



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: February 12th, 2024

From: Alyssa Ahner, Planner

Location: 530 & 550 N. Eatherton Rd.

Description: P.Z. 01-2024 Carshield F.C. (Stock & Associates): An ordinance amendment to add an additional 16.32-acre tract land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers Inc., on behalf of Carshield F.C., has submitted an ordinance amendment to add an additional 16.32-acre tract land zoned "NU" Non-Urban District to an existing 16.58-acre tract of land zoned "PI" Planned Industrial District and modify development criteria for a proposed indoor/outdoor athletic facility with accessory uses.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre-1988: Subject site was zoned “NU” Non-Urban.

2022: Subject site was rezoned from “NU” Non-Urban to “PI” Planned Industrial under governing [Ordinance 3197](#). A Site Development Plan subsequently followed the rezoning to allow an office/warehouse. The application was later withdrawn in August of that year.

2023: Subject site rezoned from an existing “PI” Planned Industrial District to a new “PI” Planned Industrial District under governing [Ordinance 3258](#) to permit new uses and modify development criteria for a proposed athletic facility.

ZONING & LAND USE

The subject site is currently zoned “PI” Planned Industrial under governing [Ordinance 3258](#) and the land is designated as “Industrial” in the Comprehensive Plan.

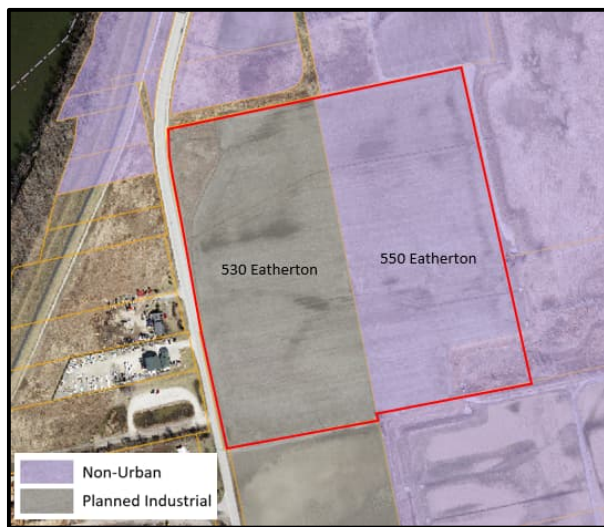


Figure 2: Zoning Map

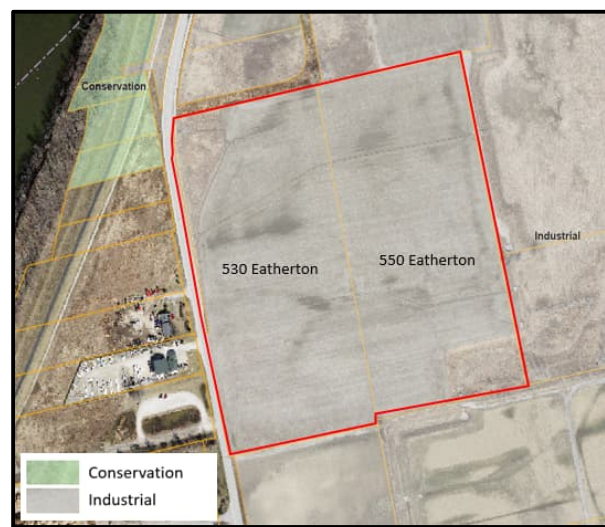


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	“NU”— Non-Urban	Undeveloped (Agriculture)
South	“PI”— Planned Industrial	Undeveloped (Agriculture)
East	“NU”— Non-Urban	Undeveloped (Agriculture)
West	City of Wildwood	Undeveloped/Landscape Operation

COMPREHENSIVE PLAN - Industrial

The City of Chesterfield provides a character description of this area: “Conventional industrial park and associated activity involving an airport. These areas generally support 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 (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties”. Industrial areas have the following Development Policies:

- 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

UNIFIED DEVELOPMENT CODE - *Planned Industrial District*

The 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 of this Section are designed to offset the impact of changes in development standards allowed through these provisions. The PI District 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; and
- Allow development, under a specifically approved design concept and site plan.

STAFF ANALYSIS

The applicant is proposing combining 530 N. Eatherton (16.58 acres zoned "PI") and 550 N. Eatherton (16.32 acres zoned "NU") into one "PI" Planned Industrial District. The properties would share the majority of development criteria that was approved via Ordinance 3258 for 530 N. Eatherton in 2023. The applicant is proposing one modification to the existing development criteria which is revising the allowable maximum building height from forty (40) feet to sixty (60) feet. The permitted uses, floor area ratio, building/parking setbacks, and openspace requirements would all remain the same.

It should be noted that the governing ordinance for 530 N. Eatherton currently allows a maximum lighting pole height of seventy (70) feet. If approved, the seventy (70) foot lighting pole height would also apply to 550 N. Eatherton. The applicant has received conceptual approval from the Spirit of St. Louis Airport and the lighting would continue to be evaluated during the Site Development Plan review process which would follow the rezoning.

The preliminary development plan (PDP) for the 2023 zoning of 530 N. Eatherton depicted three (3) curb cuts on Eatherton Road. The access located furthest north, which was driven by Monarch Fire, did not meet the City's access management standards and was to be gated for emergency access only. With the potential acquisition of the 16-acres to the east of 530 N. Eatherton, the access located furthest north is no longer critical to the development. The attached PDP for the

entirety of the 32-acres depicts two curb cuts on Eatherton Road – both of which meet both St. Louis County’s and the City’s access management standards.

