

CITY OF O'FALLON GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- Storm sewers 18" in diameter or smaller shall be ASTM C-76, Class II.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class III.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class III) unless noted otherwise in the plans.
- Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.T.O. See plans for gauge.
- All filled places under proposed roads, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 95% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" or 100% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- All earthen filled places within State, County, or City roads (Highways) shall be compacted to 100% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- No area shall be cleared without the permission of the developer.
- All grades shall be within 0.10 feet (more or less) of those shown on the grading plan.
- No slope shall be steeper than 3' (horizontal) to 1' (vertical).
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," end of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stakeout of the sewer lines, all curbs and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority. Water mains shall have a minimum of 42" of cover.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-108 and/or C-105. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21. All new utilities under City streets shall be bored.
- All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
- All sanitary service lines shall have a 6" diameter. Sanitary mains shall have minimum 8" diameter.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Dester 1315 or approved equal.
- Provide a marking on the storm sewer inlets. The City will allow the following marking and adhesive procedures only as shown in the table below or an approved equal by Almetek Industries. "Peel and stick" adhesive pads will not be allowed.

14. Manufacturer	15. Size	16. Adhesive	17. Style	18. Message (Part #)	19. Website
20. ACP International	21. 3-7/8"	22. Epoxy	23. Crystal Cap	24. No Dumping Drains To waterways (SD-W-CC)	25. www.acpinternational.com
26. DAS Manufacturing, Inc.	27. 4"	28. Epoxy	29. Standard Style	30. No Dumping Drains To Stream (SDS)	31. www.dasmanufacturing.com

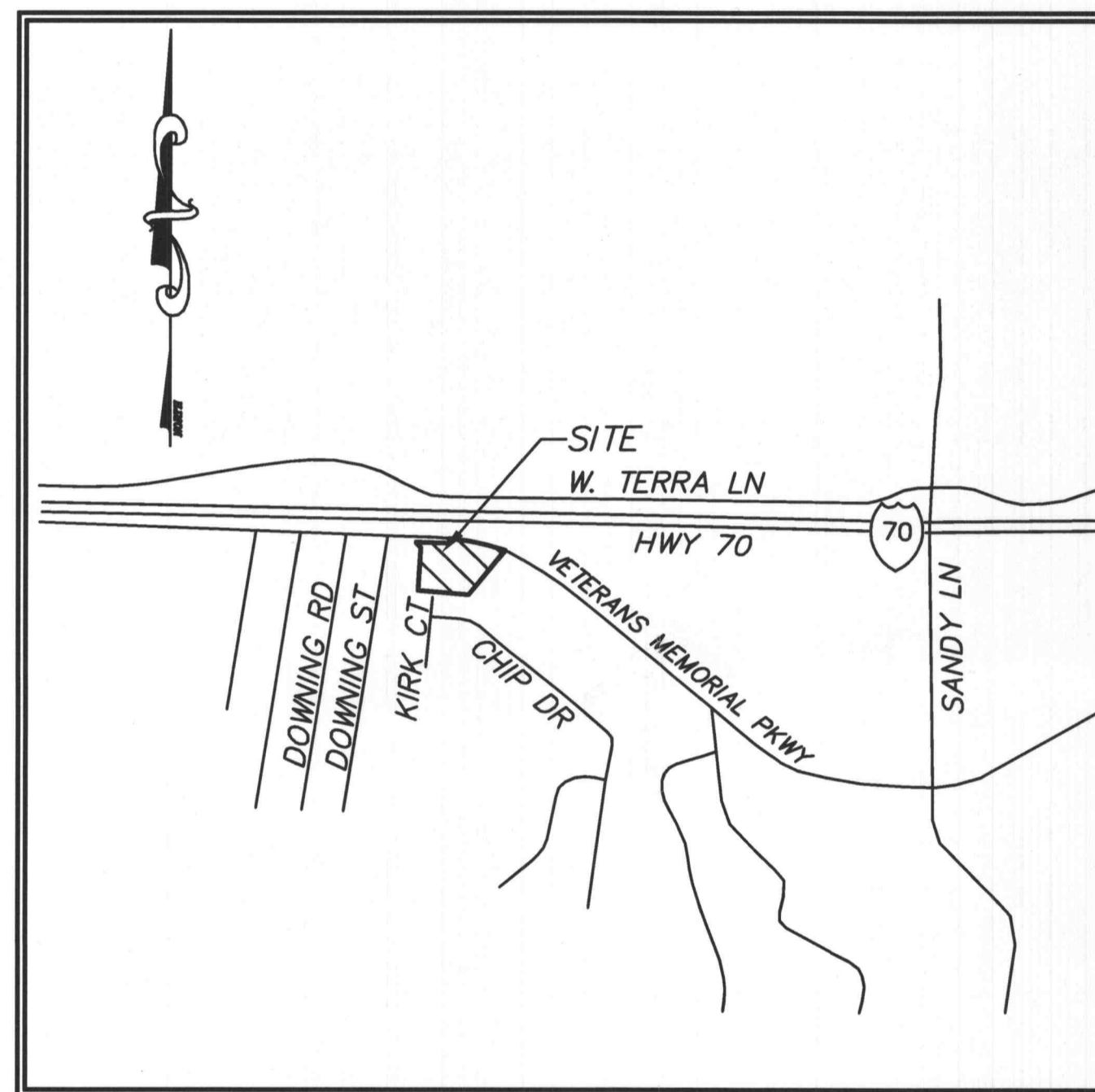
- Maximum dry density
- Optimum moisture content
- Maximum and minimum allowable moisture content
- Curve must be plotted to show density from a minimum of 95% Compaction and above as determined by the "Modified ASHTO T-180 Compaction Test" (A.S.T.M.-D-157) or from a minimum of 100% as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
- Curve must have at least 5 density points with moisture content and sample locations listed on document
- Specific gravity
- Natural moisture content
- Liquid limit
- Plastic Limit
- Be advised that if this information is not provided to the City's Construction Inspector the city will not allow grading or construction activities to proceed on any project site.
- All light poles are to be located within landscaped islands.

