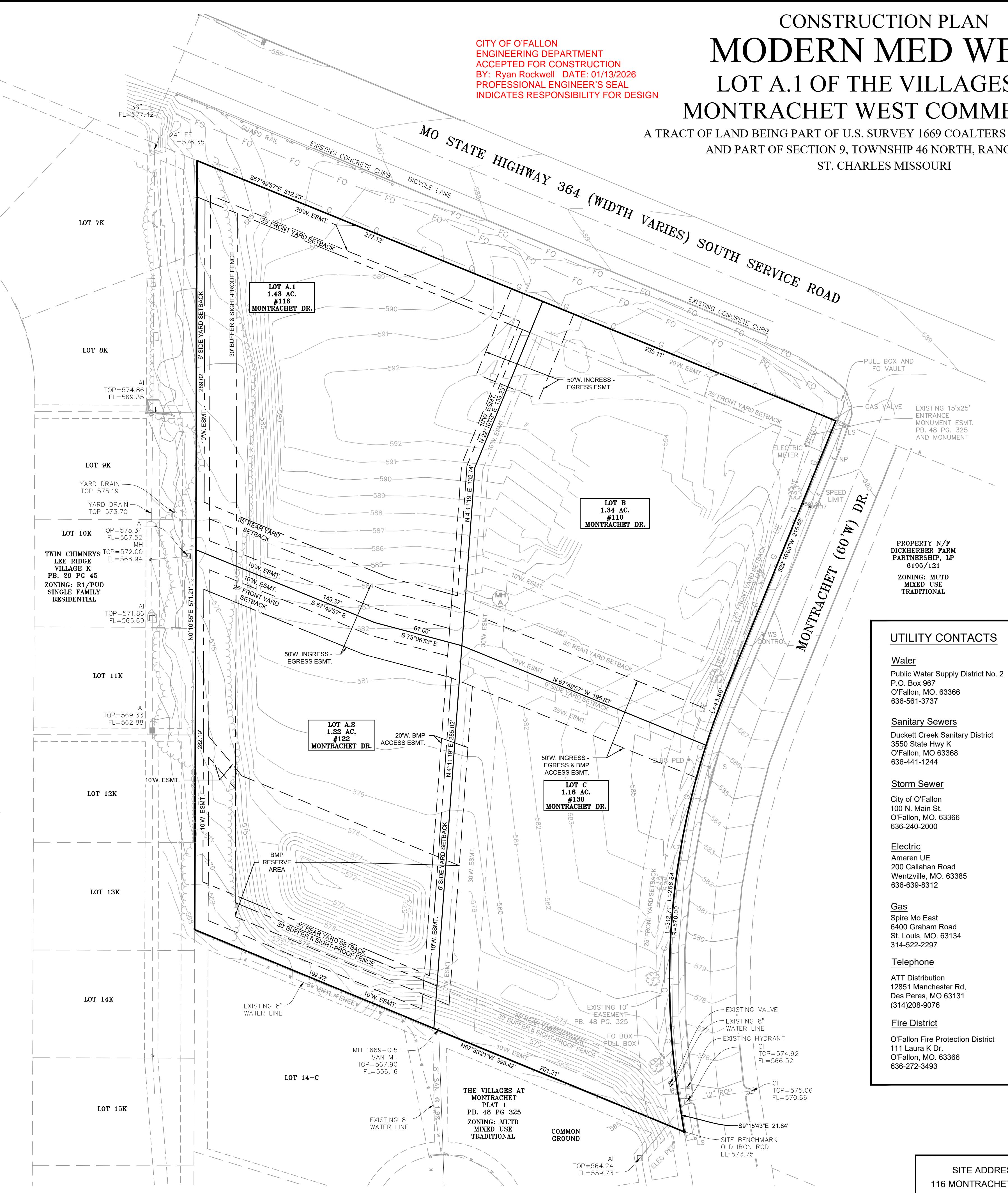


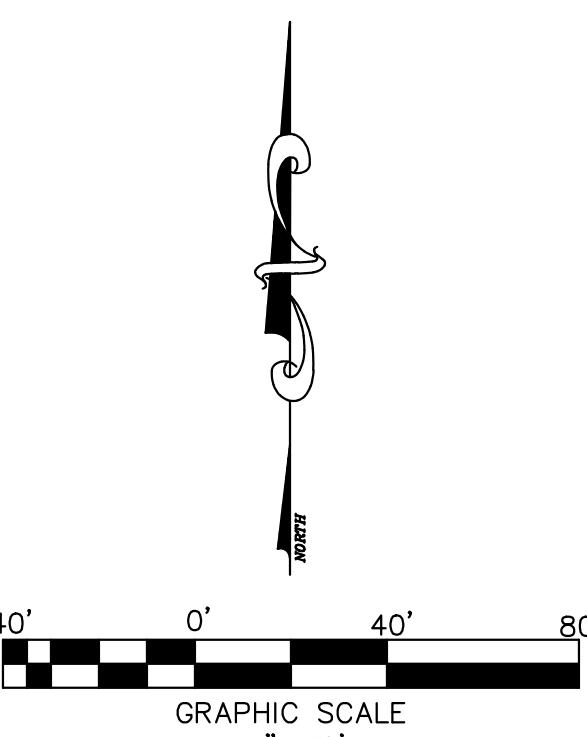
DEVELOPMENT NOTES:

- OWNER / DEVELOPER: POHLE PROPERTIES LLC, 6 NORMAN GROVE COURT, ST. LOUIS, MO 63129. CONTACT: LAUREN POHLE, PHONE: 314-369-2897, EMAIL: nursealauren@gmail.com
- PARCEL ID: 2-113A-1669-00-0002.2000000
- TOTAL AREA OF TRACT: LOT A.1: 1.44 ACRES; LOT A.2: 1.22 ACRES; LOT B: 1.34 ACRES; LOT C: 1.16 ACRES
- TOTAL DISTURBED AREA: 1.99 ACRES
- MUNICIPALITY: O'FALLON, MO.
- ZONING: "MUTD" MIXED USE TRADITIONAL
- PROPOSED USE: MEDICAL BUILDING (MEDICAL SPA)
- DIMENSIONAL ZONING STANDARDS:
 - FRONT YARD SETBACK: (25 FEET)
 - SIDE YARD SETBACK: (6 FEET)
 - REAR YARD SETBACK: (35 FEET)
- PER THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 29183C0240G, EFFECTIVE DATE JANUARY 20, 2016, THIS TRACT LIES IN ZONE X (AN AREA DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN.)
- LOT A.1 REQUIRED PARKING & LOADING: MEDICAL OFFICE, ONE SPACE PER 200 S.F. OF FLOOR AREA, 6,450 S.F. DIVIDE BY 200 = 32.25 SPACES (33 SPACES) OVER 5,000 S.F. ONE LOADING SPACE
- LOT A.1 PROPOSED PARKING & LOADING: 35 TYPICAL PARKING SPACES, 2 (VAN ACCESSIBLE) SPACES, 37 TOTAL PARKING SPACES, ONE LOADING SPACE
- LOT A.1 BICYCLE PARKING CALCULATIONS: ONE RACK SPACE PER 15 REQUIRED PARKING SPACES
- REQUIRED PARKING: 33 SPACES (33 / 15 = 2.2 RACK SPACES)
- REQUIRED RACK SPACES: 3 RACK SPACES
- LOT A.1 SITE COVERAGE CALCULATIONS: TOTAL SITE = 62,420 S.F.; PROPOSED BUILDING = 6,450 S.F.; PROPOSED PAVEMENT = 23,480 S.F.; GREEN SPACE = 32,490 S.F.
- LOT A.1 & A.2 DIFFERENTIAL RUNOFF CALCULATIONS: EXISTING SITE = 115,734 S.F.; EXISTING IMPERVIOUS = 31,686 S.F.; GREEN SPACE = 84,048 S.F.; PRE-DEVELOPMENT IMPERVIOUS % = 0%; PROPOSED SITE = 115,734 S.F.; PROPOSED IMPERVIOUS = 31,686 S.F.; GREEN SPACE = 84,048 S.F.; POST-DEVELOPMENT IMPERVIOUS % = 27.4%
2.66 AC. x 2.15 P.I. (15YR-20MIN @ 28%) = 5.72 CFS
