



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, MARCH 03, 2025 at 7:00 PM

AGENDA

1. **Call to Order**
2. **Approval of Minutes**
 - a. January 6, 2025 Minutes
3. **Agenda Items**
 - a. SUE-25-01 Special Use Exception, submitted by SG MF Rockwood Investors LLC for Caravel Autism Health for a nursery, pre-kindergarten, day care/play school with front yard parking.
 - b. SUE-25-02 Special Use Exception, submitted by George Flores, for a restaurant with front yard parking, outside seating and the sale of alcoholic beverages.
4. **Adjourn**

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



Meeting Minutes

January 6, 2025 7:00pm

1 Government Ctr, Ballwin MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Chairman Grant Alexander at 7:00 p.m.

ROLL CALL

Present

- Mayor Tim Pogue
Alderman David Siegel
Chairman Grant Alexander
Commissioner Janet Carr
Commissioner Derek Beiter
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
Commissioner Michael Swain
City Attorney Robert Jones
City Planner Lynn Sprick

Absent

- Commissioner Bill Hinds

MINUTES

The minutes from the December 4, 2024 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Mayor Pogue and seconded by Alderman Siegel. The motion was approved unanimously.

AGENDA ITEMS

SUE-25-01

Lynn Sprick summarized the Petition. Andrew Holloway (Petitioner) provided additional details, noting that additional parking is planned to be constructed to the west in the future. Alderman Siegel inquired why the Petition is being proposed before the Petition for additional parking. Mr. Holloway explained that they wanted to ensure the use was approved before constructing additional parking. Alderman Siegel asked if MSD approval would be required. Ms. Sprick confirmed that MSD approval would be necessary and noted that the property is zoned R-4 Planned Multiple Dwelling District, requiring an amended development plan for the entire site. Alderman Siegel inquired about the amendment development plan procedure, and Attorney Jones provided an explanation.

Chairman Alexander asked whether the existing parking lot was sufficient for the previous users.

Mr. Holloway stated that his group was not previously involved in site management but confirmed that current parking is insufficient for the proposed user.

Commissioner Swain asked about a cross-access parking agreement.

Mr. Holloway stated that cross-access parking should not be necessary if the proposed lot is constructed.

Chairman Alexander inquired about the proposed user's hours of operation.

Mr. Holloway stated that the hours would be Monday-Friday, 9:00 AM - 6:00 PM, and Saturday, 9:00 AM - 1:00 PM.

Alderman Siegel asked about the number of employees.

Kelsey Harper (Caravel representative) provided information, stating that the teacher-to-student ratio is 1:1, with typically 20-25 employees on-site.

Alderman Siegel expressed concerns about parking.

Scott Brinker inquired about the division of time between ADA therapy and daycare.

Ms. Harper explained that students are primarily dropped off for therapy and care, with some parent meetings conducted on-site.

Commissioner Carr asked about the number of students expected on-site.

Ms. Harper estimated 20-28 students.

Alderman Siegel expressed support for the Special Use Exception but remained concerned about parking and MSD approval.

Chairman Alexander agreed with these concerns.

Mr. Holloway acknowledged the Commission's concerns and stated that parking lot plans would be submitted soon.

Alderman Siegel asked Attorney Jones about the Commission's options.

Attorney Jones stated that the Commission could either recommend approval with conditions or table the Petition until parking plans are submitted.

Mayor Pogue requested a the submittal of a complete plan, including proposed parking and landscaping. He also asked whether a cross-access easement agreement would be required between the site and the proposed parking lot.

Attorney Jones stated that as long as ownership remains the same, a recorded easement agreement would not be required.

Chairman Alexander opened the public hearing.

Alana Moylan (representative for the Petitioner) spoke. She discussed the drop off/pick up procedures with the former tenant.

Chairman Alexander closed the public hearing.

Chairman Alexander motioned to table the Petition until a plan for the proposed parking lot is submitted.



Meeting Minutes

January 6, 2025 7:00pm

1 Government Ctr, Ballwin MO 63011

Mayor Pogue revised the motion to allow the Petitioner to work with staff to submit parking lot plans before reconsideration.

Chairman Alexander seconded the motion, and it was approved unanimously.

With no other business to discuss, Chairman Alexander motioned to adjourn the meeting.

Commissioner Carr seconded the motion and the meeting was adjourned at 7:30pm

DRAFT



SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,500.00
	}		without site plan review	\$ 750.00
COUNTY OF ST. LOUIS	}	PAID:	<u>\$750</u>	
STATE OF MISSOURI	}	NUMBER:	<u>Check # 523</u>	

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Zoning

Need daycare/school type use approved within zoning jurisdiction.

Code Section under which petition is being filed: Article XIV, Section 1(13)

Now comes (*print name of Petitioner*) SG MF Rockwood Investors LLC
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Owner
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 265 Steamboat Lane
- V. That the area (acres or square feet) of said property is: 0.69
- VI. That the zoning classification of said property is: R-4 Planned Multiple Dwellings
- VII. That the present use of said property is: Vacant
- VIII. That the intended use of said property is: Day Care/school-type use
This is in-line with the use over the past 20+ years.
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: SG MF Rockwood Investors LLC
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Joseph F. Miller
ADDRESS: 3843 West Chester Pike
CITY/STATE/ZIP: Newtown Square, PA 19073
TELEPHONE NO. 484-427-2232

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

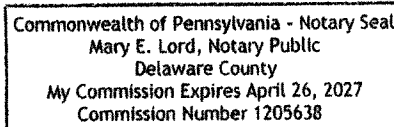
AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this 2nd day of December, 2024.

[Signature]
Notary Public

My Commission Expires

Apr. 26, 2027



UPDATED INFORMATION PROVIDED ON PAGE 6

Petition Number: SUE-25-01

Public Hearing Date: March 3, 2025

Owner: SG MF Rockwood Investors LLC
3843 West Chester Pike, Newtown Square, PA 19073

Petitioner: Caravel Autism Health
1575 Allouez Avenue, Green Bay, Wisconsin 54311

Project Name: Caravel Autism Health

Requested Action: SUE-25-01 Special Use Exception, submitted by SG MF Rockwood Investors LLC for Caravel Autism Health for a nursery, pre-kindergarten, day care/play school with front yard parking at 265 Steamboat Lane.
[per Appendix A, Article XIV, Section 1 (12) & (14)]

Location: 265 Steamboat Lane

Existing Zoning: R-4 Planned Multiple Dwelling District

Surrounding Zoning: R-1 Single Family Residential District to the north
R-2 Single Family Residential District to the east and west
R-4 Planned Multiple Dwelling District to the south

Project Description: Nursery, pre-kindergarten, day care/play school with front yard parking in an existing structure previously occupied by a similar facility.



Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County



Figure 2 - Street view of the development

Project description:

This Petition is for a Special Use Exception for a nursery, pre-kindergarten, day care/play school with front yard parking at 265 Steamboat Lane. The property is located on the southwest corner of Steamboat Lane and Kehrs Mill Road. The property is currently zoned R-4, Planned Multiple Dwelling District. Surrounding properties are zoned R-1, Single Family Residential to the north, R-2, Single Family Residential to the east and west and R-4 to the south.

The Petitioner is proposing to operate a school facility on the property, dedicated to children with autism. Caravel's mission and services have been described to staff as:

“Caravel Autism Health specializes in the evaluation, diagnosis and development for children on the autism spectrum. Their focus is on providing early, data-driven interventions to reshape a child’s development. As part of their process, Caravel reviews a wide range of developmental information, including medical history, medications, and early childhood milestones. Their staff works closely with parents and caregivers to understand a child’s needs, focusing on language, sensory tolerance and motor skills. Operationally, their team engages in direct observation and interaction with each child in a classroom or 1 on 1 review style to determine what motivates them, ultimately providing insight into individualized plans typically through the Applied Behavior Analysis (ABA) style learning. Children are dropped off and spend anywhere from 2 to 8 hours a day at the clinic for 1 or more days per week.”

History:

- In 1975, Ordinance #1203 was approved by the Board of Aldermen to permit the operation of a KinderCare Day Care Center.
- In 2002, Ordinance #3172 was approved by the Board of Aldermen to allow the operation of Howard Park School. The mission statement for Howard Park Early Childhood Center was:
“Howard Park Early Childhood Center is dedicated to meeting the individual needs of infants and young children and their families, with specific attention to children with mild to severe developmental delays. Our mission is to provide all children, regardless of their ability, with a strong foundation to learn, grow, and become as independent as possible.”
- Howard Park School vacated the property in October 2023, causing the Special Use Exception to expire. To allow the Petitioner to operate in the building, a new Special Use Exception must be considered during a public hearing before the Planning & Zoning Commission and subsequently approved by the Board of Aldermen.

Staff analysis:

This Petition seeks a Special Use Exception to re-establish a nursery, pre-kindergarten, daycare, or play school at 265 Steamboat Lane, as outlined in Appendix A, Article XIV, Section 1(12). Additionally, a Special Use Exception is requested for front yard parking along a public right-of-way. This is required under Appendix A, Article XIV, Section 1(14), which requires Special Use Exception approval for parking within any front yard. Currently, there are six (6) parking spaces located in the front yard along Steamboat Lane.

The property is part of an existing development, and certain site conditions do not fully comply with the requirements outlined in the referenced subsection. This includes the number of required off-street parking spaces. Currently there are six (6) parking spaces in front of the building. The current requirement states:

“School, except high school and college, one parking space for each ten seats in the auditorium or main assembly room, or one space for each classroom, whichever is greater.”

The building is 4,753 square feet which would require twenty-one (21) parking spaces. There appears to be cross access to the south, where there are several parking spaces, along with a sidewalk, leading to the school. As part of an existing development, the non-compliant conditions are classified as legally non-conforming. Staff is not aware of any complaints against or issues with the previous tenants or site conditions. Any future changes to the site will be required to adhere to current standards.

When reviewing a Special Use Exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it is important to note that this is an existing development that was previously used for the same use as is proposed by this Petition.

- b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established development designated as “Mixed Residential” in the City's Comprehensive Plan.

- c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

Approval of this Special Use Exception would reestablish a use that was approved for the site at the time this development was platted in 1975. It therefore, should be considered consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition requests a Special Use Exception to establish a nursery, pre-kindergarten, or day care/play school with front yard parking at 265 Steamboat Lane. The facility would utilize an existing building to conduct activities previously approved by the City. Staff recommends approval of this Petition, subject to all standard conditions, including an additional condition that all drop-off and pick-up activities must occur on-site and outside of the public right-of-way.

Update:

At the January 6 meeting, the Commission tabled this Petition, requesting the submission of plans for additional parking. In response, the Petitioner has provided a plan that includes twenty-one (21) additional parking spaces. Combined with the five (5) spaces in front of the building and seven (7) spaces on the adjacent residential property, this brings the total parking capacity for the site to 34 spaces.

If the Commission determines that this parking is sufficient, the Petitioner must submit an application for an Amended Development Plan for the residential development before proceeding with the parking lot construction.

Staff recommendation:

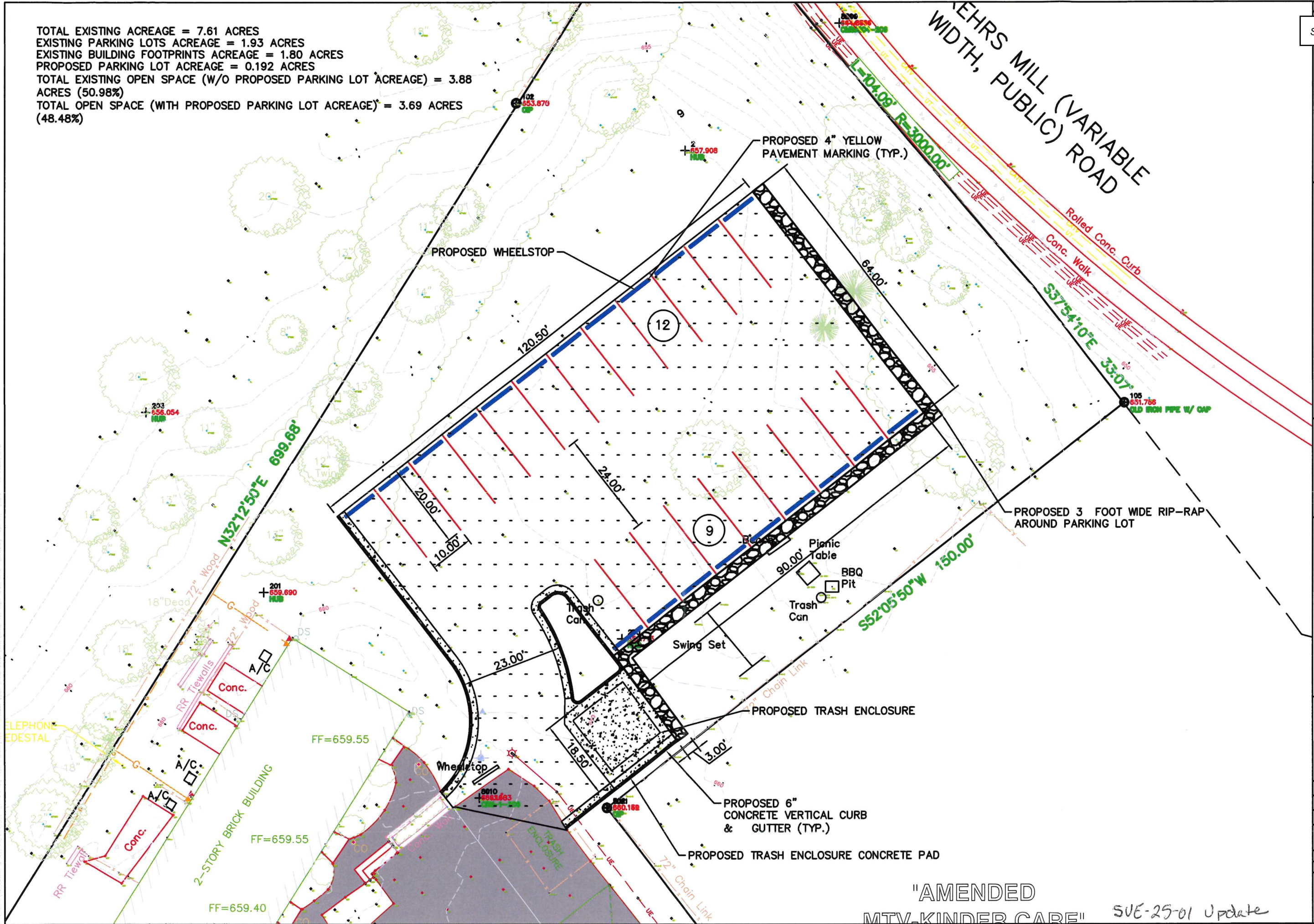
This Petition seeks a Special Use Exception to establish a nursery, pre-kindergarten, or daycare/play school with front yard parking at 265 Steamboat Lane. The facility would operate within an existing building to conduct activities previously approved by the City.

