



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: July 25, 2022

From: Shilpi Bharti, Planner *CS*

Location: North side of North Outer 40 Road.

Petition: P.Z. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC): A request for a zoning map amendment from a "M3" Planned Industrial District to a "PC" Planned Commercial District for 34.02 acres located on the north side of Outer 40 Road (16V320056).

SUMMARY

Gateway Studios, LLC has submitted a request for a zoning map amendment from the "M3" Planned Industrial District to "PC" Planned Commercial District. The petitioner is requesting to zone the property to have 29 permitted uses. The submittal includes a Preliminary Development Plan, narrative statement, and outboundary survey.

SITE HISTORY

The site is located in Ward 4 of City of Chesterfield. The subdivision was zoned "M3" – Planned Industrial District prior to the City's incorporation.



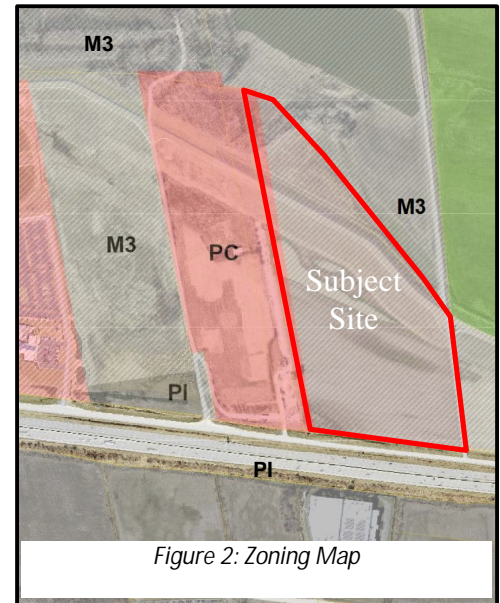
Figure 1: Subject Site Aerial

SURROUNDING LAND USE AND ZONING

The subject site is surrounded by "M-3" Planned Industrial zoning districts on the north and east. Property to the west is zoned "PC" Planned Commercial. North Outer 40 Road and Interstate 64 run south of the subject site. The property on the south is zoned "PI" Planned Industrial.

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 Regional Commercial land use. The subject site is surrounded by Regional Commercial on the east, Conservation on the north, Parks and Recreation on the west and Industrial use on the south. The Regional Commercial area serves regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draws visitors from both Chesterfield and the surrounding areas. Primary land uses include retail, entertainment, office, lodging, and limited Office/Warehouse. Below are the development policies for Regional Commercial 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.
- Promote the re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market.
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers.
- 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.

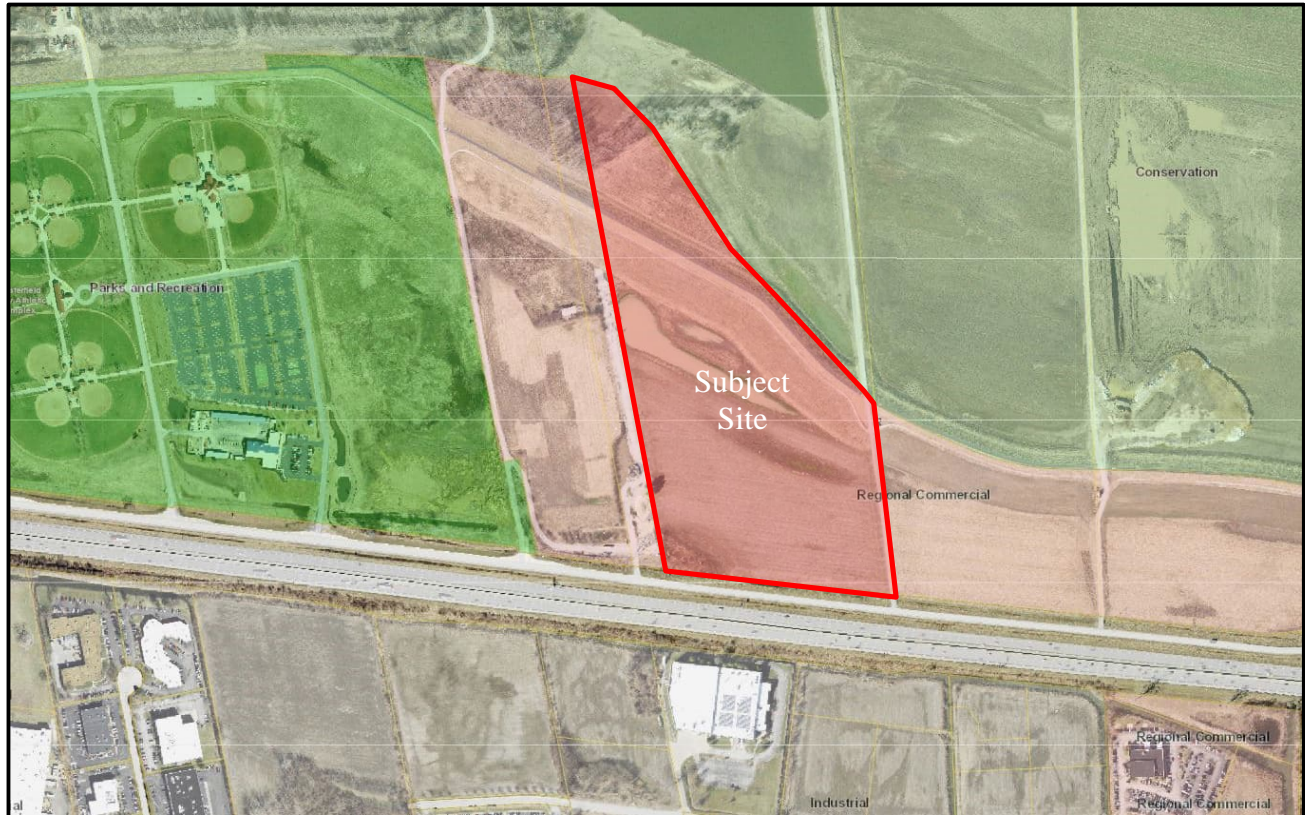


Figure 3: Land use map

PC Planned Commercial District

As per City of Chesterfield Unified Development Code, the regulations of the PC District offer a method for commercial and limited light industrial development of land that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-designed developments. There are 106 permitted uses allowed in the PC District. As per City Unified Development Code, the PC regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan.
- Promote building styles and architectural styles that complement one another.
- 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 Commercial District as described under City of Chesterfield UDC are:

