

GENERAL NOTES

1. Present Zoning: C-2 General Business w/ Planned Unit Development
2. Proposed Use: 79 room hotel
3. Area of Tract: 2.00 Acres
4. Project is Served By:
 - A. O'Fallon Fire Protection District-630-272-3493
 - B. Laclede Gas Company-314-342-0694
 - C. Century Link-636-949-1331
 - D. Public Water Supply District #2-636-561-3737
 - E. AmerenUE-636-327-6203
 - F. Duckett Creek Sanitary Sewer - 636-441-1244
 - G. City of O'Fallon Storm Sewers-636-281-2858
5. Electric service shall be located underground.
6. Sanitary and storm sewers shall be designed per City of O'Fallon specifications.
7. Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
8. Grading and drainage shall be per City of O'Fallon specifications.
9. Site shall comply with ADA accessible regulations.
10. No slope shall be greater than 3:1 unless supported by a geotechnical report.
11. Lighting shall be installed so as not to cast light directly on public right-of-way or adjoining property.
12. Sidewalks along accessible route shall not have a slope exceeding 1:20. Slopes greater than 1:20 must be designed as a ramp.
13. The accessible route should not exceed 5% maximum slope in the direction of travel and

14. 2% maximum cross-slope.
15. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the ADAAG guidelines and the information on the plans, the ADAAG guidelines shall take precedence and the contractor shall notify the project engineer prior to any construction.
16. All dimensions are to face of curb or building unless noted otherwise.
17. Parking Calculations:
 - 1 space per guest room = 79 spaces
 - 1 space per two employees = 5 spaces
 - Total Parking Required = 84 spaces
18. Parking provided:
 - Total Parking Spaces = 91 spaces (includes 4 Accessible Spaces)
 - Accessible Spaces Required:
 - Section 400.485 requires 4 Accessible Spaces for 75-100 parking spaces
 - Accessible Spaces Provided:
 - 3 Accessible and 1 Van Accessible Space
 - 19. Loading Spaces Required:
 - 1 Loading Space required for Buildings over 5,000 sq. ft. but do not exceed 25,000 sq. ft.
 - Loading Spaces Provided:
 - 2-10'x30' Loading Space

- Bicycle Spaces Required:**
- 1 Rack Space for every 15 required parking spaces
 - 91 parking spaces required/15 = 6 Rack Spaces required
- Bicycle Spaces Provided:**
- 7 Rack Spaces
17. All paving to be in accordance with St. Charles County Standards and Specifications except as modified by the City of O'Fallon ordinances.
 18. A Land Disturbance permit will be required from the Department of Natural Resources prior to construction plan approval.
 19. Setback Requirements:
 - Front Yard - 30' Minimum
 - Side Yard - 20' Minimum
 - Rear Yard - 35' Minimum
 20. All rooftop units shall be screened in accordance with the City of O'Fallon Code of Ordinances.
 21. A preliminary plat has been submitted to the City of O'Fallon to subdivide this lot from the overall parcel.
 22. Detention for this site shall be provided to the North on this property.
 23. All lawn and landscape areas shall be irrigated. Irrigation system shall be design build, location unknown at this time.
 24. All proposed signs shall be reviewed and approved under a separate permit process.

