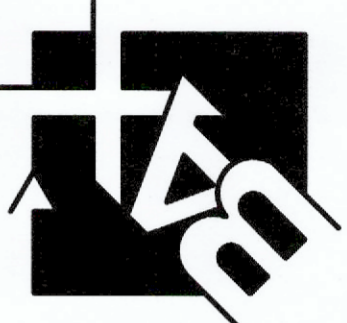


A SET OF AS-BUILT PLANS FOR MEXICO ROAD ANIMAL HOSPITAL

A TRACT OF LAND IN U.S. SURVEY 1766 TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI

PROJECT TITLE:
AS-BUILT PLANS FOR
MEXICO ROAD ANIMAL HOSPITAL
1190 SONDEREN STREET
O'FALLON, MO 63376

**ENGINEERING
PLANNING
SURVEYING**
221 POINT WEST BLDG.
ST. CHARLES, MO 63301
636-988-1718
636-988-5652



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be
authenticated by my seal are limited to this sheet,
and I hereby disclaim any responsibility for all other
Drawings, Specifications, Estimates, Reports or other
documents or instruments relating to or intended to
be used for any part or parts of the architectural or
engineering project or survey.

REVISIONS

NO.	DESCRIPTION

DEVELOPER / OWNER:
HOERNIG VETERINARY SERVICES L.L.C.
25 SMETANA
WENTZVILLE, MO 63385
(573) 513-1525

COVER SHEET

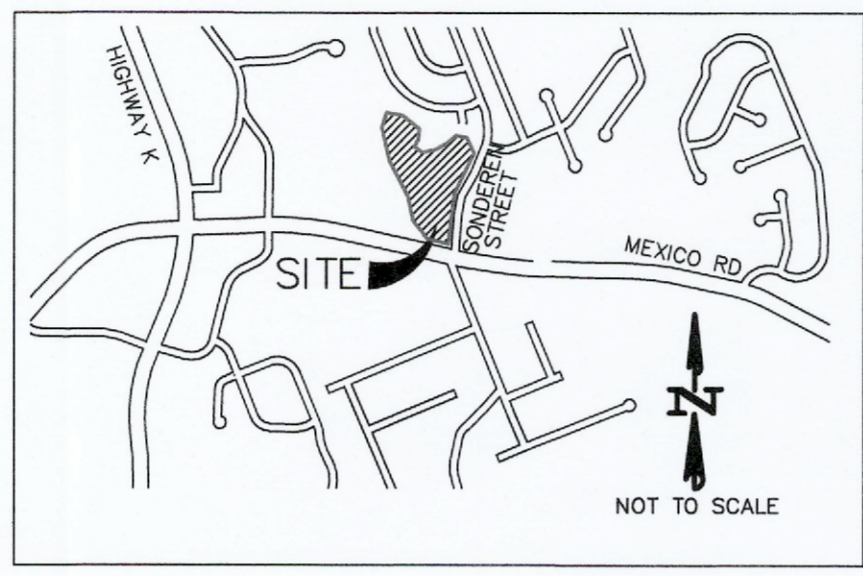
DEVELOPER / OWNER:
HOERNIG VETERINARY SERVICES L.L.C.
25 SMETANA
WENTZVILLE, MO 63385
(573) 513-1525

P-HZ NO. 21-004881
APPROVED: 07-01-21
CITY NO. #

PAGE NO.
1 of 15



Plan View



Locator Map

Conditions of Approval From Planning and Zoning

- Staff Recommendations**
- Correct the label for the two zonings on this site. The back portion of this lot is R-4.
 - Provide a photometric lighting plan.

Utility Contacts

- | | |
|---|--|
| Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858 | Telephone
Centurylink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261 |
| Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858 | Charter Communications
941 Charter Commons
119 E. Elm St.
O'Fallon, MO 63366
888-438-2427 |
| Gas
Spire Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2297 | Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO 63366
636-272-3493 |

Development Notes:

- THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0119-1766-00-0023.0000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
- AREA OF TRACT: 5.343 ACRES
- EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: 1190 SONDEREN STREET O'FALLON, MO 63376
- PROPOSED USE: ANIMAL HOSPITAL
- OWNER: HOERNIG VETERINARY SERVICES L.L.C. 25 SMETANA WENTZVILLE, MO 63385
- SITE COVERAGE: SITE = 232,754 SQ. FT. (5.343 ACRES)
PROPOSED BUILDING = 4,416 SQ. FT. = 2%
PROPOSED PAVEMENT = 16,060 SQ. FT. = 7%
PROPOSED GREENSPACE = 212,278 SQ. FT. = 91%
- BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
- TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C02376, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

COMMUNITY: ST. CHARLES COUNTY
NUMBER: 290375
FIRM: 0237
SUFFIX: G

* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

OCTOBER 1 THROUGH MAY 31
7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY
JUNE 1 THROUGH SEPTEMBER 30
6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

- THE AREA OF THIS PHASE OF DEVELOPMENT IS 5.343 ACRES TOTAL. THE AREA OF LAND DISTURBANCE IS 1.60 ACRES. NUMBER OF PROPOSED LOTS IS ONE. BUILDING SETBACK INFORMATION: FRONT = 25 FEET
SIDE = 0 FEET, 15 ABUTTING RESIDENTIAL DISTRICT
REAR = 0 FEET, 10 ABUTTING RESIDENTIAL DISTRICT
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 1,000
- PARKING CALCULATIONS:
VETERINARY CLINIC: 1 SPACE PER 200 SQ. FT. FLOOR AREA
4,416/200 SQ. FT. X 1 SPACE = 22.08 SPACES
REQUIRED PARKING SPACES = 23 SPACES
PROVIDED PARKING SPACES = 24 SPACES (INCLUDING 2 ACCESSIBLE SPACES)
- LOADING CALCULATIONS:
LOADING SPACES: 1 LOADING SPACE FOR USE OVER 5,000 SQ. FT. GROSS FLOOR AREA AND 1 ADDITIONAL LOADING SPACE FOR EVERY ADDITIONAL 20,000 SQ. FT. GROSS FLOOR AREA

- REQUIRED LOADING SPACES = 0 LOADING SPACES
- TREE PRESERVATION CALCULATIONS: 20% OF EXISTING TREES OR 15 TREES PER ACRE (WHICHEVER IS GREATER) SHALL BE PRESERVED
REQUIRED TREE PRESERVATION = 4.32 WOODED ACRES X 0.20 = 0.86 WOODED ACRES
PROVIDED TREE PRESERVATION = (4.32 - 0.43 WOODED ACRES)/4.32 WOODED ACRES = 90% WOODED ACRES
- LANDSCAPE CALCULATIONS:
1 TREE PER 40 FEET STREET FRONTAGE
412 FEET STREET FRONTAGE/40 FEET X 1 TREE = 10 TREES REQUIRED

1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE
213,342/3,000 SQ. FT. X 1 TREE = 72 TREES REQUIRED
3.89 WOODED ACRES EXCEED REQUIRED 72 TREES (EXISTING CREDIT)
- INTERIOR LANDSCAPE AREA = 6% MINIMUM INTERIOR PARKING LOT
0.06(24 SPACES X 270 SQ. FT.) = 389 SQ. FT. INTERIOR LANDSCAPE AREA REQUIRED
TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 406 SQ. FT.

AS-BUILT LEGEND

●	AS-BUILT OUTFALL STRUCTURE
○	AS-BUILT STORM INLET
▲	AS-BUILT STORM FLARED END
●	AS-BUILT SANITARY MANHOLE
⊙	AS-BUILT FIRE HYDRANT
⊕	AS-BUILT WATER VALVE
⊖	AS-BUILT WATER METER
★	AS-BUILT LIGHT STANDARD
⊙	AS-BUILT CLEANOUT
⊙	AS-BUILT YARD DRAIN

Legend

600.00	EXISTING LABELS	⊙	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	⊙	EXIST. AREA INLET
CI	SINGLE CURB INLET	⊕	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	■	PROPOSED AREA INLET
AI	AREA INLET	■	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	⊙	EXIST. SANITARY MANHOLE
GI	GRATE INLET	⊙	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	⊙	PROPOSED MANHOLE
MH	MANHOLE	⊙	POWER POLE
FE	FLARED END SECTION	⊙	GUY WIRE
EP	END PIPE	⊙	LIGHT STANDARD
CP	CONCRETE PIPE	⊙	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	⊕	WATER METER
CMP	CORRUGATED METAL PIPE	⊕	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	⊕	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	⊕	TELEPHONE PEDESTAL
CO	CLEAN OUT	⊕	SIGN
-----	SLOPE LIMITS	⊕	TREE
—	DRAINAGE SWALE		
—	EXISTING STORM SEWER		
—	EXISTING SANITARY SEWER		
—	EXISTING WATER LINE		
—	EXISTING FIBER OPTIC LINE		
—	EXISTING GAS LINE		
—	EXISTING UNDERGROUND ELECTRIC		
—	EXISTING OVERHEAD ELECTRIC		
—	EXISTING CABLE TV LINE		
—	EXISTING TELEPHONE LINE		
—	PROPOSED STORM SEWER		
—	PROPOSED SANITARY SEWER		
—	FENCE LINE		
—	SAWCUT LINE		

Developer

CONTACT: HOERNIG VETERINARY SERVICES L.L.C.
125 SMETANA
WENTZVILLE, MO 63385
573-513-1525

Benchmarks: Project

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGSD.NGA.GOV AS DESIGNATION "F-149" WITH A PID OF JC0547 AND A PUBLISHED ELEVATION OF 542.80 (NAVD88).
DESCRIPTION:
ESTABLISHED BY COAST AND GEODETIC SURVEY 1935, A STANDARD BRASS DISK, STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 3 INCHES ABOVE GROUND. FURTHER DESCRIBED IN 2003 AS BEING LOCATED IN THE CITY OF O'FALLON, MO. APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER, TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-K/SR-14 (MAIN STREET), GO NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A STANDARD CGS DISK STAMPED--F 149 1935--AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.
Site
SITE BENCHMARK 1 (NAVD 88)-- "O" IN OPEN ON FIRE HYDRANT LOCATED ON EAST SIDE OF SONDEREN EXTENSION ADJACENT TO SUBJECT PROPERTY (ELEVATION=517.70) AND IS LOCATED AS SHOWN HEREON.
SITE BENCHMARK 2 (NAVD 88)-- CUT BOX ON TRAFFIC SIGNAL BASE IN INTERSECTION OF SONDEREN EXTENSION AND MEXICO ROAD, SOUTH OF SUBJECT PROPERTY (ELEVATION=538.24).

Fire Protection District Notes:

- EACH FIRE HYDRANT SHALL NOT HAVE LESS THAN TWO 2-1/2 INCH OUTLETS AND ONE 4-1/2 INCH OUTLET, A 5-1/4 INCH VALVE, A 6 INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
- FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
- IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADE LINE. THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
- THERE SHALL BE NO OBSTRUCTION, I.E. PLANTING, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT, AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
- A FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF A FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
- ALL TEES, PLUGS, BENDS AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF THE NFPA 24.
- THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE SERVICE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE FIRE DISTRICT.
- FIRE DEPARTMENT CONNECTION SHALL BE ACCESSIBLE AND INSTALLED ON ACCORDANCE TO SECTION 912 OF THE 2021 I.F.C.

Grading Quantities:

- 7,100 C.Y. FILL (INCLUDES 8% SHRINKAGE)
 - 4,200 C.Y. CUT (INCLUDES SUBGRADE)
 - 2,900 C.Y. IMPORT
- THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

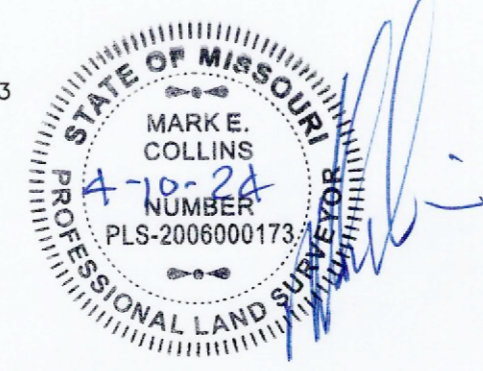
AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS:

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS
- TOPOGRAPHY AND SECTIONS OF DETENTION BASIN.

ALL PUBLIC UTILITIES SHOWN HEREON AS BEING AS-BUILT ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



Drawing Index

- C1 COVER SHEET
- C2 CONSTRUCTION NOTES
- ~~C3 DEMOLITION PLAN~~
- C4 SITE PLAN
- ~~C5 GRADING PLAN~~
- ~~C6 SEDIMENT AND EROSION CONTROL PLAN~~
- ~~C7 SEDIMENT AND EROSION CONTROL DETAILS~~
- ~~C8 LANDSCAPING PLAN~~
- ~~C9 EXISTING DRAINAGE AREA MAP~~
- ~~C10 PROPOSED DRAINAGE AREA MAP~~
- C11 DETENTION BASIN DETAILS
- C12 STORM SEWER PROFILES
- C13 SANITARY SEWER PLAN/PROFILE
- C14 - C15 CONSTRUCTION DETAILS



**CALL BEFORE
YOU DIG!**
1-800-DIG-RITE

GENERAL NOTES

- 1. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sumps
2. Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved
American with Disabilities Act Accessibility Guidelines (ADAAG) along with the required grades, construction materials,
specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall
take precedence and the contractor prior to any construction shall notify the Project Engineer.
2.1. Truncated domes for curb ramps located in public right of way shall meet PROWAG requirements and shall be
constructed using red pre-cast truncated domes per pavement details.
3. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
4. The Contractor is responsible to call Missouri One Call and The City of O'Fallon for the location of utilities. Contact the City of
O'Fallon (636) 379-3814 for the location of City maintained cable for street lights and traffic signals, all other utilities
call Missouri One Call 1-800-DIG-RITE. 1-800-344-7493.
5. All proposed utilities and/or utility relocations shall be located underground.
6. All proposed fencing requires a separate permit through the Building Safety Division.
7. All construction operations and work zone traffic control within the right of way will follow MoDOT or M.U.T.C.D. standards
whichever is more stringent.
8. (INTENTIONALLY OMITTED)
9. All subdivision identification or directional sign(s) must have the locations and sizes approved and permitted separately
through the Planning and Development Division.
10. Materials such as trees, organic debris, rubble, foundations, and other deleterious material shall be removed from the site
and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter
from a soil Engineer must clarify amount, location, depth, etc. and be approved with the construction plans. Landfill tickets
for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the
local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented
by the soils engineer.
11. Twenty-four (24) hours prior to starting any of the work covered by the above plans and after approval thereof, the
developer shall make arrangements with the Construction Inspection Office to provide for inspection of the work, sufficient
in the opinion of the City Engineer, to assure compliance with the plans and specifications as approved.
12. The City Engineer or their duly authorized representative shall make all necessary inspections of City infrastructure, escrow
items or infrastructure located on the approved plans.
13. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to
make minor modifications in design and/or specifications during construction, he/she shall make such changes at his/her
own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be
the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer
may be required to correct the installed improvements so as to confirm to the approved engineering drawings. The
developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City
inspectors.
14. City approval of the construction site plans does not mean that any building can be constructed on the lots without
meeting the building setbacks as required by the zoning code.

