

ALTA / ACSM LAND TITLE SURVEY
LOT 9 of THE RESUBDIVISION of LOT 5A of RESUBDIVISION of LOTS 5 and 6 of WATER TOWER PLACE
AND
LOT 10A of WATER TOWER PLACE LOTS 10A AND 12A, A BOUNDARY LINE ADJUSTMENT

PART OF LOT 28 IN U.S. SURVEY 2891, TOWNSHIP 43 NORTH, RANGE 6 EAST,
 CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

Legal Description from This Commitment

Parcel 1: Adjusted Lot 10A of Water Tower Place Lots 10A and 12A, a Boundary Line Adjustment, according to the plat thereof recorded in Plat Book 220, Page 28 of the Jefferson County Records.

Parcel 2: Lot 9 of "The Resubdivision of Lot 5A of Resubdivision of Lots 5 and 6 of Water Tower Place", Plat Book 110, Pages 28 and 27, Lot 3 of "Water Tower Place", Plat Book 107, Pages 18 and 19 and Lots 3, 4 and 5 of "Harry J. Frederitz's Sixth Subdivision", Plat Book 28, Page 23, U.S. Survey 2891, Township 43 North, Range 6 East, Jefferson County, Missouri, a subdivision according to the plat thereof recorded in Plat Book 124, Pages 10 and 11 of the Jefferson County Records.

Parcel 3: A non-exclusive personal easement established for the benefit of the present and any future owners, user, or occupants of Lot 9 and their respective successors, assigns, heirs, and assigns, and the owners, employees, and lessees of such parties for passage and use for the purpose of ingress and egress to and from Lot 9 over Lot 10, and for the purpose of utility and other uses and across all those streets, entrances, drives, and lanes to Lot 10 which are now or may hereafter from time to time be used for pedestrian and vehicular traffic, established on the Plat recorded in Plat Book 124, Pages 10 and 11.

Parcel 4: An easement agreement to maintain a Pylon sign and a non-exclusive easement to maintain and repair such sign established by instrument recorded February 24, 2005 as Document No. 9793.

SURVEYOR'S NOTES

General Notes: The location of easements, building setbacks, right-of-way, or well as other reservations, restrictions, and dedications described in the referenced title insurance commitment that encroach upon or affect this tract as described in the survey or otherwise are shown hereon. Surveyor makes no determination of any further encumbrance or restriction to said tract other than the determination of location. Additional information shown hereon, not depicted in the title commitment, were supplied by the client or were discovered while researching the public record for information pertaining to the described property boundary. Surveyor makes no claim that such and every encumbrance to said tract is shown hereon.

All areas reported on this survey are rounded to the nearest .01 (one hundredth) acre.

The underground utilities have been plotted from readily available records and the location of visible above ground structures, but the accuracy and completeness of such is not guaranteed.

Flood Notes: The surveyed tracts as shown hereon lie within Flood Zone X Areas determined to be outside the 0.25 annual chance floodplain as shown on flood insurance rate maps 2909502120E and 2909502100E. Effective date August 5, 2005.

Zoning Notes: The surveyed tract as shown hereon is zoned C-3 - Commercial District.

The setback requirements may be adjusted according to certain usage, coverage or conditions. Please consult the City of Arnold zoning ordinance for additional information. Appendix B, Section 8.

Use Notes: The following encumbrances were reported in Schedule B - Section 5 of a Title Insurance commitment as: M25-83144-A-5110 (Cash Amendment) by First American Title Insurance Company, 6151 Maryland Ave., Suite 400, St. Louis, MO 63103, Dated July 12, 2003, and have been cleared by this surveyor to be pertinent to and/or reportable on this survey.

Building lines and easements, according to the plat of said Subdivision recorded in Plat Book 28, Page 23, Plat Book 110, Page 27, Plat Book 107, Page 18; Plat Book 110, Page 28; Plat Book 124, Page 10 and Plat Book 220, Page 28.

