

Legend

○	FND 1/2" IRON PIPE	○	GAS VALVE
○	SET 5/8" IRON PIN	○	BURIED NATURAL GAS LINE
○	TRAFFIC STANDARD	○	SEWER MANHOLE
▽	SIGN	○	SANITARY SEWER LINE
○	STREET LIGHT, UNDERGROUND SERVICE	○	STORM SEWER LINE
○	UTILITY POLE	○	WATER VALVE
○	GUY ANCHOR	○	WATER METER
○	OVERHEAD UTILITY LINE(S)	○	FIRE HYDRANT
○	TELEPHONE MANHOLE	○	WATER LINE
○	TELEPHONE PEDESTAL	○	EASEMENT LINE
○	ELECTRIC MANHOLE	○	PROPERTY LINE
○	ELECTRIC BOX	○	ADJOINING PROPERTY/ROW LINES
○	METAL LID	○	BUILDING OUTLINE
○	BURIED UTILITIES (SEE NOTE ?)	○	BUILDING SETBACK LINE

BOB EVANS RESTAURANT PARKING REQUIREMENTS

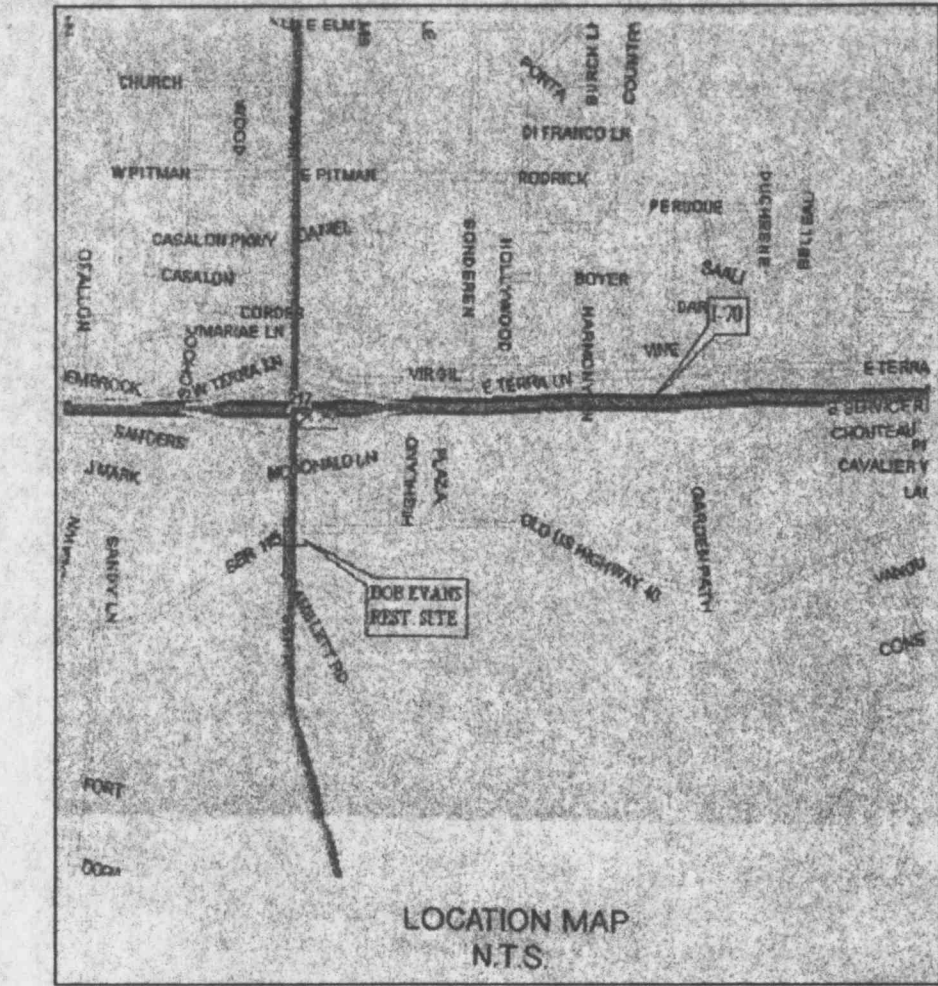
BOB EVANS RESTAURANT = 2180 SQ. FT. FOR PATRON USE
 1 SPACES / 100 SQ. FT. PATRON USE = 20 SPACES
 20 SPACES / RESTAURANT = 20 SPACES

2 HANDICAP SPACES REQUIRED
 48 TOTAL SPACES REQUIRED
 56 TOTAL SPACES PROVIDED
 18 PARKING SPACES PROVIDED BY REA
 38 PARKING SPACES WITHIN PROPERTY LIMITS.