Grading Notes

- 1. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. The soil
report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1.1. Maximum dry density
1.2. Optimum moisture content
1.3. Maximum and minimum allowable moisture content
1.4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified
AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor
Test ASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
1.5. Curve must have at least 5 density points with moisture content and sample locations listed on document
1.6. Specific gravity
1.7. Natural moisture content
1.8. Liquid limit
1.9. Plastic limit
Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or
construction activities to proceed on any project site.
2. All fill placed in areas other than proposed storm sewers, sanitary sewers, proposed roads, and paved areas shall be
compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified
AASHTO T-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99.
Ensure the moisture content of the soil in fill areas corresponds to the compactive effort as defined by the Standard or
Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil
compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill.
3. The surface of the fill shall be finished so it will not impound water. If at the end of a days work it would appear that there
may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for
any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen
ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
4. All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance
with the approved SWPPP.
5. When grading operations are complete or suspended for more than 14 days, permanent grass must be established at
sufficient density to control erosion. Between permanent grass seeding periods, temporary cover shall be
provided according to Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment
and stormwater best management practices for development sites in Missouri and Kansas. All finished grades (areas not to
be disturbed by improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at a rate of 100 pounds per 1000
square feet when seeded.
6. No slopes shall exceed 3 (horizontal): 1 (vertical) unless otherwise approved by the soils report and specifically located on
the plans and approved by the City Engineer.
7. All low places whether on site or off shall be graded to provide drainage with temporary ditches.
8. Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of
O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and
specifications.
9. (INTENTIONALLY OMITTED)
10. All trench back fills under paved areas shall be granular back fill, and compacted mechanically. All other trench back fills may
be earth material (free of large clods, or stones) and compacted using either mechanical tamping or water jetting. Granular
material and earth material associated with new construction outside of pavements may be jetted, taking care to avoid
damage to newly laid sewers. The jetting shall be performed with a probe route on not greater than 7.5 foot centers with the
jetting probe centered over and parallel with the direction of the pipe. Trench widths greater than 10 feet will require multiple
probes every 7.5 foot centers.
10.1. Depth. Trench back fills less than 8 feet deep shall be probed to a depth extending half the depth of the trench back
fill, but not less than 3 feet. Trench back fill greater than 8 feet in depth shall be probed to half the depth of the
trench back fill but not greater than 8 feet.
10.2. Equipment. The jetting probe shall be a metal pipe with an interior diameter of 1.5 to 2 inches.
10.3. Method. Jetting shall be performed from the lowest surface topographic point and proceed toward the highest point, and
from the bottom of the trench back fill toward the surface. The flooding of each jetting probe shall be started slowly
allowing slow saturation of the soil. Water is not allowed to flow away from the trench without first saturating the trench.
10.4. Surface Bridging. The contractor shall identify the locations of the surface bridging (the tendency for the upper surface to
crust and arch over the trench rather than collapse and consolidate during the jetting process). The contractor shall break
down the bridged areas using an appropriate method such as wheels or bucket of a backhoe. When surface crust is
collapsed, the void shall be back filled with the same material used as trench back fill and re-jetted. Compaction of the
materials within the sunken/jetted area shall be compacted such that no further surface subsidence occurs.
11. Site grading.
11.1. Within City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted per the
approved compaction requirements. One (1) compaction test will be performed every two hundred fifty (250) feet along
the centerline for each lift.
11.2. Outside of City right-of-way. Material is to be placed in eight (8) inch to twelve (12) inch loose lifts and compacted
per the approved compaction requirements. One (1) compaction test will be performed at two (2) foot vertical intervals
and approximately every one thousand (1,000) cubic yards.
12. Access to the site from any other location other than the proposed construction entrance is strictly prohibited;

Erosion Control Notes

- 1. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee
shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or
siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with the clearing
operations and be maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by
MoDOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing
of silt. The City of O'Fallon and as required by MoDOT may at their option direct the Permittee in his methods as deemed fit
to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed
immediately. Any depositing of silts or mud in new or existing storm sewers and/or swales shall be removed after each rain
and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT."
2. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in
one-quarter inch of rain or more. Any silt or debris leaving the site and affecting public right of way or storm water
drainage facilities shall be cleaned up within 24 hours after the end of the storm.
3. Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources
Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development
sites in Missouri and Kansas.
4. This development is required to provide long term post construction BMP's such as; low impact design, source control and
treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase II
Illinois Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)
5. Graded areas shall be seeded and mulched (strawed) within 14 days of stopping land disturbance activities. Unless it can be
shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of
stopping grading work on the project. The vegetative growth established shall be sufficient to prevent erosion and the standard
shall be as required by EPA and DNR. (.70% coverage per square foot) Ord. 6496, Section 405.095

Sanitary Sewer Notes

- 1. All sanitary sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City
of O'Fallon Ordinances.
2. Brick shall not be used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless
otherwise approved by the City of O'Fallon.
3. Connections at all sanitary structures are to be made with A-Lock joint or equal.
4. All sanitary laterals shall be a minimum of 4" residential, 6" commercial diameter pipe.
5. All sanitary mains shall be a minimum of 8" diameter pipe.
6. All sanitary sewer line with a slope greater than 20% will require concrete cradle or concrete collar at each pipe joint.
Sanitary line with a slope greater than 50% will require a special approved design as shown on detail sheet.
7. All manholes built within the 100 year flood plain must have lock type watertight manhole covers.
8. All sanitary sewer mains must have a minimum of 42" cover.
9. When sanitary mains cross over storm line the sanitary main must be ductile iron pipe for 10 feet on each side of the
crossing.
10. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer.
Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above
sanitary line. Show on profile sheet.
11. The sanitary sewers should run diagonally through the side yards to minimize any additional utility easements required.
12. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR specifications 10CSR-8.120
(7)(E).
13. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
14. All sanitary sewer manholes and pipes will be tested to the following specifications. ASTM C1244, Standard testing method for
Concrete Sewer Manhole by Negative Air Pressure (Vacuum), Latest revision ASTM F1417, Standard testing method for
Installation Acceptance of Plastic Gravity Sewer Lines Using Low Pressure Air, Latest revision.
15. Add 1" minus rock back fill to all sanitary sewer and all other utilities that lie within the 1:1 shear plane of the road.

Storm Sewer Notes

- 1. All Storm Sewer installation is to be in accordance with M.S.D. standards and specifications except as modified by the City of
O'Fallon ordinances.
2. Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless
otherwise approved by the City of O'Fallon.
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. Encase with concrete both sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary
sewer. Add concrete cradle to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches
above sanitary line. Show on profile sheet.
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. All concrete pipes will be installed with O-ring rubber type gaskets.
8. Connections at all storm structures are to be made with A-lock joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. The swale in the detention basins shall have a minimum 2% longitudinal slope and be lined with a permanent erosion control
blanket that will allow infiltration of storm water.
11. All structures and flored end sections must be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final
pipe run to detention basins, creek discharge or other approved means.
12. (INTENTIONALLY OMITTED)
13. Rip rap shown at flored end sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after
installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
14. Add 1" minus rock back fill to all storm sewer that lie within the 1:1 shear plane of the road.
15. (INTENTIONALLY OMITTED)

Flood plain Information

- 1. Refer to Section 415 for Floodplain Development Information

Retaining Walls: Terraced and Vertical

- 1. A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to the
top of the wall or for walls that support a surcharge load or that alters the channelized drainage of any lot or drainage
area.
2. Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
3. Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall
will require a guard on the retaining wall.
4. Retaining walls that alter the channelized drainage of any lot or drainage area shall not be constructed without prior approval
and permitting from the City of O'Fallon Engineering Department regardless of the height of the wall.
5. See section 405.275 of the City code for additional design requirements.

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
• SANITARY SEWERS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
• FIRE HYDRANTS
• WATER VALVES
• LIGHT STANDARDS
• TOPOGRAPHY AND SECTIONS OF DETENTION BASIN.

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BAX ENGINEERING COMPANY, INC. MARK E. COLLINS MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



Water Notes

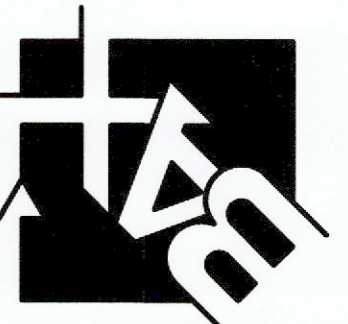
- 1. Fire hydrants shall be a maximum of 600' apart. Local fire district approval is required.
2. Coordinate with the water company on the location of water meters. For meters in the City's district, meters shall be in the
right-of-way, otherwise an access easement from the right-of-way shall be provided.
3. All water main must have a minimum of 42" of cover. (City water mains)
4. Provide water valves to isolate the system.
5. All water mains shall be class 200 SDR 21 or equal with locator/tracer wires
6. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over
exposed facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished
surface for concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the
material from bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psd concrete
1-1.
7. DISINFECTING: Disinfecting shall be accomplished by placing sufficient hypo chlorite granule (HTH) in each section of pipe to
achieve a chlorine residual in the pipeline, upon initial filling, of 50 mg/L (PPM). HT tablets will not be allowed. Following
completion of the pipeline, it shall be slowly filled with water and a sample will be taken immediately and the chlorine
residual must be 50 mg/L or greater. The solution shall be allowed to stand for 24 hours and a sample shall then be
taken. The chlorine residual after 24 hours shall be 30 mg/L or greater. If the piping shows insufficient chlorine residuals in
either test, the piping shall be re-chlorinated by the injection of hypo chlorite solution until satisfactory results are achieved.
All disinfecting shall be done by the contractor. Only the testing to determine the chlorine residual will be done by the City.
8. PRESSURE TESTING: Immediately following disinfection, the piping shall be pumped to a pressure (at the HIGHEST point in the
project) of 150 psi or higher where the working pressure is higher than 150 PSI as determined by the City. In such cases,
the pressure shall be as specified by the City and two pressure tests shall be conducted. The first test shall be with the fire
hydrant auxiliary valve open and be to 50 PSI. The second test shall be with the fire hydrant auxiliary valve closed and be to
the higher pressure as directed by the City. All pumping equipment and pressure gauges shall be provided by the contractor.
After achieving the test pressure, the piping shall be left closed for a period of two (2) hours. At the end of this time the
pressure drop shall not exceed 2 psi. In addition, if the pressure appears, in judgment of the City's representative, to be
continuing to drop, the test shall be continued for another two (2) hours and if any further drops occur, the test shall be
considered a failure. If the pressure test fails, the contractor will be required to find and correct the source of the leakage.
If this requires draining of the pipeline, when the leakage is corrected, the pipeline must be re-disinfected and the pressure
tested again until satisfactory result are achieved. Any MNR required dechlorination will be performed by the contractor.
9. All tops for valves, meters, and manholes are to be constructed to within 1 inch (0.08") of finish grade. Grading
around structure tops on slopes need to be accounted for.
10. BACTERIOLOGICAL TESTING: After satisfactory disinfection and pressure testing, a sample shall be taken by the contractor in
the presence of a City representative and submitted to a laboratory approved by the Missouri Department of Natural
Resources and the City for bacteriological analysis. After 24 hours, a second sample shall be taken in a like manner and
submitted for analysis. The two samples taken on consecutive days, a minimum of 24 hours apart, must be found to be
"safe" by the testing laboratory, and copies of the test results must be supplied to the City. If the samples are not found to be
"safe" further flushing and/or disinfection as directed by the City shall be conducted by the contractor until "safe"
samples on two consecutive test days are achieved. Following successful bacteriological testing and a determination by the
City that the samples are "safe", the mains may be placed into service.

Roadway Notes

- 1. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City
of O'Fallon ordinances.
2. If the intersecting road does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing
road.
3. Provide 6" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
3.1. Rock to meet the all the requirements of MoDOT type 5 rock with a tighter restriction on the fines being that no more than ten
percent (10%) fines shall pass a no. 200 sieve. (City Code 405.210.B.1) The gradation of this rock needs to be submitted to
the City for approval. Any deliveries made without the proper delivery ticket, including signature, will not be accepted. The delivery
ticket must list the project name or jobsite location. A separate certification sheet may be provided attached to the delivery
ticket with a signature of the company's quality control manager. The quality control certification must be current and dated
within 4 weeks of the delivery. (City Code 405.210.A.2.k)
4. Multi-use trail (when required) Shall have a minimum of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
5. Type C (BP-1) Compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. Provide pavement striping at any point where the multi-use trail crosses existing or proposed pavement
7. All street stub-outs over 250' in length will require a temporary turnaround.
8. All sub grade in cut or fill will need to conform to the City of O'Fallon Compaction requirements
9. Material Testing And Frequencies. Materials for construction shall be tested and inspected per the appropriate ASTM code or at the City
Engineer's discretion. The developer's engineer shall perform quality control guidelines, in accordance with St. Louis County
requirements 501.3.1.
10. Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is
placed thereon and shall approve the base before concrete or surface course is placed. The sub grade and base shall be so
constructed that it will be uniform in density throughout.
11. In all fill areas in the roadways, soil tests shall be submitted and approved by the City Engineer for each foot of fill and at least
one (1) test and an average of one (1) test within every two hundred fifty (250) feet.
12. No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred
(3,500) psi within 28 days.
12.1. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive
strength. One (1) set of four (5) cylinders within the first fifty (50) cubic yards and one (1) set per one hundred (100) cubic
yards thereafter. One (1) cylinder must be tested at seven (7) days, three (3) at twenty-eight (28) days, and one (1) held in
reserve.
13. Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade
and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass
down each driving lane no faster than three (3) miles per hour. If soft spots are detected, or pumping, rutting or heaving occurs
greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be
remediated to the depth indicated by the contractor's testing firm and approved by a representative of the City Engineer.
14. Sub grade and base beneath pavements shall be compacted to St. Louis County Highway Department specifications. The moisture
range shall be determined by the Standard or Modified Proctor Density Method AASHTO T-99 and within -2/+4 percentage points of
the optimum moisture content.
15. The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer. If
any settling or washing occurs, or where hauling results in ruts or other objectionable irregularities, the contractor shall improve the
sub grade or base to the satisfaction of the City before the pavement is placed. Additional rolling or methods to verify compaction
shall be at the discretion of the City Engineer. Tolerance allowed on all lines, grades and cross sections shall be plus or minus
four-hundredths (+0.04) feet.
16. Utility Work Prior To Base Construction. No base course work may proceed on any street until all utility excavations (storm and
sanitary sewers, water, gas, electric, etc.) have been properly back filled with granular material, crushed stone or gravel mechanically
tamped in ten (10) inch lifts. Utilities installed after sub grade preparation shall be bored. Compaction requirements shall follow St.
Louis County standards.
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum
standards.
17.1. Air meter---weekly.
17.2. Cylinder compression---annually by independent calibration service.
17.3. Batch scales---monthly.
17.4. Nuclear testing devices---every six (6) months.
17.5. Proctor equipment---every six (6) months.
17.6. Slump cone---monthly.
18. All permanent traffic control will be per M.U.T.C.D. or MoDot standards. S1-1 from the M.U.T.C.D. manual will be used at all crosswalk
locations accompanied with ether w16-9p or w16-7p signs.
19. All traffic signals, street signs, sign post, backs and bracket arms shall be painted black using Carboline Rust Bond Penetrating Sealor
SG and Carboline 133 HB paint (or equivalent as approved by City of O'Fallon and MoDOT)
20. If the excavations are made in the improved portion of the right-of-way, twelve inches of granular backfill will be placed over exposed
facilities and controlled low strength material (CLSM) aka flowable fill will fill the hole with eight inches of the finished surface for
concrete pavement. There will be a plastic membrane placed between the rock base and the CLSM to prevent the material from
bleeding into the rock base. The remaining eight inches will be restored by placing a 28 day, 4,000 psi concrete mix.

PROJECT TITLE: AS-BUILT PLANS FOR MEXICO ROAD ANIMAL HOSPITAL 1190 SONDEREN STREET O'FALLON, MO 63376

ENGINEERING DRAWING SURVEYING BAX ENGINEERING COMPANY, INC. 25 SMETANA WENTZVILLE, MO 63385 (573) 513-1525



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Table with 3 columns: No., Description, Date

DEVELOPER / OWNER: HOERING VETERINARY SERVICES L.L.C. 25 SMETANA WENTZVILLE, MO 63385 (573) 513-1525

CONSTRUCTION NOTES

P+Z NO. 21-004881 APPROVED: 07-01-21

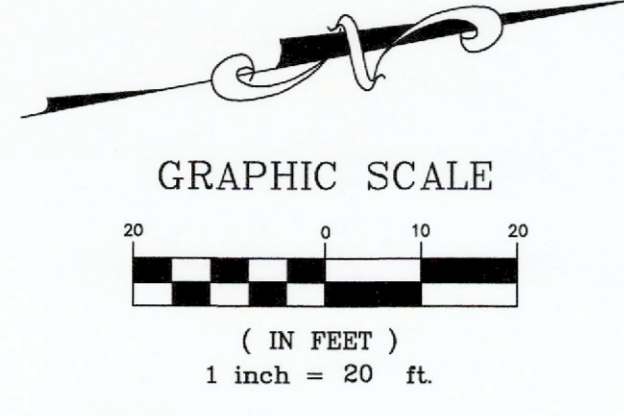
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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.



PROPERTY N/F
AHOLT, JOHN
4091/1125
PARCEL I.D. 2-0119-1766-00-0020.2130000
CITY OF O'FALLON
ZONED: C-2 GENERAL BUSINESS

- LEGEND:
- 3" ASPHALT OVER 8" ROCK
 - 4" ASPHALT OVER 8" ROCK
 - 4" CONCRETE OVER 4" ROCK
 - 7" CONCRETE OVER 4" ROCK
 - 8" CONCRETE OVER 4" ROCK

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
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- WATER VALVES
- LIGHT STANDARDS
- TOPOGRAPHY AND SECTIONS OF DETENTION BASIN.