Staff recommends approval of this Petition, subject to all standard conditions, along with one of the following additional requirements:

1. An amended development plan for the proposed parking lot is submitted, approved and constructed, OR
2. A cross access parking agreement is established with the residential development to the south.

TOTAL EXISTING ACREAGE = 7.61 ACRES
 EXISTING PARKING LOTS ACREAGE = 1.93 ACRES
 EXISTING BUILDING FOOTPRINTS ACREAGE = 1.80 ACRES
 PROPOSED PARKING LOT ACREAGE = 0.192 ACRES
 TOTAL EXISTING OPEN SPACE (W/O PROPOSED PARKING LOT ACREAGE) = 3.88 ACRES (50.98%)
 TOTAL OPEN SPACE (WITH PROPOSED PARKING LOT ACREAGE) = 3.69 ACRES (48.48%)

Section 3, Item a.



#265 STEAMBOAT LANE
 PARKING LOT ADDITION
 EQUUS CAPITAL PARTNER, LTD
 CITY OF BALLWIN, MISSOURI 63011



Weis Design Group
 16286 Westwoods Business Park Drive
 Ellisville, MO 63021
 www.weisdesigngroup.com

CONCEPT #1
 SITE PLAN
 01/16/25

"AMENDED
 MTV-KINDER CARE" SVE-25-01 Update

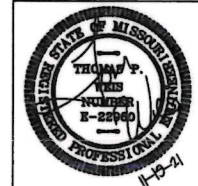
TOTAL EXISTING ACREAGE = 7.61 ACRES
 EXISTING PARKING LOTS ACREAGE = 1.93 ACRES
 EXISTING BUILDING FOOTPRINTS ACREAGE = 1.80 ACRES
 PROPOSED PARKING LOT ACREAGE = 0.192 ACRES
 TOTAL EXISTING OPEN SPACE (W/O PROPOSED PARKING LOT ACREAGE) = 3.88 ACRES (50.98%)
 TOTAL OPEN SPACE (WITH PROPOSED PARKING LOT ACREAGE) = 3.69 ACRES (48.48%)

LEGEND

- EXISTING BUILDING FOOTPRINT
- EXISTING PAVEMENT / PARKING LOT SPACE
- OPEN SPACE
- PROPOSED PARKING LOT

Section 3, Item a.

MCCONNELL & ASSOCIATES
 PARKING LOT
 OPEN SPACE CALCULATIONS
 LOT 1



WDG Weis Design Group

Copyright 2017 © P.A. Weis & Associates, Inc. All rights reserved. No reproduction or distribution of this document or any part thereof without the expressed written consent of P.A. Weis & Associates, Inc. is prohibited.
DESIGNED BY: BTW
DRAWN BY: BTW
CHECKED BY: TPW
BASE MAP(S)

ISSUE DATE: 11-19-21

MSD P-

SHEET NO
1
 OF 2

WDG #1802-21-4



OPEN SPACE
 CALCULATIONS

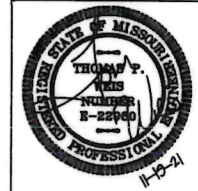
TOTAL EXISTING ACREAGE = 7.61 ACRES
 EXISTING PARKING LOTS ACREAGE = 1.93 ACRES
 EXISTING BUILDING FOOTPRINTS ACREAGE = 1.80 ACRES
 PROPOSED PARKING LOT ACREAGE = 0.192 ACRES
 TOTAL EXISTING OPEN SPACE (W/O PROPOSED PARKING LOT ACREAGE) = 3.88 ACRES (50.98%)
 TOTAL OPEN SPACE (WITH PROPOSED PARKING LOT ACREAGE) = 3.69 ACRES (48.48%)

- LEGEND**
-  EXISTING BUILDING FOOTPRINT
 -  EXISTING PAVEMENT / PARKING LOT SPACE
 -  OPEN SPACE
 -  PROPOSED PARKING LOT



REVISIONS

MCCONNELL & ASSOCIATES
 PARKING LOT
 OPEN SPACE CALCULATIONS
 LOT 1

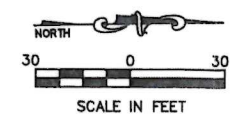


WJ Weis Design Group

Copyright 2017 © P.H. Weis & Associates, Inc. All rights reserved. No part of this document or any part thereof may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the expressed written consent of Weis & Associates, Inc. All rights reserved.

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 BASE MAP(S):

ISSUE DATE:
 MSD P-



RECORD DESCRIPTION

The Land referred to herein below is situated in the County of St. Louis, State of Missouri, and is described as follows:
PARCEL 1:
Lots 1, 2 and 3 of the Amended M T V - Kinder Care, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 328 pages 66 and 67 of the St. Louis County Records.
PARCEL 2:
Non-exclusive easement for the placement of a sign, established pursuant to Easement Agreement dated and recorded June 22, 2000 in Book 12591, Page 487, amended by instrument recorded March 12, 2003 in Book 14660, Page 1529.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. LSU#: MOFA23-4065, DATED OCTOBER 23, 2023.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9. Easement granted to Union Electric Company of Missouri by the instrument recorded August 30, 1938 in Book 1555 at Page 293. Partial Release of easement recorded July 25, 1986 in Book 7932 at Page 2004. (PLOTTED AND SHOWN HEREON)
10. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, MARK TWAIN VILLAGE, recorded January 3, 1969 in Plat Book 127 at Page 36. (PLOTTED AND SHOWN HEREON)
11. Easement granted to Laclede Gas Company by the instrument recorded June 13, 1969 in Book 6399 at Page 2392. (PLOTTED AND SHOWN HEREON)
12. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, AMENDED PLAT OF MARK TWAIN VILLAGE, recorded in Plat Book 131 at Page 96. (PLOTTED AND SHOWN HEREON)
13. Easement granted to Union Electric Company by the instrument recorded July 1, 1969 in Book 6403 at Page 1883. (NO PLOTTABLE INFORMATION)
14. Easement granted to Southwestern Bell Telephone Company by the instrument recorded August 5, 1969 in Book 6410 at Page 1547. (NO PLOTTABLE INFORMATION)
15. Easement granted to Laclede Gas Company by the instrument recorded March 23, 1970 in Book 6447 at Page 518. (PLOTTED AND SHOWN HEREON)
16. Easement granted to St. Louis County Sewer Company by the instrument recorded January 26, 1976 in Book 6842 at Page 2455. (NOT PLOTTED, CENTERLINE OF 10' WIDE EASEMENT NOT DESCRIBED, SEE DOCUMENT FOR APPROXIMATE LOCATION)
17. Easement granted to St. Louis County Sewer Company by the instrument recorded January 26, 1976 in Book 6842 at Page 2457. (NOT PLOTTED, CENTERLINE OF 10' WIDE EASEMENT NOT DESCRIBED, SEE DOCUMENT FOR APPROXIMATE LOCATION)
18. Declaration of Easement according to instrument recorded July 31, 1975 in Book 6806 at Page 1704. (PLOTTED AND SHOWN HEREON)
19. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, MTV/KINDER CARE, recorded August 14, 1990 in Plat Book 300 at Page 6. (PLOTTED AND SHOWN HEREON)
20. Terms, provisions and easements of Easement and Access Agreement according to instrument recorded August 14, 1990 in Book 8823 at Page 1970. (PLOTTED AND SHOWN HEREON)
21. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, AMENDED MTV-KINDER CARE, recorded July 21, 1994 in Plat Book 328 at Page 66. (PLOTTED AND SHOWN HEREON)
22. Terms, provisions and easements of Easement Agreement recorded June 22, 2000 in Book 12591 at Page 487 and amended by the document recorded March 12, 2003 in Book 14660 at Page 1529. (NOT PLOTTED, BLANKET IN NATURE)
23. Easement granted to Charter Communications Entertainment I, LLC by the instrument recorded February 2, 2010 in Book 18775 at Page 430. (NOT PLOTTED, BLANKET IN NATURE)

MISCELLANEOUS NOTES

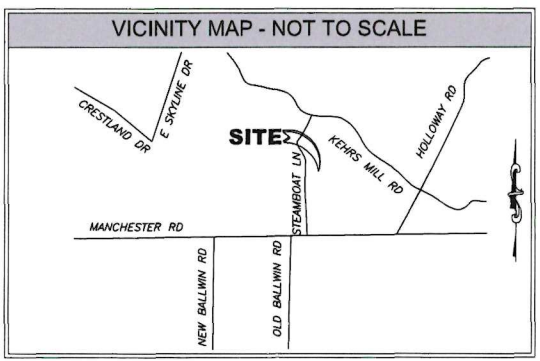
PER TABLE A ITEM 1: MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS OTHERWISE SHOWN HEREON.
PER TABLE A ITEM 2: 170 STEAMBOAT LANE, BALLWIN, MO WAS DISCLOSED IN DOCUMENTS PROVIDED AND OBSERVED AS POSTED AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 4: PROPERTY CONTAINS: 14.4 ACRES (628,980 SQ. FT.) OF GROSS LAND AREA.
PER TABLE A ITEM 8: SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.
PER TABLE A ITEM 9: THERE ARE 500 STANDARD PARKING SPACES, 15 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 515 PARKING SPACES WITHIN SUBJECT PROPERTY.
PER TABLE A ITEM 10: NO PARTY WALLS WERE OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 13: ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ST. LOUIS COUNTY COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.
PER TABLE A ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 17: THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
1. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES, BURIAL GROUNDS, OR INDIVIDUAL GRAVE SITES.
2. BASED ON OBSERVED EVIDENCE ONLY THERE IS NO EVIDENCE OF LAKES, CREEKS OR STREAMS WITHIN SUBJECT PROPERTY.
3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
4. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.
5. THIS BEARING SYSTEM IS BASED ON ST. LOUIS COUNTY COORDINATE SYSTEM / NAD83(2011).
6. PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO AND FROM STEAMBOAT LANE, A DULY DEDICATED PUBLIC RIGHT OF WAY.

UTILITY NOTES

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E. IV

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29189C0281K, WHICH BEARS AN EFFECTIVE DATE OF 02/04/2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER PURSUANT TO TABLE A ITEM 6(A)

LEGEND

- ELECTRIC TRANSFORMER, ELECTRIC METER, ELECTRIC VAULT, ELECTRICAL MANHOLE, ELECTRICAL OUTLET, UTILITY PEDESTAL, POWER POLE, AC UNIT, LIGHT POLE, GROUND LIGHT, GUY WIRE, BOLLARD POST, GAS METER, GAS MANHOLE, GAS VALVE, FLAG POLE, MAIL BOX, SIGN, UNKNOWN MANHOLE, FIRE HYDRANT, AUTO SPRINKLER, WATER VALVE, WATER MANHOLE, WELL HEAD, MONITOR WELL, IRRIGATION CONTROL VALVE, POST INDICATOR VALVE, STORM MANHOLE, STORM INLET SQUARE, STORM INLET ROUND, OVERFLOW STRUCTURE, PIPE OUTLET, FLARED END, SANITARY MANHOLE, SANITARY CLEAN OUT/PVC, SOIL BORING, BILLBOARD, IRON MONUMENT FOUND

SIGNIFICANT OBSERVATIONS

- FENCE CROSSES SUBJECT PROPERTY LINE, OWNERSHIP IS UNKNOWN.
RETAINING WALL CROSSES OVER SUBJECT PROPERTY, OWNERSHIP IS UNKNOWN.
BUILDING CROSSES INTO GAS EASEMENT BY UP TO 1.1 FEET.
BUILDING CROSSES INTO GAS EASEMENT BY UP TO 1.1 FEET.
FENCE CROSSED SUBJECT PROPERTY LINE IN VARIOUS LOCATIONS, OWNERSHIP IS UNKNOWN.
MULTIPLE BUILDINGS CROSS INTO GAS EASEMENT BY UP TO 4.0 FEET.
FENCE CROSSES SUBJECT PROPERTY LINE, OWNERSHIP IS UNKNOWN.
DOG FENCE AREA CROSSES ONTO ADJOINING PROPERTY BY UP TO 8.2 FEET.
BITUMINOUS PATHWAY CROSSES ONTO ADJOINING PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
MULTIPLE SIGNS RESIDE IN THE PUBLIC RIGHT OF WAY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
BUILDING CROSSES INTO GAS EASEMENT.

