



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: April 11, 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 “PI” Planned 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 “PI” Planned 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. A Public Hearing was held in March 2022 for a change to “LI- Light Industrial”. After the Public Hearing, it was determined that the restrictions on hours of operation in the LI district were problematic, so the applicant has amended their request to “PI-Planned Industrial District”, and a new Public Hearing is being held.

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.

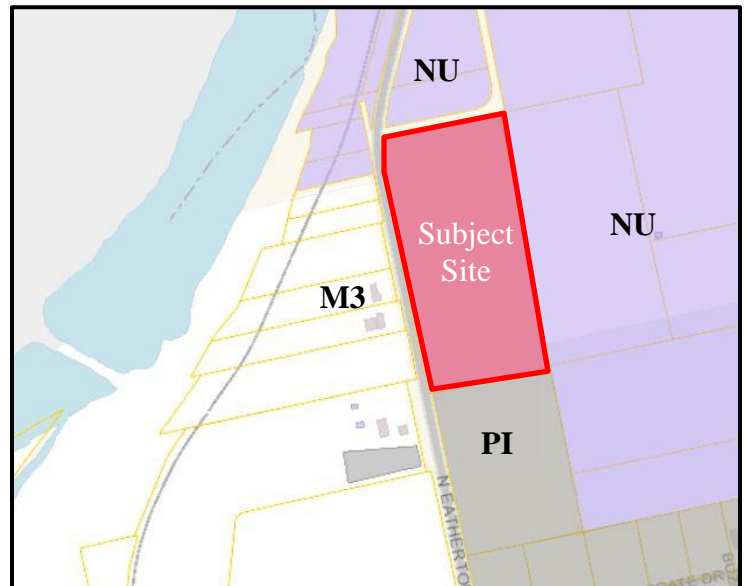


Figure 2: Surrounding Zoning map

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.

