

**EXISTING CONDITIONS PLAN NOTES:**

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

THE CONTRACTOR IS CAUTIONED TO LOCATE ALL EXISTING UTILITIES AND CONFLICTS. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION ACTIVITY IN ORDER TO FIELD VERIFY EXISTING UTILITY INFORMATION.

CONTRACTOR SHALL PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS, UTILITY BOXES, ELECTRIC, TELEPHONE, GAS, FIBER OPTIC, CABLE, WATER, STORM SEWER, SANITARY SEWER, AND ALL OTHER UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS.

**SURVEYOR NOTES:**

SOURCE OF TITLE: STEWART TITLE GUARANTY COMPANY; COMMITMENT FILE NO.: 842158; COMMITMENT DATE: JULY 15, 2020 @ 8:00 A.M.

BASIS OF BEARINGS: MISSOURI STATE PLANE COORDINATES, GPS OBSERVED - MODOT VRS NETWORK SYSTEM (NAD83)

VERTICAL DATUM: GPS OBSERVED MODOT VRS NETWORK SYSTEM (NAVD88).

SURVEY IS ONLY VALID TO THOSE IT IS ORIGINALLY CERTIFIED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SITE BENCHMARK: GPS OBSERVED - MODOT VRS NETWORK AS SHOWN ON SURVEY.

ELEVATIONS ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVD88) GPS OBSERVED - MODOT VRS NETWORK

THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND AT THE TIME OF THIS SURVEY.

THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE WAS OBSERVABLE EVIDENCE OF STREET WIDENING OR RECENT STREET OR SIDEWALK CONSTRUCTION ALONG BRAMBLETT ROAD, CONSTRUCTION AT TIME OF FIELD SURVEY..

SETBACK REQUIREMENTS: NO ZONING REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY.

FLOOD ZONE CLASSIFICATION: ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 29183C0237GK, REVISED JANUARY 20, 2016.

SITE ADDRESSES: 914 HIGHWAY K, & 815 BRAMBLETT ROAD OFALLON, MISSOURI 63366.

**GEOTECHNICAL SOILS REPORT NOTE:**

CONTRACTOR SHALL REFER TO THE REPORT BY SCI ENGINEERING, INC., ENTITLED, 'GEOTECHNICAL REPORT, PLANET FITNESS OFALLON, MO', DATED NOVEMBER 2020, FOR ALL PROJECT SPECIFICATIONS, REQUIREMENTS, RECOMMENDATIONS, AND PROCEDURES IN REGARDS TO BUILDING PAD PREPARATION, SITE CLEARING, OVER EXCAVATION, COMPACTION, SOIL REMEDIATION, ETC.

**ENVIRONMENTAL NOTE:**

CONTRACTOR SHALL REFER TO THE REPORT BY SCI ENGINEERING, INC., ENTITLED, 'PHASE ONE AND LIMITED PHASE TWO ENVIRONMENTAL SITE ASSESSMENT PLANET FITNESS OFALLON, MO', DATED NOVEMBER 13, 2020; FOR THE ENVIRONMENTAL PHASE I AND II ASSESSMENT AND INVESTIGATION.