NOTE: THE LOCATION OF SAID EASEMENTS AND BUILDING LINES THAT AFFECT THE SURVEYED TRACT ARE SHOWN HEREON. EASEMENTS CREATED BY PLAT BOOK 107 PAGES 18 AND 19 HAVE BEEN PARTIALLY WASHED ACCORDING TO INSTRUMENTS RECORDED IN BOOK 549 PAGE 1935, 1935, 1941, 1944 AND 1947 AND BOOK 549 PAGE 170, THE LOCATIONS OF WHICH ARE NOT SHOWN HEREON. SAID INSTRUMENTS DO NOT CREATE OR ESTABLISH NEW EASEMENTS, SETBACKS OR RESTRICTIONS, AND THEREFORE ARE NOT SHOWN HEREON.

NOTE: COVENANTS, CONDITIONS AND RESTRICTIONS, according to instruments recorded in Book 457, Page 2303; Book 475, Pages 2228 and 2227.

NOTE: THE SURVEYED TRACT IS SUBJECT TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS, HOWEVER NO TRACT GRAPHICALLY BE SHOWN HEREON.

NOTE: Terms, Provisions and Easements, according to Agreements with the State of Missouri, recorded in Book 118, Page 331; Book 475, Page 2144 and Book 497, Page 1625.

NOTE: THE LOCATION OF SAID EASEMENT IN BOOK 115 PAGE 331 IS SHOWN HEREON. SAID AGREEMENT IN BOOK 475 PAGE 2144 AND BOOK 497 PAGE 1625 DOES AFFECT THE SURVEYED TRACT, HOWEVER DOES NOT CONTAIN ANY SPECIFIC INFORMATION THAT COULD BE GRAPHICALLY SHOWN HEREON.

NOTE: The terms and provisions contained in the document entitled "Conditional Use Permit" recorded in Book 600, Page 509 and instrument recorded in 2004 as Document No. D40034343 of Official Records.

NOTE: SAID INSTRUMENT DOES AFFECT THE SURVEYED TRACT, HOWEVER DOES NOT CONTAIN ANY ADDITIONAL INFORMATION THAT COULD GRAPHICALLY BE SHOWN HEREON.

NOTE: Easement granted to Union Electric Company, according to instrument recorded in Book 458, Page 2151 and Book 472, Page 845.

NOTE: SAID BOOK 458, PAGE 2151 AND BOOK 472, PAGE 845 BOTH REFERENCE AN ESTIMATE PLAT THAT WAS UNOBTAINABLE TO DATE AND IS THEREFORE AMBIGUOUS IN DESCRIPTION AND NOT SHOWN HEREON.

NOTE: Easements of Public Water Supply District No. 1 of Jefferson County, according to instruments recorded in Book 473, Page 1532.

NOTE: THE LOCATION OF SAID EASEMENT IS SHOWN HEREON.

NOTE: Easement granted to Laclede Gas Company, according to instrument recorded in Book 529, Page 135.

NOTE: THE LOCATION OF SAID EASEMENT IS SHOWN HEREON.

NOTE: Easement for ingress and egress, according to instrument recorded in Book 486, Page 1350.

NOTE: THE SURVEYED TRACT IS SUBJECT TO SAID EASEMENT, HOWEVER DOES NOT CONTAIN ANY ADDITIONAL INFORMATION THAT CAN GRAPHICALLY BE SHOWN HEREON.

NOTE: Easement for public utility and incidental purposes, according to the plat thereof recorded in Plat Book 111, Page 20.

NOTE: THE LOCATION OF SAID EASEMENTS THAT AFFECT THE SURVEYED TRACT ARE SHOWN HEREON.

NOTE: Easement to the City of Arnold, Missouri, according to instrument recorded as Document No. 2008 R-038547.

NOTE: THE SURVEYED TRACT IS SUBJECT TO SAID EASEMENT AND IS SHOWN HEREON.

NOTE: Encroachment of one story Block Commercial Building Addition over the 10 foot wide easement to Laclede Gas Company as shown on survey of Earl E. Graham, PLS #2282 of J.R. Ornes Consulting Engineers, Inc., dated January 5, 2005, and 4/17/05.

NOTE: SAID ENCROACHMENT IS SHOWN HEREON. EASEMENT RELEASE FOR THE ENCROACHING PORTIONS HAS BEEN AGREED TO BY THE UTILITY AND THE FORMAL DOCUMENTATION IS IN PROCESS.

