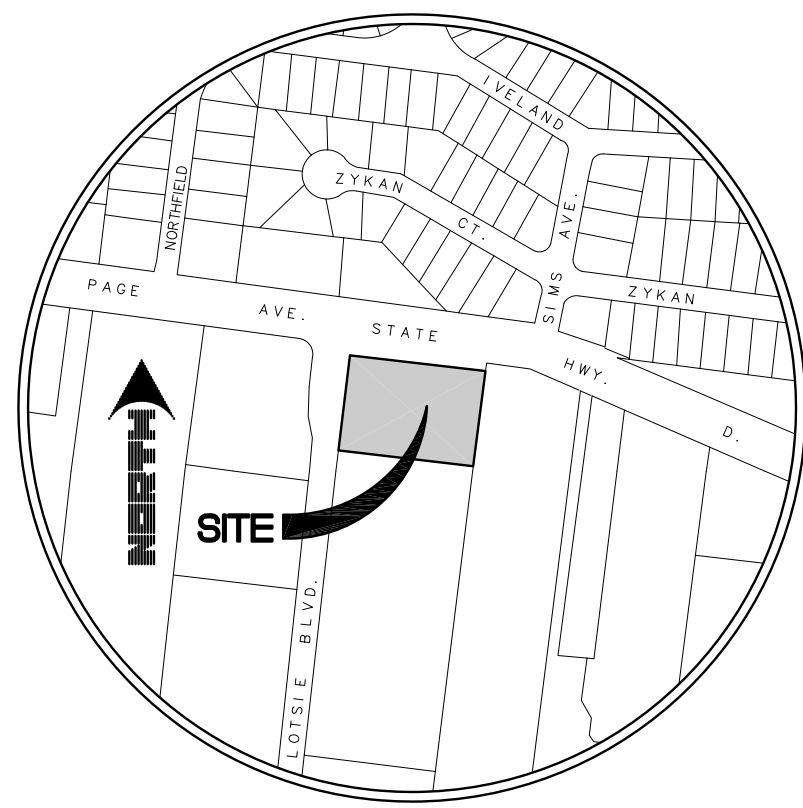


LOTSIE PLAZA

A TRACT OF LAND IN U.S. SURVEY 2966,
TOWNSHIP 46 NORTH, RANGE 6 EAST
CITY OF OVERLAND, ST. LOUIS COUNTY, MISSOURI
63132



LOCATION MAP
N.T.S.

BENCHMARK

MSD BENCHMARK 9-114: ELEV=669.27 - "50." 0.3' EAST OF WEST END OF LOWEST CONCRETE STEP AT MAIN FRONT ENTRANCE TO BUILDING AT THE SOUTHEAST CORNER OF PAGE AND SIMS AVENUE.

