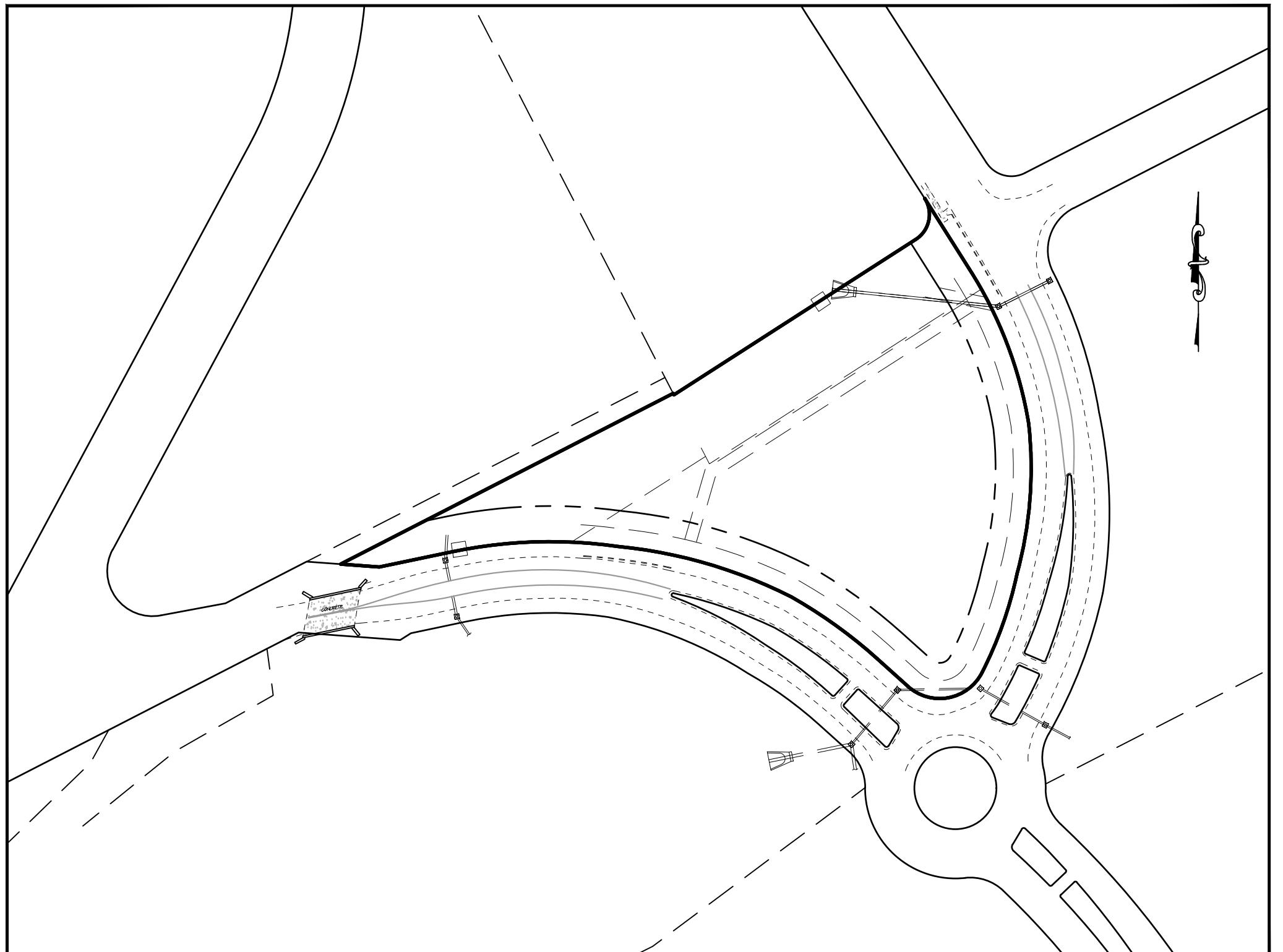


A SET OF CONSTRUCTION PLANS FOR BACK ON TRACK VETERINARY CLINIC

ADJUSTED LOT E OF "BOUNDARY ADJUSTMENT PLAT
OF LOT E OF PROGRESS POINT" P.B. 40 PG. 294
LOCATED IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

