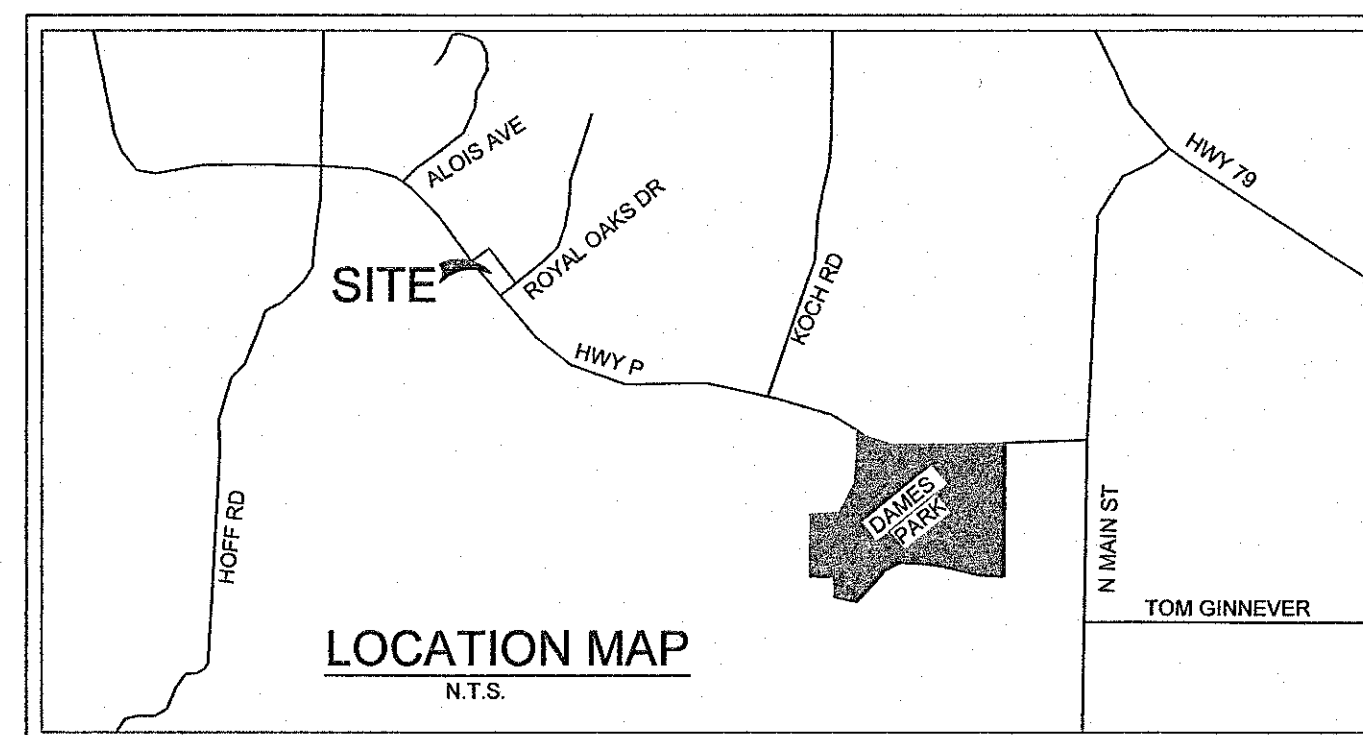
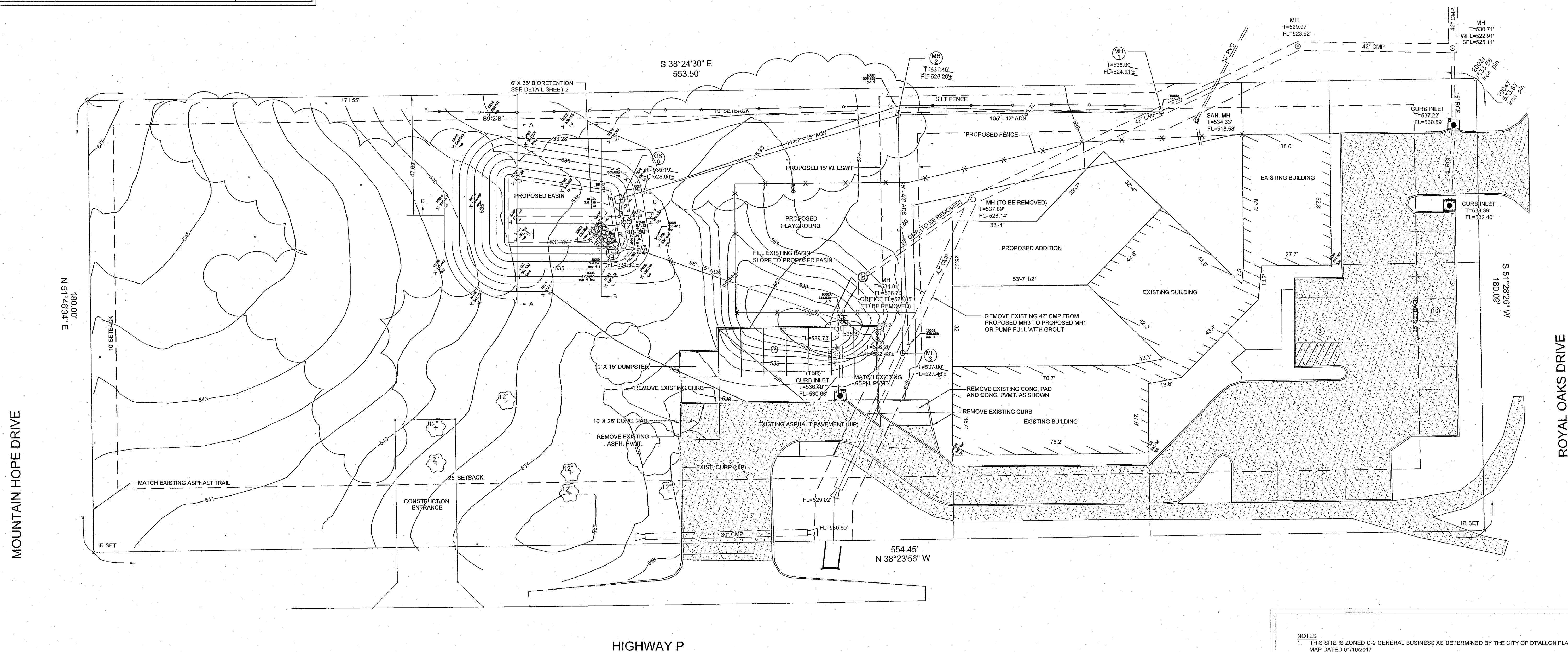
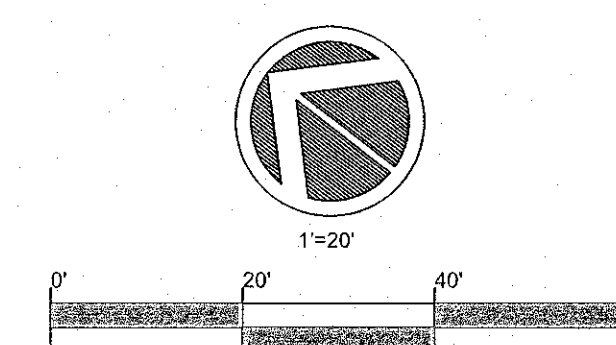