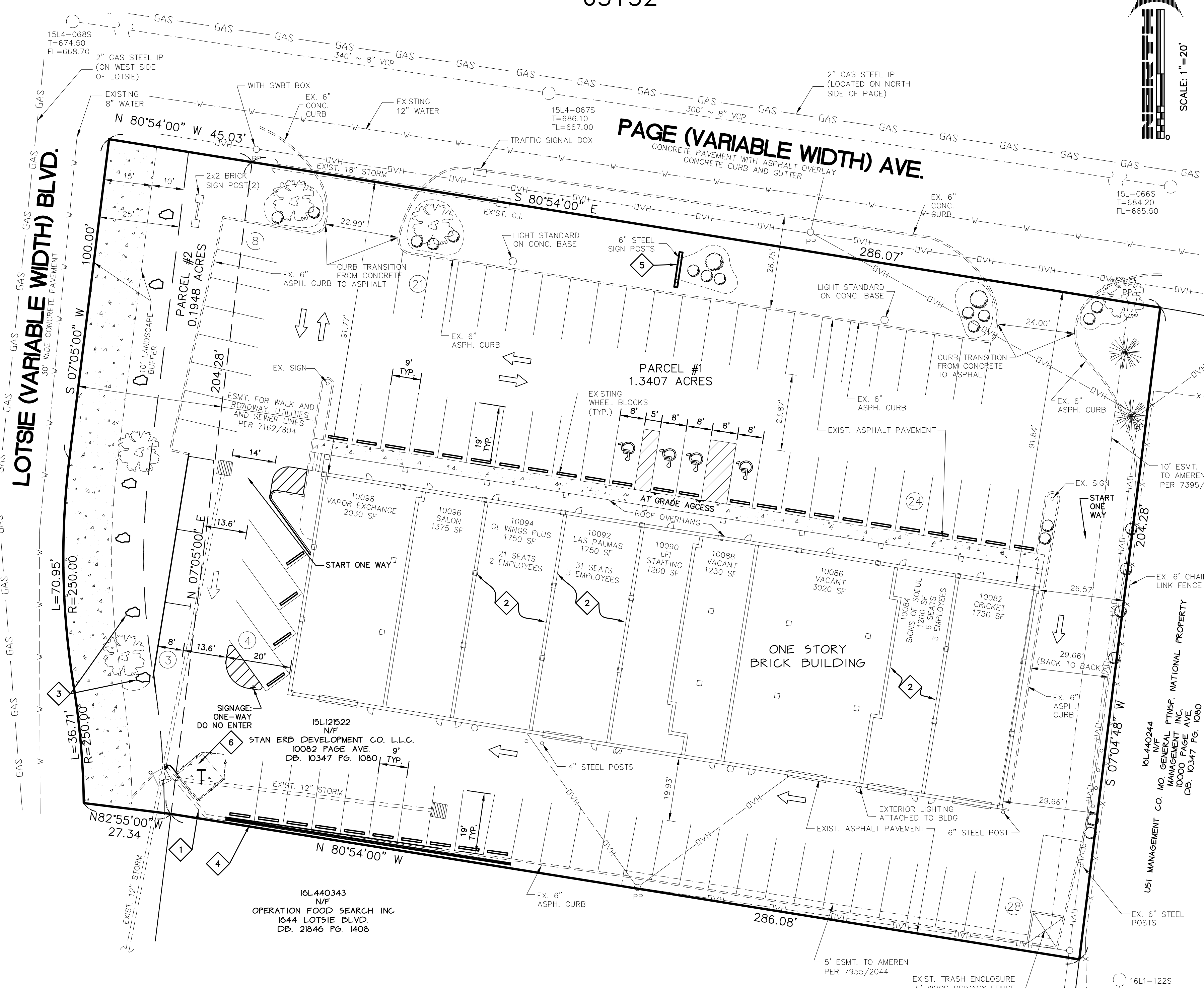
PROPERTY DESCRIPTION

PARCEL NO. 1: PART OF LOT 1 OF CHARLES H. PECK'S ESTATE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 PAGE 85 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF PAGE BOULEVARD, 100.00 FEET WIDE WITH THE EAST LINE OF LOTSIE BOULEVARD A PRIVATE STREET OF IRREGULAR WIDTH; THENCE ALONG THE SOUTH LINE OF SAID PAGE BOULEVARD, SOUTH 80 DEGREES 54 MINUTES EAST 286.07 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 7 DEGREES 48 SECTIONS WEST 204.28 FEET TO A POINT IN THE NORTH LINE OF PROPERTY CONVEYED TO MANDEL PROPERTIES, INC. BY DEED RECORDED IN BOOK 7377 PAGE 1491; THENCE ALONG THE NORTH LINE OF PROPERTY CONVEYED TO MANDEL PROPERTIES, INC. AS AFORESAID, NORTH 80 DEGREES 54 MINUTES WEST 286.08 FEET TO A POINT IN THE EAST LINE OF LOTSIE BOULEVARD; THENCE ALONG THE EAST LINE OF SAID LOTSIE BOULEVARD, NORTH 7 DEGREES 5 MINUTES EAST 204.28 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: PART OF LOTSIE BOULEVARD A PRIVATE STREET OF IRREGULAR WIDTH AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOTSIE BOULEVARD AND IN THE NORTH LINE OF PROPERTY CONVEYED TO MANDEL PROPERTIES BY DEED RECORDED IN BOOK 7377 PAGE 1491; THENCE ALONG THE EAST LINE OF SAID LOTSIE BOULEVARD NORTH 7 DEGREES 05 MINUTES 00 SECONDS EAST, 204.28 FEET TO A POINT IN THE SOUTH LINE OF SAID PAGE BOULEVARD 100 FEET WIDE; THENCE ALONG THE SOUTH LINE OF SAID PAGE BOULEVARD NORTH 80 DEGREES 54 MINUTES 00 SECONDS WEST 45.03 FEET TO A POINT; THENCE LEAVING THE SOUTH LINE OF SAID PAGE BOULEVARD AND RUNNING SOUTH 7 DEGREES 05 MINUTES 00 SECONDS WEST 100 FEET TO A POINT OF CURVE HAVING A RADIUS OF 250.00 