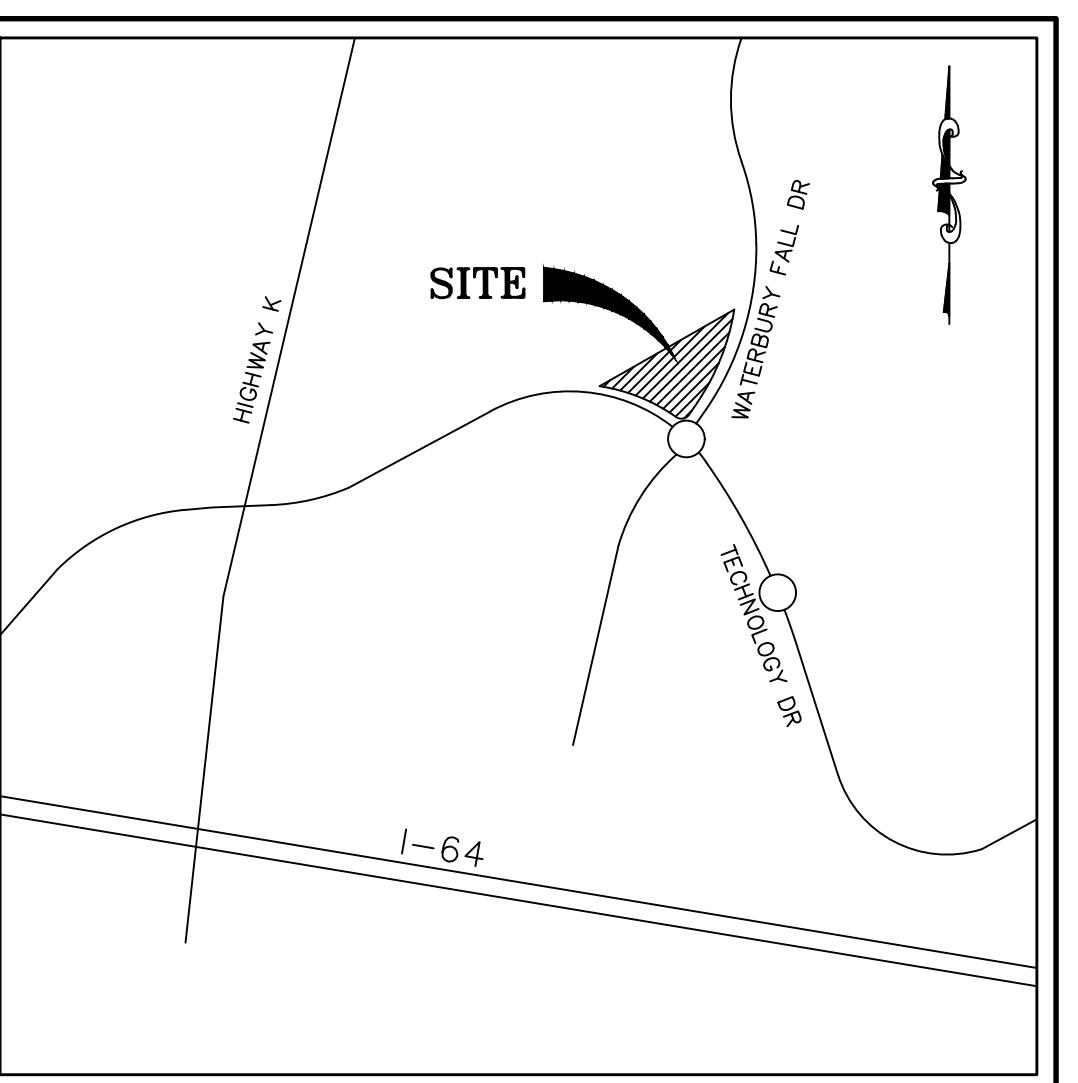


Drawing Index

- 1 COVER SHEET
- 2 CITY NOTES
- 3 DEMOLITION PLAN
- 4 SITE PLAN
- 5 UTILITY PLAN
- 6 GRADING PLAN
- 7 STORMWATER POLLUTION PREVENTION PLAN
- 8 SWPPP DETAILS/NOTES
- 9 TREE PRESERVATION PLAN
- 10 EXISTING DRAINAGE AREA MAP
- 11 POST DRAINAGE AREA MAP
- 12 STORM SEWER PROFILES AND ENTRANCE DETAILS
- 13 DETAILS
- 14 DETAILS
- 15 DUCKETT CREEK DETAILS

Plan View

1" = 100'



Locator Map

Public Water Supply District No. 2

- Water District requires one (1) week notice before the start of construction.
- It is the contractor's responsibility to obtain any City or MoDOT permits required to work along the roadways. Copies of these permits must be provided to PWSD No. 2 prior to construction.
- Public fire hydrants will be required to be painted chrome yellow per the Water District's specifications.
- All sanitary manholes to be 48" I.D. minimum per PWSD No. 2's specifications.
- All PVC sanitary sewer pipe is to be SDR-26 or equal.
- All sanitary sewer manholes shall be water tight in accordance Missouri Dept. of Natural Resources standards 10 CSR-8.120(4)(E).
- All offsite restoration will be required to be restored with sod unless other consideration is requested by the off-site property owners.
- All existing inline and auxiliary valves must remain to grade during and after construction is complete.
- All water service lines, fire lines and private water mains must be installed per PWSD No. 2 specifications.
- All connections must be made per PWSD No. 2's specifications.