PROJECT REVISION RECORD

Table with columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes entries for 11/8/23 (FIRST DRAFT) and 11/16/23 (NETWORK COMMENTS). Includes fields for FIELD WORK, DRAFTED, CHECKED BY, and NWSE JOB NO.

LEGAL

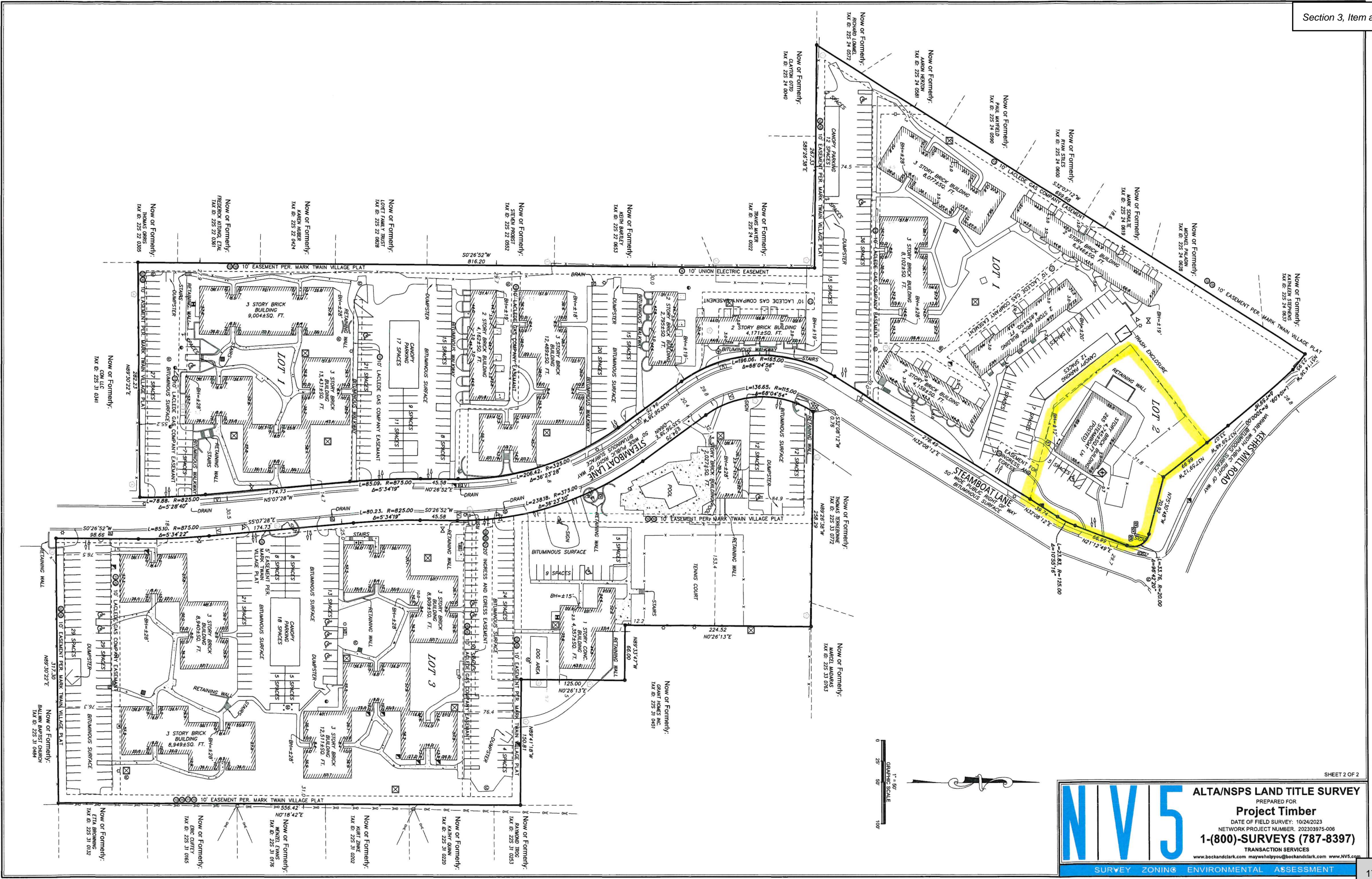
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

Project Timber
NV5 Project No. 202303975-006
Rockwood (Ballwin)
170 Steamboat Lane, Ballwin, MO
BASED UPON TITLE COMMITMENT NO. LSU#: MOFA23-4065 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF OCTOBER 23, 2023
Surveyor's Certification
To: First American Title Insurance Company; Bock & Clark Corporation, an NV5 Company.
This is to certify 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, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 19, and 20 of Table A thereof. The field work was completed on 10/24/2023.
MICHAEL STANG
REGISTRATION NO. 2023017113
IN THE STATE OF MISSOURI
DATE OF FIELD SURVEY: 10/24/2023
DATE OF LAST REVISION: 11/16/2023
NETWORK PROJECT NO. 202303975-006 RRF SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywhehelpyou@bockandclark.com www.NV5.com
SURVEY ZONING • ENVIRONMENTAL ASSESSMENT

SEE SHEET 2 FOR DRAWING



SHEET 2 OF 2

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
Project Timber
 DATE OF FIELD SURVEY: 10/24/2023
 NETWORK PROJECT NUMBER: 202303975-006
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com mayehelpyou@bockandclark.com www.NV5.com

SURVEY ZONING ENVIRONMENTAL ASSESSMENT

265 Steamboat Lane



Space Profile for

Unit: #265

Area: 4753 sq ft

Address

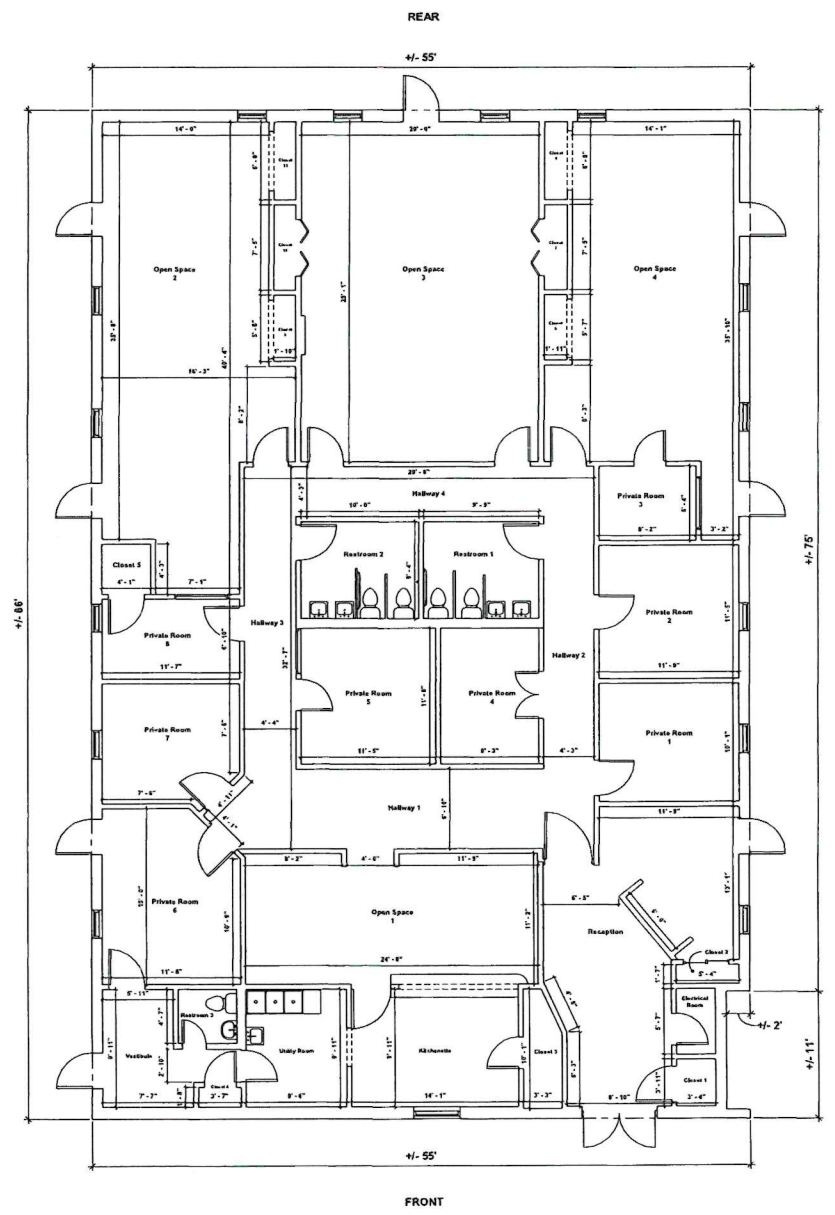
265 Steamboat Lane

Ballwin, MO 63011

ID PLANS

4300 West Cypress St., Suite 160

Tampa, FL, 33607



A1 MAIN FLOOR

265 Steamboat Lane

EQUUS
 CAPITAL PARTNERS, LTD.
 EQUUS CAPITAL PARTNERS, LTD.
 3800 Centre Square West
 1500 Market Street Philadelphia
 PA 19102

Unit # 265
Ground Floor
+/- 4,753 SF
 Gross footage was measured on-site and adheres to BOMA standards.

Width +/- 55'

Depth +/- 86'

Revisions

Floor Plan
 Prepared 02/09/2024
 Unit # 265

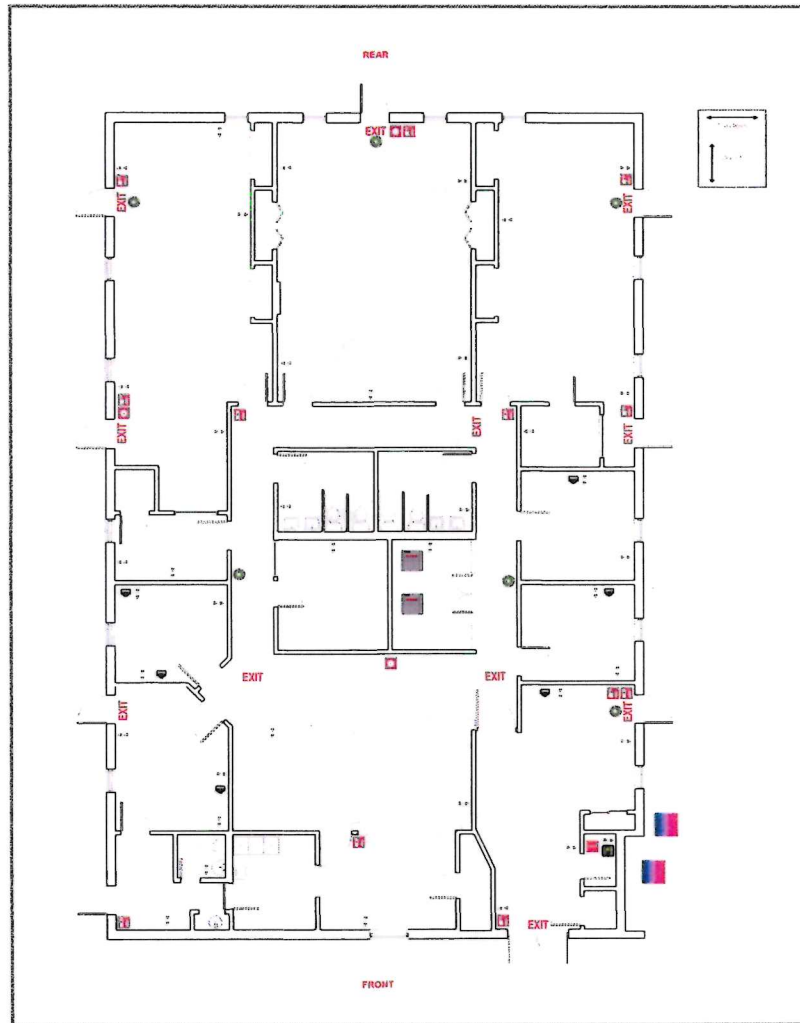
Plans Produced by ID PLANS

4300 West Cypress Street, Suite 160,
 Tampa, Florida 33607
 Phone: (855) 657-2545
 idplans.com



Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be used for construction purposes or accepted as legal documents for documents, conveyance, or financial statements. All drawings are for informational purposes only. The property owner bears and assumes the risk and responsibility for such. Change or alter the provided information at any time for any reason.