SITE COVERAGE CALCULATIONS

Floor to Area Ratio
12,200/87,179 = 0.139 FAR

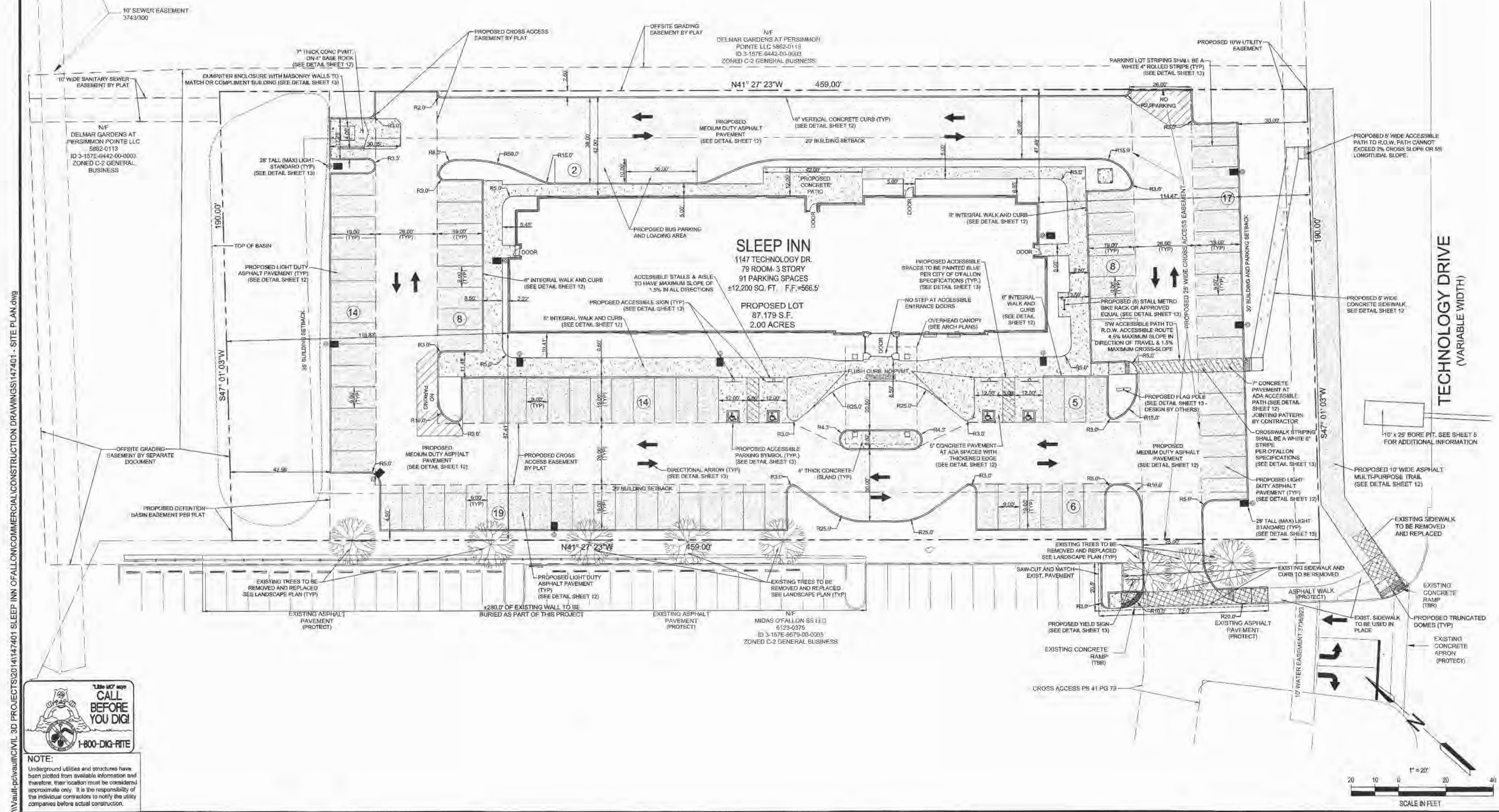
Existing Impervious Area
0 Acres of Pavement and 0 Acres of Building
Existing Green Space
2.00 Acres
Existing percent of Impervious Area Coverage = 100%

Proposed Impervious Area Parking Lot and Building
1.15 Acres of Parking Area and 0.28 Acres of Building
Proposed Green Space
0.57 Acres
Proposed percent of Impervious Area Coverage = 71.5%

This site plan proposes an increase of 1.43 Acres in Impervious Area Coverage

PAVEMENT NOTES

1. ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 - PARKING STALLS - LIGHT DUTY PAVEMENT
 - 1.5" TYPE "C" SURFACE COURSE
 - 1.5" TYPE "X" BASE COURSE
 - 7" AGGREGATE BASE COURSE
 - DRIVE LANES - MEDIUM DUTY PAVEMENT
 - 2" TYPE "C" SURFACE COURSE
 - 3" TYPE "X" BASE COURSE
 - 8" AGGREGATE BASE COURSE
- OR ALTERNATE CONCRETE PAVEMENT
- PARKING STALLS - LIGHT DUTY PAVEMENT
 - 5" PORTLAND CEMENT CONCRETE
 - 4" AGGREGATE BASE COURSE
- DRIVE LANES - HEAVY DUTY PAVEMENT
 - 6" PORTLAND CEMENT CONCRETE
 - 4" AGGREGATE BASE COURSE
2. CONCRETE DUMPSTER PAD AND LOADING AREA PAVEMENT THICKNESS SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)
 - 7" PORTLAND CEMENT CONCRETE
 - 4" COMPACTED GRANULAR BASE
3. ASPHALT MULTI-PURPOSE TRAIL SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)
 - 3" TYPE "C" SURFACE COURSE
 - 4" TYPE "X" AGGREGATE BASE COURSE
4. CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION.



SLEEP INN
NEW PROJECT FOR
79 UNIT
SLEEP INN HOTEL
1147 TECHNOLOGY DR
O'FALLON, MO

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Missouri Certificate of Authority # E-2011000031
Missouri Certificate of Authority # LS-2012007648

STATE OF MISSOURI
Professional Engineer
STEVE MARSH P.E.
ENGINEER
PE00000716

Developer / Owner Information
GRANITE HOTELS, LLC
74 VIA PREMINENTA
SUNRISE BEACH, MO 65079

P+Z No. 09-15.02 & 09-15.03
APPROVED 5-7-2015
City No. 15-494
Sheet Number:
3
PCE PROJECT NO. 147401

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1-800-DIG-RITE

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

