

LEGAL DESCRIPTION:

OVERALL TRACT
 LOT D OF BRAMBLETT CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 46 PAGES 112 THRU 115 OF THE ST. CHARLES COUNTY RECORDERS OFFICE, BEING PART OF U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT D-1
 A TRACT OF LAND BEING PART OF LOT D OF BRAMBLETT CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 46 PAGES 112 THRU 115 OF THE ST. CHARLES COUNTY RECORDERS OFFICE, BEING PART OF U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT D, THENCE ALONG THE WESTERN LINE OF SAID LOT, NORTH 00 DEGREES 28 MINUTES 42 SECONDS EAST 125.64 FEET, TO A POINT OF CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 31 MINUTES 18 SECONDS EAST 130.00 FEET FROM THE LAST DESCRIBED POINT, THENCE ALONG THE ARC OF SAID CURVE 58.11 FEET TO THE POINT OF TANGENT, THENCE NORTH 26 DEGREES 05 MINUTES 28 SECONDS EAST 272.33 FEET, THENCE NORTH 22 DEGREES 02 MINUTES 15 SECONDS EAST 10.59 FEET, THENCE LEAVING SAID WESTERN LOT LINE, SOUTH 89 DEGREES 31 MINUTES 18 SECONDS EAST 151.13 FEET TO A POINT ON A CURVE ON THE WESTERN LINE OF BRAMBLETT ROAD 60 FEET WIDE, SAID LINE BEING THE EASTERN LINE OF AFORESAID LOT D, THENCE ALONG EASTERN LINE OF SAID LOT D, ALONG THE ARC OF SAID CURVE, WHOSE RADIUS POINT BEARS SOUTH 52 DEGREES 08 MINUTES 15 SECONDS WEST 345.00 FEET FROM THE LAST DESCRIBED POINT, WITH AN ARC DISTANCE OF 231.23 FEET TO THE POINT OF TANGENT, THENCE SOUTH 00 DEGREES 32 MINUTES 15 SECONDS WEST 248.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT D, THENCE LEAVING SAID RIGHT OF WAY LINE IN A WESTERLY DIRECTION ALONG THE SOUTHERN LINE OF SAID LOT D, SOUTH 89 DEGREES 31 MINUTES 18 SECONDS WEST 26.89 FEET TO A POINT OF CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 00 DEGREES 32 MINUTES 15 SECONDS WEST 167.50 FEET, FROM THE LAST DESCRIBED POINT, THENCE ALONG THE ARC OF SAID CURVE 50.84 FEET TO THE POINT OF TANGENT, THENCE NORTH 72 DEGREES 04 MINUTES 14 SECONDS WEST 40.30 FEET TO THE POINT OF CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 17 DEGREES 55 MINUTES 46 SECONDS WEST 132.50 FEET FROM THE LAST DESCRIBED POINT, THENCE ALONG THE ARC OF SAID CURVE 40.36 FEET TO THE POINT OF TANGENT, THENCE NORTH 89 DEGREES 31 MINUTES 18 SECONDS WEST 204.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.11 ACRES.

LOT D-2
 A TRACT OF LAND BEING PART OF LOT D OF BRAMBLETT CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 46 PAGES 112 THRU 115 OF THE ST. CHARLES COUNTY RECORDERS OFFICE, BEING PART OF U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT D, THENCE ALONG THE WESTERN LINE OF SAID LOT, NORTH 00 DEGREES 28 MINUTES 42 SECONDS EAST 125.64 FEET, TO A POINT OF CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 31 MINUTES 18 SECONDS EAST 130.00 FEET FROM THE LAST DESCRIBED POINT, THENCE ALONG THE ARC OF SAID CURVE 58.11 FEET TO THE POINT OF TANGENT, THENCE NORTH 26 DEGREES 05 MINUTES 28 SECONDS EAST 272.33 FEET, THENCE NORTH 22 DEGREES 02 MINUTES 15 SECONDS EAST 10.59 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION HEREIN, THENCE CONTINUING ALONG THE LAST DESCRIBED LINE NORTH 22 DEGREES 02 MINUTES 15 SECONDS EAST 94.36 FEET, THENCE NORTH 07 DEGREES 30 MINUTES 58 SECONDS EAST 68.19 FEET TO A POINT BEING THE NORTHERNMOST POINT OF SAID LOT D, SAID POINT BEING ON THE WESTERN LINE OF BRAMBLETT ROAD 60' WIDE, THENCE ALONG SAID RIGHT OF WAY LINE, BEING THE EASTERN LINE OF SAID LOT D, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 68 DEGREES 07 MINUTES 28 SECONDS EAST 405.00 FEET FROM THE LAST DESCRIBED POINT, WITH AN ARC DISTANCE OF 154.90 FEET TO A POINT OF REVERSE CURVE, WHOSE RADIUS POINT BEARS SOUTH 46 DEGREES 12 MINUTES 39 SECONDS WEST 345.00 FEET FROM THE LAST DESCRIBED POINT, THENCE ALONG THE ARC OF SAID CURVE 95.68 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 31 MINUTES 18 SECONDS WEST 151.13 FEET TO THE ACTUAL POINT OF BEGINNING AND CONTAINING 0.23 ACRES.

