

**Memorandum  
Department of Planning**



**To:** Planning and Public Works Committee

**From:** Shilpi Bharti, Planner

**Date:** January 04, 2024

**RE: P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Rd. (Baldrige-Ryken, LLC):** A request for an ordinance amendment to create a new “PC” Planned Commercial District for three parcels zoned “PC” Planned Commercial and “NU” Non-Urban and totaling 2.9 acres located on the north side of Chesterfield Airport Road, east of Long Road (17U140252, 17U140263, and 17U140203).

**Summary**

Stock & Associates on behalf of Baldrige – Ryken, LLC has submitted a request for an ordinance amendment to the existing “PC” Planned Commercial District and “NU” Non-Urban District to new “PC” Planned Commercial District to modify the development standards and legal description in the existing ordinance of the PC District site. This amendment would modify the permitted use, building setbacks, and parking setbacks in the current “PC” Planned Commercial District located north of Chesterfield Airport Road.



*Figure 1: Subject Site Aerial*

A Public Hearing was held on September 27, 2023 for this petition, there were two issues raised.

On November 13, 2023 Planning Commission voted to approve this petition with an amendment to revise the Attachment A to include a language that buffer between potential area 1 and potential area 2 shall comply with the Preliminary Development Plan. The amended motion passed by a vote of 8-0.

On December 07, 2023 Planning and Public Works Committee reviewed the petition. There was discussion at the meeting on the proposed “vehicle repair and service facility” use, “two” drive thru facilities, and access from the Chesterfield Airport Road. Since

then, applicant provided a letter that details the intent for the proposed requests, and provided response to the discussion related to the access from Chesterfield Airport Road.

1. Vehicle Repair and Service Facility – the applicant has stated they have no intention to allow “collision services, including body, frame or fender repair and overall body”. There would be no storage of vehicles other than those uses daily, i.e. a car is dropped off for tires then picked up in the evening. If the Committee desires to formalize this in the planned district ordinance, the following language is recommended:

Section I. Specific Criteria, A.2. add the following language:

**b. No outdoor storage, including wrecked or immobilized vehicles, shall be permitted.**

2. Two additional Drive Thru uses – the applicant has refined their request to allow one (1) full drive thru plus one (1) pick up window via pre order. The pick up window would not have an order menu board, it would only function as a pickup window on pre orders, “low traffic volume”. As per applicant, this should alleviate the concern of too much intensity. If the Committee desires to formalize this in the planned district ordinance, the following language is recommended:

Modify Section I. Specific Criteria, A.2. as follows:

a. The number of drive thru facilities permitted in the “PC” Planned Commercial District at any given time shall be limited to one (1) car wash, ~~and two (2) additional drive thru use~~ **one full drive thru facility, and one pick-up window that does not include ordering and menu boards.**

3. Access to Chesterfield Airport Road – the applicant has requested that the proposed access be approved and not include conditions for removal if Arnage is extended.

In the event, where PPW Committee decide to restrict the proposed access from Chesterfield Airport Road (which applicant requested not to be restricted) then below is the recommended language to be included in the Attachment A:

Modify Section I. Specific Criteria, I. as follows:

1. Access to the development shall be via one (1) bi-directional commercial entrance located to provide as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation. **Upon connection of Arnage Road to the subject site, direct access to Chesterfield Airport Road from this development shall be removed.**

Attachments: Applicant's Response  
Attachment A  
Narrative  
Attachment B – Preliminary Development Plan

**December 21, 2023**

City of Chesterfield  
690 Chesterfield Pkwy West  
Chesterfield, MO 63017

Attention: Mr. Justin Wyse – Director of Planning & Ms. Shilpi Bharti – City Planner

RE: Responses to comments and questions from the 12/7/2023 “Planning & Public Works Committee” meeting, regarding P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Road (Baldrige – Ryken LLC) (Stock Project No. 223-7350)

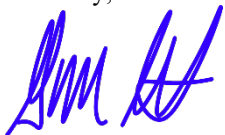
Dear Mr. Wyse & Ms. Bharti,

Pursuant to our Planning & Public Works meeting, I have spoken with Mr. Ryan Baldrige – owner / developer of the property and offer the following:

- 1) Regarding the request for “Vehicle Repair and Service Facility”. The intent is for this use to be like Northwest Automotive, Meineke, VIOC or Dobbs. There is no intention to allow “collision services, including body, frame or fender repair and overall body”. There would be no storage of vehicles other than those uses daily, i.e. a car is dropped off for tires then picked up in the evening. The size of this building would not exceed 7500 sf.
- 2) “Two additional Drive Thru Uses”, Maintaining 1 full drive thru as allowed plus 1 pick up window via pre order would be acceptable. This window would not have an order menu board, it would only function as a pickup window on pre orders, “low traffic volume”. This should alleviate the concern of too much intensity.
- 3) Regarding the discussion relative to the access drive to Chesterfield Airport Road, potentially being closed upon cross access to the East, this is not acceptable. There are too many unknowns associated with possible redevelopment of existing potential development to the East. This development is dependent on retaining its access to Chesterfield Airport Road as granted in Ordinance No. 2742 and approved by St. Louis County Department of Transportation.

