

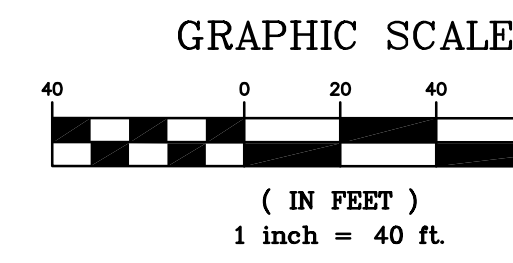
PERTINENT DATA

PROPERTY OWNER: YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER ST. LOUIS
 2815 SCOTT AVENUE UNIT D ST. LOUIS, MO 63103
 ZONING: C-2 GENERAL BUSINESS
 SITE ADDRESS: 3451 PHEASANT MEADOW DRIVE O'FALLON, MO 63368
 PARCEL NO.: 2-0128-C699-00-004A.0
 SITE AREA: 11.724AC (510,805 SQ. FT.)
 PROP. USE: FITNESS AND HEALTH CENTER
 FIRE DISTRICT: COTTLEVILLE
 SCHOOL DISTRICT: FORT ZUMWALT

NOTES:

- CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND CHECK ALL FINAL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION ACTIVITIES. NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF DISCREPANCIES FROM THE PLANS.
- THE EXACT LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. ANY DAMAGED UTILITY SHALL BE REPAIRED/RELOCATED TO MEET LOCAL STANDARDS AT THE CONTRACTORS EXPENSE. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE.
- THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT.
- BUILDING ADDITION INCLUDES 2 NEW RESTROOMS.

| TOTAL LOT AREA | | 11.72 | Ac |
|---------------------|--|-------|----|
| Existing | | | |
| Building | | 0.95 | Ac |
| % Lot Coverage | | 8.11 | % |
| Pavement | | 2.80 | Ac |
| % Pavement Coverage | | 0.24 | % |
| Green Space | | 7.97 | Ac |
| % Green Space | | 68.00 | % |
| Proposed | | | |
| Building | | 1.09 | Ac |
| % Lot Coverage | | 9.30 | % |
| Pavement | | 2.83 | Ac |
| % Pavement Coverage | | 24.15 | % |
| Green Space | | 7.60 | Ac |
| % Green Space | | 65.55 | % |



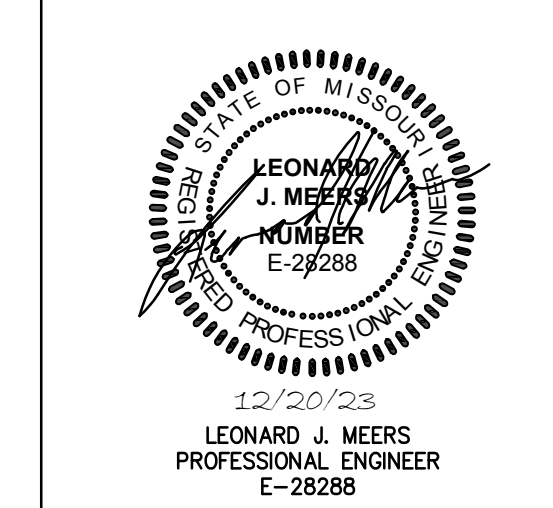
LEGEND

| | |
|----------------------------|--|
| PROPOSED BUILDING | |
| EXISTING FEATURES | |
| PROPOSED FEATURES | |
| PROPERTY LINES | |
| PROPOSED CONCRETE SIDEWALK | |
| PROPOSED ASPHALT PAVEMENT | |

| NO. | DESCRIPTION | DATE |
|-----|---------------|------------|
| 1 | CITY COMMENTS | 11-30-2023 |
| 2 | CITY COMMENTS | 12-20-2023 |

