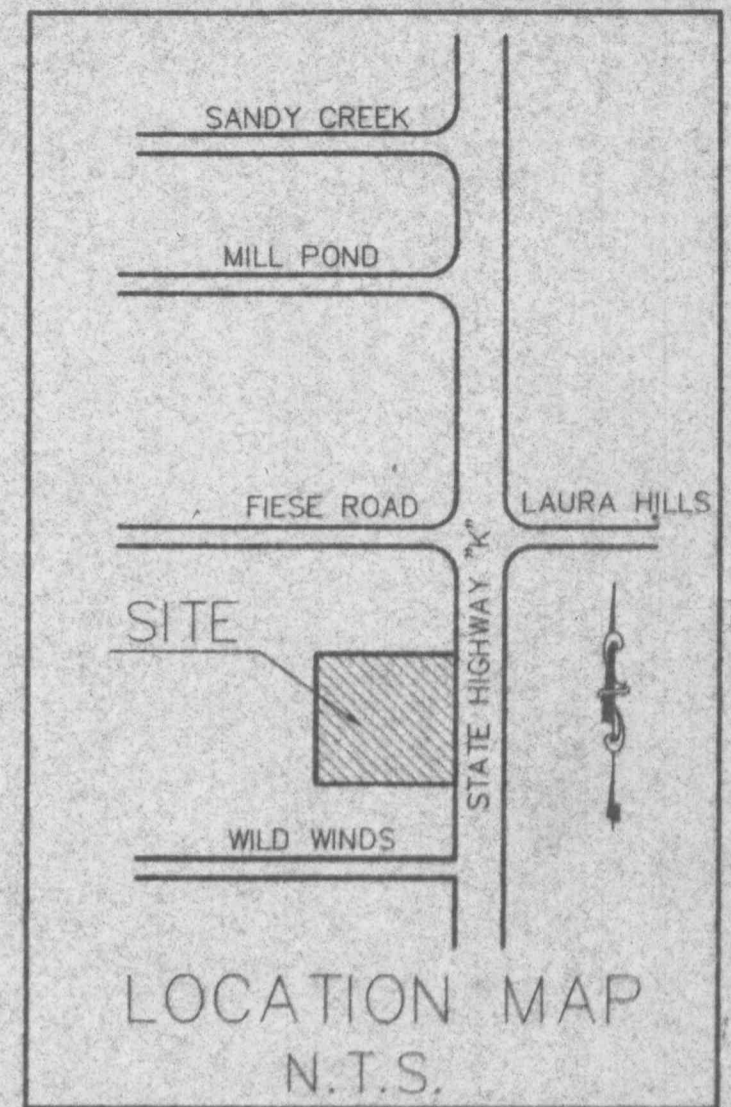
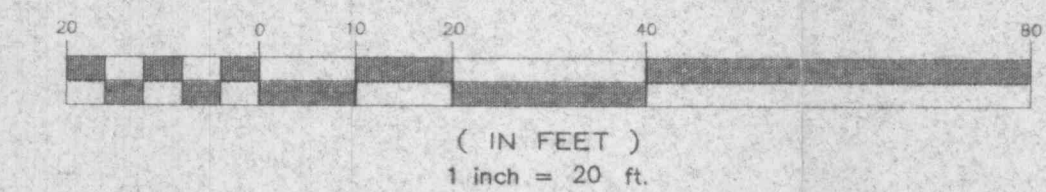


ALL CREATURES CENTER SITE PLAN

NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 46 NORTH, RANGE 3 EAST O'FALLON, MISSOURI