Should you have any questions or comments, please feel free to call. We look forward to the meeting on 1/4/2023 with the Planning and Public Works Committee.

Sincerely,



George M. Stock, P.E.  
President

Enclosure: Preliminary Development Plan with stacking of vehicles displayed in “Red”.  
Definitions: Vehicle Repair & Services Facility, Oil Change Facility

CC: Mr. Ryan Baldrige – Baldrige Ryken LLC. (ryanbaldrige@me.com)  
Mrs. Kate Stock Gitto, P.E. – Associate (kate.gitto@stockassoc.com)

October 16, 2023

**PROJECT NARRATIVE**

**Ordinance #2742 Amendment Request – 17599, 17551, & 17555 Chesterfield Airport Road**  
**(Stock Project No. 223-7350)**

On behalf of the property owner under contract, Baldrige – Lyken, LLC, Stock & Associates Consulting Engineers Inc. respectfully requests the City of Chesterfield's consideration in an Ordinance Amendment for a ± 2.93 Acre tract of land located at 17599, 17551, & 17555 Chesterfield Airport Road zoned "PC" Planned Commercial District (City of Chesterfield Ord. 2742) to add "Vehicle Repair Service Facility" as a permitted use and modifications to the design criteria. The existing site is currently undeveloped. The existing site is currently governed by Ordinance #2742, which has a minimum required open space of 35.0%, max height of 42.0 feet and a floor area ratio of 0.55. The proposed design criteria request is to retain the current floor area ratio, openspace requirements, building height, but modify some of the building and parking setbacks. The City's Comprehensive Plan designates this site as well as the adjacent properties to the North, South, and East as "Regional Commercial". We respectfully request the City's consideration of this item. Baldrige-Lyken, LLC intends to develop three (3) commercial facilities on individual lots.

Amendment 1. We respectfully request "Vehicle Repair & Service Facility" be added to the list of permitted uses.

Amendment 2. We respectfully request the language in Attachment A under I. Specific Criteria A.2. "The Uses in "PC" Districted shall be restricted as follows:" be revised to: The number of drive thru facilities permitted in the "PC" Planned Commercial District at any given time shall be limited to one (1) car wash and two (2) additional drive thru uses.

**Design Criteria Request:**

**Floor Area, Height, and Building Requirements:**

1. Height
  - a. The maximum height for all buildings and structures shall be forty-two (42.0) 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 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. Sixty (60) feet from Chesterfield Airport Road Right-Of-Way
  - b. Fifty (50) feet from Long Road Right-Of-Way
  - c. Twenty (20) feet from the North Boundary of this Planned Commercial District
  - d. Fifteen (15) feet from the East 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. Thirty (30) feet from Chesterfield Airport Road Right-Of-Way
- b. Thirty (30) feet from Long Road Right-Of-Way
- c. Ten (10) feet from the North Boundary of this Planned Commercial District
- d. Zero (0) feet from the East Boundary of this Planned Commercial District.
- e. Zero (0) feet from all internal lot lines.

**Existing Permitted Uses to remain a part of Ordinance #2742:**

**Office**

1. Office – Dental
2. Office – General
3. Office – Medical

**Commercial/Sales**

4. Bakery
5. Coffee shop, drive-thru
6. Grocery – neighborhood
7. Restaurant – sit down
8. Restaurant – fast food
9. Restaurant – take out
10. Retail Sales Establishment – community
11. Retail Sales Establishment – neighborhood

**Service/Industrial**

12. Animal Grooming Service
13. Barber or Beauty Shop
14. Car Wash
15. Commercial Service Facility
16. Dry Cleaning Establishment, with drive thru
17. Filling Station and Convenience Store with Pump Stations
18. Financial Institution, drive thru
19. Professional and Technical Service Facility

**Requested Permitted Uses to be added to Ordinance #2742 list of permitted uses:**

20. Vehicle Repair Service Facility

DRAWING FILE: C:\DRAWING\2022\202204\07350 - Preliminary Development Plan - LAYOUT: 11x17 PLOTTED: Dec 21, 2023 - 12:17pm PLOTTED BY: aaw.gpo