RSC LEASING

A TRACT OF LAND BEING PART OF LOT 6 OF D. HEALD HOMES PLACE
IN U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

AS-BUILT



LOCATION MAP
N.T.S.

THESE "AS BUILT" PLANS ARE BASED ON ACTUAL FILED OBSERVATIONS CONDUCTED DURING OCTOBER 2009 AND THE RESULTS ARE SHOWN HEREON.

BY: Stanley M. Mundwiller
STANLEY M. MUNDWILLER, P.L.S. #2005019226
STATE OF MISSOURI



PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

CITY OF O'FALLON CONTINGENCIES

- SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF (1) YEAR THE CUP SHALL BE REVOKED.
- NO EQUIPMENT OR EQUIPMENT PARTS SHALL BE WORKED ON OUTSIDE OF THE BUILDING.
- EQUIPMENT DISPLAYED FOR SALE OR LEASE IN ASSOCIATION WITH THIS BUSINESS SHALL NOT BE STORED BETWEEN THE FRONT FACE OF THE BUILDING AND THE EAST PROPERTY LINE OR WITHIN THE BUFFERARY.
- NO STORAGE OF PARTS OR PRODUCTS WILL BE PERMITTED OUTSIDE OF THE BUILDING.
- NO LOADING OR UNLOADING OF EQUIPMENT SHALL OCCUR WITHIN ANY PUBLIC RIGHT-OF-WAY.
- NO EQUIPMENT DISPLAYS MAY EXCEED THE HEIGHT OF THE EXISTING BUILDING.



DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	DRAINAGE AREA MAP
7	CONSTRUCTION DETAILS

LEGEND

●	Sanitary Sewer (Proposed)	●	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
○	Sanitary Sewer (Existing)	●	Storm Structure	C.M.P.	Corrugated Metal Pipe
■	Storm Sewer (Proposed)	○	Test Hole	C.I.P.	Cast Iron Pipe
□	Storm Sewer (Existing)	○	Power Pole	P.V.C.	Polyvinyl Chloride
—	Water Line & Size	■	Light Standard	V.C.P.	Vitrified Clay Pipe
—	Existing water line	●	Double Water Meter Setting	C.O.	Clean Out
+	Tee & Valve	○	Single Water Meter Setting	C.I.	Curb Inlet
⊕	Hydrant	S.C.I.	Skewed Curb Inlet	T.B.R.	To Be Removed
—	Cap	D.C.I.	Double Curb Inlet	T.B.R.&R	To Be Protected
—	Existing Fence Line	G.I.	Grate Inlet	T.B.A.	To Be Abandoned
—	Existing Tree Line	A.I.	Area Inlet	B.C.	Base Of Curb
—	Street Sign	C.C.	Concrete Calfar	T.C.	Top Of Curb
—	Existing Contour	F.E.	Flared End Section	T.W.	Top Of Wall
—	Proposed Contour	E.P.	End Pipe	B.W.	Base Of Wall
—	Grouted Rip-Rap	E.D.	Energy Dissipator	(TYP)	Typical
—	End of Lateral	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
—	Asphalt Pavement	C.P.	Concrete Pipe	U.I.P.	Use In Place
—	Concrete Pavement				

BENCH MARKS

BM: RM 66 Cross cut on the west bolt of a fire hydrant located at the northeast corner of Mill Pond Drive and Spring Hill Drive.
ELEVATION = 581.74

TBM: "M" in Mueller on fire hydrant along the north side of this site, 16'± east of the entrance.
ELEVATION = 603.09

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

NOTE
Underground utilities and structures have been plotted from available information and, therefore, their location must be considered approximate only. It is the responsibility of the individual contractor to verify the utility companies before actual construction.

Planning Department File # 1908.03 cond. use
Planning Department File # 1908.04 site plan
Approved by Planning and Zoning—Nov. 6, 2008

NOT APPROVED FOR CONSTRUCTION

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RSC LEASING
IMPROVEMENT PLANS
O'FALLON, MISSOURI
Prepared For:
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ATTN: Mr. Jackson McIntosh
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660-827-5955 phone
660-827-5955 fax

REVISIONS	NO.	DATE	COMMENTS PER CITY
	1	2/15/09	
	2	03/09/09	

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.

DRAWN	DATE
B. STOSZ	01-09-09
CHECKED	DATE
D. STOSZ	01-09-09

PROJECT # 99203.OMT.L00C
TASK # 4 FIELD BOOK

RSC LEASING
IMPROVEMENT PLANS
COVER SHEET
SHEET 1 OF 7
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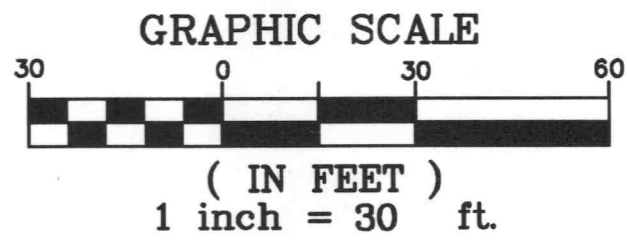
LANDSCAPE SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	SIZE
	10 PROPOSED	VARIES (BUSHES)	VARIES
	13 PROPOSED	CONIFER	6' TALL
	59 EXISTING*	VARIES	AVG. 4" CAL.
	2 PROPOSED	PIN OAK	2" CAL.