NOTE: Terms and provisions of an unrecorded Lease dated January 17, 1990 by and between Vidour Development Company, a Missouri corporation, Lessee, and Associated Wholesale Grocers, Inc., a Missouri corporation, Lessor, as evidenced by a Memorandum of Sale and Lease Agreement recorded November 25, 1991 in Book 502, Page 2490 of Official Records.

NOTE: THE SURVEYED TRACT IS SUBJECT TO SAID LEASE. SAID LEASE DOES NOT CONTAIN ANY ADDITIONAL INFORMATION THAT CAN GRAPHICALLY BE SHOWN HEREON.

NOTE: THE SURVEYED TRACT IS SUBJECT TO SAID LEASE. SAID LEASE DOES NOT CONTAIN ANY ADDITIONAL INFORMATION THAT CAN GRAPHICALLY BE SHOWN HEREON.

NOTE: Terms and provisions of an unrecorded lease dated December 3, 2000 by and between Water Tower, LLC, Lessee, and O'Reilly Associates, Inc., Tenant, as approved by a Memorandum of Lease recorded May 3, 2001 as Document No. 20008-00075 of Official Records.

NOTE: THE SURVEYED TRACT IS SUBJECT TO SAID MEMORANDUM OF LEASE, HOWEVER DOES NOT CONTAIN ANY ADDITIONAL INFORMATION THAT CAN GRAPHICALLY BE SHOWN HEREON.

NOTE: Easement granted to Laclede Gas according to Tract Order Plat No. 61083 along northeast border.

NOTE: THE LOCATION OF SAID EASEMENT IS SHOWN HEREON.

NOTE: Encroachment of fence with Key West Estates on northwest border as disclosed by Grimes Consulting, Inc. survey dated August 13, 2003 and revised August 14, 2003 designated as Job No. 3470.

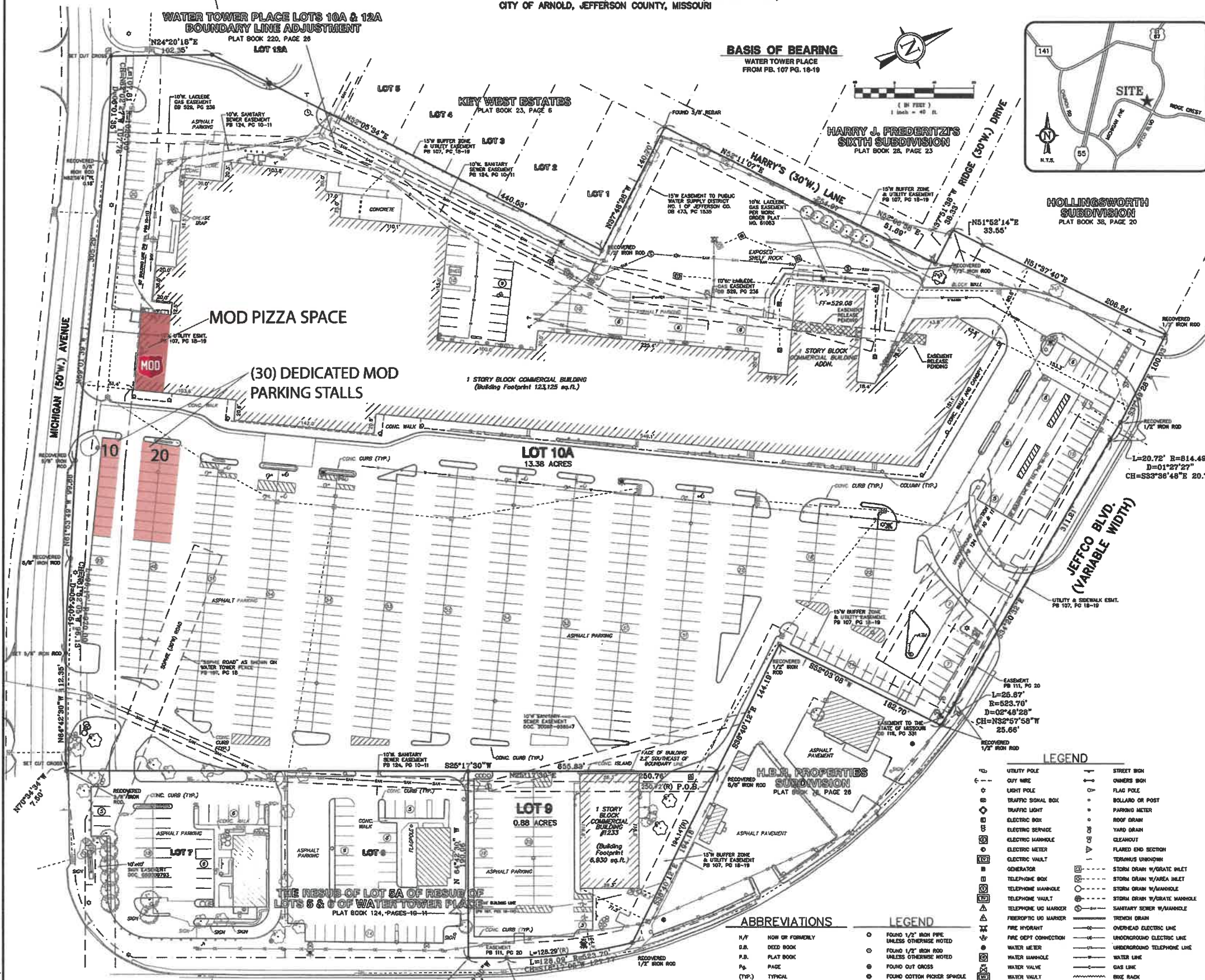
NOTE: SAID ENCROACHMENT STILL EXISTS AND IS SHOWN HEREON.

GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 12300 OLD TOWN ROAD
 ST. LOUIS, MO 63143
 TEL: (314) 644-4000
 FAX: (314) 644-4000
 MISSOURI PROFESSIONAL LAND SURVEYOR License No. 0000000000

LOT 9 AND LOT 10A
WATER TOWER PLACE
 CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

ALTA/ACSM
LAND TITLE
SURVEY

SHEET TITLE: _____
 JOB NUMBER: 347Q
 DRAWN BY: RCS
 DATE: 08/13/13
 CHECKED BY: EEG
 DATE: 08/13/13
 SHEET: 1 of 1



PREPARED FOR:
 Koch Development Co.
 CONTACT: Alexander Borchert
 222 S. Central Avenue, Ste. 1100
 Saint Louis, MO 63105
 PH: (314) 333-5624
 FAX: (314) 333-4291

JEFFCO (VARIABLE WIDTH) BLVD.

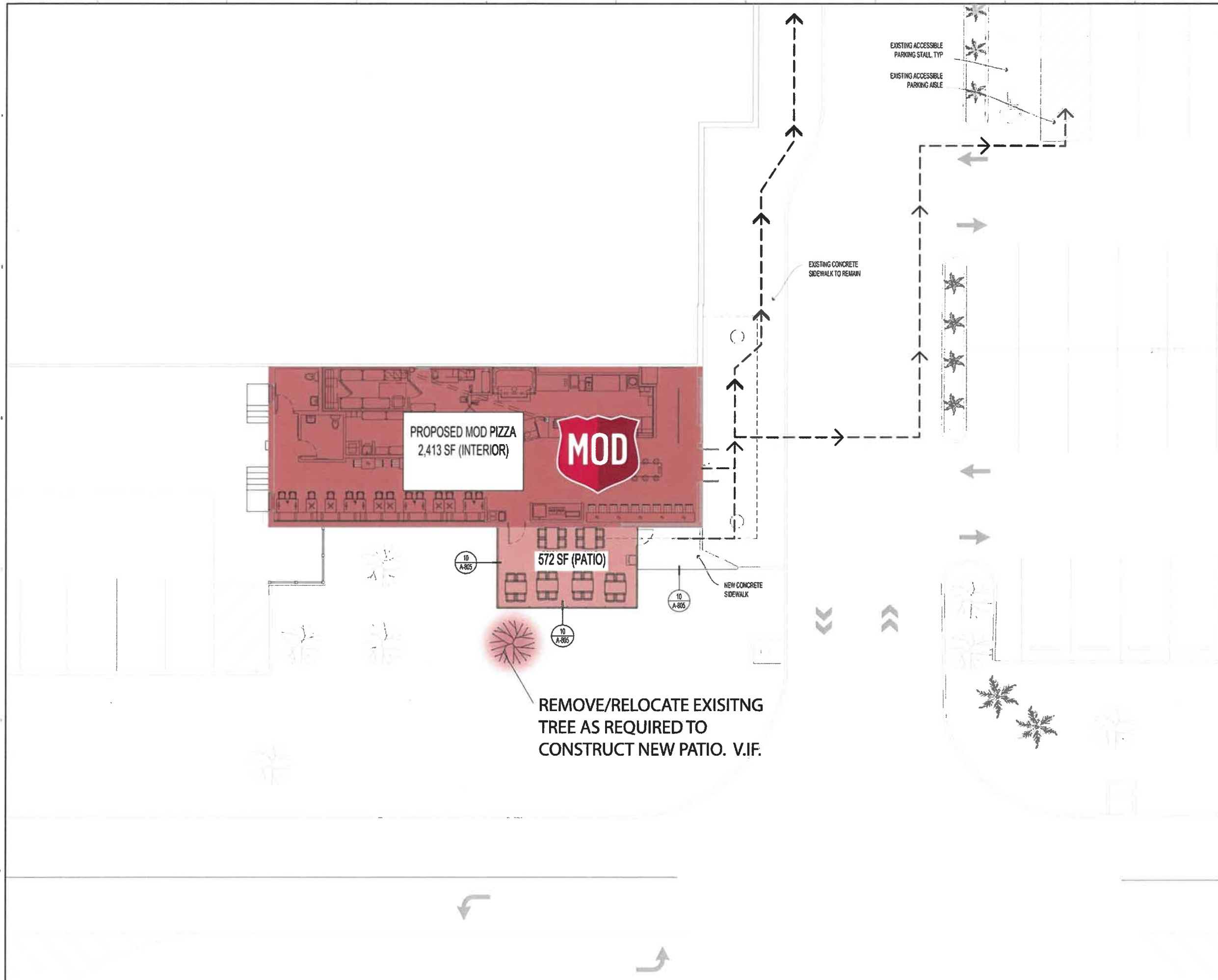
ABBREVIATIONS

- H/F HOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.S. PAGE
- (T.P.) TYPICAL
- P.O.B. POINT OF BEGINNING
- C.O.C. CONCRETE
- R.P. REINFORCED CONCRETE PIPE
- V.C.P. VITRIFIED CLAY PIPE
- C-LINK CHAIN LINK
- W-IRON WROUGHT IRON
- PCZ PER CURRENT ZONING

LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND OUT CROSS