AS BUILT
1075 HIGHWAY P
SECTION 18, TOWNSHIP 47 NORTH RANGE 3 EAST
OF ST. CHARLES COUNTY, MISSOURI



PARKING CALCULATIONS

	Required Parking
180 children @ 1 space per 6 children	= 30 spaces
14 employees on peak shift @ 1 space per employee	= <u>14 spaces</u>
Total required	= 44 spaces
	Parking Provided
Existing parking spaces	= 20 spaces
Proposed parking spaces	= <u>24 spaces</u>
Total provided	= 44 spaces

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 09/23/2025
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

HIGHWAY P

STORM AND SANITARY SEWER MEASUREMENTS

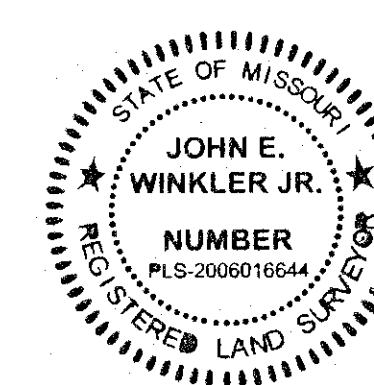
THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OF OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

METRON A
Surveying & Layout Co
313 Wood Street
O'Fallon, MO, 63366
Ph: 314-432-5400 Fx: 636-294-5851

~~58.23'~~ [59.80] DENOTES AS-BUILT (TYP.)

John E. Winkler Jr. PLS-2006010644
Order No. 9754 Date: 9-10-29



9-10-2025

NOTES

1. THIS SITE IS ZONED C-2 GENERAL BUSINESS AS DETERMINED BY THE CITY OF OFFALON PLANNING AND DEVELOPMENT MAP DATED 01/10/2017

2. REQUIRED SETBACKS (PER SECTION 400.126 OF CITY OF OFFALON ZONING CODE:

2.1. FRONT YARD (NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP STATIONS, AND CANOPIES OF GASOLINE SERVICE STATIONS

2.2. SIDE YARDS = NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.

2.3. REAR YARDS = NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS THE REAR LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.

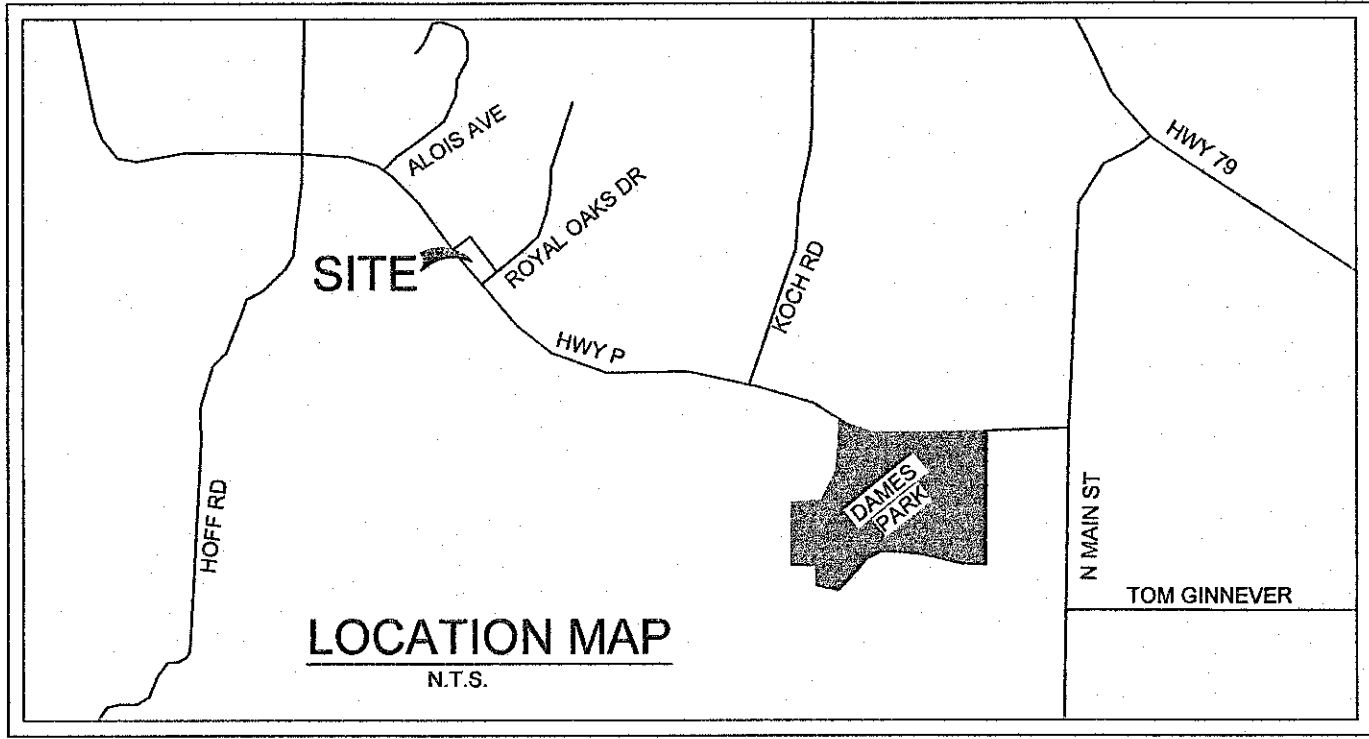
2.4. HEIGHT = NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF FIFTY (50) FEET.

