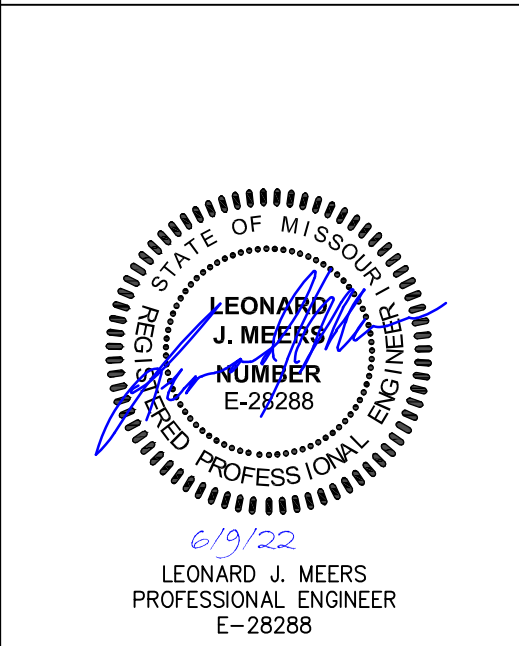


NO.	DESCRIPTION	DATE
1	CITY COMMENTS	02-24-2022
2	CITY/UTIL COMMENTS	03-14-2022

PROJECT TITLE
O'FALLON U-HAUL
1200 S. OUTER ROAD
O'FALLON, MO 63366

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
 GRIMES CONSULTING, INC.
 PROFESSIONAL ENGINEER CORPORATION, E-140-D
 PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D
 12300 OLD TESSON ROAD
 SUITE 3000
 O'FALLON, MO 63328
 PH. (314) 849-6100
 FAX (314) 849-6010
 www.grimesconsulting.com



Developer / Owner Information
UHAUL
 CONTACT: MICHAEL WHITE
 314-952-6203
 Email: michael_white@uhhaul.com

P+Z No.
Approval Date:
City No.
Page No.
C4.0

TOTAL LOT AREA		2.44	Ac
Existing			
Building	0.00	Ac	
% Lot Coverage	0.00	%	
Pavement	0.00	Ac	
% Pavement Coverage	0.00	%	
Green Space	2.44	Ac	
% Green Space	100.00	%	
Proposed			
Building	0.66	Ac	
% Lot Coverage	27.05	%	
Pavement	1.08	Ac	
% Pavement Coverage	44.26	%	
Green Space	0.70	Ac	
% Green Space	28.69	%	

LEGEND	
PROPOSED CONCRETE BARRIER CURB	
PROPOSED BUILDING	
EXISTING FEATURES	
PROPOSED FEATURES	
PROPERTY LINES	
ORNAMENTAL PICKET FENCE	
PROPOSED SITE RETAINING WALL	
CONCRETE SIDEWALK	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	

NOTE: ALL ELECTRICAL AND MECHANICAL EQUIPMENT WILL BE SCREENED BY DENSE EVERGREEN VEGETATION, A DECORATIVE OPAQUE FENCE OR WALL COMPLEMENTING THE ARCHITECTS DETAILS AND MATERIALS OF THE BUILDING.