- Density: The maximum floor area ratio is fifty-five hundredths (0.55).
- Open space: 35%
- Setbacks:
 - No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated as park/recreation.
 - No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated as park/recreation.
 - All other setbacks shall be established by the conditions of the planned district ordinance.

REQUEST

The applicant has submitted a Preliminary Development Plan and narrative for review. As shown in the Preliminary Development Plan, the applicant is proposing development on 29.25 acres of land, marked with purple in figure 4. The 5.77 acres of land (marked as orange in figure 4) on the north side of the property has Levee Easement, permanent hiking, biking and walking trail easement. The future regulations in the ordinance would limit activity north of the levee (5.77 acres) to align with our Comprehensive Plan. The applicant is proposing two potential buildings that will be maximum of 65’ feet in height. The site will be accessed from N Outer 40 Road. There are two curb cuts proposed from the N Outer 40 Road. The applicant is requesting 29 uses for the proposed “PC” District. These permitted uses will be similar to the permitted uses requested in P.Z. 05-2022 petition.

The Development Standards requested by the applicant are:

Development Standards	PC District	Applicant Request
Maximum Height of structure	-	65 feet
Side yard Setback	-	25 feet
Parking setback from property line	-	0 feet
Front Setback	-	50 feet
Front Parking setback	-	50 feet
Open space	35%	35%
Density Requirement	Maximum fifty-five hundredths (0.55) FAR	Maximum fifty-five hundredths (0.55) FAR

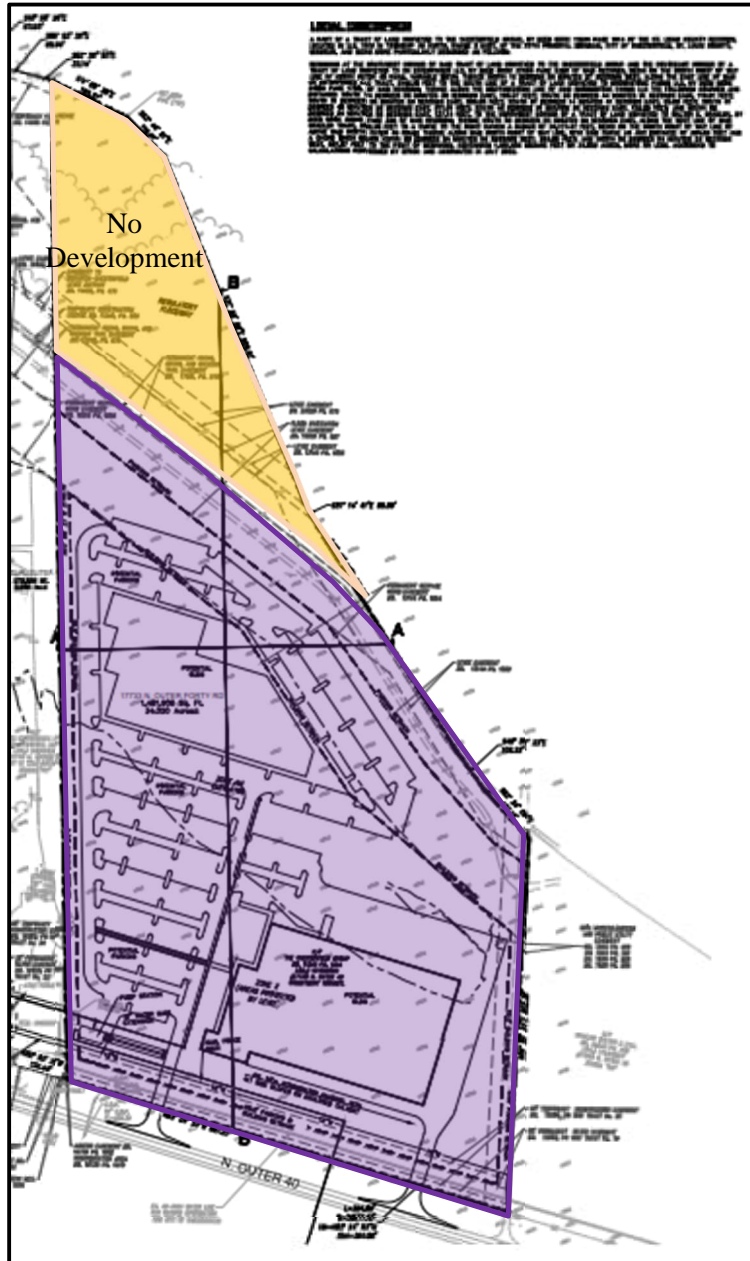


Figure 4: Preliminary Development Plan

A public hearing further addressing the request will be held at the July 25th, 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, July 25, 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. 06-2022 17733 N. Outer Forty Road (Gateway Studios, LLC): A request for a zoning map amendment from a “M3” Planned Industrial District to a “PC” Planned Commercial District for 34.02 acres located on the north side of Outer 40 Road (16V320056).