GRAPHIC SCALE

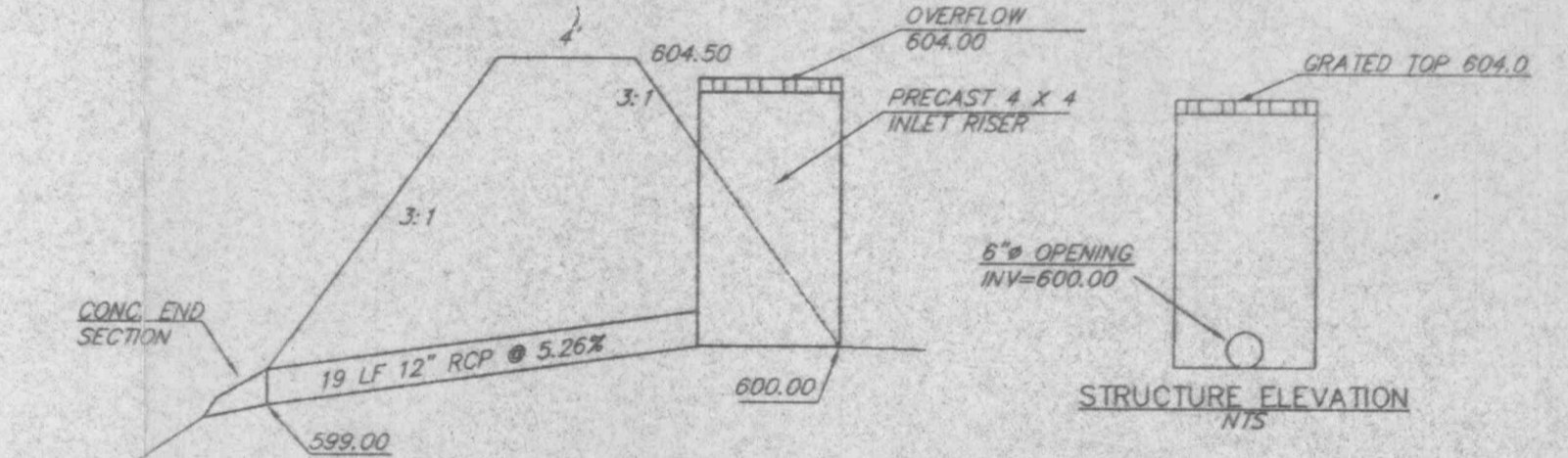


LEGEND

- 250 WATT FLOOD LIGHT EXISTING CONTOURS
 - PROPOSED CONTOURS
 - TO BE REMOVED T.B.R.
 - REMAINS IN PLACE R.I.P.
 - IRON PIPE I.P.
 - LIGHT STANDARD
 - STACKED STRAW BALES
 - DRAINAGE AREA
- UTILITY COMPANIES SERVING SITE**
- SEWER - CITY OF O'FALLON
 - WATER - ST. CHARLES CO. WATER DIST. No. 2
 - ELEC. - CUIVRE RIVER ELECTRIC COOP. AND MISSOURI EDISON CO.
 - GAS - ST. CHARLES GAS CO.
 - TELEPHONE - CONTINENTAL TELEPHONE CO. OF MISSOURI
 - SCHOOL DIST. - FORT ZUMWALT SCHOOL DIST.
 - FIRE - O'FALLON FIRE DISTRICT
 - POLICE - CITY OF O'FALLON

GENERAL NOTES

1. AREA OF LOT #1 - 36,533 SQ.FT.
2. AREA OF LOT #2 - 18,787 SQ.FT.
3. AREA OF COMMON GROUND - 6,443 SQ.FT.
4. TOTAL AREA THIS PLAT - 61,763 SQ.FT.
5. THIS PLAT NOT AFFECTED BY FLOOD HAZARD BOUNDARIES AS SHOWN ON FEMA MAP NO. 290375, PANEL NO.0116-D MAP NO. 29183C0116D EFFECTIVE DATE: DECEMBER 15, 1992
6. CONTOUR INTERVAL: 1 FOOT, U.S.G.S. DATUM
7. THE EXISTING BUILDING WILL BE RAZED UPON COMPLETION OF THE NEW VETERINARY CLINIC
8. THE EXISTING 8' X 10' STORAGE SHED WILL BE MOVED TO LOCATION SHOWN ON PLAN
9. THE PROPOSED USE WILL BE IN COMPLIANCE WITH ARTICLE 26 - PERFORMANCE STANDARDS
10. STREET TREES WILL BE LOCATED WITHIN THE 15' WIDE BIKE EASEMENT WITH THE UNDERSTANDING THE TREES WILL BE MOVED WHEN THE BIKE PATH IS BUILT.
11. IN COMPLIANCE WITH ORDINANCE #1689, 3 LARGE TREES AND 7-8' TALL PINE TREES ARE TO BE REMOVED. THESE TREES WILL BE REPLACED BY 3 PIN OAKS 2" DIA. 8' TALL AND 7 WHITE PINES 8 FT. TALL (SEE TREE SCHEDULE BELOW)
12. BENCH MARK: SET 10" SPIKE IN SOUTH FACE OF UTILITY POLE AT NORTHEAST CORNER OF TRACT ELEVATION = 614.33 USGS
13. ALL GRADING SHALL BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL & WATER CONSERVATION DISTRICT.
14. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.
15. ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILL OPERATIONS.