WITHIN PARKING LOT
LANDSCAPED AREA

*2 DEAD TREES
TO BE REMOVED

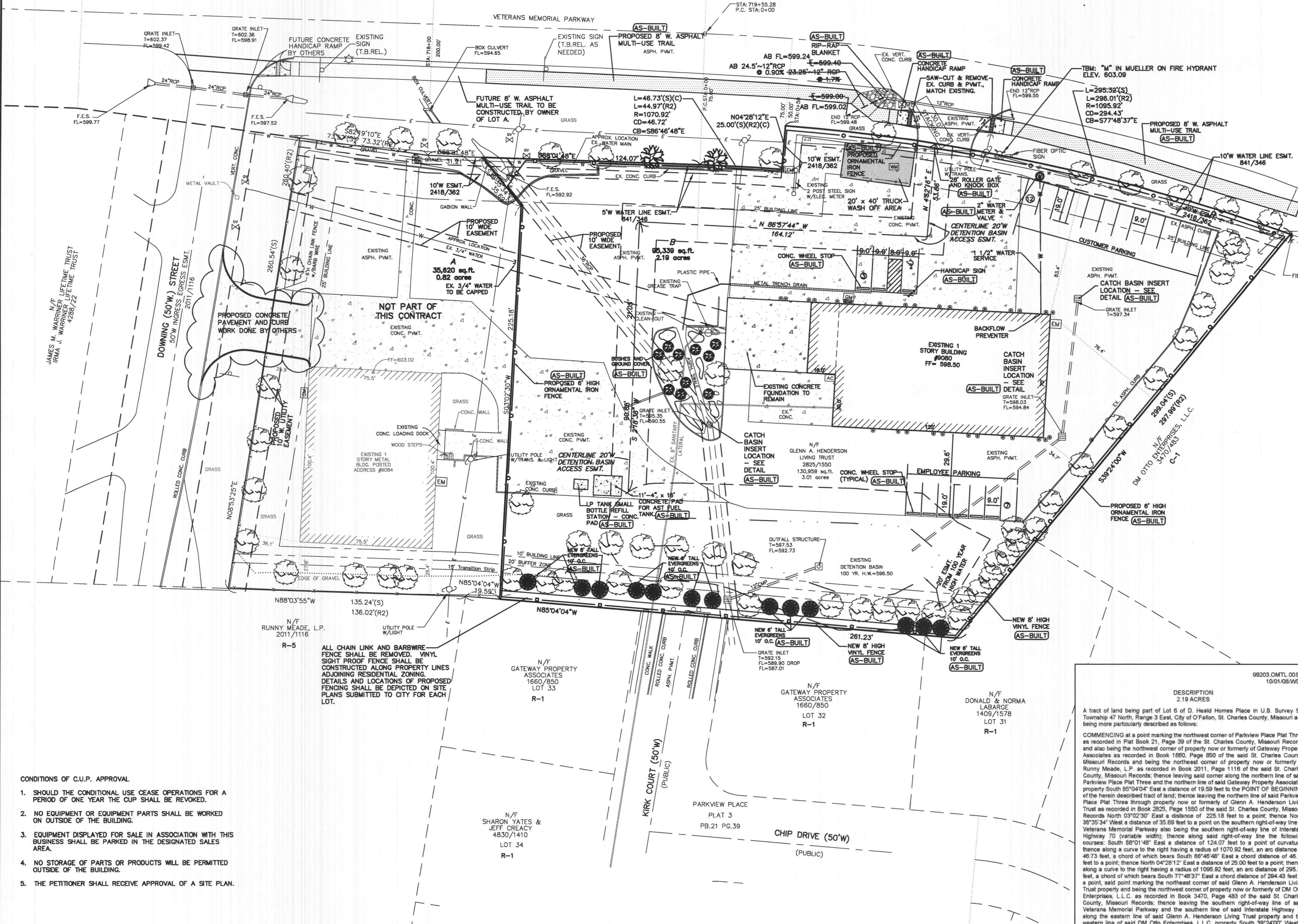
DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER
25,390 SQUARE FEET OPEN SPACE/3000 = 9 TREES REQUIRED/19 TREES PROVIDED
420 LIN. FT. STREET FRONTAGE/40 = 11 TREES REQUIRED/11 TREES PROVIDED (9 EXISTING)
334 LIN. FT. BUFFERYARD-2 PLANT UNITS/100 FEET = 20 TREES REQUIRED/30 TREES PROVIDED
22 SPACES X 270 X 6% = 356.4 S.F. PARKING LOT LANDSCAPING REQUIRED. 1,800 S.F. PROVIDED.