LOADING REQUIREMENTS

BOB EVANS RESTAURANT = 4731 SQ. FT.
 1 SPACE/5,000 SQ. FT. = 0 SPACE
 0 SPACE REQUIRED
 0 SPACE PROVIDED

CONSTRUCTION
APPROVED
 AS NOTED
 3-10-99
 CHRIS LUNNEMAN



REVISIONS	1	2	3	4	5
PRELIMINARY SITE SUBMITTAL					
18 DEC 1998					
FINAL SITE SUBMITTAL					
11 JAN 1999					
HEALTH DEPARTMENT SUBMITTAL					
BLDG. DEPARTMENT SUBMITTAL					
BD DOCUMENT/CONSTRUCTION					
15 FEB 1999					

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OLD U.S. 40 + MO. ROUTE K
 OFALLON, MO

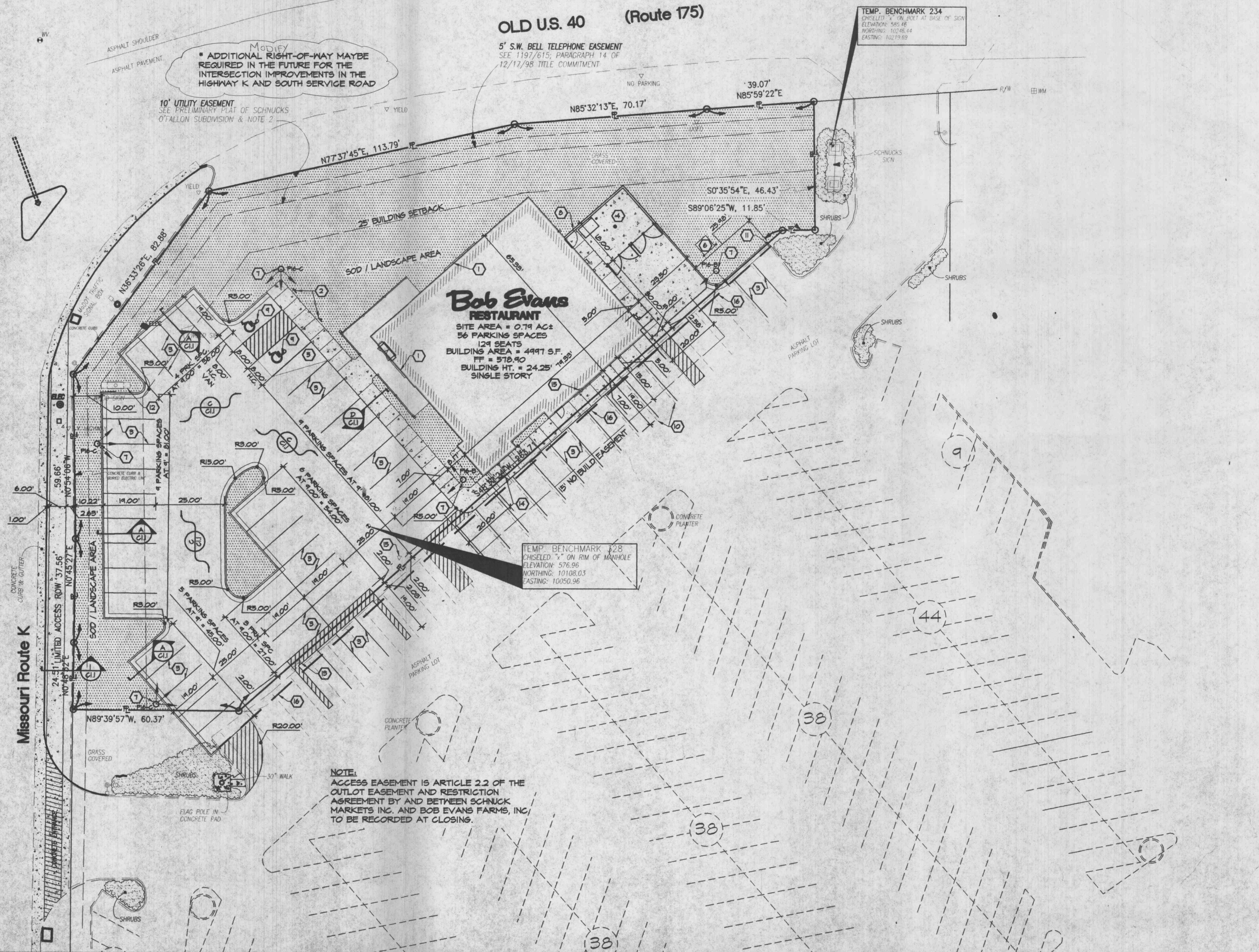
Bob Evans
 RESTAURANT
 SITE IMPROVEMENT PLAN



PROJECT NUMBER:
 12202.306

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ADDITIONAL RIGHT-OF-WAY MAYBE REQUIRED IN THE FUTURE FOR THE INTERSECTION IMPROVEMENTS IN THE HIGHWAY K AND SOUTH SERVICE ROAD