TREE SCHEDULE AS PER ART. 23 LANDSCAPING AND SCREENING REGULATIONS

LOT SIZE 36,533 SQ.FT.
LESS BLDG 5,800 SQ.FT.
LESS PRNG & DRIVE 12,815 SQ.FT.
NET GREEN AREA 18,718 SQ.FT.
1 TREE PER 3000 SQ.FT. = 7 TREES
STREET TREES: 1 TREE PER 40' FRONTAGE
123 FT. FRONTAGE : 40 = 4 TREES

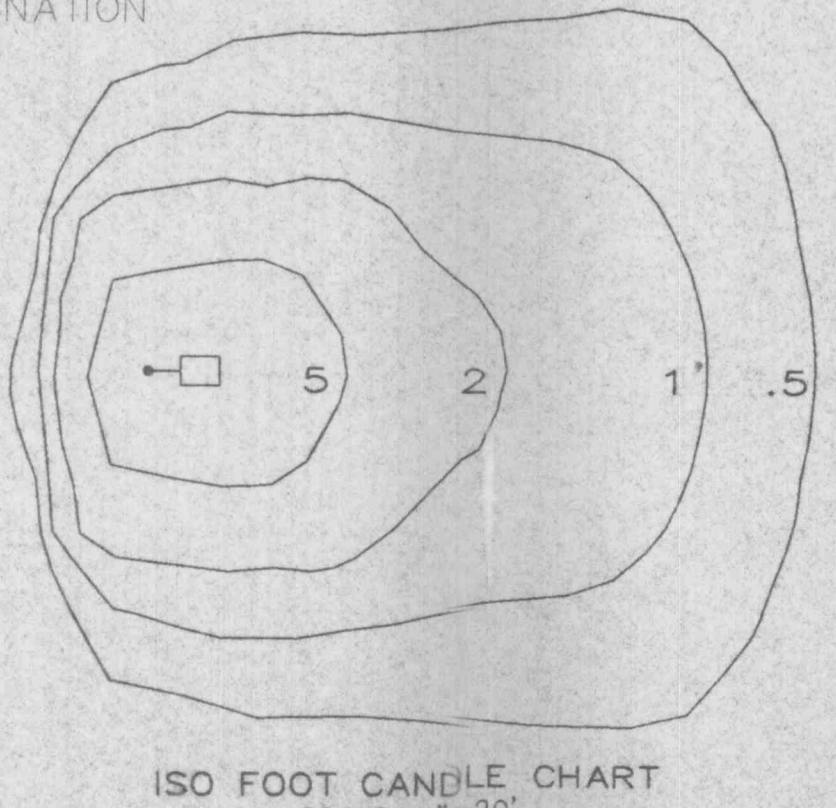
- BRADFORD PEAR - 8 FT. TALL - TOTAL = 5
- WHITE PINE 8 FT. TALL - TOTAL = 6
- PIN OAK - 2" DIA. - 8' TALL - TOTAL = 3
- WHITE PINE 8 FT. TALL - TOTAL = 7

TREE SCHEDULE PER ORDINANCE No. 1689

- PIN OAK - 2" DIA. - 8' TALL - TOTAL = 3
- WHITE PINE 8 FT. TALL - TOTAL = 7

LIGHTING SCHEDULE

- 3- BETA LIGHTING NO. BBH525C3-M1 FLOODLIGHT 250W TILTED 10'
- 3- BETA LIGHTING NO. BPS4S20CTI 20' X 4" SQUARE STEEL POLE WALL THICKNESS 0.120"
- 2- 250 WATT FLOOD LIGHTS SHIELDED AND POINTED DOWN