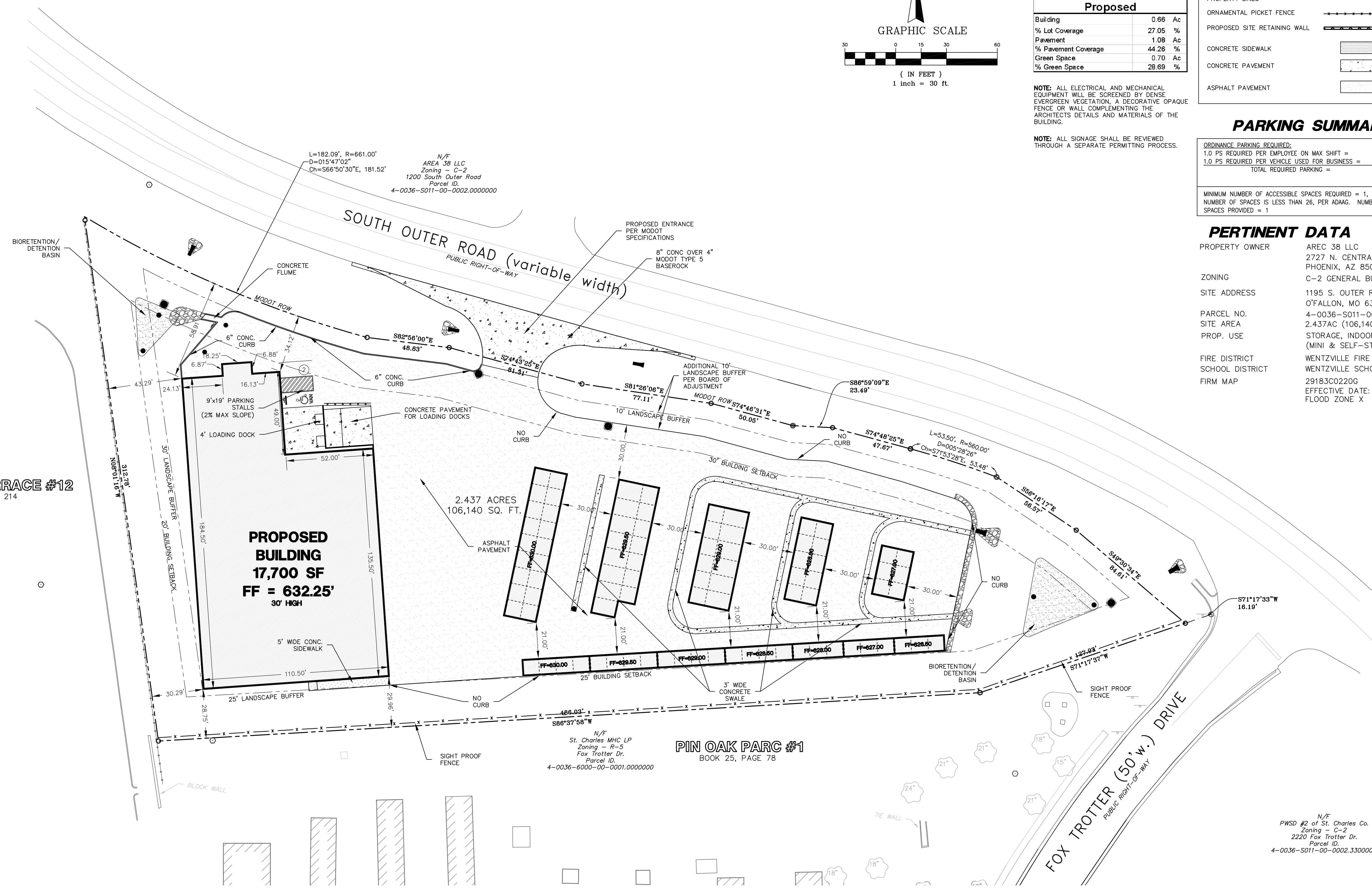
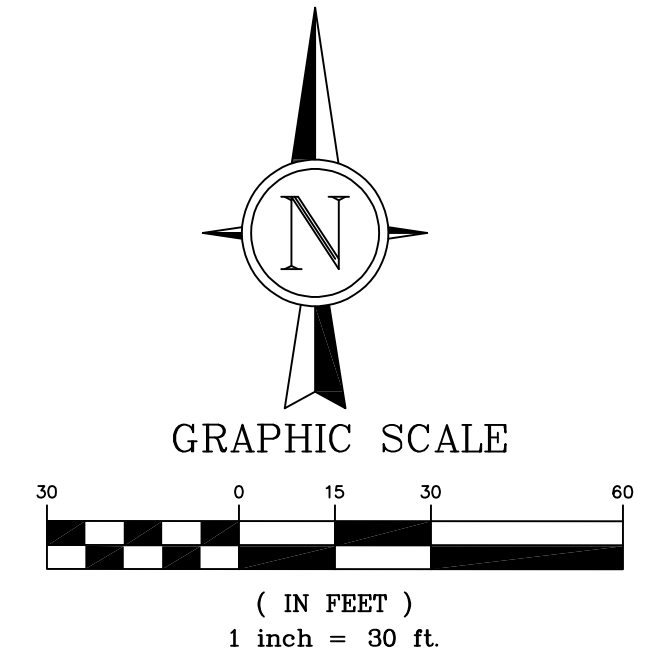
NOTE: ALL SIGNAGE SHALL BE REVIEWED THROUGH A SEPARATE PERMITTING PROCESS.

PARKING SUMMARY

ORDINANCE PARKING REQUIRED:	
1.0 PS REQUIRED PER EMPLOYEE ON MAX SHIFT =	1.0*1=1 PS
1.0 PS REQUIRED PER VEHICLE USED FOR BUSINESS =	1.0*0=0 PS
TOTAL REQUIRED PARKING =	1 PS

PERTINENT DATA

PROPERTY OWNER AREC 38 LLC
 2727 N. CENTRAL AVENUE
 PHOENIX, AZ 85004
ZONING C-2 GENERAL BUSINESS
SITE ADDRESS 1195 S. OUTER ROAD
 O'FALLON, MO 63368
PARCEL NO. 4-0036-S011-00-0002.6000000
SITE AREA 2.437AC (106,140 SQ. FT.)
PROP. USE STORAGE, INDOORS (MINI & SELF-STORAGE)
FIRE DISTRICT WENTZVILLE FIRE DISTRICT
SCHOOL DISTRICT WENTZVILLE SCHOOL DISTRICT
FIRM MAP 29183C0220G
 EFFECTIVE DATE: 1/20/2016
 FLOOD ZONE X



N/F
 City of O'Fallon
 Zoning - PUD/HTCD
 8050 Hawk Ridge Trail
 Parcel ID.
 4-0036-C841-00-0002.0000000

N/F
 Devin M. McGovern
 Zoning - PUD/R-4
 12301 Spring Creek Lane
 Parcel ID.
 4-0036-A529-22-003B.0000000

N/F
 AREA 38 LLC
 Zoning - C-2
 1200 South Outer Road
 Parcel ID.
 4-0036-S011-00-0002.0000000

N/F
 St. Charles MHC LP
 Zoning - R-5
 Fox Trotter Dr.
 Parcel ID.
 4-0036-6000-00-0001.0000000

N/F
 PWSO #2 of St. Charles Co.
 Zoning - C-2
 2220 Fox Trotter Dr.
 Parcel ID.
 4-0036-S011-00-0002.3300000

PREPARED FOR:
BRINKMANN CONSTRUCTORS
 CONTACT: JACOB ENGLERT
 16650 CHESTERFIELD GROVE RD, SUITE 100
 CHESTERFIELD, MO 63005
 PH: (636) 537-9700
 E: JEnglert@brinkmannconstructors.com