Lastly, the traffic impact on Eatherton was main topic of discussion during the previous rezoning. The proposed ordinance amendment, if approved, would continue to include language that allows the City and/or the County to request a traffic impact study. The traffic impact study would and will be required by the City during the Site Development Plan review process should the development move forward.

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned district requires a Preliminary Development Plan which has been included in the Planning Commission packet. Proposed developments depicted on a Preliminary Development Plan are subject to further review during the Site Development Plan review process.

Attachments:

- 1) Applicant’s Submittal Packet



PROJECT NARRATIVE

Ordinance Amendment Request – 530 & 550 Eatherton Road

Date: January 10, 2024

(Stock Project No. 222-7301.2)

On behalf of the property owner under contract, Carshield F.C., Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield’s consideration in Ordinance Amendment for a ±16.58 acre tract of land located at 530 Eatherton Road zoned “PI” Planned Industrial District (City of Chesterfield Ord. 3258) for the addition of a ±16.32 acre tract of land located at 550 Eatherton Road. The existing site is currently undeveloped. The existing site is currently governed by Ordinance #3258, which has a minimum required open space of 35.0%, max height of 40.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area ratio, openspace and setback requirements, but modify the building height requirements. The City’s Comprehensive Plan designates this site as well as the adjacent properties to the North, South, and East as “Industrial. We respectfully request the City’s consideration of this item.

Carshield F.C. intends to develop four (4) outdoor athletic fields, including lighting. In addition, an indoor facility with four (4) fields, three (3) ice rinks, classrooms, restaurant/bar, pro shop with retail sales and offices. Remote concessions, restrooms and outdoor stage (for awards) will be included.

Design Criteria Request:

Floor Area, Height, and Building Requirements:

1. Height
 - a. The maximum height for all buildings and structures shall be sixty (60.0) 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 percent (35%) for this PI 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. Thirty-five (35) feet front yard (from Eatherton Road right-of-way)

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

January 10, 2024

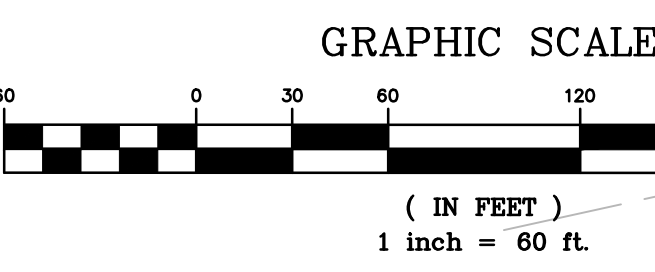
PROJECT NARRATIVE – ORDINANCE AMENDMENT REQUEST

Page 2

- b. Thirty (30) feet rear yard
 - c. Twelve (12) feet side yard
- 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. Twenty-five (25) feet front yard (from Eatherton Road right-of-way)
 - b. Twenty-five (25) feet rear yard
 - c. Ten (10) feet side yard
- 3. Tree Preservation / Tree Stand Delineation
 - a. The current site use is agricultural and there are no existing trees to preserve. The proposed landscaping will be designed in accordance with the City of Chesterfield zoning ordinance.
- 4. Site Lighting
 - a. Parking Lot Lighting Height = 20' maximum
 - b. Athletic Field Lighting Height = 70' maximum
- 5. Access/Access Management
 - a. The existing 40-foot wide cross-access easement along the southern property line shall be fully vacated with the acquisition of the Burkhardt property (550 N. Eatherton).

PRELIMINARY DEVELOPMENT PLAN TEXT AMENDMENT TO P.I. ORDINANCE 3258

A TRACT OF LAND BEING PART OF LOT 2 OF E. KROENING ESTATE AS RECORDED IN PLAT BOOK 11, PAGE 11 AND A TRACT OF LAND AS CONVEYED TO BURKHARDT FAMILY INVESTMENTS, LLC IN DEED BOOK 17645, PAGE 4855, ALL LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS

ATC	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
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
N/P.	NOT PLANNED
PC.	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.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.&R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.L.P.	USE IN PLACE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(80'W)	RIGHT-OF-WAY WIDTH

LEGEND

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING TREE
	EXISTING BUILDING
	SPOT ELEVATION
	EXISTING UTILITIES
	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