- FOUND COTTON PICKER SPOULE
- FOUND RAILROAD SPIKE
- FOUND CONCRETE MONUMENT
- FOUND R.I.W. MARKER
- FOUND NAIL
- SET 1/2" W/IRON ROD UNLESS OTHERWISE NOTED.
- STREET SIGN
- OWNER SIGN
- FLAG POLE
- MOLLARD OR POST
- PARKING METER
- ROOF DRAIN
- YARD DRAIN
- CLEANOUT
- FLARED END SECTION
- TERMINUS UNKNOWN
- STORM DRAIN W/GRADE INLET
- STORM DRAIN W/AREA INLET
- STORM DRAIN W/HANDHOLE
- STORM DRAIN W/BRATE MANHOLE
- SANITARY SEWER W/HANDHOLE
- TRENCH DRAIN
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- GAS LINE
- BRICK BACK
- BRICK LINE/EDGE OF WOODS
- FENCE: CHAIN LINK OR WIRE
- FENCE: WOOD CONSTRUCTION
- GUARDRAIL
- BUSH OR SHRUB
- TREE W/APPROX. DIAMETER



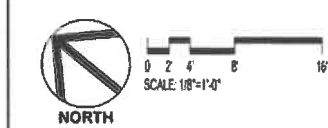


- ### SHEET NOTES
1. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY IS EXISTING
 2. ACCESSIBLE ROUTE BEYOND LEASE LINE TO ACCESSIBLE PARKING IS EXISTING

LEGAL DESCRIPTION

PARCEL NUMBER: 01-00-29-02-002-001.07

- ### SHEET SYMBOLS
- ACCESSIBLE ROUTE
 - ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY



2035 158th CT NE
Suite 200
Bellevue, WA 98008



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ARCH COA # 2015008774
ENG COA # 2005026904

1 S. 280 SUMMIT AVE., SUITE D
OAKBROOK TERRACE, E. 60181
PH 630.932.2336
FX 630.932.2339

PROJECT NO. 2018-0013

THIS DOCUMENT IS "NOT FOR CONSTRUCTION" UNLESS THE ARCHITECT OR ENGINEER'S SIGNATURE AND SEAL APPEAR BELOW

ARNOLD
1261 WATER TOWER PLACE
ARNOLD, MO 63010

ISSUED / REVISED DATE

PERMIT SET 06.25.18

A-002
SITE PLAN

CHECKED BY: PF DRAWN BY: JOL

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2035 158th CT NE
Suite 200
Bellevue, WA 98008

INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ARCH COA # 2015008774
ENG COA # 2005026904

1 S. 280 SUMMIT AVE., SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

PROJECT NO. 2019.0043

THIS DOCUMENT IS VOID WITHOUT CONSTRUCTION
UNLESS THE ARCHITECT OR ENGINEER'S
SIGNATURE AND SEAL APPEAR BELOW

CALCULATIONS

OCCUPANCY GROUP: ASSEMBLY A-2 (RESTAURANT)

INTERIOR OCCUPANT LOAD (IBC TABLE 1004.1.2)

AREA	TOTAL SQFT	LOAD FACTOR	OCCUPANT LOAD
DINING (FLEXIBLE)	1,048	15 / SF	70
QUEUING (STANDING)	74	5 / SF	15
KITCHEN	532	200 / SF	3
ACCESSORY	759	0 / SF	0
TOTAL	2,413		88

EXTERIOR OCCUPANT LOAD (IBC TABLE 1004.1.2)

PATIO (FLEXIBLE)	390	15 / SF	26
TOTAL	390		26

INTERIOR SEATING (IBC TABLE 1108.2.2.1)

SEAT TYPE	TOTAL LINEAR FT	SEATS PROVIDED
MOVABLE SEATS	-	20
FIXED SEATS	-	26
BENCHES (1 PER 18')	39'-0"	26
BOOTHES (1 PER 24')	-	-
TOTAL	-	72
ACCESSIBLE REQUIRED	4	4

EXTERIOR SEATING (IBC TABLE 1108.2.2.1)

MOVABLE SEATS	-	24
BENCHES (1 PER 18')	-	1
TOTAL	-	24
ACCESSIBLE REQUIRED	2	2

EXITS

ALL EXITS ARE ACCESSIBLE

NUMBER OF EXITS (IBC TABLE 1015.1)	2	2
SPRINKLERED EXIT WIDTH (IBC 1005.3.2)	17'-6"	18'
EXIT SEPARATION (IBC 1015.2.1)	27'-9"	34'-11"
SPRINKLERED = 1/3 OVERALL DIAGONAL	250'-0"	107'-1"
MAX TRAVEL DISTANCE (IBC TABLE 1016.2)	75'-0"	107'-1"
MAX COMMON PATH OF TRAVEL (IBC 1014.3)	75'-0"	44'-5"

PLUMBING FIXTURES (IBC TABLE 2902.1)

12 x TOTAL OCC = OCC PER SEX 12 x 127 = 57

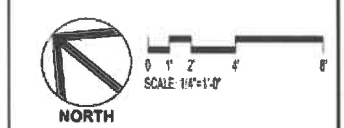
PLUMBING FIXTURE	WOMEN'S		MEN'S	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	1	1	1
LAVATORY	1	1	1	1
URINAL		SUBSTITUTION		
MOP SINK				
DRINKING FOUNTAIN				EXCEPTION

IPC 410.3: EXCEPTION
WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER
FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED

IPC 419.2: SUBSTITUTION
URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 2/3 OF THE
REQUIRED MEN'S WATER CLOSETS.

