



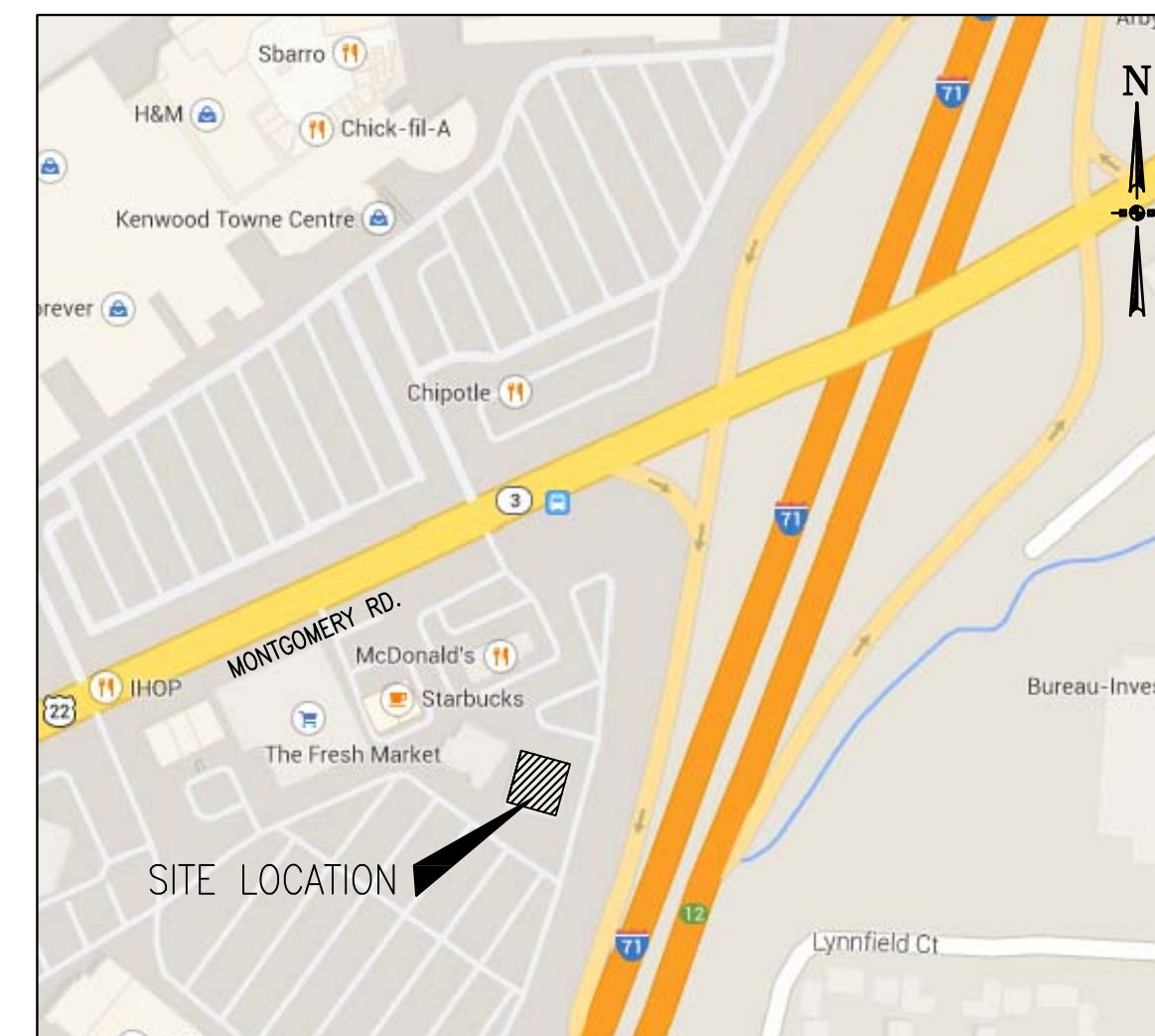
PRELIMINARY SITE IMPROVEMENT PLANS

FOR TEXAS ROADHOUSE

KENWOOD, OHIO

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN (WITH SIZE)	
	SANITARY SEWER	
	FORCE MAIN	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND GAS	
	CONTOUR	
	HIGH/NORMAL WATER LEVEL	
	SILT FENCE	
	RIGHT-OF-WAY	
	CURB	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	FENCE LINE	
	GUARD RAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	CLEAN OUT	
	FIRE HYDRANT	
	GATE VALVE AND VAULT	
	STREET LIGHT	
	STREET LIGHT WITH MAST	
	TRANSFORMER	
	UTILITY POLE	
	SIGN	
	DRAINAGE DIRECTION	
	OVERFLOW ROUTE	
	SPOT GRADE	
	FINISHED FLOOR	
	TOP OF FOUNDATION	
	GROUND	
	EDGE OF PAVEMENT	
	BACK/TOP OF CURB	
	TOP OF SIDEWALK	
	TOP OF RETAINING WALL	
	BOTTOM OF RETAINING WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	INVERT FOR SEWERS	



LOCATION MAP
 NOT TO SCALE

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER THE 'KENWOOD ALTA/ACSM LAND TITLE SURVEY,' LAST DATED AUGUST 7, 2014 AS PREPARED BY BAYER BECKER (513-336-6600). CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

BENCHMARK AND LOCATIONS:

SET MAG NAIL IN PARKING LOT NORTHEAST OF PROPOSED BUILDING (SEE SURVEY FOR EXACT LOCATION):