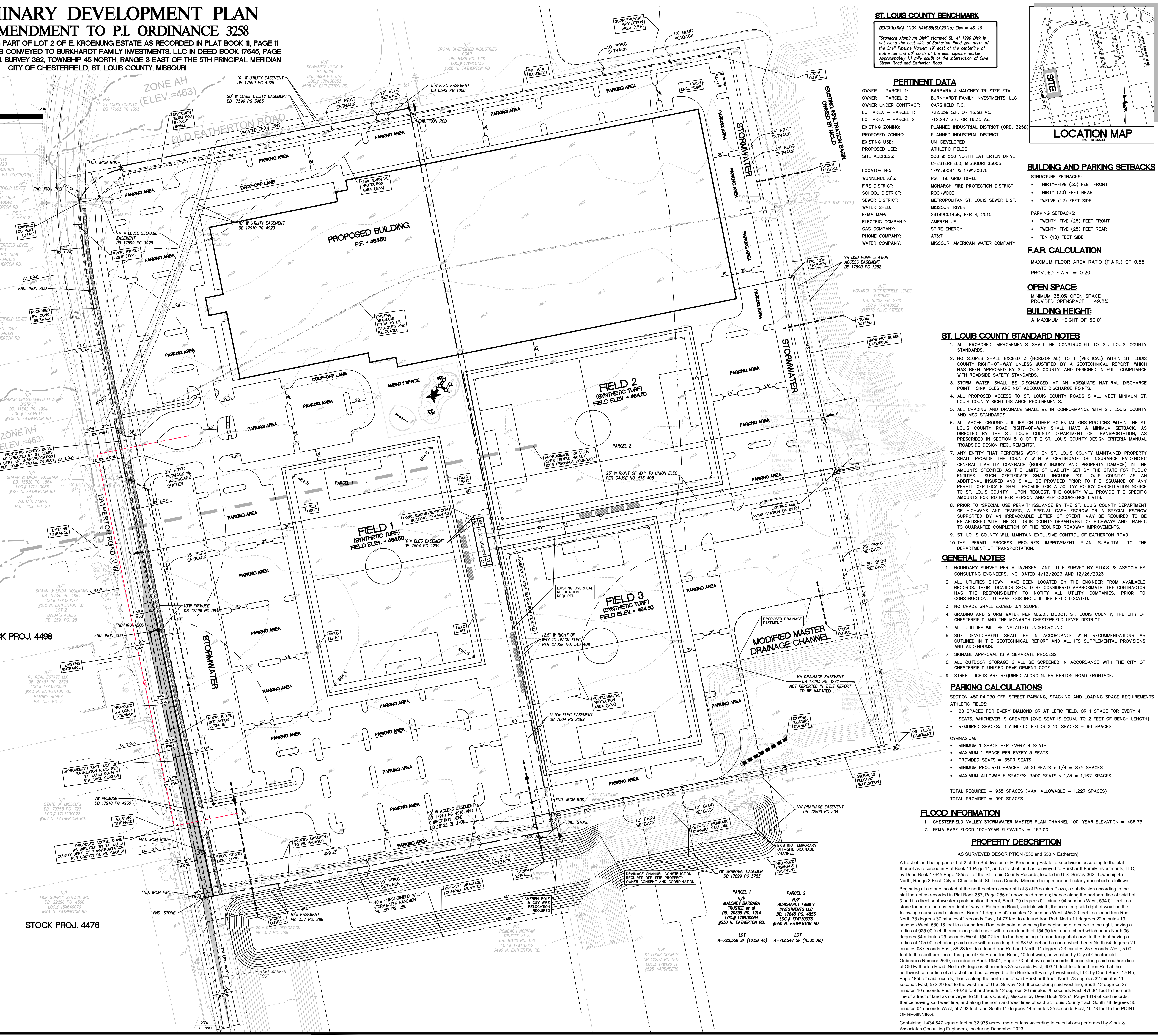
LEGEND

	EATHERTON ROAD WIDENING
	5'w CONCRETE SIDEWALK

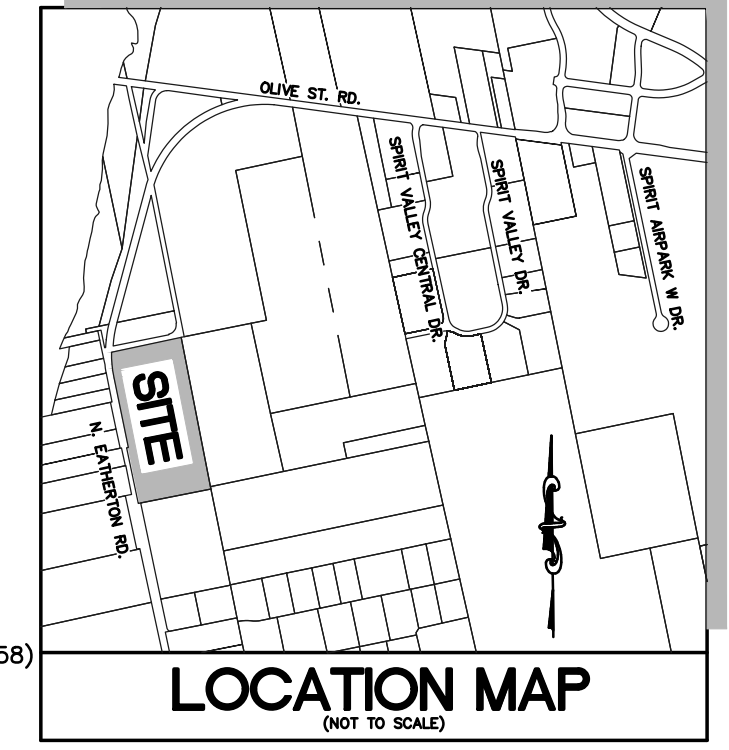
UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR 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 ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

CONTRACTORS 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).

PREPARED FOR:
CARSHIELD FC
503 PEARL DR
ST. PETER MO 63376
ATTN: Nick Hamilton



ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 11109 NAVD83(2011) Elev = 461.10
"Standard Aluminum Disk" stamped 31-41 1990 Disk is set along the east side of Eatherton Road. The disk is located approximately 1.1 mile south of the intersection of Olive Street and Eatherton Road.



PERTINENT DATA

OWNER - PARCEL 1: BARBARA J MALONEY TRUSTEE ETAL
OWNER - PARCEL 2: BURKHARDT FAMILY INVESTMENTS, LLC
OWNER UNDER CONTRACT: CARSHIELD F.C.
LOT AREA - PARCEL 1: 722,359 S.F. OR 16.58 AC.
LOT AREA - PARCEL 2: 712,247 S.F. OR 16.35 AC.
EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (ORD. 3258)
EXISTING USE: UN-DEVELOPED
PROPOSED USE: ATHLETIC FIELDS
SITE ADDRESS: 530 & 550 NORTH EATHERTON DRIVE
CHESTERFIELD, MISSOURI 63005
17W130064 & 17W130075
PG. 19, GRID 18-LL
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD
METROPOLITAN ST. LOUIS SEWER DIST.
MISSOURI RIVER
2818BROOKSIDE, FEB 4, 2015
AMEREN UE
SPIRE ENERGY
AT&T
MISSOURI AMERICAN WATER COMPANY