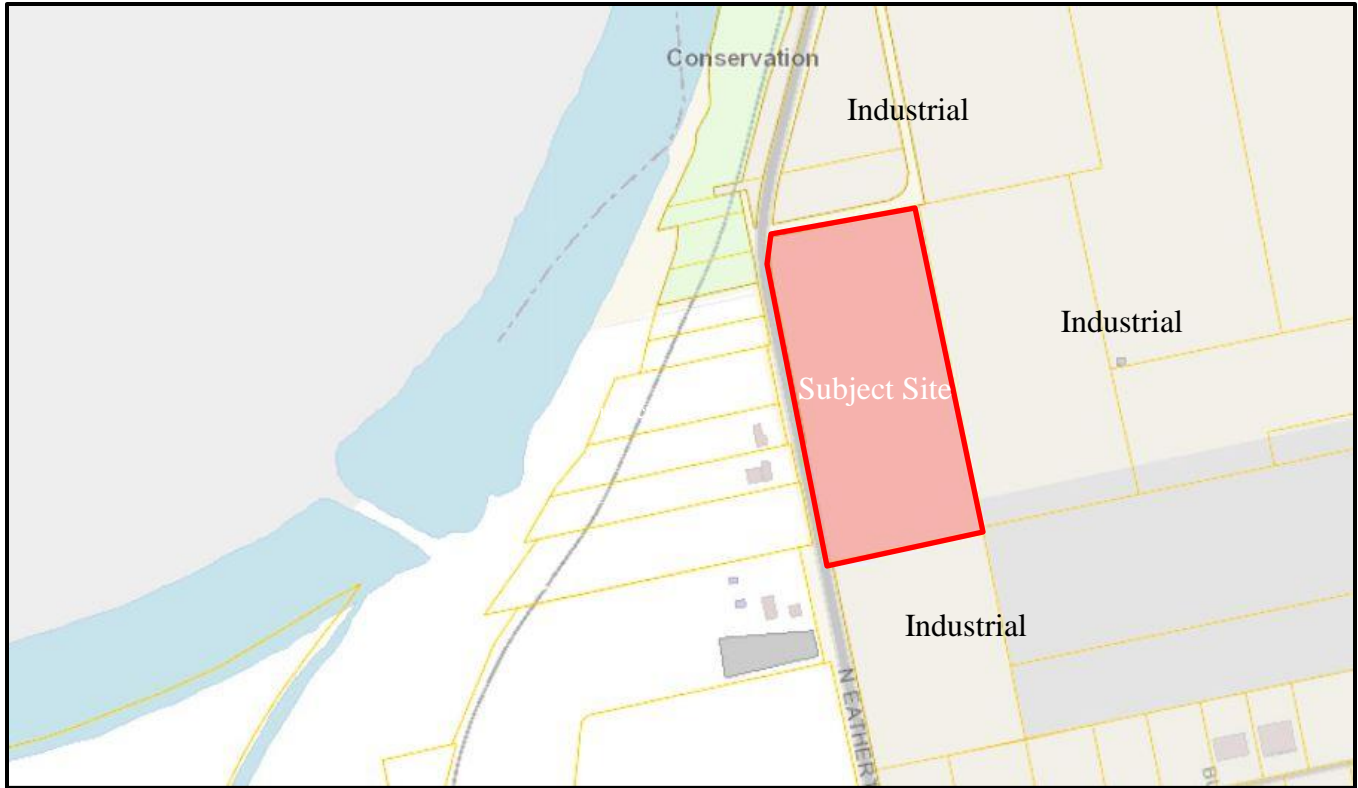


Figure 3: Comprehensive Land Use Plan

PI - PLANNED INDUSTRIAL DISTRICT

City of Chesterfield Unified Development Code regulations of the PI District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements are designed to offset the impact of changes in development standards allowed through these provisions. As per City Unified Development Code, the PI regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another, as well as the surrounding area.
- Promote more efficient use of land.
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development.
- Promote the most efficient arrangement of circulation systems, land use, and buildings.
- Promote environmentally sensitive developments.
- Allow development, under a specifically approved design concept and site plan.

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

Density	Maximum fifty-five hundredths (0.55) FAR
Open space	Thirty-five percent (35%)
Minimum front, side, and rear yard building setback	Thirty-five (35) feet
Minimum front, side, and rear yard parking setback	Twenty-five (25) feet

REQUEST

The applicant has submitted a Preliminary Development Plan and narrative for review. As shown in the Preliminary Development Plan, the applicant is proposing twenty-two buildings with proposed uses as office-general and warehouse-general. As per the applicant, 16,240 square feet of area will be used for Office space and 163,864 square feet of area will be used as Warehouse space. The proposed access will be from N Eatherton Road. The proposed streets will be private streets.

The Development Standards requested by the applicant are:

Development Standards	PI District	Applicant Request
Maximum Height of structure	-	25 feet
Building setback from property line	35 feet	35 feet
Parking setback from property line	25 feet	25 feet
Density Requirement	Maximum fifty-five hundredths (0.55) FAR	Maximum fifty-five hundredths (0.55) FAR
Landscape Buffer	30 feet	30 feet