 ELEVATION = 836.84

NO.	DESCRIPTION	DATE
1	PUD AMENDMENT SUBMITTAL	091814
REVISIONS		

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN

CONTACTS

ENGINEER
 JACOB & HEFNER ASSOCIATES, INC.
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 LOMBARD, IL 60148
 CONTACT: RYAN BLOCKER, P.E.
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ARCHITECT
 GREENBERGFARROW
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 ARLINGTON HEIGHTS, IL 60005
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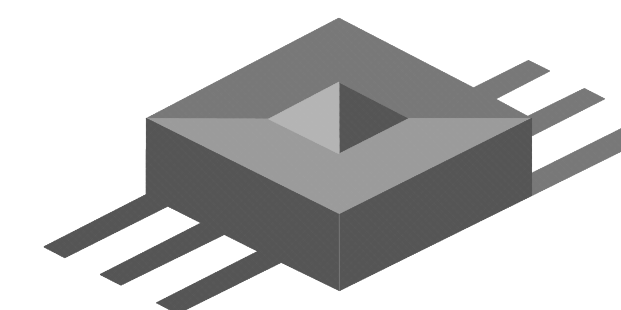
DEVELOPER
 TEXAS ROADHOUSE HOLDINGS, LLC.
 6040 DUTCHMANS LANE, SUITE 400
 LOUISVILLE, KY 40205
 CONTACT: DAVID BANET
 DAVID.BANET@TEXASROADHOUSE.COM

SURVEYOR
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 JEFFLAMBERT@BAYERBECKER.COM
 (513) 492-9861

GEOTECHNICAL ENGINEER
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 611 LUNKEN PARK DRIVE
 CINCINNATI, OH 45226
 CONTACT: AARON MUCK, P.E.
 (513) 321-5816

ENGINEER
 RYAN J. BLOCKER
 RBLOCKER@JACOBANDHEFNER.COM
 OHIO REGISTRATION NO. E-74168
 EXPIRES 12/31/2015

ENGINEER ONLY CERTIFIES SHEETS
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION"

