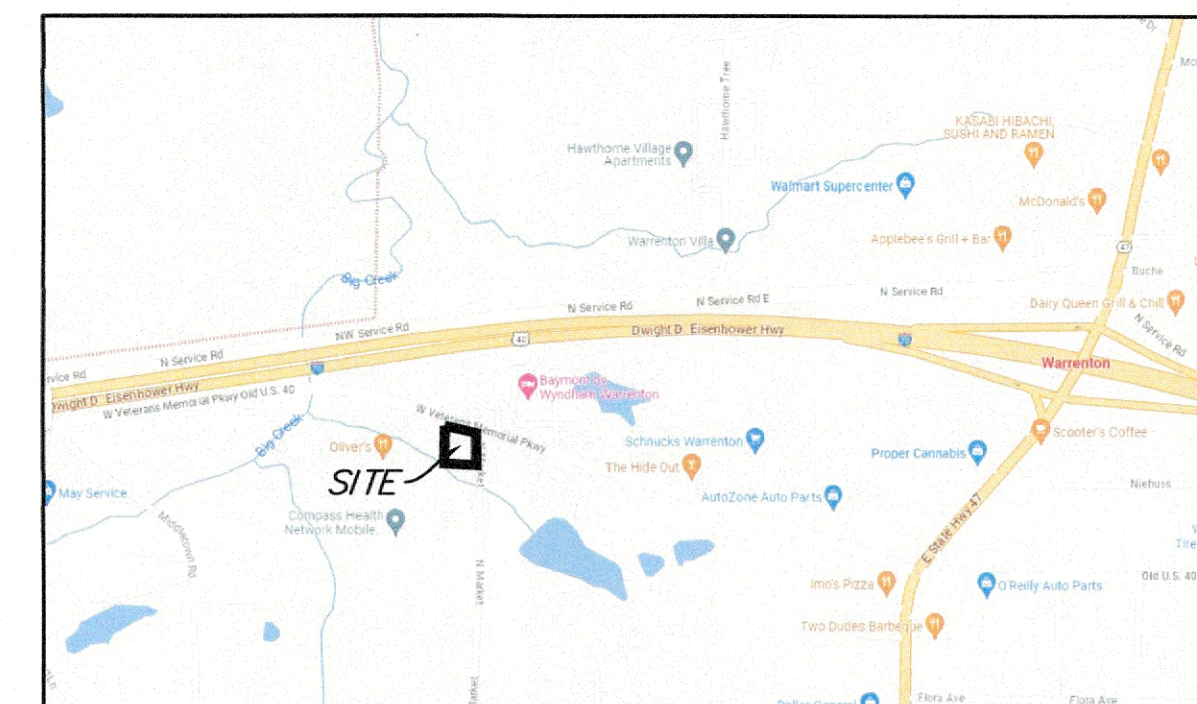


# A SITE PLAN FOR: HAMPTON INN

A TRACT OF LAND BEING PART OF  
SECTION 21, TOWNSHIP 47 NORTH, RANGE 2 WEST  
CITY OF WARRENTON, WARREN COUNTY, MISSOURI

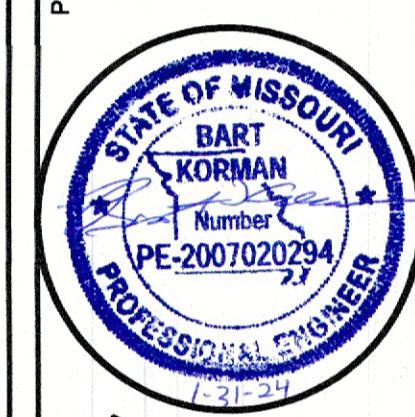
## LOCATION MAP



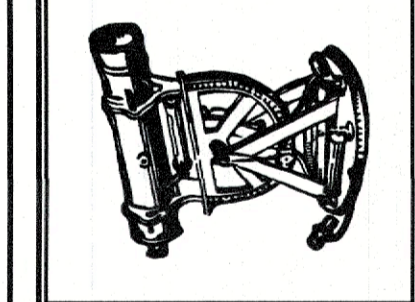
### DEVELOPMENT NOTES:

- Owner: SAMP HOSPITALITY LLC  
111 Bobcat Ct.  
Wentzville, MO 63385
- Site Address: Veterans Memorial Parkway  
Warrenton, MO 63383
- Area of Site: 2.00 ac
- Current Zoning: C-3 Highway Commercial
- Previous Use: Vacant Land
- Proposed Use: 80 Room Hotel
- Setbacks: None
- Building Size: Proposed Hotel: 14,769 sq. ft.
- Site is served by:  
A. City of Warrenton Sewers  
B. City of Warrenton Water  
C. Ameren Electric  
D. Century-Link Telephone  
E. Warrenton Fire Protection District  
F. Warren County R-III School District
- All proposed utilities shall be located underground.
- Parking Calculations:  
Hotel or Motel: One (1) parking space for each sleeping room and One (1) parking space for every two (2) employees. 80 rooms + 10 employees = 85 Parking Spaces Required. 61 Parking Spaces provided on site & 23 Parking Spaces on Lot 4 by separate agreement = 85 Parking Spaces Provided  
Handicapped Stalls: 4 ADA spaces required, 4 Provided.
- A ratio of at least 1 2.5" caliper shade tree per 7 parking spaces is required.  $85 / 7 = 12.1 = 13$   
13 parking trees are required and 13 are proposed.  
A ratio of 1 2.5" caliper shade tree per 40 linear feet of street frontage.  $502 LF / 40 = 12.55 = 13$   
13 street trees required and 16 are proposed.
- Foundation Shrubs: 1 shrub per 10 feet of proposed building foundation is required. (per Sec. 405.265,F,4)  
 $715 LF / 10 = 72$  foundation shrubs are required and 72 are proposed.
- Building to Site Ratio: 17.0%
- All lighting shall be in compliance with the City of Warrenton's requirements. Period of illumination will be dusk to dawn. See lighting design by others.
- A Missouri DNR Land Disturbance permit will be required for this site.
- Stormwater Detention for All of Market Street Center has been provided by regional detention basin located on the west side of the subdivision. No additional detention is proposed.
- No signage is proposed by this plan. All signage will be by separate permit.
- Dumpster Enclosure shall match proposed building. See architect plans for details.

PREPARED BY:  
SAMP HOSPITALITY, LLC  
attn: Vic Patel  
111 Bobcat Ct.  
Wentzville, MO 63385  
(812) 229-8263