Legend

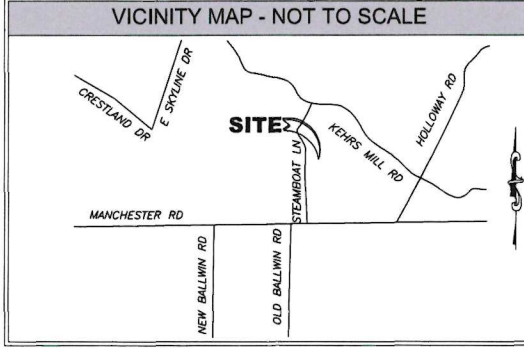
	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	Exit Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		Tenant Water Meter
	Disconnect		Sub Water Meter		House Gas Meter		Sub Gas Meter
	House Water Meter		Air Handler		House Electric Meter		Tenant Electric Meter
	Tenant Gas Meter		Vertical Fire Riser		Horizontal Fire Riser		
	Sub Electric Meter						

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of St. Louis, State of Missouri, and is described as follows:
PARCEL 1:
Lots 1, 2 and 3 of the Amended M T V - Kinder Care, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 328 pages 66 and 67 of the St. Louis County Records.
PARCEL 2:
Non-exclusive easement for the placement of a sign, established pursuant to Easement Agreement dated and recorded June 22, 2000 in Book 12591, Page 487, amended by instrument recorded March 12, 2003 in Book 14660, Page 1529.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. LSU#: MOFA23-4065, DATED OCTOBER 23, 2023.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9. Easement granted to Union Electric Company of Missouri by the instrument recorded August 30, 1938 in Book 1555 at Page 293. Partial Release of easement recorded July 25, 1986 in Book 7932 at Page 2004. (PLOTTED AND SHOWN HEREON)
10. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, MARK TWAIN VILLAGE, recorded January 3, 1969 in Plat Book 127 at Page 36. (PLOTTED AND SHOWN HEREON)
11. Easement granted to Laclede Gas Company by the instrument recorded June 13, 1969 in Book 6399 at Page 2392. (PLOTTED AND SHOWN HEREON)
12. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, AMENDED PLAT OF MARK TWAIN VILLAGE, recorded in Plat Book 131 at Page 96. (PLOTTED AND SHOWN HEREON)
13. Easement granted to Union Electric Company by the instrument recorded July 1, 1969 in Book 6403 at Page 1883. (NO PLOTTABLE INFORMATION)
14. Easement granted to Southwestern Bell Telephone Company by the instrument recorded August 5, 1969 in Book 6410 at Page 1547. (NO PLOTTABLE INFORMATION)
15. Easement granted to Laclede Gas Company by the instrument recorded March 23, 1970 in Book 6447 at Page 518. (PLOTTED AND SHOWN HEREON)
16. Easement granted to St. Louis County Sewer Company by the instrument recorded January 26, 1976 in Book 6842 at Page 2455. (NOT PLOTTED, CENTERLINE OF 10' WIDE EASEMENT NOT DESCRIBED, SEE DOCUMENT FOR APPROXIMATE LOCATION)
17. Easement granted to St. Louis County Sewer Company by the instrument recorded January 26, 1976 in Book 6842 at Page 2457. (NOT PLOTTED, CENTERLINE OF 10' WIDE EASEMENT NOT DESCRIBED, SEE DOCUMENT FOR APPROXIMATE LOCATION)
18. Declaration of Easement according to instrument recorded July 31, 1975 in Book 6806 at Page 1704. (PLOTTED AND SHOWN HEREON)
19. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, MTV/KINDER CARE, recorded August 14, 1990 in Plat Book 300 at Page 6. (PLOTTED AND SHOWN HEREON)
20. Terms, provisions and easements of Easement and Access Agreement according to instrument recorded August 14, 1990 in Book 8823 at Page 1970. (PLOTTED AND SHOWN HEREON)
21. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, AMENDED MTV-KINDER CARE, recorded July 21, 1994 in Plat Book 328 at Page 66. (PLOTTED AND SHOWN HEREON)
22. Terms, provisions and easements of Easement Agreement recorded June 22, 2000 in Book 12591 at Page 487 and amended by the document recorded March 12, 2003 in Book 14660 at Page 1529. (NOT PLOTTED, BLANKET IN NATURE)
23. Easement granted to Charter Communications Entertainment I, LLC by the instrument recorded February 2, 2010 in Book 18775 at Page 430. (NOT PLOTTED, BLANKET IN NATURE)



ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER PURSUANT TO TABLE A ITEM 6(A)

SEE SHEET 2 FOR DRAWING

MISCELLANEOUS NOTES

- PER TABLE A ITEM 1: MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS OTHERWISE SHOWN HEREON.
PER TABLE A ITEM 2: 170 STEAMBOAT LANE, BALLWIN, MO WAS DISCLOSED IN DOCUMENTS PROVIDED AND OBSERVED AS POSTED AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 4: PROPERTY CONTAINS: 14.4 ACRES (628,980 SQ. FT.) OF GROSS LAND AREA.
PER TABLE A ITEM 8: SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.
PER TABLE A ITEM 9: THERE ARE 500 STANDARD PARKING SPACES, 15 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 515 PARKING SPACES WITHIN SUBJECT PROPERTY.
PER TABLE A ITEM 10: NO PARTY WALLS WERE OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 13: ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ST. LOUIS COUNTY COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.
PER TABLE A ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 17: THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
1. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES, BURIAL GROUNDS, OR INDIVIDUAL GRAVE SITES.
2. BASED ON OBSERVED EVIDENCE ONLY THERE IS NO EVIDENCE OF LAKES, CREEKS OR STREAMS WITHIN SUBJECT PROPERTY.
3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS: ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
4. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.
5. THIS BEARING SYSTEM IS BASED ON ST. LOUIS COUNTY COORDINATE SYSTEM / NAD83(2011).
6. PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO AND FROM STEAMBOAT LANE, A DULY DEDICATED PUBLIC RIGHT OF WAY.

SIGNIFICANT OBSERVATIONS

- 1. FENCE CROSSES SUBJECT PROPERTY LINE, OWNERSHIP IS UNKNOWN.
2. RETAINING WALL CROSSES OVER SUBJECT PROPERTY, OWNERSHIP IS UNKNOWN.
3. BUILDING CROSSES INTO GAS EASEMENT BY UP TO 1.1 FEET.
4. BUILDING CROSSES INTO GAS EASEMENT BY UP TO 1.1 FEET.
5. FENCE CROSSES SUBJECT PROPERTY LINE IN VARIOUS LOCATIONS, OWNERSHIP IS UNKNOWN.
6. MULTIPLE BUILDINGS CROSS INTO GAS EASEMENT BY UP TO 4.0 FEET.
7. FENCE CROSSES SUBJECT PROPERTY LINE, OWNERSHIP IS UNKNOWN.
8. DOG FENCE AREA CROSSES ONTO ADJOINING PROPERTY BY UP TO 8.2 FEET.
9. BITUMINOUS PATHWAY CROSSES ONTO ADJOINING PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
10. MULTIPLE SIGNS RESIDE IN THE PUBLIC RIGHT OF WAY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
11. BUILDING CROSSES INTO GAS EASEMENT.

LEGEND

- ELECTRIC TRANSFORMER
ELECTRIC METER
ELECTRIC VAULT
ELECTRICAL MANHOLE
ELECTRICAL OUTLET
UTILITY PEDESTAL
POWER POLE
AC UNIT
LIGHT POLE
GROUND LIGHT
GUY WIRE
BOLLARD POST
GAS METER
GAS MANHOLE
GAS VALVE
FLAG POLE
MAIL BOX
SIGN
UNKNOWN MANHOLE
FIRE HYDRANT
AUTO SPRINKLER
WATER VALVE
WATER MANHOLE
WELL HEAD
MONITOR WELL
IRRIGATION CONTROL VALVE
POST INDICATOR VALVE
STORM MANHOLE
STORM INLET SQUARE
STORM INLET ROUND
OVERFLOW STRUCTURE
PIPE OUTLET
FLARED END
SANITARY MANHOLE
SANITARY CLEAN OUT/PVC
SOIL BORING
BILLBOARD
IRON MONUMENT FOUND

UTILITY NOTES

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E. IV

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29189C0281K, WHICH BEARS AN EFFECTIVE DATE OF 02/04/2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT REVISION RECORD

Table with columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes entries for 11/8/23 FIRST DRAFT and 11/16/23 NETWORK COMMENTS. Includes fields for FIELD WORK, DRAFTED, CHECKED BY, and NWSE JOB NO.

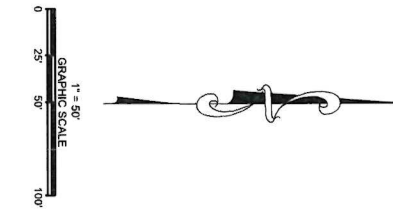
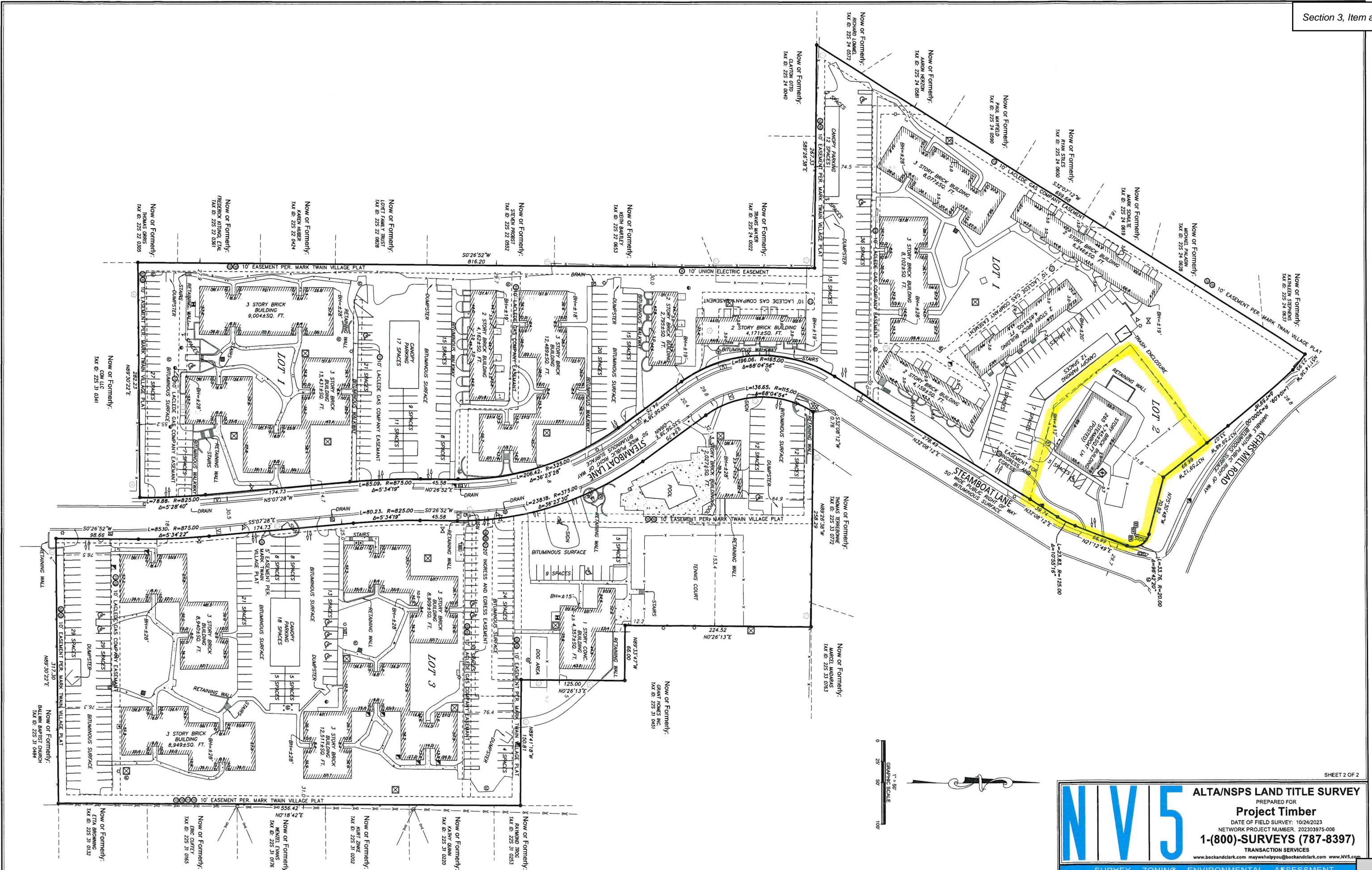
LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

Project Timber
NV5 Project No. 202303975-006
Rockwood (Ballwin)
170 Steamboat Lane, Ballwin, MO
BASED UPON TITLE COMMITMENT NO. LSU#: MOFA23-4065 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF OCTOBER 23, 2023
Surveyor's Certification
To: First American Title Insurance Company; Bock & Clark Corporation, an NV5 Company.
This is to certify 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, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 19, and 20 of Table A thereof. The field work was completed on 10/24/2023.
MICHAEL STANG
REGISTRATION NO. 2023017113
IN THE STATE OF MISSOURI
DATE OF FIELD SURVEY: 10/24/2023
DATE OF LAST REVISION: 11/16/2023
NETWORK PROJECT NO. 202303975-006 RRF
SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company
Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywhehelpyou@bockandclark.com www.NV5.com
SURVEY ZONING • ENVIRONMENTAL ASSESSMENT



SHEET 2 OF 2

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
Project Timber
 DATE OF FIELD SURVEY: 10/24/2023
 NETWORK PROJECT NUMBER: 202303975-006
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com mayehelpyou@bockandclark.com www.NV5.com

SURVEY ZONING ENVIRONMENTAL ASSESSMENT



PUBLIC HEARING

Notice is hereby given that on Monday, January 6, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-25-01 - Petition for a Special Use Exception for a nursery, prekindergarten/day care school with front yard parking at 265 Steamboat Lane.

