

LOT 1 AREA	
Existing	16.57 Ac
Building	0.00 Ac
% Lot Coverage	0.00 %
Pavement	0.05 Ac
Green Space	16.52 Ac
% Green Space	99.70 %
Proposed	
Building	2.79 Ac
% Lot Coverage	16.84 %
Pavement	5.21 Ac
Green Space	8.57 Ac
% Green Space	51.72 %

ABBREVIATIONS

N/F	NOW OR FORMERLY
w	WIDE
DB.	DEED BOOK
PB.	PLAT BOOK
PG.	PAGE
CONC.	CONCRETE
SAN.	SANITARY
MH	MANHOLE
R	RADIUS
L	LENGTH
TBR	TO BE REMOVED
UIP	TO BE USED IN PLACE

LEGEND

PROPOSED CONCRETE BARRIER CURB	
PROPOSED BUILDING	
EXISTING FEATURES	
PROPOSED FEATURES	
PROPERTY LINES	
FENCE	
PROPOSED SITE RETAINING WALL	
CONCRETE SIDEWALK	
LIGHT DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	

PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE (9'X19')	481	16	497
GARAGE	48	1	49
TOTAL	529	17	546

ORDINANCE PARKING REQUIRED:
 1.5 PS REQUIRED PER 1BR UNIT= 1.5*102=153 PS
 2.5 PS REQUIRED PER 2BR UNIT= 2.5*114=285 PS
 3.5 PS REQUIRED PER 3BR UNIT= 3.5*24=84 PS
 1 P.S. REQUIRED PER 10 UNITS FOR AMENITIES= 1*24=24 PS
TOTAL REQUIRED PARKING= 546 PS

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 13, WHERE THE TOTAL NUMBER OF SPACES IS 2% OF TOTAL OVER 501, PER ADAAG. NUMBER OF ACCESSIBLE SPACES PROVIDED = 13

BICYCLE PARKING REQUIRED:
 1 REQUIRED PER 15 STALLS= 555/15=37 PS
TOTAL RACKS PROVIDED= 44 PS

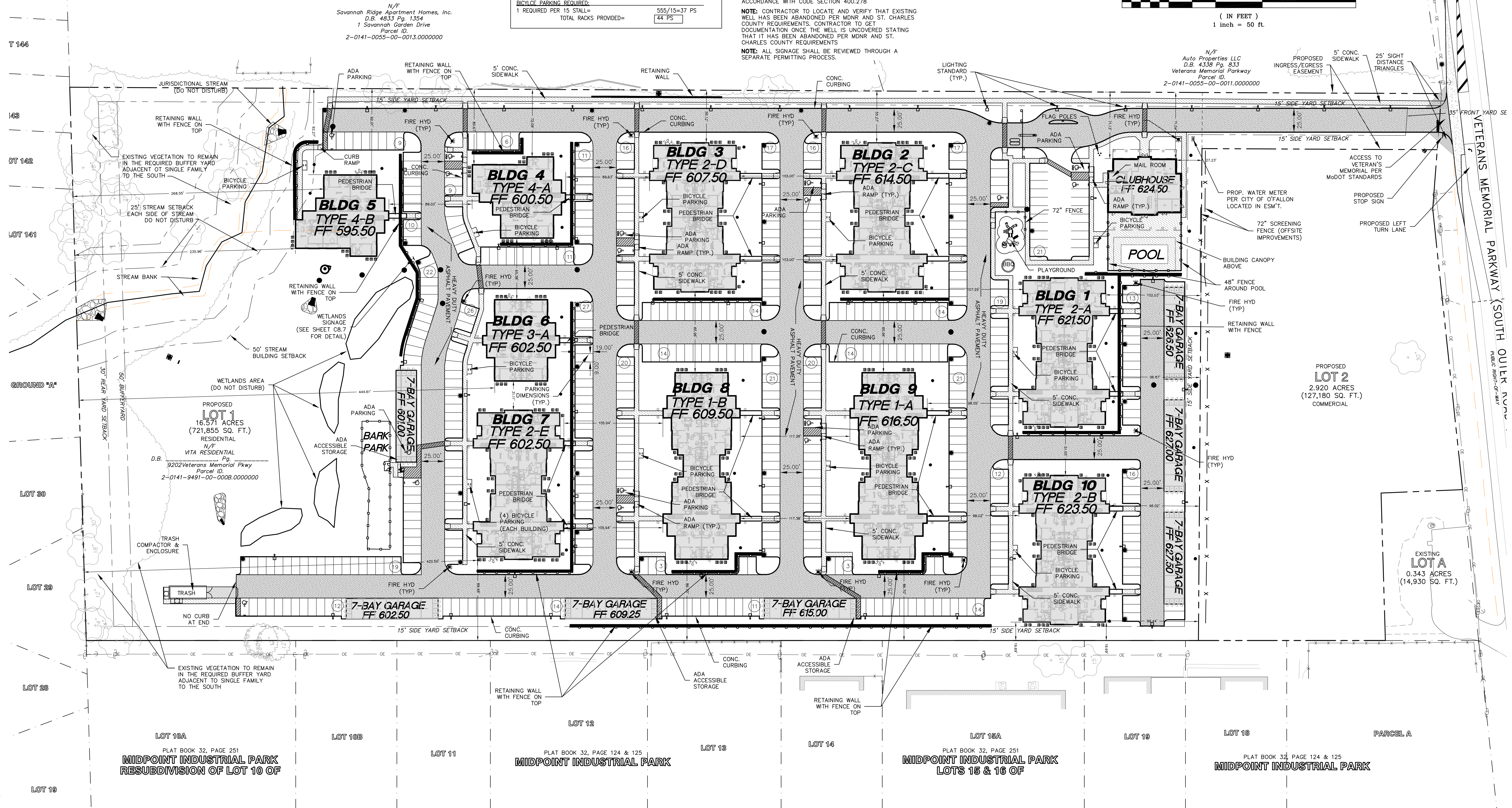
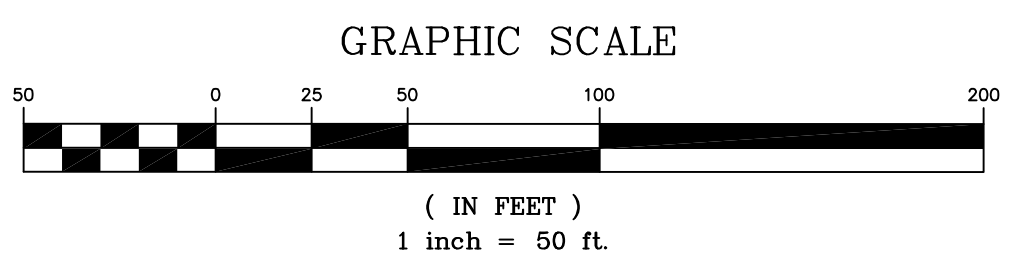
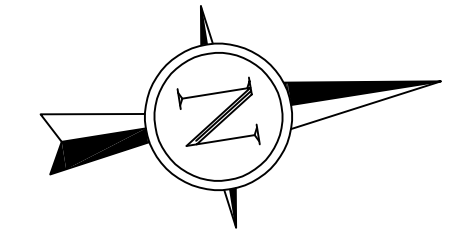
PERTINENT DATA