BUILDING AND PARKING SETBACKS

STRUCTURE SETBACKS:
• THIRTY-FIVE (35) FEET FRONT
• THIRTY (30) FEET REAR
• TWELVE (12) FEET SIDE

PARKING SETBACKS:
• TWENTY-FIVE (25) FEET FRONT
• TWENTY-FIVE (25) FEET REAR
• TEN (10) FEET SIDE

F.A.R. CALCULATION
MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55
PROVIDED F.A.R. = 0.20

OPEN SPACE
MINIMUM 35.0% OPEN SPACE
PROVIDED OPENSACE = 49.8%

BUILDING HEIGHT:
A MAXIMUM HEIGHT OF 60.0'

- ST. LOUIS COUNTY STANDARD NOTES**
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 2. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
 6. ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL "ROADSIDE DESIGN REQUIREMENTS".
 7. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE ENDORSING THE 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 PERSON AND PER OCCURRENCE LIMITS.
 8. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPLEMENTED 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.
 9. ST. LOUIS COUNTY WILL MAINTAIN EXCLUSIVE CONTROL OF EATHERTON ROAD.
 10. THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

- GENERAL NOTES**
1. BOUNDARY SURVEY PER ALTA/NSPS LAND TITLE SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DATED 4/12/2023 AND 12/26/2023.
 2. 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.
 3. NO GRADE SHALL EXCEED 3:1 SLOPE.
 4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
 5. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
 6. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
 7. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
 8. ALL OUTDOOR STORAGE SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.
 9. STREET LIGHTS ARE REQUIRED ALONG N. EATHERTON ROAD FRONTAGE.

PARKING CALCULATIONS

SECTION 450.04.030 OFF-STREET PARKING, STAGING AND LOADING SPACE REQUIREMENTS

ATHLETIC FIELDS:
• 20 SPACES FOR EVERY DIAMOND OR ATHLETIC FIELD, OR 1 SPACE FOR EVERY 4 SEATS, WHICHEVER IS GREATER (ONE SEAT IS EQUAL TO 2 FEET OF BENCH LENGTH)
• REQUIRED SPACES: 3 ATHLETIC FIELDS x 20 SPACES = 60 SPACES

GYMNASIUM:
• MINIMUM 1 SPACE PER EVERY 4 SEATS
• MAXIMUM 1 SPACE PER EVERY 3 SEATS
• PROVIDED SEATS = 3500 SEATS
• MINIMUM REQUIRED SPACES: 3500 SEATS x 1/4 = 875 SPACES
• MAXIMUM ALLOWABLE SPACES: 3500 SEATS x 1/3 = 1,167 SPACES

TOTAL REQUIRED = 935 SPACES (MAX. ALLOWABLE = 1,227 SPACES)
TOTAL PROVIDED = 990 SPACES

FLOOD INFORMATION

1. CHESTERFIELD VALLEY STORMWATER MASTER PLAN CHANNEL 100-YEAR ELEVATION = 456.75
2. FEMA BASE FLOOD 100-YEAR ELEVATION = 463.00

PROPERTY DESCRIPTION

AS SURVEYED DESCRIPTION (530 and 550 N Eatherton)

A tract of land being part of Lot 2 of the Subdivision of E. Kroening Estate, a subdivision according to the plat thereof as recorded in Plat Book 11 Page 11, and a tract of land as conveyed to Burkhardt Family Investments, LLC, by Deed Book 17645 Page 4855 all 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 stone located at the northeastern corner of Lot 3 of Precision Plaza, a subdivision according to the plat thereof as recorded in Plat Book 357, Page 286 of above said records; thence along the northern line of said Lot 3 and its direct southwestern prolongation thereof, South 79 degrees 01 minute 04 seconds West, 594.01 feet to a stone found on the eastern right-of-way of Eatherton Road, variable width, thence along said right-of-way line the following courses and distances: North 11 degrees 11 minutes 42 seconds West, 455.20 feet to a found Iron Rod, North 78 degrees 37 minutes 41 seconds East, 147.77 feet to a found Iron Rod, North 11 degrees 22 minutes 19 seconds West, 580.16 feet to a found Iron Rod, said point also being the beginning of a curve to the right, having a radius of 925.00 feet, thence along said curve with an arc length of 154.90 feet which bears North 05 degrees 34 minutes 28 seconds West, 154.72 feet to the beginning of a non-tangential curve to the right having a radius of 105.00 feet, along said curve with an arc length of 88.92 feet and a chord which bears North 54 degrees 21 minutes 08 seconds East, 86.28 feet to a found Iron Rod and North 11 degrees 23 minutes 25 seconds West, 5.00 feet to the southern line of that part of Old Eatherton Road, 40 feet wide, as vacated by City of Chesterfield Ordinance Number 2649, recorded in Book 19501, Page 473 of above said records; thence along said southern line of Old Eatherton Road, North 78 degrees 36 minutes 35 seconds East, 493.10 feet to a found Iron Rod at the northwest corner line of a tract of land as conveyed to the Burkhardt Family Investments, LLC by Deed Book 17645, Page 4855 of said records; thence along the north line of said Burkhardt tract, North 78 degrees 32 minutes 11 seconds East, 572.29 feet to the west line of U.S. Survey 133, thence along said west line, South 12 degrees 27 minutes 10 seconds East, 740.46 feet and South 12 degrees 26 minutes 20 seconds East, 476.81 feet to the north line of a tract of land as conveyed to St. Louis County, Missouri by Deed Book 12257, Page 1819 of said records, thence leaving said west line and along the north and west lines of said St. Louis County tract, South 78 degrees 30 minutes 04 seconds West, 597.93 feet, and South 11 degrees 14 minutes 25 seconds East, 16.73 feet to the POINT OF BEGINNING.

