

THE TEXAS ROAD HOUSE

LOT 3 OF HOME DEPOT ACRES
A TRACT OF LAND
IN U.S. SURVEY 55 AND PART OF THE
N. 1/2 OF FRAC. SEC. 32,
T. 47 N., R. 3 E.

ST. CHARLES COUNTY, MISSOURI

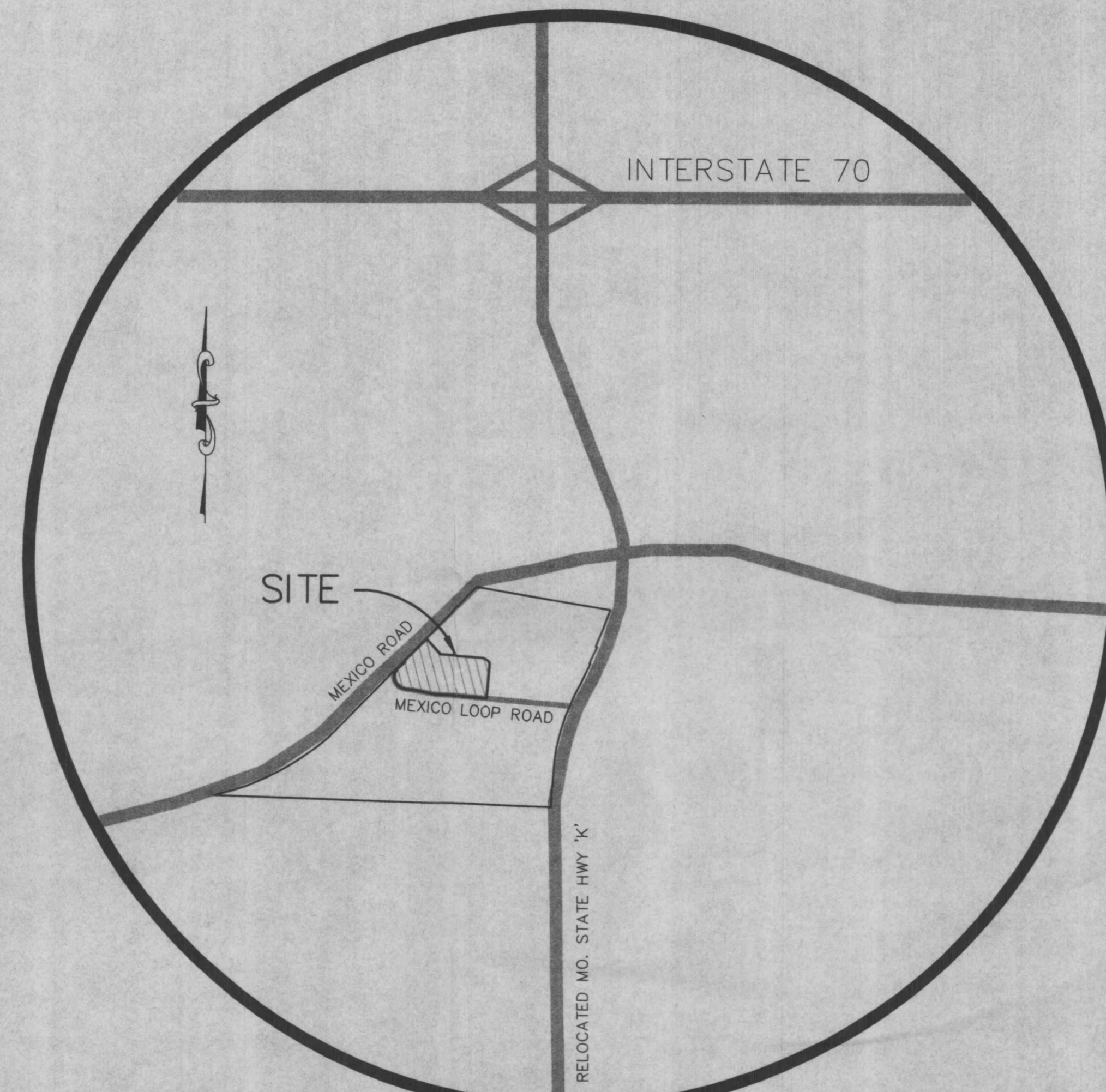
LOT AREA: (65,310 S.F. / 1.4993 ACRES)