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BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



PROJECT TITLE:
AS-BUILT PLANS FOR
MEXICO ROAD ANIMAL HOSPITAL
1190 SONDEREN STREET
O'FALLON, MO 63376

ENGINEERING
PLANNING
SURVEYING
221 POINT WEST BLDG.
ST. CHARLES, MO 63301
636-928-5659



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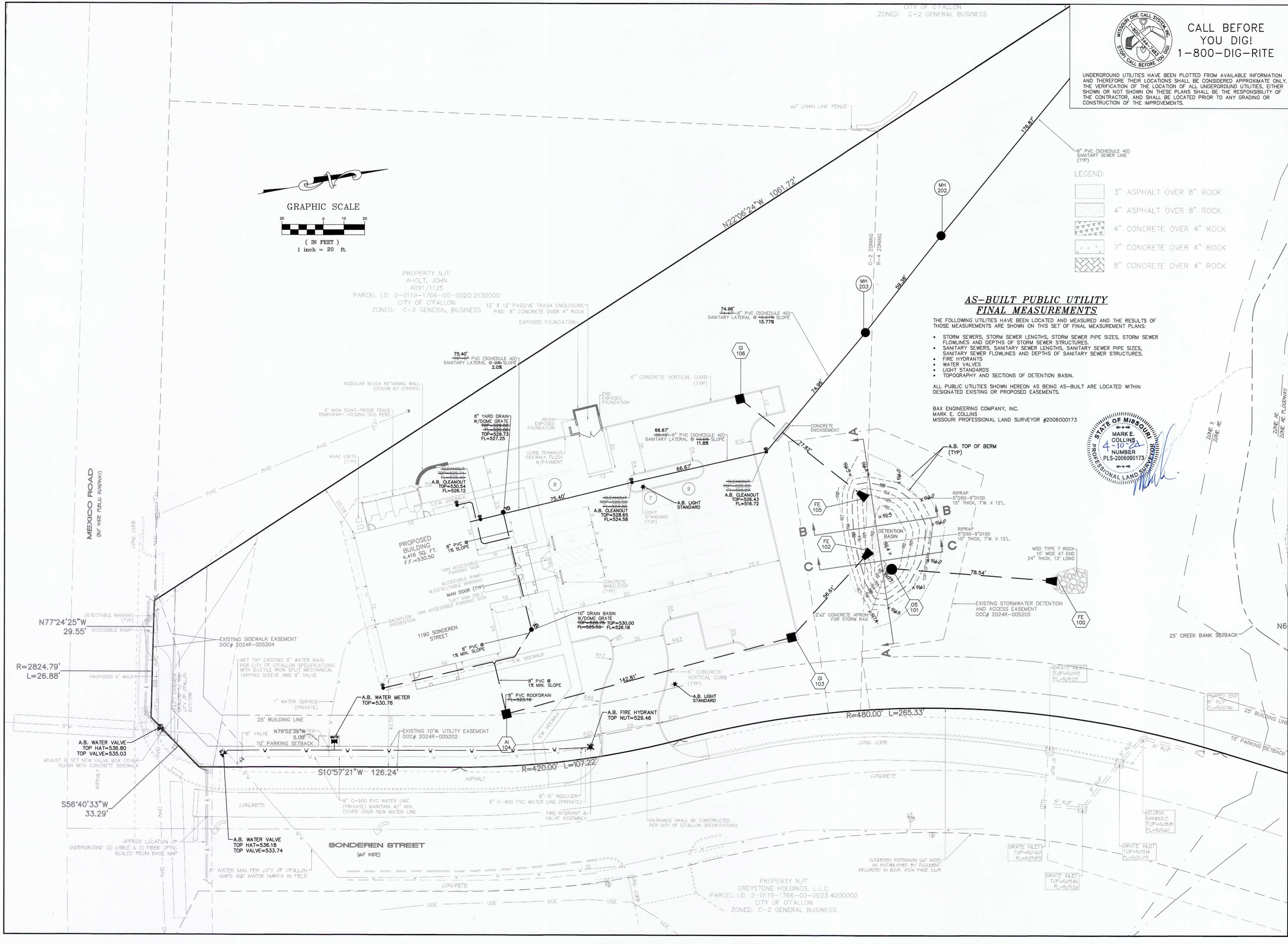
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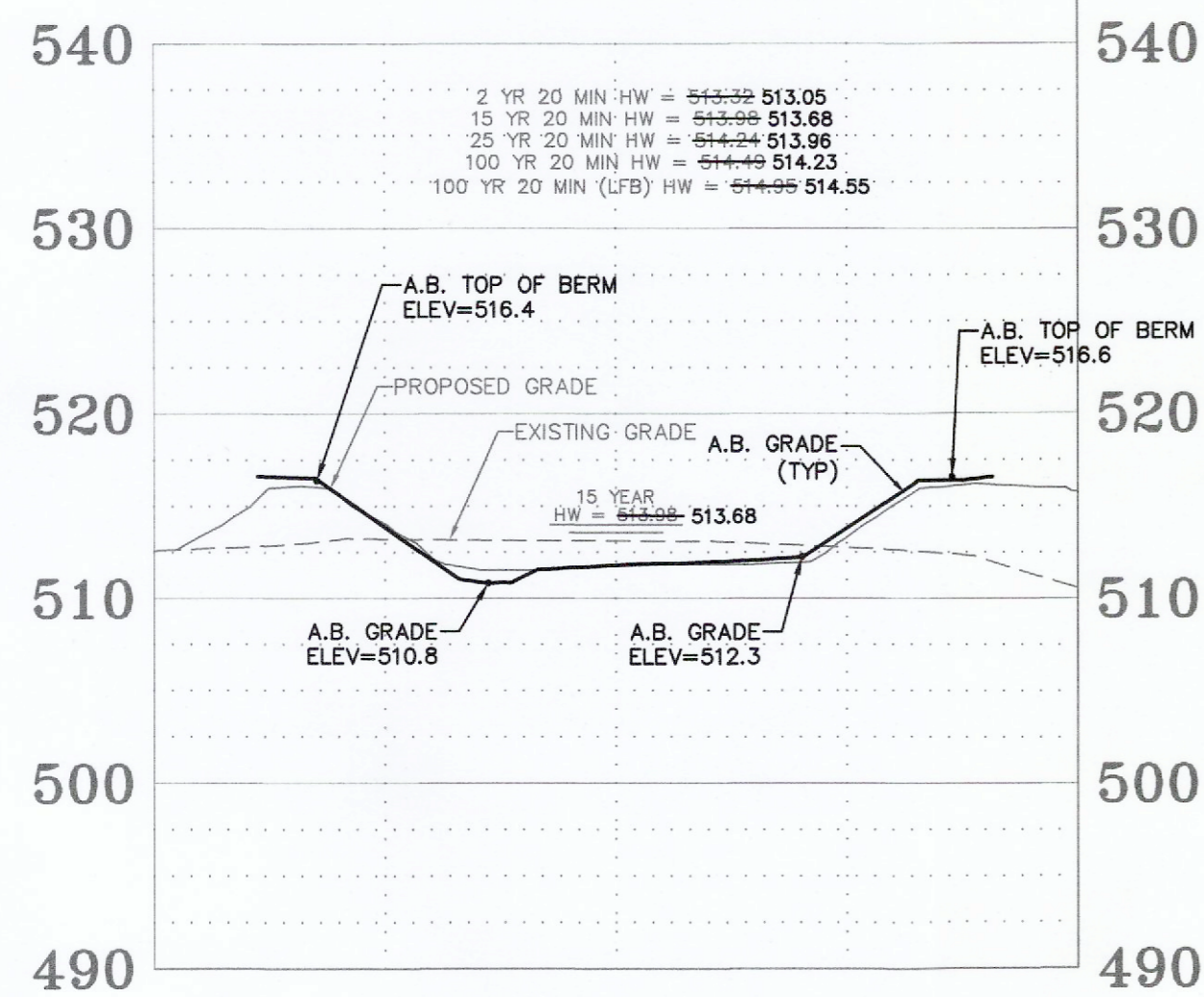
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25 SMETANA
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(573) 513-1525

P+Z NO. 21-004881
APPROVED: 07-01-21
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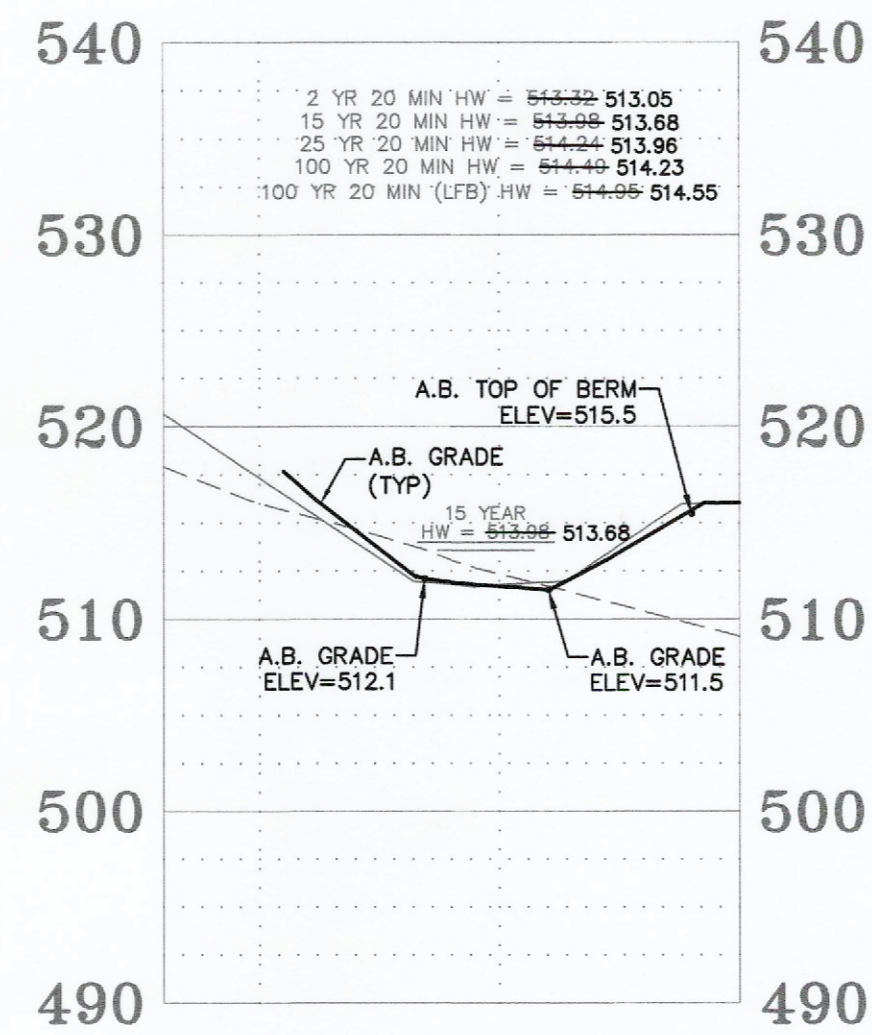
SITE PLAN





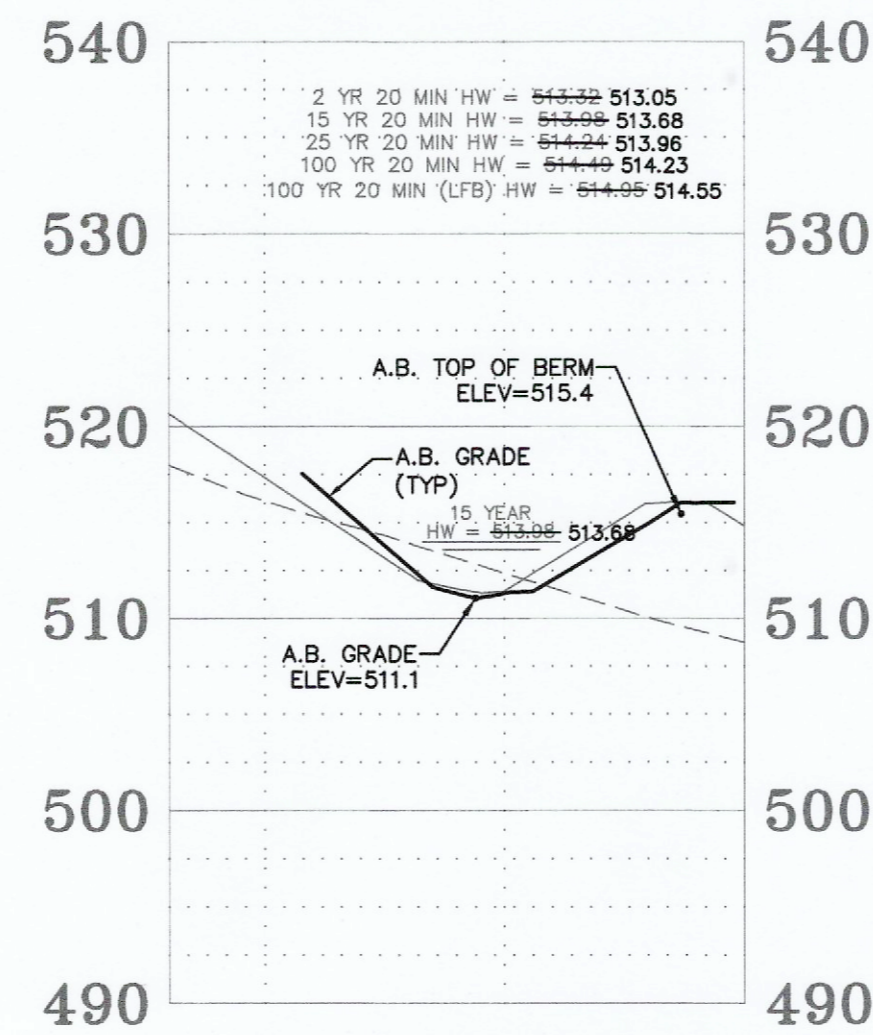
Detention Basin A-A

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



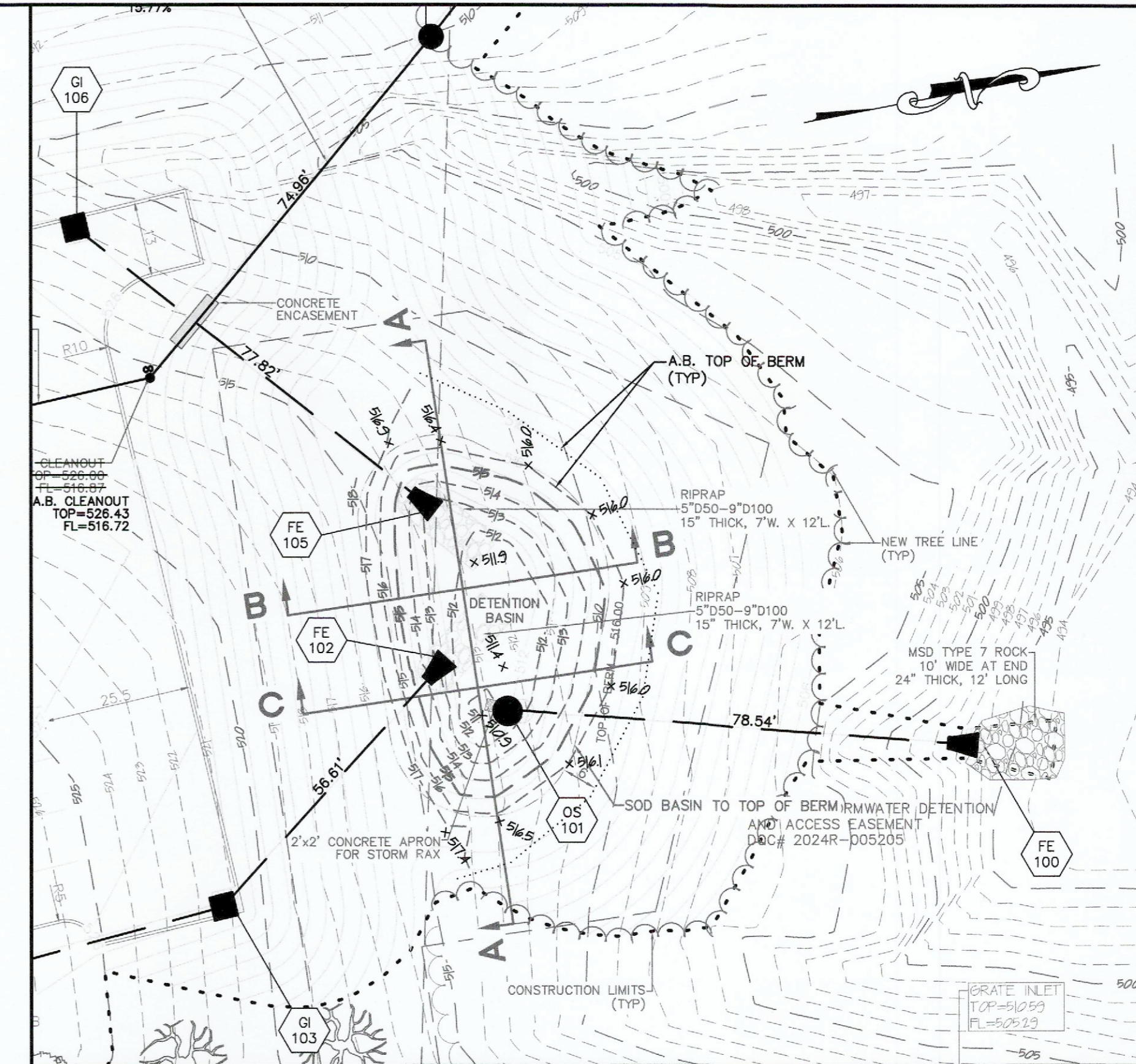
Detention Basin B-B

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



Detention Basin C-C

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'



Detention Basin Detail

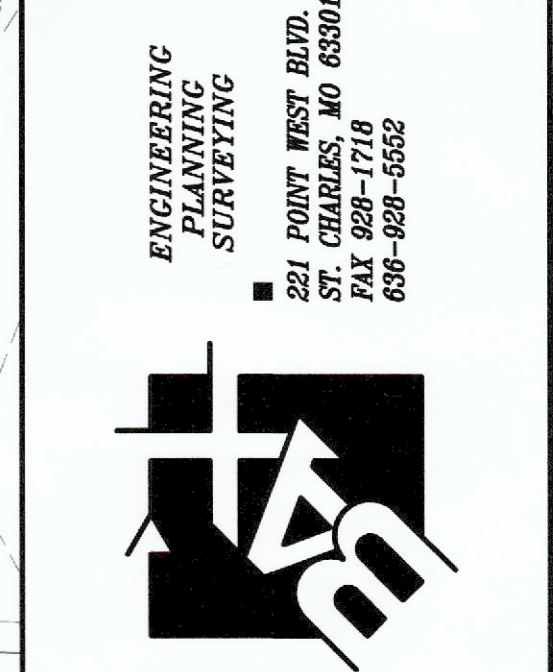
SCALE: 1" = 20'



