

GENERAL SITE NOTES:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CITY OF O'FALLON, ST. CHARLES COUNTY AND THE MISSOURI DEPARTMENT OF TRANSPORTATION CODES, STANDARDS AND SPECIFICATIONS.

ANY CITY OF O'FALLON INFRASTRUCTURE (ABOVE OR BELOW GRADE, VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY.

ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF ALL SIGNS SHALL BE GOVERNED BY LOCAL CODES.

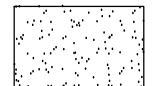



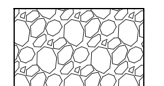

THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL EXISTING UTILITIES LOCATED AND PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE (3) DAYS PRIOR TO ANY SITE WORK FOR IDENTIFICATION OF EXISTING UTILITIES.

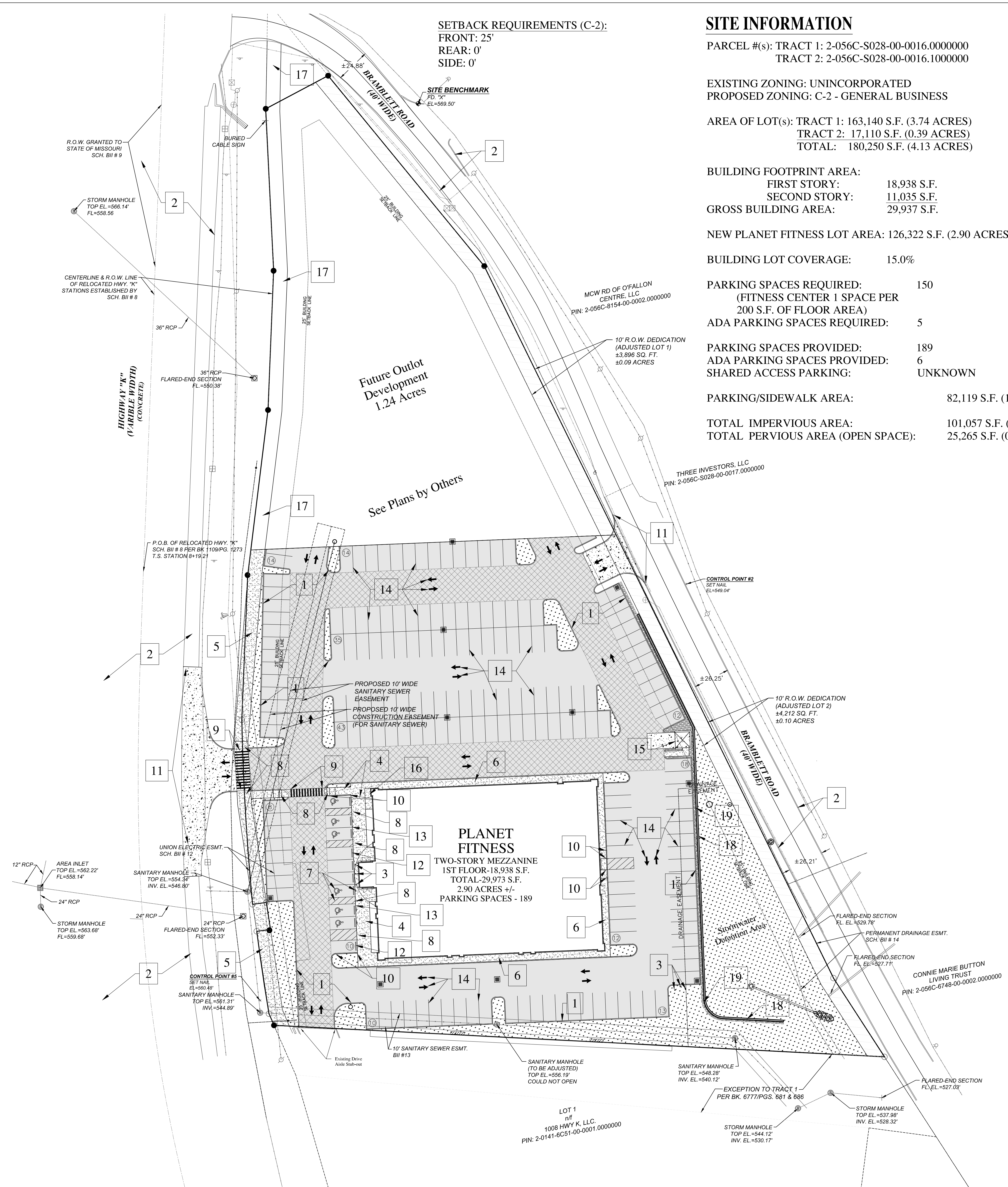
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE PROJECT SITE BEFORE BEGINNING CONSTRUCTION.