Containing 1,434,647 square feet or 32.935 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during December 2023.

PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9000 FAX: (636) 530-9000
e-mail: general@stockassoc.com Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR: **CARSHIELD FC SOCCER & HOCKEY TRAINING & PLAYING FACILITY**
530 & 550 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

DATE: 12/27/2023
JOB NO: 222-7201-2
K.S.F. # 24MSD-xxxxxx
SHEET NO: 17-1
S.L.C. MAP # HAT SUP. # 2057
M.D.N.R. # MO-RA-#

REVISIONS:
1. 2024-02-02 - REVISED PER CITY COMMENTS AND LAYOUT DESIGN COORDINATION

DRAWN BY: J.M.B. CHECKED BY: G.M.S.
DATE: 12/27/2023 JOB NO: 222-7201-2
K.S.F. # 24MSD-xxxxxx REVISION: 17-1
S.L.C. MAP # HAT SUP. # 2057
M.D.N.R. # MO-RA-#

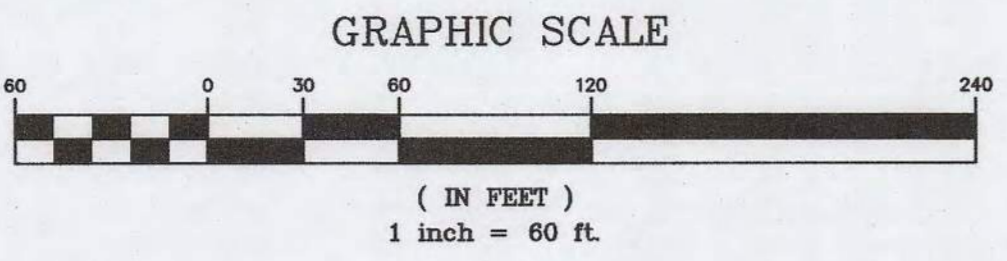
SHEET NO: 1 of 2

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF LOT 2 OF OF E. KROENUNG ESTATE AS RECORDED IN PLAT BOOK 11, PAGE 11 LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

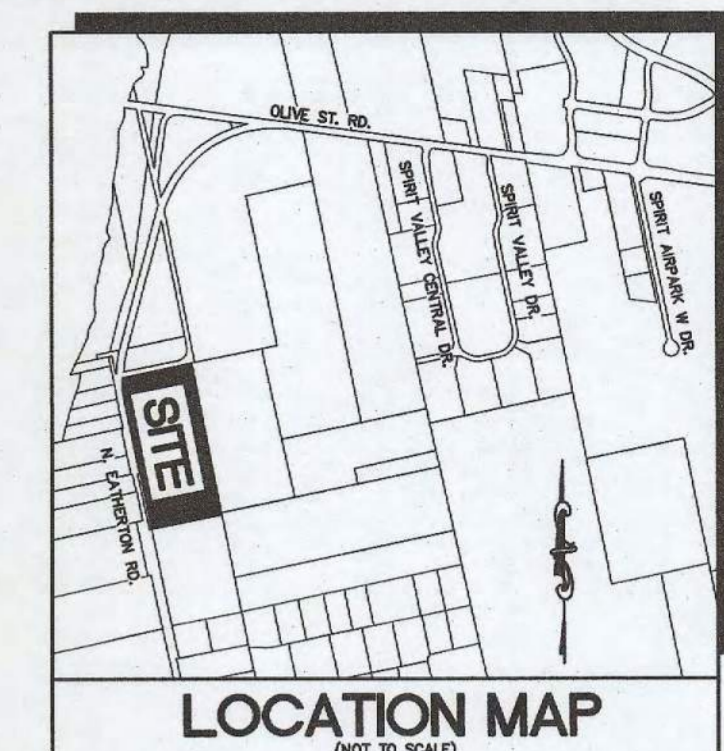
LEGEND

	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	CLEAN OUT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	ELECTRIC BREAKER
	GAS DRIP
	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
	STORM MANHOLE
	GRADED MANHOLE
	STORMWATER INLET
	GRADED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



ABBREVIATIONS

C.O.	- CLEANOUT
DB.	- DEED BOOK
FL	- FLOWLINE
F.	- FEET
FIND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
PL.	- PLAT BOOK
P.C.	- PIPE
P.V.C.	- POLYETHYLENE CHLORIDE PIPE
R.S.	- RIGID POLYETHYLENE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VITRIFIED CLAY PIPE
W.	- WATER
(86°W)	- RIGHT-OF-WAY WIDTH



ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 11109 NAVD83(SL2011a) Elev = 461.10

"Standard Aluminum Disk" stamped SL-41 1990 Disk is set along the east side of Eatherton Road just north of the Small Pipeline Marker, 15' 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 and Eatherton Road.