Additional information on this Petition is available at the City Government Center or by calling 636-227-2243.



SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,500.00
	}		without site plan review	\$ 750.00
COUNTY OF ST. LOUIS	}	PAID:	✓	
STATE OF MISSOURI	}	NUMBER:	<u>SUE-25-02</u>	

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Restaurant

Code Section under which petition is being filed: Article XIV

Now comes (print name of Petitioner) _____
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Tenant
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 15270 Manchester Rd. Ballwin MO 63011
- V. That the area (acres or square feet) of said property is: 3283 sqft
- VI. That the zoning classification of said property is: C-1
- VII. That the present use of said property is: Vacant
- VIII. That the intended use of said property is: Restaurant
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: Jorge C Flores

AUTHORIZED SIGNATURE: Jorge C Flores

AUTHORIZED SIGNATURE (PRINTED): Jorge C Flores

ADDRESS: 2332 Chelsea Ct.

CITY/STATE/ZIP: High Ridge MO.

TELEPHONE NO. 314-625-5653 jf91963@gmail.com

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____

AGENT'S NAME (PRINTED): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE NO. _____

Subscribed and sworn before me this 17 day of January, 2025.

[Signature]
Notary Public

My Commission Expires

11/15/2026



Petition Number: SUE-25-02

Public Hearing Date: March 3, 2025

Owner: Waycliffe Development Corporation
8922 Manchester Road
St Louis, Missouri 63144

Petitioner: Jorge Flores
2332 Chelsea Court
High Ridge, Missouri 63049

Project Name: Inca Maya Restaurant

Requested Action: SUE-25-02 Special Use Exception, for a restaurant with front yard parking, outside seating and the sale of alcoholic beverages at 15270 Manchester Road.
[per Appendix A, Article XIV, Section 1 (14) (20) & (21)]

Location: 15270 Manchester Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning: C-1 to the north, east and west
R-1 Single Family Residential to the south

Project Description: Restaurant with front yard parking, outside seating and the sale of alcoholic beverages in an existing structure previously occupied by a similar facility.



Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County



Figure 2 - Street view of the development

Project description:

This Petition is for a Special Use Exception to establish a restaurant at 15270 Manchester Road, featuring front yard parking, outdoor seating, and the sale of alcoholic beverages. The property is situated on the southeast corner of Manchester Road and New Ballwin Road. The property is currently zoned C-1 Commercial, as are the properties to the north, east and west. The properties to the south are currently zoned R-1 Single Family Residential. The Petitioner intends to open a restaurant in the space formerly used by Local Chef Kitchen. The proposed floor plan includes seating options both indoors and outdoors.

Staff analysis:

This petition seeks a Special Use Exception to establish a restaurant at 15270 Manchester Road, featuring front yard parking, outdoor seating, and the sale of alcoholic beverages. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception, and Section 1(21), which allows the sale of alcoholic beverages by the drink for on-premises consumption. This petition complies with the zoning requirements for a special use exception.

Additionally, a special use exception is required for front yard parking along a public right-of-way, as specified in Appendix A, Article XIV, Section 1(14), which mandates special use exception approval for parking within any front yard.

When reviewing a Special Use Exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it is important to note that this is an existing building that was previously used for the same use as is proposed by this Petition.

- b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established development designated as “Commercial” in the City's Comprehensive Plan.

- c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

Approval of this Special Use Exception would reestablish a use that was approved for the site at the time this development was platted in 1975. It therefore, should be considered consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition is for a Special Use Exception to establish a restaurant at 15270 Manchester Road, featuring front yard parking, outdoor seating, and the sale of alcoholic beverages. The restaurant would occupy space in an existing building. Staff recommends the standard conditions, along with the following:

1. Parking lot lighting must be in working condition.
2. Landscaping must be provided along the north property line.

Inca-Maya Ballwin

Executive Summary:

Our Family owns 4 successful Mexican restaurants for over 15 years in various cities in Saint Louis, this time we want to bring a new concept Peruvian and Mexican cuisine to the city of Ballwin. The Peruvian cuisine is rank 14 in the world. As Peruvians We are very excited to bring our Peruvian-Mexican dishes to our neighbors of Ballwin and surroundings.

Location Rationale:

15270 Manchester Rd is an excellent location that will bring live to this corner of New Ballwin and Manchester, also will help other businesses around it.

Inca-Maya will operate 7 days a week from 11am to 10 pm. We will be serving beer, wine and mix drinks and propose both indoor and outdoor dining. There will be no live music though background recorded music will be played through variously located speakers.

Staffing:

Inca-Maya will operate with 9 employees full time. 4 in the kitchen and 5 in the main dining area.

Fw: 15270 Manchester Rd

Lawrence Goldworm <goldie1957@msn.com>
To: Lynn Sprick <lynnsp@ballwin.mo.us>
Cc: "JF91963@gmail.com" <JF91963@gmail.com>

Wed, Jan 29, 2025 at 7:14 PM

Good evening,

It occurred to me that Article XV, Section 1, Para. 2, Line 4 does not apply as the number of existing parking spaces has been reduced rather than increased. My apologies for the misinterpretation and any inconvenience this may have caused. I have revised Required Parking Data (submitted earlier this evening) as follows:

Revised Required Parking Data:

Inca Maya Restaurant: 33 parking spaces (Article XV, Section 1, Para. 1, Line 16: 1 parking space per 4 restaurant seats. Note this is a greater number than 1 space per 200 sq. ft. as the restaurant is approximately 3,240 sq. ft.)

Unoccupied Suite 110: 5 parking spaces (Assume Wholesale Establishment per Article XV, Section 1, Para. 1, Line 23: 1 parking space per 300 sq. ft. for 1,610 sq. ft.)

Unoccupied Second Story: 15 parking spaces (Assume Wholesale Establishment per Article XV, Section 1, Para. 1, Line 23: 1 parking space per 300 sq. Ft. for 4,450 sq. ft.)

Total Required Parking Spaces: 53 Attached sheet AS1.1 has been revised to reflect above changes.

Also attached, for ease of reference are identical documents submitted earlier this evening. They are, sheet A1.1 showing existing and proposed floor plans, a brief letter from Owner stating his business plan, and lease acknowledgement from Lessor.

Please contact me should you have any questions and/or require additional information.

Thank you very much!

Lawrence S. Goldworm RA
LSG Architect
314-422-1635
<https://www.lsgarchitect.com/>

From: Lawrence Goldworm <Goldie1957@msn.com>
Sent: Wednesday, January 29, 2025 5:50 PM
To: Lynn Sprick <lynnsp@ballwin.mo.us>
[Quoted text hidden]

[Quoted text hidden]

4 attachments

 **A1.1 Permit Set Inca Maya Restaurant 12-12-2024.pdf**
303K

DEMOLITION GENERAL NOTES:

- PERFORM DEMOLITION, WHETHER OR NOT INDICATED ON DWGS, AS REQ'D TO ACCOMMODATE CONSTRUCTION.
- SHADING THUS DENOTES AREA WHERE NO DEMOLITION IS REQ'D EXCEPT TO ACCOMMODATE OTHER WORK INDICATED ON THE DRAWINGS.
- REMOVE ADHESIVES & FINISHES SUCH AS PANELING, WALL-PAPER, TILE, MORTAR, ETC., WHETHER OR NOT INDICATED ON DWGS, AS REQ'D TO INSTALL INTENDED FINISHES.
- BLDG ELEMENTS TO REMAIN SHALL BE PROTECTED FROM WEATHER CONDITIONS OR OTHER DAMAGE BY CONTRACTOR.
- SAWCUT/CORE-DRILL & REMOVE CONCRETE FLOOR SLAB-ON-GRADE/ELEVATED FLOOR DECK AS REQ'D TO ACCOMMODATE MECHANICAL, PLUMBING & ELECTRICAL CONSTRUCTION.

DEMOLITION KEYED NOTES

- EXTERIOR MASONRY WALL TO REMAIN - TYPICAL.
- ALUMINUM & GLASS STOREFRONT TO REMAIN - TYPICAL.
- ALUMINUM & GLASS EXTERIOR DOOR(S) TO REMAIN - TYP.
- CONCRETE PAVEMENT TO REMAIN.
- VENT OPENING THROUGH MASONRY WALL TO REMAIN.
- CEILING OR WALL-MTD. EXIT LIGHT TO REMAIN. SEE RCP.
- STEEL COLUMN & DRYWALL SURROUND TO REMAIN - TYPICAL.
- STAIR W/ TREAD/RISER COVERS & HANDRAIL TO REMAIN.
- DRYWALL ON METAL STUD PARTITION TO REMAIN - TYPICAL.
- DOOR, FRAME & HARDWARE TO REMAIN.
- MECHANICAL FURNACE TO REMAIN.
- SINK TO REMAIN.
- HOT WATER HEATER TO REMAIN.
- GREASE TRAP TO REMAIN.
- ELECTRIC PANEL TO REMAIN - TYPICAL.
- FLOOR SINK (FS) OR FLOOR DRAIN (FD) TO REMAIN.
- FINISHES TO REMAIN THROUGHOUT THIS SPACE. UNO.
- REMOVE ALUM. & GLASS DOOR. STORE FOR RELOCATION.
- REMOVE EXIT OR EMER. LIGHT & STORE FOR RELOCATION.
- REACH-IN REFRIGERATOR TO BE RELOCATED BY TENANT.
- CEILING-MOUNTED HOOD, FIRE-SUPPRESSION SYSTEM, & ACCESSORIES REQ'D FOR A COMPLETE WORKING SYSTEM. STORE FOR RELOCATION. REMOVE UNISTRUT SYSTEM.
- ACCORDION DOOR & TRACK. STORE FOR RELOCATION.
- REMOVE LIGHT FIXTURES & TURNOVER TO LESSEE.
- REMOVE EXTINGUISHER/BACKET & STORE FOR RELOCATION.
- REMOVE CANVAS CANOPY/BUILDING OVERHANG/LIGHTING/ DOWNSPOUTS ABOVE. SEE A/AS2.1
- REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY.
- REMOVE PORTION OF MASONRY WING WALL. SEE B/AS2.1.
- REMOVE WALL-MTD. METAL ALARM BOX ABOVE.
- PARTIALLY REMOVE ALUMINUM STOREFRONT, GLAZING & MASONRY WALL BELOW. SEE A/AS3.1 & 4/AA.1.
- REMOVE ROOM FINISHES INCLUDING FLOORING, WALL BASE, SUSPENDED ACOUSTICAL TILE CEILING SYSTEM.
- THROUGHOUT THIS SPACE: REMOVE FLOORING, BASE, WALL FINISHES. REMOVE SUSPENDED CEILING SYSTEM EXCEPT WHERE INDICATED TO REMAIN ON REFLECTED CEILING PLAN. REMOVE ABANDONED MEP SYSTEMS INCLUDING DUCTWORK/DEVICES, CONDUITS, JUNCTION BOXES, ELECTRICAL & PLUMBING FIXTURES.
- REMOVE EXHAUST FAN OR LOUVER AS OCCURS.

DEMOLITION KEYED NOTES

- SAWCUT & REMOVE MASONRY WALL. SEE 4/AA.1.
- REMOVE DRYWALL ON METAL STUD LOW WALL.
- REMOVE FULL HGT. DW ON MTL. STUD WALL TO STRUCTURE ABOVE OR AS INDICATED ON CONSTRUCTION DRAWINGS.
- REMOVE FULL HGT. DRYWALL ON MTL. STUD WALL, UPPER PORTION TO REMAIN. SEE REFLECTED CEILING PLAN.
- REMOVE DOOR, FRAME & HARDWARE.
- REMOVE RAILING & STORE FOR PARTIAL REINSTALLATION.
- REMOVE PLUMBING FIXTURES, EXPOSED PIPING, TOILET ACCESSORIES THROUGHOUT THIS ROOM.
- REMOVE HAND SINK, SOAP DISP., PTD & EXPOSED PIPING.
- REMOVE PLUMBING PIPE. SEE PLUMBING DRAWINGS.
- REMOVE ELECTRICAL PANEL. SEE ELECTRICAL DWGS.
- REMOVE DRYWALL SOFFIT & HOOD EXHAUST DUCT ABOVE.
- REMOVE EXPOSED WALL-MOUNTED METAL DUCT ABOVE.
- SAWCUT & REMOVE MASONRY WALL. SEE MECH. DWG.S

CONST. GENERAL NOTES

- PERFORM CONSTRUCTION, WHETHER OR NOT INDICATED ON DWGS, AS REQ'D TO ACCOMMODATE DESIGN INTENT INDICATED ON DWGS.
- PATCH/REPLACE TO MATCH SIM. CONSTRUCTION BLDG. ELEMENTS DEMOLISHED BEYOND THAT REQ'D TO ACCOMMODATE CONSTRUCTION.
- PATCH VOIDS/PREPARE SURFACES FOR NEW FINISH.
- AREA SHADED THUS DENOTES PORTION OF SITE WHERE NO WORK SHALL BE PERFORMED EXCEPT THAT WHICH IS REQUIRED TO ACCOMMODATE OTHER WORK INDICATED ON THE DRAWINGS.
- PATCH DEMOLISHED CONC. SLAB/DECK PER 1/AA.2.1.