**FLOOD PLAIN NOTE:**

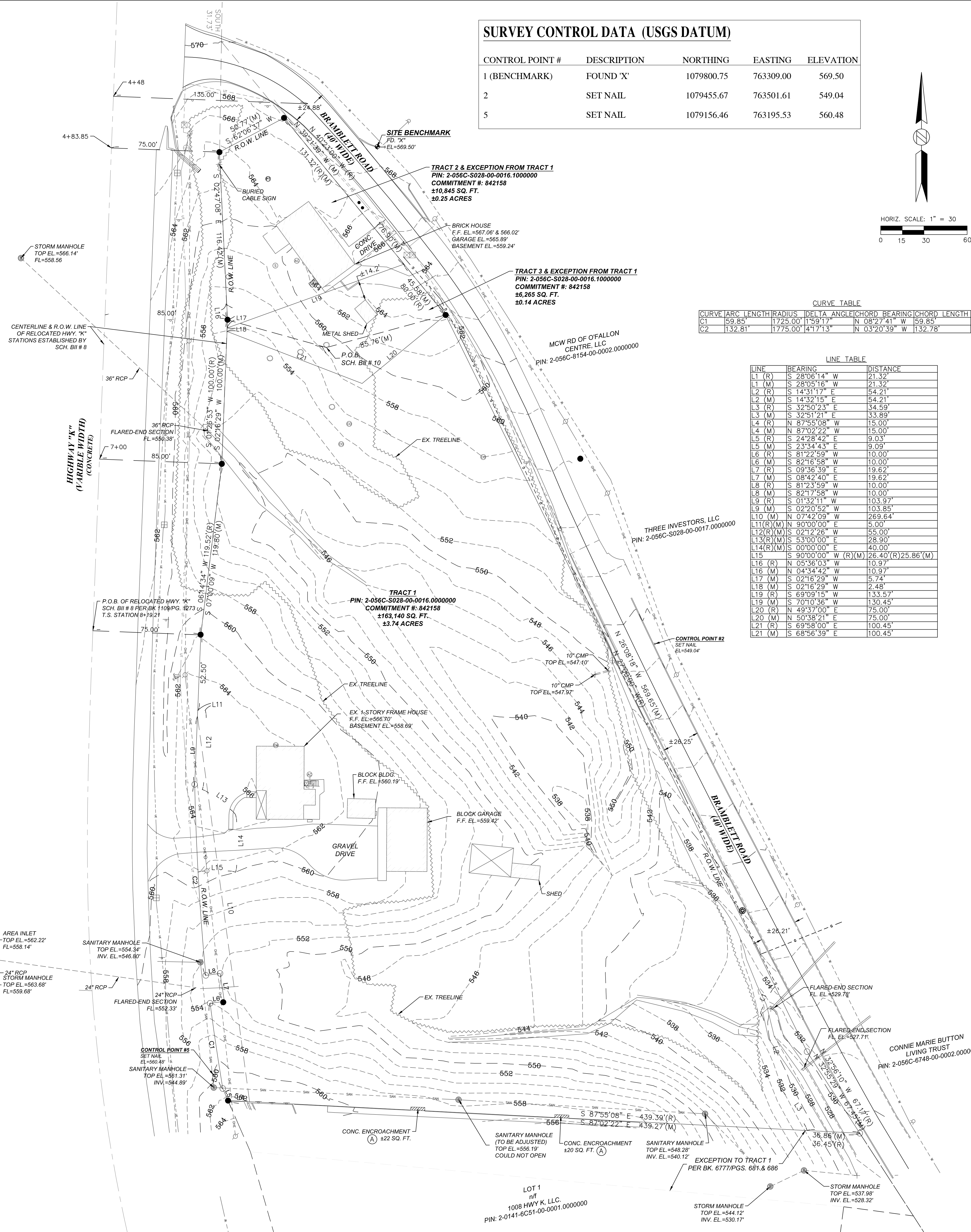
FLOOD PLAIN DETERMINATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) LATEST REVISIONS AND SHALL NOT BE CONSTRUED AS A CONFORMATION OF OR DENIAL OF THE FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN ZONE 'X', AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 29183C0237G, DATED JANUARY 20, 2016.

**WETLANDS NOTE:**

THERE ARE NO DELINEATED WETLANDS ON THE SUBJECT PROPERTY. NO FURTHER DOCUMENTATION OR COORDINATION IS NEEDED WITH THE UNITED STATES CORP OF ENGINEERS (COE) REGULATIONS.

**ALL PARCELS WITHIN 300 FEET OF PLAT OF SURVEY TABLE**

ADDRESS	PARCEL INFORMATION #	OWNER	ZONING
8650 VETERANS MEMORIAL PKWY OFALLON MO, 63366	2-056C-8154-00-0002.0000000	MCW RD OF OFALLON CENTRE, LLC	C-2
920 BRAMBLETT ROAD OFALLON MO, 63366	2-056C-S028-00-0017.0000000	THREE INVESTORS, LLC.	C-3
1000 BRAMBLETT ROAD OFALLON MO, 63366	2-056C-6748-00-0002.0000000	CONNIE MARIE BUTTON LIVING TRUST	C-2
1010 BRAMBLETT ROAD OFALLON MO, 63366	2-056C-A812-00-001A.0000000	PATRICIA ANN BUTTON	C-2
1010 BRAMBLETT ROAD OFALLON MO, 63366	2-056C-A812-00-001B.0000000	DUANE F. STUERMANN	C-2
SHERWOOD FOREST COURT OFALLON MO, 63366	2-056C-7173-00-000A.0000000	SPRING HILL ESTATES TRUSTEE ASSOCIATION	R-2
897 SHERWOOD FOREST COURT OFALLON MO, 63366	2-056C-7173-00-0084.0000000	JON C. & CYNTHIA J. RELLER	R-2
893 SHERWOOD FOREST COURT OFALLON MO, 63366	2-056C-7173-00-0085.0000000	JUSTIN J. & ELIZABETH P. ALTEMUELLER	R-2
889 SHERWOOD FOREST COURT OFALLON MO, 63366	2-056C-7173-00-0086.0000000	KIMBERLY A. HOMAN	R-2
885 SHERWOOD FOREST COURT OFALLON MO, 63366	2-056C-7173-00-0087.0000000	HOFSTETTER FAMILY TRUST	R-2
881 SHERWOOD FOREST COURT OFALLON MO, 63366	2-056C-7173-00-0088.0000000	NICHOLAS & JENNIFER FINAZZO	R-2
877 SHERWOOD FOREST COURT OFALLON MO, 63366	2-056C-7173-00-0089.0000000	SAU YEE MA	R-2
1008 HWY K OFALLON MO, 63366	2-0141-C651-00-0001.0000000	1008 HWY K-B, LLC.	C-2
1104 HWY K OFALLON MO, 63366	2-0141-7252-00-0001.0000000	AUTOZONE, INC.	C-2
(NO ADDRESS) BRAMBLETT ROAD OFALLON MO, 63366	2-056C-C153-00-00FD.0000000	K PROPERTIES HOLDINGS, LLC.	C-2
1101 HWY K OFALLON MO, 63366	2-0141-9785-00-00A1.0000000	THE LHRET ST. LOUIS, LLC	C-2
1051 HWY K OFALLON MO, 63366	2-0141-8462-00-0001.0000000	ALLIANCE CREDIT UNION	C-2
1001 HWY K OFALLON MO, 63366	2-0141-8462-00-0002.0000000	SHOCKLEE HWY K, LLC.	C-2
929 HWY K OFALLON MO, 63366	2-057D-7607-00-0001.0000000	HWY K 929, LLC.	C-2
921 HWY K OFALLON MO, 63366	2-057D-7607-00-0002.0000000	WEST HILL PROPERTIES, LLC	C-2
901 HWY K OFALLON MO, 63366	2-057D-6477-00-0001.0000000	OFALLON MANAGEMENT COMPANY, L.C.	C-2
801 HWY K OFALLON MO, 63366	2-057D-C440-00-000A.0000000	OFALLON MANAGEMENT COMPANY, L.C.	C-2
8710 VETERANS MEMORIAL PKWY OFALLON MO, 63366	2-057D-S029-00-0038.1000000	LC REAL ESTATES, LLC.	C-2
8670 VETERANS MEMORIAL PKWY OFALLON MO, 63366	2-056C-8154-00-0001.0000000	GP OFALLON, LLC.	C-2



