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.

LOT B

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.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
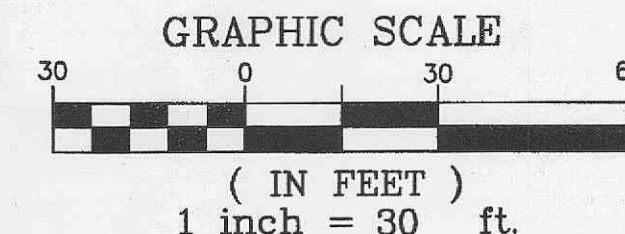
GENERAL NOTES

1. Present Zoning: C-2

2. Proposed Use: Commercial (Construction Industry Equipment Rental)

3. Area of Tract: 2.19 Acres

4. Site is not located within the 100 year flood plain per FIRM Map #29183C0237 E.

5. 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-AmerenUE Electric Company
   F. Fire- O'Fallon Fire Protection District

6. All utilities shall be located underground.

7. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.

8. Storm water detention has been provided for on site.

9. Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.

10. Setback and yard requirements:
    Front - 25 feet
    Side - 25 feet
    Rear - 10 feet

11. Grading and drainage shall be per City of O'Fallon requirements.

12. Site shall comply with Article 26 of the O'Fallon Zoning Ordinance.

13. Two existing dead trees are being removed.

14. Trash area shall be provided for inside building. Trash will be put out for pick-up by contracted service on trash day.

15. All proposed fencing requires a separate permit through the Planning Division.

16. Covenants, Codes and Restrictions shall be submitted to the City for review and approval prior to approval of subdivision plat.

17. The utilities for Lot A will be addressed with a site plan for that lot.

18. 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.

19. A photometric lighting plan shall be submitted for review and approval prior to construction plan approval.

20. Existing detention basin will be cleaned out as necessary to achieve the required storage volume needed to maintain the 100 year high water elevation.

21. All siltation control devices shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control Guidelines.

22. No equipment shall be stored between the front face of building and the east property line.

23. 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.

24. All sign locations and sizes must be approved seperately through the Planning Division.

25. 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.

26. All dimensions taken from back of curb unless otherwise noted.

27. No slope shall be greater than 3:1 during construction and at final grade.

28. Buildings and parking shall be in conformance with City of O'Fallon's requirements for C-2 zoning.

29. No illumination shall reflect onto adjacent properties.

30. 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.

31. 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.

32. 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 controls and treatment controls that protect water quality and controls run off to the maximum extent practical.

33. Site shall comply with Article XIII of the Zoning Code, Performance Standards.

34. 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 when 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.

35. The City of O'Fallon shall be contacted for utilities under its maintenance responsibility. This may include water, sanitary, storm, and traffic locates.

36. Any gravel on-site shall be removed and replaced with vegetation or hard surface.

37. Existing asphalt will be crack sealed where needed, and the entire lot will be seal coated.

38. Fuel tanks are to be double walled.

CONDITIONS OF C.U.P. APPROVAL

1. SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE YEAR THE CUP SHALL BE REVOKED.

2. NO EQUIPMENT OR EQUIPMENT PARTS SHALL BE WORKED ON OUTSIDE OF THE BUILDING.

3. EQUIPMENT DISPLAYED FOR SALE IN ASSOCIATION WITH THIS BUSINESS SHALL BE PARKED IN THE DESIGNATED SALES AREA.

4. NO EQUIPMENT FOR SALE OR PARTS OR PRODUCTS WILL BE PERMITTED OUTSIDE OF THE BUILDING.

5. 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.

DESCRIPTION
2.19 ACRES

99203.OMTL.00S/1
10/01/08/WDS

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 Parkview 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 850 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 Parkview Place Plat Three and the northern line of said Gateway Property Associates property South 85°04'04" East a distance of 19.59 feet to the POINT OF BEGINNING of the herein described tract of land; thence leaving the northern line of said Parkview Place Plat Three through property now or formerly of Glenn A. Henderson Living Trust as recorded in Book 3825, Page 1550 of the said St. Charles County, Missouri Records North 03°02'30" East a distance of 225.18 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 88°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 86°46'49" 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 1095.92 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 39°24'00" West a distance of 259.04 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 Parkview 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 Parkview Place Plat Three North 85°04'04" West a distance of 261.23 feet back to the POINT OF BEGINNING and containing 95,338 square feet or 2.19 acres more or less.

NOT APPROVED FOR CONSTRUCTION

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING AND NATURAL RESOURCES SERVICES

Branson
3027 W. Hwy 76, Suite B
Branson, Mo 65616
Phone (636) 397-1104
1-800-708-3918

St. Peters
333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prsd.com

New Town
3320-1 Rue Royale
St Charles, MO 63301

ATTN: Mr. Jackson McIntosh
113 E. Third Street
Sedalia, MO 65301
660-827-5955 phone
660-827-5955 fax

RSC LEASING
IMPROVEMENT PLANS
O'FALLON, MISSOURI

Prepared For:
MR. OMT LEASING, LLC

REVISIONS NO.	DATE			
1	2/12/09	COMMENTS PER CITY		
	3/9/09	COMMENTS PER CITY		
	3/25/09	COMMENTS PER CITY		

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

PROJECT # 99203.OMTL.00C
TASK # 4
FIELD BOOK X

RSC LEASING
IMPROVEMENT PLANS
SITE PLAN

SHEET 4 OF 7

© Copyright 2008 by Pickett, Ray & Silver Inc.