BUILDINGS	PAVED AREAS	LANDSCAPED/ GREEN AREAS	TOTAL AREA
8,502 SQ. FT.(8.9%)	56,446 SQ. FT.(59.2%)	30,391 SQ. FT.(31.9%)	95,339 SQ. FT.



GENERAL NOTES

- Present Zoning: C-2
- Proposed Use: Commercial (Construction Industry Equipment Rental)
- Area of Tract: 2.19 Acres
- Site is not located within the 100 year flood plain per FIRM Map #29183C0237 E.
- Project is Served By:
 - A. Water-City of O'Fallon
 - B. Gas-Laclede Gas Company
 - C. Telephone-CenturyTel Telephone Company
 - D. Sewer-O'Fallon Sewer District
 - E. Electric-American Electric Company
 - F. Fire-O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- Storm water detention has been provided for an site.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
- Setback and yard requirements:
 - Front - 25 feet
 - Side - 25 feet
 - Rear - 10 feet
- Grading and drainage shall be per City of O'Fallon requirements.
- Site shall comply with Article 26 of the O'Fallon Zoning Ordinance.
- Two existing dead trees are being removed.
- Trash area shall be provided for inside building. Trash will be put out for pick-up by contracted service on trash day.
- All proposed fencing requires a separate permit through the Planning Division.
- Covenants, Codes and Restrictions shall be submitted to the City for review and approval prior to approval of subdivision plot.
- The utilities for Lot A will be addressed with a site plan for that lot.
- Parking Calculations:
 - Parking Required: 1 space per 400 sq. ft. 8,502.3/400= 21.25 spaces
 - Parking Provided: 22 spaces including 1 handicap space.
- A photometric lighting plan shall be submitted for review and approval prior to construction plan approval.
- Existing detention basin will be cleaned out as necessary to achieve the required storage volume needed to maintain the 100 year high water elevation.
- All siltation control devices shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control Guidelines.
- No equipment shall be stored between the front face of building and the east property line.
- Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- All sign locations and sizes must be approved separately through the Planning Division.
- Prior to construction plan approval, engineer will coordinate with the engineering department in regards to compliance with Phase II Illicit Storm Water Discharge Guidelines per Ordinance 5082.
- All dimensions taken from back of curb unless otherwise noted.
- No slope shall be greater than 3:1 during construction and at final grade.
- Buildings and parking shall be in conformance with City of O'Fallon's requirements for C-2 zoning.
- No illumination shall reflect onto adjacent properties.
- All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the view of right-of-way and/or adjacent properties.
- Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- In compliance with Phase II Illicit Storm Water discharge guidelines per Ordinance 5082, this development will provide long term post construction BMP's such as; low impact design, source control and treatment controls that protect water quality and controls run off to the maximum extent practical.
- Site shall comply with Article XIII of the Zoning Code, Performance Standards.
- Improvements are to be made to the adjacent right of way of all developments to meet City of O'Fallon standards and specification. Any adjustments in the grading of right of way whether it be existing conditions or caused by the construction of the development shall be approved by the City of O'Fallon upon inspection of the site.
- The City of O'Fallon shall be contacted for utilities under its maintenance responsibility. This may include water, sanitary, storm, and traffic locates.
- Any gravel on-site shall be removed and replaced with vegetation or hard surface.
- Existing asphalt will be crack sealed where needed, and the entire lot will be seal coated.
- Fuel tanks are to be double walled.