SHEET SYMBOLS

	COMMON PATH OF TRAVEL
	PATH OF TRAVEL
	WALL MOUNTED FIRE EXTINGUISHER MOUNT WITH VALVE 48" AFF
	TACTILE SIGNAGE - SEE 91A-601
	EXIT SIGN REFER TO ELECTRICAL DRAWINGS

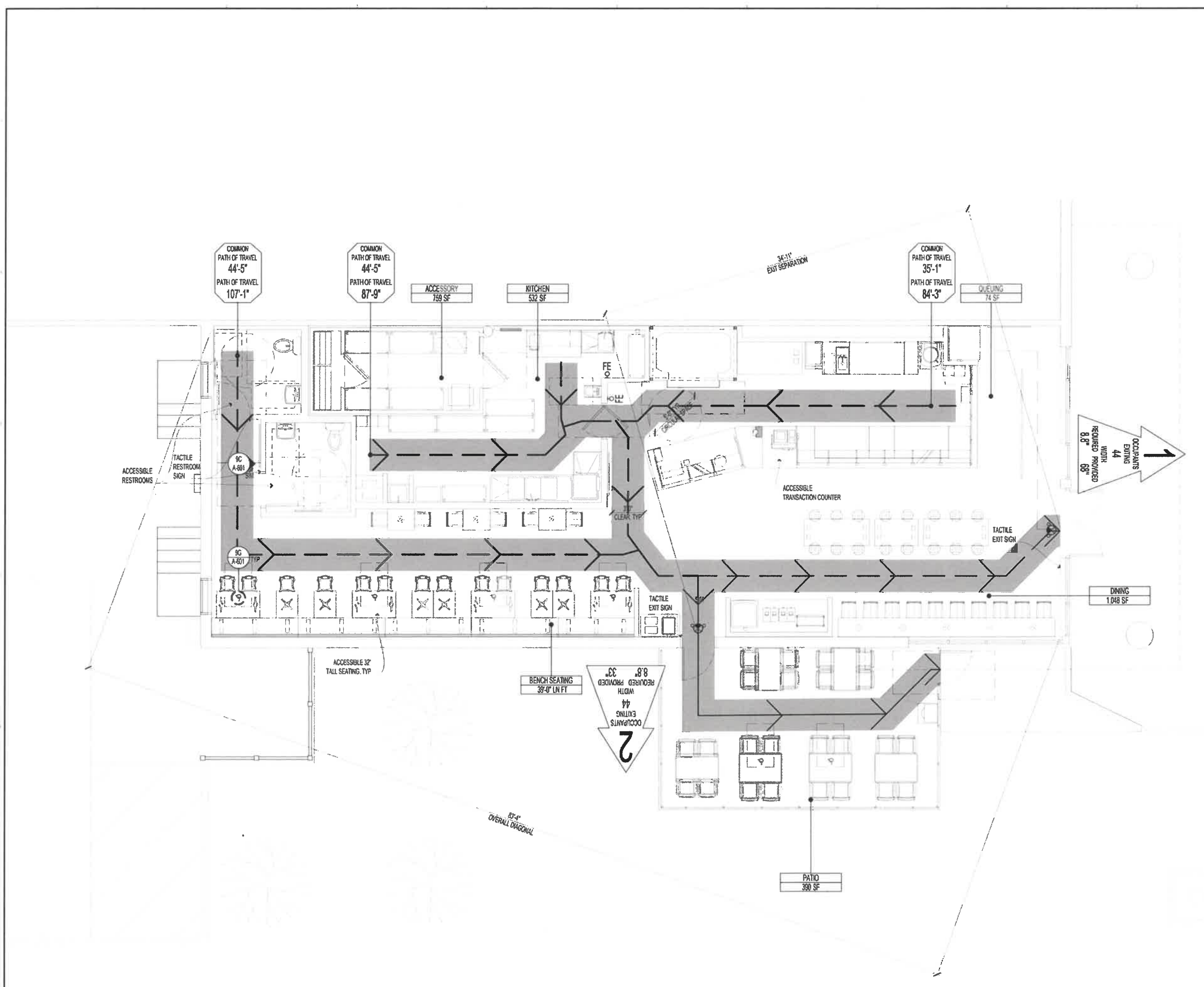


ISSUED / REVISED DATE

PERMIT SET 06.25.19

A-003
EGRESS, OCCUPANCY,
ACCESSIBILITY PLAN

CREATED: PF DRAWN: NE/OL



DATE PLOTTED: 06/25/2019 10:35:11 AM, PLOT BY: JACOB D. BARNETT, PROJECT: 2019.0043, SHEET: A-003, TITLE: EGRESS, OCCUPANCY, ACCESSIBILITY PLAN

