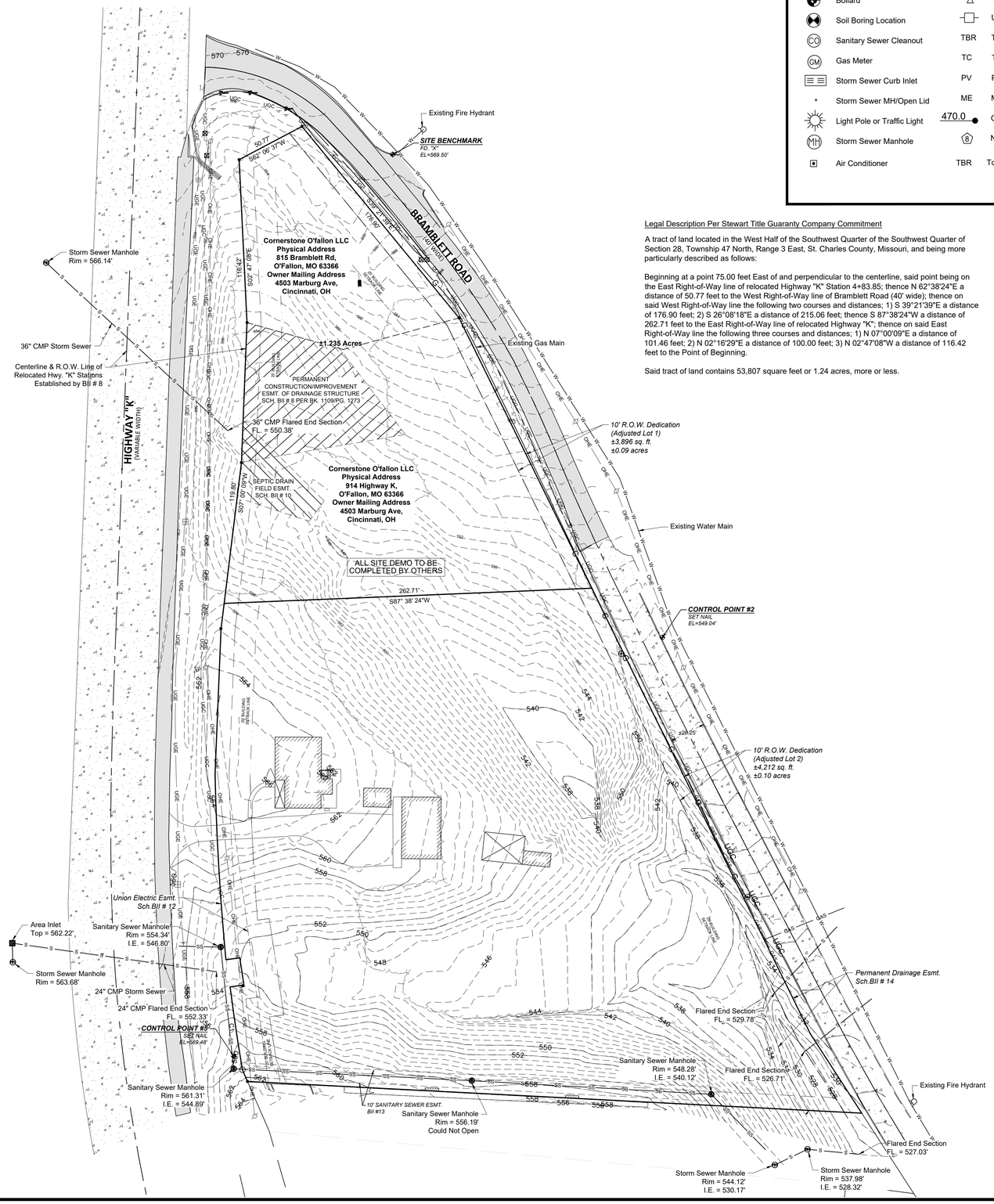

LEGEND

Benchmark	Sanitary Sewer Manhole	W W	Water Line
Iron Pin Found	Sign	SS	Sanitary Sewer Main
Iron Pin Set	Water Meter	X X	Fence
Bollard	Water Valve	470	Existing Contours
Soil Boring Location	Utility Pole	470	Proposed Contours
Sanitary Sewer Cleanout	TBR To Be Removed	UGE	Underground Electric
Gas Meter	TC Top of Curb	S S	Storm Sewer
Storm Sewer Curb Inlet	PV Pavement		Tree Line
Storm Sewer MH/Open Lid	ME Match Existing	OHE	Overhead Utility Lines
Light Pole or Traffic Light	470.0 Grade point	GAS	Gas Lines
Storm Sewer Manhole	Number of Parking Spaces		Ditch / Swale
Air Conditioner	TBR To Be Removed		