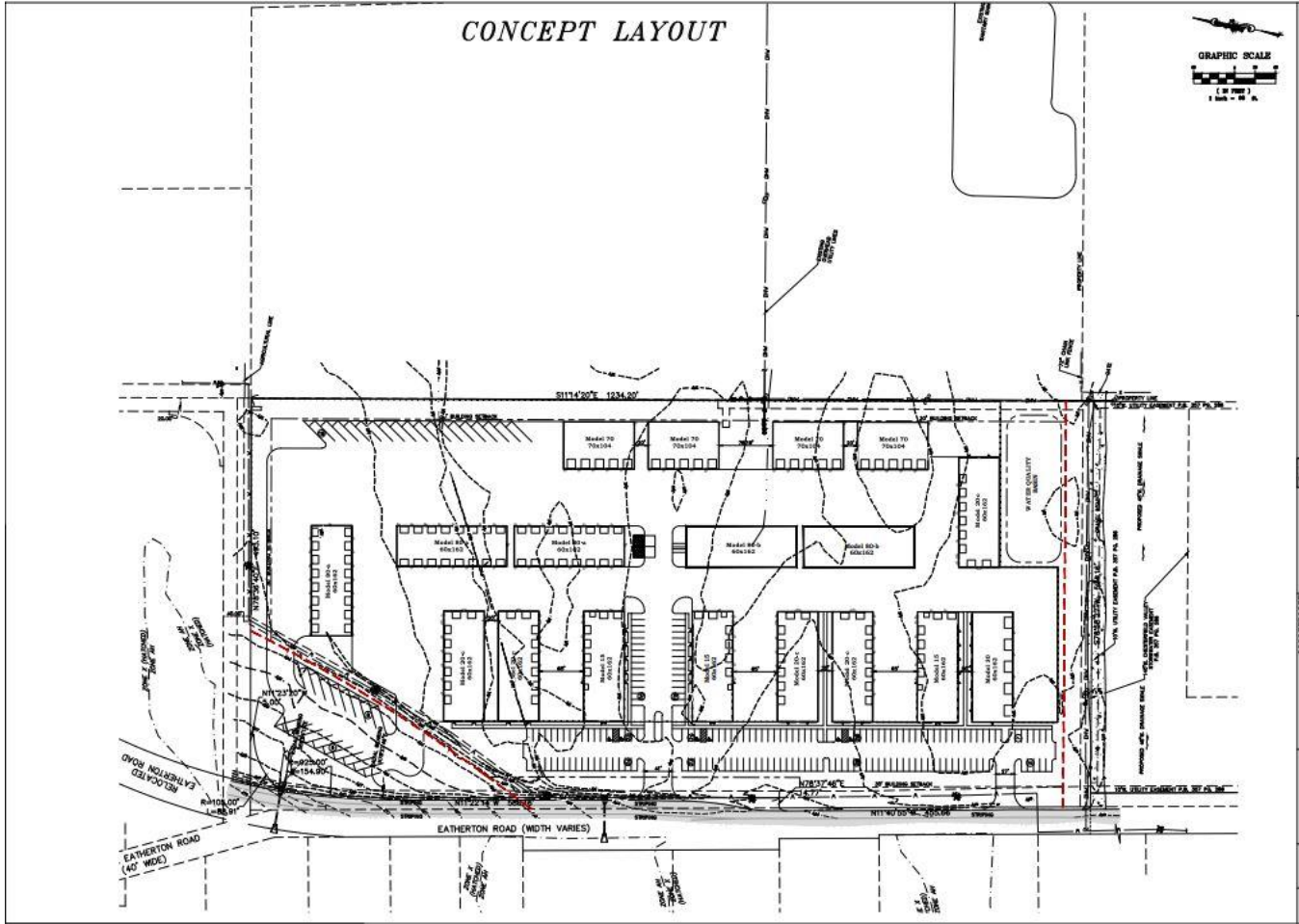


Figure 4: Preliminary Development Plan

A public hearing further addressing the request will be held at the April 11th, 2022 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Petitioner's Narrative Statement and Preliminary Plan packet.

Attachments

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



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 11, 2022 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing 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 “PI” Planned 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.





April 1, 2022

City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Project Narrative
RISE Commercial District – 530 North Eatherton Road

To whom it may concern:

Following is a narrative statement for the rezoning application as required in section IX.10 of the rezoning application.

- A. The RISE facilities meet the last-mile distribution and supply chain logistics needs of companies by offering business flex space. RISE facilitates business growth by providing flexible office and warehouse space with short term, scalable leases.
- B. Proposed uses will be office-general and warehouse-general.
- C. Proposed building setbacks are 35' on the front, rear, and sides. Proposed buildings will be single story with varying building heights and a maximum height of approximately 25 feet to the roof peak. Twenty-two buildings are proposed with a total area of approximately 181,400 square feet. The property is 16.587 acres, so the resulting proposed density is 25.1% which is less than the maximum FAR of 55% in the PI district. The adjacent properties are zoned NU and PI and are compatible with the proposed use.
- D. Only one tract exists on this site, and the proposed use will be office-general and warehouse-general.
- E. No variances are requested at this time.
- F. Table of Proposed Uses with approximate areas:

Warehouse	Office	Public	Total
163,960 sft	17,440 sft	0 sft	181,400 sft
- G. Dedication of land is not anticipated for public use or streets. Roads for the development are proposed to be private.
- H. Sufficient parking will be provided on the site to ensure no overflow of vehicular parking will affect adjacent properties. A minimum of 60 feet is provided between buildings to allow for sufficient loading and access to the buildings internal to the site. Parking lot lighting will be designed with cutoff fixtures and photometric plan will be designed to ensure there is no light spill from crossing the property lines.
- I. The project will be constructed in two phases. Approximate dates are:
 - a. Phase 1 – 9/1/22 start and 8/31/23 completion.
 - b. Phase 2 – 2/1/24 start and 7/31/24 completion.
- J. The current site use is agricultural and there are no trees on site to preserve. The proposed landscaping will be designed in accordance with the City of Chesterfield zoning ordinance.

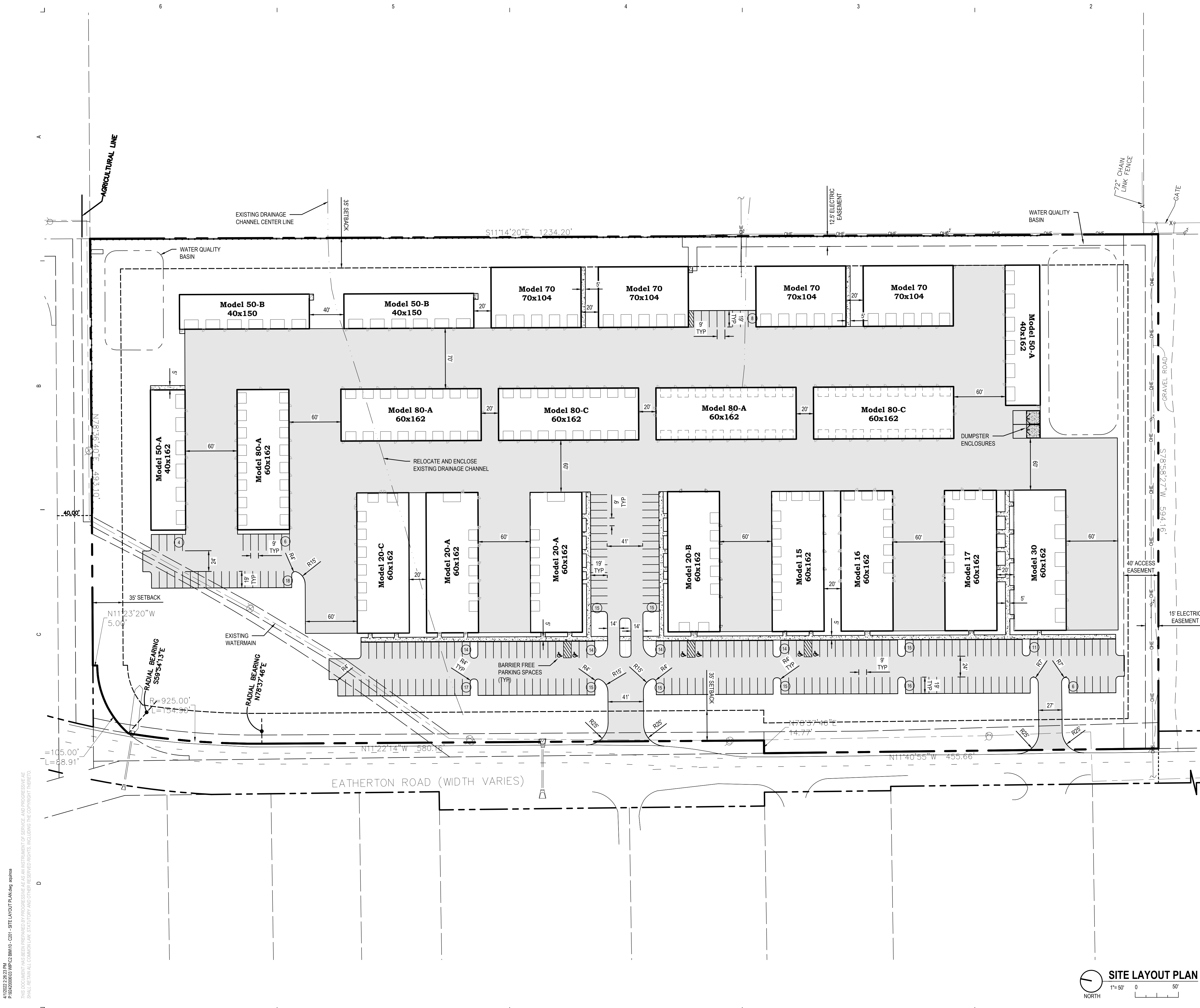
Sincerely,

Joshua Manion, PE

jpm
P:\92420006\01 ADMIN\A9 REGULATORY\2022 03 21 Rise Project Narrative.docx

Progressive AE, Inc.

Corporate Office: | 1811 4 Mile Road NE | Grand Rapids, MI 49525 | 616.361.2664 | progressiveae.com
Regional Office: | 330 South Tryon Street, Suite 500 | Charlotte, NC 28202 | 704.731.8080 | progressiveae.com



CALL 811 NOTE:
 CONTRACTOR TO CONTACT 811 SERVICE AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES. DIAL 811.

GENERAL SITE LAYOUT NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
- CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE YELLOW.
- UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
- ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION. THIS IS TO INCLUDE BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC.
- ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
- ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET CITY OF CHESTERFIELD STANDARDS.

GENERAL NOTES

- VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
- REFER TO DRAWING ___ FOR BENCHMARK INFORMATION.
- ALL MATERIAL, SPECIFICATIONS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL AGENCIES.
- RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
- CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF

ZONING NOTES

PROPOSED ZONE DISTRICT: PI (PLANNED INDUSTRIAL)
 ADJACENT ZONING: PI; NU
 PARCEL SIZE: 16.57 ACRES

REQUIRED SETBACKS:
 FRONT: 35 FEET
 SIDE: 35 FEET
 REAR: 35 FEET
 PARKING SETBACK: 15 FEET MIN.