CIVIL SITE KEY NOTES:

- 1 PROPOSED 6" PCC BARRIER CURB PER DETAIL ON SHEET C706.
- 2 EXISTING ROADWAY TO REMAIN CONTRACTOR TO PROTECT IN PLACE.
- 3 PROPOSED BOLLARDS PER DETAIL ON SHEET C706. SPACING SHALL BE PER UTILITY PROVIDER SPECIFICATIONS.
- 4 PROPOSED CONCRETE SIDEWALK, CONTRACTOR SHALL CONSTRUCT TO MEET CURRENT ADA STANDARDS.
- 5 PROPOSED ASPHALT BIKE AND WALKING PATH, CONTRACTOR SHALL CONSTRUCT TO MEET THE CITY OF O'FALLON AND CURRENT ADA STANDARDS.
- 6 PROPOSED TURN DOWN CURB AND SIDEWALK, 6" EXPOSED HEIGHT PER DETAIL ON C706. CONTRACTOR RESPONSIBLE FOR ANY REINFORCEMENT.
- 7 PROPOSED ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE TO MEET ADA REQUIREMENTS. SEE DETAILS ON SHEET C706.
- 8 PROPOSED DETECTABLE WARNING (TRUNCATED DOMES) TO MEET ADA STANDARDS. SEE DETAIL SHEET C706.
- 9 PROPOSED PEDESTRIAN ACCESS, CONTRASTING PAVEMENT/STRIPING PER ADA STANDARDS.
- 10 PROPOSED PCC CURB TAPER TO MATCH PAVEMENT AND/OR SIDEWALK GRADE.
- 11 CONTRACTOR TO SAWCUT EXISTING PAVEMENT TO MAKE SMOOTH TRANSITION TO NEW PARKING LOT PAVEMENT.
- 12 PROPOSED CONCRETE PARKING BLOCK PER DETAIL ON SHEET C706.
- 13 PROPOSED FLUSH PCC SIDEWALK TO PARKING LOT PAVEMENT PER DETAIL ON SHEET C706.
- 14 PROPOSED 4" WIDE PARKING STALL STRIPING, DIRECTIONAL SIGNAGE, TRAFFIC WHITE PAINT PER DETAIL ON SHEET C706. SEE HORIZONTAL CONTROL PLAN FOR TYPICAL DIMENSIONS.
- 15 PROPOSED TRASH/RECYCLING ENCLOSURE TO MEET CITY OF O'FALLON REQUIREMENTS. SEE DETAIL SHEET C708 AND ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- 16 PROPOSED BIKE RACK. MODEL SHALL BE IN ACCORDANCE WITH PARKITBIKERACKS.COM, 2-BIKE-POST. SEE DETAIL SHEET C701.
- 17 PROPOSED ASPHALT BIKE AND WALKING PATH BY OTHERS, CONTRACTOR SHALL CONSTRUCT TO MEET THE CITY OF O'FALLON AND CURRENT ADA STANDARDS.
- 18 PROPOSED RETAINING WALL. CONTRACTOR TO COORDINATE WITH GEOTECH. WALL MANUFACTURER, AND SUBCONTRACTOR FOR FINAL DESIGN. COLOR AND STYLE TO BE AGREED UPON BY OWNER. SEE RETAINING WALL PLANS FOR SPECIFIC DETAILS.
- 19 PROPOSED ORNAMENTAL FENCE, SEE ARCHITECTURAL PLANS FOR DETAILS.

SITE PAVING LEGEND:

-  PROPOSED PCC CONCRETE SIDEWALK (4"PCC/4" AB STONE), SEE DETAIL SHEET C706.
-  PROPOSED PCC CONCRETE PAVEMENT AT DUMPSTER PAD AND ENTRANCES (8"PCC/4" TYPE 5 MODOT BASEROCK), SEE DETAIL SHEET C706.
-  PROPOSED ASPHALT PAVEMENT LIGHT DUTY (1.5"ASC/2"A1/8" AB STONE), SEE DETAIL SHEET C706.
-  PROPOSED ASPHALT PAVEMENT-DRIVE AISLE HEAVY DUTY (1.5"ASC/3"A1/8" AB STONE), SEE DETAIL SHEET C706.
-  PROPOSED DECORATIVE ROCK LANDSCAPING.
-  PROPOSED LANDSCAPE AND GRASS AREA, SEE LANDSCAPE PLAN



