

New Ground Up Building for:  
**PLANET FITNESS**  
 914 Highway K  
 O'Fallon, MO 63366  
 St. Charles County  
 MSTUDIO PROJECT NUMBER:

ISSUED / REVISED DATE  
 ISSUED TO CITY 01.29.2021  
 REVISED PER CITY'S COMMENTS 02.17.2021

**GENERAL NOTES**

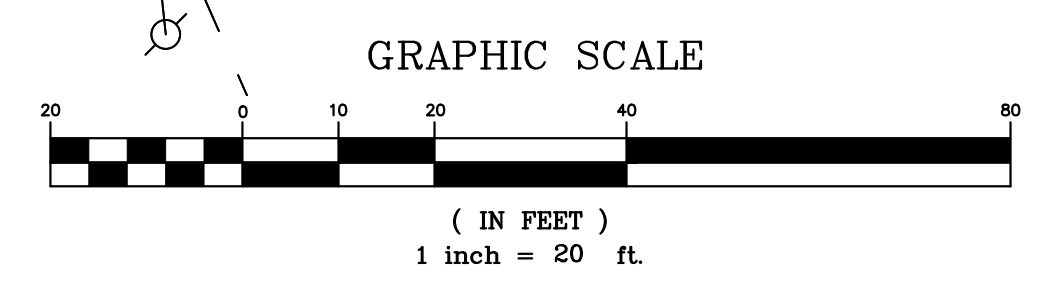
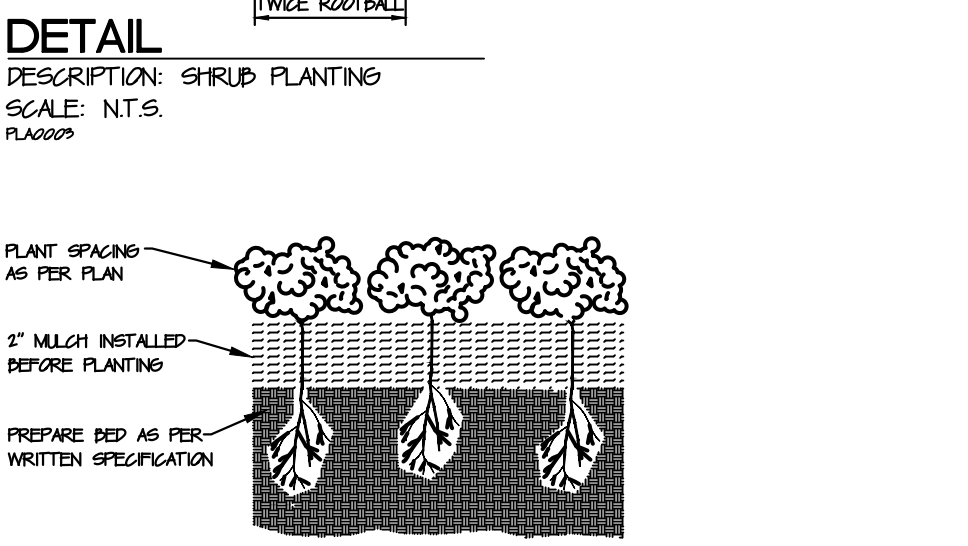
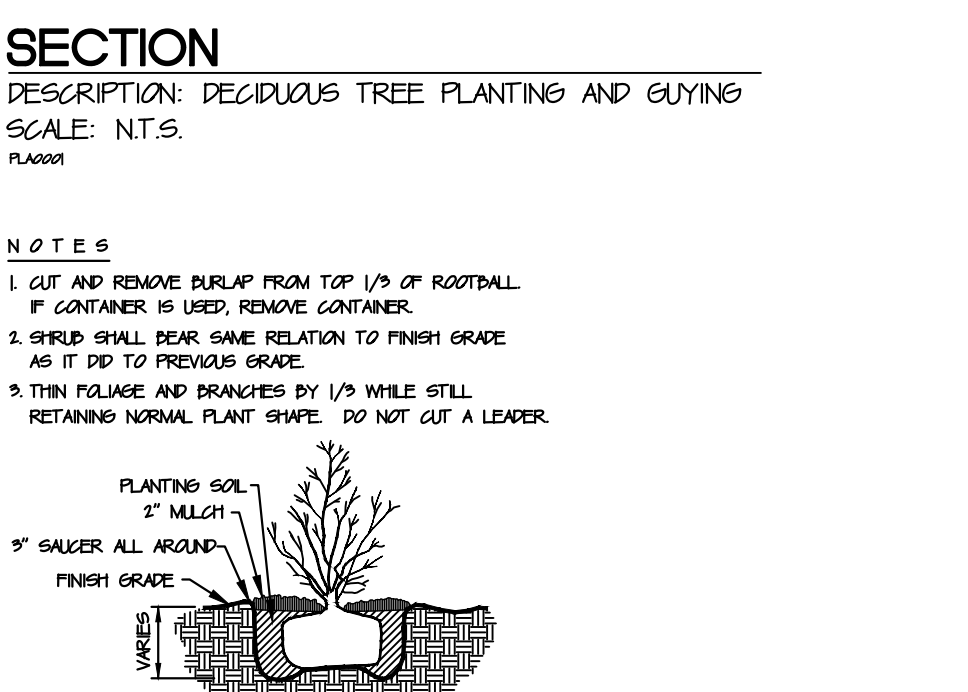
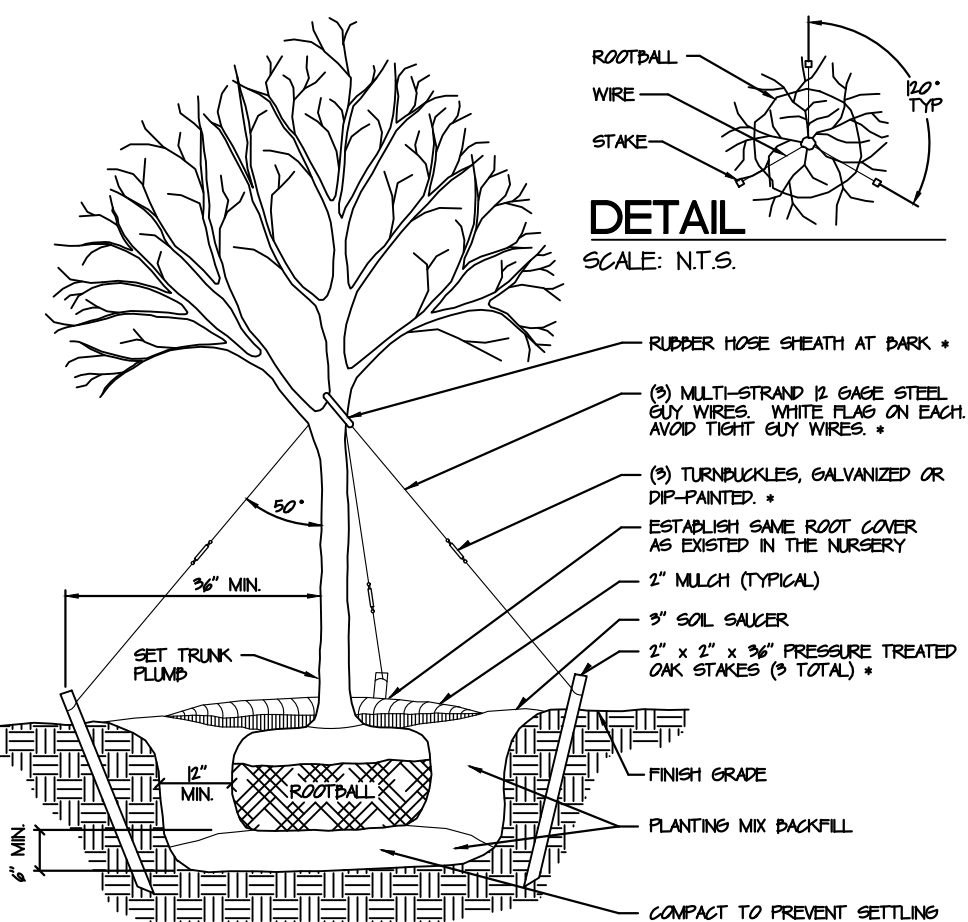
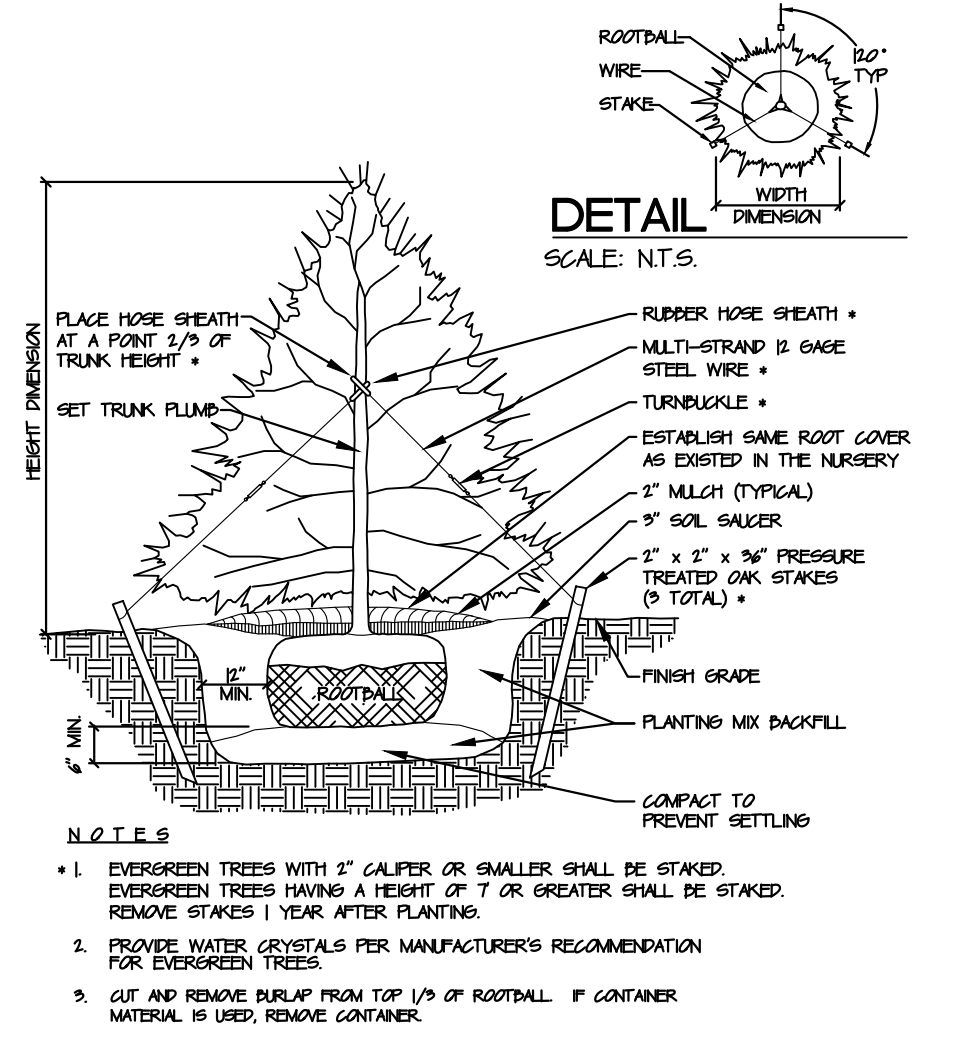
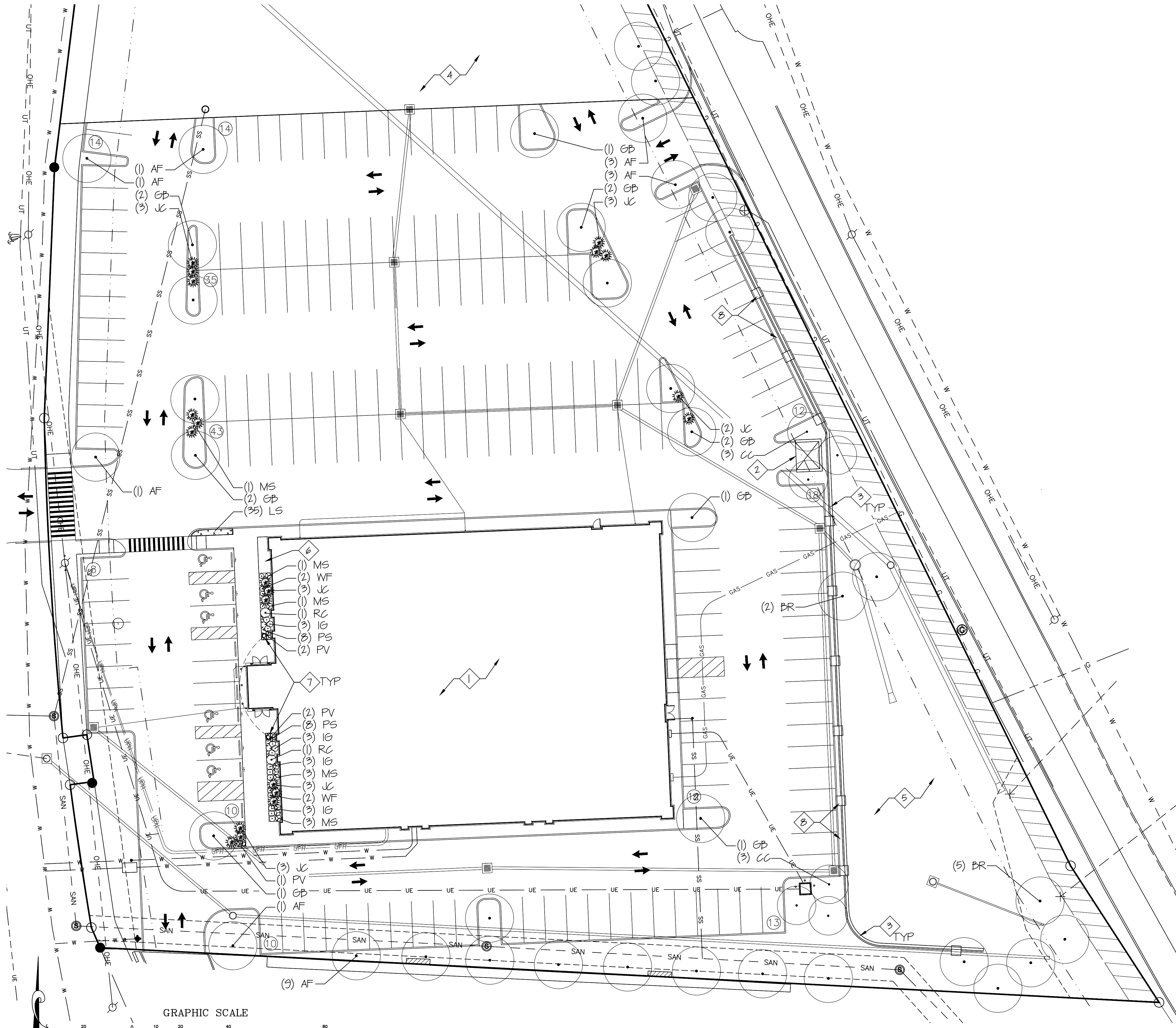
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES WITH THE OWNER AND UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, WHETHER INDICATED ON PLANS OR NOT. CONTRACTOR MUST CALL THE UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGE OF UTILITY LINES.