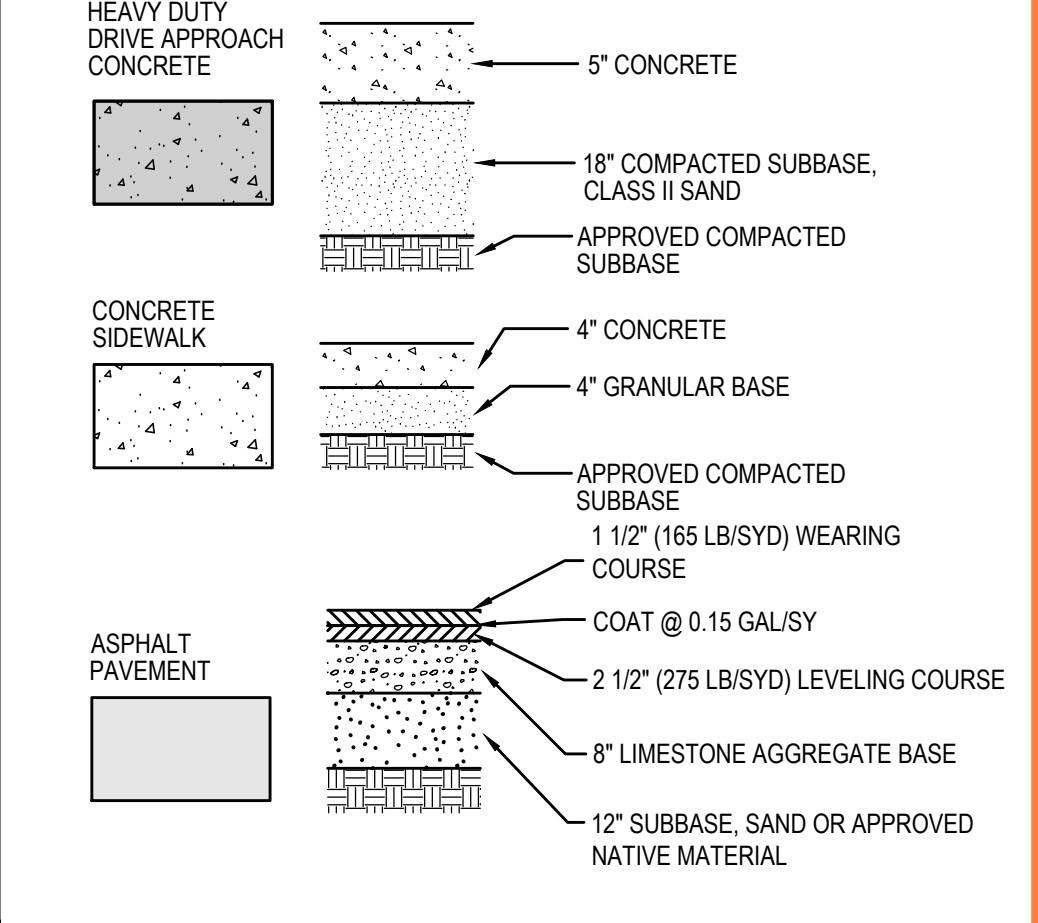
PARKING REQUIRED: 222 SPACES
 OFFICE SPACE: 3.3 SPACES / 1,000 SFT MIN OR 4.5 MAX / 1,000 SFT
 17,440 / 1000 = 58 SPACES

STORAGE FACILITY: 1 SPACE / 1,000 SFT MIN, MAX IS 120% OF MIN
 163,960 / 1000 = 164 SPACES

PARKING PROVIDED:
 STANDARD (PK19): 225 SPACES
 BARRIER FREE: 6 SPACES
 TOTAL SPACES: 231 SPACES

OPEN SPACE REQUIRED: 35.0 %
 OPEN SPACE PROVIDED: 36.0 %

PAVEMENT LEGEND



SITE LAYOUT PLAN
 1"=50'
 NORTH

4/10/22 2:28:23 PM
 P:\20220310\BIM\10-2021-SITE LAYOUT PLAN.dwg
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE, AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

NOT FOR CONSTRUCTION
RISE COMMERCIAL DISTRICT
 530 EATHERTON ROAD CHESTERFIELD, MO. 63005

progressive ae
 1811 1/2 Mile Rd NE, Grand Rapids, MI 49525 (616) 381-2854 www.progressiveae.com