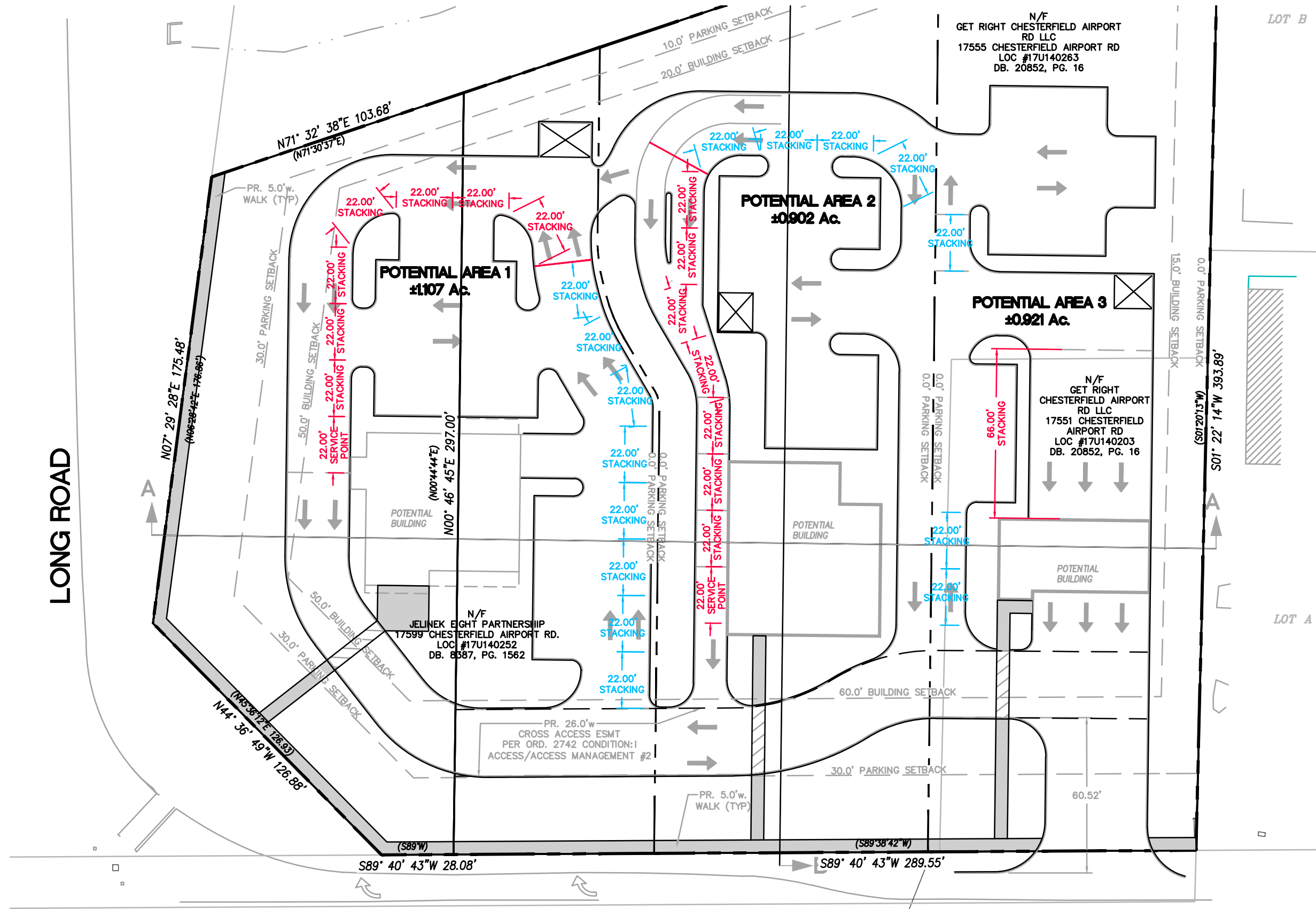


GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

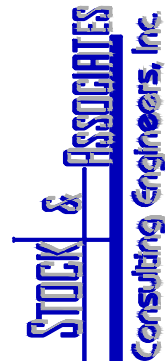
LONG ROAD



**LEGEND:**  
REQUIRED STAKING PER CODE  
ADDITIONAL STAKING PROVIDED

CHESTERFIELD AIRPORT ROAD

PREPARED BY:



257 Chesterfield Business Parkway  
St. Louis, MO 63015 PH. (636) 530-9100 FAX (636) 530-8180  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

EXHIBIT FOR:

TEXT AMENDMENT TO ORDINANCE No. 2742

17551, 175551 & 17599 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI 63005

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 12/08/2023	JOB NO: 222-7350
M.S.D. P #	BASE MAP # 17U
S.L.C. H&T #	H&T SUP. #
M.D.N.R. #	