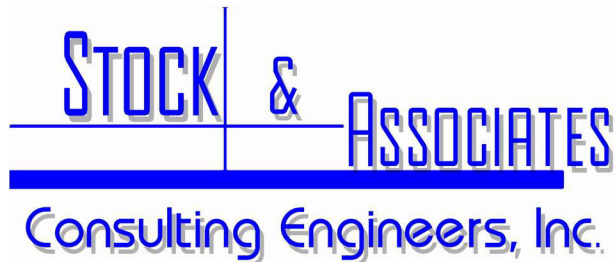
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Shilpi Bharti, Planner, by telephone at 636-537-4743 or by email at Sbharti@chesterfield.mo.us

CITY OF CHESTERFIELD
Guy Tilman, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

A part of a tract of land conveyed to The Chesterfield Group, by Deed Book 11244 Page 1914 of the St. Louis County Records, located in U.S. 1010 in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.





PROJECT NARRATIVE

A Rezoning Request for 17733 N Outer Forty Road

Date: July 13, 2022

(Stock Project No. 2022-7165)

On behalf of, "J2 Management Group, LLC.", Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in rezoning \pm 34.020 Acre tract of land located at 17733 N. Outer Forty Road from a "M3" Planned Industrial District to a "PC" Planned Commercial District.

The City's Comprehensive Plan designates this site as well as the adjacent properties to the East and West as "Regional Commercial", which is consistent with the project request. To the South is Highway 40/N. Outer 40 Rd, and to the North is "Conservation"/Levee/Missouri River. We respectfully request the City's consideration on this item.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings, structures, and screening of roof top mechanical units shall be sixty-five (65.0) feet.
2. Density
 - a. Maximum floor area ratio (F.A.R.) of fifty-five hundredths (0.55)
 - b. Open Space: a minimum open space of thirty-five percent (35%) for this PC District

Setbacks

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

- a. Fifty (50) feet from N. Outer Forty Road right-of-way
- b. The south line of the Permanent Seepage Berm Easement as recorded in DB. 13144, PG. 1864

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

July 13, 2022

PROJECT NARRATIVE – REZONING REQUEST

Page 2

- c. Twenty-five (25) feet from the east and west boundary of this Planned Commercial District
2. Parking Setbacks
No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:
 - a. Fifty (50) feet from N. Outer Forty Road right-of-way
 - b. The south line of the Levee Easement as recorded in DB. 13144, PG. 1883
 - c. Zero (0) feet from the east and west boundary of this Planned Commercial District.

Requested Permitted Uses:

PUBLIC/RECREATIONAL

1. Arena and stadium
2. Auditorium
3. Art Gallery
4. Art Studio
5. Banquet Facility
6. Recreational Facility

OFFICE

7. Office-Dental
8. Office-General
9. Office-Medical

COMMERCIAL/SALES

10. Bakery
11. Bar
12. Brewpub
13. Coffee Shop
14. Grocery-Community
15. Grocery-neighborhood
16. Restaurant-Sit Down
17. Restaurant-Fast Food, Drive-Thru
18. Restaurant – Fast Food, No Drive-Thru
19. Restaurant-Take Out
20. Retail Sales Establishment – Community
21. Retail Sales Establishment – Neighborhood

SERVICE/INDUSTRIAL

22. Film drop-off and pick up stations
23. Film processing plat
24. Financial Institution, No Drive-Thru

July 13, 2022

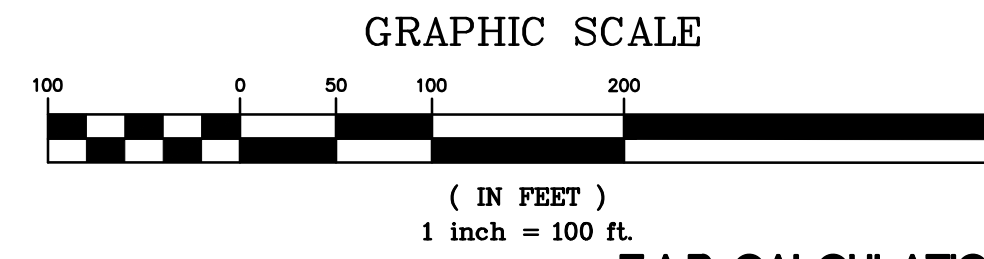
PROJECT NARRATIVE – REZONING REQUEST

Page 3

25. Financial Institution, Drive Thru
26. Parking area (stand-alone), including garages, for automobiles. Not including sales or storage of damage vehicles for more than 72 hours.
27. Professional and technical service facility
28. Theatre, indoor
29. Theatre, Outdoor

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 43 AND 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



