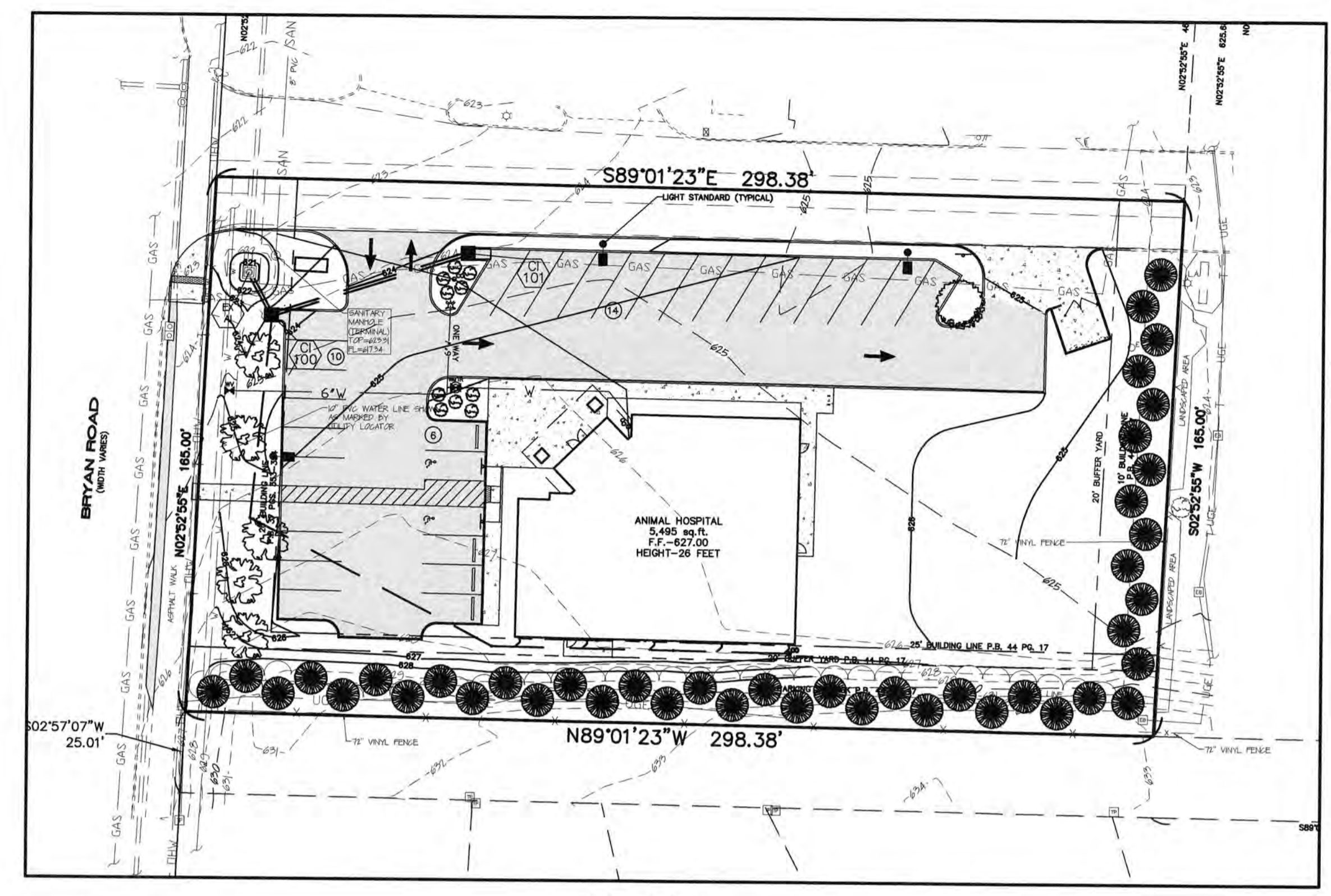
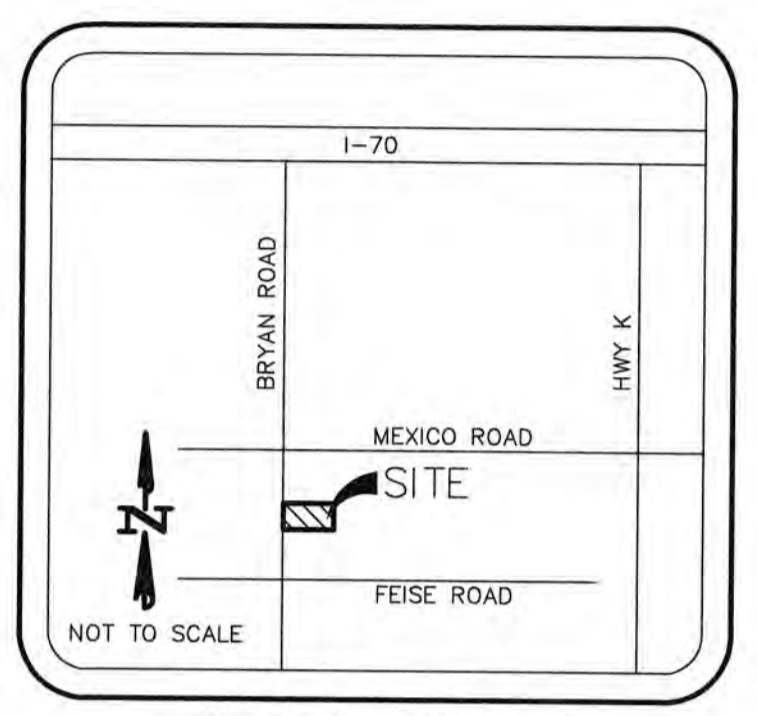


