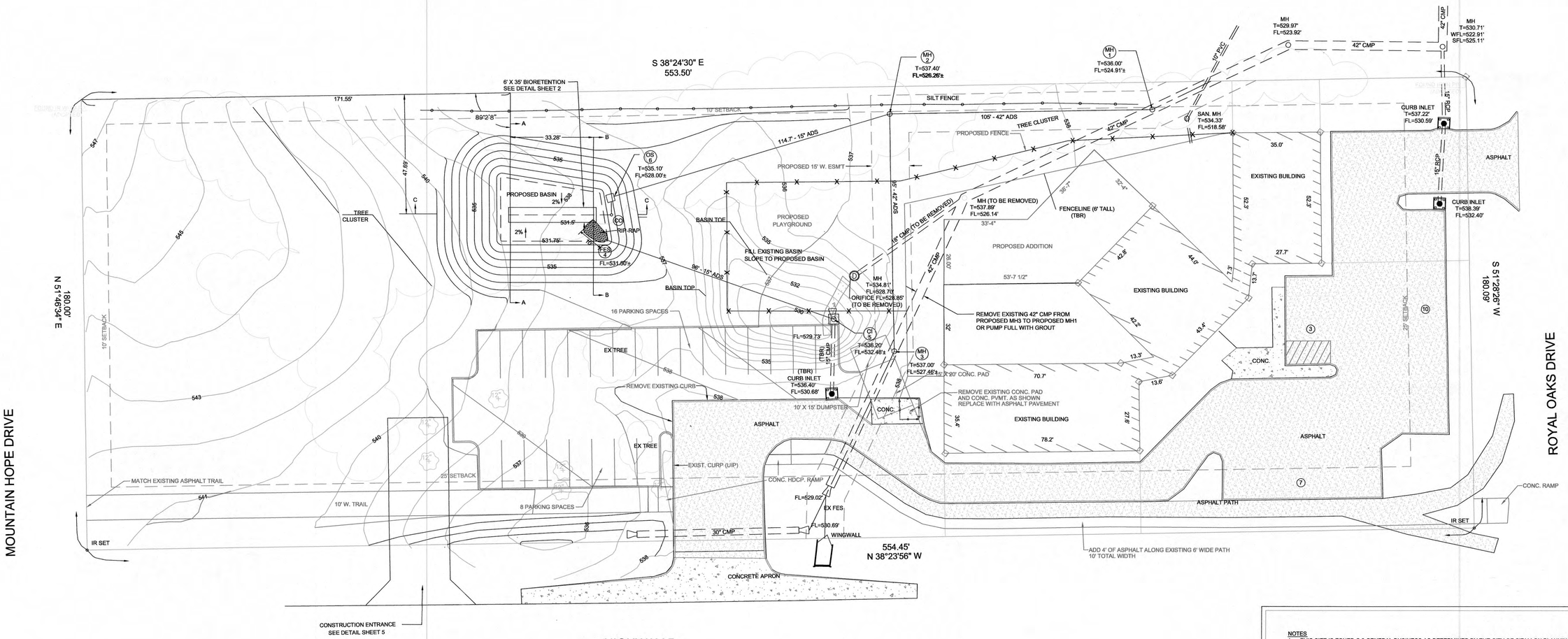
SITE PLAN
1075 HIGHWAY P
SECTION 18, TOWNSHIP 47 NORTH RANGE 3 EAST
OF ST. CHARLES COUNTY, MISSOURI

1"=20'
0' 20' 40' 80'



PARKING CALCULATIONS

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

NOTES
1. THIS SITE IS ZONED C-2 GENERAL BUSINESS AS DETERMINED BY THE CITY OF O'FALLON PLANNING AND DEVELOPMENT MAP DATED 01/10/2017.
2. REQUIRED SETBACKS (PER SECTION 400.125 OF CITY OF O'FALLON ZONING CODE:
   - 2.1. FRONT YARD = NOT LESS THAN TWENTY-FIVE (25') FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, 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. A 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 LOTS ZONED RESIDENTIAL OR OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.
   - 2.4. HEIGHT = NO BUILDING OR STRUCTURE SHALL ESCEED A HEIGHT OF FIFTY (50) FEET.

STATE OF MISSOURI
ELMER ANTHONY KRUSSEL
NUMBER E-16146
REGISTERED PROFESSIONAL ENGINEER
4/5/19

REVISED 4-05-2019

8792 : 1075 HIGHWAY P SITE/GRADING PLAN - EXISTING CONDITIONS

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

REV.	DATE	DESCRIPTION	BY	CHK'D

E. KRUSSEL, LLC
36 THOREAU COURT
O'FALLON, MO. 63366
636-544-1691

ORDER NO. 8792S
DATE: FEBRUARY 12, 2019
DRAWN: JEW
CHECKED: JAW