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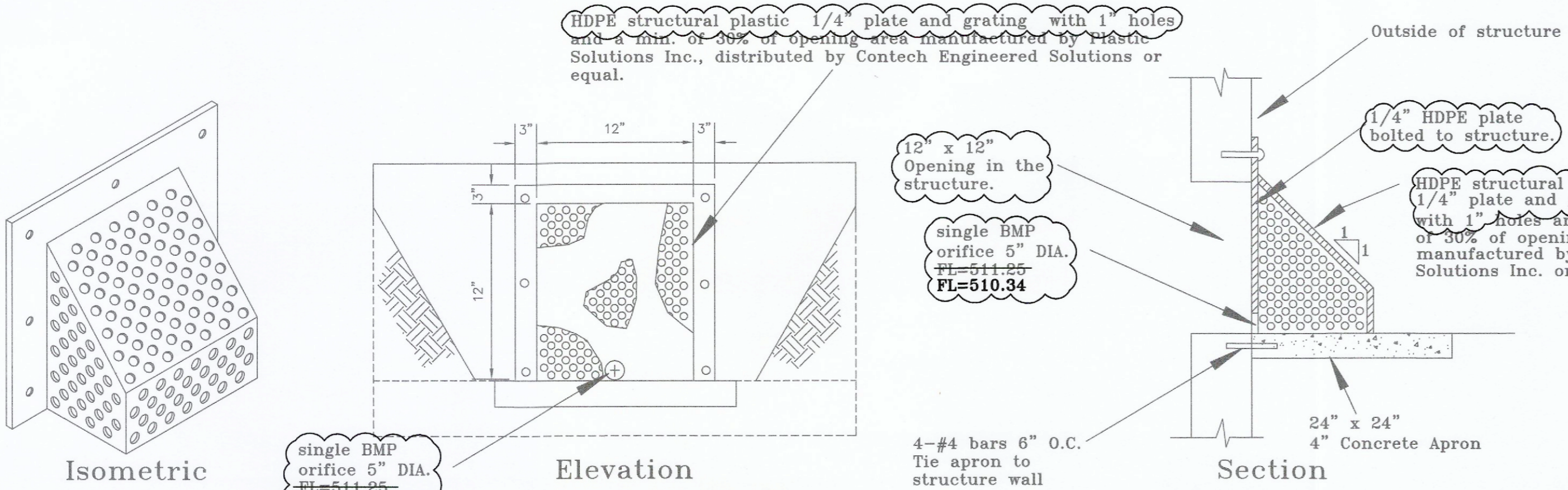
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PROJECT TITLE:
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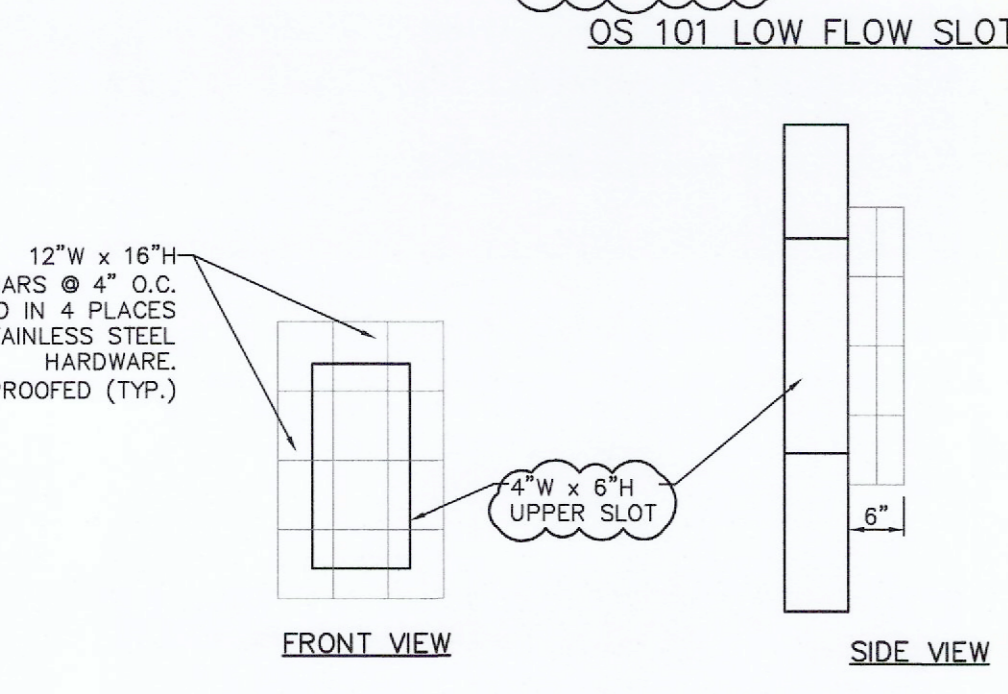
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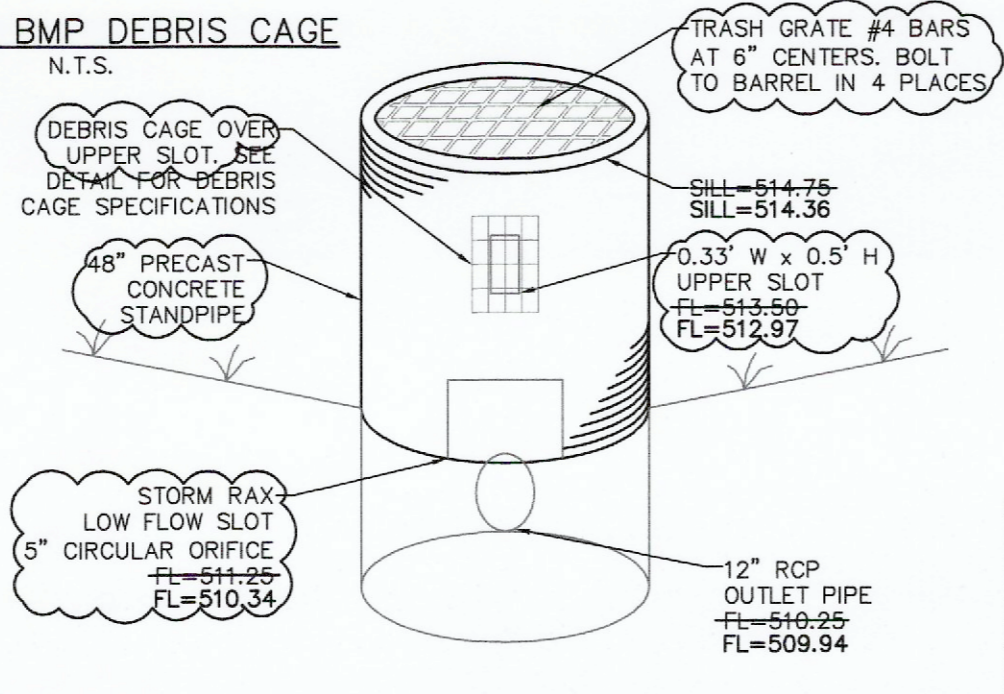
- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
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BAX ENGINEERING COMPANY, INC.
 MARK E. COLLINS
 MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



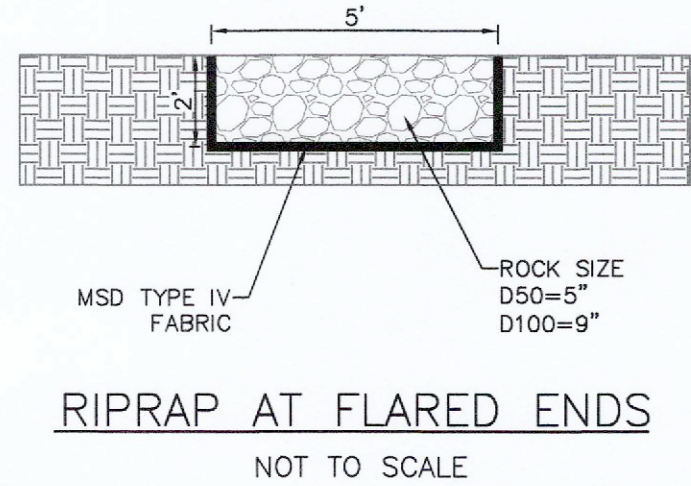
QS 101 UPPER SLOT DEBRIS GRATE NOT TO SCALE



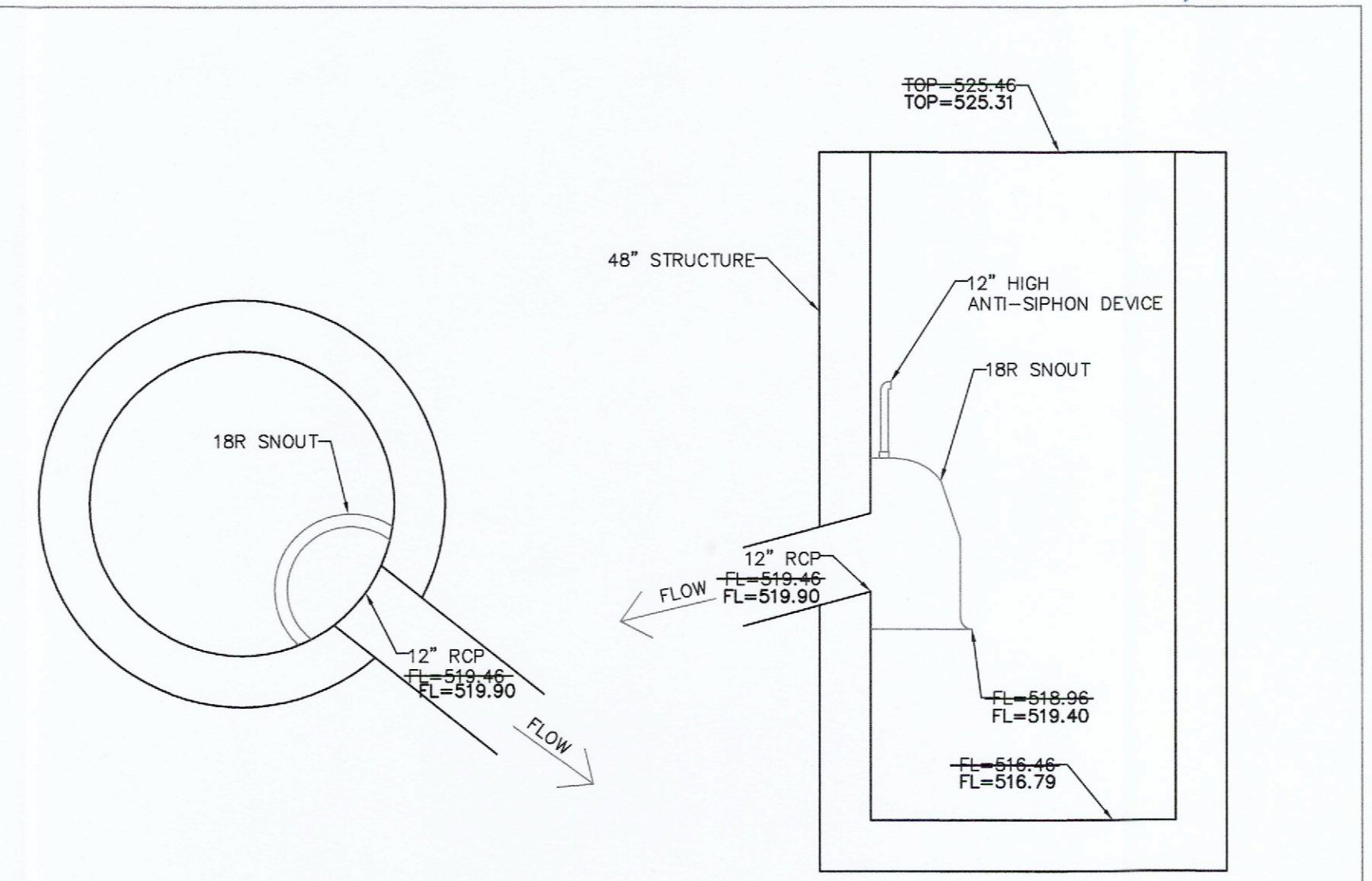
OVERFLOW STRUCTURE 101 DETAIL NOT TO SCALE

2 YR 20 MIN HIGHWATER=513.05
 15 YR 20 MIN HIGHWATER=513.68
 25 YR 20 MIN HIGHWATER=513.96
 100 YR 20 MIN HIGHWATER=514.23
 100 YR 20 MIN (LFB) HIGHWATER=514.55

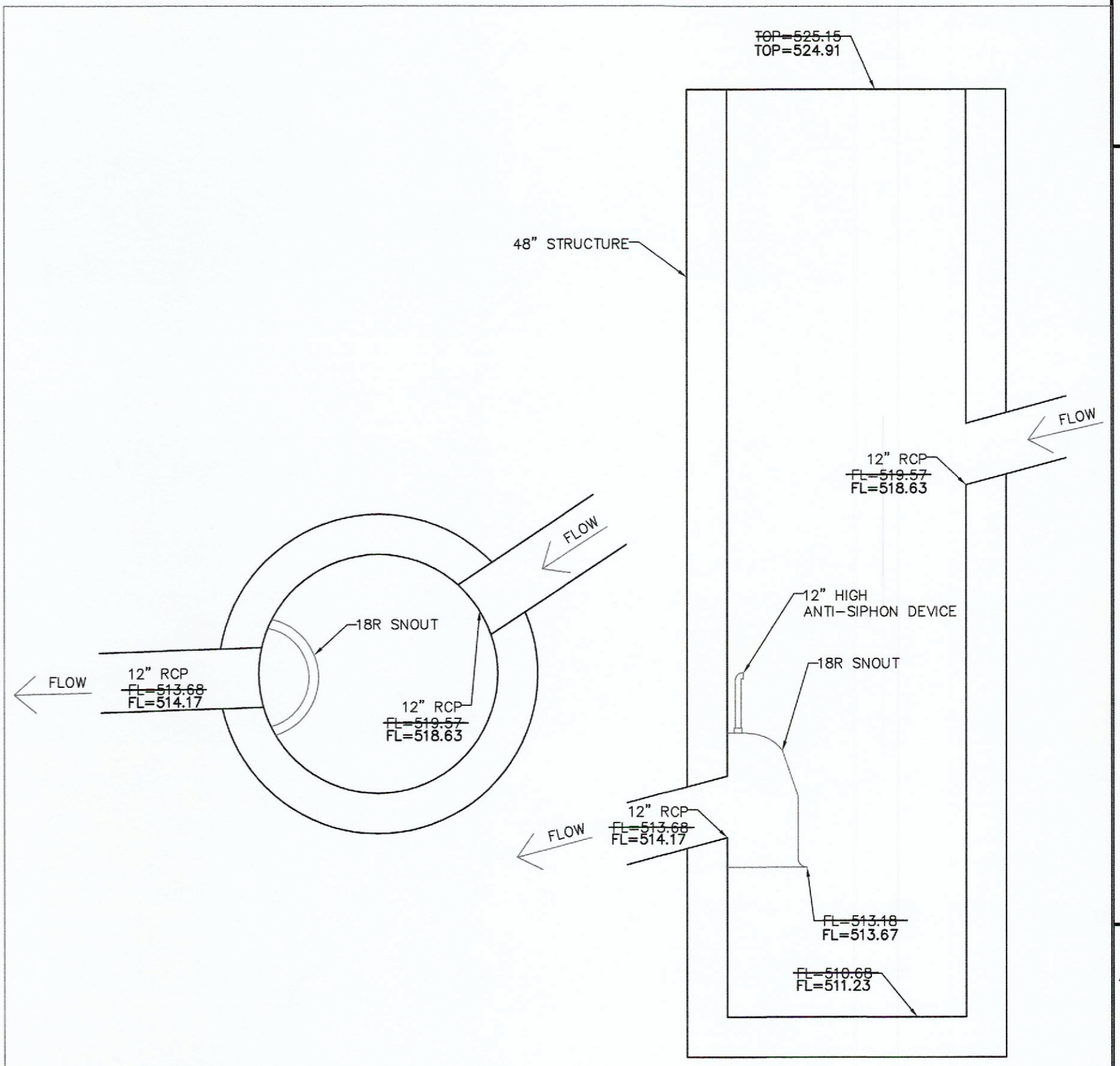
- Snout Maintenance Recommendations:
- 1) Monthly monitoring for the first year of a new installation after the site has been stabilized is a recommended practice.
 - 2) Measurements should be taken after each rain event of 0.50 inches or more, or monthly, as determined by local weather conditions.
 - 3) Checking sediment depth and noting the surface pollutants in the structure will be helpful in planning maintenance.
 - 4) The pollutants collected in SNOUT equipped structures will consist of floatable debris and oils on the surface of the captured water, and grit and sediment on the bottom of the structure.
 - 5) It is best to schedule maintenance based on the solids collected in the sump.
 - 6) Optimally, the structure should be cleaned when the sump is half full (e.g. when 2 feet of material collects in a 4 foot sump, clean it out).
 - 7) Structures should also be cleaned if a spill or other incident causes a larger than normal accumulation of pollutants in a structure.
 - 8) Maintenance is best done with a vacuum truck.
 - 9) If Bio-Skirts are being used in the structure to enhance hydrocarbon capture, they should be checked on a monthly basis for the first year, and serviced or replaced when more than 2/3 of the boom is submerged, indicating a nearly saturated state. Assuming a typical pollutant-loading environment exists, Bio-Skirts should be serviced annually or replaced as necessary.
 - 10) In the case of an oil spill, the structure should be checked and serviced and Bio-Skirts (if present) replaced or serviced immediately.
 - 11) All collected wastes must be handled and disposed of according to local environmental requirements.
 - 12) To maintain the SNOUT hoods, an annual inspection of the anti-siphon vent and access hatch are recommended. A simple flushing of the vent, or a gentle rodding with a flexible wire are all that's typically needed to maintain the anti-siphon properties. Opening and closing the access hatch once a year ensures a lifetime of trouble-free service.



