

BILL NO. 3393

ORDINANCE NO. 3197

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT TO “PI” PLANNED INDUSTRIAL DISTRICT FOR A 16.6 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF NORTH EATHERTON ROAD [P.Z. 03-2022 530 NORTH EATHERTON ROAD, 16W130064].

WHEREAS, the petitioner, Rise Development, has requested a change in zoning from the “NU” Non-Urban District to “PI” Planned Industrial District for a 16.6 acre tract of land located on the east side of North Eatherton Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 11, 2022; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 7-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning to the “PI” Planned Industrial District by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PI” Planned Industrial District designation for a 16.6 acre tract of land located on the east side of North Eatherton Road as described as follows:

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

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 14.77 FEET; NORTH 11 DEGREES 22 MINUTES 14 SECONDS WEST 580.16 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 78 DEGREES 37 MINUTES 46 SECONDS EAST 925.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 154.90 FEET; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS 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 23 MINUTES 20 SECONDS WEST 5.00 FEET TO A POINT IN THE SOUTH LINE OF FORMER OLD EATHERTON ROAD (40 FEET WIDE), VACATED BY CITY OF CHESTERFIELD ORDINANCE NUMBER 2649 AND RECORDED IN DEED BOOK 19501 PAGE 473 OF SAID RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF FORMER OLD EATHERTON ROAD (40 FEET WIDE), NORTH 78 DEGREES 36 MINUTES 40 SECONDS EAST 493.10 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO BURKHARDT FAMILY INVESTMENTS, LLC ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 17645 PAGE 4855 OF SAID RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE OF THE 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.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Rise Development in P.Z. 03-2022, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of April, 2022, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 20th day of JUNE, 2022.

Mary Monachella
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 06/07/2022

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this PI District shall be:
 - a. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
 - b. Mail order sales warehouse
 - c. Industrial sales, service, and storage
 - d. Professional and technical service facility
 - e. Office general
 - f. Warehouse, general
2. Hours of Operation.
 - a. Hours of operation for this "PI" District shall not be restricted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 35 feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of fifty-five hundredths (0.55).

C. SETBACKS

1. Structure Setbacks

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

- a. The minimum building setback shall be thirty-five (35) feet from front, side and rear of the property line

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. The minimum parking setback shall be twenty-five (25) feet from front, side, and rear of the property line.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code, with the exception of 25' landscape buffer shall be provided along North Eatherton Road.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the City of

Chesterfield/Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Development Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
3. Roadway improvements shall be as directed by the St. Louis County Department of Transportation and shall be per the concept plan approved by the City of Chesterfield/St. Louis County Department of Transportation.
4. The existing 40 foot wide access easement along the southern property line shall be partially vacated and a new easement granted, that allows those parties with rights to the easement access to N. Eatherton Road by way of the access locations depicted on the Preliminary Site Plan. The owner of the property to which this ordinance applies shall be responsible for coordinating the vacation and reestablishment of the access easement with those parties which have rights to the easement.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.

2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the Eatherton Road frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within the Eatherton Road right-of-way, if permitted by St. Louis County or on private property within a 6 foot wide sidewalk, public access and utility easement dedicated to the City and maintained by the property owner.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

Plans shall be submitted to Levee District and MSD for approval/comments.

M. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

N. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Provide stormwater management facilities as required by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Monarch-Chesterfield Levee District. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.

4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield, the Metropolitan Saint Louis Sewer District, and the Monarch-Chesterfield Levee District.

O. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

P. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and St. Louis County Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the **TGA**. Traffic generation assessment contributions shall be deposited with St. Louis County/ City of Chesterfield (as directed by City of Chesterfield) prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No.556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,477.85/parking space
General Office	\$825/parking space
Warehouse	\$1,156.36/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Road Improvement Traffic Generation Assessment contribution shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County/ City of Chesterfield.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$996.57 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County/City of Chesterfield.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,161.89 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County/ City of Chesterfield.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2023, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation/ City of Chesterfield.

IV. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



VICINITY MAP

LEGEND

ORANGE	BOUNDARY
RED	ST. LINE OF CONCRETE CURB
BLACK	ST. LINE OF CONCRETE CURB
GREEN	ST. LINE OF CONCRETE CURB
BLUE	ST. LINE OF CONCRETE CURB
PINK	ST. LINE OF CONCRETE CURB
YELLOW	ST. LINE OF CONCRETE CURB
WHITE	ST. LINE OF CONCRETE CURB

PROPERTY DESCRIPTION FROM TITLE COMMITMENT

THE PROPERTY IS THE SOUTHWEST CORNER OF THE BLOCK 11 OF THE EAST EATHERTON ROAD, BEING 110 FEET WIDE AND 110 FEET DEEP, AS SHOWN ON THE PLAT BOOK 11 PAGE 11 OF THE ST. LOUIS COUNTY RECORDS.

THE PROPERTY IS BOUND BY THE EAST EATHERTON ROAD TO THE NORTH, THE WEST EATHERTON ROAD TO THE WEST, THE SOUTH EATHERTON ROAD TO THE SOUTH, AND THE EAST EATHERTON ROAD TO THE EAST.

GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS OF THE CITY OF ST. LOUIS, MISSOURI.

2. THE PROPERTY IS SHOWN AS BEING 110 FEET WIDE AND 110 FEET DEEP.

3. THE PROPERTY IS BOUND BY THE EAST EATHERTON ROAD TO THE NORTH, THE WEST EATHERTON ROAD TO THE WEST, THE SOUTH EATHERTON ROAD TO THE SOUTH, AND THE EAST EATHERTON ROAD TO THE EAST.