**SURVEY CONTROL DATA (USGS DATUM)**

CONTROL POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
1 (BENCHMARK)	FOUND 'X'	1079800.75	763309.00	569.50
2	SET NAIL	1079455.67	763501.61	549.04
5	SET NAIL	1079156.46	763195.53	560.48

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA	ANGLE	CHORD BEARING	CHORD LENGTH
C1	59.85'	1725.00'	11°59'17"	N 38°27'41" W	59.85'	
C2	132.81'	1775.00'	14°17'13"	N 03°20'39" W	132.78'	

**LINE TABLE**

LINE	BEARING	DISTANCE
L1 (R)	S 28°06'14" W	21.32'
L1 (M)	S 28°05'16" W	21.32'
L2 (R)	S 14°31'17" E	54.21'
L2 (M)	S 14°32'15" E	54.21'
L3 (R)	S 32°50'23" E	34.59'
L3 (M)	S 32°51'21" E	33.89'
L4 (R)	N 87°55'08" W	15.00'
L4 (M)	N 87°00'22" W	15.00'
L5 (R)	S 24°28'42" E	9.03'
L5 (M)	S 23°54'43" E	9.09'
L6 (R)	S 81°22'59" W	10.00'
L6 (M)	S 82°16'58" W	10.00'
L7 (R)	S 09°36'39" W	13.62'
L7 (M)	S 08°42'40" W	13.62'
L8 (R)	S 81°23'59" W	10.00'
L8 (M)	S 82°17'58" W	10.00'
L9 (R)	S 01°32'11" W	103.97'
L9 (M)	S 02°20'52" W	103.85'
L10 (M)	N 07°42'09" W	269.64'
L11 (R)	N 90°00'00" E	5.00'
L12 (R)	S 02°12'26" W	55.00'
L13 (R)	S 53°00'00" E	28.90'
L14 (R)	S 00°00'00" E	40.00'
L15	S 90°00'00" W (R)(M)	26.40'(R)25.86'(M)
L16 (R)	N 05°36'03" W	10.97'
L16 (M)	N 04°34'42" W	10.97'
L17 (M)	S 02°16'29" W	5.74'
L18 (M)	S 02°16'29" W	2.48'
L19 (R)	S 69°09'15" W	133.57'
L19 (M)	S 70°10'36" W	130.45'
L20 (R)	N 49°37'00" E	75.00'
L20 (M)	S 50°38'21" E	75.00'
L21 (R)	S 68°56'39" E	100.45'
L21 (M)	S 68°56'39" E	100.45'

Architect:  
  
**STUDIO**  
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 Troy, OH 45373  
 p 937.760.3884  
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 4516 Boardwalk | Smithton, IL 62285  
 reylngdc@gmail.com  
 Missouri Firm License: 2016012969  
 MO Certificate of Authority: LC001485066

RDC Project No. 20-115  
  
 TODD JEFFREY REYLING  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE EXPIRES - 12.31.2023  
 DATE SIGNED - 12.01.2021  
 ENGINEER OF RECORD:  
 Todd J. Reyling, PE  
 Missouri PE 201102072



New Ground Up Building for:  
**PLANET FITNESS**  
 914 Highway K  
 OFallon, MO 63366  
 St. Charles County  
 MTSTUDIO PROJECT NUMBER:

ISSUED / REVISED	DATE
ISSUED TO CITY	05.12.2021
REVISED PER CITY/NOTO COMMENTS	07.20.2021
REVISED PER CITY/NOTO COMMENTS	08.10.2021
REVISED FOR RETAINING WALL	11.19.2021
REVISED PER CITY COMMENTS	12.01.2021

Existing Topography and Control  
**C101**