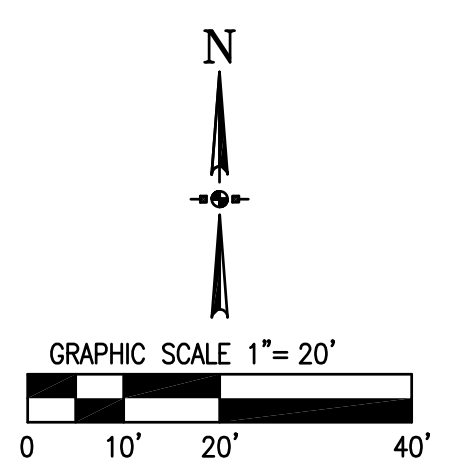
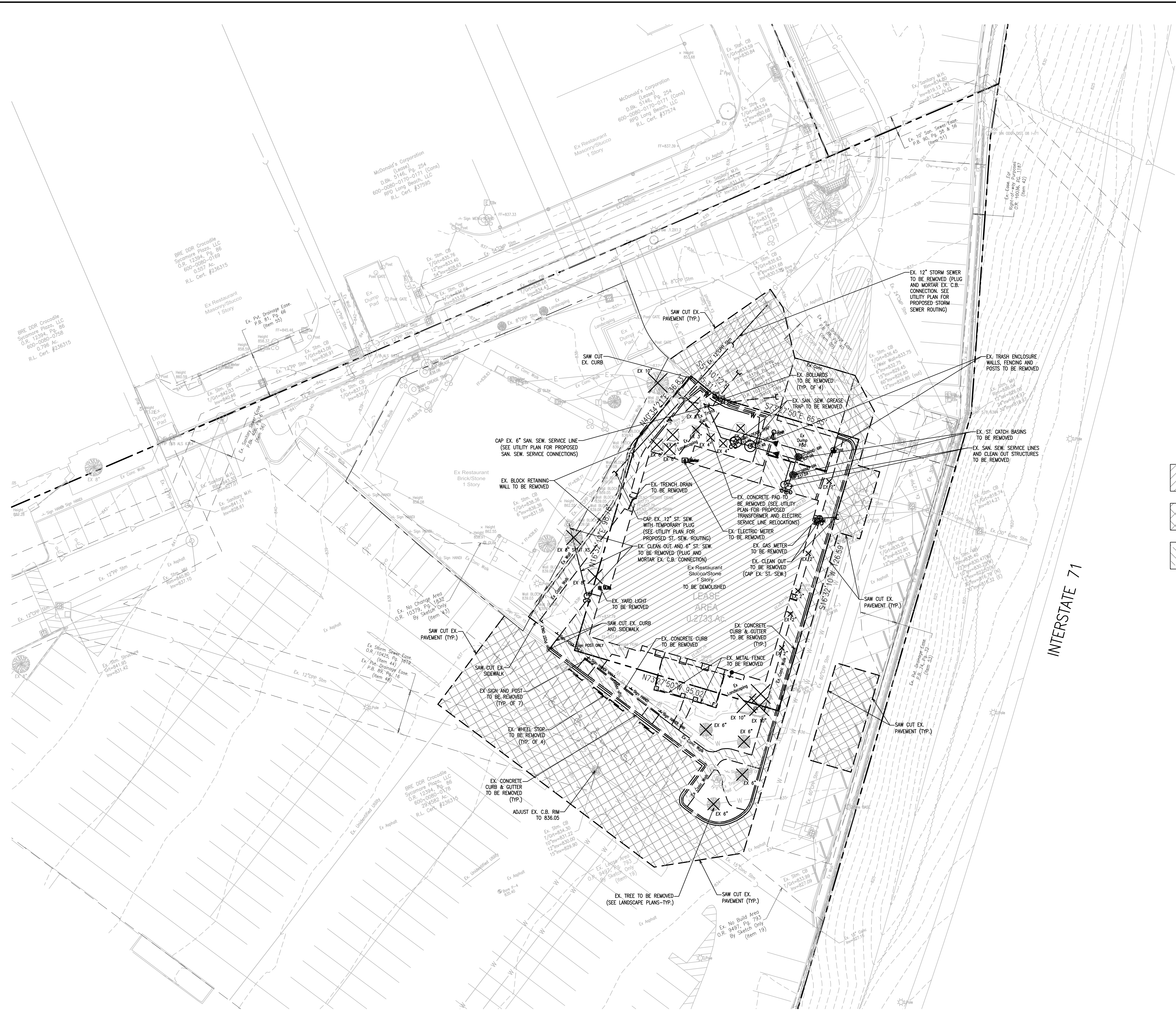


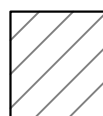
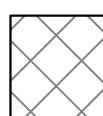

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FOR REVIEW PURPOSES ONLY



- DEMOLITION HATCH LEGEND:**
-  EXISTING BUILDING TO BE DEMOLISHED
 -  EXISTING ASPHALT PAVEMENT TO BE REMOVED
 -  EXISTING CONCRETE PAVEMENT / SIDEWALK TO BE REMOVED

No.	Description	Date
1	PUD AMENDMENT SUBMITTAL 18SEP14	

**EXISTING CONDITIONS AND
DEMOLITION PLAN
TEXAS ROADHOUSE
SYCAMORE PLAZA AT KENWOOD
KENWOOD, OHIO**

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F105
1"=20'
C2



PROJECT DATA TABLE:

LEASE AREA:	0.27 ACRES
PROPOSED IMPERVIOUS AREA:	0.24 ACRES
PROPOSED PERVIOUS AREA:	0.03 ACRES
ZONING:	PUD
EXISTING LAND USE:	RESTAURANT
PROPOSED LAND USE:	RESTAURANT
PROPOSED BUILDING FLOOR AREA:	7,163 SQ. FT.
BUILDING HEIGHT:	28'-10"
SEATING CAPACITY:	281 SEATS
ADDITIONAL PARKING PROVIDED:	3 STALLS (SEE NOTE #2)

NOTES:

- SEE ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING INFORMATION
- ADDITIONAL PARKING IS EXISTING AND SHARED WITH THE OVERALL DEVELOPMENT

PAVEMENT HATCH LEGEND:

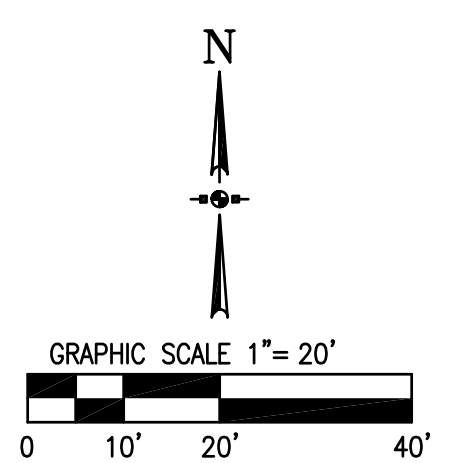
- ASPHALT PAVEMENT
2" ODOT #448 TYPE I ASPHALT SURFACE COURSE
3" ODOT #448 TYPE II ASPHALT BASE COURSE
6" ODOT #304 CRUSHED STONE
- HEAVY DUTY ASPHALT PAVEMENT
2" ODOT #448 TYPE I ASPHALT SURFACE COURSE
4" ODOT #448 TYPE II ASPHALT BASE COURSE
6" ODOT #304 CRUSHED STONE
- CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" ODOT #304 CRUSHED STONE
- INTEGRAL BLACK COLORED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" ODOT #304 CRUSHED STONE
- HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT
7" PORTLAND CEMENT CONCRETE
WITH #5 BARS AT 12" O.C. EACH WAY
4" ODOT #304 CRUSHED STONE
(SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- INTEGRAL BLACK COLORED CONCRETE LANDING
6" PORTLAND CEMENT CONCRETE
WITH 6X6 W2.9XW2.9 WWF
4" ODOT #304 CRUSHED STONE
(SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

No.	Description	Date
1	PUD AMENDMENT SUBMITTAL	18SEP14

SITE PLAN
TEXAS ROADHOUSE
SYCAMORE PLAZA AT KENWOOD
KENWOOD, OHIO

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F105
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C3



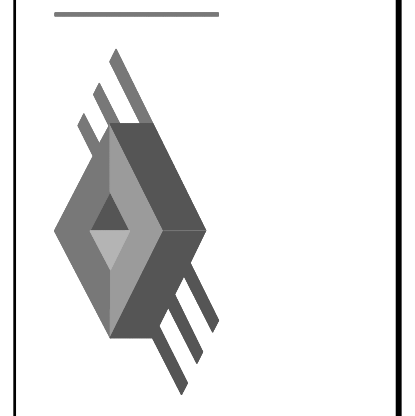
GRADING LEGEND:

EXISTING CONTOUR	— 700 —
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	— 700 —
PROPOSED SPOT ELEVATION (ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED)	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED BACK/TOP OF CURB ELEVATION	× BC:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED DRAINAGE DIVIDE	— — — — —
DRAINAGE DIRECTION	→
OVERFLOW ROUTE	→