FEET AND THENCE CONTINUING IN A SOUTHWARDLY DIRECTION ALONG SAID CURVE TO THE LEFT A DISTANCE OF 70.95 FEET TO ANOTHER POINT OF CURVE HAVING A RADIUS OF 250.00 FEET AND THENCE CONTINUING IN A SOUTHWARDLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 36.71 FEET TO A POINT AND THENCE NORTH 82 DEGREES 55 MINUTES 00 SECONDS EAST 27.34 FEET TO THE POINT OF BEGINNING.

PERTINENT DATA

RECORD OWNERS : STAN ERB DEVELOPMENT CO. L.L.C.
LOCATOR NUMBER : 15L121540
SITE ADDRESS : 10082 PAGE AVE.
OVERLAND, MO
ZIP CODE : 63132
SITE AREA : 1.54 ACRES
PRESENT ZONING : GENERAL COMMERCIAL C-2
SCHOOL DISTRICT : RITENOUR SCHOOL DISTRICT
WUNNENBERG PAGE NO./GRID : 24 / R-16
WATERSHED : RIVER DES PERES
UTILITIES : AMERICAN WATER COMPANY
AMEREN UE
METROPOLITAN ST. LOUIS SEWER DISTRICT
SBC TELEPHONE
LACLEDE GAS COMPANY
FIRE DISTRICT : CITY OF OVERLAND FIRE PROTECTION DISTRICT
MSD BASEMAP : 15L
FEMA PANEL NO + DESIGNATION : PANEL 29189C0159H



LEGEND

DESCRIPTION	SYMBOL
EXISTING TREE	
EXISTING UTILITIES	
GAS	
OVERHEAD UTILITY	
WATER	
UTILITY POLE	
WATER VALVE	
WATER METER	
FIRE HYDRANT	
EXISTING STORM SEWER	
EXISTING SANITARY SEWER	
MATCH EXISTING	ME
TO BE REMOVED	(T.B.R.)
TO BE ABANDONED	(T.B.A.)
USE IN PLACE	(U.I.P.)
TO BE REMOVED & RELOCATED	(T.B.R. & R.)
TO BE ABANDONED & RELOCATED	(T.B.A. & R.)
ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC	STL DHT

- ### NOTES
- SOURCE OF RECORD TITLE: DEED BOOK 7827 PAGE 869.
 - BEARINGS SHOWN HEREON PER DEED BOOK 7320 PAGE 1190.
 - EASEMENTS SHOWN HEREON PER LAND TITLE INSURANCE COMPANY LAND POLICY NO. 136-00-010065, EFFECTIVE DECEMBER 15, 1994.
 - THIS TRACT CONTAINS 1.54 ACRES MORE OR LESS, PARCELS 1&2 COMBINED.