2.66 AC. x 1.70 P.I. (15YR-20MIN @ 5%) = 4.52 CFS
RUNOFF DIFFERENTIAL = 1.20 CFS
- LOT A.1 & A.2 TREE PRESERVATION CALCULATIONS: EXISTING SITE = 115,734 S.F.; EXISTING TREE MASS = 21,253 S.F.; TREE MASS TO REMAIN = 15,343 S.F. (15,343 / 21,253 x 1000 = 72.2%) % TREE MASS TO REMAIN = 72.2%
- SANITARY SEWER CALCULATION: ESTIMATED SANITARY FLOW AT 250 GALLONS PER DAY PER PRACTITIONER SHIFT FOR THREE PRACTITIONER SHIFTS PER DAY = 500 GALLONS PER DAY
- CONTRACTOR TO CONSULT A GEOTECHNICAL ENGINEER FOR EXISTING SOIL PROPERTIES (I.E. SOIL TYPE AND Voids) AND FOR COMPACTION RECOMMENDATIONS OF FILL PLACEMENT.
- THE RESPONSIBILITY FOR THE PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF O'FALLON STANDARDS.
- ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.
- ALL CUT AND FILL SLOPES SHOULD BE A MAXIMUM OF 33% SLOPE (3:1) AFTER GRADING.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNERS REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DRAINAGE SLOPES IN FIELD AND PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SEDED OR SODDED AFTER FINISH GRADING IS COMPLETED, UNLESS OTHERWISE NOTED. ALL SEEDING OR SODDING SHALL COMPLY WITH CITY OF O'FALLON.
- ANY DISTURBED OFFSITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN COMPLIES WITH THE CITY OF O'FALLON COMPREHENSIVE PLAN.
- LANDSCAPING SHALL BE PROVIDED TO MEET OR EXCEED THE CITY OF O'FALLON TREE PRESERVATION ORDINANCES.
- THIS SITE SHALL BE COMPLIANT WITH ARTICLE XIII OF THE CITY OF O'FALLON PERFORMANCE STANDARDS.
- ALL CLEARING LIMITS SHALL BE VISIBLE MARKED IN THE FIELD PRIOR TO REMOVAL OF TREES.
- MECHANICAL UNITS SHALL BE SCREENED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CITY OR MODOT PERMITS REQUIRED TO WORK ALONG THE ROADWAYS.
- ALL STORM SEWERS ARE TO BE PRIVATE.
- ALL SANITARY LATERALS ARE TO BE SCHEDULE 40 PVC.
- ALL RAMPS ARE TO BE PC CONCRETE.



