

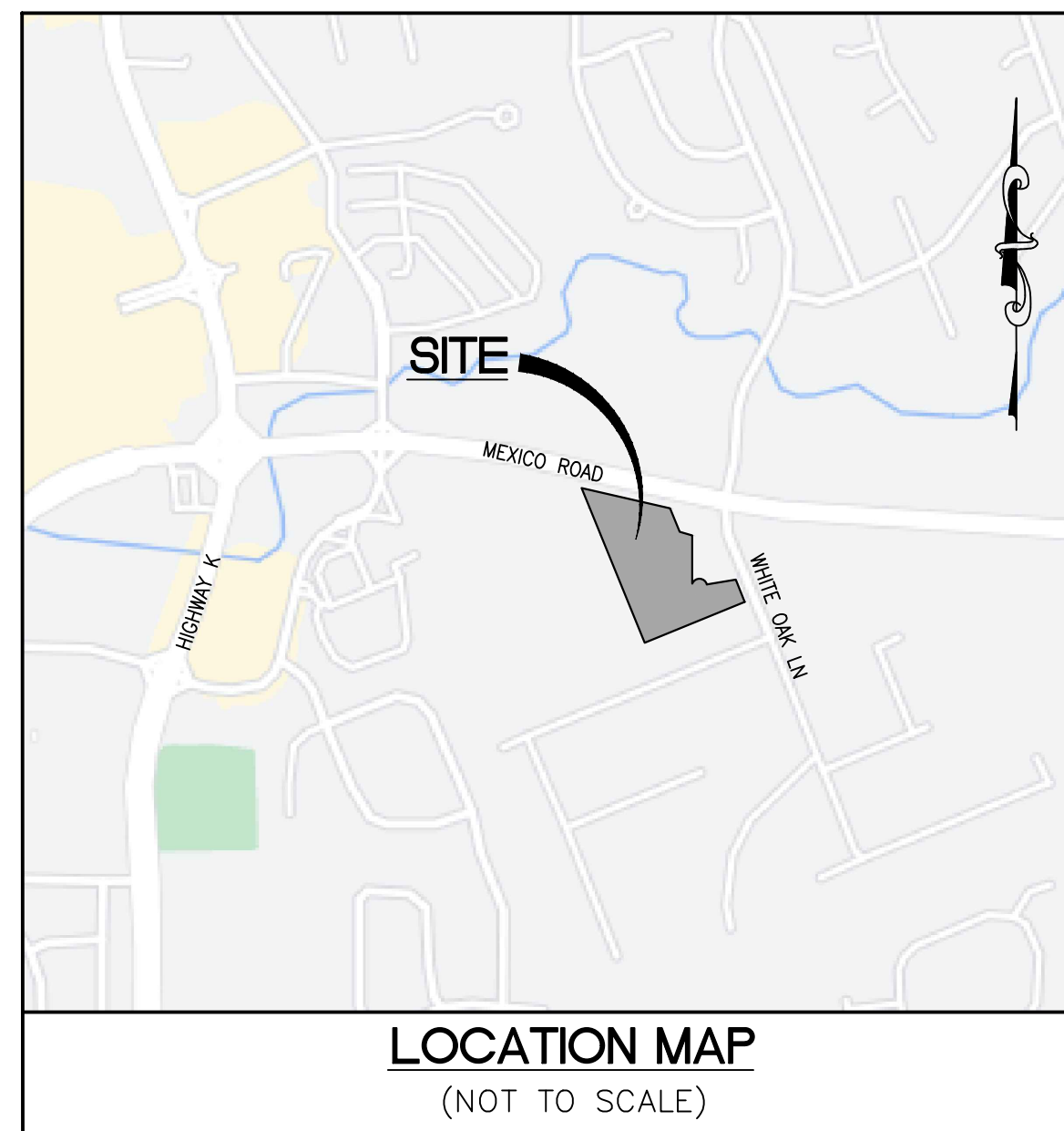
# TEXAS ROADHOUSE

A TRACT OF LAND BEING ALL OF LOTS 1-9 AND 12-16 OF CEDAR HILL ACRES AND PART OF U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI

**APPROVED**

*Jeanie Greenlee* 07/27/2022

## IMPROVEMENT PLANS



### PERTINENT DATA

OWNER	=	MOHR CAPITAL LLC
SITE ADDRESS	=	MEXICO ROAD O'FALLON, MO 63368
SITE ACREAGE	=	3.33±
DISTURBED LAND	=	3.22±
EXISTING ZONING	=	C-1 "RESTRICTED BUSINESS"
PROPOSED ZONING	=	C-2 "GENERAL BUSINESS"
ADJACENT ZONING	=	WEST - C-2 EAST - C-1 & UNINCORPORATED SOUTH - C-1
LOCATOR NUMBER	=	367680A000, 368100A000, 366360A000, 368070A000
FEMA MAP PANEL	=	29183C0237G DATE: 1/20/2016
ESTIMATED SANITARY FLOW	=	13,710 GPD