GENERAL NOTES

1. THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS SURVEY AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMo) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS SURVEY REFERS.
2. () DENOTES INFORMATION OF RECORD.
3. BASIS OF BEARINGS: THE NORTHERLY LINE OF PEBBLEBROOK, PLAT 1 AS RECORDED IN PLAT BOOK 16, PAGE 35 AND THE NORTHERLY LINE OF PEBBLEBROOK, PLAT 2 AS RECORDED IN PLAT BOOK 19, PAGE 29.
4. THOSE CORNERS WHERE IT REFERS TO SET IRON PIPE SHALL BE SET UPON COMPLETION OF ALL WORK ON SITE.
5. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM BEST AVAILABLE RECORDS AND THEREFORE, THE RELATIONSHIP BETWEEN ACTUAL FIELD LOCATION AND LOCATION AS SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. SUBJECT PROPERTY IS LOCATED WITHIN A C-2 (GENERAL COMMERCIAL) ZONING DISTRICT AND IS SUBJECT TO THE CURRENT ZONING REGULATIONS AS SET FORTH BY THE CITY OF FALLON.
7. VISIBLE EVIDENCE OF EXISTING OR FORMER FUEL TANKS, TRANSFORMERS, AUTOMOBILE SERVICE AREAS OR OTHER FACILITIES THAT MAY HAVE INVOLVED THE USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES IS NON-EXISTING. PLEASE NOTE THAT THE DETERMINATION OF HAZARDOUS OR TOXIC SUBSTANCES AND KNOWLEDGE OF HOW SUCH TOXINS ARE STORED IS MORE APPROPRIATELY ADDRESSED BY OTHER PROFESSIONALS AND DOES NOT LIE WITHIN THE PURVIEW OF THE SURVEYING PROFESSION BY STATE DEFINITION. THEREFORE, THE OPINION OF THE SURVEYOR IN REGARDS TO SUCH MATTERS IS OF A LIMITED NATURE AND MUST NOT BE RELIED UPON AS THAT OF A PROFESSIONAL EXPERIENCED IN SUCH MATTERS.
8. FLOOD ZONE LOCATION BY PICKETT, RAY, AND SILVER, 333 MID RIVERS MALL DR., ST. PETERS, MO 63376. DRAWING DATE 1-30-92.
9. ALL ABUTTER'S RIGHTS OF DIRECT ACCESS BETWEEN THE HIGHWAY NOW KNOWN AS RELOCATED ROUTE K AND GRANTOR'S ABUTTING LAND, EXCEPT THERE IS RESERVED AND EXCEPTED TO GRANTOR'S THEIR SUCCESSORS AND ASSIGNS, THE USUAL RIGHT OF DIRECT ACCESS TO RELOCATED ROUTE K ALONG THE WEST RIGHT-OF-WAY FROM OPPOSITE STATION 31+10 ON THE ABOVE DESCRIBED CENTERLINE OF RELOCATED ROUTE K SOUTHERLY TO GRANTOR'S SOUTH PROPERTY LINE.
10. DETENTION PROVIDED FOR IN HOME DEPOT BASIN.
11. THIS PROJECT IS IN COMPLIANCE WITH THE "TREE PRESERVATION ORDINANCE". THERE ARE NO EXISTING TREES ON THIS SITE TO BE REMOVED.

LEGEND

+	CURB OR AREA INLET
⊙	SANITARY MANHOLE
○ C.O.	SANITARY CLEAN OUT
⊙	STORM MANHOLE
△	FLARED END SECTION
■	GRATE INLET
⊠	ELECTRIC TRANSFORMER
☆	LIGHT STANDARD
⊕	POWER POLE
⋈	GUY WIRE
OHP	OVERHEAD WIRE
⊖	TRAFFIC SIGNAL
⊖	STREET SIGN
⊕	FIRE HYDRANT
⊕	WATER SHUTOFF VALVE
⊙	WATER MANHOLE
⊙	TELEPHONE MANHOLE
○ W.M.	WATER METER
⊠	TELEPHONE CABLE BOX
+	FOUND CROSS
⊙	FOUND/SET-IRON PIPE
⊠	FOUND CONCRETE MONUMENT
▲	SEWER FLOW ARROW
⊠	MAILBOX
1	ITEM NO. - SCHEDULE B
67	NO. PARKING SPACES
580	EXISTING CONTOURS