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 Through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

TREE PRESERVATION CALCULATIONS
 THERE ARE CURRENTLY NO TREES ON-SITE.

GOLDEN CORRAL

LOT D OF BRAMBLETT CROSSING AS RECORDED IN P.B. 46 PG. 112-114
 U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST.
 CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI
 (CONSTRUCTION PLANS)

**Conditions of Approval From
 Planning and Zoning**

CONDITIONAL APPROVAL (STAFF)

- THE ITEMS LISTED UNDER "MUNICIPAL CODE REQUIREMENTS" SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS.
- A PEDESTRIAN CONNECTION BETWEEN THE EXISTING SIDEWALK AND BUILDING ENTRANCE SHALL BE PROVIDED.
- ALL ROOFTOP EQUIPMENT SHALL BE COMPLETELY SCREENED IN ACCORDANCE TO SECTION 400.278. COMPLIANCE WITH THIS REQUIREMENT SHALL BE SHOWN ON THE BUILDING PERMIT PLANS.
- THE PETITIONER SHALL WORK WITH CITY STAFF TO DETERMINE THE LIMITS NECESSARY FOR A GUARD RAIL ALONG THE SOUTH SIDE OF THE PRIVATE ROAD WHERE STEEP GRADES MAY BE HAZARDOUS FOR VEHICULAR TRAFFIC.
- WHEN THE RECORD PLAT FOR THE LOTS IN QUESTION IS SUBMITTED FOR APPROVAL BY THE CITY COUNCIL THE SCRIPT FOR THE UTILITY EASEMENTS SHALL GIVE PRIMARY RIGHTS TO THE CITY OF O'FALLON. FINAL WORDING TO BE DETERMINED BY AND APPROVED BY THE CITY ATTORNEY.
- THE PETITIONER INDICATED THAT THE PROPOSED BUILDING ELEVATIONS HAVE NOT BEEN FINALIZED. ONCE THE ELEVATIONS ARE DECIDED UPON THE COMMISSION SHALL BE INFORMED OF THE PROPOSED BUILDING ELEVATIONS.

CONDITIONAL APPROVAL (MUNICIPAL CODE)

- DETAILS OF THE BICYCLE RACK SHALL BE SHOWN ON THE CONSTRUCTION SITE PLANS.
- THE MINOR ARTERIAL WITH PARKWAY OPTIONS DETAILS SHALL NOT BE INCLUDED ON THE CONSTRUCTION PLANS.
- PROVIDE DETAILS ON THE ROLLED CURB AND GUTTER.



LOCATION MAP
 (NOT TO SCALE)

WJUNNENBURG'S: 0018 - 38
 PARCEL NO.: 2-0119-A685-00-D

ADDRESS: BRAMBLETT ROAD
 O'FALLON, MO 63366

TOTAL AREA OF TRACT: 3.34 ACRES
 PRESENT ZONING: C-2

WATER QUALITY DATA

SITE LOCATION:	CITY OF O'FALLON	
SITE AREA	145,390.92 S.F.	3.34 ACRES
DRAINAGE AREA	118,539.19 S.F.	2.72 ACRES
DISTURBED AREA	108,425.34 S.F.	2.49 ACRES
SOIL TYPE	62.50% "B" 37.50% "C"	

BENCHMARK

BENCHMARK
 BENCH MARK: F-149: ELEVATION 542.80 RM
 DESCRIBED BY NATIONAL GEODETTIC SURVEY 1949
 AT O'FALLON, ST. CHARLES COUNTY, ON THE WABASH RAILROAD, ONE BLOCK EAST OF THE STATION, IN THE SOUTHEAST CORNER OF THE ST. MARY INSTITUTE YARD, 40 FEET EAST OF THE CENTER OF A STREET CROSSING, AND 45 FEET NORTH OF THE CENTERLINE OF THE MAIN TRACK. A STANDARD DISK, STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE THE GROUND.