SHEET TITLE:  
DRIVE-THROUGH  
STACKING EXHIBIT

SHEET NO:  
1 of 1

LOT B

LOT A

N/F  
GET RIGHT CHESTERFIELD AIRPORT  
RD LLC  
17555 CHESTERFIELD AIRPORT RD  
LOC #17U140263  
DB. 20852, PG. 16

N/F  
JELINEK EIGHT PARTNERSHIP  
17599 CHESTERFIELD AIRPORT RD.  
LOC #17U140252  
DB. 8587, PG. 1562

N/F  
GET RIGHT CHESTERFIELD AIRPORT  
RD LLC  
17551 CHESTERFIELD  
AIRPORT RD  
LOC #17U140203  
DB. 20852, PG. 16

POTENTIAL AREA 1  
±1.107 Ac.

POTENTIAL AREA 2  
±0.902 Ac.

POTENTIAL AREA 3  
±0.921 Ac.

PR. 5.0'w.  
WALK (TYP)

PR. 26.0'w  
CROSS ACCESS ESMT  
PER ORD. 2742 CONDITION:1  
ACCESS/ACCESS MANAGEMENT #2

PR. 5.0'w.  
WALK (TYP)

N07° 29' 28"E 175.48'  
(N06° 28' 42"E 176.86')

N71° 32' 38"E 103.68'  
(N71° 30' 37"E)

N00° 44' 44"E  
N00° 46' 45"E 297.00'

N44° 36' 49"W 126.88'  
(N43° 36' 12"E 126.83')

S89° 40' 43"W 28.08'

S89° 40' 43"W 289.55'

S01° 22' 14"W 393.89'  
(S01° 20' 13"W)

30.0' PARKING SETBACK  
50.0' BUILDING SETBACK

10.0' PARKING SETBACK  
20.0' BUILDING SETBACK

0.0' PARKING SETBACK  
0.0' BUILDING SETBACK

15.0' BUILDING SETBACK  
0.0' PARKING SETBACK

30.0' PARKING SETBACK  
50.0' BUILDING SETBACK

60.0' BUILDING SETBACK

30.0' PARKING SETBACK

60.52'

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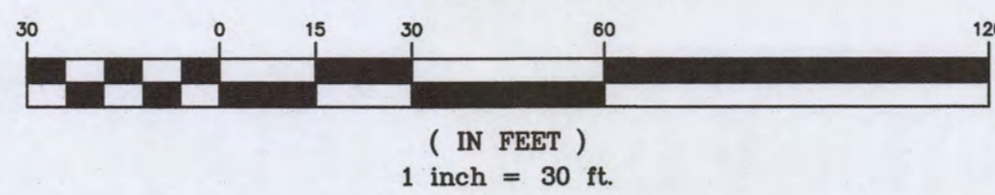
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# ALTA/NSPS LAND TITLE SURVEY

TRACTS OF LAND BEING LOCATED IN U.S. SURVEY 126 IN  
TOWNSHIP 45 NORTH, RANGE 4 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