8792 : 1075 HIGHWAY P SITE/GRADING PLAN - AS BUILT

For: MARK KERN
MC HOTEL
1804 BORMAN CIR DR #150
SAINT LOUIS, MISSOURI, 63146
314-339-6600

METRON 
Surveying & Layout Co.
313 WOOD STREET
O'FALLON, MO. 63366
314-432-5400 FAX: 636-294-5851

1.	9-10-25	COMMENTS	JEW	JAW
REV.	DATE	DESCRIPTION	BY	CHK'D
ORDER NO. 8792S			1	OF
DATE: 7-6-2021				
DRAWN: JEW				
CHECKED: JAW				
			2	



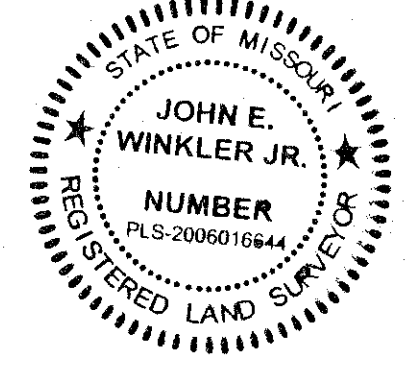
AS BUILT
1075 HIGHWAY P
SECTION 18, TOWNSHIP 47 NORTH RANGE 3 EAST
OF ST. CHARLES COUNTY, MISSOURI

STORM AND SANITARY SEWER MEASUREMENTS
THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OF OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