### DESIGN AND DEVELOPMENT CONTACTS

CIVIL ENGINEER	COLE & ASSOCIATES, INC. 1520 SOUTH FIFTH STREET, SUITE 307 ST. CHARLES, MO 63303 (636) 978-7508 CONTACT: MATT STEUBER
ARCHITECT	GREENBERG FARROW 21 SOUTH EVERGREEN AVE. SUITE 200 ARLINGTON HEIGHTS, IL 60005 (224) 764-0369 CONTACT: BRANDON GOLDBERG
SURVEYOR	COLE & ASSOCIATES, INC. 1520 SOUTH FIFTH STREET, SUITE 307 ST. CHARLES, MO 63303 (636) 978-7508 CONTACT: TERRY WESTERMAN
LANDSCAPE ARCHITECT	COLE & ASSOCIATES, INC. 401 S. 18TH STREET, SUITE 200 ST. LOUIS, MO 63103 (314) 984-9887 CONTACT: JOE HORVATH

### UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

### UTILITIES

CITY OF O'FALLON 10 N. MAIN ST. O'FALLON, MO 63366 PH. (636) 281-2858	SEWER SERVICE	GAS SERVICE	= SPIRE 6400 GRAHAM RD ST. LOUIS, MO. 63134 PH. (314) 522-2297
WENTZVILLE FIRE DISTRICT/FIRE DISTRICT 502 LUETKENHAUS BOULEVARD WENTZVILLE, MO 63385 PH. (636) 332-9869	ELECTRIC SERVICE	PHONE SERVICE	= CUVRE RIVER ELECTRIC CO. BOX 160. TROY, MO 63379 PH. 1-800-392-3709
CITY OF O'FALLON 10 N. MAIN ST. O'FALLON, MO 63366 PH. (636) 281-2858	WATER SERVICE	STORM SEWER	= AT & T 12930 OLIVE ST. ST. LOUIS, MO 63141 PH. (314) 275-0025
CHARTER COMMUNICATIONS/CABLE SERVICE 815 CHARTER COMMONS TOWN & COUNTRY, MO 63107 PH. (314) 275-0025			= CITY OF O'FALLON 10 N. MAIN ST. O'FALLON, MO 63366 PH. (636) 281-2858

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### PLANNING AND ZONING

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

- THE STUB TO THE ADJACENT PROPERTY SHOULD EXTEND TO THE PROPERTY LINE.
- SHOW ANY ACCESS EASEMENTS ON THE PROPERTY.
- A BOUNDARY ADJUSTMENT MUST BE APPROVED FOR THE SUBJECT PROPERTIES.
- PROVIDE A PHOTOMETRIC LIGHTING PLAN.
- PROVIDE TREE PRESERVATION CALCULATIONS.
- PROVIDE A NOTE ON THE PLAN THE THE STORMWATER DETENTION WILL NEED TO BE DESIGNED FOR THE 100-YEAR/20-MINUTE STORM.
- STRIPING ON MEXICO ROAD WILL NEED TO BE MODIFIED FOR LEFT TURN IN STACKING. THE LEFT TURN LANE ON MEXICO ROAD FOR SONDEREN STREET CAN BE REVIEWED BUT MAY NOT BE ABLE TO BE MODIFIED DUE TO MINIMUM REQUIREMENTS FOR STACKING.
- PROVIDE THE TOP AND BOTTOM ELEVATIONS ON THE RETAINING WALLS.
- PROVIDE A STORMWATER DRAINAGE SYSTEM AT THE ENTRANCE ONTO MEXICO ROAD TO PREVENT STORMWATER FROM FLOWING INTO MEXICO ROAD.
- PROVIDE BIKE RACK DETAILS ON THE CONSTRUCTION PLANS.
- THE HOLDER OF THIS CONDITIONAL USE PERMIT SHALL BE AND REMAIN FULLY LICENSED WITH THE STATE OF MISSOURI AND THE CITY OF O'FALLON. BOTH LICENSES SHALL REMAIN IN GOOD STANDING THROUGHOUT THE TERM OF THIS CONDITIONAL USE PERMIT.
- THIS CONDITIONAL USE PERMIT IS GRANTED SOLELY TO THE OWNER OF TEXAS ROADHOUSE. SHOULD OWNERSHIP TRANSFER IN THE FUTURE, THE NEW OWNER SHALL BE REQUIRED TO APPLY FOR A TRANSFER OF A CONDITIONAL USE PERMIT THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE TRASH, GREASE AND RECYCLING RECEPTACLES SHALL BE LOCATED WITHIN THE ENCLOSURE AT ALL TIMES. THE GATES ON THE ENCLOSURE SHALL REMAIN CLOSED WHEN NOT IN USE.
- SHOULD THE PETITIONER CHOOSE TO OFFER LIVE ENTERTAINMENT AS DEFINED IN CHAPTER 635 OF THE MUNICIPAL CODE, A CONDITIONAL USE PERMIT AND LIVE ENTERTAINMENT LICENSE WILL NEED TO BE APPROVED BY THE CITY COUNCIL.
- THIS CONDITIONAL USE PERMIT SHALL BE REVOKED UPON: I) BREACH OR FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT, II) DISCIPLINARY ACTION OR OTHER ACTION AFFECTING THE STATUS OF THE HOLDER'S STATE OR LICENSES, AND III) AS OTHERWISE PROVIDED BY ORDINANCE OR OTHER APPLICABLE LAW.
- THE OCCURRENCE OF ACTIVITIES WHICH ARE DEEMED TO DISTURB THE PEACE IS DEFINED IN TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE OF THE MUNICIPAL CODE SHALL BE PROMPT THE CITY TO REVOKE THE CONDITIONAL USE PERMIT.
- OUTDOOR STORAGE OF RESTAURANT RELATED EQUIPMENT SHALL BE PROHIBITED. EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO SODA CANISTERS, BREAD RACKS, FLOOR MATS.
- DURING BUSINESS HOURS ALL DOORS OF THE ESTABLISHMENT SHALL REMAIN CLOSED AT ALL TIMES.
- SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE (1) YEAR, THE CONDITION USE PERMIT SHALL BE REVOKED.



CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

PLANNING AND DEVELOPMENT DIVISION FILE NUMBER: 22-001684  
PLANNING AND ZONING APPROVAL DATE: JANUARY 6, 2021

## LEGEND

EXISTING		PROPOSED
460 459 + 620.15	CONTOURS	460 459 621.25 (TOP OF CURB) 621.25 (FINISH PAVEMENT)
8	SPOT GRADE	
	TREE LINE	
	TREE	
	BUSH	
	STORM MANHOLE	
	AREA INLET	
	CURB INLET	
	GRATED INLET	
	FLARED END SECTION	
12" RCP	STORM SEWER	
	GRATED MANHOLE	
	STORM DESIGNATOR	
DS	DOWNSPOUT	
DP	DRAINAGE PIPE	
	SWALE/SLOPE INDICATOR	
8" VCP	SANITARY MANHOLE	
	SANITARY SEWER	
	CLEAN OUT	
	SANITARY DESIGNATOR	
	UTILITY POLE	
	GUIDE WIRE	
OU	OVERHEAD UTILITY	
UE	UNDERGROUND ELECTRIC	
	ELECTRIC MARKER	
	ELECTRIC METER	
	ELECTRIC BOX	
	ELECTRIC PULL BOX	
	ELECTRIC TRANSFORMER	
	ELECTRIC MANHOLE	
	UNDERGROUND TELEPHONE	
	FIBER OPTIC MARKER	
	CABLE MARKER	
	GAS LINE	
	GAS VALVE	
	GAS METER	
	GAS MARKER	
	WATER LINE	
	WATER VALVE	
	WATER METER	
	FIRE HYDRANT	
	SIGN	
	MAIL BOX	
	TEST HOLE	
	LIGHT STANDARD	
	FENCE	
	BOLLARD	
	RETAINING WALL	
	CONCRETE PAVEMENT	
	SILTATION FENCE	
	AIR CONDITIONER	
	FLAG POLE	
	MONITORING WELL	
	PARKING METER	
	PLANTER	
	SPRINKLER CONTROL BOX	
	SPRINKLER VALVE	
	TRAFFIC CONTROL BOX	
	TRAFFIC POLE	
	YARD LIGHT	
	GUARD RAIL	
	PROPERTY LINE	
	EASEMENT	
	SETBACK	
	INLET PROTECTION	
	WATTLE	
	CHECK DAM	
	USE IN PLACE	
	TO BE REMOVED	
	ADJUST TO GRADE	
	TO BE REMOVED & RELOCATED	
	TYPICAL	
	NOT TO SCALE	
	HIGH POINT IN GRADE	
	LOW POINT IN GRADE	
	TOP OF WALL	
	BOTTOM OF WALL	
	NOT IN CONTRACT	

### SITE BENCHMARK INFORMATION

BENCHMARK NO. 1  
"O" IN OPEN ON FIRE HYDRANT LOCATED 12' SOUTH OF SOUTH CURB LINE AT #8477 MEXICO ROAD.  
ELEVATION = 530.63

BENCHMARK NO. 2  
SQUARE CUT AT EAST END OF CONCRETE WALK  
LOCATED 9.4' NORTH OF POWER POLE  
AND 21.4' NORTH OF GRATED INLET ALONG NORTH CURB LINE OF MEXICO ROAD  
ELEVATION = 518.80

DEVELOPER/OWNER:  
MOHR CAPITAL LLC  
14643 DALLAS PARKWAY SUITE 1000  
DALLAS, TX 75254  
(214) 801-9860



TEXAS ROADHOUSE  
IMPROVEMENT PLANS

MEXICO ROAD  
O'FALLON, MO 63368  
COVER SHEET

+ ST. CHARLES  
300 5th Street  
St. Charles, MO 63303  
636.978.7508 tel  
www.coleinst.com

**COLE**  
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE  
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