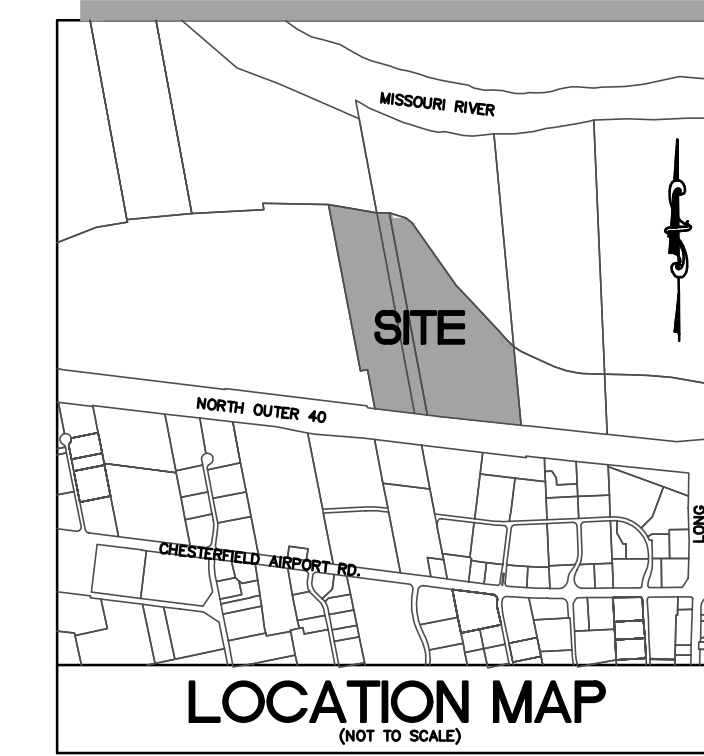
F.A.R. CALCULATION
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE:
MINIMUM 35.0% OPEN SPACE

HEIGHT:
A MAXIMUM HEIGHT OF 65.0' FEET

BUILDING AND PARKING SETBACKS

- STRUCTURE SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE PERMANENT SEEPAGE EASEMENT AS RECORDED IN DB. 13144, PG. 1864.
 - TWENTY-FIVE (25) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT
- PARKING SETBACKS:**
- FIFTY (50) FEET FROM NORTH OUTER FORTY ROAD ROAD RIGHT-OF-WAY
 - THE SOUTH LINE OF THE LEVEE EASEMENT AS RECORDED IN DB. 13144, PG. 1863
 - ZERO (0) FEET FROM EAST AND WEST BOUNDARY OF THIS PLANNED COMMERCIAL DISTRICT



ABBREVIATIONS

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
F.L.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ.	SQUARE
T.	TELEPHONE CABLE
T.B.R.	TO BE ABANDONED
T.B.R.R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.I.P.	USE IN PLACE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
W	RIGHT-OF-WAY WIDTH (86'W)

LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING TREE
	EXISTING BUILDING
	EXISTING CONTOUR
	SPOT ELEVATION
	EXISTING UTILITIES
	FOUND 1/2" IRON PIPE
	SET IRON PIPE
	FOUND CROSS
	FOUND STONE
	FIRE HYDRANT
	LIGHT STANDARD
	BUSH
	SIGN
	NOTES PARKING SPACES
	GUY WIRE
	POWER POLE
	WATER VALVE
	DENOTES RECORD INFORMATION
	ACCESSIBLE PARKING
	PROPOSED CONTOUR
	PROPOSED SPOT
	PROPOSED STORM
	PROPOSED SANITARY

SITE INFORMATION

OWNER: CHESTERFIELD GROUP, LLC
OWNER UNDER CONTRACT: J2 MANAGEMENT GROUP, LLC
ADDRESS: 17733 NORTH OUTER FORTY RD CHESTERFIELD, MO 63005

EXISTING ZONING: "M3"
PROPOSED ZONING: "PC" PLANNED COMMERCIAL

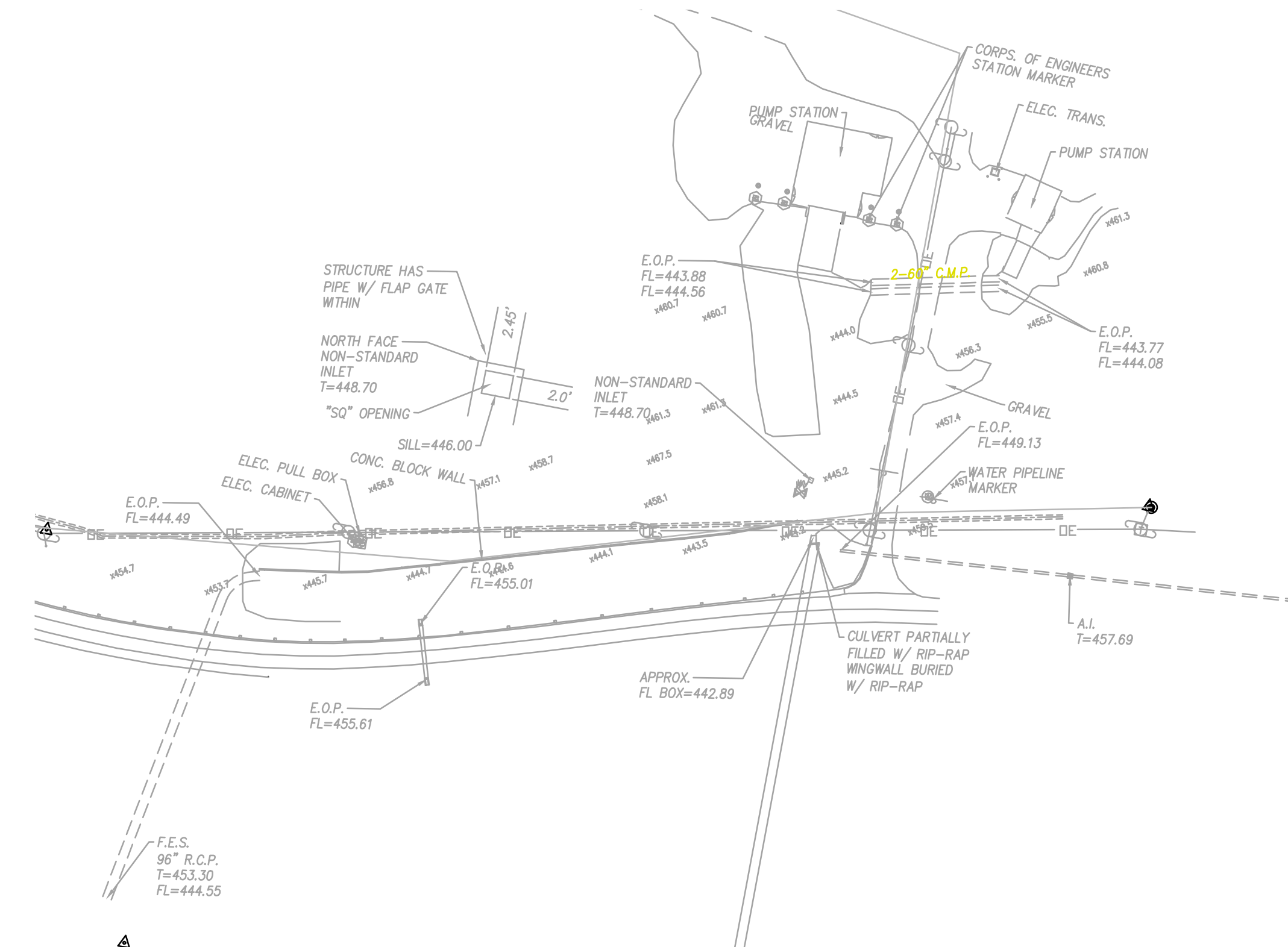
LOCATOR NO: 18V320056
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0145K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- 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 REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