PROPERTY OWNER JOHN PAUL & NANCY QUICK
 3808 HWY 19
 OWENSVILLE, MO 65066
 ZONING LOT 1 - R-4 APARTMENT HOUSE
 LOT 2 - C-2 GENERAL BUSINESS
 SITE ADDRESS 15 CASTLE LN.
 O'FALLON, MO 63366
 PARCEL NO. 2014194910000B.00000000
 SITE AREA 19.44AC (846,806 SQ. FT.)
 PROP. USE APARTMENTS-LOT 1/COMMERCIAL (TBD) LOT 2
 FIRE DISTRICT O'FALLON
 SCHOOL DISTRICT FORT ZUMWALT
 FIRM MAP 2913C0240G8 EFFECTIVE DATE: 1/20/2016

NOTE: HEAVY DUTY ASPHALT IN DRIVE AISLES
NOTE: MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CODE SECTION 400.278
NOTE: CONTRACTOR TO LOCATE AND VERIFY THAT EXISTING WELL HAS BEEN ABANDONED PER MNOR AND ST. CHARLES COUNTY REQUIREMENTS. CONTRACTOR TO GET DOCUMENTATION ONCE THE WELL IS UNCOVERED STATING THAT IT HAS BEEN ABANDONED PER MNOR AND ST. CHARLES COUNTY REQUIREMENTS
NOTE: ALL SIGNAGE SHALL BE REVIEWED THROUGH A SEPARATE PERMITTING PROCESS.

BUFFERYARD REQUIREMENTS	
3 plant units per 100' of bufferyard frontage	
560' of bufferyard frontage	
Required Plant Units =	16.8 plant units
1 plant unit = 30 credits	
Required credits =	504 credits
10" caliper tree = 50 credits	
27 - 10" caliper or greater trees provided	
Credits Provided =	1350 credits
	1350 ± 504

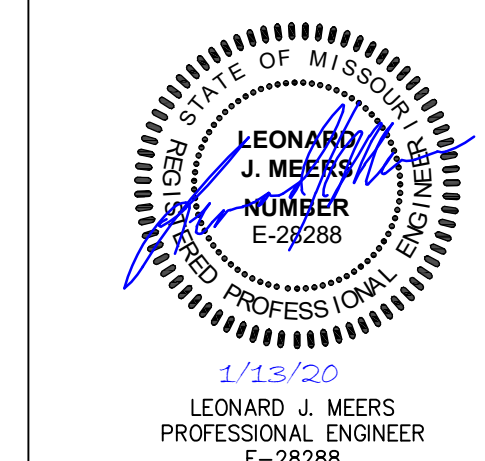
BUILDING	# of FLOORS	# of APART. PER FLOOR	TOTAL
1	3	10 apartments per floor	30
2	3	10 apartments per floor	30
3	3	10 apartments per floor	30
4	3	5 apartments per floor	15
5	3	5 apartments per floor	15
6	3	4 apartments per floor	12
7	3	10 apartments per floor	30
8	3	8 apartments per floor	24
9	3	8 apartments per floor	24
10	3	10 apartments per floor	30
			240



NO.	DESCRIPTION	DATE
1	REV 1	7-24-2019
2	REV 2	8-23-2019
3	REV 4	10-25-2019
4	REV 5	11-26-2019

PROJECT TITLE
THE JEWEL
 15 CASTLE LANE
 O'FALLON, MO 63366

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Developer / Owner Information
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P+Z No. 19-001400
 Approval Date: 6/6/2019

City No.
 Page No.
C4.0

SITE PLAN