- All water mains, valves, fittings, hydrants, and related items are to be installed in accordance with the current PWSD No. 2 of St. Charles County Guidelines and Specifications. Since this is not a public water main extension, MODOT will not be reviewing this set of plans, and a review number is not required.
- All meter pits/vaults must be installed in "green space" per the Water District's specifications.
- Any proposed connections to existing public water mains must be made per the Water District's specifications.
- PWSD No. 2 requires a minimum of C-900/ DR18 PVC pipe for its water mains.
- All water lines shall be laid at least 10 feet horizontally from any sanitary sewer or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered on the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.

600.00	EXISTING LABELS	
600.00	PROPOSED LABELS	
CI	SINGLE CURB INLET	
DCI	DOUBLE CURB INLET	
AI	AREA INLET	
DAI	DOUBLE AREA INLET	
GI	GRATE INLET	
DGI	DOUBLE GRATE INLET	
MH	MANHOLE	
FE	FLARED END SECTION	
EP	END PIPE	
CP	CONCRETE PIPE	
RCP	REINFORCED CONCRETE PIPE	
CMP	CORRUGATED METAL PIPE	
CPP	CORRUGATED PLASTIC PIPE	
PVC	POLY VINYL CHLORIDE (PLASTIC)	
CO	CLEAN OUT	
SLOPE LIMITS		
WTR	DRAINAGE SWALE	
STM	EXISTING STORM SEWER	
SAN	EXISTING SANITARY SEWER	
W	EXISTING WATER LINE	
FO	EXISTING FIBER OPTIC LINE	
GAS	EXISTING GAS LINE	
UE	EXISTING UNDERGROUND ELECTRIC	
OHW	EXISTING OVERHEAD ELECTRIC	
CTV	EXISTING CABLE TV LINE	
T	EXISTING TELEPHONE LINE	
—	PROPOSED STORM SEWER	
—	PROPOSED SANITARY SEWER	
X-X	FENCE LINE	
—	SAWCUT LINE	

* 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 2.23Ac.
The area of land disturbance is 1.67Ac.