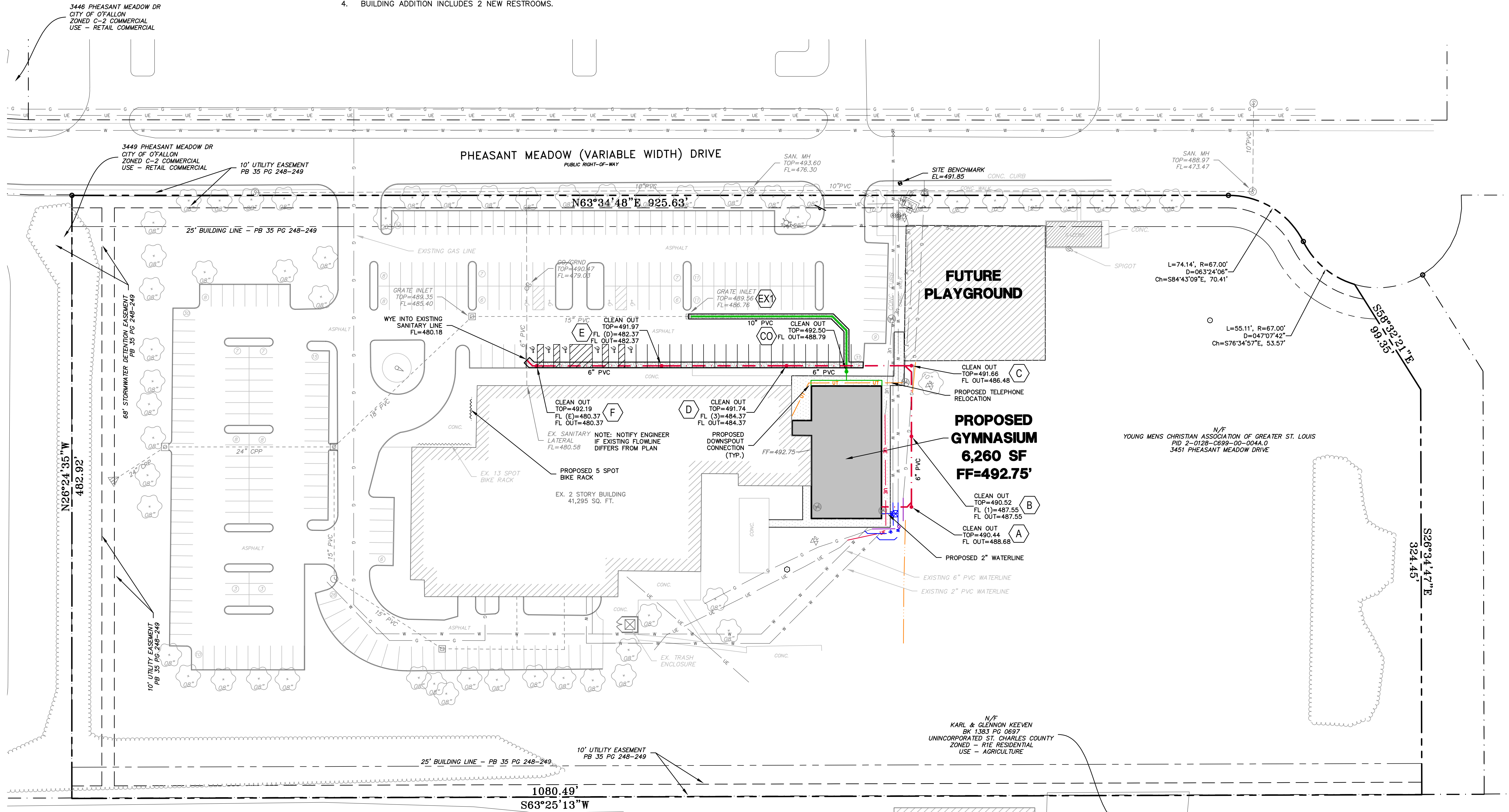
PROJECT TITLE: O'FALLON YMCA
 3451 PHEASANT MEADOW DRIVE
 O'FALLON, MO 63368

GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
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Developer / Owner Information
527 ARCHITECTS, P.C.
 CONTACT: STEVE HUNSICKER
 131 W. ARGONNE, ST. LOUIS, MO 63122
 Email: steve@527architects.com

PROPOSED SITE PLAN



PREPARED FOR:
527 ARCHITECTS, P.C.
 CONTACT: STEVE HUNSICKER
 131 W. ARGONNE
 ST. LOUIS, MO 63122
 E: steve@527architects.com

THE TRACTS AS SHOWN HEREON LIE WITHIN FLOOD ZONE X: AREAS OUTSIDE THE 0.2% CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C0430G. EFFECTIVE DATE: JANUARY 20, 2016

SETBACKS/BUFFERS:
 FRONT YARD SETBACK - 25' PCZ
 SIDE YARD SETBACK - N/A PCZ
 REAR YARD SETBACK - 25' PER RECORD PLAT

LEGAL DESCRIPTION:
 ALL OF LOT 4A OF PHEASANT POINT CENTER RE-SUBDIVISION OF LOT 4, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 50 PAGE 133 OF THE LAND RECORDS OF ST. CHARLES COUNTY, MISSOURI.

LANDSCAPING SUMMARY

| | |
|---------------------------------------|------------------------|
| MINIMUM PARKING LOT LANDSCAPING AREA | = 6% |
| TOTAL PARKING LOT AREA = #PS * 270 SF | = 269 * 270 = 72630 SF |
| TOTAL PARKING LOT LANDSCAPED AREA | = 6102 SF [8.4%] |
| LOT FRONTAGE TO PHEASANT MEADOW DR | = 926.63' |
| TOTAL OPEN LANDSCAPED AREA | = 6,102 SF |
| REQUIRED TREES PER FRONTAGE: | = 1 TREE PER 40 FT |
| REQUIRED TREES PER LANDSCAPE: | = 926.63/40 = 24 |
| TOTAL TREES REQUIRED: | = 6102/3000 = 3 |
| TOTAL TREES PROVIDED: | = 24 + 3 = 27 |

PARKING SUMMARY

| | |
|---|-------------------------------|
| ORDINANCE PARKING REQUIRED: | |
| 1.0 PS REQUIRED PER 200 SF OF FLOOR AREA | = 47555 / 200 = 237.8 |
| TOTAL REQUIRED PARKING | = 239 PS |
| TOTAL PROVIDED PARKING | = 269 PS |
| BICYCLE PARKING REQUIRED: | |
| 1 RACK SPACE PER 15 AUTOMOBILE SPACES | = 269 / 15 = 18 SPACES |
| MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 7, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 201 AND 300, PER ADAAG. | |
| NUMBER OF ACCESSIBLE SPACES PROVIDED = 10 | |

P+Z No. Approval Date:
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