CONST. KEYED NOTES

- EXISTING MASONRY WALL - TYPICAL.
- EXISTING ALUMINUM & GLASS STOREFRONT - TYPICAL.
- EXISTING ALUM. & GLASS EXTERIOR DOOR. CLOSE & LOCK.
- EXISTING CONCRETE PAVEMENT.
- EXISTING VENT OPENING THROUGH MASONRY WALL.
- NOT USED.
- EXISTING STEEL COLUMN & DRYWALL SURROUND.
- EXISTING STAIR W/ TREAD/RISER COVERS & HANDRAIL.
- EXISTING DRYWALL ON METAL STUD PARTITION - TYPICAL.
- NOT USED.
- EXISTING MECHANICAL FURNACE.
- CURTAIN TO MATCH TRELIS AWNING & TRACK BY TENANT.
- EXISTING HOT WATER HEATER.
- HOSTESS STATION (NIC), VER. STATION & FLR. RECEPTACLE LOCATIONS W/ TENANT PRIOR TO CONSTRUCTION.
- PROPOSED (EP) OR EXISTING ((E)EP) ELECTRIC PANEL -TYP.
- FLR. SINK (FS) OR FLR. DRAIN (FD), (E) INDICATES EXISTING.
- FULL-HGT. 20 GA. MIN. 316 STAINLESS STEEL W/ SATIN FINISH WALLCOVERING BELOW HOODS. FULLY ADHERE TO WALL.
- WALL-MTD. TV BY TENANT. SUPPORT SYSTEM BY CONTR.
- CLG.-MTD. TV BY TENANT. SUPPORT SYSTEM BY CONTR.
- TRELIS-MTD TV BY TENANT. SUPPORT SYSTEM BY CONTR.
- 36" H. SURFACE-MOUNTED BLACK RAILING W/ CURVED ALUM. BALUSTER RAILING AS MFD. BY "MADDEEN METALS" OR EQUAL
- ACCORDION DOOR & TRACK. STORE FOR RELOCATION.

CONSTRUCTION KEYED NOTES

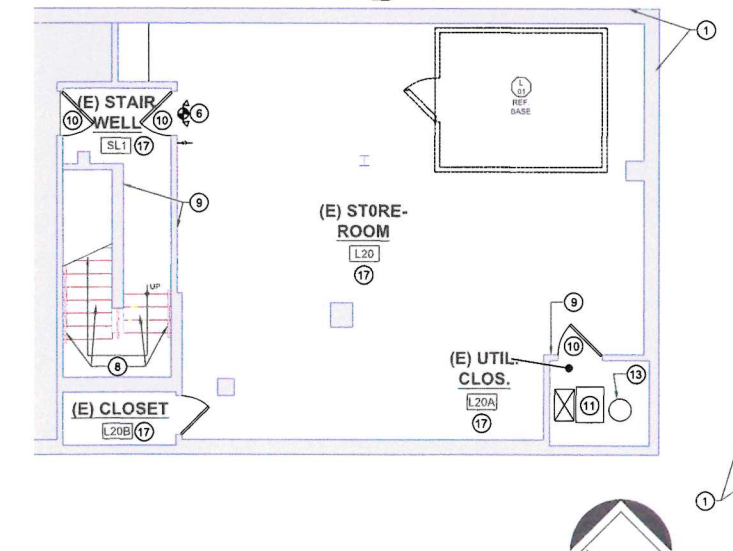
- FIBERGLAS PLANTER AS MFD. BY TOULON. SEE AS1.1 & A/AS2.1
- RELOCATED FIRE EXTINGUISHER W/ BRACKET.
- CLADDED WOOD COLUMN FOR TRELIS ABOVE. SEE AS1.1.
- 4" CONC. W/ 6 x 6 x 10/10 MESH ON 4" CRUSHED ROCK BASE ON COMPACTED EARTH. STAIN TO MATCH INT. DINING FLOOR SLAB.
- WAITRESS STATION. SEE B/AS2.1.
- 4" CONC. W/ 6 x 6 x 10/10 MESH ON 4" CRUSHED ROCK BASE ON COMPACTED EARTH.
- RELOCATED ALUM. & GLASS DOOR, REPLACEMENT GLAZING & PATCHED ALUM. MULLIONS & MASONRY. SEE A/AS3.1 & 4/AA.1.
- WOOD PLANK WING WALL. SEE B/AS2.1.
- DISPLAY CASE (NIC).
- INFILL EXISTING MASONRY OPENING TO MATCH EXISTING. TOOTH-IN BLOCK. PAINT TO MATCH ADJACENT PAINT.
- WAITRESS STATION (NIC).
- MOP SINK W/ SHELVING ABOVE. SEE PLUMBING DRAWINGS.

DEMOLITION KEYED NOTES

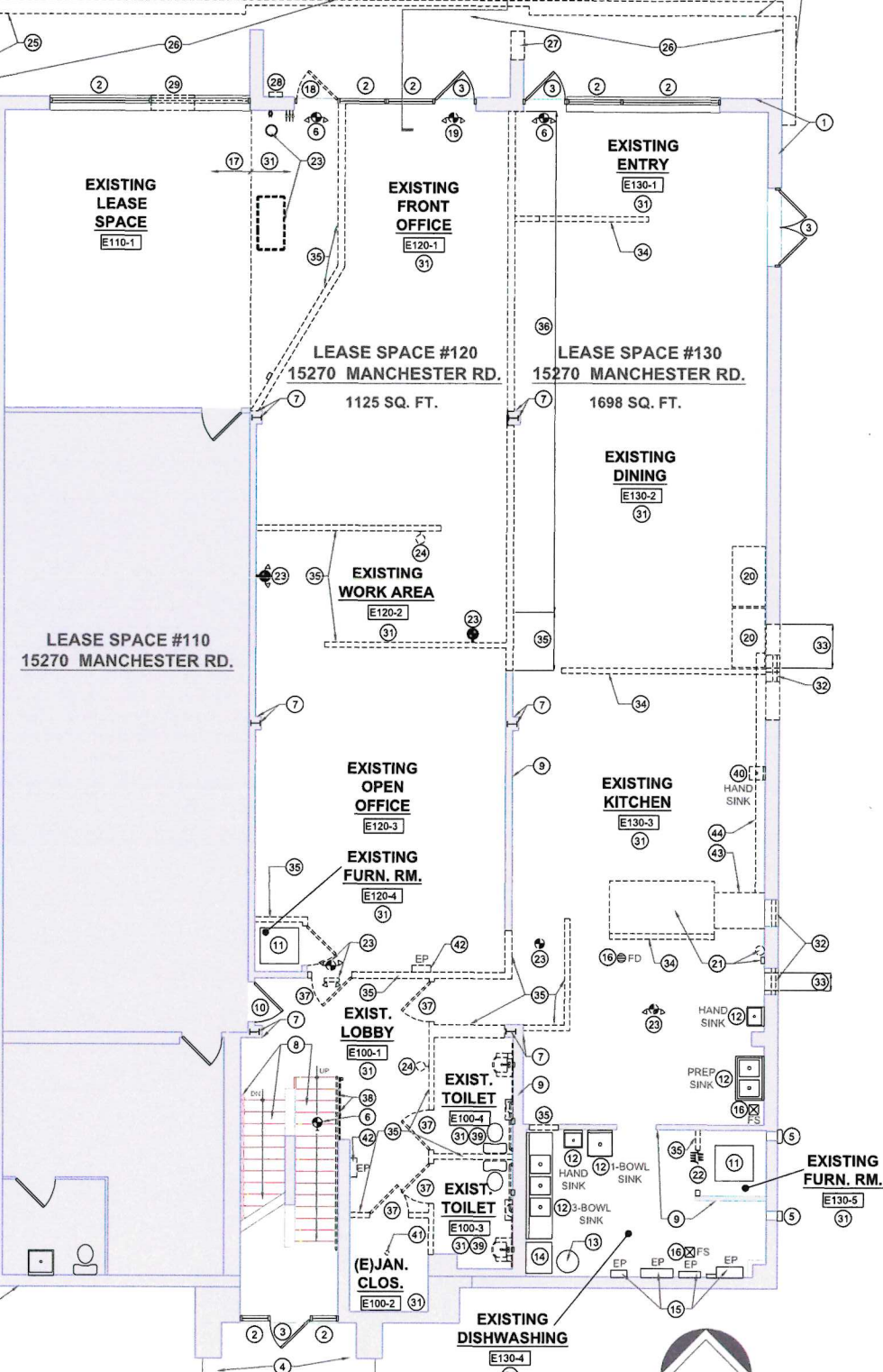
- STAINLESS STEEL COUNTER ABOVE STEAM & FOOD PREP TABLES. FIELD VERIFY ACTUAL LOCATION. SEE 2/AS.1.
- MOBILE DELIVERY PICK-UP CUBBIES (NIC).
- DINING BANQUETTE & TABLE BY OWNER.
- REINSTALL HANDRAIL ON WALL W/ADDITIONAL BRACKETS & WALL BLOCKING AS REQ'D FOR COMPLETE INSTALLATION. MATCH EXIST. HGT. & RELATION TO TOP & BOT.NOSINGS.
- LOW DW PARTITION ALIGN W/ EXIST. COLUMN. SEE A/AA.1.
- LOW DW PARTITION TO 1" BEYOND BANQUETTE. SEE B/AA.1.
- TABLE & CHAIRS (NIC) - TYPICAL.
- SOAP DISP. @ 48" MAX. AFF TO OPERATING MECHANISM. TYP.
- 10" DIA. GROMMET W/ VINYL TRIM @ CENTER OF CNTRTOP.
- PTD @ 48" MAX. AFF TO OPERATING MECHANISM. TYP.
- DUCT THRU WALL ABOVE. SEE MECH. DWG.S & C/AA.1.
- 6 x 6 POST. SEE AS1.1

PARTITION TYPE LEGEND
(REFER TO PARTITION TYPES ON SHEET A4.1)

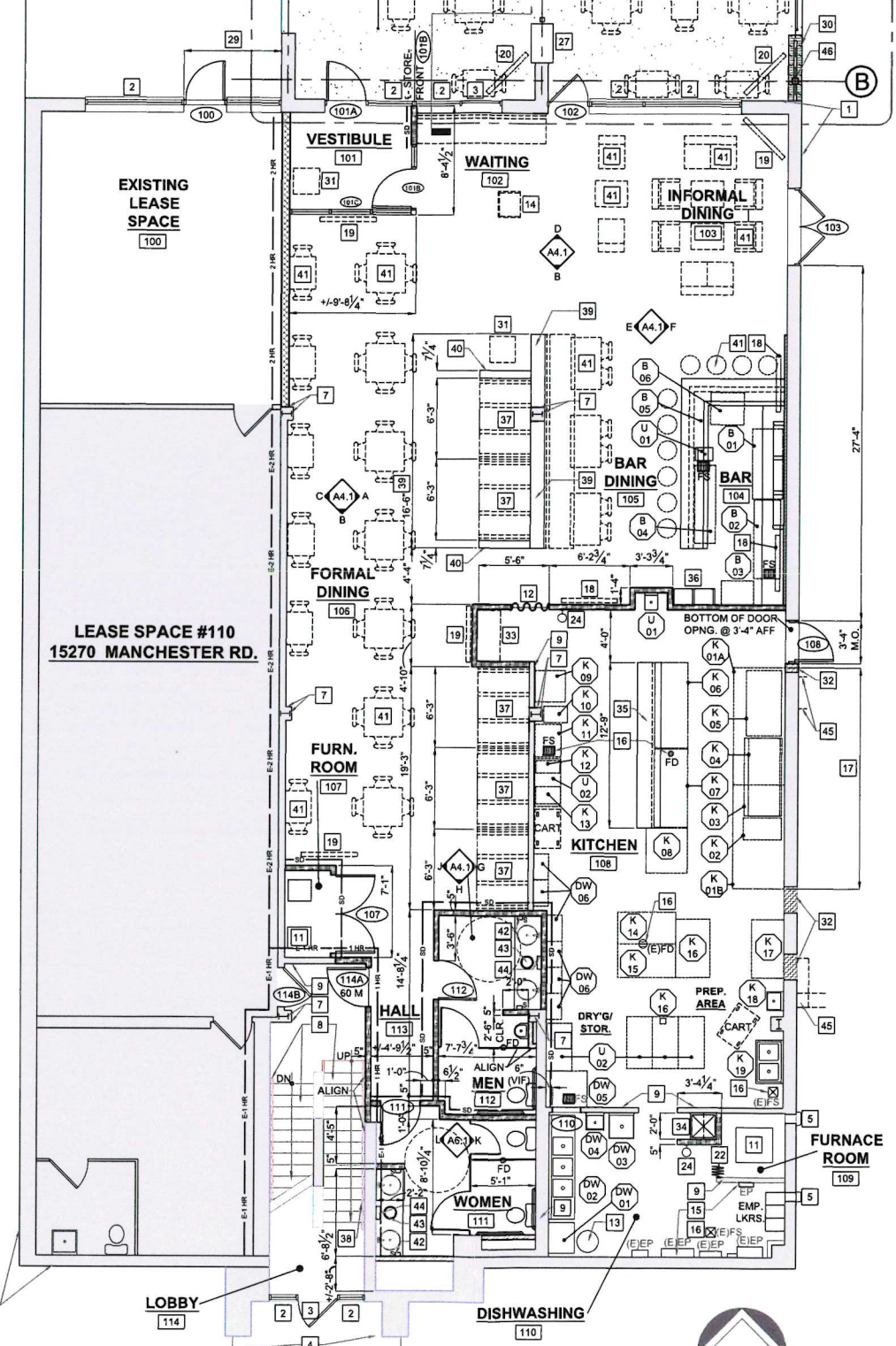
- TYPE 1A
- TYPE 1B
- TYPE 2A
- TYPE 2B
- TYPE 2C
- TYPE 3A



LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



DEMOLITION FLOOR PLAN
SCALE: 3/16" = 1'-0"



CONSTRUCTION FLOOR PLAN
SCALE: 3/16" = 1'-0"

Section 3, Item b.