CONSTRUCTION PLAN MODERN MED WEST LOT A.1 OF THE VILLAGES AT MONTRACHET WEST COMMERCIAL

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669 COALTERS ADDN. PT. OF LOT 10
AND PART OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES MISSOURI



BENCHMARK INFORMATION:

BENCHMARK INFORMATION:

USGS BENCHMARK: THE V.R.S. MODOT NETWORK USED TO ESTABLISH HORIZONTAL AND VERTICAL STATE PLANE CONTROL ON-SITE REFERENCING BASE STATION MOOF - MODOT O'FALLON CORS ARP. THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION.

SITE BENCHMARK: EL-573.751 (MODOT VRS NAVD 1988)

FOUND "OLD IRON ROD" AT THE SOUTHEAST CORNER OF LOT C. SAID IRON ROD IS LOCATED 30' WEST OF THE CENTERLINE OF MONTRACHET DRIVE, 10± NORTHWEST OF A LIGHT STANDARD, AND 33± FROM A FIRE HYDRANT.

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING:

- THIS APPROVAL IS CONDITIONAL UPON ALL APPLICABLE REQUIREMENTS PROVIDED WITHIN TITLE IV OF THE CITY'S MUNICIPAL CODE BEING ADDRESSED ON THE CONSTRUCTION PLAN.
- EXTEND THE TRAIL TO THE WESTERN PROPERTY LINE AND PROVIDE A CONNECTION FROM THE TRAIL TO THE FRONT OF THE BUILDING.
- PROVIDE FIRE DISTRICT, MDNR, SANITARY, AND WATER DISTRICT APPROVAL.

SHEET INDEX:

- COVER & EXISTING CONDITIONS
- SITE PLAN
- GRADING PLAN
- STORMWATER POLLUTION PREVENTION PLAN
- SWPPP DOCUMENT
- PROFILES
- DRAINAGE AREA MAPS
- DETAILS
- DETAILS
- DETAILS
- PLANTING PLAN
- PLANTING PLAN

UTILITY CONTACTS

Water

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

Sanitary Sewers

Ducket Creek Sanitary District
3550 State Hwy K
O'Fallon, MO 63368
636-441-1244

Storm Sewer

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

Electric

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

Gas

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

Telephone

ATT Distribution
12851 Manchester Rd.
Des Peres, MO 63131
(314)208-8076

Fire District

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

LEGEND:

	ABBREVIATION
EX. SANITARY SEWER	TF TOP OF FOUNDATION
PROP. SANITARY SEWER	FF FINISHED FLOOR
EX. STORM SEWER	CONC CONCRETE
PROP. STORM SEWER	CONC CONCRETE
PROP. WATER LINE	TOP ELEVATION
PROP. SEWER LINE	FLOW LINE ELEVATION
TELEPHONE LINE	TO BE REMOVED
FIBER-OPTIC LINE	TBA TO BE ABANDONED
POWER LINE	& REPLACED
GAS LINE	EX. EXISTING
UNDERGROUND ELECTRIC	EXISTING
USE	TO BE ABANDONED
X FENCE LINE	TO BE REMOVED
TREE LINE	REPLACED
HATCH	USE IN PLACE
CONCRETE	AT GRADE
ASPHALT	GRADE
GRAVEL	TO BE ABANDONED
LANDSCAPE	TO BE ABANDONED
SYMBOL	
STORM MANHOLE	SIGN
SANITARY MANHOLE	LIGHT
TELEPHONE MANHOLE	TRAFFIC CONTROL BOX
CURB INLET	BOREHOLE
AREA INLET	FLAGPOLE
DOUBLE CURB INLET	HANDICAP PARKING SPACE
GRATED INLET	MAILBOX
WATER METER	ELECTRIC PEDESTAL
WATER VALVE	CABLE PEDESTAL
GAS METER	TELEPHONE PEDESTAL
GAS VALVE	GUY WIRE
FLARE END	CLEANOUT
PARKING METER	PARKING POLE
BOLLARD	IRRIGATION CONTROL VALVE
TREE & BUSHES	FLARED END

PLANNING AND ZONING FILE #: 25-004367
APPROVAL DATE: 06/05/2025

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL DETERMINE 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 AND/OR CONSTRUCTION OF IMPROVEMENTS.

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STATE OF MISSOURI
MICHAEL NEWELL, MEMBERS
CHL DRILLING & ELECTRIC
E-22483

PROFESSIONAL ENGINEERS
ST. CHARLES ENGINEERING AND LAND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING, INC.
MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379