- 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 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- 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 DAMAGE) 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.



ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12357 NAI098 Elev = 461.00
Standard DNR aluminum disk stamped SL-364 situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport Road, 76 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northeast corner of the subdivision entrance monument for Chesterfield Industrial Park.

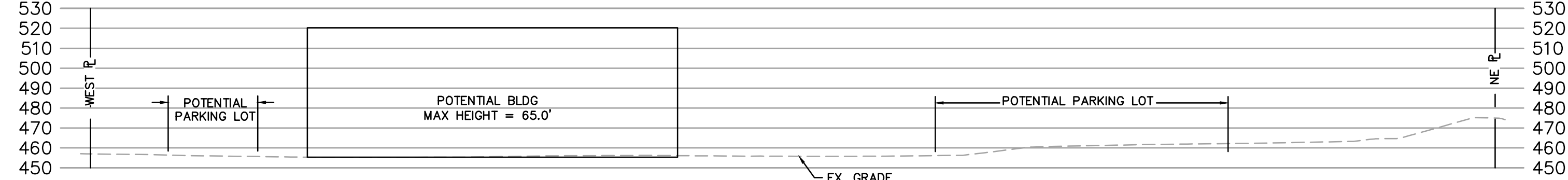
CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

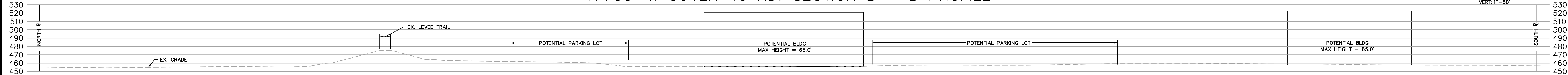
UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES. EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ASSUME ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

17733 N. OUTER 40 RD. SECTION A - A PROFILE



17733 N. OUTER 40 RD. SECTION B - B PROFILE



PREPARED FOR:
J2 MANAGEMENT GROUP, LLC C/O
GATEWAY STUDIOS & PRODUCTION SERVICES
MR. JERRY KEHR, VICE CHAIRMAN
PHONE: (855) 332-4777

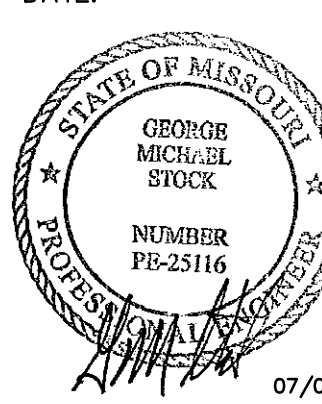
PREPARED BY:

PRELIMINARY DEVELOPMENT PLAN FOR:

17733 N. OUTER FORTY ROAD

CHESTERFIELD, MISSOURI 63005

DATE:



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

REVISIONS:

1. 2022-07-05 CITY

DRAWN BY: K.S.G. CHECKED BY: C.M.S.

DATE: 06/09/2022 JOB NO: 2022-7165

SCALE: 1/8" = 1'-0" DATE: 06/09/2022

DATE: 06/09/2022

DATE: 06/09/2022

DATE: 06/09/2022

DATE: 06/09/2022

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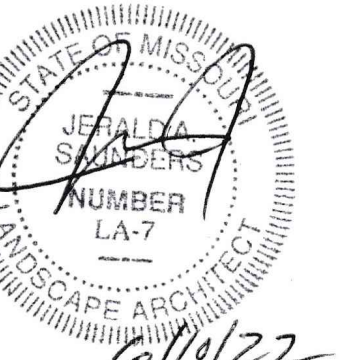
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:

PDP-1.0

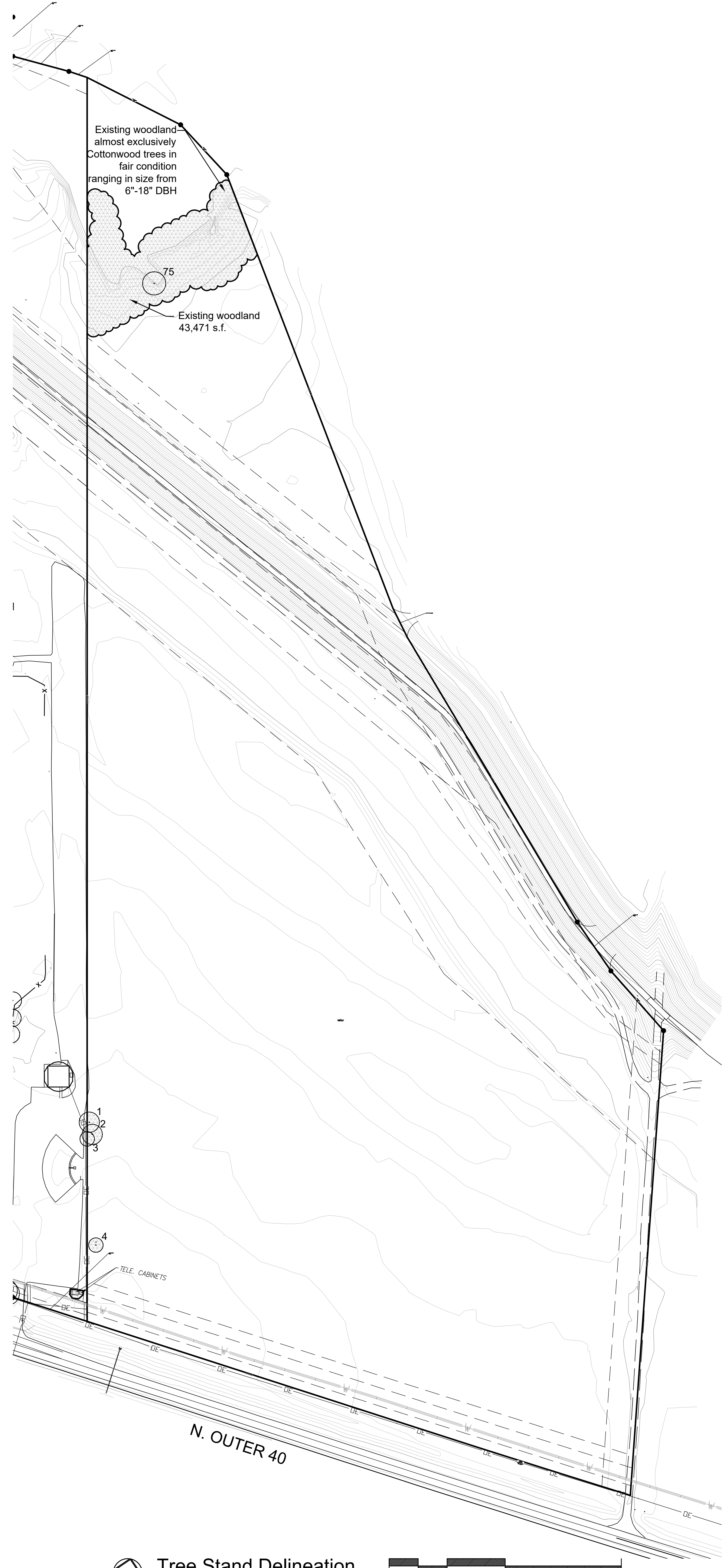
PDP-1.0

PDP-1.0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:



Existing woodland almost exclusively Cottonwood trees in fair condition ranging in size from 6"-18" DBH

Existing woodland 43,471 s.f.

Tree Inventory					
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	White Pine	23	35	3	
2	White Pine	16	35	2	Twin 16x12
3	White Pine	19	25	3	
4	Cottonwood	11	25	2	
75	Cottonwood	25	40	2	In woodland

Tree Condition Rating:
 Excellent 4
 Good 3
 Fair 2
 Poor 1
 Dead 0

Tree Stand Delineation Narrative
 This project site comprises a total of 34 acres and has a total of 45,159 s.f. of tree canopy which excludes permanent easement areas and offsite tree canopy area.

The Tree Stand Delineation map was completed by field inspection. There are no Monarch, state champion, or rare trees found onsite.

- Total Site Area = 1,481,905 s.f. (34.02 acres)
- Woodland Tree Canopy Area = 43,471 s.f. (0.99 acres)
- Individual Tree Canopy Area = 1,688 s.f. (0.04 acres)
- Total Existing Tree Canopy Area = 45,159 s.f. (1.03 acres)



Revisions:

Date	Description	No.

Drawn: KP
 Checked: RS

LOOMIS ASSOCIATES
 landscape architects + planners
 790 spartan 40 park drive, chesterfield, missouri 63005
 t. 636-519-8668
 www.loomis-associates.com

Loomis Associates, Inc.
 Missouri State Certificate of Authority #LAC#000019

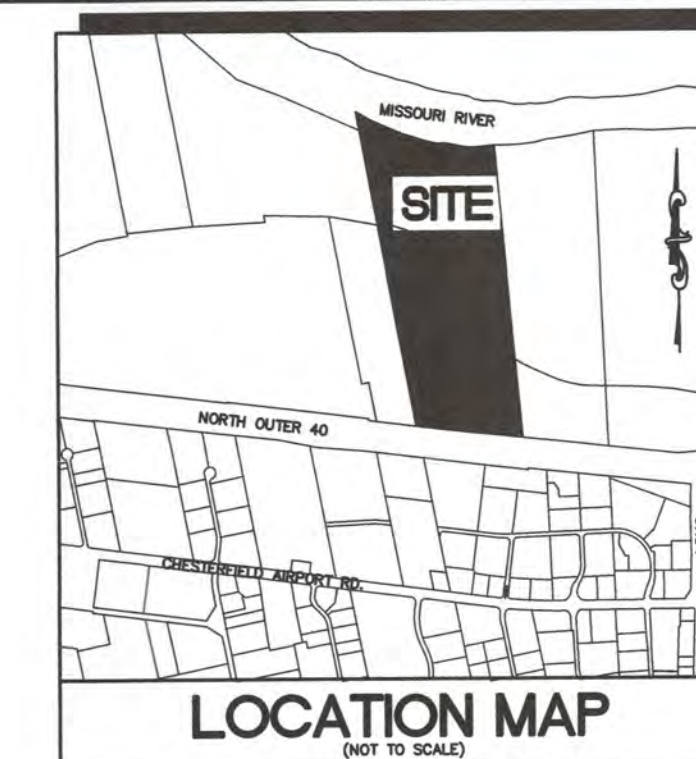
Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	6/10/22
Job #:	813.099