L.S.GOLDW ARCHITECT
4447 SOUTH 37th ST
ST. LOUIS, MISSOURI
314-422-1635



TENANT IMPROVEMENT FOR
INCA MAYA RESTAURANT
15270 MANCHESTER RD. BALLWIN, MO. 63011

SHEET TITLE:
DEMOLITION & CONSTRUCTION FLOOR PLANS

DATE	DESCRIPTION

DATE: 12-12-2024
SHEET NO.:
A1.1
PERMIT SET.

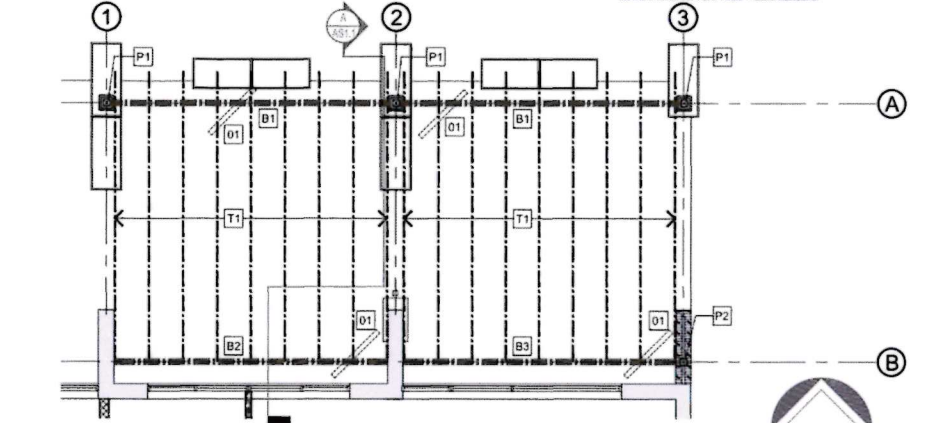
SUE-25-02

GENERAL NOTES

- ALL CONNECTIONS SHALL BE GALVANIZED & MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL UNLESS INDICATED OTHERWISE.
- BEAMS & POSTS SHALL BE PRESSURE TREATED FOR WEATHER RESISTANCE.

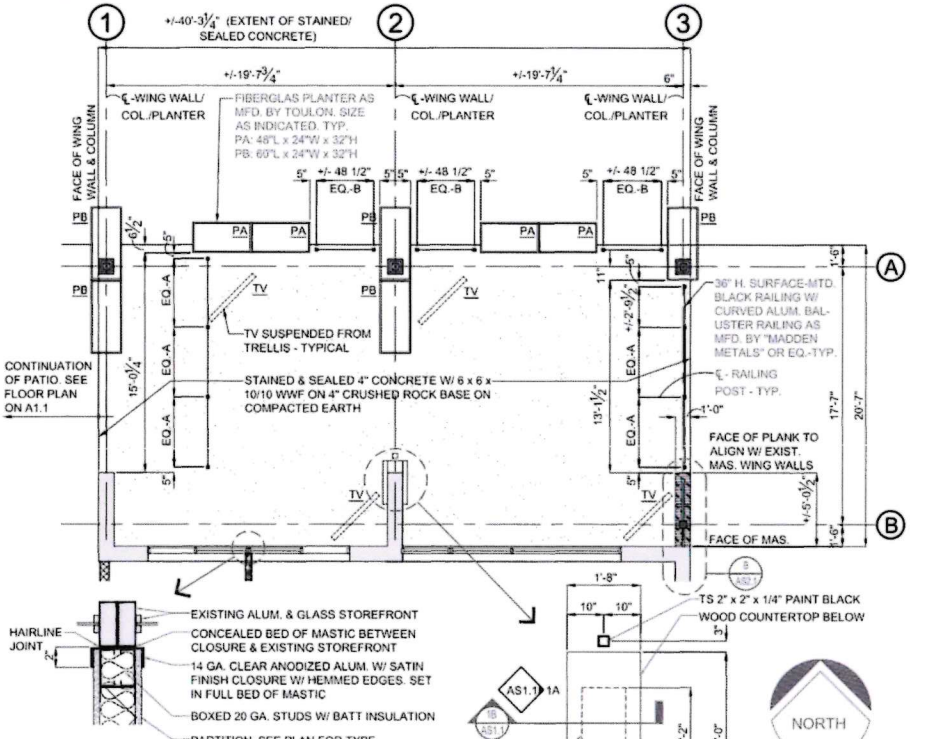
STRUCTURAL MEMBER LEGEND

- 01 3" x 2" x 1/2" PLYWOOD SPACERS & 5/16" x 13" GROOVE SHANK NAIL IN A COL. OF 4 @ 12" O.C. "SIMPSON" HOOK-UP 5055 20KT HANGER @ EA END
- 02 3" x 2" x 1/2" PLYWOOD SPACERS & 5/16" x 13" GROOVE SHANK NAIL IN A COL. OF 4 @ 12" O.C. "SIMPSON" HOOK-UP 5055 20KT HANGER @ EA END
- 03 3" x 2" x 1/2" PLYWOOD SPACERS & 5/16" x 13" GROOVE SHANK NAIL IN A COL. OF 4 @ 12" O.C. "SIMPSON" HOOK-UP 5055 20KT HANGER @ WEST END
- 04 6" x 4" POST W/ "SIMPSON" CB362 BASE
- 05 6" x 4" POST W/ "SIMPSON" CB362 BASE & "SIMPSON" EP02 POST CAP
- 06 2" x 12" IPE TRUSS MEMBER NOTCHED @ SUPPORTING BEAM, CONNECTED TO TOP OF BEAMS W/ "SIMPSON" HL710 @ EA. SIDE. BLACK FINISH CONNECTOR & FASTENERS
- 07 SUSPENDED TV (M/C) W/ MOUNTING BRACKET INSTALLED IN ACCORDANCE W/ MFR. INSTRUCTIONS. SUPPORT FROM TRUSS MEMBERS.



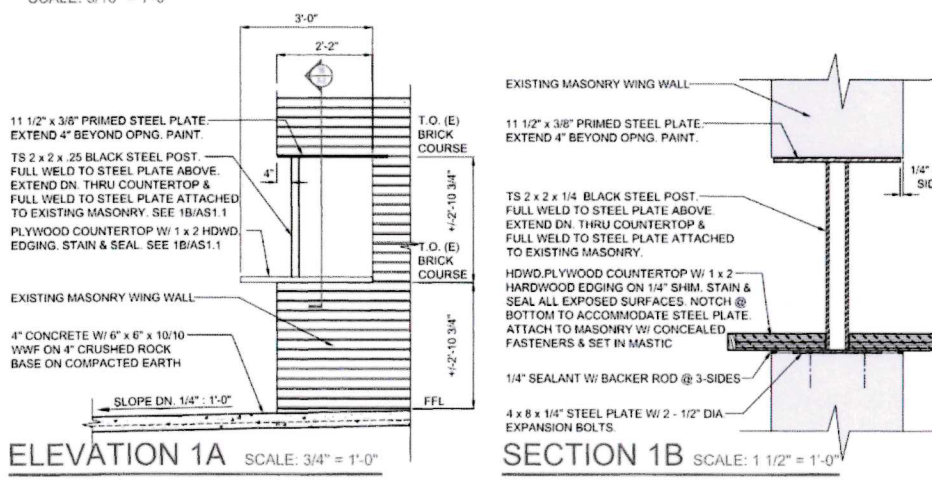
OUTDOOR CANOPY FRAMING PLAN

SCALE: 3/16" = 1'-0"



OUTDOOR DINING FLOOR PLAN

SCALE: 3/16" = 1'-0"



ELEVATION 1A SCALE: 3/4" = 1'-0"

SECTION 1B SCALE: 1 1/2" = 1'-0"

EXISTING DESIGN NOTES:

- TOTAL PARKING SPACES PROVIDED: 53
- HC PARKING SPACES PROVIDED: 2

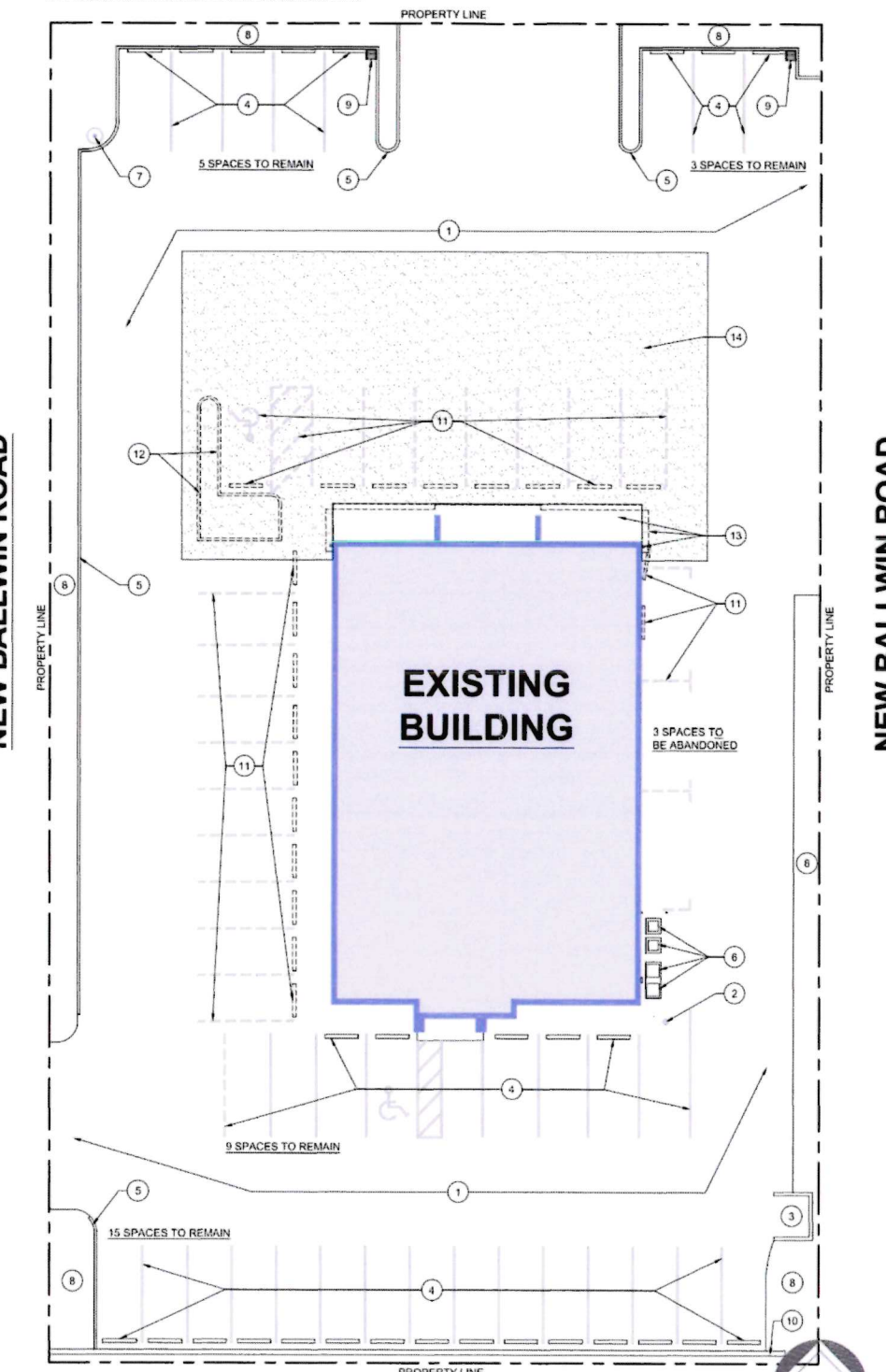
DEMOLITION GENERAL NOTES:

- PERFORM DEMOLITION, WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS, AS REQUIRED TO ACCOMMODATE CONSTRUCTION.
- REMOVE EXISTING ADHESIVES, ANCHORAGES, FINISHES SUCH AS PAINT, SEALER, ETC. AS REQ'D FOR INSTALLATION OF INTENDED FINISHES/ MATERIALS.
- BUILDING ELEMENTS EXPOSED DUE TO DEMOLITION OR DAMAGE CAUSED BY THE CONTRACTOR SHALL BE PROTECTED FROM WEATHER CONDITIONS.
- DEMOLITION PLAN MAY NOT REFLECT ALL MECH., ELEC., PLUMBING & FIRE PROTECTION DEVICES / SYSTEMS. CONTRACTOR TO VERIFY CONDITIONS & PROVIDE ENGINEERING/DEMOLITION AS REQ'D TO ACCOMMODATE CONSTRUCTION.