**LEGEND**

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

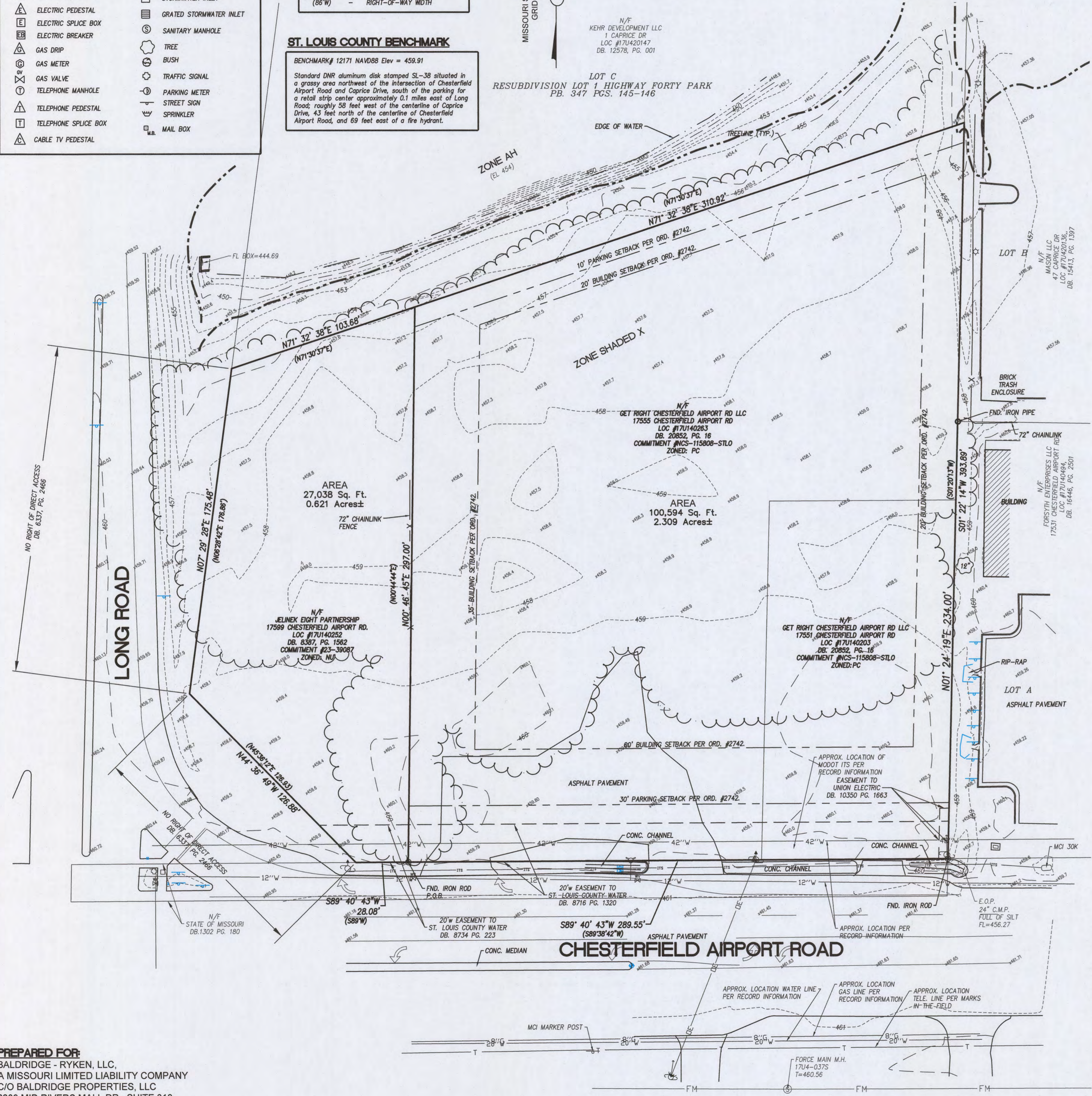
**ABBREVIATIONS**

C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PAGE	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
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 # 12171 NAVD83 Elev = 459.91  
Standard DNR aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road; roughly 50 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

MISSOURI STATE PLANE  
GRID NORTH

LOT C  
RESUBDIVISION LOT 1 HIGHWAY FORTY PARK  
PB. 347 PGS. 145-146



Notes: 17599 Chesterfield Airport Road  
(1) Stock and Associates Consulting Engineers, Inc. used exclusively Resolutions Title Inc. agent for First American Title Insurance Company National Commercial Services, Commitment No. 23-39087, with an effective date of August 18, 2023 for research of easements and encroachments. 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:

Jelinek Eight Partnership

(3) Title Commitment No. 23-39087 with Schedule B-Section 2 exceptions:

Item No. 10. Subject to Assessments levied by the Monarch-Chesterfield Levy District. "NOT SHOWN" Not survey related item.

Item No. 11 INTENTION ALLY DELETED

Item No. 12 INTENTION ALLY DELETED

Item No. 13 INTENTION ALLY DELETED

Item No. 14 Subject to Easement granted to State of Missouri, and relinquishment of abutter's rights of direct access, according to instrument recorded in (book) 6337 (page) 2466, of the official property records of Saint Louis County, Missouri. "SHOWN"

Item No. 15 Subject to Easement granted to St. Louis County Water Company according to instrument recorded in (book) 8734 (page) 223, of the official property records of Saint Louis County, Missouri. "SHOWN"

Item No. 16 Subject to Terms and provisions of Final Order and Judgment Confirming Commissioner's Report, including assessments levied pursuant to Case No. 22SL-CC01227, a copy of which is recorded in (instrument) 2023011800305, of the official property records of Saint Louis County, Missouri. "NOT SHOWN" Not survey related item.

Item No. 17 Subject to Any facts, rights, interests or claims that may exist or arise by reason of the following matters referenced on an ALTA/NSPS survey dated March 23, 2023 by Stock & Associates Consulting Engineers, Inc., designated as Job No. 2022-7350, including any Encroachments, described as follows:

a. Lack of a right of access. To Long Road "SHOWN"

LEGAL DESCRIPTION  
Property located in the County of Saint Louis, State of Missouri, described as follows:

A tract of land in U.S. Survey 126, Township 45 North, Range 3 East, and described as: Beginning at the intersection of the West line of said Survey 126 with the North line of State Highway No. 40, T.R.; thence along the West line of said Survey, North 1 degree 27 minutes East 239 feet 5 inches to the North line of property conveyed to John J. Stock and wife, by deed recorded in Book 1461 Page 103; thence along said North line, North 70 degrees 57 minutes East 185 feet to a point; thence South 0 degrees 15 minutes West 296 feet 11 inches to a point in the North line of State Highway No. 40, T.R.; thence along said road line South 89 degrees West 179 feet 4 inches to the beginning.