- CONTRACTOR TO EXAMINE FINISH SURFACE GRADE ACCURACY AND TOPSOIL FOR DEPTH AND QUALITY. IF CONDITIONS ARE UNSATISFACTORY, NOTIFY LANDSCAPE DESIGNER AND OWNER AND DO NOT BEGIN WORK UNTIL CONDITIONS HAVE BEEN CORRECTED.
- PRIOR TO INSTALLATION, REPAIR ALL DAMAGES MADE TO EXISTING CONDITIONS TO A SATISFACTORY MANNER.
- EXISTING VEGETATION TO REMAIN SHALL BE PRESERVED IN ACCORDANCE TO ACCEPTABLE NURSERY INDUSTRY PROCEDURES.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN AND SHALL HAVE PASSED INSPECTION REQUIRED UNDER STATE REGULATIONS.
- ALL PLANTINGS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON ZONING ORDINANCE (403).
- IF PROPOSED PLANT LOCATIONS CONFLICT WITH UTILITIES, LIGHTS, EXISTING FEATURES OR GROUND EXISTING PLANT MATERIAL, NOTIFY THE LANDSCAPE DESIGNER TO CONSULT ON THE ADJUSTMENTS OF ANY PLANT LOCATIONS.
- ALL FOUNDATION PLANTINGS TO BE CONTAINED WITHIN BARK MULCHED BED. 3" ORGANIC BARK MULCH TO BE SHREPPED HARDWOOD, DYED BLACK. PREEMERGENT TO BE INSTALLED PRIOR TO MULCH.
- ALL PARKING ISLANDS AND PENINSULAS TO BE COVERED WITH DECORATIVE LANDSCAPE ROCK SO AS NO EXPOSED EARTH SHALL BE SEEN. COLOR AND SIZE TO BE APPROVED BY OWNER. PREEMERGENT AND LANDSCAPE FABRIC TO BE INSTALLED PRIOR TO ROCK.
- SEED ALL DISTURBED LAWN AREAS THAT ARE NOT LANDSCAPED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE IN LAWN AREAS. CONTRACTOR IS RESPONSIBLE FOR PLANT'S LIVABILITY WITH A (1) YEAR MATERIAL AND LABOR WARRANTY FOR ALL.
- PERPETUAL MAINTENANCE OF LANDSCAPE SHALL BE PROVIDED AND ANY DEAD OR DISEASED MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED SPECIES WITHIN THREE MONTHS, WEATHER PERMITTING.
- ANY CONTRACTOR RECOMMENDED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE DESIGNER. UNAPPROVED SUBSTITUTIONS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PLANTS.
- IF ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE, ACCEPT THE PLAN TO BE CORRECT.