*ALL ROCK BLANKETS REQUIRE MSD TYPE IV FABRIC (OR EQUAL)



SNOUT FOR GI 106 DETAIL NOT TO SCALE

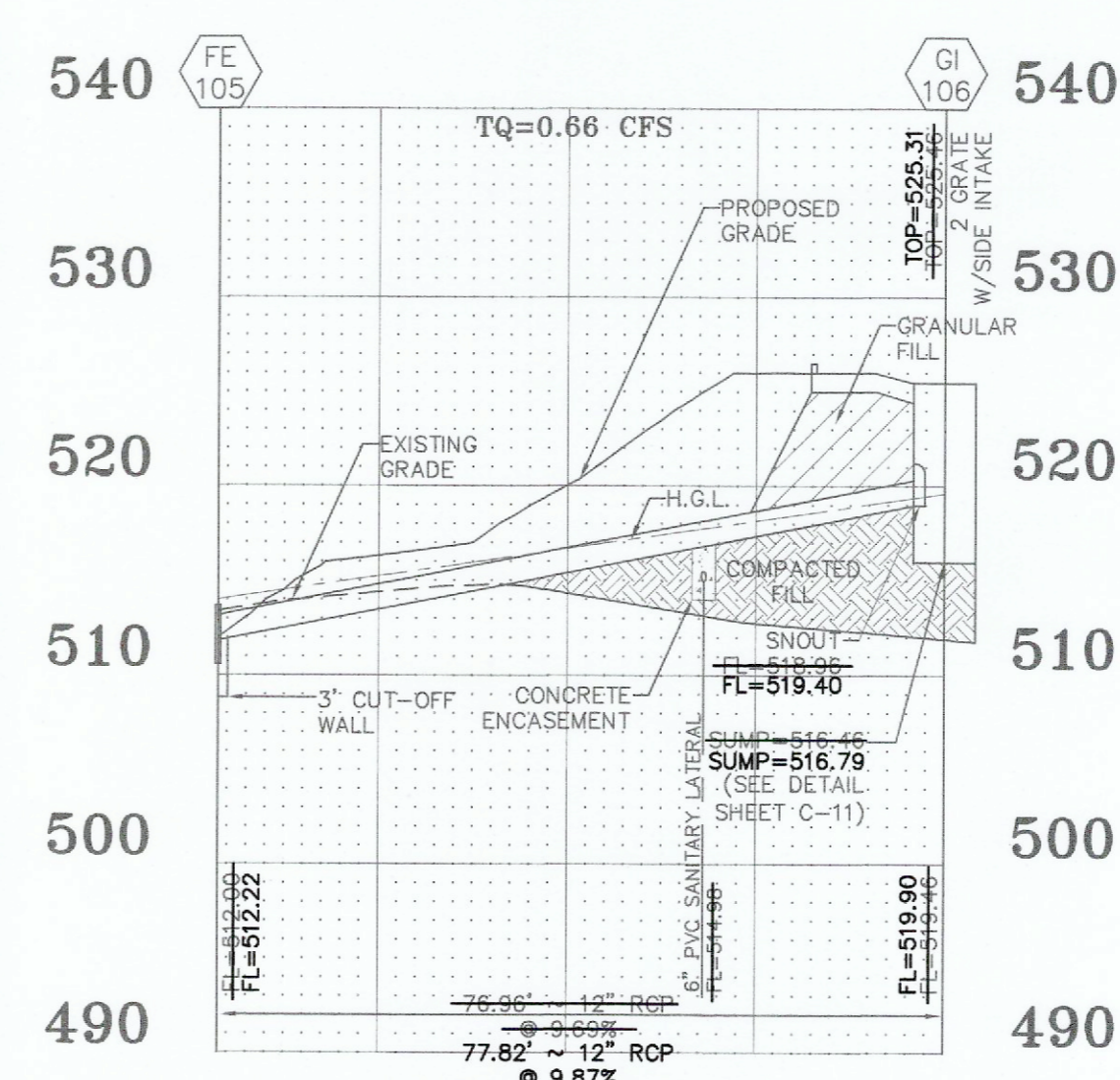
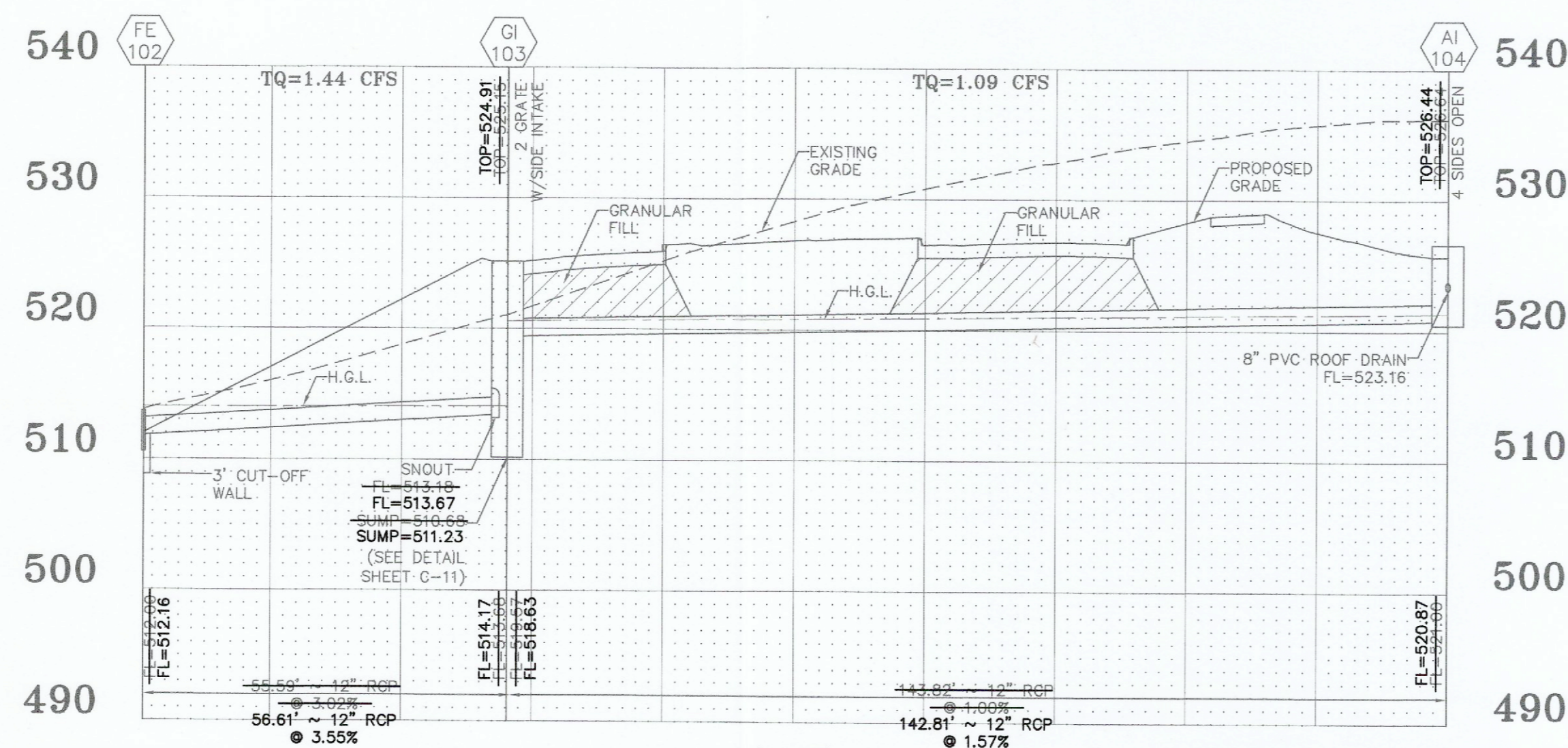
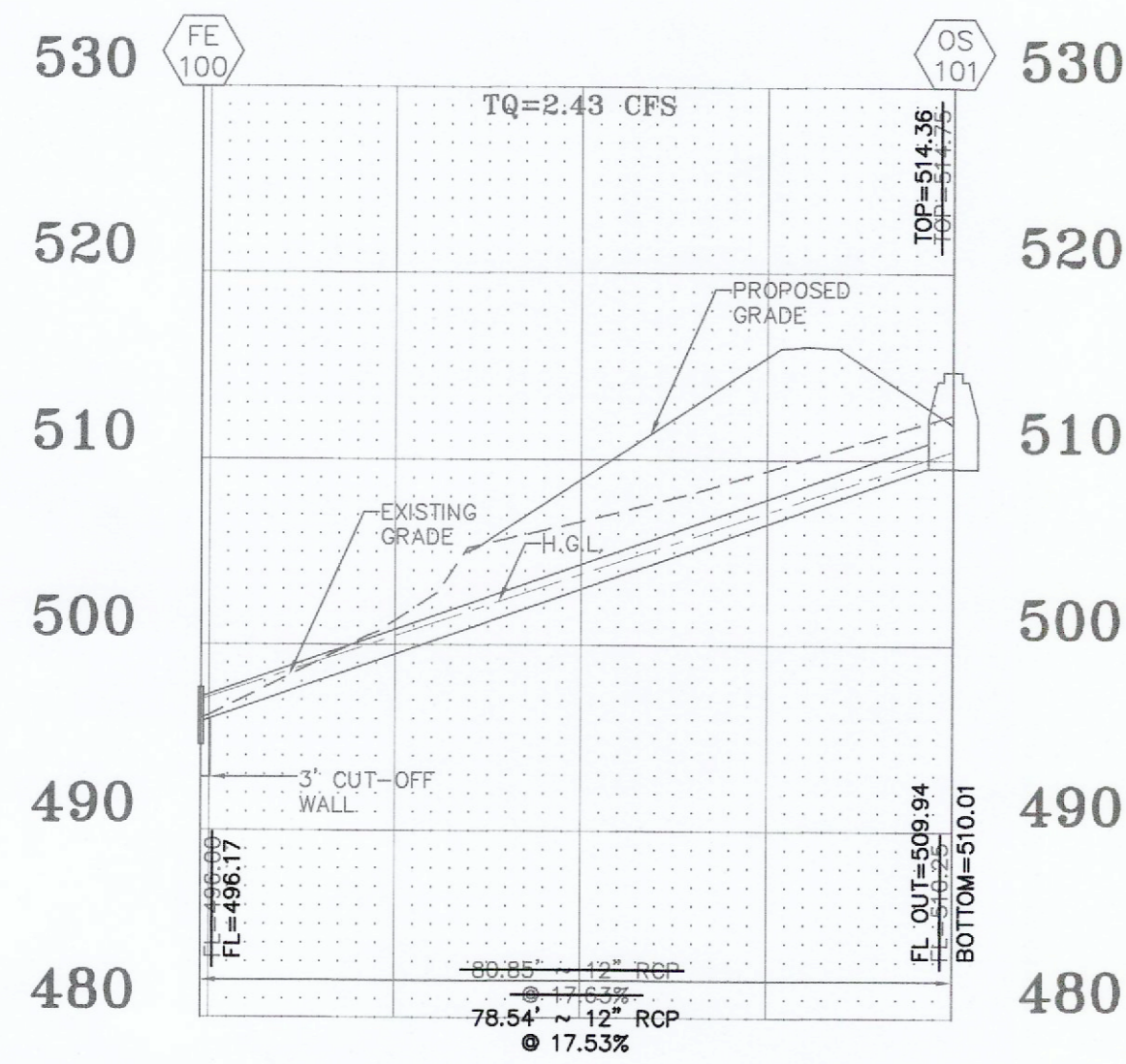


SNOUT FOR GI 103 DETAIL NOT TO SCALE

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Storm Sewer Profile

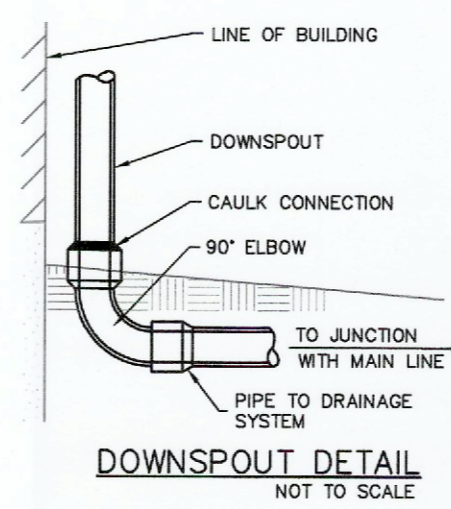
HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 10'
 * STORM SEWERS MAY ALSO BE ADS N-12 OR EQUAL

Upp Str	Low Str	PL	S	Upp	Low	PS	Upp	Depth	Upp	Low	Hydr	FR	VEL	Junc	Turn	Curve	STR	Inl	DR	Q	TQ	Pipe	Remarks	
St	St			FL LN	FL LN		ST EL	HY EL	HY EL	EL	Grade	Head	VEL	Head	Loss	Loss	Grade	Cap	Area	PI		Cap		
1	GI106	FE105	77	12	519.46	512.00	9.69	525.46	5.86	519.60	513.98	0.00030	0.02	0.84	0.01	0.01	0.00	0.00			0.66	0.66	11.09	15 YR HW=513.98
2	AI104	GI103	144	12	521.00	519.57	0.99	526.64	5.26	521.38	520.57	0.00080	0.13	1.39	0.03	0.03	0.00	0.00			1.09	1.09	3.54	
3	GI103	FE102	56	12	513.60	512.00	3.02	525.15	11.07	514.08	513.98	0.00160	0.09	1.83	0.05	0.00	0.01	0.00			0.35	1.44	6.19	15 YR HW=513.98
4	OS101	FE100	81	12	510.25	496.00	17.63	514.75	4.24	510.51	497.00	0.00470	0.38	3.09	0.15	0.15	0.00	0.00			2.43	2.43	14.96	ITP=497.00



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 1-800-DIG-RITE

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DOWNSPOUT DETAIL
 NOT TO SCALE

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

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- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS
- WATER VALVES
- LIGHT STANDARDS
- TOPOGRAPHY AND SECTIONS OF DETENTION BASIN.

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BAX ENGINEERING COMPANY, INC.
 MARK E. COLLINS
 MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



