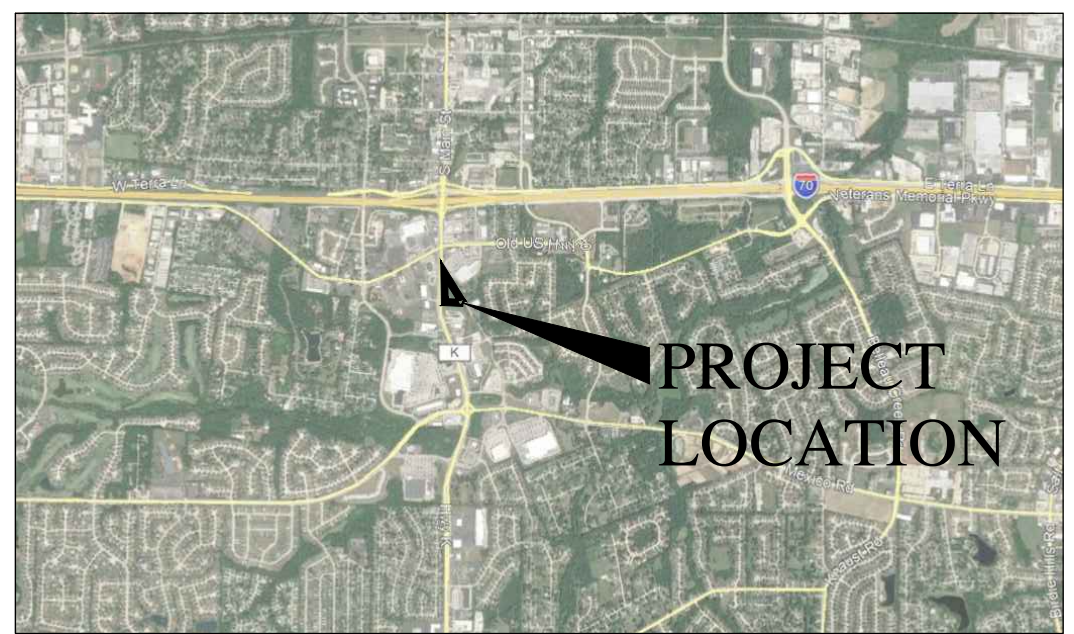




PLAN MAP
NOT TO SCALE



LOCATOR MAP
NOT TO SCALE

SURVEY CONTROL DATA

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

TITLE DISCLAIMER:

IT IS NOT WARRANTED THAT THESE DRAWINGS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAYS, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

UTILITY INFORMATION:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES., STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS.



MISSOURI UTILITY LOCATE SERVICES
PHONE: 800.344.7483 OR WWW.MO1CALL.COM

CONTRACTOR NOTE:

THE CONTRACTOR AND/OR ALL SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN, AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF ALL THE AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT OF WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION SHALL INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES, AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

SIGNAGE NOTE:

ALL BUILDING AND PYLON/MONUMENT SIGNAGE WILL BE PERMITTED SEPARATELY.

DETENTION/DRAINAGE NOTE:

ALL DETENTION IS PROVIDED FOR LOTS 1 & 2 WITH THIS DEVELOPMENT AND PLAN SET.

A SET OF CONSTRUCTION FOR FOR PLANET FITNESS O'Fallon, Missouri

**914 HIGHWAY K
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI**

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%)

OWNER/DEVELOPER

CORNERSTONE O'FALLON LLC
4503 MARBURG AVE.
CINCINNATI, OH 45209

ARCHITECT

MT STUDIO
MIKE TWISS, AIA
210 SOUTH MARKET ST.
SUITE B
TROY, OH 45373
937-760-3884

CIVIL ENGINEER

RDC, LLC
TODD REYLING, P.E.
4516 BOARDWALK
SMITHTON, IL 62285
618-530-1694

LANDSCAPE ARCHITECT

2K LANDSCAPE ARCHITECTURE
KATIE KADY, LEED AP
206 THOROBRED ROAD
CINCINNATI, OH 45140
513-253-1603

ELECTRICAL SITE LIGHTING

MSW CONSULTING LLC
MIKE WOLFE
P.O. BOX 455
NEW ALBANY, OH 43054
937-269-4246

SITE LEGEND

BENCHMARK	CONTROL POINT	LIGHT POLE	FLARED END SECTION	TRAFFIC SIGN	FIRE HYDRANT	WATER VALVE	TREE	DRAINAGE MANHOLE	DRAINAGE CATCHBASIN	SANITARY MANHOLE	SANITARY CLEANOUT				
EDGE OF SHOULDER	FLOW LINE	TOP OF BANK	CONTOUR	SILT FENCE	PROPERTY LINE	EASEMENT	GAS LINE	FIBER OPTIC	OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC	OVERHEAD TELEPHONE	UNDERGROUND TELEPHONE	SANITARY SEWER	STORM SEWER	WATERLINE

