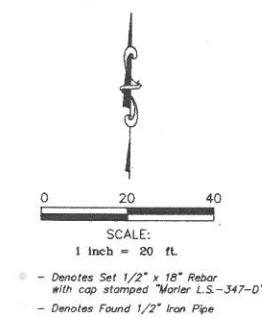
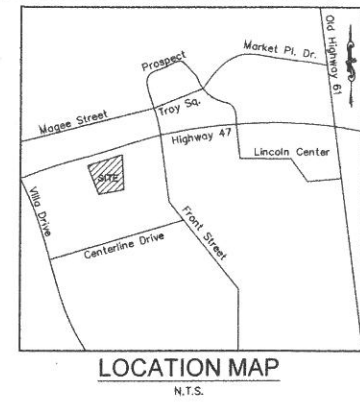


PRELIMINARY SITE PLAN

for
RESTAURANT/RETAIL
 TROY BANK OF AMERICA SUBDIVISION
 CITY OF TROY,
 LINCOLN COUNTY, MISSOURI



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- EXISTING TREE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SWALE
- TO BE REMOVED
- TO BE REMOVED & RELOCATED
- TO BE USED IN PLACE
- ADJUST TO GRADE
- BACK OF CURB
- FACE OF CURB
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- SILTATION CONTROL
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- LIGHT STANDARD

SURVEYORS NOTES OF INTEREST

- Existing concrete sidewalk extends onto the subject parcel as shown on this survey.
- Existing asphalt curb extends onto the subject parcel as shown on this survey.
- Adjacent sign and concrete pad extend onto the subject parcel as shown on this survey.
- Existing sign and electric line as shown on this survey do not lie within an easement listed in the site commitment provided.
- Existing curb cut currently being used as access. There appears to be a lack of recorded cross access documents as none was provided to the land surveyor and nothing shown in schedule "B" section 2.

ZONING NOTES

Zoned: C-3 Highway Commercial District

Existing site conditions may fall within permitted uses as listed in the City of Troy zoning regulations. Zoning regulations are subject to change, interpretation and exception, for further information contact the City of Troy planning and zoning department.

Parking regulations: Offstreet parking spaces shall be provided in accordance with the requirements for specific uses set out in Section 405.395.

height regulations: No building shall exceed 4 stories nor shall exceed 50 feet in height except as provided in Section 405.190.

Area Regulations:

Yards:

Front Yard: All buildings shall be set back a minimum of 30 feet from the street right of way line.

Side Yard: there shall be a minimum side yard of 10 feet, except the side yard width shall be a minimum of 25 feet when adjacent to a residential district.

Rear Yard: There shall be a minimum rear yard depth of 15 feet, except the rear yard depth shall be a minimum of 30 feet when adjacent to a residential district.

Minimum lot area: There are no minimum lot area requirements for this district. Lots shall be of sufficient size to accommodate the required setbacks and off-street parking requirements in Article IX.

Zoning information has been collected by the Land Surveyor and considered to be accurate, however this should be verified by the client. See Item 6A under Table A.

FLOOD ZONE NOTES

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 2913C03750 and community number 290641 (City of Troy) which bears an effective date of September 29, 2010. The property lies within unshaded zone x (areas determined to be outside the 0.2% annual chance floodplain).

PREPARED FOR:

DAVID LEHNERT
 9109 Watson Road
 Suite 400
 St. Louis, Missouri 63126
 (D) 314.222.6023
 (C) 314.600.2351