SETBACK REQUIREMENTS (C-2):
 FRONT: 25'
 REAR: 0'
 SIDE: 0'

SITE INFORMATION

PARCEL #(s): TRACT 1: 2-056C-S028-00-0016.0000000
 TRACT 2: 2-056C-S028-00-0016.1000000

EXISTING ZONING: UNINCORPORATED
 PROPOSED ZONING: C-2 - GENERAL BUSINESS

AREA OF LOT(s): TRACT 1: 163,140 S.F. (3.74 ACRES)
 TRACT 2: 17,110 S.F. (0.39 ACRES)
 TOTAL: 180,250 S.F. (4.13 ACRES)

BUILDING FOOTPRINT AREA:
 FIRST STORY: 18,938 S.F.
 SECOND STORY: 11,035 S.F.
 GROSS BUILDING AREA: 29,973 S.F.

NEW PLANET FITNESS LOT AREA: 126,322 S.F. (2.90 ACRES)

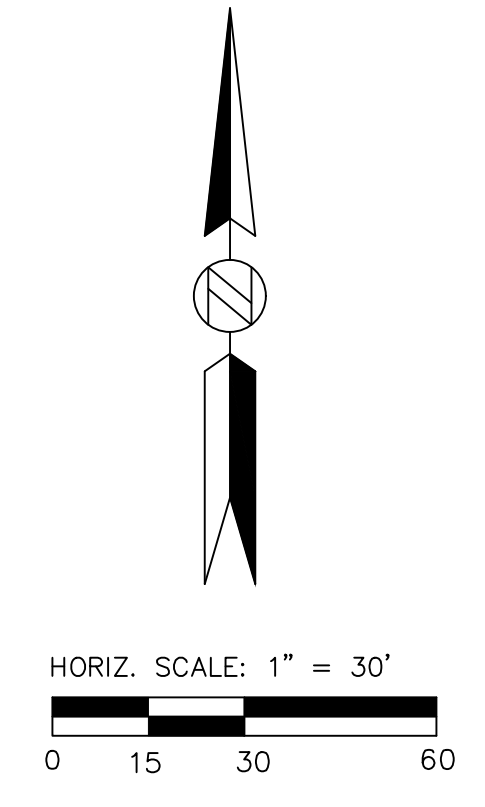
BUILDING LOT COVERAGE: 15.0%

PARKING SPACES REQUIRED: 150
 (FITNESS CENTER 1 SPACE PER 200 S.F. OF FLOOR AREA)
 ADA PARKING SPACES REQUIRED: 5

PARKING SPACES PROVIDED: 189
 ADA PARKING SPACES PROVIDED: 6
 SHARED ACCESS PARKING: UNKNOWN

PARKING/SIDEWALK AREA: 82,119 S.F. (1.89 ACRES) (65.0%)

TOTAL IMPERVIOUS AREA: 101,057 S.F. (2.32 ACRES) (80.0%)
 TOTAL PERVIOUS AREA (OPEN SPACE): 25,265 S.F. (0.58 ACRES) (20.0%)



Architect:



MT STUDIO
 210 South Market St., Suite B
 Troy, OH 45373
 p 937.760.3884
 mtwiss@gomtstudio.com

Civil Engineer:



REYLING DESIGN & CONSULTING
 4516 Boardwalk | Smithton, IL | 62285
 reylingdc@gmail.com

Missouri Firm License: 2016012969
 MO Certificate of Authority: LC001485066

RDC Project No. 20-115



LICENSE EXPIRES - 12.31.2023
 DATE SIGNED - 12.01.2021

ENGINEER OF RECORD:
 Todd J. Reyling, PE
 Missouri PE 2011020072



New Ground Up Building for:

PLANET FITNESS

914 Highway K
 O'Fallon, MO 63366
 St. Charles County

MTSTUDIO PROJECT NUMBER:

ISSUED / REVISED	DATE
ISSUED TO CITY	05.12.2021
REVISED PER CITY/NOT COMMENTS	07.20.2021
REVISED PER CITY/NOT COMMENTS	08.10.2021
REVISED FOR RETAINING WALL	11.18.2021
REVISED PER CITY COMMENTS	12.01.2021

Civil Site Plan

C200