Notes:

(1) Stock and Associates Consulting Engineers, Inc. used exclusively Chicago Title Insurance Company, issuing Official Clear Title Commitment, CTG-2023 04 0543 CML, revision 1, with an effective date of March 28, 2023 at 8:01 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 as the effective date thereof vested in:

Barbara J. Maloney, Anna C. Molina, Lisa M. Brasher and Georgia N. Brasher

(3) Title Commitment No. CTG-2023 04 0543 CML, revision 1, with Schedule B-Section 2 exceptions:

Item No. 10 Easement Deed granted to St. Charles Sand Company, as set forth in instrument recorded in Book 6033 at Page 292, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property

Item No. 11 Easement granted to Union Electric Company, as set forth in instrument recorded in Book 6375 at Page 1395, in the land records of St. Louis County, Missouri. "NOT SHOWN" Does not affect subject property

Item No. 12 Subject to Easement granted to Union Electric Company, as set forth in instrument recorded in Book 6549 at Page 1000, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 13 Subject to Easement granted to Union Electric Company, as set forth in instrument recorded in Book 7604 at Page 2299, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 14 Subject to Easement granted to Monarch Chesterfield Levee District for Permanent Seepage Berm Easement and Maintenance Conditions as set forth in instrument recorded in Book 17599 at Page 3929, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 15 Subject to Easement granted to Monarch Chesterfield Levee District, et al. for the purpose of permanent roadway improvement maintenance utility and sewer easement deed, as set forth in instrument recorded in Book 17599 at Page 3946, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 16 Easement granted to Monarch Chesterfield Levee District for the purpose of temporary construction and access easement, as set forth in instrument recorded in Book 17599 at Page 3955, in the land records of St. Louis County, Missouri. "NOT SHOWN" Expired

Item No. 17 Subject to Easement granted to Burkhardt Family Investments, LLC for the purpose of permanent access easement, as set forth in instrument recorded in Book 17910 at Page 4916, in the land records of St. Louis County, Missouri.

Correction of permanent access easement deed, as set forth in instrument recorded in Book 18125 at Page 1929, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 18 Subject to General Utility Easement as set forth in instrument recorded in Book 17910 at Page 4923, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 19 Subject to General Utility Easement as set forth in instrument recorded in Book 17910 at Page 4929, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 20 Subject to Permanent Roadway Improvements Maintenance Utility and Sewer Easement as set forth in instrument recorded in Book 17910 at Page 4935, in the land records of St. Louis County, Missouri. "SHOWN"

Item No. 21 Subject to Easement granted to Burkhardt Family Investments, LLC for the purpose of permanent access easement deed, as set forth in instrument recorded in Book 18125 at Page 1936, in the land records of St. Louis County, Missouri. "SHOWN" (Calls in the description do not match the exhibit, duplicate of Book 17910, Page 4916 prior to Correction Deed Book 18125, Page 1929)

Item No. 22 Subject to Restrictions, easements, dedications, building lines and set back lines which are shown on the plat of SUBDIVISION OF E. KROENUNG ESTATE recorded in Plat Book 11 at Page 11, in the land records of St. Louis County, Missouri. "SHOWN"

(4) Except as shown hereon there are no known encroachments on subject property.

(5) There was no evidence of recent earth moving work, building construction observed at the time of this survey.

(6) There are no known changes in street right of way lines.

(7) There was no evidence of recent sidewalk/street construction at the time of this survey.

(8) There were no wetlands designated onsite at the time of the survey.

(9) Professional Liability Insurance policy obtained by the surveyor, certificate of insurance to be furnished upon request.

GENERAL NOTES:

1) Subject property is Zoned P1 Planned Industrial District Ord# 3197
Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance 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 28189C0125K with an effective date of 2-4-2015. By graphical plotting.

3) There are no marked parking stalls onsite.

4) 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.

Surveyors Certification

This is to certify to:
Carshfield F.C.
Clear Title Group LLC
Chicago 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, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during April 2023.

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

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

EXHIBIT A

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 RECORDS, CONTAINING 20.737 ACRES;

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

THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, FOR ROADWAY PURPOSES BY DEED RECORDED IN BOOK 622 PAGE 629 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

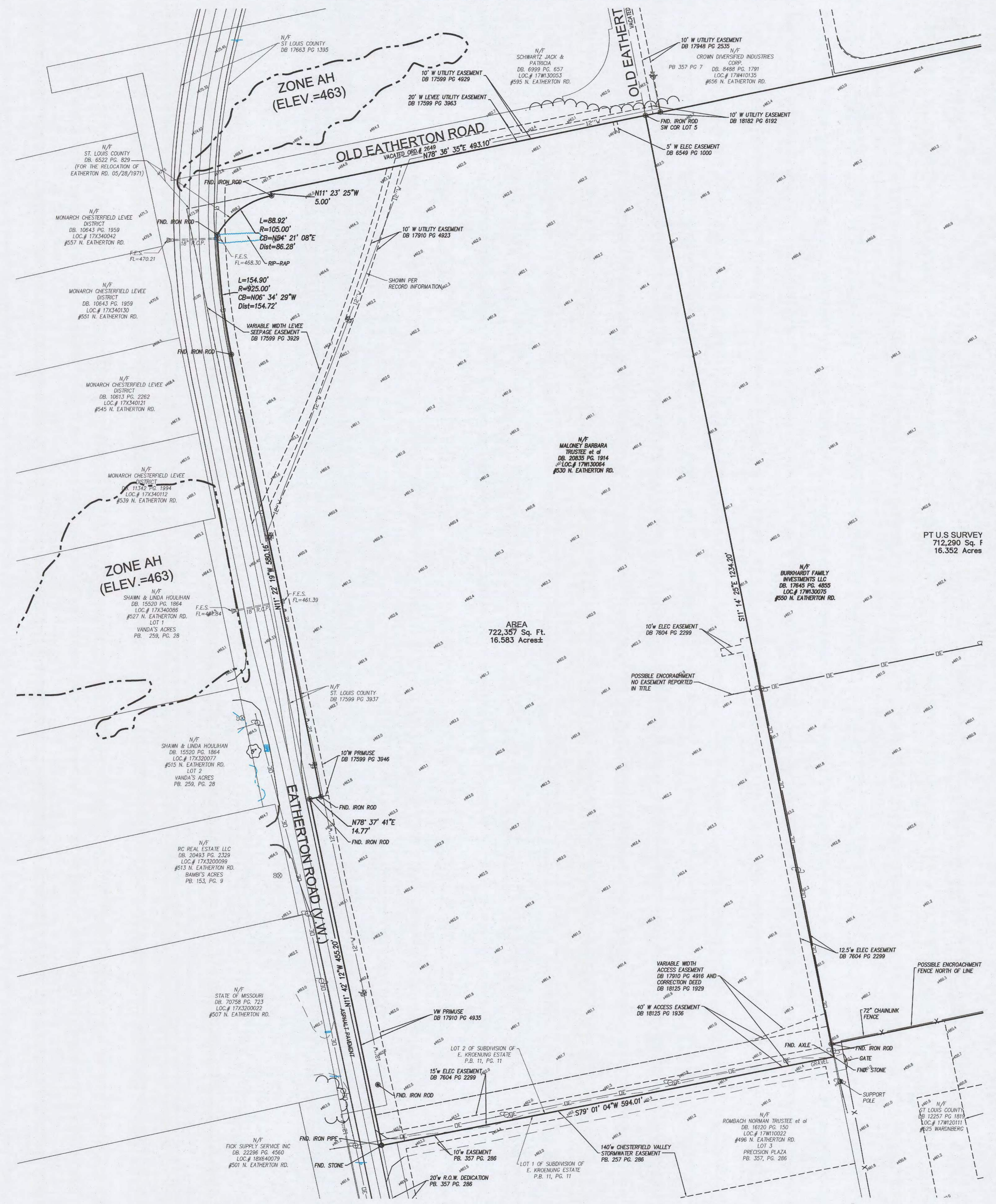
THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY DEED RECORDED IN BOOK 17599 PAGE 3937 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS

AS SURVEYED DESCRIPTION

A tract of land being part of Lot 2 of the Subdivision of E. Kroenung Estate, a subdivision according to the plat thereof as recorded in Plat Book 11 Page 11 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 stone located at the northeastern corner of Lot 3 of Precision Plaza, a subdivision according to the plat thereof as recorded in Plat Book 357, Page 286 of above said records; thence along the northern line of said Lot 3 and its direct southwestern prolongation thereof, South 79 degrees 01 minute 04 seconds West, 594.01 feet to a stone found on the eastern right-of-way of Eatherton Road, variable width; thence along said right-of-way line the following courses and distances, North 11 degrees 42 minutes 12 seconds West, 455.20 feet to a found Iron Rod; North 78 degrees 37 minutes 41 seconds East, 14.77 feet to a found Iron Rod; North 11 degrees 22 minutes 19 seconds West, 580.16 feet to a found Iron Rod, said point also being the beginning of a curve to the right, having a radius of 925.00 feet; thence along said curve with an arc length of 154.90 feet and a chord which bears North 06 degrees 34 minutes 29 seconds West, 154.72 feet to the beginning of a non-tangential curve to the right having a radius of 105.00 feet; along said curve with an arc length of 88.92 feet and a chord which bears North 24 degrees 21 minutes 08 seconds East, 88.28 feet to a found Iron Rod and North 11 degrees 23 minutes 25 seconds West, 5.00 feet to the southern line of that part of Old Eatherton Road, 40 feet wide, as vacated by City of Chesterfield Ordinance Number 2849, recorded in Book 19501, Page 473 of above said records; thence along said southern line of Old Eatherton Road, North 78 degrees 38 minutes 35 seconds East, 493.10 feet to a found Iron Rod on the western line of a tract of land as conveyed to the Burkhardt Family Investments LLC by instrument recorded in Book 17645, Page 4855 of above said records; thence along said western line and the western line of a tract of land as conveyed to St. Louis County, Missouri by instrument recorded in Book 12257, Page 1819, South 11 degrees 14 minutes 25 seconds East, 1,234.20 feet to the POINT OF BEGINNING.

Containing 722,357 square feet or 16,583 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc during May 2023.



PREPARED FOR:
CARSHIELD FC
503 PEARL DR
ST. PETER MO 63376
ATTN: Nick Hamilton

257 Chesterfield Business Parkway
St. Louis, MO 63103
Phone: 636.354.1000
Fax: 636.354.1001
www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 2
630 N EATHERTON ROAD
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



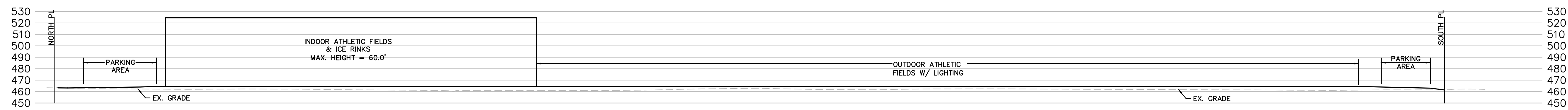
REVISIONS:

1	6/13/2023 - Revised per city comments
2	9/25/2023 - Additional Topo on Burkhardt Property.
3	11/02/2024 - Additional Title Work.