DESCRIPTION
2.19 ACRES

A tract of land being part of Lot 6 of D. Heald Homes Place in U.S. Survey 55, Township 47 North, Range 3 East, City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows:

COMMENCING at a point marking the northwest corner of Parkway Place Plat Three as recorded in Plat Book 21, Page 39 of the St. Charles County, Missouri Records and also being the northwest corner of property now or formerly of Gateway Property Associates as recorded in Book 1660, Page 160 of the said St. Charles County, Missouri Records and being the northeast corner of property now or formerly of Runny Meade, L.P. as recorded in Book 2011, Page 1116 of the said St. Charles County, Missouri Records; thence leaving said corner along the northern line of said Parkway Place Plat Three and the northern line of said Gateway Property Associates property South 85°04'04" East a distance of 159.59 feet to the POINT OF BEGINNING of the herein described tract of land; thence leaving the northern line of said Parkway Place Plat Three through property now or formerly of Glenn A. Henderson Living Trust as recorded in Book 2925, Page 1550 of the said St. Charles County, Missouri Records North 03°02'30" East a distance of 225.15 feet to a point; thence North 38°35'34" West a distance of 35.69 feet to a point on the southern right-of-way line of Veterans Memorial Parkway also being the southern right-of-way line of Interstate Highway 70 (variable width); thence along said right-of-way line the following courses: South 68°01'48" East a distance of 124.07 feet to a point of curvature; thence along a curve to the right having a radius of 1070.92 feet, an arc distance of 46.73 feet, a chord of which bears South 68°46'48" East a chord distance of 46.72 feet to a point; thence North 04°28'12" East a distance of 25.00 feet to a point; thence along a curve to the right having a radius of 1070.92 feet, an arc distance of 295.32 feet, a chord of which bears South 77°48'37" East a chord distance of 294.43 feet to a point, said point marking the northeast corner of said Glenn A. Henderson Living Trust property and being the northwest corner of property now or formerly of DM Otto Enterprises, L.L.C. as recorded in Book 3470, Page 483 of the said St. Charles County, Missouri Records; thence leaving the southern right-of-way line of said Veterans Memorial Parkway and the southern line of said Interstate Highway 70 along the eastern line of said Glenn A. Henderson Living Trust property and the western line of said DM Otto Enterprises, L.L.C. property South 38°24'02" West a distance of 299.04 feet to a point marking the southeast corner of said Glenn A. Henderson Living Trust property and being angle point in the northern line of Lot 31 of said Parkway Place Plat Three; thence leaving said corner along the southern line of said Glenn A. Henderson Living Trust property and the northern line of said Parkway Place Plat Three North 65°04'04" West a distance of 261.23 feet back to the POINT OF BEGINNING and containing 56,336 square feet or 2.19 acres more or less.

- CONDITIONS OF C.U.P. APPROVAL
- SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE YEAR THE CUP SHALL BE REVOKED.
 - NO EQUIPMENT OR EQUIPMENT PARTS SHALL BE WORKED ON OUTSIDE OF THE BUILDING.
 - EQUIPMENT DISPLAYED FOR SALE IN ASSOCIATION WITH THIS BUSINESS SHALL BE PARKED IN THE DESIGNATED SALES AREA.
 - NO STORAGE OF PARTS OR PRODUCTS WILL BE PERMITTED OUTSIDE OF THE BUILDING.
 - THE PETITIONER SHALL RECEIVE APPROVAL OF A SITE PLAN.

NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

PICKETT, RAY & SILVER, INC.
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RSC LEASING
IMPROVEMENT PLANS
OF FALLON, MISSOURI

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Prepared For:
MR. OMT LEASING, LLC

REVISIONS	NO.	DATE	COMMENTS PER CITY	COMMENTS PER OWNER
	1	2/12/09		
	2	3/9/09		
	3	3/23/09		
	5	7/22/09		

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.

DRAWN	DATE
B.STOESZ	01-09-09
CHECKED	DATE
D.STOSZ	01-09-09
PROJECT # 99203.OMTL.OOC	
TASK # 4	FIELD X
BOOK	
RSC LEASING	
IMPROVEMENT PLANS	
SITE PLAN	
SHEET	4 OF 7
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AS-BUILT
NOT APPROVED FOR CONSTRUCTION