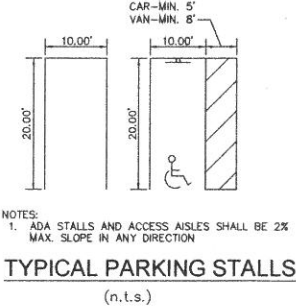
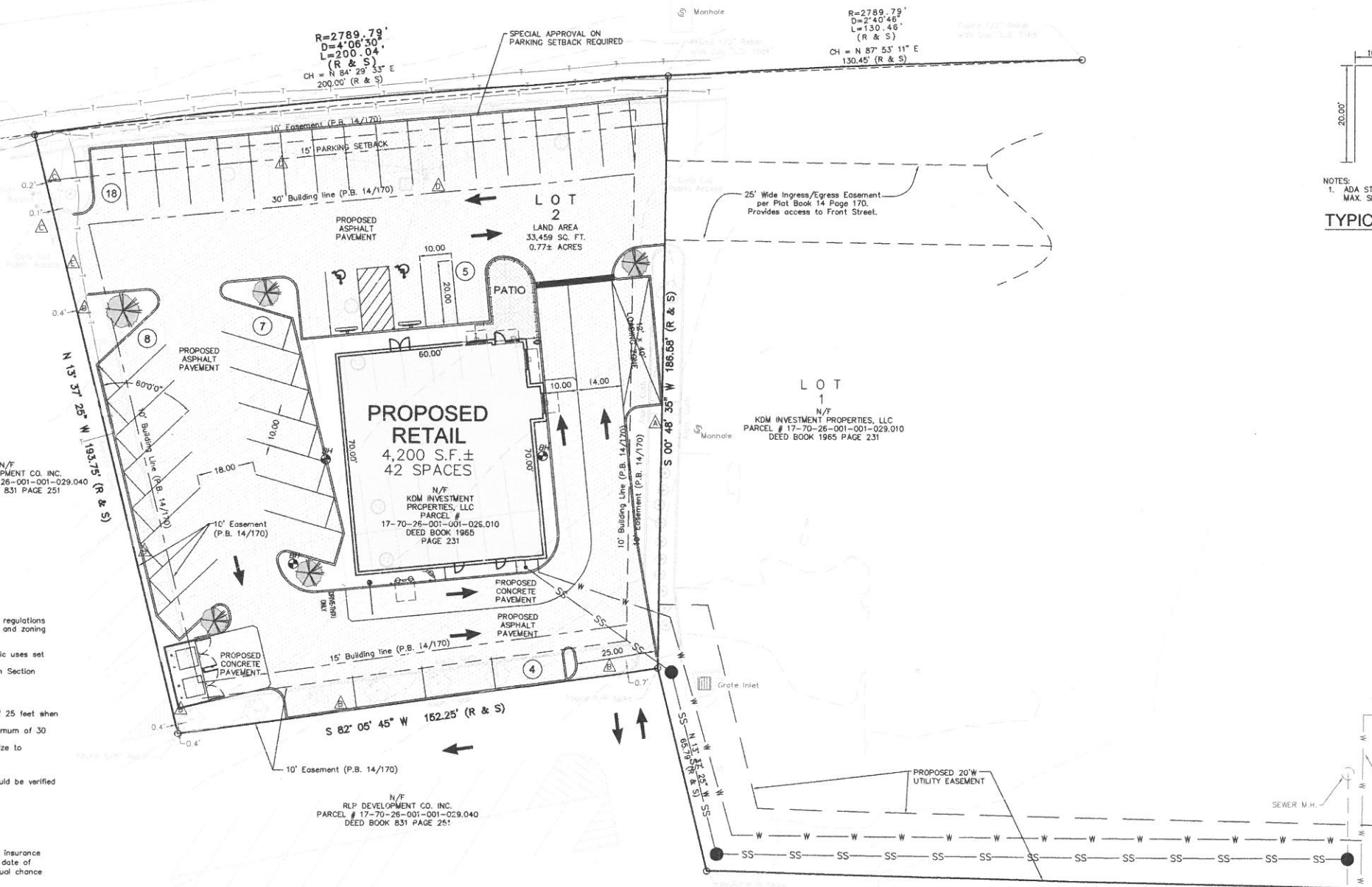
PREPARED BY:

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

10820 Sunset Office Drive
 Suite 200
 St. Louis, Missouri 63127
 314.729.1400
 Fax: 314.729.1404
 www.cedc.net

LAND DESCRIPTION

Lot 2 of Troy Bank of America Subdivision, according to the plat thereof recorded in Plat Book 14 page 170 of the Lincoln County Records.



NOTES:
 1. ADA STALLS AND ACCESS AISLES SHALL BE 2X MAX. SLOPE IN ANY DIRECTION

BRANDON A. HARR, P.E. E-28650
 PROFESSIONAL ENGINEER
 CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive
 Suite 200
 Saint Louis, Missouri 63127
 314.729.1400
 Fax: 314.729.1404
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CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

Preliminary Site Plan for
RESTAURANT/RETAIL
 FRONT STREET
 TROY, MISSOURI 63379

Proj #	1644
No. Description	Date
CLIENT REVIEW	06/13/17
CLIENT REVIEW	12/07/17
CLIENT REVIEW	12/21/17

PRELIMINARY
 SITE PLAN

C01

NOTE:
 The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

Call BEFORE you DIG
 TOLL FREE
1-800-DIG-RITE
 MISSOURI ONE-CALL SYSTEM, INC.

MISSOURI ONE CALL TICKET NUMBER 170722613
 The utilities contacted by Missouri One Call were Ameren Electric, Ameren Missouri Gas, CTCL - Centurylink, Charter Communications, MNA-Bluebird and the City of Troy.