Number of proposed lots is 1

Building setback information. Front 30'
Side 20'
Rear 35'

* The estimated sanitary flow in gallons per day is 1300
* Tree preservation calculations (See Development Notes)

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

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, they shall make such changes at their 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 conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

CITY OF O'FALLON

ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION

BY: Ryan Rockwell DATE: 11/19/2025

PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



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

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.

Development Notes:

- Area of Tract: 2.226 Acres
- Existing Zoning: HTCD HIGH TECH CORRIDOR DISTRICT
- Proposed Use: Veterinary Clinic
- Disturbed Area: 1.67 Acres
- The required height and building setbacks are as follows:
 - Minimum Front Yard: 30 feet
 - Minimum Side Yard: 20 feet (for a corner lot, the side yard on the road shall not be less than thirty (30) feet)
 - Minimum Rear Yard: 35 feet
 - Maximum Height of Building: 50 feet
- Site is served by:
 - Duckett Creek Sewer District 636-441-1244
 - City of O'Fallon Storm Sewers 636-240-2000
 - AmerenUE Company 636-639-8312
 - Spire Energy 636-446-8937
 - Public Service District 2 636-561-7267
 - Centurylink 636-332-3011
 - Cottleville Fire Protection District 636-447-6655
 - Francis Howell School District 636-851-4000
- We have determined the horizontal location of this tract of land in St. Charles County, Missouri, by scaling the property in reference to the following flood insurance rate map (firm), St. Charles County, Missouri and incorporated areas, map number 29183C0430G, community panel number (City of O'Fallon, 2903160220G with an effective date of January 20, 2016), by express reference to this map and its legend, this tract of land is indicated to be within the following zones:
 - Zone X - areas determined to be outside the 0.2% annual chance floodplain
 - Zone AE - base flood maps determined.
- Landscape Requirements:
 - Street Tree Requirements: 1 tree for every 40' of frontage - 945/40 = 24 Trees Required
24 Trees Proposed
 - Open Spaces: 1 tree every 4,000 s.f. landscaped area. 2,525 s.f. / 4,000 s.f. = 1 Trees Required
1 Tree Proposed
 - Interior Landscaping Required: Not less than 6% of interior parking lot shall be landscaped. 67 spaces x 270 = 18,090 x 6% = 1,086 sq.ft. landscaping required. Total interior landscaping Provided = 2,200 sq.ft.
- 20% of existing trees of the entire development shall be retained.
 - Existing trees = 2.09Ac. (20% = 0.42 ac)
 - Trees removed = 1.60Ac.
 - Trees remaining = 0.49Ac. (23%)
- Parking Required:
 - Veterinary Clinics: 1 space per 200 sq.ft. of floor area
12,908 / 200 = 55
 - Total Parking Required: =65
 - Total Parking Provided: =67
(Includes three (3) accessible spaces, including one van accessible)
- Site Coverage Calculations:

TOTAL LOT SQ.FT.	STRU. SQ.FT.	% OF LOT	PAVED SQ.FT.	% OF LOT	GREENSPACE SQ.FT.	% OF LOT
96,948	14,297	14.7	28,134	29.0	54,517	56.3
- Estimated sanitary flow contributed by this site is 1,300 g.p.d.
- Maximum slopes allowed are 3:1.
- Photometric plan will be provided with construction plans and will be reviewed prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards. Lighting values will be reviewed on site prior to the final occupancy inspection.
- All utilities will be located underground.
- All proposed fencing requires a separate permit through the Planning Department.
- All sign locations and sizes must be approved separately through the Planning Dept.
- All paving to be in accordance with St. Louis County.
- All sidewalks, curb ramps, ramp 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.
- This site will be in compliance with Phase 2 Illicit Stormwater Discharge Guidelines per Ordinance 5082. Detention is provided for this site in regional basin.
- All construction methods shall comply with all OSHA Standards.
- "Wave" style bike racks are not accepted by the City.
- Roof units are to be screened.
- Stormwater cleansing will be provided onsite.
- This site will be in compliance with Article XIII, Performance Standards.
- This site will be in compliance with the Comprehensive Plan.
- All storm sewers are to be private up to any existing public structure.
- No new street lights are proposed. Onsite Lighting is to be private.
- Sanitary sewers are to be schedule 40 PVC.
- All HVAC and mechanical units are to be screened.