A SET OF CONSTRUCTION PLANS FOR BRYAN ROAD ANIMAL HOSPITAL

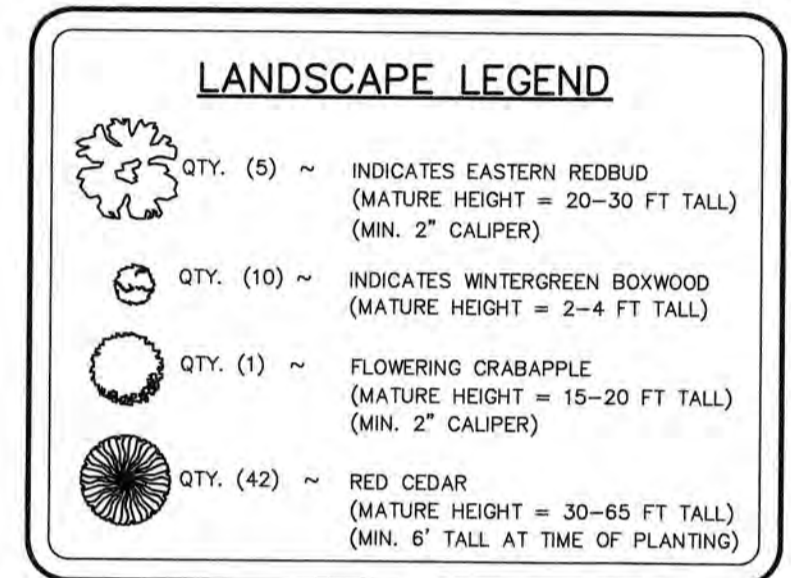
A TRACT OF LAND BEING ALL OF LOT 2 OF "HILLMANN FARM PLAZA SUBDIVISION" P.B. 44 PG. 17 IN THE SOUTHWEST QUARTER OF SECTION 31 TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map NOT TO SCALE



Drawing Index

- 1 COVER SHEET
- 2 O'FALLON NOTES
- 3 DEMOLITION PLAN
- 4 FLAT PLAN
- 5 GRADING PLAN
- 6 PRE DEVELOPED DRAINAGE AREA MAP
- 7 POST DEVELOPED DRAINAGE AREA MAP
- 8 STORM PROFILES AND ENTRANCE DETAIL
- 9 SWPPP
- 10 CONSTRUCTION DETAILS
- 11 WATER QUALITY DETAILS
- 12 EROSION CONTROL DETAILS
- 13 PAVEMENT DETAILS
- 14 PAVEMENT DETAILS
- 15 STORM AND SANITARY DETAILS
- 16 STORM DETAILS
- 17 PWSD No. 2 WATER DETAILS
- E4.0 PHOTOMETRIC PLAN

Benchmarks Project

BENCHMARK:
THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS, WHICH UTILIZES THE NAD83(2011) EPOCH 2010.00 GPS NETWORK.

A SITE GRID AZIMUTH AND COMBINED GRID FACTOR WAS CALCULATED UTILIZING THE TRIMBLE TSC3 DATA COLLECTOR SURVEY CONTROLLER SOFTWARE ON FIELD CONTROL POINT 1.

PROJECT COORDINATES ARE MODIFIED "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" COORDINATES AND WERE GENERATED BY SCALING THE COORDINATES BY THE INVERSE OF SAID COMBINED GRID FACTOR (1.0000862883) ABOUT ONSITE POINT 1. THE COORDINATES WERE THEN CONVERTED TO FEET BY MULTIPLYING THE METRIC VALUES BY 39.37 INCHES PER METER/12 INCHES PER FOOT.

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY STANDARDS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2 CSR 90-60) AS AN URBAN CLASS SURVEY.

