CITY OF O'FALLON
ZONED: C-2 GENERAL BUSINESS

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.

60' CHAIN LINK FENCE

6" PVC (SCHEDULE 40) SANITARY SEWER LINE (TYP)

MH 202

N22°06'24"W 1061.72'

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

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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

C-2 ZONING
R-4 ZONING

74.47'~6" PVC (SCHEDULE 40) SANITARY LATERAL @ 15.67% SLOPE

MH 203

12' X 12' PASSIVE TRASH ENCLOSURE
PAD: 8" CONCRETE OVER 4" ROCK

EXPOSED FOUNDATION

76'~6" PVC (SCHEDULE 40) SANITARY LATERAL @ 2% SLOPE

CI 106

6" CONCRETE VERTICAL CURB (TYP)

MODULAR BLOCK RETAINING WALL (DESIGN BY OTHERS)

6' HIGH SIGHT-PROOF FENCE TEMPORARY HOLDING DOG PENS

END EXPOSED FOUNDATION

8" YARD DRAIN W/DOME GRATE TOP=529.00 FL=526.00

BEGIN EXPOSED FOUNDATION

66.12'~6" PVC (SCHEDULE 40) SANITARY LATERAL @ 10.6% SLOPE

CLEANOUT TOP=529.74 FL=525.40

CURB TERMINUS-SIDEWALK FLUSH W/PAVMENT

HVAC UNITS (TYP)

CONCRETE ENCASEMENT

FE 105

CLEANOUT TOP=526.00 FL=516.87

RIPRAP 5"D50-9"D100 15" THICK, 7'W. X 12'L.

FE 102

DETENTION BASIN

RIPRAP 5"D50-9"D100 15" THICK, 7'W. X 12'L.

MSD TYPE 7 ROCK 10' WIDE AT END 24" THICK, 12' LONG

2'x2' CONCRETE APRON FOR STORM RAX

OS 101

PROPOSED STORMWATER DETENTION AND ACCESS EASEMENT

FE 100

MEXICO ROAD
(85' WIDE PUBLIC ROADWAY)

CONC CURB

3.5'W. SIDEWALK

CLEANOUT TOP=526.50 FL=523.88

LIGHT STANDARD (TYP)

PROPOSED BUILDING 4,416 SQ. FT. F.F.=530.50

8" PVC @ 1% SLOPE

VAN ACCESSIBLE PARKING SIGN

ACCESSIBLE RAMP W/DETECTABLE WARNING

MAN DOOR (TYP)

"LIFT VAN ONLY" VAN ACCESSIBLE PARKING SIGN

BACKFLOW PREVENTION

1190 SONDEREN STREET

CONCRETE WHEELSTOP (TYP)

10" DRAIN BASIN W/DOME GRATE TOP=528.75 FL=525.50

8" PVC @ 1% MIN. SLOPE

SAWCUT EX. CURB

DETECTABLE WARNING (TYP)

N77°24'25"W 29.55'

ACCESSIBLE RAMP

PROPOSED SIDEWALK EASEMENT

R=2824.79'
L=26.88'

PROPOSED 6' WALK

ADJUST & SET NEW VALVE BOX COVER FLUSH WITH CONCRETE SIDEWALK

WET TAP EXISTING 8" WATER MAIN PER CITY OF O'FALLON SPECIFICATIONS WITH DUCTILE IRON SPLIT MECHANICAL TAPPING SLEEVE AND 8" VALVE

1" WATER SERVICE (PRIVATE)

8" PVC ROOFDRAIN FL=523.16

6" CONCRETE VERTICAL CURB (TYP)

GI 103

25' BUILDING LINE

8" VALVE

1" WATER METER

10' PARKING SETBACK

PROPOSED 10'W. UTILITY EASEMENT

AI 104

5'W. SIDEWALK

S10°57'21"W 126.24'

R=420.00' L=107.22'

SAWCUT EX. PAVEMENT (TYP)

8"-6" REDUCER

6" C-900 PVC WATER LINE (PRIVATE)

8" C-900 PVC WATER LINE (PRIVATE) MAINTAIN 42" MIN. COVER OVER NEW WATER LINE

FIRE HYDRANT & VALVE ASSEMBLY

ENTRANCE SHALL BE CONSTRUCTED PER CITY OF O'FALLON SPECIFICATIONS

S56°40'33"W 33.29'

APPROX LOCATION OF UNDERGROUND (2) CABLE & (1) FIBER OPTIC SCALED FROM BASE MAP

SONDEREN STREET
(60' WIDE)

8" WATER MAN PER CITY OF O'FALLON MAPS AND WATER MARKS IN FIELD

PROPERTY N/F
GREYSTONE HOLDINGS, L.L.C.
PARCEL I.D. 2-0119-1766-00-0023.4000000
CITY OF O'FALLON
ZONED: C-2 GENERAL BUSINESS

R=480.00' L=265.33'

25' CREEK BANK SETBACK

25' BUILDING LINE

10' PARKING SETBACK

GRATE INLET TOP=509.93 FL=505.73

FLARED END 15" RCP FL=502.86

15" RCP

STORM MANHOLE TOP=509.81 FL=501.60

GRATE INLET TOP=510.40 FL=503.80

GRATE INLET TOP=509.31 FL=501.03

GRATE INLET TOP=509.42 FL=503.26

SONDEREN EXTENSION (60' WIDE) AS ESTABLISHED BY DOCUMENT RECORDED IN BOOK 4704 PAGE 2209

ZONE X
ZONE AE
ZONE AE FLOODWAY

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

Bax Project #00-11214J | Issue Date: 12/7/2021

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

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STATE OF MISSOURI
LARRY DAVID WALKER
NUMBER 2007020343
PROFESSIONAL ENGINEER
03/01/22

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

SITE PLAN

P+Z No. 21-004881
Approved: 07-01-21

City No.
#

Page No.
4 of 15