10' UTILITY EASEMENT SEE PRELIMINARY PLAT OF SCHNUCKS OF ALLON SUBDIVISION & NOTE 2

OLD U.S. 40 (Route 175)
 5' S.W. BELL TELEPHONE EASEMENT SEE 1197/615, PARAGRAPH 14 OF 12/12/98 TITLE COMMITMENT

TEMP. BENCHMARK 234
 CHISELED "X" ON BOLT AT BASE OF SIGN
 ELEVATION: 555.46
 NORTHING: 10246.44
 EASTING: 102219.69

Bob Evans RESTAURANT
 SITE AREA = 0.19 AC ±
 56 PARKING SPACES
 124 SEATS
 BUILDING AREA = 4491 S.F.
 FF = 570.40
 BUILDING HT. = 24.25' ±
 SINGLE STORY

TEMP. BENCHMARK 328
 CHISELED "X" ON RIM OF MANHOLE
 ELEVATION: 576.96
 NORTHING: 10108.03
 EASTING: 10050.96

NOTE:
 ACCESS EASEMENT IS ARTICLE 2.2 OF THE OUTLOT EASEMENT AND RESTRICTION AGREEMENT BY AND BETWEEN SCHNUCK MARKETS INC. AND BOB EVANS FARMS, INC. TO BE RECORDED AT CLOSING.

KEYED NOTES

- B.E. BUILDING SIGNS - VERIFY SIZE WITH B.E. REPRESENTATIVE.
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL (2) POSTS FOR HANDICAP PARKING SIGNS. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS. SEE DETAIL 6/C2.1.
- PAINTED WHITE STRIPING (TYPICAL).
- TRASH ENCLOSURE, SEE SHEET C1.2 FOR DETAILS A/C1.2 THRU J/C1.2, WHICH INCLUDES STORAGE SHED DETAIL.
- ASPHALT HANDICAP RAMP, WARP ASPHALT UP TO TOP OF CURB, SEE SHEET C2 FOR ELEVATIONS, SEE DETAIL J/C2.1.
- CONCRETE TRANSFORMER PAD AND POSTS PER LOCAL UTILITY SPECIFICATIONS.
- SITE LIGHTS, CONTROLS, AND POWER BY GENERAL CONTRACTOR. SEE DETAIL A/C2.1.
- DOOR STOP BUMPER AND HOOK ATTACHED TO WALL. COORDINATE POSITION WITH B.E. REPRESENTATIVE.
- HANDICAP PARKING SYMBOL, SEE DETAIL H/C2.1.
- EXISTING PAVEMENT STRIPING TO BE REMOVED.
- TAPER LAST 10 FEET OF NEW CURB TO MEET AND MATCH CONFIGURATION AND ELEVATION OF EXISTING ADJOINING CURB OR PAVEMENT.
- B.E. POLE SIGN TO 5'±, 95 FT. HT. - VERIFY SIZE AND LOCATION WITH B.E. REPRESENTATIVE.
- EXISTING 24' HIGH SITE LIGHT TO REMAIN.
- REMOVE EXISTING 24' HIGH SITE LIGHT POLE.
- NO COMMUTER PARKING SIGNS SHALL BE RELOCATED SEE B.E. REPRESENTATIVE FOR LOCATION.
- SAWCUT EDGE OF EXISTING PAVEMENT FOR 600D TIE IN W/ PROPOSED PAVEMENT.

NOTE:

- BUILDING AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE AND RIGHT-OF-WAY LINE LABELED, S 48° 32' 24" N AND N 00° 54' 06" W PROPERTY LINES AS TAKEN FROM SURVEY.
- ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES IS TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF FALLON, COUNTY OF ST. CHARLES, AND STATE OF MISSOURI BY ELGIN SURVEYING & ENGINEERING INC.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- 1/2" EXPANSION JOINTS ON THE CONCRETE SIDEWALK SHALL OCCUR AT A MIN. OF 20', MAX. OF 25' INTERVALS. ANYPLACE THE SIDEWALK COMES INTO CONTACT WITH THE BUILDING, THERE SHALL BE A 1/2" EXPANSION JOINT.
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TRAIL IS SHOWN IN THE RIGHT-OF-WAY. NO APPROVAL HAS BEEN GRANTED, BUT IS BEING REQUESTED.
- THIS PROPERTY IS ZONED C2. PROPOSED USE OF THIS PROPERTY IS A RESTAURANT.
- THIS SITE IS "ZONE X" AS PER FIRM FLOOD INSURANCE RATE MAP, FOR THE CITY OF FALLON ST. CHARLES CO, MISSOURI AND INCORPORATED AREAS, PANEL 297 OF 525, MAP NUMBER 2182C0231 E REVISED AUGUST 2, 1996.

DEVELOPER

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OWNER

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