DEMOLITION KEYED NOTES

- PARKING LOT W/ ASPHALTIC CONCRETE SURFACE TO REMAIN. TYP. UNO.
- POWER POLE TO REMAIN.
- TRASH CONTAINER PAD TO REMAIN.
- PARKING STRIPING & CONCRETE STOP TO REMAIN. TYPICAL.
- ASPHALT CURB TO REMAIN - TYPICAL.
- CONDENSERS ON CONCRETE PAD TO REMAIN.
- SITE SIGNAGE ON CONCRETE BASE TO REMAIN.
- LANDSCAPING TO REMAIN.
- AREA DRAIN TO REMAIN.
- CMU RETAINING WALL TO REMAIN.
- 4" W. PAINT STRIPE TO BE REMOVED. CONC. STOP TO BE RELOCATED - TYP.
- REMOVE ASPHALT CURB.
- REMOVE CONC. PATIO, CANOPY, DOWNSPOUT. SEE DEMO. FLR. PLAN A1.1
- HATCHING THUS [HATCHING] INDICATES ASPHALT PAVEMENT TO BE REMOVED AS REQ'D TO ACCOMMODATE REVISED PARKING & TRANSITION TO EXISTING SURFACES.

MANCHESTER ROAD



DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

PROPOSED DESIGN NOTES:

- TOTAL PARKING SPACES PROVIDED: 53
- TOTAL PARKING SPACES REQUIRED: 53
- HC PARKING SPACES PROVIDED: 4
- HC PARKING SPACES REQUIRED: 3

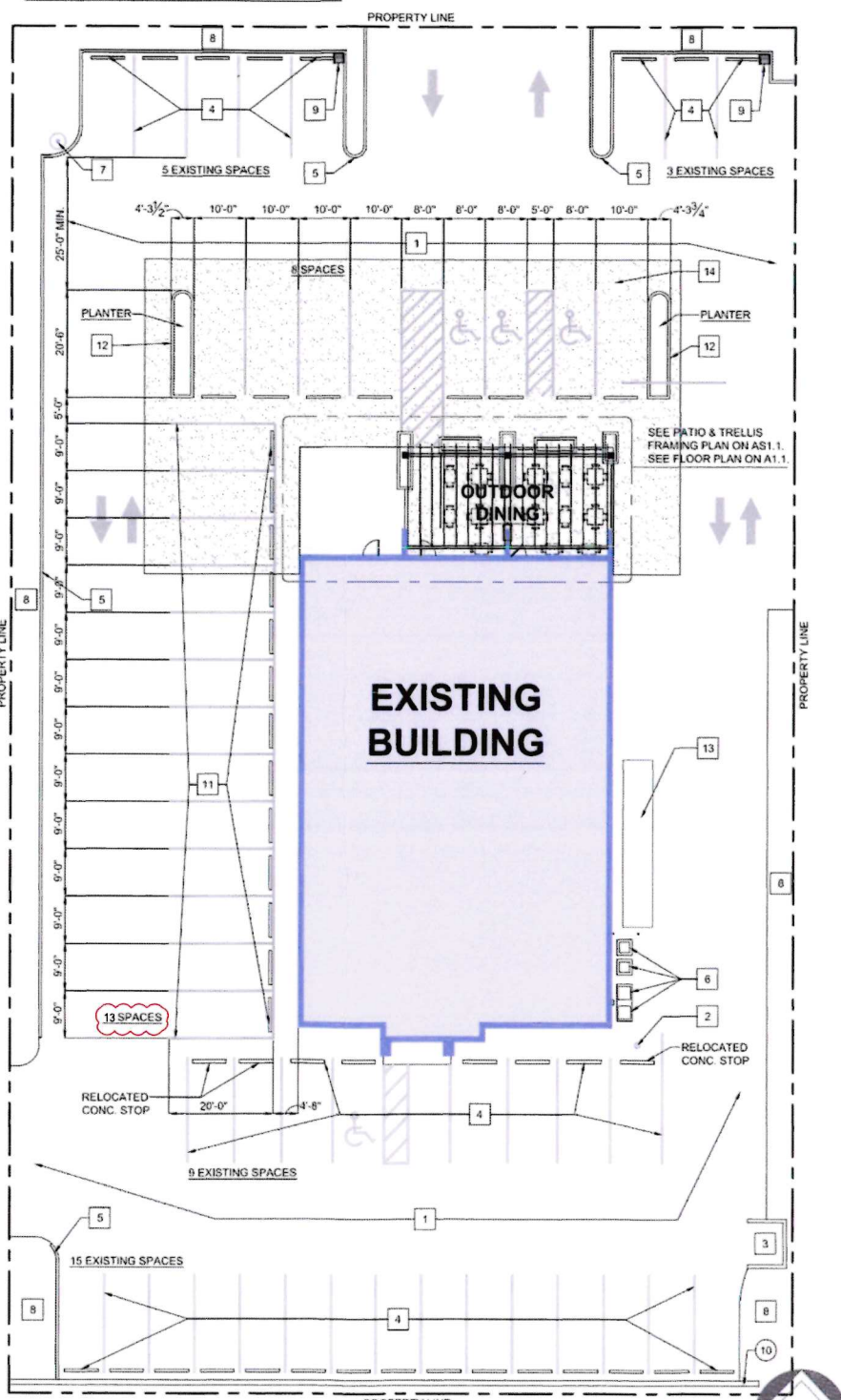
CONSTRUCTION GENERAL NOTES

- PERFORM CONSTRUCTION, WHETHER OR NOT INDICATED ON DWGS. AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION.
- PATCH/REPLACE BUILDING ELEMENTS DEMOLISHED BEYOND THAT REQ'D TO ACCOMMODATE NEW CONSTRUCTION.
- PATCH VOIDS AND PREPARE ALL SURFACES AS REQUIRED TO RECEIVE INTENDED FINISH.
- PLAN DOES NOT REFLECT ALL MECH., ELEC., PLUMBING & FIRE PROTECTION DEVICES / SYSTEMS / ELEMENTS. MEP & FP DESIGN / BUILD CONTRACTOR IS RESPONSIBLE FOR:
 - QUANTITIES, SELECTION AND LOCATIONS OF MEP & FP ITEMS.
 - THE EXACT QUANTITY AND LAYOUT OF FIXTURES / DEVICES / ELEMENTS IN ACCORDANCE WITH GOVERNING CODES.

DEMOLITION KEYED NOTES

- EXISTING PARKING LOT W/ ASPHALTIC CONCRETE SURFACE. TYP. UNO.
- EXISTING POWER POLE.
- EXISTING TRASH CONTAINER PAD.
- EXISTING PARKING STRIPING & CONCRETE STOP. TYPICAL.
- EXISTING ASPHALT CURB - TYPICAL.
- EXISTING CONDENSERS ON CONCRETE PAD.
- EXISTING SITE SIGNAGE ON CONCRETE BASE.
- EXISTING LANDSCAPING.
- EXISTING AREA DRAIN.
- EXISTING CMU RETAINING WALL.
- 4" W. PAINT STRIPE & RELOCATED CONCRETE STOPS. USE ADDITIONAL STOPS FROM FRONT OF PROPERTY AS REQUIRED - TYP.
- ASPHALT CURB TO MATCH EXISTING.
- MECH. UNITS. TIGHT TO BLDG. AS REQ'D CLEARANCES ALLOW. SEE MECH. DWGS.
- HATCHING THUS [HATCHING] INDICATES REPLACEMENT 3" MIN. ASPHALTIC CONCRETE ON 6" CRUSHED ROCK BASE. 1/4" PER 1'-0" SLOPE IN ANY DIRECTION @ HC. PARKING SPACES & ACCESS AISLES. 8% SLOPE OTHERWISE.

MANCHESTER ROAD



CONSTRUCTION SITE PLAN

SCALE: 1/16" = 1'-0"

Section 3, Item b.

L.S. GOLDW
ARCHITECT
4447 SOUTH 37th ST
ST. LOUIS, MISSOURI
314-422-1635

BR
Baywood Realty

TENANT IMPROVEMENT FOR
INCA MAYA RESTAURANT
15270 MANCHESTER RD., BALLWIN, MO. 63011

SHEET TITLE:
SITE PLANS, OUTDOOR DINING PLAN, TRELIS FRAMING PLAN

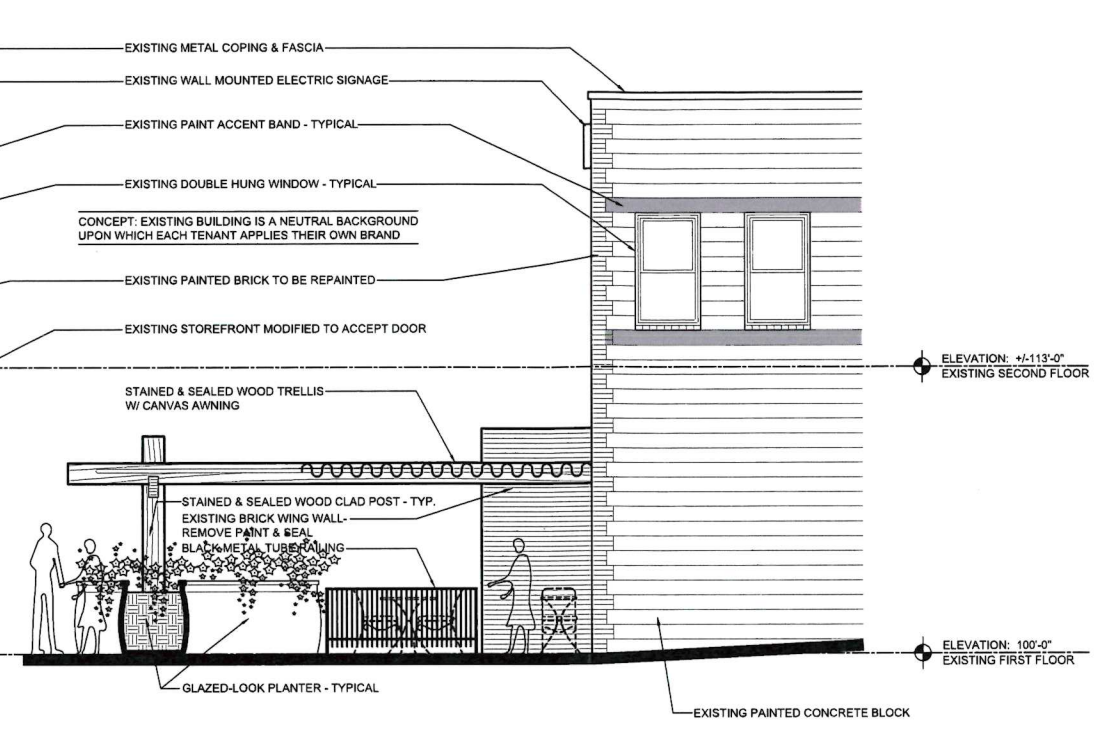
DATE	DESCRIPTION	REV	BY	CHK

DATE: 12-12-2024
SHEET NO.: AS1.1
PERMIT SET

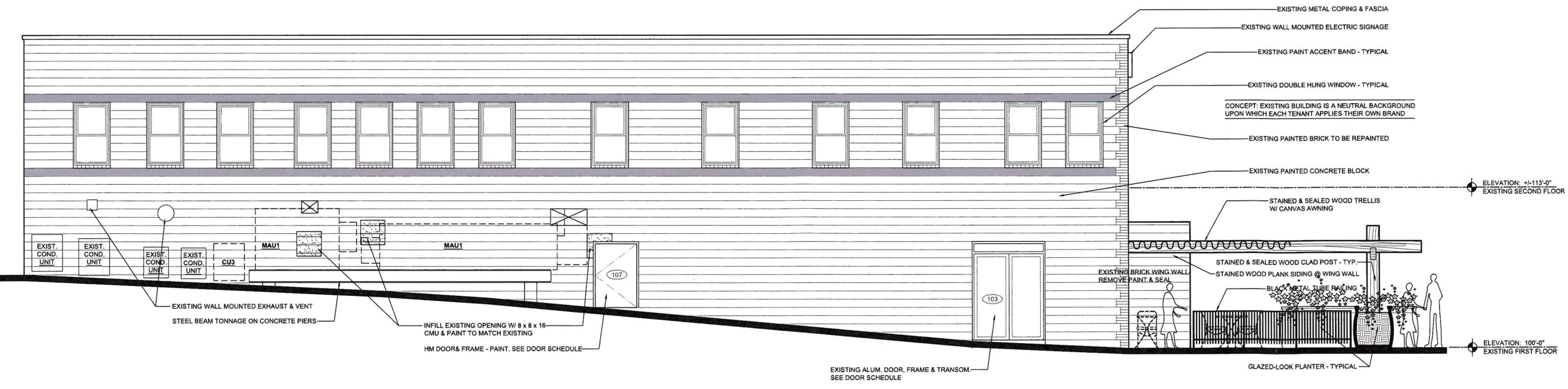
REV. NO.	DATE	DESCRIPTION



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



PUBLIC HEARING

Notice is hereby given that on Monday, March 3, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-25-02 - Petition for a restaurant with front yard parking, outdoor seating and sale of alcoholic beverages at 15270 Manchester Rd.

Additional information on this Petition is available at the City Government Center or by calling 636-227-2243.