DATE PLOTTED: 06/25/2019 10:35:11 AM, PLOT BY: JACOB D. BARNETT, PROJECT: 2019.0043, SHEET: A-003, TITLE: EGRESS, OCCUPANCY, ACCESSIBILITY PLAN



ARNOLD - EXTERIOR



MURAL & NEW PAINT on EXISTING CMU WALL (ACTUAL GRAPHIC TBD)

WOOD PLANKS OVER NEW PARAPET FACIA

EXISTING TREE - VERIFY LOCATION & IF REMOVAL IS REQUIRED to ACCOMMODATE NEW PATIO

NEW CONCRETE PATIO W/ WOOD FRAMED FRABRIC AWNING (SEASONAL USE ONLY)

PAINT EXISTING COLUMNS

WOOD ENTRY DOOR

PROPOSED EXTERIOR REFRESH - OPTION 2



ARNOLD - EXTERIOR



EXTERIOR FRONT ELEVATION - PROPOSED OPTION 2

3/16"=1'-0"



ARNOLD - EXTERIOR



EXTERIOR SIDE ELEVATION - PROPOSED OPTION 2

3/16"=1'-0"



FEATURES & SPECIFICATIONS

INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable security lighting.

CONSTRUCTION

Sturdy weather-resistant aluminum housing with a dark bronze finish.

High performance LEDs are powered by an MVOLT driver providing 2720 and 3970 delivered lumens at 5000K. 100,000 hours LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. Fixture is maintenance-free.

Rated for outdoor installations -40°C minimum ambient.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing with Type 3 distribution.

Nighttime Friendly™ full cutoff above 90° angle, standard.

INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

LISTINGS

UL Certified to US safety standards. c-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

WARRANTY

5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

NOTE: Specifications are subject to change without notice.

Catalog
Number

Notes

Type

Outdoor General Purpose

OLW

LED WALL PACK

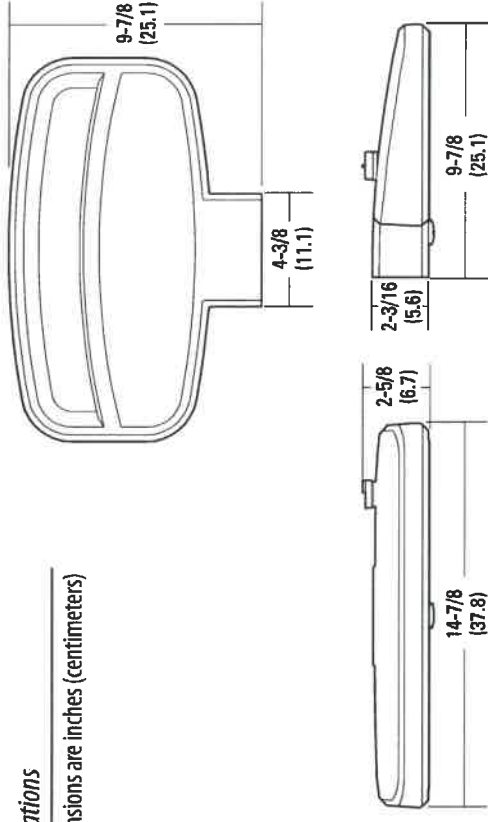


Consistent with LEED® goals
& Green Glass™ criteria
for light pollution reduction



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLW 23

OLW	Lumens / Color temperature (CCT)		Voltage	Finish
Series	LED Wall Light			
OLW	23	2720 delivered lumens / 5000K¹	(blank)	(blank)
	31	3970 delivered lumens / 5000K¹	MVOLT (120V-277V)	DDB Dark Bronze
			Photocell included	

Accessories: Order as separate catalog number.

OMA 18 DDB U 18" Steel mounting arm

Notes

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78.377-2008.

COMMERCIAL OUTDOOR

OLW

OLW LED Wall Light

PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.
Tested in accordance with IESNA LM-79 and LM-80 standards.