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS

SITE BENCHMARK (NAVD 88) - CUT "L" ON SOUTHWEST CORNER OF CONCRETE WALK LOCATED IN FRONT OF THE ENTRANCE TO THE CHIROPRACTIC OFFICE LOCATED IN HILLMAN FARM PLAZA AND SHOWN HEREON. (ELEVATION=624.18)

Site

BENCHMARK:
SITE BENCHMARK (NAVD 88) - CUT "L" ON SOUTHWEST CORNER OF CONCRETE WALK LOCATED IN FRONT OF THE ENTRANCE TO THE CHIROPRACTIC OFFICE LOCATED IN HILLMAN FARM PLAZA AND SHOWN HEREON. (ELEVATION=624.18)

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:
PERMANENT:
Tall Fescue - 150 lbs./ac.
Smooth Brom - 100 lbs./ac.
Combined - Fescue @ 75 lbs./ac. AND Brom @ 50 lbs./ac.

TEMPORARY:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)

SEEDING PERIODS:
Fescue or Brom - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

MULCH RATES:
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)

FERTILIZER RATES:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evolution of quarried rock.

Legend

400.00	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	SUR
---	EXISTING STORM SEWER	R1
---	EXISTING SANITARY SEWER	R2
---	EXISTING WATER LINE	R3
---	EXISTING FIBER OPTIC LINE	R4
---	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	
---	ASPHALT	
		CONCRETE

GRADING QUANTITIES:
1,104 C.Y. CUT (INCLUDES SUBGRADES)
660 C.Y. FILL (INCLUDES 8% SHRINKAGE)
444 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

Conditions of Approval From Planning and Zoning

- ANY OUTDOOR ACTIVITY SHALL REMAIN LIMITED TO A SINGLE ANIMAL UNDER THE SUPERVISION AND PHYSICAL CONTROL OF AN INDIVIDUAL.
- ALL MECHANICAL UNITS SHALL BE SCREENED ACCORDING CODE SECTION 400.278. SHOW ANY ROOFTOP UNITS ON THE ELEVATION TO ENSURE SCREENING.
- A PHOTOMETRIC LIGHTING PLAN SHALL BE PROVIDED BEFORE CONSTRUCTION PLAN APPROVAL.
- THE DRIVE AISLE ASPHALT PAVEMENT IS TO BE 4" ASPHALT OVER AN 8" ROCK BASE.
- PROVIDE A SIDEWALK CONNECTION TO THE BUILDING.

DEVELOPMENT NOTES:

- 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 29183002406, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016. COMMUNITY: CITY OF O'FALLON NUMBER 290319 PANEL 0240 SUFFIX G BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PARKING REQUIRED: VETERINARY CLINICS: ONE (1) SPACE PER 200 SQ.FT. OF FLOOR AREA. PROPOSED FLOOR AREA = 5,327 SQ.FT. 5,495/200 = 27.5 ~ 28 SPACES REQUIRED. TOTAL SPACES PROVIDED = 28 ACCESSIBLE SPACES: 2 REQUIRED, 2 PROVIDED
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL).
- ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
- PUBLIC WATER SUPPLY DISTRICT NO.2 REQUIRES ONE (1) WEEK NOTICE PRIOR TO THE START OF CONSTRUCTION.

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Water
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric
Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas
Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone
CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District
O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

PROJECT TITLE:

BRYAN ROAD ANIMAL HOSPITAL

ENGINEERING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6866
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized 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.



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Surveying Authority No. 000144
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REVISIONS

4-24-18	PWS02 comments
5-22-18	city & fire comments

Developer / Owner:
BRYAN ROAD ANIMAL HOSPITAL
1161 BRYAN ROAD
O'FALLON, MO 63366
636-272-3900

COVER SHEET

P+Z No. # 18-000622
Approval Date: Mar. 1, 2018

City No. #

Page No.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Heath DATE: 06/29/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

LANDSCAPING REQUIREMENTS:

STREET TREE REQUIREMENTS:
1 TREE FOR EVERY 40' OF FRONTAGE
165' OF RIGHT-OF-WAY FRONTAGE = 165/40=4.13 ~ 5 STREET TREES REQUIRED
5 STREET TREES PROVIDED

INTERIOR LANDSCAPING REQUIRED:
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.
30 SPACES X 270 = 8,100 X 6% = 486 SQ.FT. LANDSCAPING REQUIRED
589 SQ.FT. LANDSCAPING PROVIDED INCLUDING 1 TREES & 10 SHRUBS

BUFFER YARD REQUIREMENTS: 402.180(C)(2)(a)(1)
TWO PLANT UNITS AND A 6 FOOT HIGH SIGHT-PROOF FENCE WITHIN A 20 FOOT WIDE BUFFER YARD AREA PER EVERY 100 FEET OF FRONTAGE.

* 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 1.13 ACRES.
The area of land disturbance is 0.80 ACRES.
Number of proposed lots is 1.
Building setback information. Front: 25 FEET
Side: 0 feet, if adjacent to residential then same as residential side yard setback
Rear: 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.

* The estimated sanitary flow in gallons per day is 2,260 G.P.D.
2,000 GPD PER ACRE = 1.13 ACRES x 2,000 = 2,260 GPD

* Tree preservation calculations N/A

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.