EXCEPTING THEREFROM that part conveyed to the State of Missouri, according to deed recorded in Book 6337 Page 2466 of the St. Louis County Recorder's Office.

Notes: 17555 Chesterfield Airport Road  
(1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company National Commercial Services, Commitment No. NCS-1158508-STLO, with an effective date of December 05, 2022 at 8:00 a.m. for research of easements and encroachments. 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:

Get Right Chesterfield Airport Rd, LLC

(3) Title Commitment No. NCS-1158508-STLO with Schedule B-Section 2 exceptions:

Item No. 8. Subject to Easement granted to the St. Louis County Water Company, according to instrument recorded in Book 8716, Page 1320. "SHOWN"

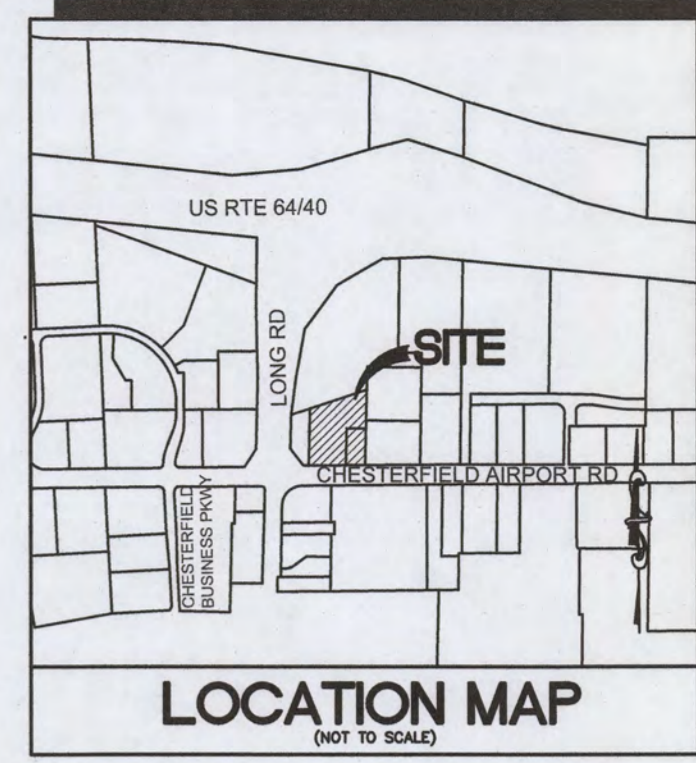
Item No. 9 Subject to Easement granted to Union Electric Company, according to instrument recorded in Book 10350, Page 1663. "SHOWN"

Item No. 10. Subject to Terms and provisions of Ordinance Number 2742 of the City of Chesterfield, Missouri, a certified copy of which is recorded in Book 20852, Page 31. Building and Parking Setbacks "SHOWN"

Item Nos. 11-14 "NOT SHOWN" Not survey related items

A TRACT OF LAND BEING PART OF LOT FIVE (5) OF FRAZIER ESTATES IN U.S. SURVEY 126 IN TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD (100 FEET WIDE) WITH THE EASTERN LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JELINEK EIGHT PARTNERSHIP AS RECORDED IN BOOK 8387, PAGE 1562 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE NORTH 0 DEGREES 44 MINUTES 44 SECONDS EAST, 297.00 FEET TO A POINT ON THE SOUTHERN LINE OF LOT B OF THE RESUBDIVISION OF LOT 1 OF HIGHWAY FORTY PARK AS RECORDED IN PLAT BOOK 347, PAGES 145 AND 146 OF THE AFORESAID ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHERN LINE NORTH 71 DEGREES 30 MINUTES 37 SECONDS EAST, 310.92 FEET TO A STONE IN THE WESTERN LINE OF LOT B OF THE AFORESAID RESUBDIVISION; THENCE ALONG SAID WESTERN LINE SOUTH 01 DEGREE 20 MINUTES 13 SECONDS WEST, 393.89 FEET TO AN IRON ROD WITH A CAP FROM LS 2190 ON THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID NORTHERN LINE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST, 289.55 FEET TO THE POINT OF BEGINNING.



GENERAL NOTES:  
1) 17551 & 17555 Chesterfield Airport Road  
Subject property is Zoned "PC" Planned Commercial District per Ord. #2742

Building Height: Maximums Height of building, exclusive of roof screening, shall not exceed forty-two (42) feet  
Building Requirements: A minimum of thirty-five percent (35%) openspace is required for this development.