CONTROL DATA NOTES

1. THE CONTROL POINTS WERE ESTABLISHED BY THE SURVEYOR AND ARE SHOWN ON THE PLAT.

2. THE CONTROL POINTS WERE CHECKED AND FOUND TO BE CORRECT.

3. THE CONTROL POINTS WERE USED TO LOCATE THE PROPERTY.

UTILITY NOTES

1. THE SURVEYOR HAS LOCATED THE UTILITIES SHOWN ON THE PLAT.

2. THE UTILITIES SHOWN ON THE PLAT ARE AS SHOWN ON THE PLAT.

3. THE UTILITIES SHOWN ON THE PLAT ARE AS SHOWN ON THE PLAT.

ADDITIONAL NOTES

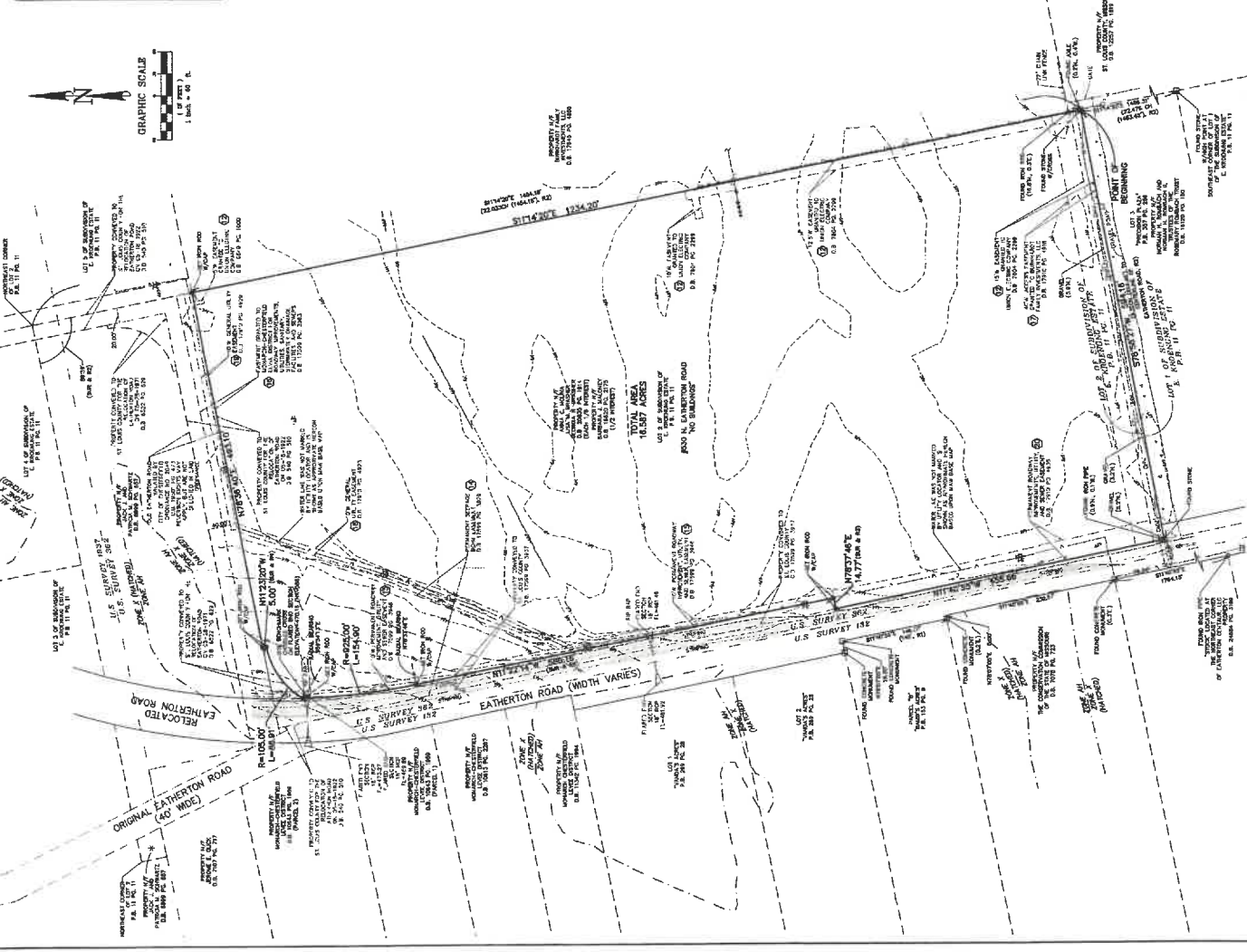
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2. THE UTILITIES SHOWN ON THE PLAT ARE AS SHOWN ON THE PLAT.

3. THE UTILITIES SHOWN ON THE PLAT ARE AS SHOWN ON THE PLAT.

CONCLUSION

THE SURVEYOR HAS LOCATED THE UTILITIES SHOWN ON THE PLAT AND HAS FOUND THEM TO BE CORRECT.



ALTA/NPS LAND TITLE SURVEY
A TRACT OF LAND BEING
"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

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CONCLUSION

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PREPARED FOR:
RISE COMMERCIAL DISTRICT
8070 CASTLETON ROAD
INDIANAPOLIS, IN 46250

DATE: 11-13-2022
PROJECT: 21-18585
DRAWN BY: MGC
CHECKED BY: MGC
DATE OF PLOT OF MAP: JANUARY 13, 2022

RECEIVED
ALTA/NPS LAND TITLE SURVEY

DATE OF PLOT OF MAP: JANUARY 13, 2022

DATE OF PLOT OF MAP: JANUARY 13, 2022

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