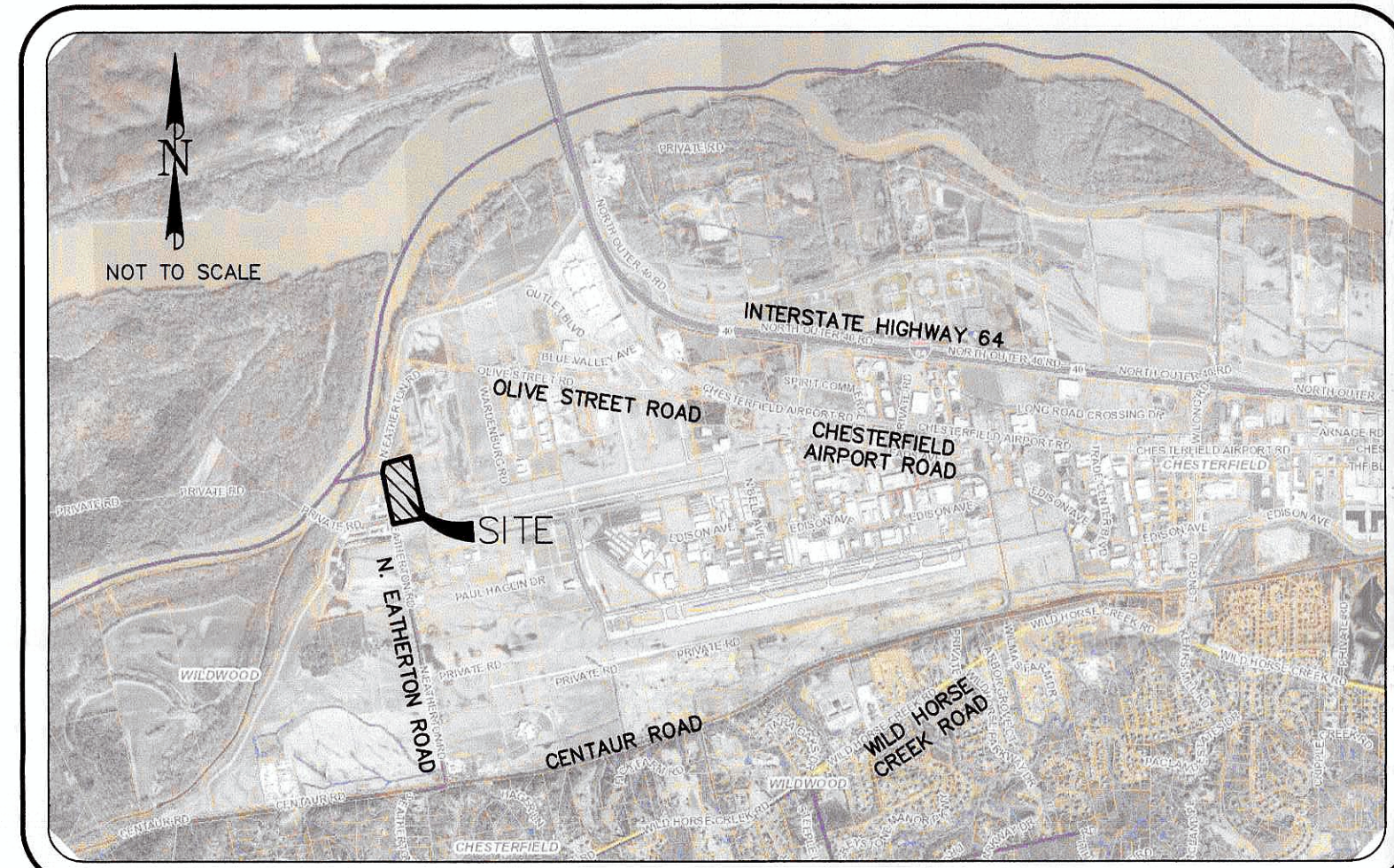
ISSUANCE
 OWNER REVIEW
 04/01/2022

REVISIONS
 NO. DATE DESCRIPTION

FILE NUMBER: 92420006
 PROJECT MANAGER: JPM
 PROFESSIONAL: JRS
 DRAWN BY: AOA
 CHECKED BY: JRS

SITE LAYOUT PLAN
C2.00

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 USIB.

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

AMEREN 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 MAW 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 APPLY TO ANY ABSOLUTE ANY PARTY FROM COMPLIING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

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

CONTROL DATUM NOTES

THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A MULTIBAND EQUIPPED TRIMBLE AND COLLECTOR TSC3 DATA COLLECTOR AND BASED ON THE MISSOURI 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 TSC3 DATA COLLECTOR SURVEY CONTROLLER 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 (1.000001016) 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 GRID UTILIZED TO OBTAIN PROJECT COORDINATES IS G12B25.

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY REQUIREMENTS OF 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 OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE 88 GNSS ROVER AND TRIMBLE TSC3 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 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER. 19' EAST OF THE CENTERLINE OF EATHERTON ROAD AND NORTH OF THE EAST PIPELINE MARKER. APPROXIMATELY 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. (#330 EATHERTON) 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 N. EATHERTON ROAD (ELEVATION=470.16). LOCATED AS SHOWN HEREON.

