITY EASEMENT GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT, CITY OF CHESTERFIELD, MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, MISSOURI-AMERICAN WATER COMPANY, AMERN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, LACLEDE GAS COMPANY AND CHARTER CABLE COMPANY, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 17910, PAGE 4923. EASEMENT IS LOCATED AS SHOWN HEREON.

ITEM 19. PROPERTY MAY BE SUBJECT TO A GENERAL UTILITY EASEMENT GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT, CITY OF CHESTERFIELD, MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, MISSOURI-AMERICAN WATER COMPANY, AMERN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, LACLEDE GAS COMPANY AND CHARTER CABLE COMPANY, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 17910, PAGE 4923. EASEMENT IS LOCATED AS SHOWN HEREON.

ITEM 20. PROPERTY IS SUBJECT TO A PERMANENT ROADWAY IMPROVEMENTS, MAINTENANCE, UTILITY AND SEWER EASEMENT DATED MAY 30, 2008 GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT, COUNTY OF ST. LOUIS, CHESTERFIELD, MISSOURI, THE METROPOLITAN ST. LOUIS SEWER DISTRICT, MISSOURI-AMERICAN WATER COMPANY, AMERN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, LACLEDE GAS COMPANY AND CHARTER CABLE COMPANY, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 17910, PAGE 4923. EASEMENT IS LOCATED AS SHOWN HEREON.

ITEM 21. THE TERMS AND PROVISIONS OF ORDINANCE NO. 12969 OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT, A COPY OF WHICH IS RECORDED IN BOOK 19465, PAGE 2681 DO NOT AFFECT SUBJECT PROPERTY.

ITEM 22 THRU 25. NO COMMENT BY THE SURVEYOR.

CONTROL DATUM NOTES

THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TS33 DATA COLLECTOR AND BASED ON THE NATIONAL HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS, WHICH UTILIZES THE NAD83(2011) EPOCH 2010.00 GPS NETWORK.

A SITE GRID AZIMUTH AND GRID FACTOR (COMBINED SCALE FACTOR AND ELEVATION FACTOR) WAS CALCULATED UTILIZING THE TRIMBLE TS33 DATA COLLECTOR SOFTWARE ON FIELD CONTROL POINT 1.

FIELD CONTROL POINT 1 HAS A LATITUDE OF 38°39'56.96787"N AND LONGITUDE OF 90°40'31.39661"W.

PROJECT COORDINATES ARE MODIFIED "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" COORDINATES AND WERE GENERATED BY SCALING THE COORDINATES BY THE INVERSE OF SAID GRID FACTOR (1.000801016) ABOUT FIELD CONTROL POINT 1. THE COORDINATES WERE THEN CONVERTED TO FEET BY MULTIPLYING THE METRIC VALUES BY 3.280833333 (39.37 INCHES PER METER/12 INCHES PER FOOT).

THE GEOID UTILIZED TO OBTAIN PROJECT COORDINATES IS G12BUSA.

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY STANDARDS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040) AS AN URBAN CLASS SURVEY.

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS SURVEYS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TS33 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS.

REFERENCE BENCHMARK: "STANDARD ALUMINUM DISK" STAMPED SL-41 1980 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE CENTER OF THE SHELL PIPELINE MARKER, 187' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER, APPROXIMATELY 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. (ELEVATION+470.16), ELEVATION = 461.10 (NAVD88).

SITE BENCHMARK (NAVD 88) - CHISELED CROSS IN SQUARE ON TOP OF FLARED END SECTION LOCATED ON SUBJECT PROPERTY AND ALONG THE EAST SIDE OF EATHERTON ROAD (ELEVATION+470.16), LOCATED AS SHOWN HEREON.

GENERAL NOTES

1. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).

2. ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.

3. TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0145K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

COMMUNITY: CITY OF CHESTERFIELD
NUMBER 200896
PANEL 0145
SUFFIX K

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN ZONE X (HATCHED) - OTHER FLOOD AREAS - AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAY ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."

THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FIRM INFORMATION WHICH WAS AVAILABLE ON THE DATE THIS SURVEY WAS SIGNED AND SEALED.

4. THE SUBJECT PROPERTY CONTAINS 0 REGULAR PARKING SPACES AND 0 HANDICAPPED PARKING SPACES. THIS INCLUDES ONLY PARKING SPACES WHICH ARE CLEARLY DESIGNATED BY STRIPING ON THE GROUND.

5. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY.

6. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE CONDUCTING THE FIELDWORK OF THIS SURVEY. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

7. DIGRITE (MISSOURI ONE CALL) WAS CONTACTED AND REQUESTED TO MARK BURIED UTILITIES. HOWEVER, THE UTILITY LOCATOR MADE AN INCOMPLETE RESPONSE. THIS RESULTED IN AN INCOMPLETE IDENTIFICATION OF BURIED UTILITIES ON THIS SURVEY. THE INDIVIDUAL RESPONSES TO THE DIGRITE TICKET(S) ARE SHOWN HEREON IN "UTILITY NOTES". IT SHOULD BE NOTED THAT SOME OF THE BURIED UTILITIES DESIGNATED AS "MARKED" ON THE RESPONSE FROM MISSOURI ONE CALL TICKETCHECK WERE NOT ACTUALLY MARKED, OR MARKED INCOMPLETELY, IN THE FIELD AT THE TIME OF SURVEY FIELD WORK.

8. THE "AS-SURVEYED" LEGAL DESCRIPTION FOR SUBJECT PROPERTY IS INTENDING TO DESCRIBE THE SAME PROPERTY AS THE REFERENCED TITLE COMMITMENT. THE "AS-SURVEYED" LEGAL DESCRIPTION REFLECTS THE ACTUAL MEASUREMENTS MADE BY THE LAND SURVEYOR.

9. THIS SURVEY CONFORMS TO CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16).

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO:

- FIRST AMERICAN TITLE INSURANCE COMPANY
- ESAPP INDIANA LLC AND ITS AFFILIATES, SUCCESSORS, ASSIGNS, AND NOMINEES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD TECHNIQUE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9, 11b, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3, 2022.

DATE OF PLAT OR MAP: JANUARY 13, 2022

ANDY D. BECK
MISSOURI LICENSE NO. PLS-2015017835
abeck@axenengineering.com

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #006055
Missouri State Certificate of Authority
Surveying #020144

01-13-2022
DATE
21-18588
PROJECT NUMBER
1 of 1
SHEET OF
18588 ALTA DWG
FILE NAME
ADB
MFC
DRAWN CHECKED

PREPARED FOR:

RISE COMMERCIAL DISTRICT
ATTN: JEREMY HAYNES
8070 CASTLETON ROAD
INDIANAPOLIS, IN 46250

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any
responsibility for all other
drawings, specifications, estimates,
reports or other documents or
instruments relating to or
intended to be used for any part
or parts of the architectural or
engineering project or survey
other than those authorized by my seal.

REVISIONS