FLOOD MAP

FEMA MAP # 29183C0237E H, EFFECTIVE DATE AUGUST 2, 1996
 SUBJECT PROPERTY WITHIN FLOOD ZONES

PARKING CALCS:

REQUIRED PARKING:

11,648 S.F. x 1 SPACE/100 S.F. = 117 SPACES
 ADDITIONAL REQUIRED SPACES = 20 SPACES
 TOTAL REQUIRED SPACES = 137 SPACES
 INCLUDING 6 ACCESSIBLE SPACES AND 1 LOADING SPACE REQUIRED

PROPOSED PARKING
 178 SPACES INCLUDING 6 ACCESSIBLE SPACES AND 1 LOADING SPACE

BICYCLE PARKING:

REQUIRED PARKING:

1 RACK SPACE PER 15 AUTOMOBILE SPACES REQUIRED

PROPOSED PARKING
 137 PARKING SPACES REQUIRED / 15 = 10 BICYCLE RACK SPACES

10 BICYCLE RACK SPACES PROVIDED

**LEGEND
 NEW IMPROVEMENTS**

CONTOUR	— ELEV —
SPOT ELEVATION	• ELEV
CURB INLET	■
CLEANOUT / SAMPLE TEE	• CO/ST
DOWNSPOUT	○ DS
SIGN	□
HANDICAPPED SYMBOL	♿
WATER LINE	— W —
GAS SERVICE	— G —
ELECTRIC SERVICE	— E —
TELEPHONE SERVICE	— T —
CONCRETE PAVEMENT	▒
ASPHALT PAVEMENT	▒
USE IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.

**LEGEND
 EXISTING TOPOGRAPHIC**

Sidewalk	=====
Building	=====
Foundation	=====
Fence	— X —
Wall	— W —
Tree Line	— T —
Stream	~~~~~
Brush/Shrub Line	— B —
Index Contour	— 320 —
Intermediate Contour	— 320 —
Depression Contour	— 320 —
Guard Rail	— G —
Swamp Symbol	— S —
Control Point	▲
Spot Elevation	X 325.6
Single Tree	○
Located Object	○
Catch Basin	○
Manhole	○
Pole	○
Sign	○
Fire Hydrant	○
Light Pole	○
Inlet Symbol	○
Railroad	— R —
Paved Road	— P —
Unpaved Road	— U —
Trail	— T —
Pipe line	— P —
Driveway	— D —
Traffic Light	◻
Electric Box	◻
Water Valve	◻
Water Meter	◻
Gas Meter	◻

PERTINENT INFORMATION:

- | | |
|---------------------|-----------------------------------|
| 1. SEWER DISTRICT: | CITY OF O'FALLON |
| 2. ELECTRIC: | AMERENUE |
| 3. GAS: | LACLEDE GAS |
| 4. PHONE: | CENTURY TEL |
| 5. WATER: | CITY OF O'FALLON |
| 6. SCHOOL DISTRICT: | FORT ZUMWALT |
| 7. FIRE DISTRICT: | O'FALLON FIRE PROTECTION DISTRICT |
| 8. TOPO: | DOERING ENGINEERING/AUGUST 2011 |

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature]
 DATE: 9-13-12
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PREPARED FOR:
 GOLDEN CORRAL
 RFR PROPERTIES, LLC
 150 WESTMOUNT DRIVE
 FARMINGTON MO. 63640
 573-756-6656

Call Before you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM INC.

MoDOT
 MoDOT underground facilities are not on the DIGRITE system. The MoDOT call number is 314-340-4100.

PLANNING AND DEVELOPMENT DIVISION # 3805.07 + 3805.07.01
 APPROVED 11/3/2011

RECEIVED
 MAR 28 2012

Revised	Comment
01/19/12	CITY COMMENTS
02/22/12	CITY AND CLIENT COMMENTS

Engineered By:
DOERING ENGINEERING, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 Missouri Office
 5000 Griffin Rd.
 St. Louis, Missouri 63128
 Telephone: (314) 987-9810
 Fax: (314) 987-1718

Seal
 MARK DOERING
 CIVIL ENGINEER E-23059
 3/26/12
 MARK DOERING
 CIVIL ENGINEER E-23059
 3/26/12
 MO. CORPORATE
 LICENSE NO. 001347
 IL. CORPORATE
 LICENSE NO. 184.003035

**GOLDEN CORRAL
 BRAMBLETT ROAD
 O'FALLON, MO 63366
 COVER SHEET**

Date: 12/15/11
 Project Number: 11063
 File Name: 11063 CD
 Drawn By: JAB
 Check By: MAD
C1