Benchmarks

REFERENCE BENCHMARK: THE ELEVATIONS SHOWN ON THIS DRAWING ARE REFERENCED FROM "THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS", COMMONLY KNOWN AS "MODOT VRS". MODOT VRS UTILIZES A NETWORK OF REFERENCE SENSOR STATIONS FOUND THROUGHOUT THE STATE OF MISSOURI AND IS ADMINISTERED BY THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (MHTC). MODOT VRS MOUNT POINTS PROVIDE CORRECTIONS CONSISTENT WITH NGS'S NAD83(2011) EPOCH 2010.00 ADJUSTMENT. MODOT VRS UTILIZES THE NAV88 AS A VERTICAL DATUM.

SITE BENCHMARK (NAVD 88)- "0" IN OPEN ON FIRE HYDRANT LOCATED ACROSS TECHNOLOGY DRIVE NEAR THE WEST CORNER OF SUBJECT PROPERTY (ELEVATION=531.00) AND IS LOCATED AS SHOWN HEREON. (SEE SHEET C3)

Planning and Zoning conditions

On April 3, 2025, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following Staff recommendations being met:

- This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plan.
- Sign and seal the plan.
- Provide a photometric plan.
- Show HVAC and mechanical unit screening. Provide details.
- Provide Fire District, MDNR, Sanitary, and Water District approval.

Please Note:

- The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plans.

100YR/20MIN RUNOFF CALCULATIONS:

EXISTING CONDITIONS BEFORE ANY CONSTRUCTION:
EXISTING GRASS = 2.23 x 2.30 = 5.13 C.F.S.
EXISTING BLDG/PVMT = 0 x 4.77 = 0 C.F.S.
EXISTING RUNOFF = 5.13 C.F.S.

PROPOSED CONDITIONS AFTER CONSTRUCTION IS COMPLETE:
PROPOSED GRASS = 1.07 x 2.30 = 2.46 C.F.S.
PROPOSED BLDG/PVMT = 1.16 x 4.77 = 5.53 C.F.S.
PROPOSED RUNOFF = 7.99 C.F.S.

7.99 - 5.13 = 2.86 c.f.s. Increase
PER CITY CODE MAX. INCREASE = 2.23 C.F.S.
SITE INCREASE ALLOWED = 2.23 C.F.S.
2.86 C.F.S. > 2.23 C.F.S., DETENTION IS REQUIRED.