LOCATION MAP

SITE DATA

TOTAL SITE AREA = 1.4993± ACRES (65,310 S.F.)	
"TEXAS ROAD HOUSE"	
LOT AREA:	= 1.49 ACRES
BUILDING AREA:	= 6,755 S.F.
PARKING REQUIRED:	= 20 SPACES + 1/100 S.F. = 88 SPACES
TOTAL PARKING PROVIDED:	= 107 SPACES
LOADING/UNLOADING SPACES REQUIRED:	= OVER 5,000 S.F. = 1 SPACE + 1/EVERY 20,000 S.F. THERE AFTER
LOADING/UNLOADING SPACES PROVIDED:	= 1 SPACE (12' x 35')
SITE COVERAGE:	
PAVEMENT:	43,656.71 S.F. (66.8%)
GRASS:	14,898.29 S.F. (22.8%)
BUILDING:	6,755.00 S.F. (10.4%)
TOTAL SITE PARKING = 107 SPACES	

INDEX

C1	COVER SHEET
C2	SURVEY
C3	SITE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	WARPIING DETAILS
C5	UTILITY PLAN
D1	DETAIL SHEET
D2	DETAIL AND PROFILE SHEET
L1	LANDSCAPE PLAN
DA	DRAINAGE AREA MAP

SITE BENCHMARK

CUT "□" ON CENTER OF HEADWALL FOR TRIPLE BOX CULVERT, WEST SIDE OF HIGHWAY K AT BELLEAU CREEK. ELEV. 511.21.

F.I.R.M. PANEL

COMMUNITY PANEL # 29183C0237 E

Handwritten note:
DW 11-30-00
Comment to from your letter dated 11/28/00 has not been adequately addressed. I do not understand what is proposed at the site. I will prepare a plan does not propose a roof in this area.

ABBREVIATIONS

"EX." DENOTES "EXISTING"
"TYP." DENOTES "TYPICAL"
"CONC." DENOTES "CONCRETE"
"ASPH." DENOTES "ASPHALT"
"C.I." DENOTES "CURB INLET"
"D.C.I." DENOTES "DOUBLE CURB INLET"
"G.I." DENOTES "GRATE INLET"
"A.I." DENOTES "AREA INLET"
"F.E.S." DENOTES "FLARED END SECTION"
"O.S." DENOTES "OVERFLOW STRUCTURE"
"M.H." DENOTES "MANHOLE"
"C.O." DENOTES "CLEAN OUT"
"R.C.P." DENOTES "REINFORCED CONCRETE PIPE"
"C.M.P." DENOTES "CORRUGATED METAL PIPE"
"V.C.P." DENOTES "VITRIFIED CLAY PIPE"
"FL" DENOTES "FLOW LINE"
"G" DENOTES "GAS"
"OHW" DENOTES "OVERHEAD WIRE"
"W" DENOTES "WATER"
"UGT" DENOTES "UNDERGROUND TELEPHONE"
"UE" DE "UNDERGROUND ELECTRIC"

UTILITY COMPANIES

ELECTRIC
AMEREN UE
1901 CHOUTEAU
ATTN: AL BANGERT
ST. LOUIS, MO. 63104
(314) 554-2134

TELEPHONE
GTE
880 PARR ROAD
WENTZVILLE, MO. 63385
ATTN: TOM POESEL
(636) 332-7398

GAS
ST. CHARLES GAS COMPANY
3950 FOREST PARK AVE.
ST. LOUIS, MO. 63108
(DRAFTING OFFICE)
(314) 621-6960

WATER
ALLIANCE PLUMBING
410 EAST ELM STREET
O'FALLON, MO. 63366
(636) 281-2858

SEWER
ALLIANCE PLUMBING
410 EAST ELM STREET
O'FALLON, MO. 63366
(636) 281-2858

▲ REVISED ADDRESS

Handwritten: File Copy
APPROVED
AS NOTED - SHEET C-5
12/5/00
Frank Adams

Signature: James B. Bifer
PROFESSIONAL ENGINEER
11-30-00

Developer
TEXAS ROAD HOUSE RESTAURANT
727 CENTRAL AVENUE
LEXINGTON, KENTUCKY 40502
PH. (859) 288-2100 FAX (859) 335-1815

CONSULTING ENGINEERS
PHONE (314) 938-8992
FAX (314) 938-8997
ST. LOUIS, MISSOURI 63123

James B. Becker
Civil Engineer
9659 GRAVOIS ROAD
SUITE A
ST. LOUIS, MISSOURI 63123

Project
TEXAS ROAD HOUSE
ST. CHARLES COUNTY,
MISSOURI

Drawn By
TMM
Checked By
MLO
Scale
Job Number
4865
Sheet Number
C1