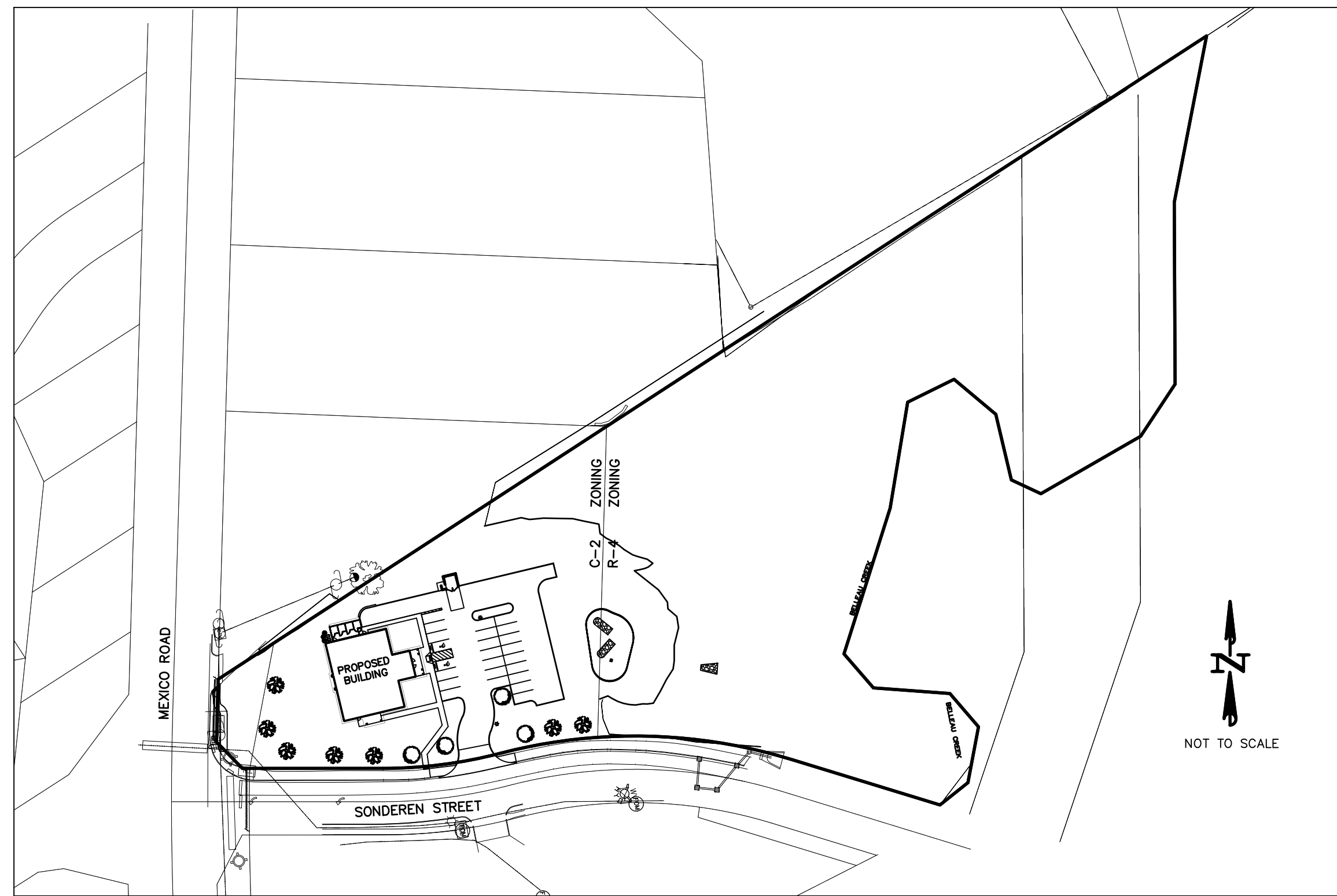
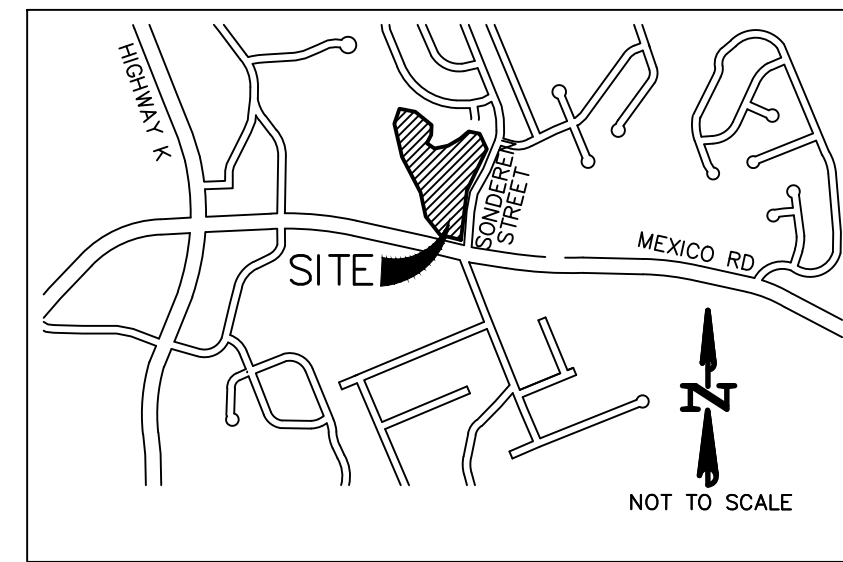


A SET OF CONSTRUCTION PLANS FOR Mexico Road Animal Hospital

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



Plan View



Locator Map

Conditions of Approval From Planning and Zoning

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

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858

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

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

Charter Communications
941 Charter Commons
Town & Country, MO 63017
888-438-2427

Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO 63366
636-272-3493

Electric
Ameren UE
200 Callahan road
Wentzville, MO 63385
636-639-8312

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.NGS.NOAA.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-M (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:

1. 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.
2. 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.
3. 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.
4. 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.
5. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF A FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
6. ALL TEES, PLUGS, BENDS AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF THE NFPA 24.
7. THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE SERVOCE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE FIRE DISTRICT.
8. FIRE DEPARTMENT CONNECTION SHALL BE ACCESSIBLE AND INSTALLED ON ACCORDANCE TO SECTION 912 OF THE 2021 I.F.C.