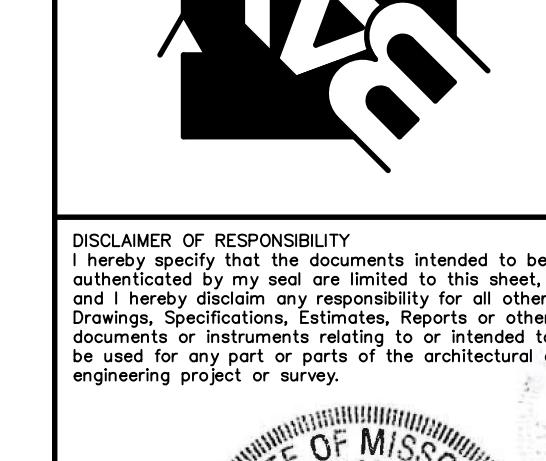
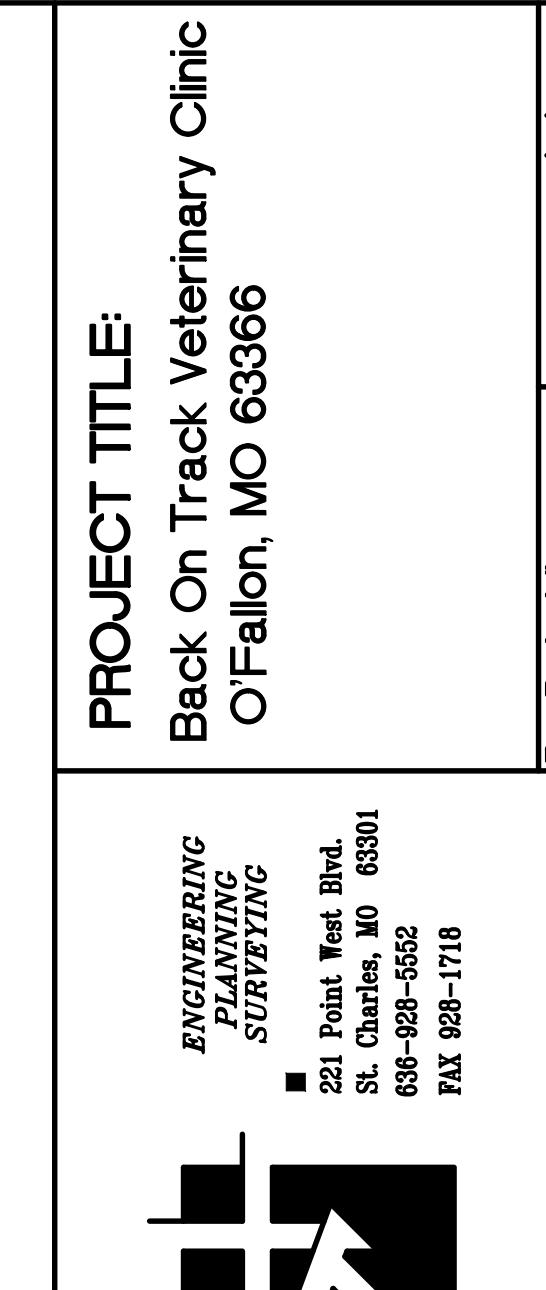
DETENTION IS PROVIDED IN EXISTING REGIONAL DETENTION BASIN.

Developer / Owner:
Back On Track Veterinary Clinic
O'Fallon, MO 63366

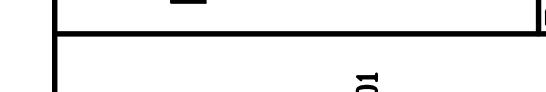
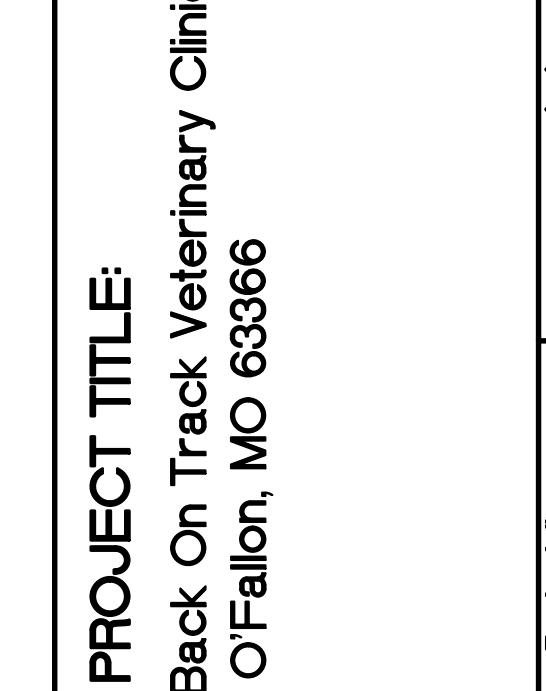
COVER SHEET

P+Z No. #23-007755
Approval Date: 04/03/2025
City No.

Page No. C1



REVISIONS
10-08-25 CITY COMMENTS
10-14-25 PWS2 COMMENTS
10-29-25 CITY COMMENTS
11-11-25 CITY COMMENTS



221 Point West Blvd.
St. Charles, MO 63301
636-928-5582
FAX 928-1718

Box Project #22-8841 Issue Date: 07/18/2025