FLOOR AREA RATIO

BUILDING AREA (ONE STORY)	: 15,425 s.f.
SITE AREA	: 66,887 s.f.
FLOOR AREA RATIO	: 0.23 (FAR)

GREENSPACE CALCULATION

LANDSCAPING REQUIRED	: 890 SF
(89 SPACES * 10 SF/SPACE)	: 1,305 SF
EXISTING LANDSCAPING	: 1,375 SF
TOTAL GREENSPACE	: 7,976 SF

VARIANCES

PRIOR EXISTING	
12/12/1990 VARIANCE - PARKING, SECTION #400.595.A.13	
10/14/1992 VARIANCE - INSUFFICIENT PARKING, SECTION #400.595.A.13	
BOARD OF ADJUSTMENT, SECTION #400.595.A.13	
PROPOSED	
TBD - IF ANY	

- ### KEYED NOTES
- EXISTING WOOD TIE RETAINING WALL.
 - C.U.P. PREVIOUSLY GRANTED 10084 SUBWAY, 10092 LAS PALMAS, AND 10094 01 WINGS.
 - TOTAL OF SEVEN (7) LANDSCAPE ROCKS.
 - SEGMENTAL (BLOCK) RETAINING WALL NO GREATER THAN 2' TALL.
 - MONUMENT SIGN REPLACED WITH ELECTRONIC MESSAGE BOARD UTILIZING THE TWO (2) EXISTING 6" STEEL POSTS.
 - EXISTING RELOCATED TRASH ENCLOSURE WITH 6" WOOD PRIVACY FENCE AND 6" CHAINLINK GATE.

ACCESSIBILITY

SIDEWALKS AND CURB RAMPS, RAMPS, WALKWAYS AND ACCESSIBLE PARKING SPACES, EXTERIOR TO THE BUILDING PROPOSED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) INCLUDING SPECIFICATIONS FOR SIGNAGE, GRADES, AND CONSTRUCTION MATERIALS. IN THE EVENT THERE IS A CONFLICT BETWEEN THE INFORMATION AS SHOWN UPON THE DRAWINGS AND THE ADAAG, ADAAG SHALL TAKE PRECEDENCE. PRIOR TO CONSTRUCTING ANY MODIFICATIONS FROM AS SHOWN UPON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER AS TO THE SPECIFIC CONFLICT AND ANY RECOMMENDATION AS TO A PROPOSED ADJUSTMENT.

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THE DRAWINGS MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN. THE RELATIONSHIP BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ALL UNDERGROUND FACILITIES MUST BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION. REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND CONTRACTOR SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD.

SPOT FINISH GRADE INFORMATION

"SPOT" FINISH GRADES ("SPOT ELEVATIONS") AND/OR ELEVATIONS OF THE TOP OF WALLS, FLATWORK, STEPS, RAMPS, BUILDING EXITS AND SILLS, SEWER OR UTILITY STRUCTURES, ETC. AS MAY BE SHOWN ON THE SITE PLAN AND/OR PROFILES ARE TO BE VERIFIED AT THE JOB SITE, BY THE CONTRACTOR, AND PROPER ADJUSTMENTS MADE AT NO ADDITIONAL COST. CONTRACTOR, OWNER AND/OR DEVELOPER IS HEREBY MADE AWARE OF THIS RESPONSIBILITY. CONTRACTOR SHOULD INCLUDE IN HIS QUOTE TO THE OWNER OR DEVELOPER PROVISIONS FOR SUCH VERIFICATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY NEEDED ADJUSTMENTS AND NOTIFY THE DESIGN ENGINEER OF THE PROPOSED CHANGE, PRIOR TO CONSTRUCTION OF THOSE ITEMS THAT WOULD BE AFFECTED BY ANY CHANGE IN ELEVATION ADJUSTMENTS TO GRADES, PAVING, STRUCTURES OR OTHER ELEMENTS OF THE PROJECT DURING OR FOLLOWING CONSTRUCTION ARE LIKEWISE THE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THIS VERIFICATION PROCEDURE.