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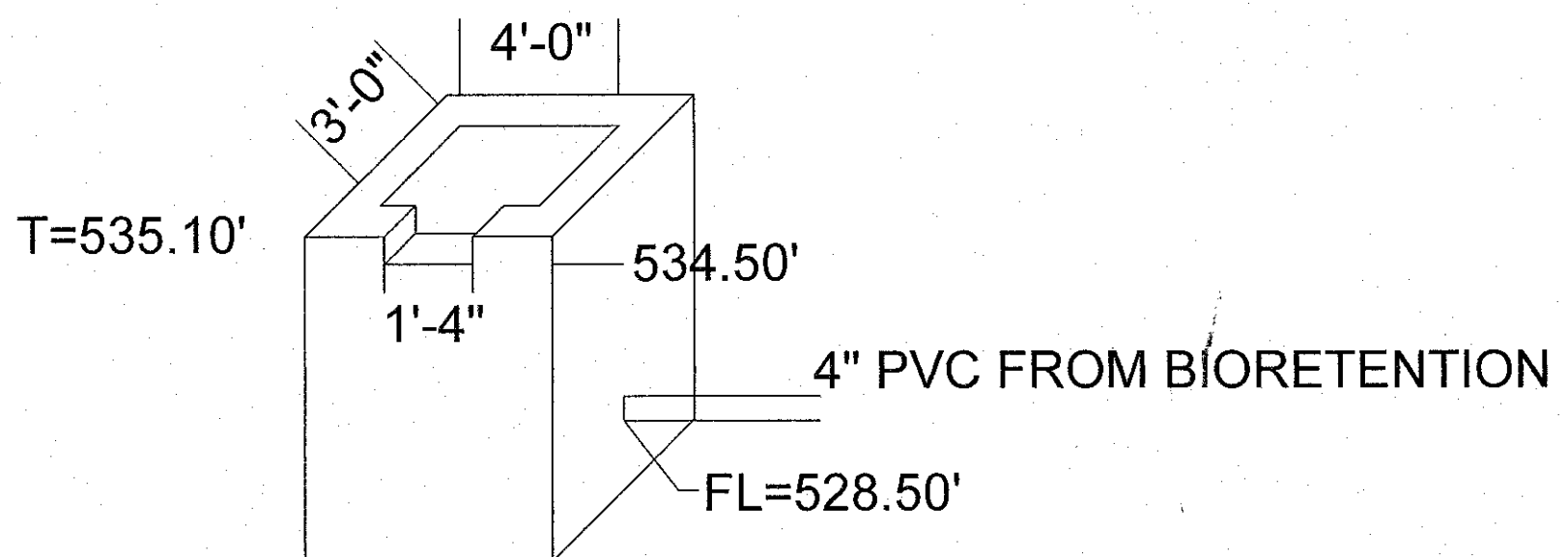
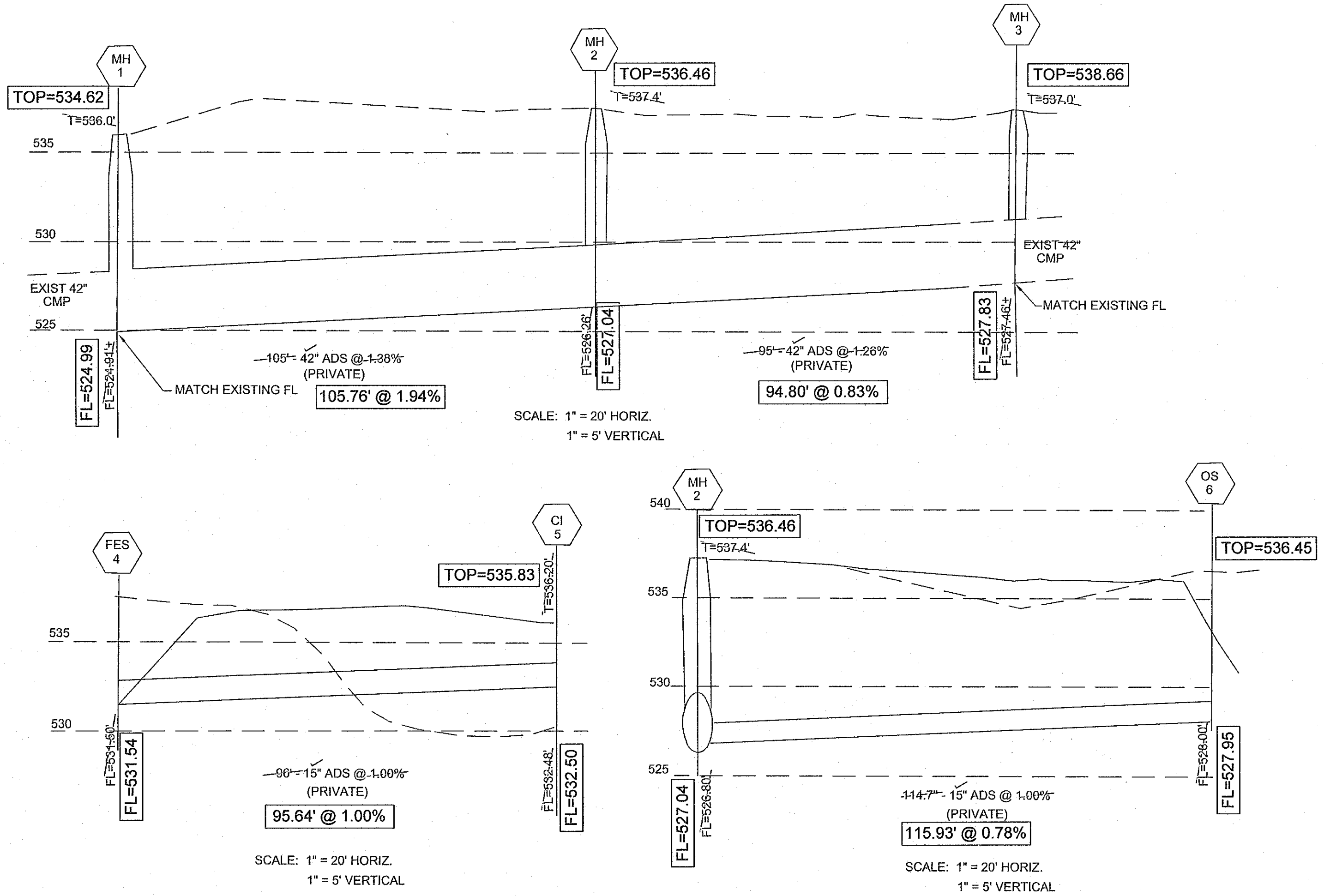
METRON
Surveying & Layout Co.
313 Wood Street
OFallon, MO, 63306
Ph: 314-432-5400 Fx: 636-294-5851