CIVIL SHEET INDEX

C000	COVER SHEET
C001	CIVIL CONSTRUCTION NOTES
C100	EXISTING TOPOGRAPHY AND LEGAL
C101	EXISTING TOPOGRAPHY AND CONTROL
C102	DEMOLITION PLAN
C200	CIVIL SITE PLAN
C201	SITE HORIZONTAL CONTROL PLAN
C300	GRADING PLAN SPOT ELEVATIONS
C301	GRADING PLAN CONTOURS
C302	ENTRANCE PLAN DETAILS
C400	EXISTING DRAINAGE AREA MAP
C401	PROPOSED DRAINAGE AREA MAP
C402	PROPOSED STORM SEWER PLAN
C403	NORTHERN CULVERT PLAN AND PROFILE
C404	SOUTHERN CULVERT PLAN AND PROFILE
C405	STORM SEWER PROFILES
C406	DETENTION POND CROSS SECTIONS
C500	SITE UTILITY PLAN
C501	SANITARY SEWER AND WATERLINE PROFILES
C600	SEDIMENT AND EROSION CONTROL PLAN
C700-C708	CIVIL CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN
ESL 100	SITE LIGHTING PLAN

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

1. THE PRELIMINARY PLAT ASSOCIATED WITH THIS SITE WILL BE HEARD AT THE APRIL 1, 2021 PLANNING AND ZONING COMMISSION MEETING. APPROVAL OF THIS SITE PLAN WOULD BE PENDING THE APPROVAL OF THE PRELIMINARY PLAT IN APRIL.
2. PROVIDE A LANDSCAPE PLAN THAT INCLUDED THE TREE PRESERVATION CALCULATIONS.
3. PROVIDE A CROSS ACCESS EASEMENT FOR THE PLANET FITNESS PROPERTY AND THE FUTURE OUTLOT DEVELOPMENT PROPERTY AND THE PROPERTY TO THE SOUTH.
4. DUE TO THE HISTORY OF STORM WATER PROBLEMS IN THE AREA YOU WILL BE REQUIRED TO CONNECT THE OUTFALL PIPE TO AN EXISTING STORM SEWER.
5. PROVIDE MODOT APPROVAL FOR THE ENTRANCE ONTO HIGHWAY K.
6. SHOW THE RECENTLY COMPLETED CONSTRUCTION ON BRAMBLETT ROAD. PROVIDE A CONTRIBUTION EQUAL TO THE COSTS ASSOCIATED WITH MAKING ROADWAY IMPROVEMENTS ON BRAMBLETT ROAD TO WIDEN THE ROADWAY TO 13' WIDE FROM THE CENTERLINE WITH A 6" VERTICAL CONCRETE CURB AND A 5' WIDE SIDEWALK AS REVIEWED AND APPROVED AS PART OF THE CONSTRUCTION SITE PLANS.

THE APPROVAL IS ALSO CONDITIONAL UPON THE FOLLOWING MUNICIPAL CODE REQUIREMENTS BEING PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION SITE PLANS:

1. THE LIGHTING VALUES ON THE PHOTOMETRIC LIGHTING PLAN SHOULD BE BETWEEN 0.4 AND 0.7 FOOT CANDLES AT THE PROPERTY LINES.
2. PROVIDE THE EXISTING AND PROPOSED CONTOURS FOR THE SITE.
3. THERE IS A WASTEWATER INDUSTRIAL PRE-TREATMENT FORM THAT NEEDS TO BE FILLED OUT AND SUBMITTED TO THE SEWER DEPARTMENT. AS REQUIRED AS PART OF THIS DEVELOPMENT. PLEASE VISIT THE O'FALLON SEWER WEBSITE TO DOWNLOAD THE FORM.

* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* THE AREA OF THIS PHASE OF DEVELOPMENT IS 2.90 ACRES
THE AREA OF LAND DISTURBANCE IS 4.39 ACRES
NUMBER OF PROPOSED LOTS IS 2
BUILDING SETBACK INFORMATION:
FRONT 25 FEET
SIDE 0 FEET
REAR 0 FEET

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 1,500

* TREE PRESERVATION CALCULATIONS ARE PROVIDED ON THE LANDSCAPE PLAN

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE 12/02/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND DEVELOPMENT DIVISION FILE #SP21-000007
APPROVED: MARCH 4, 2021

Architect:



Civil Engineer:



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 2011102072



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/MODOT COMMENTS	07.20.2021
REVISED PER CITY/MODOT COMMENTS	08.10.2021
REVISED FOR RETAINING WALL	11.18.2021
REVISED PER CITY COMMENTS	12.01.2021

Cover Sheet

C000