Development Notes:

1. 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.
 2. AREA OF TRACT: 5.343 ACRES
 3. EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
 4. SITE ADDRESS: 1190 SONDEREN STREET O'FALLON, MO 63376
 5. PROPOSED USE: ANIMAL HOSPITAL
 6. OWNER: HOERNIG VETERINARY SERVICES L.L.C. 25 SMETANA WENTZVILLE, MO 63385
 7. 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%
 8. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
 9. 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: 290315
DATE: 03/01/22
SUFFIX: G

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 - SPECIAL FLOOD HAZARDOUS AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE (BASE FLOOD ELEVATIONS DETERMINED.)
FLOODWAY AREAS IN ZONE AE.

- THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."
- THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE.
10. ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS. POLE HEIGHT SHALL BE 22 FEET.
 11. ALL MECHANICAL EQUIPMENT WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE, SECTION 400.278.
 12. 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.
 13. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
 14. ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS. ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MDOOT STANDARDS.
 15. ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.

* 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.

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.



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

Legend

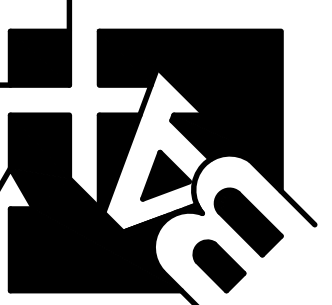
| | | | |
|-----------|-------------------------------|----------|----------------------------|
| 400.00 | EXISTING LABELS | [Symbol] | EXIST. SINGLE CURB INLET |
| 600.00 | PROPOSED LABELS | [Symbol] | EXIST. AREA INLET |
| CI | SINGLE CURB INLET | [Symbol] | PROPOSED SINGLE CURB INLET |
| DCI | DOUBLE CURB INLET | [Symbol] | PROPOSED AREA INLET |
| AI | AREA INLET | [Symbol] | PROPOSED GRATE INLET |
| DAI | DOUBLE AREA INLET | [Symbol] | EXIST. SANITARY MANHOLE |
| GI | GRATE INLET | [Symbol] | EXIST. STORM MANHOLE |
| DGI | DOUBLE GRATE INLET | [Symbol] | PROPOSED MANHOLE |
| MH | MANHOLE | [Symbol] | POWER POLE |
| FE | FLARED END SECTION | [Symbol] | GUY WIRE |
| EP | END PIPE | [Symbol] | LIGHT STANDARD |
| CP | CONCRETE PIPE | [Symbol] | FIRE HYDRANT |
| RCP | REINFORCED CONCRETE PIPE | [Symbol] | WATER METER |
| CMP | CORRUGATED METAL PIPE | [Symbol] | WATER VALVE |
| CPP | CORRUGATED PLASTIC PIPE | [Symbol] | GAS VALVE |
| PVC | POLY VINYL CHLORIDE (PLASTIC) | [Symbol] | TELEPHONE PEDESTAL |
| CO | CLEAN OUT | [Symbol] | SIGN |
| | SLOPE LIMITS | [Symbol] | TREE |
| ---STM--- | DRAINAGE SWALE | [Symbol] | |
| ---SAN--- | EXISTING STORM SEWER | [Symbol] | |
| ---W--- | EXISTING SANITARY SEWER | [Symbol] | |
| ---FO--- | EXISTING WATER LINE | [Symbol] | |
| ---GAS--- | EXISTING FIBER OPTIC LINE | [Symbol] | |
| ---UG--- | EXISTING GAS LINE | [Symbol] | |
| ---OHW--- | EXISTING UNDERGROUND ELECTRIC | [Symbol] | |
| ---CTV--- | EXISTING OVERHEAD ELECTRIC | [Symbol] | |
| ---T--- | EXISTING CABLE TV LINE | [Symbol] | |
| --- | EXISTING TELEPHONE LINE | [Symbol] | |
| --- | PROPOSED STORM SEWER | [Symbol] | |
| --- | PROPOSED SANITARY SEWER | [Symbol] | |
| -X-X- | FENCE LINE | [Symbol] | |
| --- | SAWCUT LINE | [Symbol] | |

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

PROJECT TITLE:
CONSTRUCTION PLANS FOR
Mexico Road Animal Hospital
1190 Sonderren Street
O'Fallon, MO 63376

**ENGINEERING
PLANNING
SURVEYING**
221 Point View Blvd.
St. Charles, MO 63301
636-928-5562
FAX 928-1718



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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 projects.

STATE OF MISSOURI
LARRY D. WALKER
LICENSE NO. 000555
EXPIRES 03/01/22
PROFESSIONAL ENGINEER

Larry D. Walker
Civil Engineer
2007020343
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| REVISIONS | |
|-----------|---------------------|
| 01-06-22 | CITY COMMENTS |
| 01-06-22 | FIRE DIST. COMMENTS |
| 03-01-22 | CITY COMMENTS |
| | |
| | |
| | |

Developer / Owner:
Hoernig 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.

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COVER SHEET

Issue Date: 12/17/2021
Bax Project # 00-1124J