Tree Stand Delineation Prepared under direction of:
 Brian Bage
 Certified Arborist MW-5033A

17733 North Outer Forty Road
 Chesterfield, Missouri 63005

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF U.S. SURVEYS 419 AND 1010
TOWNSHIPS 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 12357 NAVD88 Elev = 461.00
Standard DWS aluminum disk stamped 53-38A situated in grassy area south of Chesterfield Airport Road and east of Chesterfield Industrial Boulevard, north of a bank addressed as #100 Chesterfield Industrial Boulevard, roughly 49 feet south of the centerline of Chesterfield Airport road, 78 feet east of the centerline of Chesterfield Industrial Boulevard, and 40.6 feet northeast of the northwest corner of the subdivision entrance monument for Chesterfield Industrial Park.

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18616STL, with an effective date of March 15, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Chesterfield Group, LLC, formerly The Chesterfield Group,
a Dissolved Missouri Limited Partnership

(3) Title Commitment No.18616STL with Schedule B-Section 2 exceptions:

Item No. 7 Subject to Reservation of an easement 50 feet wide for the purpose of ingress and egress and for public utilities according to instruments recorded in Book 7263 page 990, Book 7263 page 981, Book 7263 page 983 and Book 7263 page 985. "SHOWN"

Item No. 8 Subject to Flood Protection Levee Easement Deed granted to Monarch Chesterfield Levee District by instrument recorded in Book 10080 page 927. "SHOWN"

Item No. 9 Subject to Permanent Water Easement granted to Public Water Supply District No. 2 of St. Charles, Missouri in Cause No. 98CC-2709 of the St. Louis County Circuit Court, a certified copy of the Report of Commissioners is recorded in Book 12008 page 1591. "SHOWN"

Item No. 10 Subject to Permanent Seepage Berm Easement and Maintenance Conditions recorded in Book 13144 page 1864. "SHOWN"

Item No. 11 Subject to Permanent Easement(s) granted to Monarch-Chesterfield Levee District by instrument recorded in Book 13144 page 1883. "SHOWN"

Item No. 12 Subject to Permanent Hiking, Biking and Walking Trail Easement Agreement granted to the City of Chesterfield according to instrument recorded in Book 17891 page 2709. "SHOWN"

Item No. 13 Temporary Irrevocable License Agreement with the City of Chesterfield according to instrument recorded in Book 17891 page 2748. "NOT SHOWN" Expired.

Item No. 14 Subject to Permanent Levee Easement granted to The Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 570. "SHOWN"

Item No. 15 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 1025. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18616STL

EXHIBIT "A"

A tract of land in U.S. Survey 1010, Township 45 and 46 North, Range 3 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the Southeast corner of a tract of land conveyed to Chesterfield Community Association, Inc., by deed recorded in Book 7236 page 934 of the St. Louis County Records, said point being also a point in the North line of New Missouri State Highway 40, 240 feet wide; thence Northwardly along the East line of said Chesterfield Community Association, Inc., property North 11 degrees 59 minutes 15 seconds West 2,142.10 feet to the Northeast corner thereof, said point being in the "Levee Line" of the Monarch Chesterfield Levee District, thence in a Southeastwardly direction along said "Levee Line" the following courses and distances: South 75 degrees 09 minutes 08 seconds East 180.37 feet, South 54 degrees 45 minutes 45 seconds East 116.91 feet, South 32 degrees 56 minutes 53 seconds East 800 feet, South 38 degrees 15 minutes 35 seconds East 55.56 feet, South 42 degrees 49 minutes 14 seconds East 571.01 feet, South 46 degrees 32 minutes 27 seconds East 102.22 feet and South 53 degrees 24 minutes 59 seconds East 137.14 feet to a point in the West line of property conveyed to Clarence E. Graeler, et al, by deed recorded in Book 6380 page 1032 of the St. Louis County Records; thence Southwardly along said West line of the Graeler property South 7 degrees 53 minutes East 802.39 feet to its intersection with the aforesaid North line of New Missouri State Highway 40; thence Westwardly along said North line along a curve to the right whose radius point bears North 05 degrees 15 minutes 12 seconds East 34,177.47 feet from the last mentioned point, a distance of 394.86 feet and North 84 degrees 05 minutes 05 seconds West 587.07 feet to the point of beginning.