NOTE TO CONTRACTOR

(A) CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED DOLLAR CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATIONS TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENT OF ALL REQUIRED FEES.

(B) THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATION(S), ANTICIPATED CLEARANCE(S), AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THEIR INVESTIGATION(S) IN PARAGRAPH (A) ABOVE.

BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

*** CAUTION / HAZARD ***
EXISTING UNDERGROUND UTILITIES
AND OTHERS
CALL BEFORE EXCAVATING

AMERICAN WATER (MO) : 1-800-253-6426
AMERICAN WATER (IL) : 1-800-422-2782
CHARTER COMMUNICATIONS : (888) 438-2427
AMEREN UE : (314) 342-1000
LACLEDE GAS : (314) 621-6960
AT&T : 1-800-252-1133
M.S.D. : (314) 768-6280
SPRINT NEXTEL : 1-800-521-0579
GENERAL UTILITIES : 1-800-DIG-RITE

PARKING REQUIREMENTS

ADDRESS	FT. ²	TENANT	USE CLASSIFICATION	RATIO	REQ'D SPACES
10082 PAGE	1750	CRICKET	RETAIL	5/1000 SF	8.75
10084 PAGE	1260	SIGNS OF SEOUL 6 SEATS, 3 EMPLOYEES	RESTAURANT W/O D.T. AND W/O C.O.	1/3 SEATS & 2/3 EMPLOYEES	2
10086 PAGE	3020	VACANT	RETAIL	5/1000 SF	15.1
10088 PAGE	1230	VACANT	OFFICE	4/1000 SF	4.92
10090 PAGE	1260	LFI STAFFING	OFFICE	4/1000 SF	5.04
10092 PAGE	1750	LAS PALMAS 31 SEATS, 3 EMPLOYEES	RESTAURANT W/O D.T. AND W/O C.O.	1/3 SEATS & 2/3 EMPLOYEES	10.33
10094 PAGE	1750	01 WINGS PLUS 21 SEATS, 2 EMPLOYEES	RESTAURANT W/O D.T. AND W/O C.O.	1/3 SEATS & 2/3 EMPLOYEES	7
10096 PAGE	1375	SALON	PERSONAL SERVICE	4/1000 SF	5.5
10098 PAGE	2030	VAPOR EXCHANGE	RETAIL	5/1000 SF	10.15
TOTAL	15,425				

REQUIRED PARKING: 75 SPACES
EXISTING PARKING: 88 SPACES (INCLUDES HANDICAPPED SPACES)
HANDICAPPED PARKING: 4 SPACES

PRELIMINARY

DISCLAIMER
THE WORK WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED UNDER HIS DIRECTION, AS AUTHORIZED BY HIS SEAL AND SIGNATURE, IS BASED UPON THE INFORMATION AND DATA FURNISHED TO HIM BY THE CLIENT, AND HE DOES NOT WARRANT, GUARANTEE, OR MAKE ANY REPRESENTATIONS AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION AND DATA SO FURNISHED. HE DOES NOT WARRANT, GUARANTEE, OR MAKE ANY REPRESENTATIONS AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION AND DATA SO FURNISHED. HE DOES NOT WARRANT, GUARANTEE, OR MAKE ANY REPRESENTATIONS AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION AND DATA SO FURNISHED. HE DOES NOT WARRANT, GUARANTEE, OR MAKE ANY REPRESENTATIONS AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION AND DATA SO FURNISHED.

LOTSIE PLAZA
CITY OF OVERLAND, ST. LOUIS COUNTY, MO
SITE PLAN

Prepared For:
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ST. LOUIS, MO 63137
314-436-1161

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Kirkwood, MO 63122
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WIND ENGINEERING COMPANY	
Date:	10/23/2017
Drawn By:	PC
C. S. O.:	DW
Checked By:	
Project Number:	06088
Sheet Number:	C1

REVISIONS

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