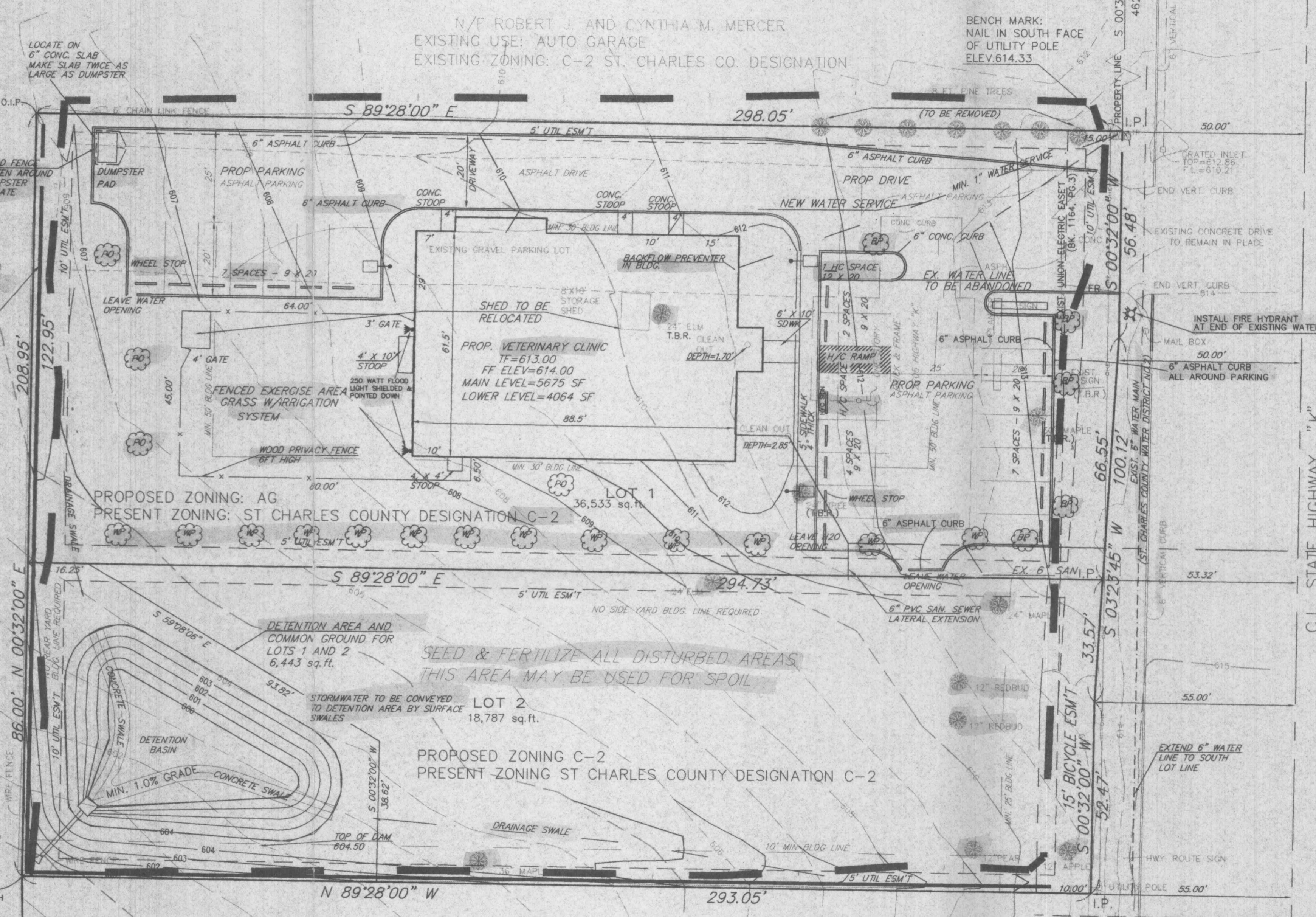
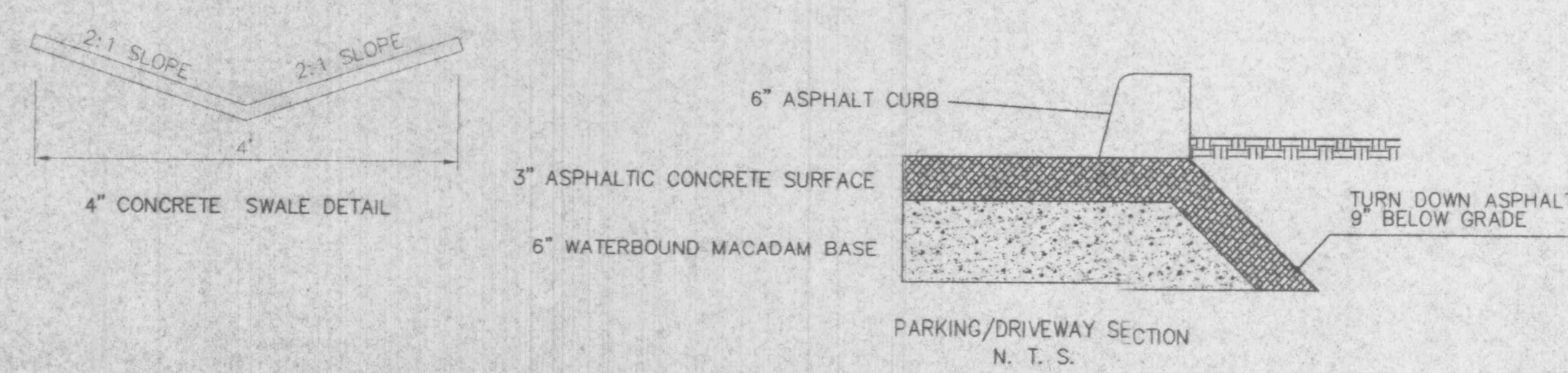