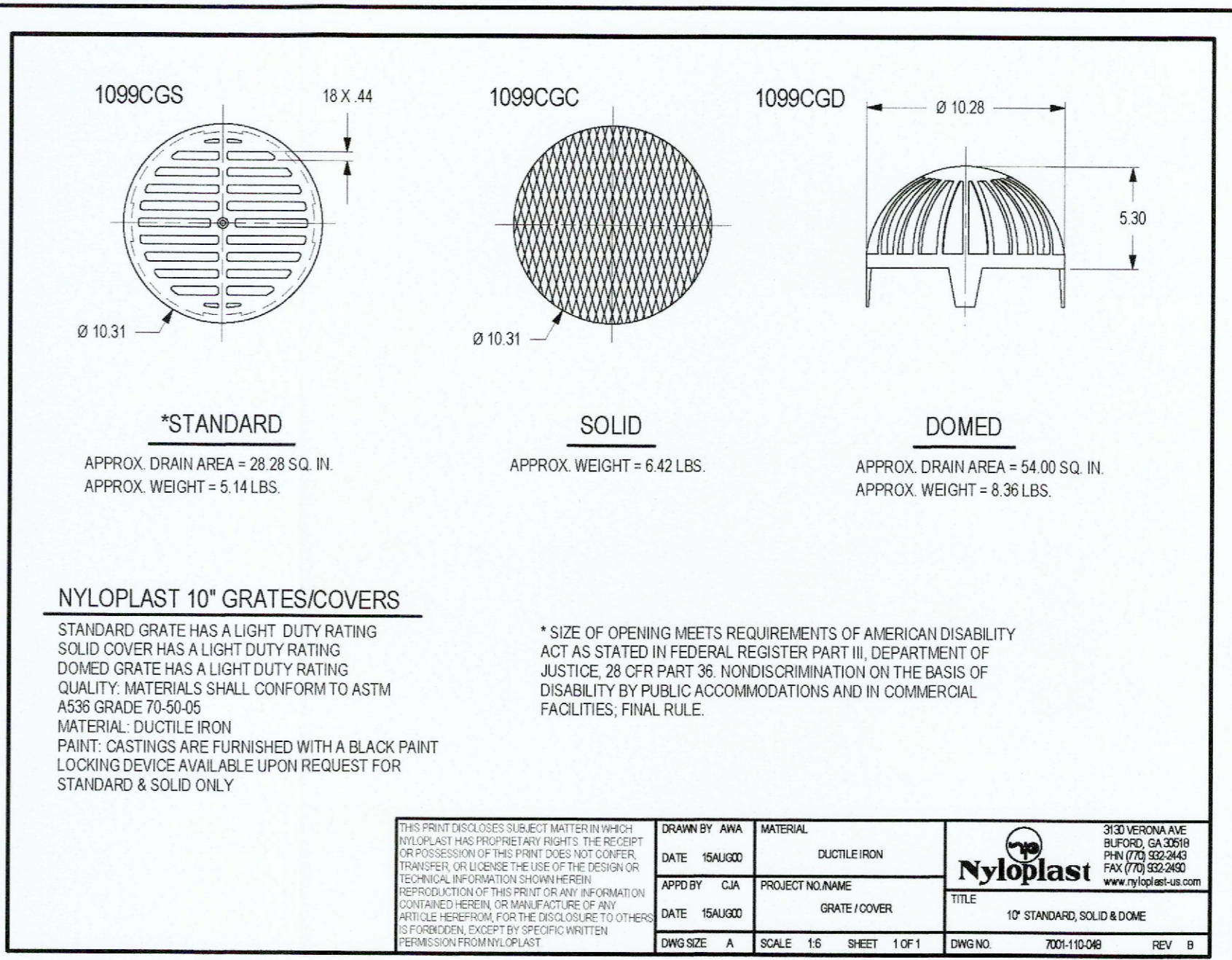
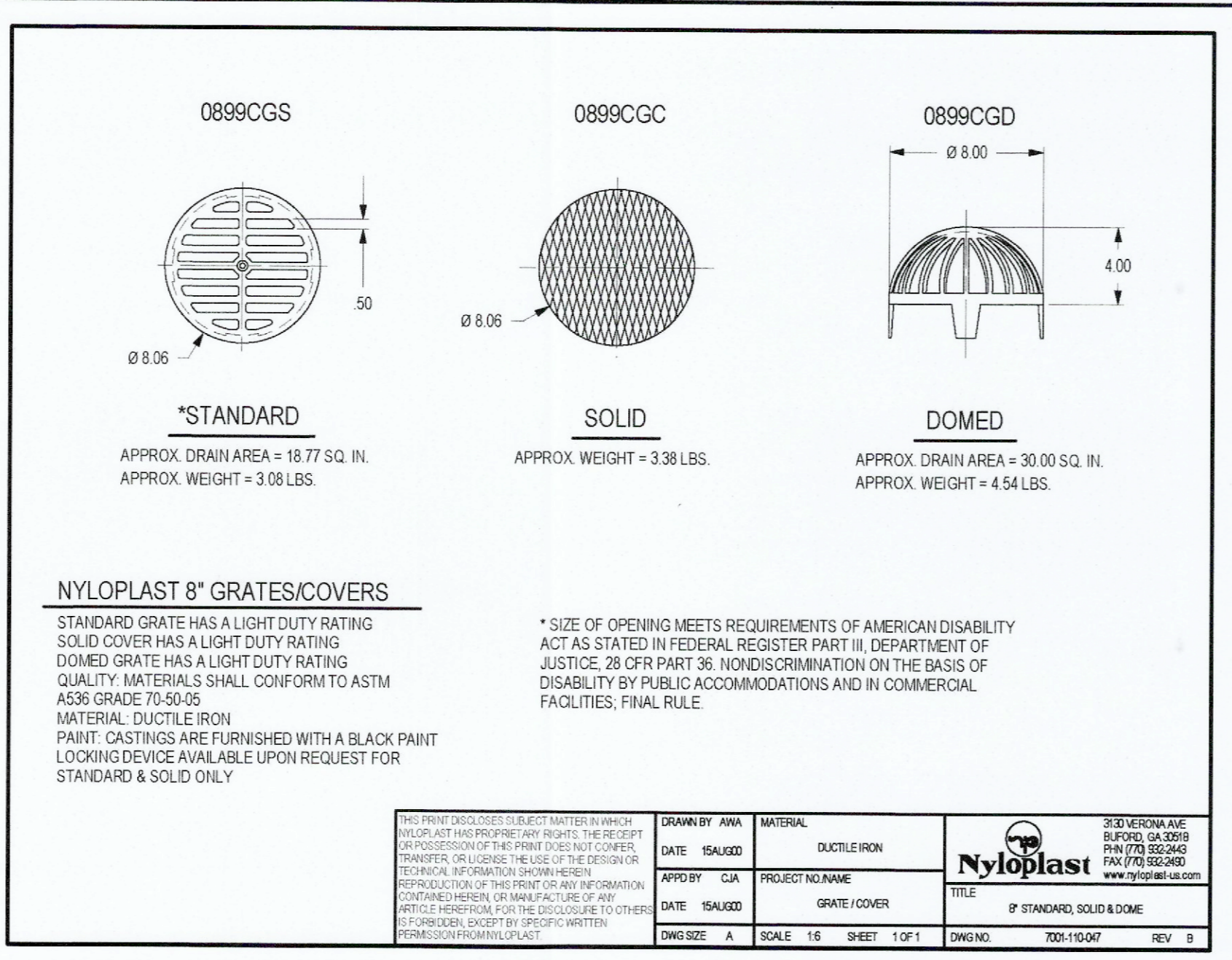
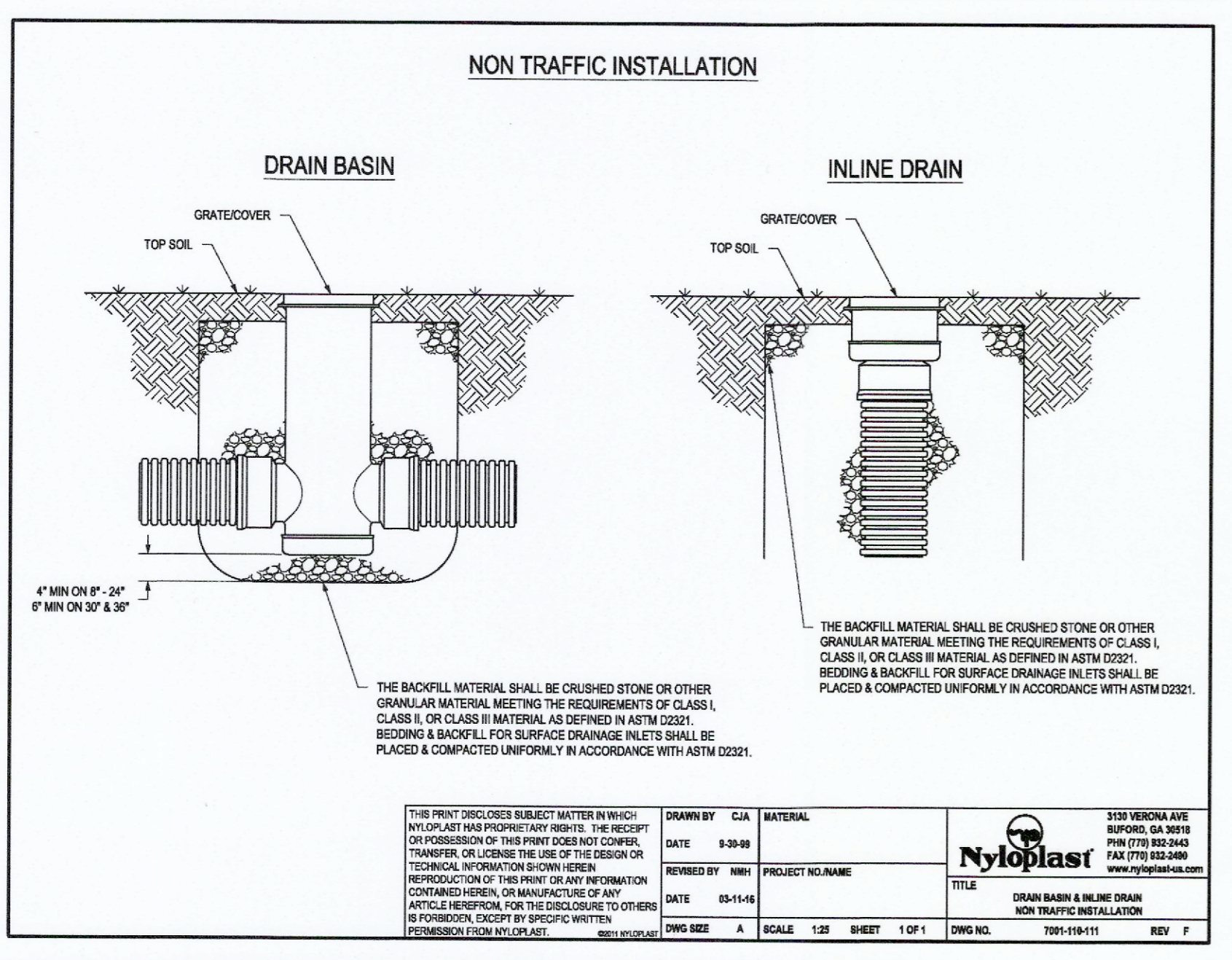
PROJECT TITLE:
 AS-BUILT PLANS FOR
 MEXICO ROAD ANIMAL HOSPITAL
 190 SONDEREN STREET
 OFALLON, MO 63376



221 POINT WEST BLDG.
 ST. CHARLES, MO 63301
 FAX 928-1718
 636-928-5562

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REVISIONS



LAND SURVEYOR SEAL DOES NOT APPLY TO NYLOPLAST DETAILS

DEVELOPER / OWNER:
 HOERING VETERINARY SERVICES L.L.C.
 25 SMETANA
 WENTZVILLE, MO 63385
 (573) 513-1525

P+Z NO. 21-004881
 APPROVED: 07-01-21
 CITY NO. #

PAGE NO.
 12 of 15

Bax Project # 00-1024J Issue Date: 10/24/2023



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PROJECT TITLE:
AS-BUILT PLANS FOR
MEXICO ROAD ANIMAL HOSPITAL
1790 SONDEREN STREET
O'FALLON, MO 63376

ENGINEERING
SURVEYING
241 NORTH WEST BLDG.
ST. CHARLES, MO 63301
TEL 620-1716
620-629-5652



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REVISIONS

NO.	DESCRIPTION

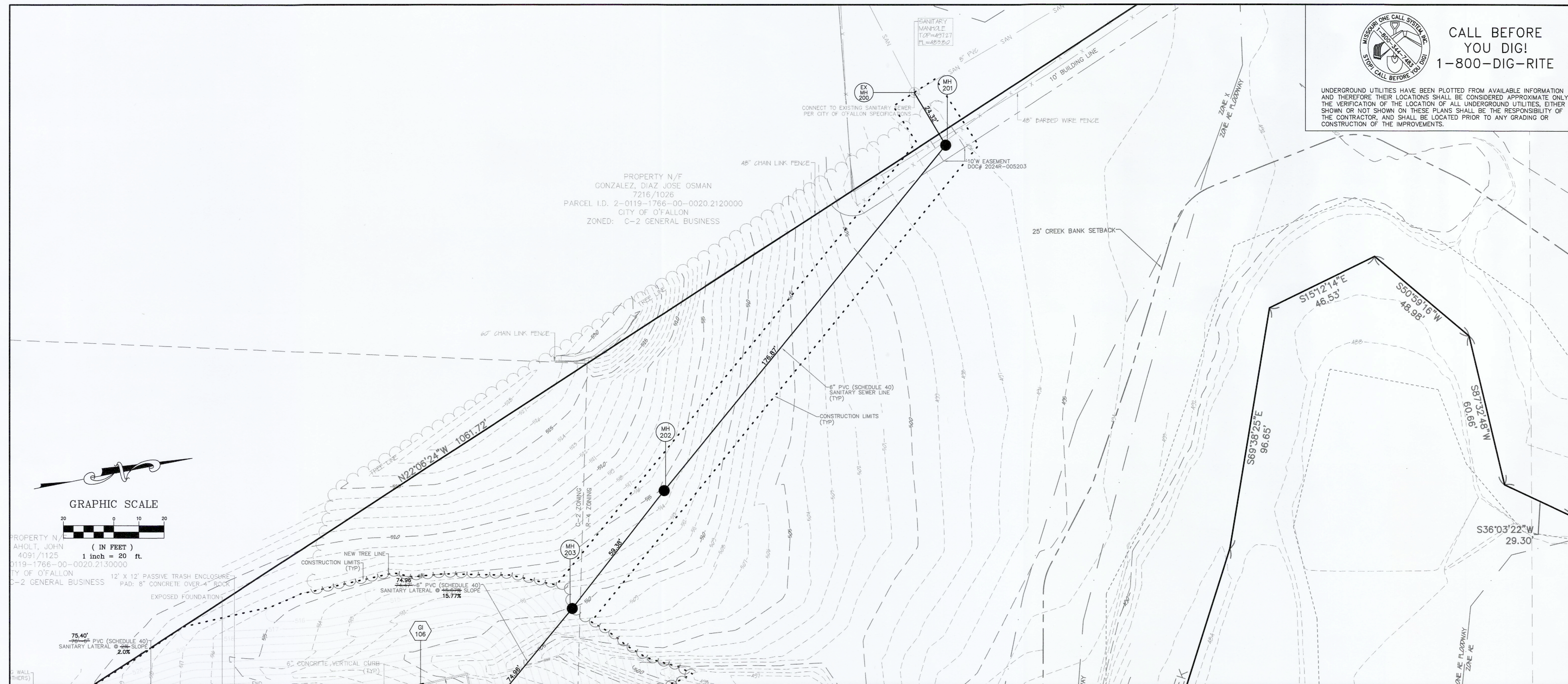
DEVELOPER / OWNER:
HOERING VETERINARY SERVICES L.L.C.
25 SMETANA
WENTZVILLE, MO 63385
(573) 513-1525

SANITARY SEWER PLAN / PROFILE

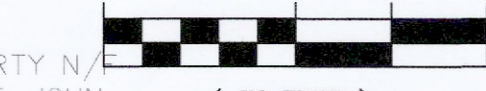
P+Z NO. 21-004881
APPROVED: 07-01-21

CITY NO. #

PAGE NO.
13 of 15



GRAPHIC SCALE

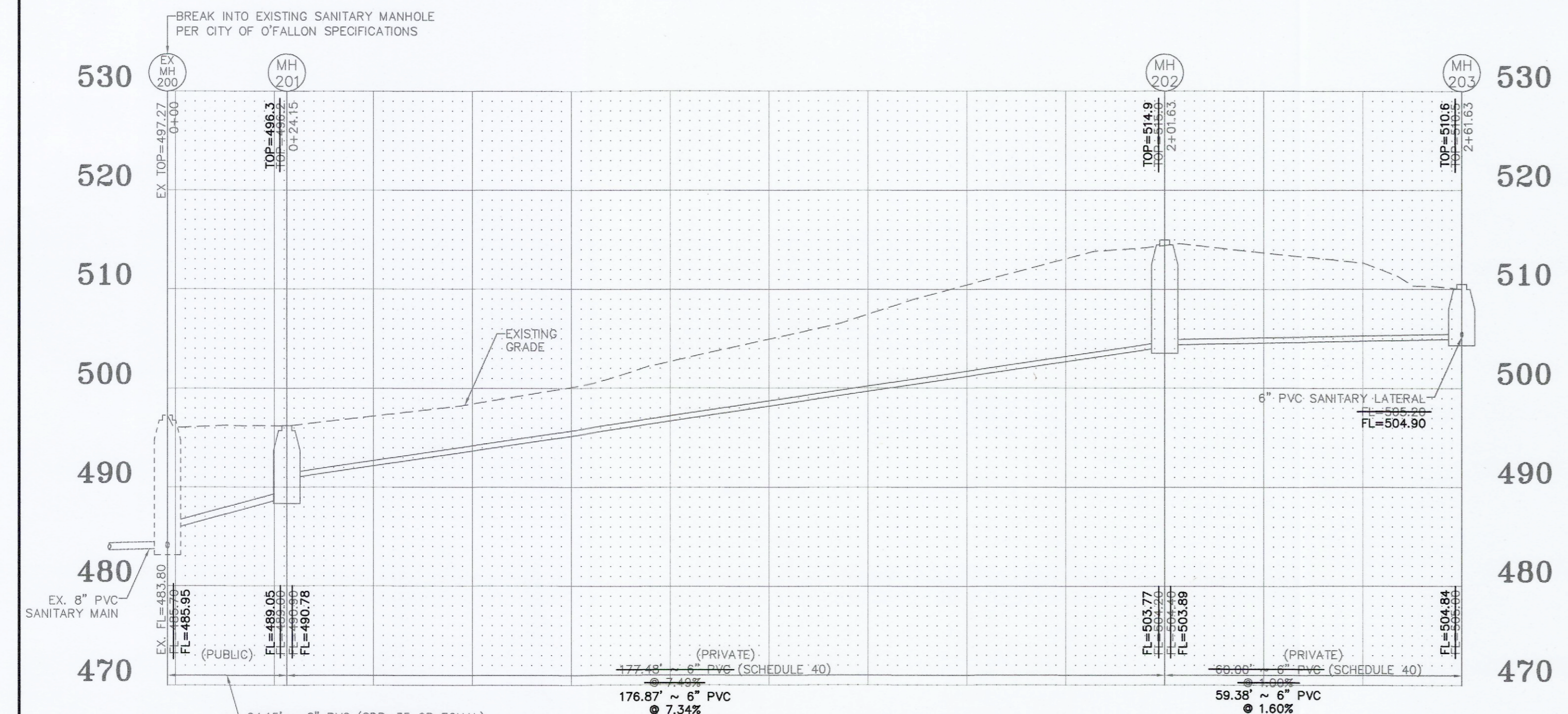


PROPERTY N/A
AHOLT, JOHN
4091/1125
0119-1766-00-0020.2130000
CITY OF O'FALLON
C-2 GENERAL BUSINESS

12' X 12' PASSIVE TRASH ENCLOSURE
PAD: 8" CONCRETE OVER 4" SOCK
EXPOSED FOUNDATION

75.40' 8" PVC (SCHEDULE 40)
SANITARY LATERAL @ 2.0% SLOPE

6" CONCRETE VERTICAL CURB (TYP)



Sanitary Sewer Profile

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

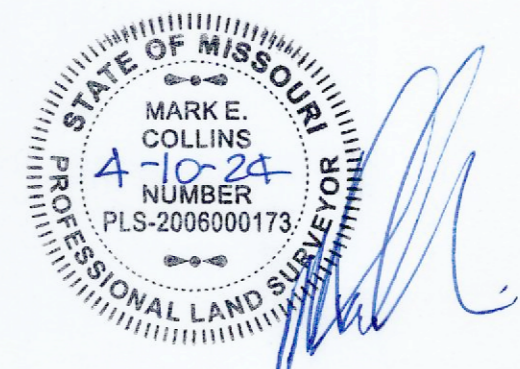
AS-BUILT PUBLIC UTILITY
FINAL MEASUREMENTS