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 18617STL, Revision No. 1, with an effective date of March 11, 2022, at 8:00 AM for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:

The Successful Investors, a Limited Partnership

(3) Title Commitment No.18617STL, Revision No. 1 with Schedule B-Section 2 exceptions:

Item No. 8 Subject To Reservation as to Private Road Easement recorded November 14, 1973, in Book 6699 page 1553, and as amended by Agreement recorded in Book 6699 page 1555. "SHOWN"

Item No. 9 Subject to Easement granted to Union Electric Company, by instrument recorded in Book 7257 page 218. "SHOWN"

Item No. 10 "SHOWN" Easement for ingress, egress and roadway purposes granted to Joseph J. Duerver, III, by instrument recorded in Book 7354 page 650. "SHOWN"

Item No. 11 Subject to Easement granted to Southwestern Bell Telephone Company, by instrument recorded in Book 8757 page 1916. "SHOWN"

Item No. 12 Subject to Easement granted to Monarch-Chesterfield Levee District, according to instrument recorded in Book 10080 page 937. "SHOWN"

Item No. 13 Subject to Declaration of restrictions recorded in Book 11083 page 491 and First Amendment thereto recorded in Book 21306 page 1370. "NOT SHOWN" Not Subject property (affects 17775 North Outer 40)

Item No. 14 Subject to Permanent easement granted to Monarch Chesterfield Levee District, according to instrument recorded in Book 13144 page 1870. "SHOWN"

Item No. 15 Subject to Permanent Seepage Berm Easement granted to the Monarch-Chesterfield Levee District, according to instrument recorded in Book 13144 page 1876. "SHOWN"

Item No. 16 Subject to Permanent Hiking, Biking and Walking Trail Easement granted to City of Chesterfield, according to instrument recorded in Book 17311 Page 129 and Book 17891 page 2698. "SHOWN"

Item No. 17 Subject to Amended Site Development Plan recorded in Plat Book 354 Pages 442, 443, 444 and 445. "NOT SHOWN" Not a survey related item.

Item No. 18 Terms and Provisions of Temporary Irrevocable License Agreement with the City of Chesterfield, Missouri dated March 5, 2007 and recorded May 16, 2008 in Book 17891 page 2740. "NOT SHOWN" Expired.

Item No. 19 Subject to Permanent Levee Easement granted to the Monarch-Chesterfield Levee District by instrument recorded in Book 23328 page 564. "SHOWN"

Item No. 20 Subject to Easements condemned to Public Water Supply District No. 2 under Cause No. 98CC-27093 in the Circuit Court of St. Louis County, Missouri. A certified copy of the Report of Commissioners on same being recorded in Book 12008 page 1591. "SHOWN"

Item No. 21 NOTE: The Company finds that document entitled Deed of Easement Release dated December 18, 2018 and recorded December 28, 2018 in Book 23336 page 134. The recorded Deed of Easement Release makes no reference as to the recording information of the document intended for release. Therefore the Company makes no assertion as to the easement intended for release. "NOT SHOWN" Not a survey related item.

Commitment No. 18617STL

EXHIBIT "A"

A tract of land in U.S. Survey 102, 150, and 419, being a portion of Lots 1, 2, and 3 of the Subdivision of the Spencer Tyler Estate, Lots 1 and 2 according to plat thereof recorded in Plat Book 7 page 25 of the St. Louis County (former City) Records, and Lot 3 according to plat made by Fern and Cummins in U.S. Survey 102, the plat of which is not of record, and more particularly described as follows: Beginning at an iron pipe at the intersection of the East line of Lot 1 and the North right-of-way line of New U.S. Highway 40; thence North 84 degrees 10 minutes 55 seconds West along said right-of-way 495.01 feet to an iron pipe in the East line of Lot 2; thence North 12 degrees West along the East line of Lot 2, 290.79 feet to an iron pipe (said pipe being distant North 12 degrees West, 2063.36 feet from the North line of Old U.S. Highway 40, T.R., per deed); thence South 78 degrees West 698.78 feet to an old iron pipe; thence North 12 degrees West 2007.86 feet to an iron pipe; thence South 89 degrees 49 minutes 57 seconds East 1162.33 feet to an iron pipe in the East line of Lot 1; thence South 12 degrees 05 minutes 58 seconds East along the East line of Lot 1, 2204.94 feet to the point of beginning, according to survey executed by Fawcett Vogt Associates in October 1973, EXCEPTING THEREFROM that part conveyed by deed recorded in Book 7194 page 181.

GENERAL NOTES:

- Subject property is Zoned PC and M3
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone X (Area with reduced Flood Risk due to Levee), Flood Zone AH (Base Flood Elev.=458), and Regulatory Floodway (Elev.=467) according to the National Flood Insurance Rate Map Number 29189C0145K with an effective date of 02/04/2015.
- There are no parking stalls onsite.
- Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
- The subject property(ies) described in the above commitment are contiguous the adjoining properties, without any gaps, gores or overlaps.
- Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.
- Basis of Bearings Missouri State Plane Grid North.
- There was no evidence of any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right of way lines
- There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Certificate of Professional liability insurance to be furnished upon request

Surveyors Certification

This is to certify to:
Gateway Studios & Production Services
Old Republic National Title Insurance Company

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 1-5, 8(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed during March 2020.

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

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

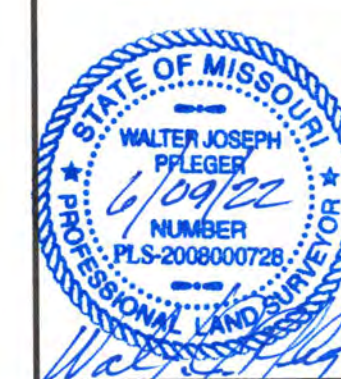
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/NSPS LAND TITLE SURVEY

N. OUTER 40

17753, 17775 & 17795 NORTH OUTER 40
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO.



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

REVISIONS:

NO.	DESCRIPTION
1	00000000-

DRAWN BY:	J.K.	CHECKED BY:	W.J.P.
DATE:	3/21/22	JOB NO.:	222-7165
M.S.D. P. #		BASE MAP #	
S.L.C. H&T #		H&T S.U.P. #	
M.D.N.R. #			

SHEET TITLE:
ALTA/NSPS LAND
TITLE SURVEY

SHEET NO.:
SHEET #2