$$Q = \frac{(A)(1.486)(R)^{2/3}(S)^{1/2}}{n}$$

$$Q = \frac{(2)(1.486)(0.4472)^{2/3}(0.01)^{1/2}}{0.016}$$

$$Q = 10.86 \text{ CFS (CAPACITY)}$$

Q_{25 YEARS} = 1.42 ACRES X 4.75 CFS/ACRE = 6.74 CFS
Q_{100 YEARS} = 1.42 ACRES X 6.08 CFS/AC. = 8.63 CFS



LOCATE ON 6" CONC. SLAB MAKE SLAB TWICE AS LARGE AS DUMPSTER

WOOD FENCE SCREEN AROUND DUMPSTER W/GATE

STACKED STRAW BALES FOR EROSION PROTECTION

N/E RICHARD L. HUGHES AND JOHN C. HANNEGAN

EXISTING USE: VACANT LOT

EXISTING ZONING: C-2 O'FALLON DESIGNATION

PROPOSED ZONING: AG

PRESENT ZONING: ST CHARLES COUNTY DESIGNATION C-2

N/E ROBERT J. AND CYNTHIA M. MERCER

EXISTING USE: AUTO GARAGE

EXISTING ZONING: C-2 ST. CHARLES CO. DESIGNATION

N/E RICHARD G. & DOROTHY C. WOLFE

EXISTING USE: SINGLE FAMILY RESIDENCE

EXISTING ZONING: C-2 CITY OF O'FALLON DESIGNATION

EXISTING SANITARY MANHOLE TOP=617.08 F.L.=599.83

EXISTING FIRE HYDRANT



APPROVED
Calvin
5/16/96

Stanley A. and Beth Z. Carter

INGRAM ENGINEERING INC.
ENGINEERS - SURVEYORS - PLANNERS

8 WESTBURY DRIVE
ST. CHARLES, MISSOURI 63301

(314) 946-6566
FAX (314) 946-6713

DRAWN BY: MDJ	DATE: 04/19/96
CHECKED BY: KEI	DATE: 04/19/96
D:\DWG\5868	
PROJECT NUMBER: 5868	SHEET: 1 OF 1

REVISED: APR 19, 1996
REVISED: FEB 02, 1996
REVISED: JAN 24, 1996