John E. Winkler Jr., PLS-2006016644
Order No. 9754 Date: 9-10-25

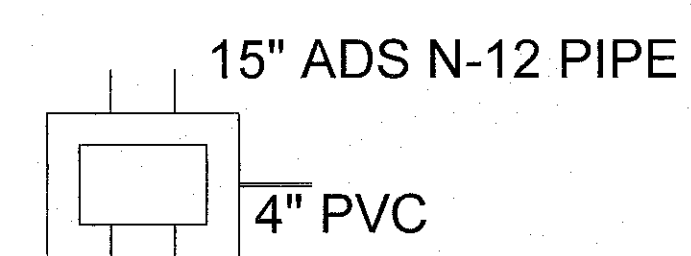


9-10-2025

STORM SEWER PROFILE



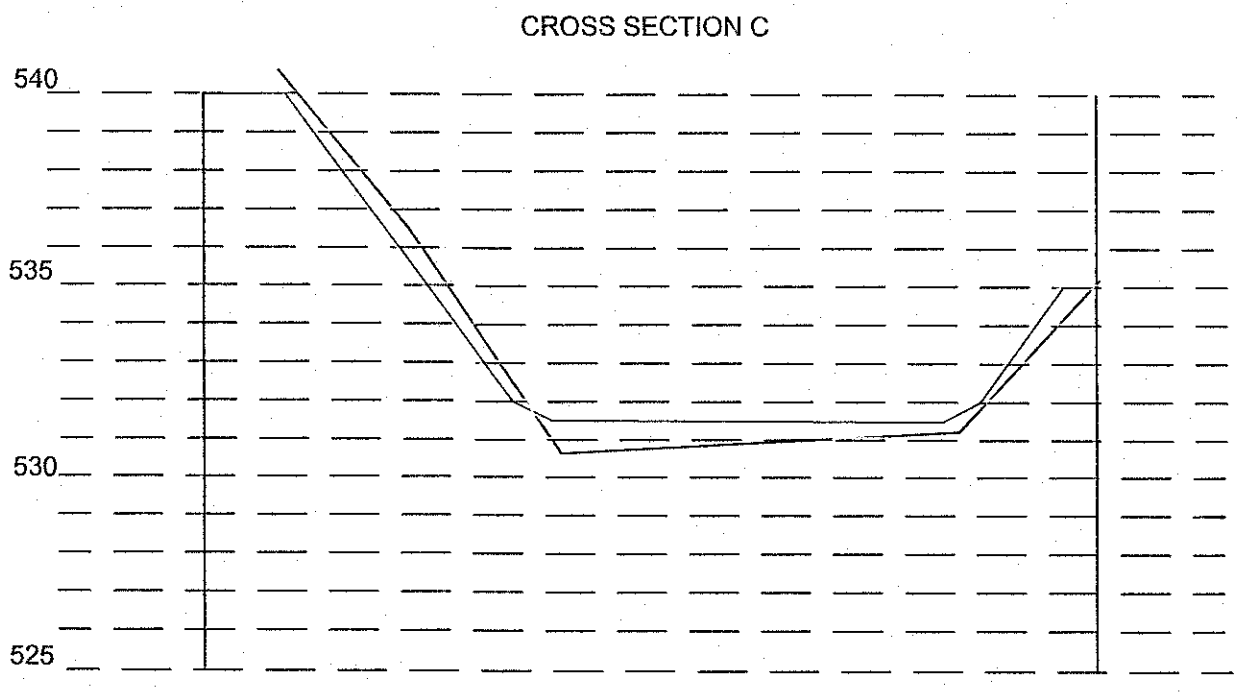
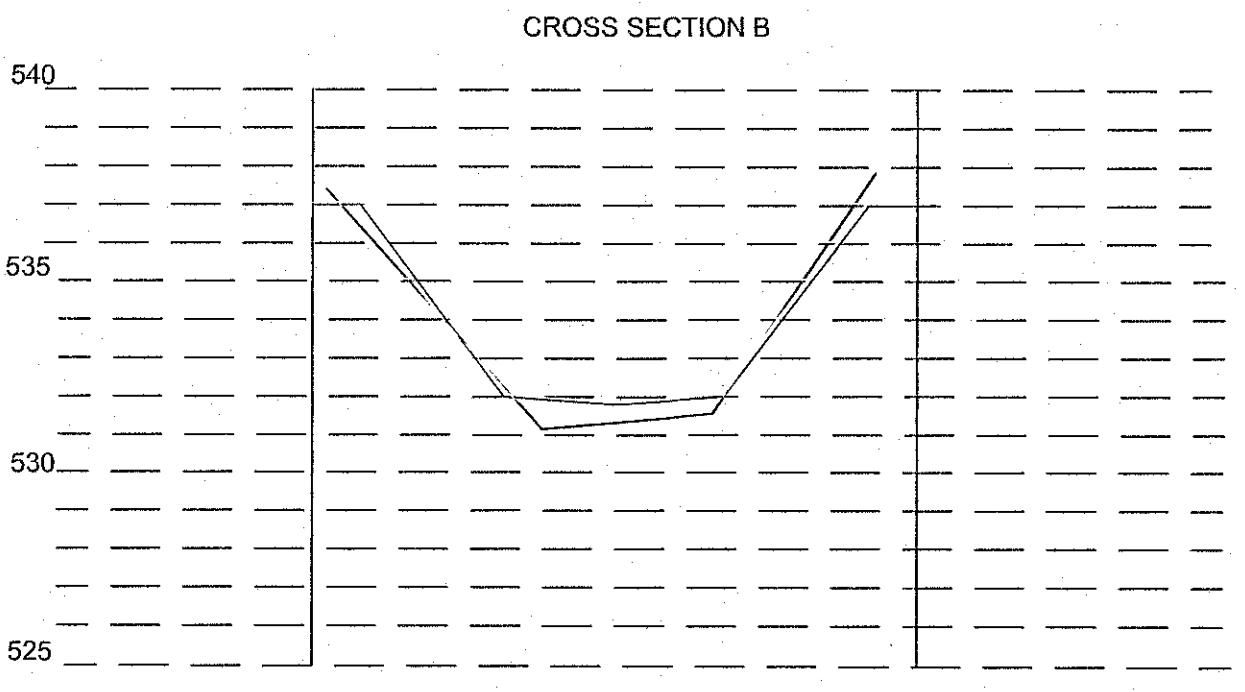
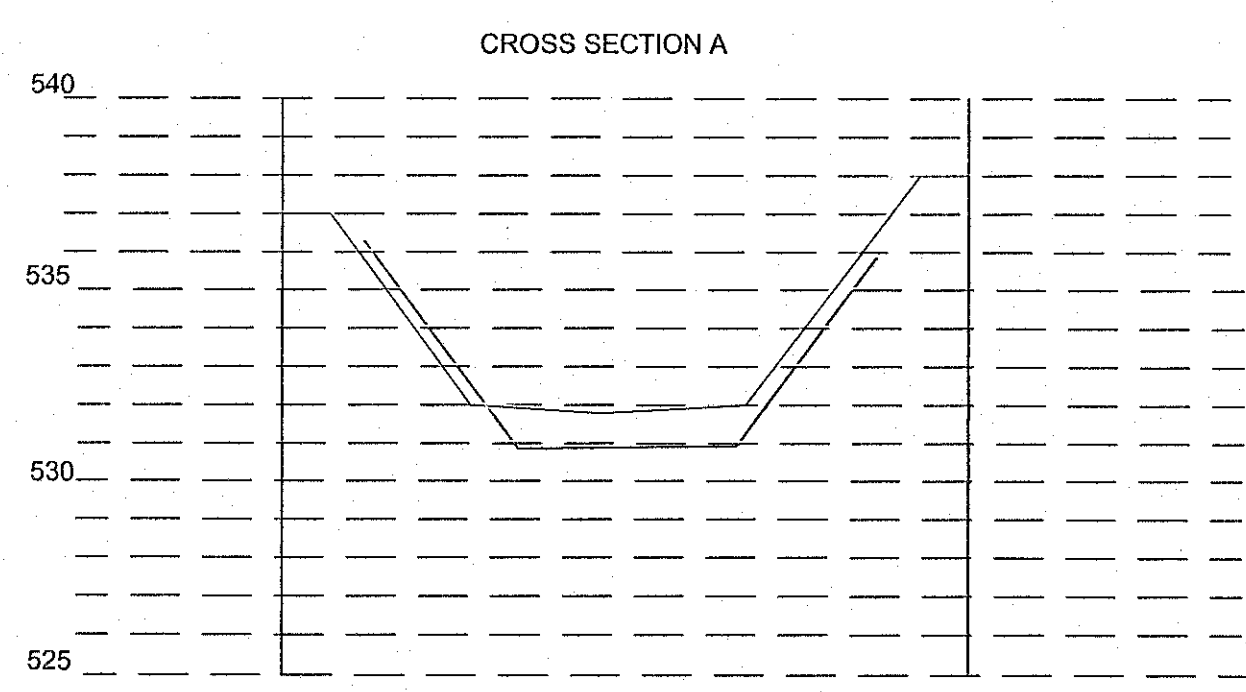
SCALE: 1"=4'
ISOMETRIC VIEW



SCALE: 1"=4'

PLAN VIEW

DETENTION STRUCTURE



1075 HIGHWAY P STORM PROFILE & DETAILS									
For: MARK KERN MC HOTEL 1804 BORMAN CIR DR #150 SAINT LOUIS, MISSOURI, 63146 314-339-6600		1.	9-10-25	COMMENTS	JEW	JAW			
		REV.	DATE	DESCRIPTION	BY	CHK'D			
		ORDER NO. 8792S		DATE: 7-6-2021		DRAWN: JEW		CHECKED: JAW	

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