**DRAWING NOTES**

- ◇ PROPOSED PLANT FITNESS. SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
- ◇ DUMPSTER ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
- ◇ RETAINING WALL AND FENCING. SEE ENGINEERING DRAWINGS FOR MORE INFORMATION.
- ◇ FUTURE DEVELOPMENT OUTLOT. SEE ENGINEERING DRAWINGS FOR MORE INFORMATION.
- ◇ DETENTION AREA. SEE ENGINEERING DRAWINGS FOR MORE INFORMATION.
- ◇ BICYCLE STORAGE. SEE ENGINEERING DRAWINGS FOR MORE INFORMATION.
- ◇ LANDSCAPE BOULDER. COLOR, SHAPE, SIZE TO VARY AND BE APPROVED BY OWNER. LANDSCAPE BOULDER TO BE BURIED 1/3 ITS HEIGHT.
- ◇ DECORATIVE LANDSCAPE ROCK TO BE USED BETWEEN RETAINING WALL AND CURB. SEE GENERAL NOTE 9 FOR MORE INFORMATION.

**ZONING CALCULATIONS**

TREE PROTECTION CALCULATIONS - 402.040  
 REPLACE AT 15 HARDWOOD TREES/PER ACRE  
 2.9 AC x 15 = 43.5  
 44 TREES REQUIRED  
 44 TREES PROPOSED



**PLANTING SCHEDULE**

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
18	AF	ACER freemanii "Celebration"	Celebration Maple	2", B&B
7	BR	BETULA x "Royal Frost"	Royal Frost Birch	6", No. 10 Container
6	CC	CERCIS canadensis "Merlot"	Merlot Redbud	2", B&B
13	GB	GINKGO biloba "Princeton Sentry"	Princeton Sentry Ginkgo	2", B&B, Male
12	IG	ILEX glabra "Gembox"	Gembox Inkberry	No. 3 Container, 15" H, Male
20	JC	JUNIPERUS chinensis "Seybrook Gold"	Seybrook Gold Juniper	No. 3 Container, 15" H
35	LS	LIRIOPE spicata "Silver Dragon"	Silver Dragon Liriope	Clump, No. 2 Container, 12" o.c.
8	MS	MISCANTHUS sinensis "Morning Light"	Morning Light Miscanthus	Clump, No. 5 Container, Cut back 1x/yr before new spring growth
5	PV	PANICUM virgatum "Heavy Metal"	Heavy Metal Switch Grass	Clump, No. 2 Container, Cut back 1x/yr before new spring growth
16	PS	PHLOX subulata "Snowflake"	Snowflake Phlox	Clump, 8" Squat Container, 15" o.c.
2	RC	RHODODENDRON catawbiense "Album"	Catawba Rhododendron	18" H, B&B
6	WF	WEIGELA florida "Midnight Wine"	Midnight Wine Weigela	No. 3 Container, 15" H