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. Sixty (60) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.

b. Twenty (20) feet from the northern boundary of the "PC" District

c. Twenty (20) feet from the eastern boundary of the "PC" District

d. Thirty-five (35) feet from the western boundary of the "PC" District

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. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.

b. Ten (10) feet from the northern boundary of the "PC" District

c. Zero (0) feet from the eastern and western boundary of the "PC" District

17599 Chesterfield Airport Road NU (Non-Urban District)

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 Shaded X (area of 0.2% annual chance flood); areas of 1% annual chance flood with average depths of less than 1 foot or with drainage area less than 1 square mile, and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29189C0162K with and effective date of February 4, 2015.

3) There are no 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.

5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.

6) There are no building on site.

7) There were no delineated wetlands observed at the date and time of the survey.

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

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

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

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

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

Surveyors Certification  
This is to certify to:  
Baldridge-Ryken, LLC, a Missouri limited liability company  
First American Title Insurance Company  
Resolutions Title Inc.

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 January 2023.  
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC 222-D  
By:   
Walter J. Pfeeger, Missouri P.L.S. No. 2008-000728

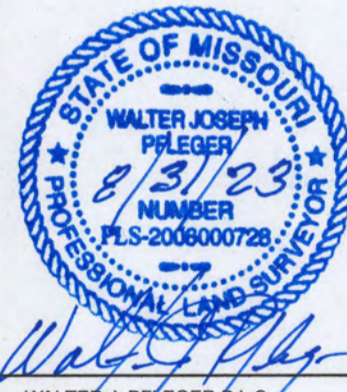
PREPARED BY:



ALTA/NSPS LAND TITLE SURVEY

PART U.S. SURVEY 126

17555 & 17599 Chesterfield Airport Road  
City of Chesterfield, St. Louis County, Missouri



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

REVISIONS:

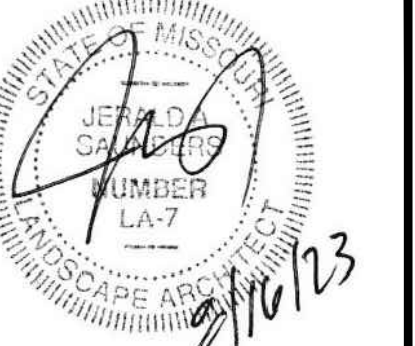
1.	7/19/23 - ADDED COMMITMENT FOR 17599 CHESTERFIELD AIRPORT ROAD
2.	8/31/23 - REVISED PER UPDATED COMMITMENT #23-39087 FOR 17599 CHESTERFIELD AIRPORT ROAD

DRAWN BY:	J.K.	CHECKED BY:	W.J.P.
DATE:	3/23/2023	JOB NO.:	2022-7350
M.S.D. P. #:	P-XXXXXX	BASE MAP #:	XXXX
S.L.C. H&T #:	XXXX	H&T S.U.P. #:	XX-XXX-XX
M.D.N.R. #:	MO-XXXXXXX		

SHEET TITLE:  
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.:  
1 OF 1

PREPARED FOR:  
BALDRIDGE - RYKEN, LLC,  
A MISSOURI LIMITED LIABILITY COMPANY  
C/O BALDRIDGE PROPERTIES, LLC  
6209 MID RIVERS MALL DR., SUITE 318  
ST. CHARLES, MO. 63304



Jerald Saunders - Landscape Architect  
MO License # LA-007

Consultants:

# Part of Lot Five (5) of Frazier Estates

17555 & 17599 Chesterfield Airport Road  
City of Chesterfield, St. Louis County, Missouri

Revisions:

Date	Description	No.