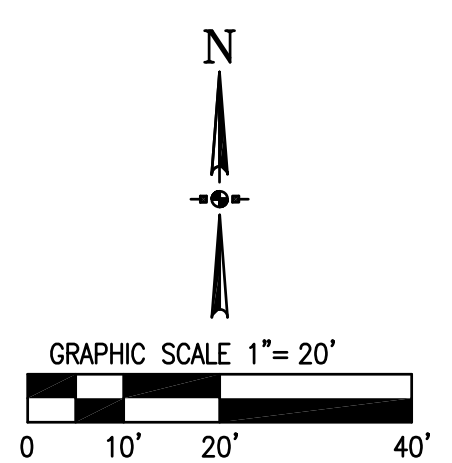
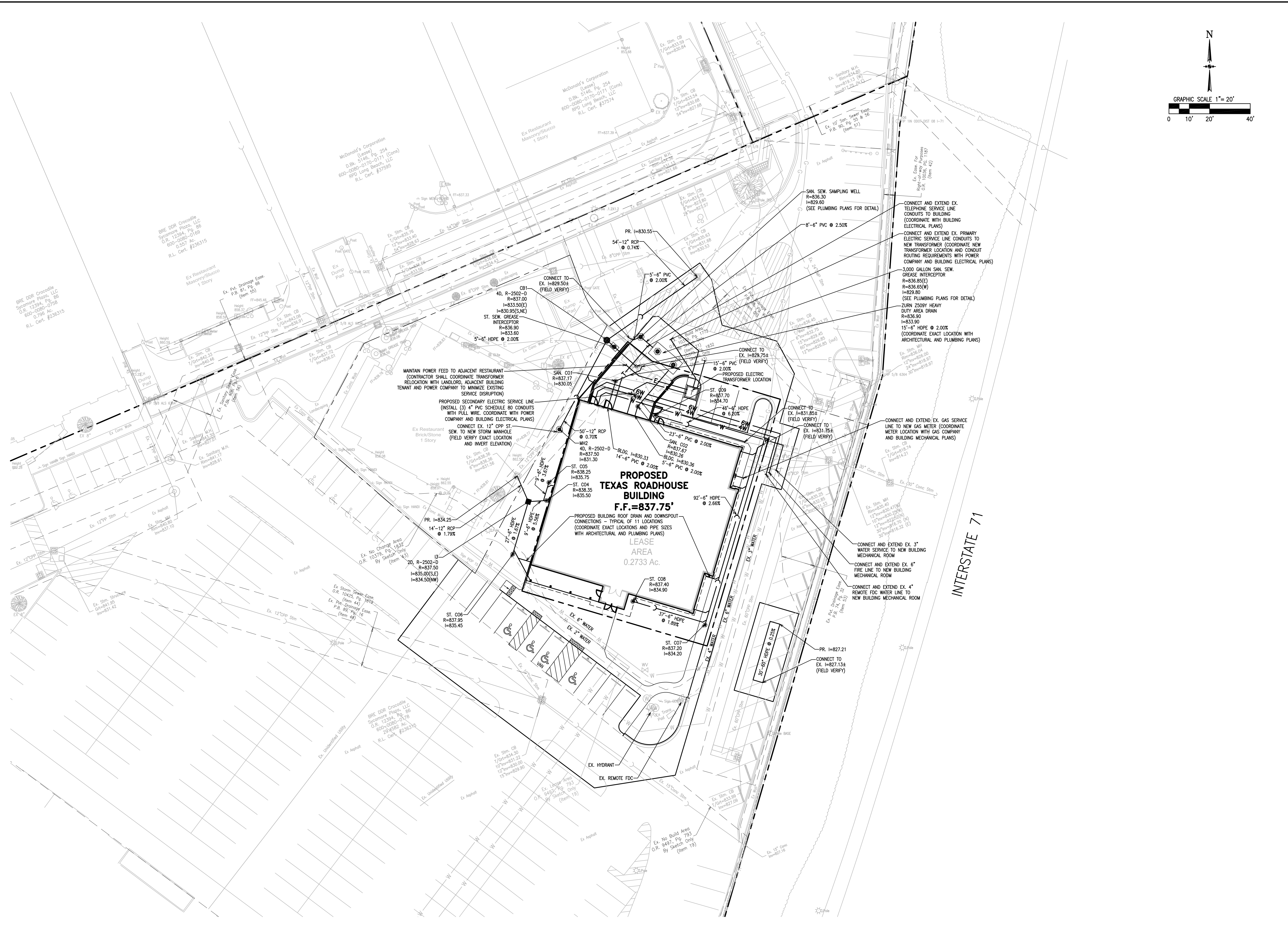
1	PUD AMENDMENT SUBMITTAL	18SEP14	Date
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GRADING PLAN
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SYCAMORE PLAZA AT KENWOOD
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F105
1"=20'
C4



No.	Description	Date
1	PUD AMENDMENT SUBMITTAL 18SEP14	

UTILITY PLAN
TEXAS ROADHOUSE
SYCAMORE PLAZA AT KENWOOD
KENWOOD, OHIO

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F105
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C5