GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

MEXICO ROAD
(80' WIDE PUBLIC ROADWAY)

SONDEREN STREET
(60' WIDE)

1190 SONDEREN STREET

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

MODULAR BLOCK RETAINING WALL (DESIGN BY OTHERS)

EXPOSED FOUNDATION

CONSTRUCTION LIMITS (TYP)

60' BUILDING LINE

10' PARKING SETBACK

25' BUILDING LINE

25' CREEK BANK SETBACK

10' PARKING SETBACK

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

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

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

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

CLEANOUT TOP=529.74 FL=525.40

CLEANOUT TOP=528.50 FL=523.88

CLEANOUT TOP=526.00 FL=516.87

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

8" PVC @ 1% MIN. SLOPE

8" PVC ROOFDRAIN FL=523.16

8" PVC @ 1% SLOPE

MAN DOOR (TYP)

CONCRETE ENCASEMENT

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

511.75 DETENTION BASIN

511.50

511.25

2'x2' CONCRETE APRON FOR STORM RAX

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

GRATE INLET TOP=510.59 FL=505.19

FLARED END 15" RCP FL=500.46

STORM MANHOLE TOP=508.83 FL=501.60

GRATE INLET TOP=510.40 FL=503.83

GRATE INLET TOP=509.14 FL=501.09

GRATE INLET TOP=509.42 FL=503.16

15" RCP

MH 202

MH 203

GI 106

GI 103

AI 104

OS 101

FE 105

FE 102

FE 100

20' X 50' CONSTRUCTION ENTRANCE
ALL TRUCKS SHALL BE WASHED DOWN PRIOR TO LEVING THE SITE. CONTRACTOR SHALL KEEP ADJACENT TOADS CLEAN AND FREE OF DEBRIS.

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

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

NOTES:

1. ALL ELEVATIONS ARE TOP OF PAVEMENT, UNLESS OTHERWISE NOTED: "•" = EXISTING ELEVATION
2. ALL 5:1 SLOPES AND STEEPER AND FLAT BOTTOM DITCH ON SITE SHALL BE COVERED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET (OR EQUIVALENT).

MISSOURI ONE CALL SYSTEM, INC. 1-800-DIG-RITE STOP! CALL BEFORE YOU DIG!

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.

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

Box 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

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

STATE OF MISSOURI
LARRY DAVID WALKER
NUMBER
PE-2007020343
PROFESSIONAL ENGINEER
03/01/22
Larry D. Walker
Civil Engineer
2007020343

Copyright 2022
Box Engineering Company, Inc.
Authority No. 000655
All Rights Reserved

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

GRADING PLAN

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

City No.
#

Page No.
5 of 15