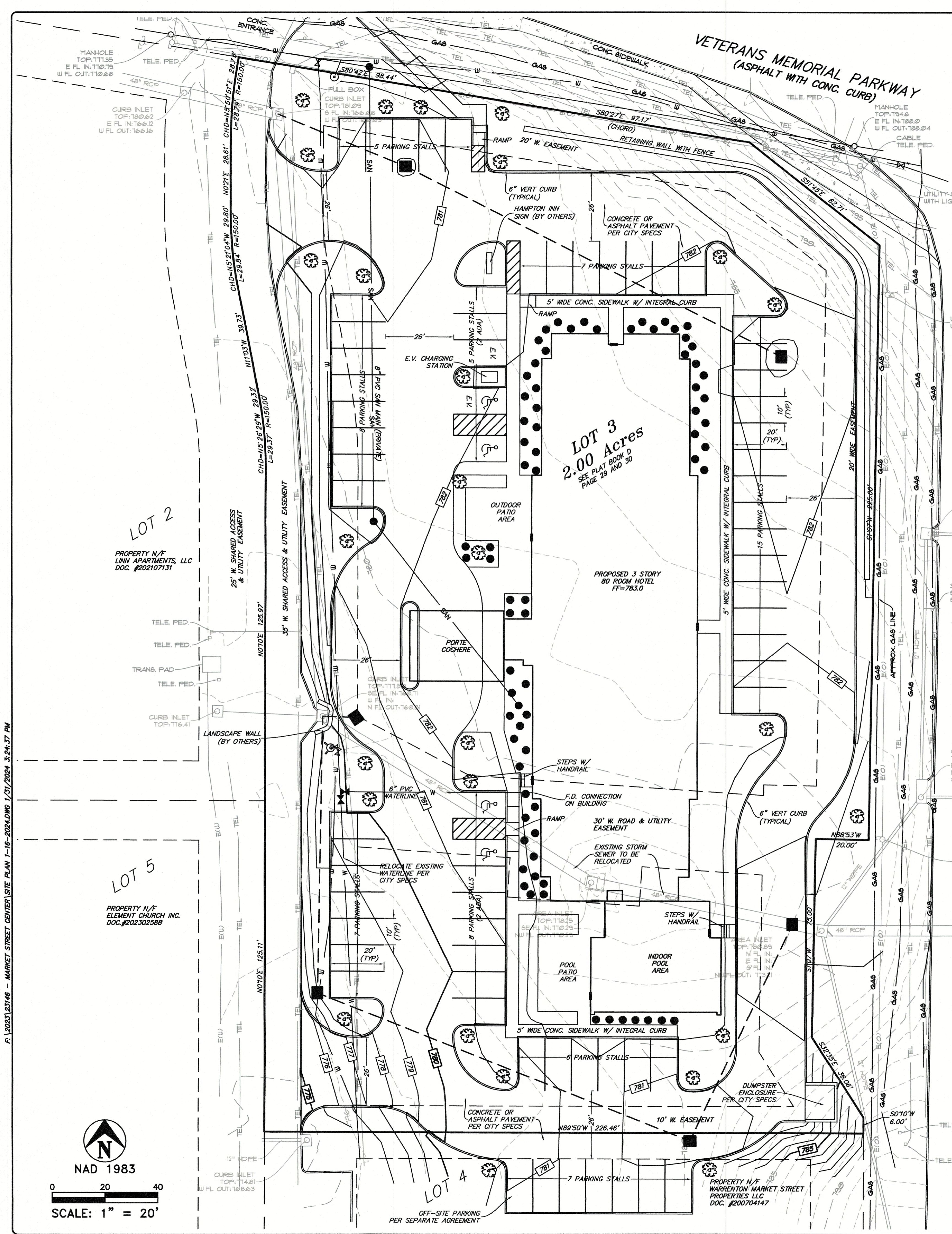


PREPARED BY:  
Lewis - Bade, Inc.  
LSC-312 & EGC-1369  
101 E. Walton St.  
Warrenton, Missouri 63383  
(636) 456-2615 (FAX) 456-7252  
Professional Land Surveyors and Professional Engineers



HAMPTON INN  
SITE PLAN

PROJECT NO:  
**23146**  
DESIGNED BY:  
BART  
DRAWN BY:  
BRANDON  
CHECKED BY:  
BART  
SHEET NO: 1 OF 1



MARKET STREET  
(CONCRETE PAVEMENT)

EXISTING	LEGEND	PROPOSED
854	CONTOURS	854
X 854	SPOT ELEVATIONS	854
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	BUILDING, ETC.	[Symbol]
[Symbol]	TREE LINE	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	STORM SEWERS	[Symbol]
[Symbol]	SANITARY SEWERS	[Symbol]
[Symbol]	CURB INLET	[Symbol]
[Symbol]	AREA INLET	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	FLARED END	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	UTILITY OR POWER POLE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	PAVEMENT	[Symbol]
[Symbol]	WATER MAIN & SIZE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	ELECTRIC (UNDERGROUND)	[Symbol]
[Symbol]	ELECTRIC (OVERHEAD)	[Symbol]
[Symbol]	SWALE	[Symbol]
[Symbol]	LIGHT STANDARD	[Symbol]
[Symbol]	STREET SIGN	[Symbol]

**LANDSCAPE LEGEND:**

[Symbol] INDICATES PROPOSED 2.5" CALIPER MEDIUM TO LARGE DECIDUOUS SHADE TREE (EX. OAK, MAPLE, HICKORY, ETC.)

[Symbol] INDICATES PROPOSED SHRUB (AZALEA, HOSTA, RHODODENDRUM, OR OTHER HARDY VARIETY)

NOTE: LANDSCAPE PLAN AS SHOWN MEETS REQUIREMENTS OF THE CITY OF WARRENTON LANDSCAPE CODE. THESE PLANS MAY BE MODIFIED BY A QUALIFIED LANDSCAPE DESIGNER AS LONG AS THEY STILL MEET ALL REQUIREMENTS OF THE CITY OF WARRENTON.

**STOP!! CALL BEFORE YOU DIG**  
MISSOURI ONE CALL SYSTEM, INC.  
1-800-344-7483

Warrenton Public Works:  
(636) 456-3535

F:\2023\23146 - MARKET STREET CENTER SITE PLAN 1-16-2024.DWG 1/31/2024 3:24:37 PM