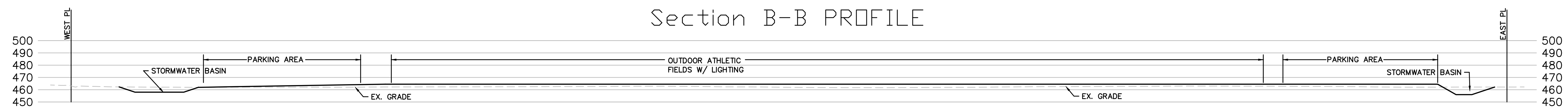
DRAWN BY:	J.K.	CHECKED BY:	W.J.P.
DATE:	5/16/23	JOB NO.:	2022-7301
M.S.D. P. #:		BASE MAP #:	
S.L.C. HNT #:		HNT SLP. #:	
M.D.R. #:			

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY
SHEET #1

Sectin A-A PROFILE

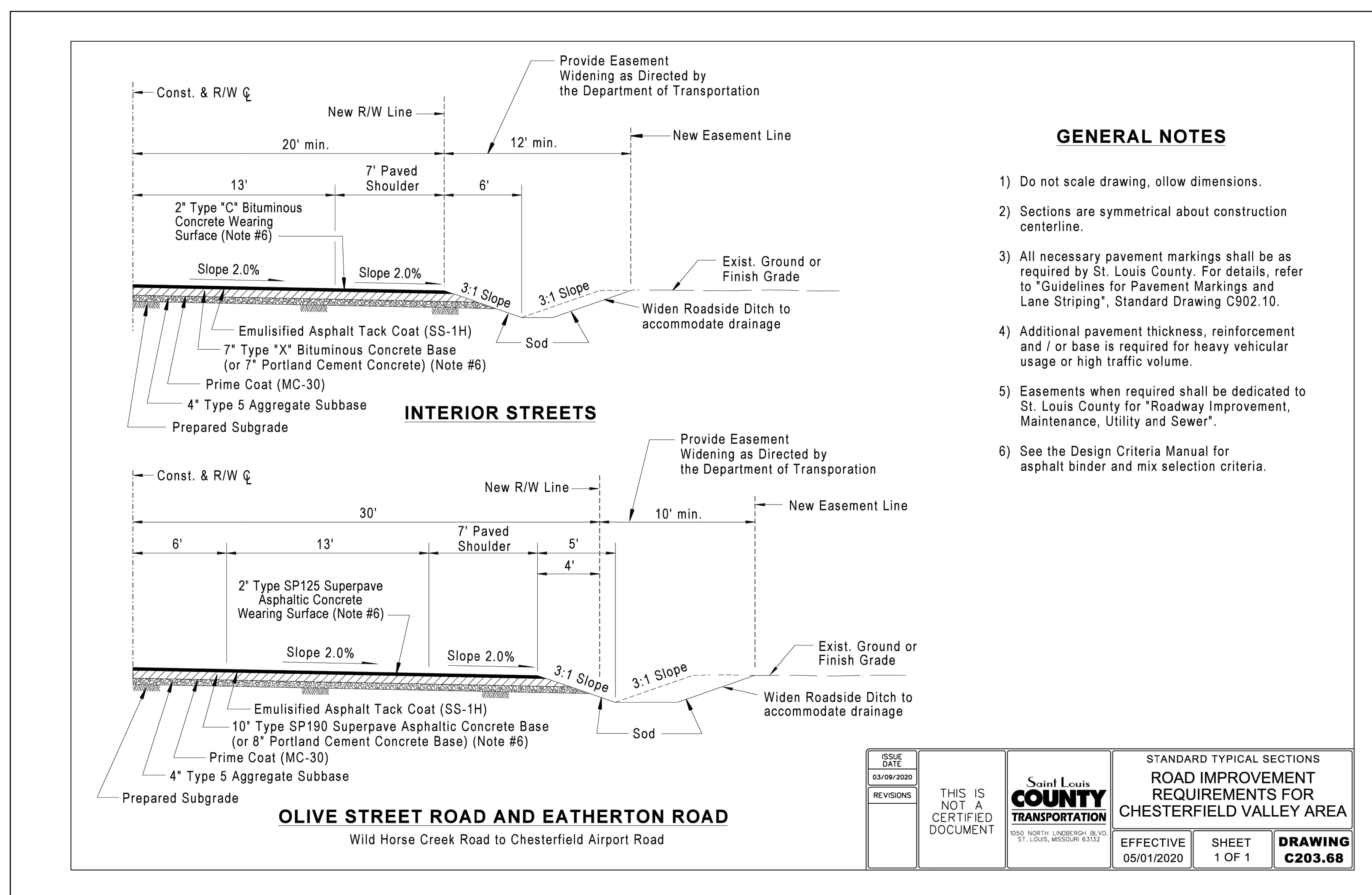


Section B-B PROFILE



SECTIONS
SCALE: HORZ: 1"=50'
VERT: 1"=20'

NOTE:
SEE SHEET 1 OF 2 FOR SITE SECTION LOCATIONS



GENERAL NOTES

- 1) Do not scale drawing, allow dimensions.
- 2) Sections are symmetrical about construction centerline.
- 3) All necessary pavement markings shall be as required by St. Louis County. For details, refer to "Guidelines for Pavement Markings and Lane Striping", Standard Drawing C902.10.
- 4) Additional pavement thickness, reinforcement and / or base is required for heavy vehicular usage or high traffic volume.
- 5) Easements when required shall be dedicated to St. Louis County for "Roadway Improvement, Maintenance, Utility and Sewer".
- 6) See the Design Criteria Manual for asphalt binder and mix selection criteria.

<table border="1"> <tr><th>REVISION</th><th>DATE</th></tr> <tr><td> </td><td> </td></tr> </table>	REVISION	DATE			<p>THIS IS NOT A CERTIFIED DOCUMENT</p>	<p>Saint Louis COUNTY TRANSPORTATION</p> <p>MISSOURI LICENSE # 18,120 ST. LOUIS, MISSOURI 63103</p>	<p>STANDARD TYPICAL SECTIONS ROAD IMPROVEMENT REQUIREMENTS FOR CHESTERFIELD VALLEY AREA</p> <p>EFFECTIVE 05/01/2020 SHEET 1 OF 1 DRAWING C203.68</p>
REVISION	DATE						

EATHERTON ROAD WIDENING - TYPICAL SECTION