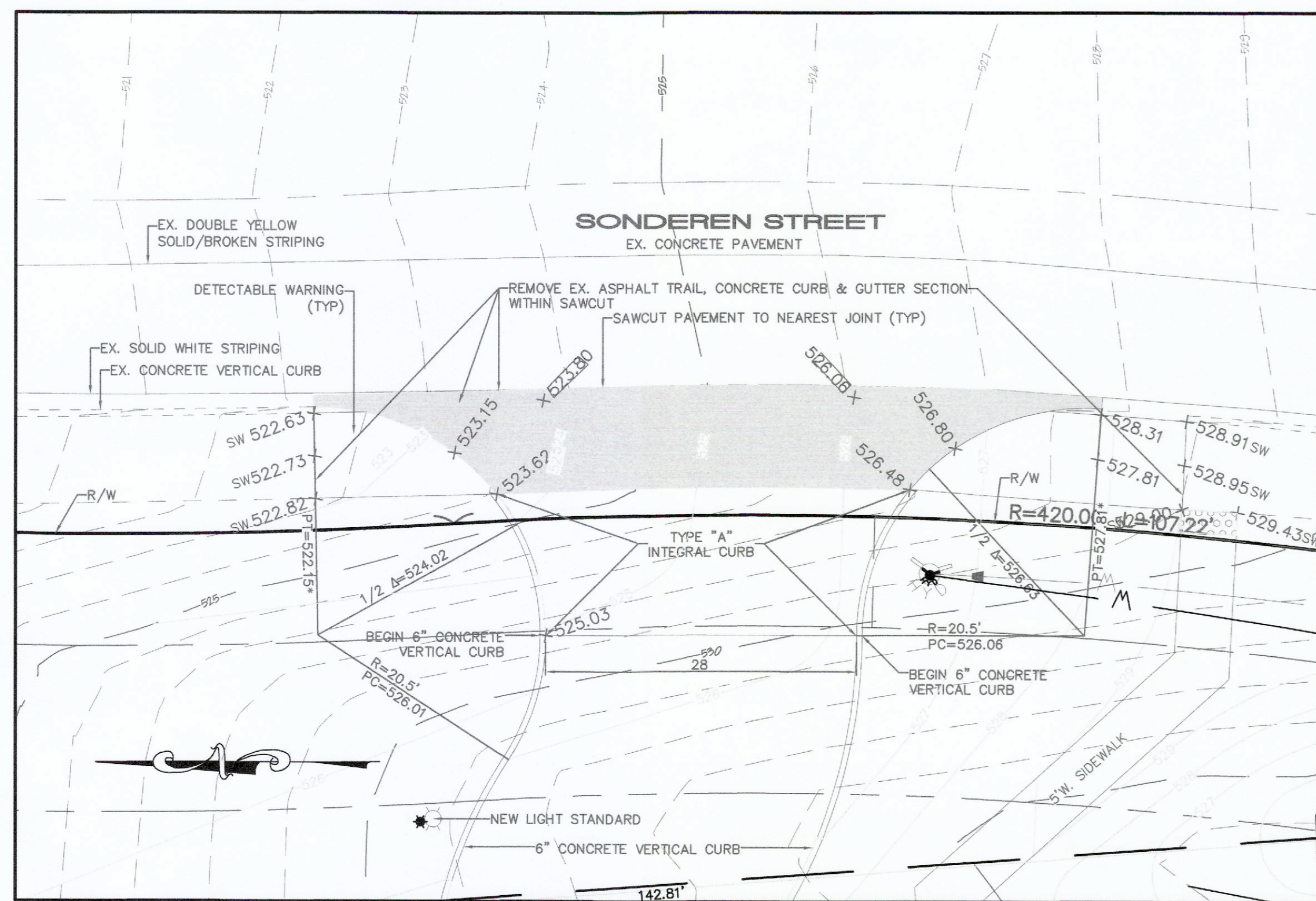
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BAX ENGINEERING COMPANY, INC.
MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173





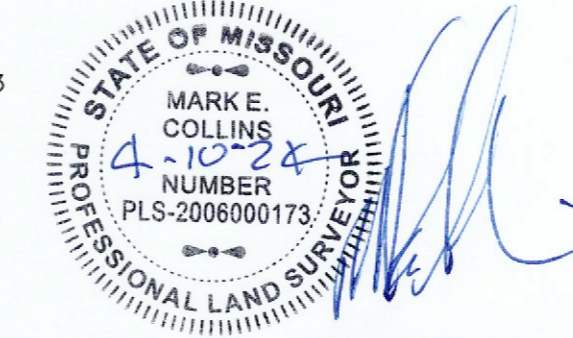
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MARK E. COLLINS
MISSOURI PROFESSIONAL LAND SURVEYOR #2006000173



- LEGEND:**
- 4" ASPHALT OVER 8" ROCK
 - 4" CONCRETE OVER 4" ROCK
 - 7" CONCRETE OVER 4" ROCK
 - 2% MAX. CROSS SLOPE

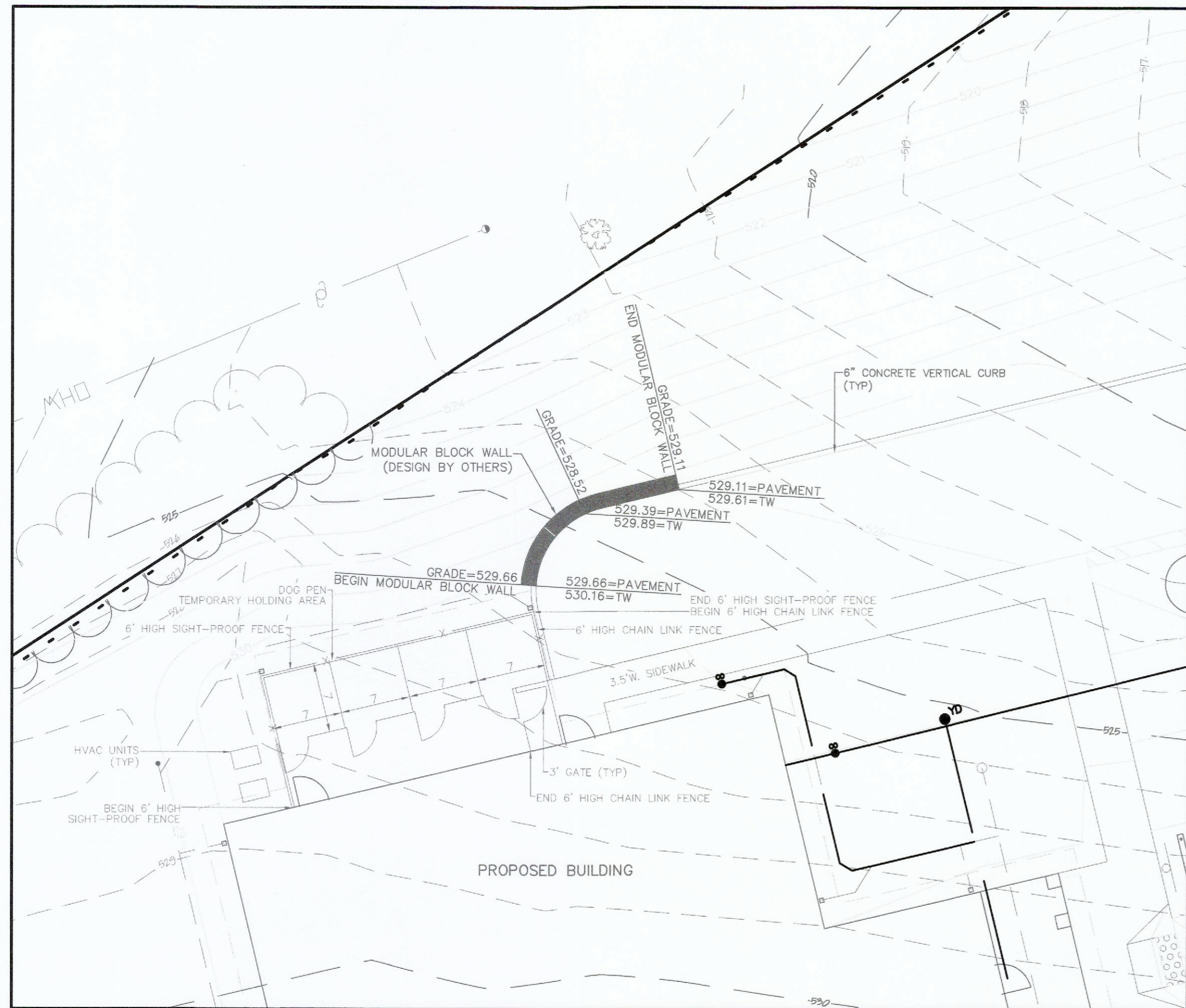
Entrance Detail
SCALE: 1"=10'

- ENTRANCE DETAIL NOTES:**
1. ALL ELEVATIONS ARE TOP OF PAVEMENT.
 2. ALL DIMENSIONS ARE TO FACE OF CURB.
 3. "*" = EXISTING ELEVATION
"SW" = TOP OF SIDEWALK
 4. ENTRANCE DRIVE SHALL NOT EXCEED 2% CROSS SLOPE ACROSS CONTINUATION OF TRAIL THROUGH DRIVE.

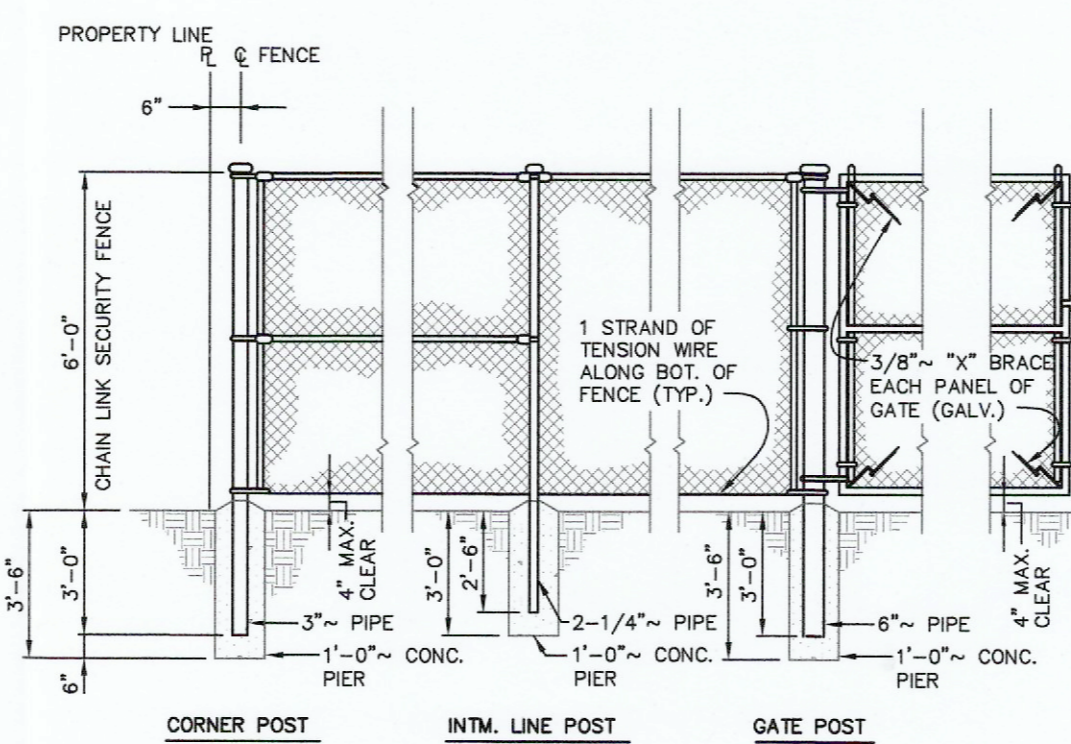
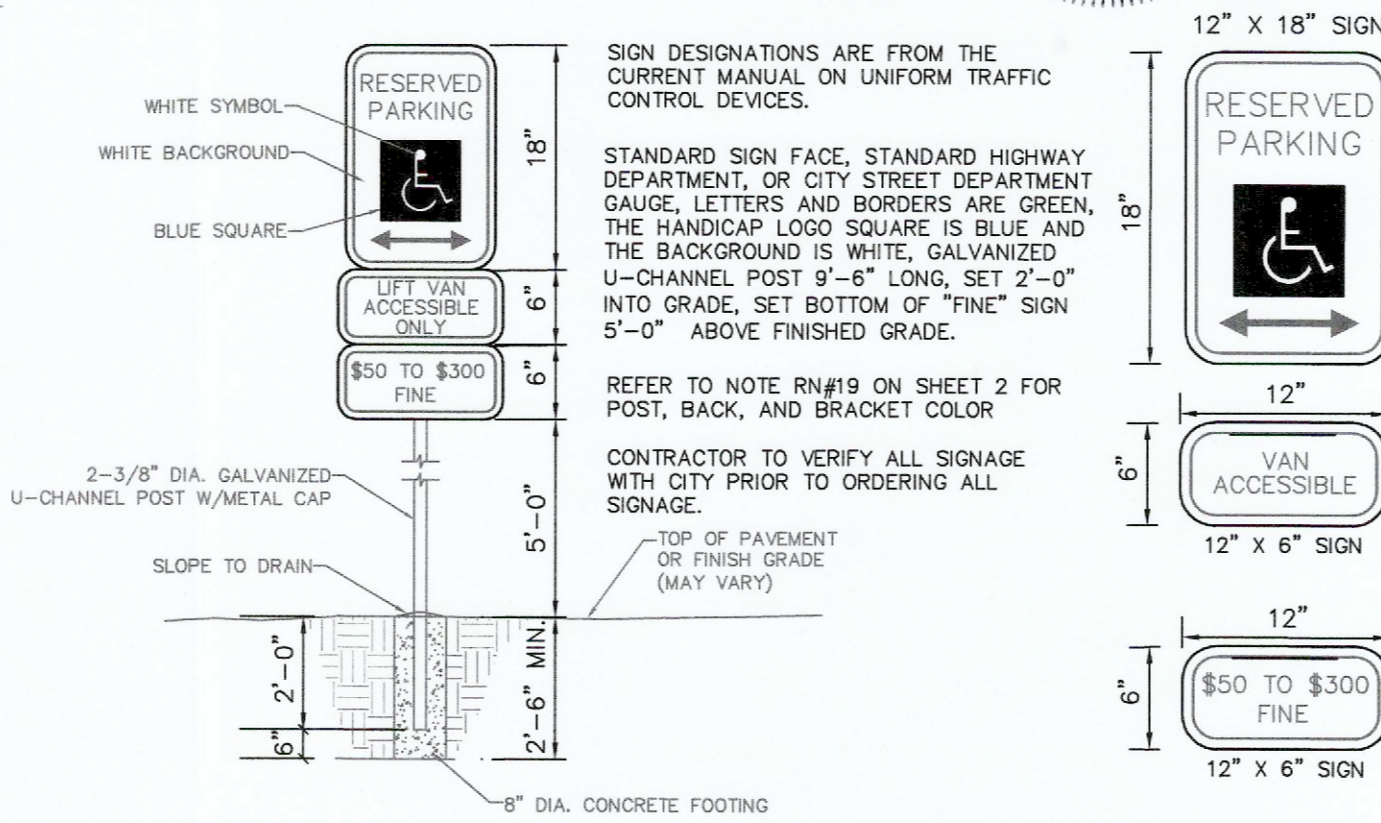
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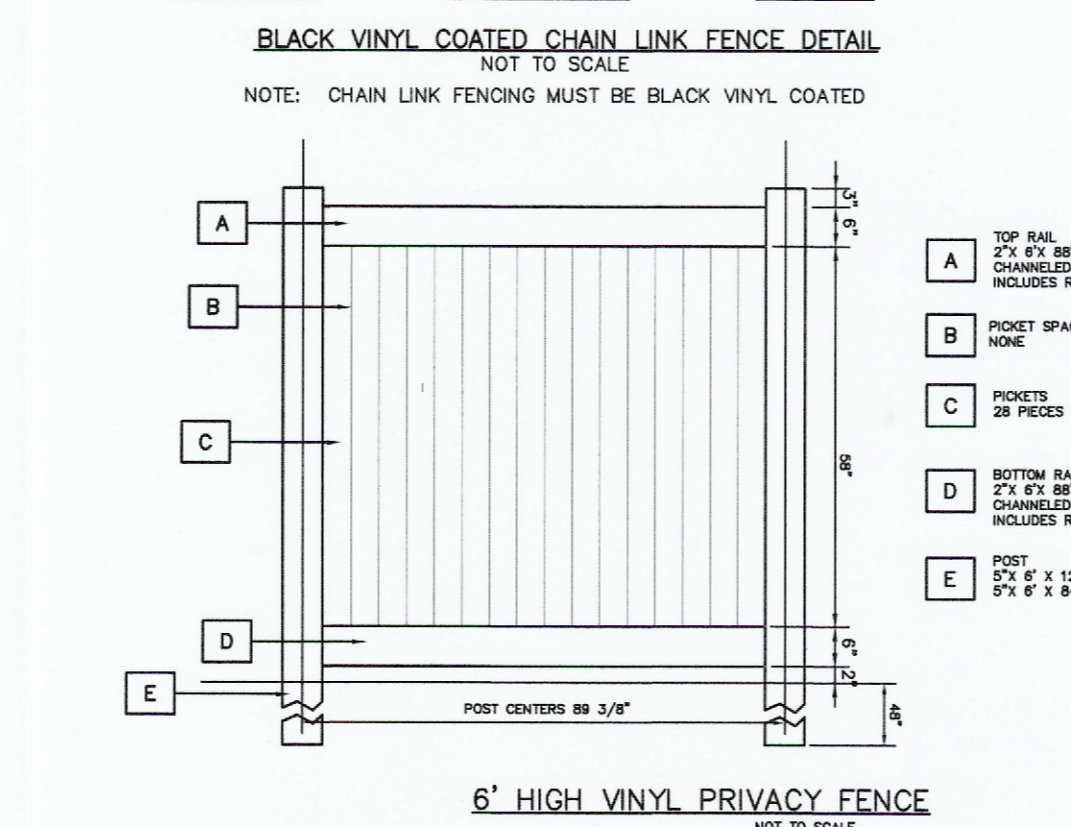


Dog Pen and Retaining Wall Detail
SCALE: 1"=10'



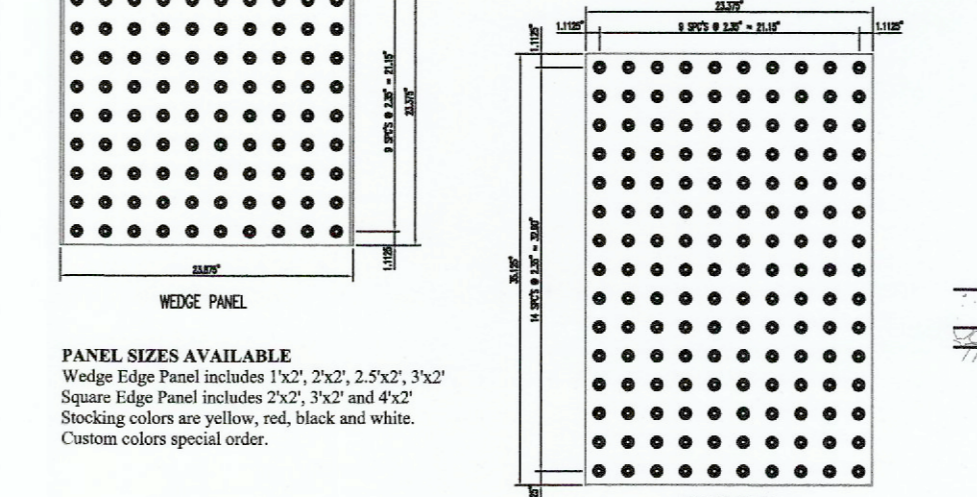
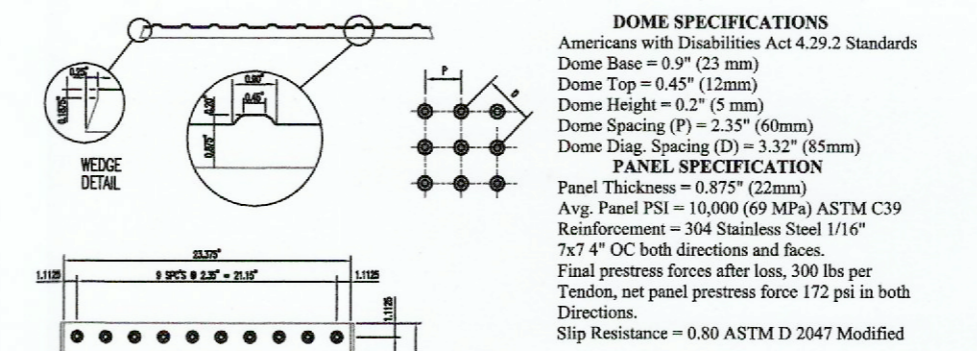
TYPE "A" INTEGRAL CURB
N.T.S.

* ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS

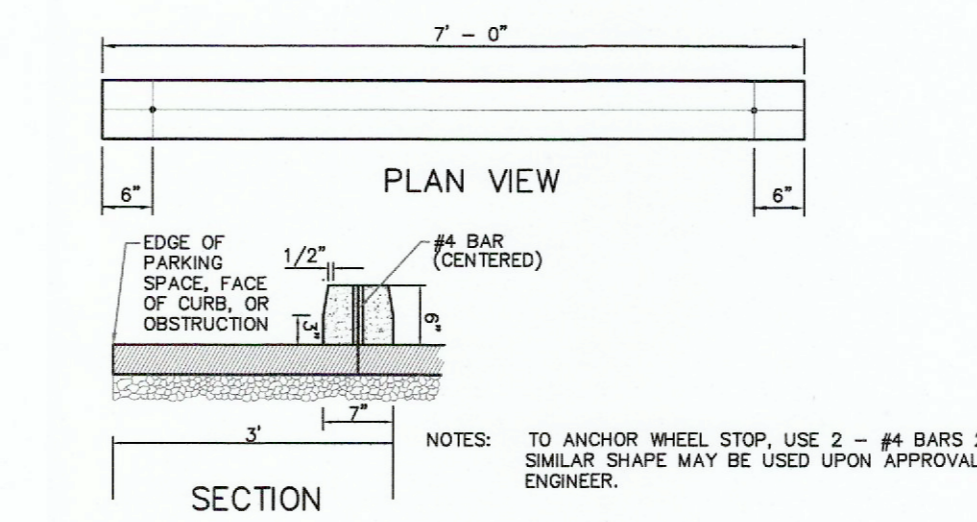


6' HIGH VINYL PRIVACY FENCE
NOT TO SCALE

CASTACT™ Warning Panels are the latest innovation in detectable warning systems. A long term solution meeting both state and federal guidelines for handicap detection. CASTACT™ Warning Panels are designed for extreme use at the bottom of curb ramps and other locations such as depressed corners, raised crosswalks and raised intersections, borders of median and islands, at edge of transit platforms and where railroad tracks cross the sidewalk to warn people with visual impairments of potential hazards. Detectable warnings must be installed across the full width of ramps, and 24" minimum in length up the ramp. CASTACT™ Warning Panels are integrally colored to provide visual contrast with the adjacent walking surface.

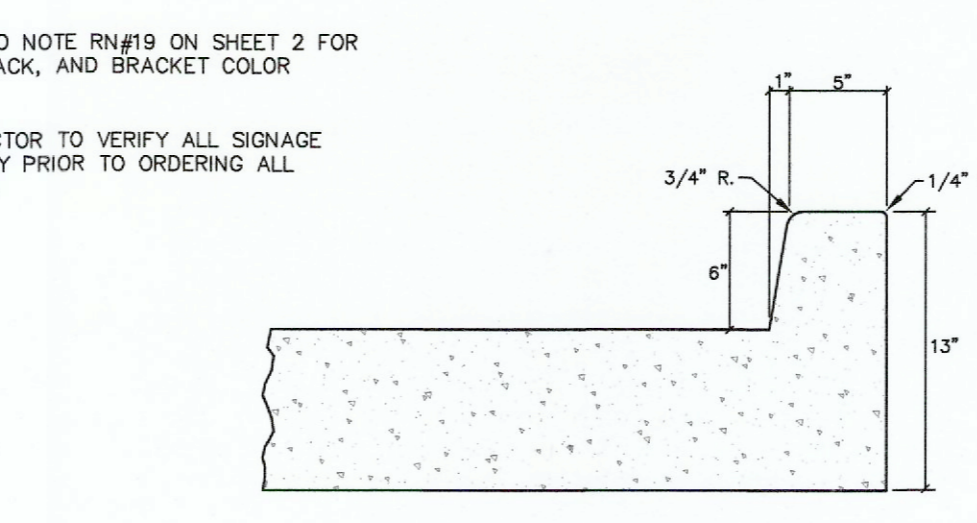


TYPICAL DETAIL OF DETECTABLE WARNING SURFACE
NOT TO SCALE



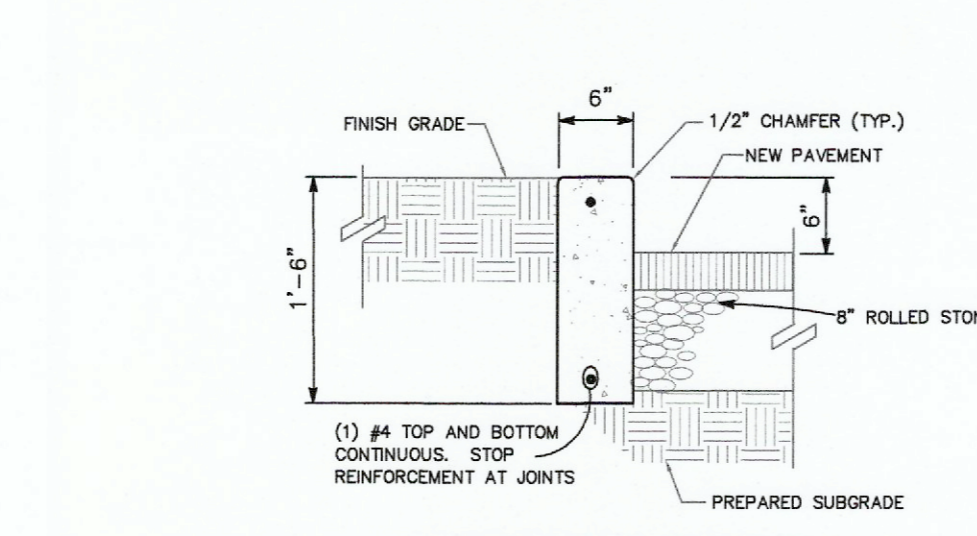
PRECAST CONCRETE WHEELSTOP
NOT TO SCALE

NOTE: TO ANCHOR WHEEL STOP, USE 2 - #4 BARS 24" LONG SIMILAR SHAPE MAY BE USED UPON APPROVAL OF THE ENGINEER.



CONCRETE CURB DETAIL
NOT TO SCALE

* ALL GRANULAR ROLLED STONE BASE UNDER PROPOSED CONCRETE MUST BE COMPACTED TO 100% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI IN 28 DAYS

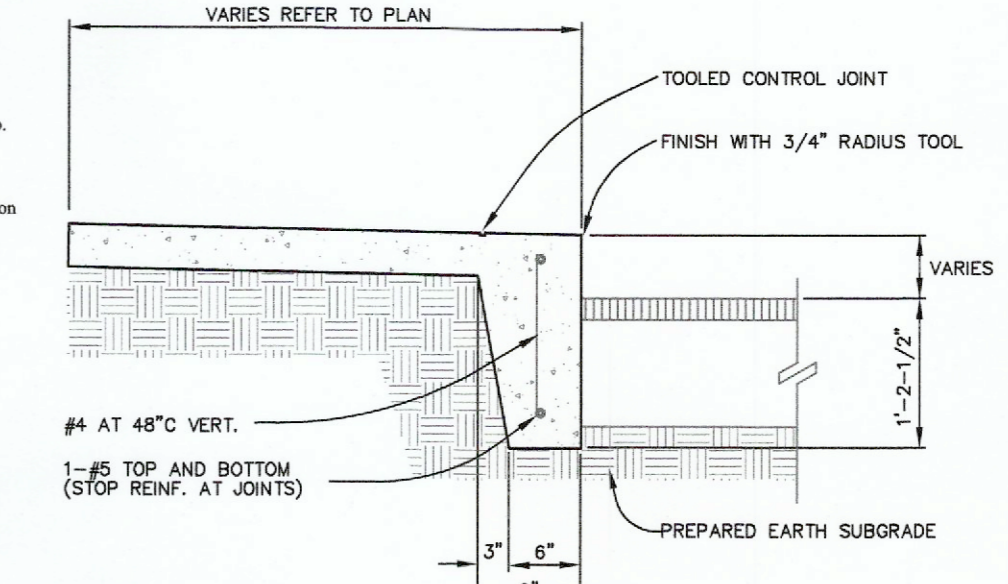


TRASH ENCLOSURE PLAN
NOT TO SCALE

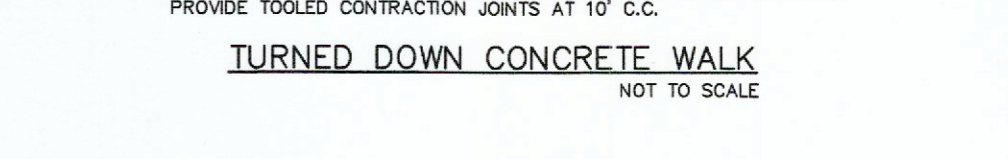
ELEVATION
NOT TO SCALE

ELEVATION
NOT TO SCALE

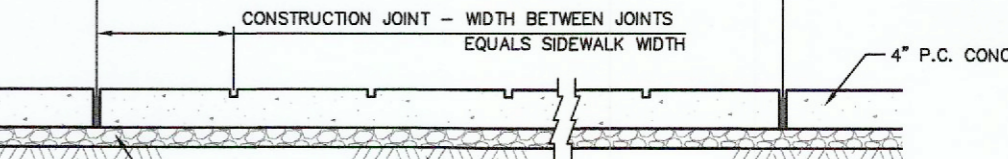
THIS DETAIL HAS BEEN PROVIDED FOR CONCEPTUAL APPROVAL ONLY. EXACT DETAIL OF MATERIAL AND CONSTRUCTION METHODS SHALL BE OUTLINED IN THE ARCHITECTURAL BUILDING PLANS.



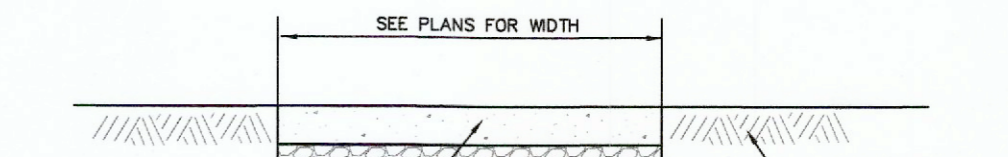
TURNED DOWN CONCRETE WALK
NOT TO SCALE



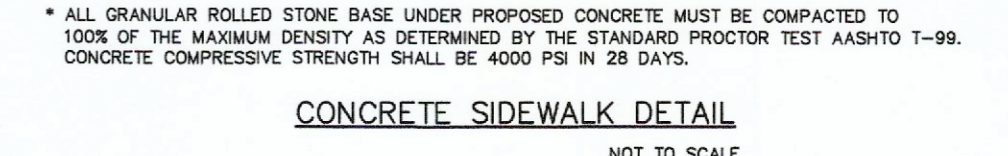
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DRIVE AISLE DETAIL
NOT TO SCALE



7\"/>



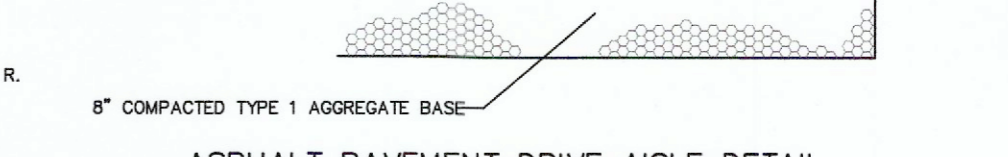
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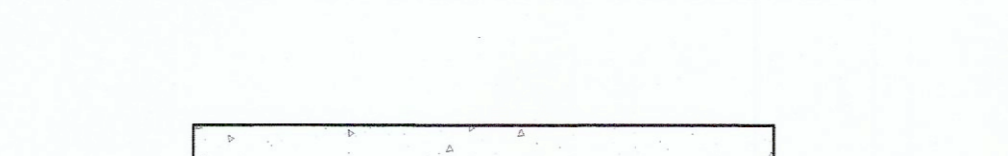
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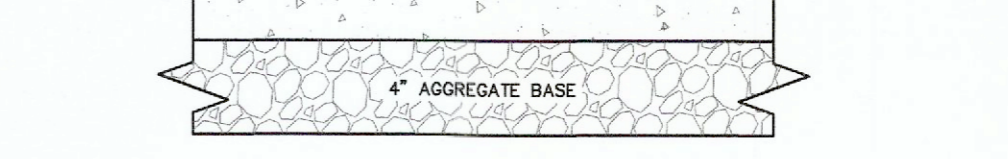
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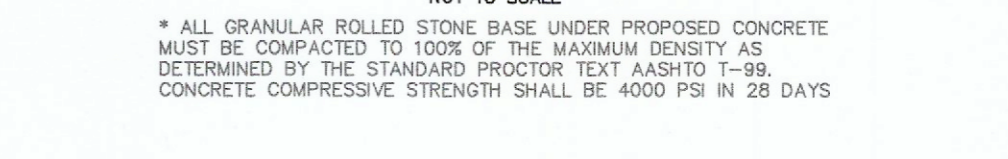
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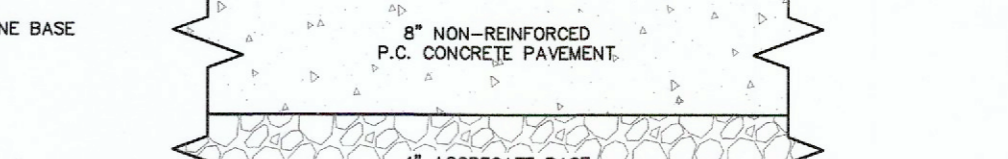
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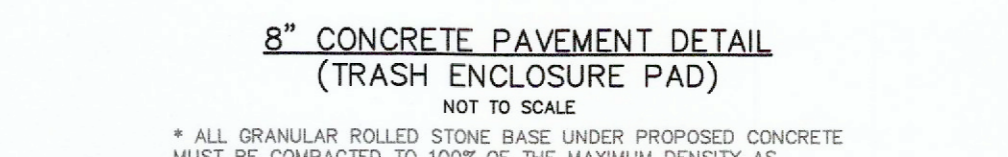
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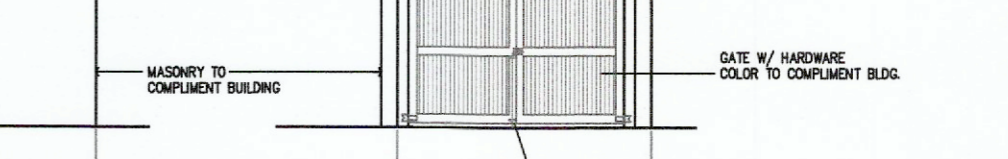
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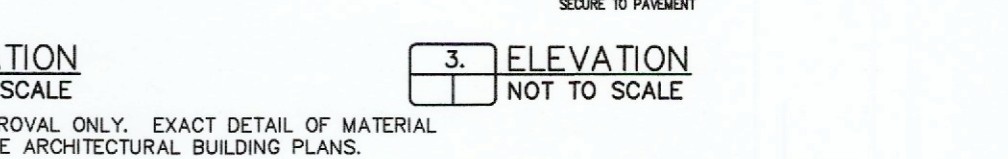
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8\"/>



8\"/>



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PROJECT TITLE:
AS-BUILT PLANS FOR
MEXICO ROAD ANIMAL HOSPITAL
1950 SONDEREN STREET
O'FALLON, MO 63376

ENGINEERING PLANNING SURVEYING
221 POINT WEST BLDG.
ST. CHARLES, MO 63301
636-928-6565

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REVISIONS

REVISIONS

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25 SMETANA
WENTZVILLE, MO 63385
(573) 513-1525

CONSTRUCTION DETAILS

P+Z NO. 21-004881
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15 of 15

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