Existing Asphalt	Gravel
New Asphalt	Existing Concrete
New Concrete	Existing Concrete TBR
Existing Asphalt TBR	

Legal Description Per Stewart Title Guaranty Company Commitment

A tract of land located in the West Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at a point 75.00 feet East of and perpendicular to the centerline, said point being on the East Right-of-Way line of relocated Highway "K" Station 4+83.85; thence N 62°38'24"E a distance of 50.77 feet to the West Right-of-Way line of Bramblett Road (40' wide); thence on said West Right-of-Way line the following two courses and distances; 1) S 39°21'39"E a distance of 176.90 feet; 2) S 26°08'18"E a distance of 215.06 feet; thence S 87°38'24"W a distance of 262.71 feet to the East Right-of-Way line of relocated Highway "K"; thence on said East Right-of-Way line the following three courses and distances; 1) N 07°00'09"E a distance of 101.46 feet; 2) N 02°16'29"E a distance of 100.00 feet; 3) N 02°47'08"W a distance of 116.42 feet to the Point of Beginning.

Said tract of land contains 53,807 square feet or 1.24 acres, more or less.

UTILITIES SHOWN HEREON ARE BASED ON PLAN INFORMATION AND ABOVE GROUND FEATURES TO THE BEST OF OUR KNOWLEDGE. THIS EXISTING CONDITIONS DRAWING DOES NOT GUARANTEE THE "EXISTENCE OR NON EXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISSOURI 811 AND FIELD VERIFY UTILITIES. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY UTILITIES ENCOUNTERED BUT NOT SHOWN HEREON OR IF LOCATION OF UTILITIES VARIES FROM THAT SHOWN ON THE PLANS.

ALL EXISTING ITEMS ON THE SITE SHALL BE DEMOLISHED BY OTHERS. IF ANY ITEMS THAT ARE INDICATED TO BE DEMOLISHED REMAIN, COORDINATE WITH OWNER. CONTRACTOR SHALL HAUL DEMO ITEMS OFF-SITE.

ALL REMOVAL AREAS SHOWN SHALL BE SAW CUT TO FULL DEPTH WHEN ADJACENT TO REMAINING PAVEMENT.

THE PROPERTY LIES WITHIN FLOOD HAZARD ZONE X WHICH IS DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD. THIS IS STATED ON MAP NO. 29095C0438G OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEE'S SUMMIT DATED 01/20/2017.

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES ONLINE DATABASE, THERE ARE NO ACTIVE, INACTIVE, OR CAPPED OIL AND/OR GAS WELLS ON THE SITE.

Benchmark #1:
Iron Pin
Northing = 997,235.05'
Easting = 2,828,035.85'
Elev. = 1,026.08'

Benchmark #2:
Iron Pin
Northing = 997,050.27'
Easting = 2,828,015.40'
Elev. = 1,026.54'

0' 40' 80' 120'

Missouri One Call System, Inc. is open 7 days a week, 24 hours a day to process locate requests or address questions regarding a locate request. The toll free number is 1-800-344-7483 or 811 (the National three digit call before you dig phone number).

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REVISIONS

NO.	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	11/29/22

MICHAEL E. NEIKIRK PE

Civil Engineer

306 North Market Street, Ste 101
Mt. Carmel, IL 62863
Phone: (618) 263-4100

SCALE:	1"=40'
DRAWN BY:	RM
DESIGNER:	TJL,RM
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	IDesign
OWNER:	Bluegrass Hospitality Group

STATE OF MISSOURI
MICHAEL E. NEIKIRK
NUMBER PE-2005010806
PROFESSIONAL ENGINEER

CERTIFIED BY

JOB TITLE

DRAKE'S RESTAURANT
900 HIGHWAY K
O'FALLON, MO

DRAWING TITLE

EXISTING CONDITIONS

FILE LOCATION

DRAWING NUMBER: C2

REV #