Drawn: KP  
Checked: RS

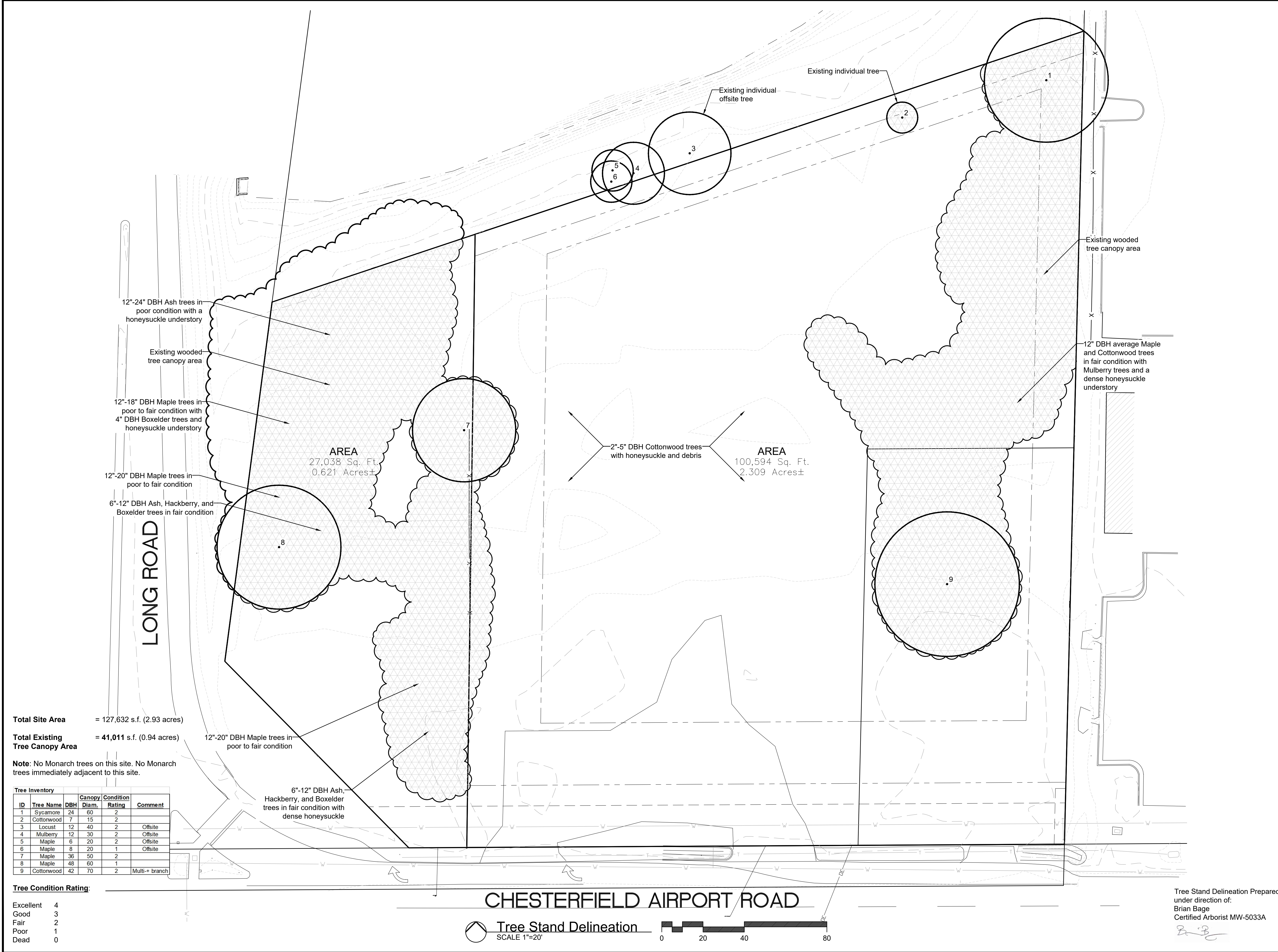
**LOOMIS ASSOCIATES**  
landscape architects + planners  
750 Spirit of Park Drive, Chesterfield, Missouri 63005  
t. 636-519-8668 www.loomis-associates.com

Loomis Associates Inc.  
Missouri State Certificate of Authority #: LAC #0000191

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 8/16/23  
Job #: 813.112



Total Site Area = 127,632 s.f. (2.93 acres)

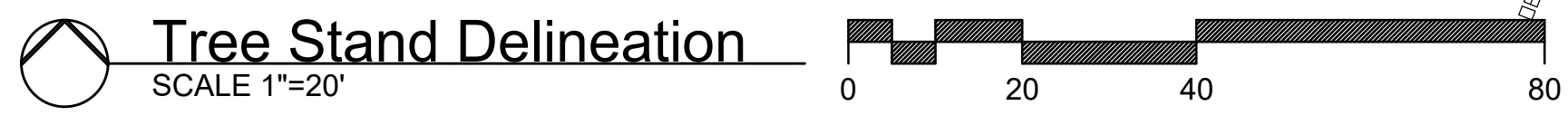
Total Existing Tree Canopy Area = 41,011 s.f. (0.94 acres)

Note: No Monarch trees on this site. No Monarch trees immediately adjacent to this site.

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Sycamore	24	60	2	
2	Cottonwood	7	15	2	
3	Locust	12	40	2	Offsite
4	Mulberry	12	30	2	Offsite
5	Maple	6	20	2	Offsite
6	Maple	8	20	1	Offsite
7	Maple	36	50	2	
8	Maple	48	60	1	
9	Cottonwood	42	70	2	Multi-branch

**Tree Condition Rating:**

- Excellent 4
- Good 3
- Fair 2
- Poor 1
- Dead 0



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