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 6999 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, MISSOURI, RECORDS, IN 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 286 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 55 SECONDS WEST 455.66 FEET; NORTH 78 DEGREES 37 MINUTES 46 SECONDS EAST 147.77 FEET; NORTH 11 DEGREES 22 MINUTES 14 SECONDS WEST 580.16 FEET; ALONG A CURVE TO THE RIGHT, BEARING NORTH 78 DEGREES 37 MINUTES 46 SECONDS EAST 925.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 154.00 FEET ALONG A CURVE TO THE RIGHT, BEARING SOUTH 59 DEGREES 54 MINUTES 13 SECONDS EAST 105.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 88.91 FEET; AND NORTH 11 DEGREES 22 MINUTES 14 SECONDS WEST 5.00 FEET TO A POINT IN THE SOUTH LINE OF FORMER OLD EATHERTON ROAD (40 FEET WIDE); 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 17445 PAGE 485 OF SAID RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF THE BURKHARDT FAMILY INVESTMENTS PROPERTY AND ALONG THE WEST LINE OF PROPERTY CONVEYED TO ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 12257 PAGE 1819 OF SAID RECORDS, SOUTH 11 DEGREES 14 MINUTES 20 SECONDS EAST 1234.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.587 ACRES.

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. 108-104021-NBY, 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 6. 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 LEGAL EXECUTE BY LENORA B. BAYER AND EDWARD J. BAYER, HER HUSBAND, TO W. M. MITCHELL, JR. AND HIS AFFILIATES, MISSOURI METROPOLITAN ST. LOUIS SEWER DISTRICT, MISSOURI-AMERICAN WATER COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, LACLEDE GAS COMPANY AND CHARTER CABLE COMPANY, ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 17599, PAGE 3946. EASEMENT IS LOCATED AS SHOWN HEREON.

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 FORESEE 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 CORRECTED IN BOOK 18125, PAGE 1929. EASEMENT IS LOCATED AS SHOWN HEREON.

ITEM 18. PROPERTY IS 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, AMEREN 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, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, LACLEDE GAS COMPANY AND CHARTER CABLE COMPANY RECORDED JUNE 11, 2008 IN BOOK 17910, PAGE 4935. 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, MISSOURI, MISSOURI, THE METROPOLITAN ST. LOUIS SEWER DISTRICT, MISSOURI-AMERICAN WATER COMPANY, AMEREN UE, SOUTHWESTERN BELL TELEPHONE COMPANY, LACLEDE GAS COMPANY AND CHARTER CABLE COMPANY RECORDED JUNE 11, 2008 IN BOOK 17910, PAGE 4935. 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 2891 DO NOT AFFECT SUBJECT PROPERTY.

ITEM 22 THRU 25. NO COMMENT BY THE SURVEYOR.

LEGEND

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

GENERAL NOTES

1. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
2. ALL THE 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 291802048K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
COMMUNITY: CITY OF CHESTERFIELD
NUMBER: 290896
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 TO FLOODING HAS BEEN MADE. BAX 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 FEMA 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 DESIGNATION OF BURIED UTILITIES ON THIS SURVEY. THE INDIVIDUAL RESPONSES TO THE DIGRITE TICKETS 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 NEVER 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
• ESAP 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 DETAIL 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, 11S, 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
MO LICENSE NO. PL-2015017835
abeck@axengineering.com

RECEIVED
FEB - 7 2022
City of Chesterfield Department of Planning

REVISIONS

NO.	DATE	DESCRIPTION

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 parts of the architectural or engineering project or survey other than those authenticated by my seal.

AX ENGINEERING
PLANNING
SURVEYING

221 Point Blvd. Dr.
St. Charles, MO 63301
636-928-5552
FAX 636-928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

01-13-2022
DATE
21-18588
PROJECT NUMBER
1 of 1
SHEET OF
18588 ALTA.DWG
FILE NAME
DAB MEC
DRAWN CHECKED