ORDER NO.
2024030

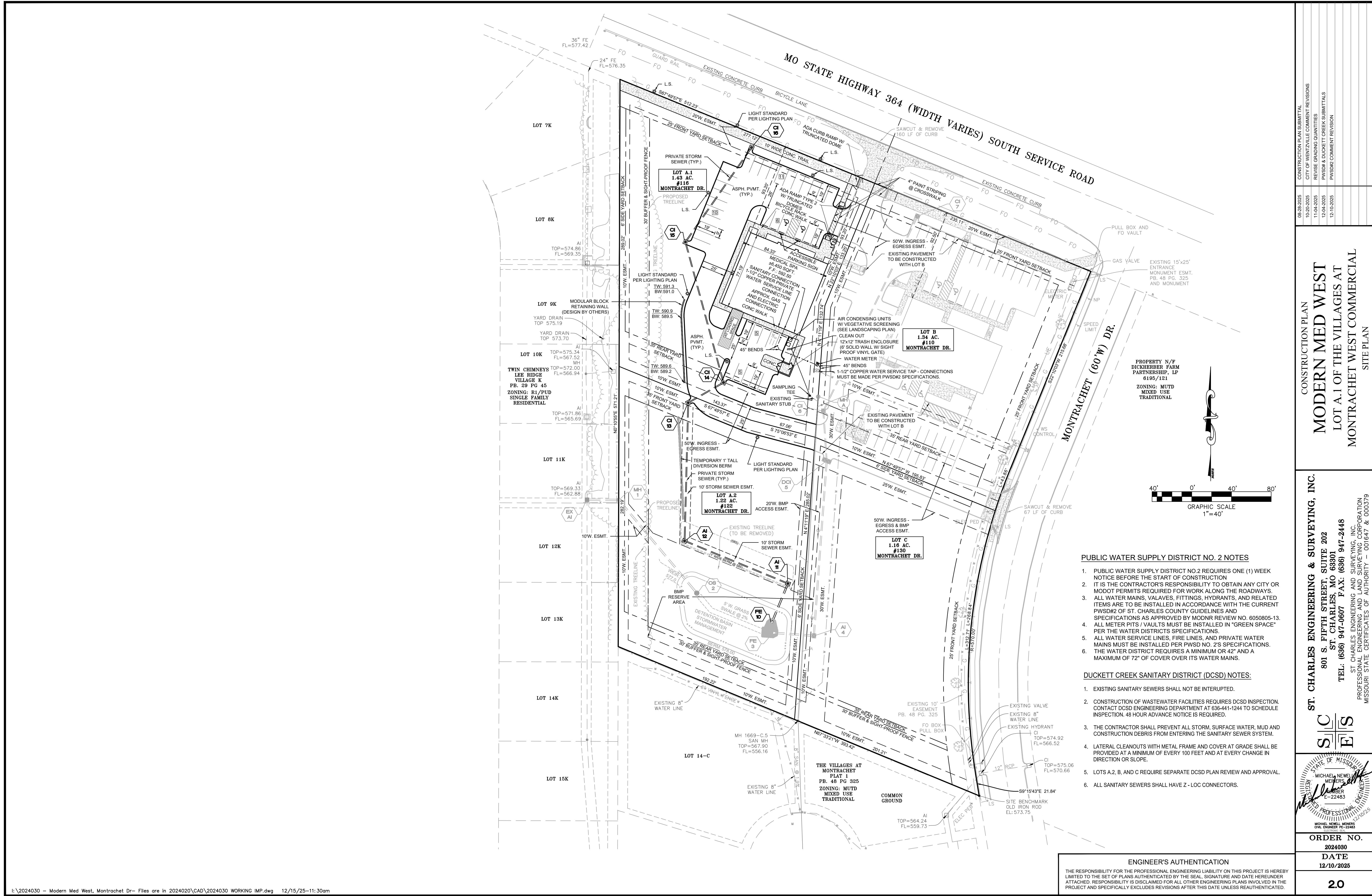
DATE
12/10/2025

10

SITE ADDRESS:
116 MONTRACHET DRIVE
O'FALLON MO, 63368

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR THE PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.

CONSTRUCTION PLAN SUBMITTAL	CITY OF WENTZVILLE COMMENT REVISONS	REGRADE GRADING QUANTITIES	PWS/24 & DUCETT CREEK SUBMITTALS	PWS/24 COMMENT REVISONS
08-26-2025	10-20-2025	11-04-2025	12-04-2025	12-10-2025



GRADING NOTES:

- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOIL REPORTS PRIOR TO AND DURING SITE GRADING. THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
 - MAXIMUM DRY DENSITY
 - OPTIMUM MOISTURE CONTENT
 - MAXIMUM AND MINIMUM MOISTURE CONTENT
 - CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M.D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
 - CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT
 - SPECIFIC GRAVITY
 - NAIVE MOISTURE CONTENT
 - LIQUID LIMIT
 - PLASTIC LIMIT
- BE ADVISED THAT IF THIS INFORMATION IS NOT PROVIDED TO THE CITY'S CONSTRUCTION INSPECTOR THE CITY WILL NOT ALLOW GRADING OR CONSTRUCTION ACTIVITIES TO PROCEED ON YOUR PROJECT SITE.
- ALL GRADED AREAS SHALL BE TESTED FOR PROCTOR TEST CURVES. SANITARY SEWERS, PROPOSED ROADS, AND PAVED AREAS SHALL BE COMPAKTED FROM THE BOTTOM OF THE FILL UP IN LIFTS AND COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACTION TEST, OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ENSURE THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS CORRESPONDS TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLOON PRIOR TO THE PLACEMENT OF FILL.
- THE SURFACE SHALL BE FINISHED SMOOTH. IF THE SURFACE HAS BEEN FINISHED SMOOTH FOR ANY REASON, IT SHALL BE SCRACED BEFORE PROCEEDING WITH THE PLACEMENT OF SUCCEEDING LIFTS. FILL SHALL NOT BE PLACED ON FROZEN GROUND NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
- ALL SEDIMENT AND DETENTION BASINS ARE TO BE CONSTRUCTED DURING THE INITIAL PHASE OF THE GRADING OPERATION OR IN ACCORDANCE WITH THE APPROVED SWPPP.
- GRADING OPERATIONS ARE COMPLETE OR SUSPENDED FOR MORE THAN 14 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO MISSOURI DEPARTMENT OF NATURAL RESOURCES PROTECTING WATER QUALITY - A FIELD GUIDE TO EROSION, SEDIMENT AND STORMWATER BEST MANAGEMENT PRACTICES FOR DEVELOPMENT SITES IN MISSOURI AND KANSAS. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY IMPROVEMENTS) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT A RATE OF 100 POUNDS PER 1000 SQUARE FEET WHICH SHALL BE MAINTAINED UNTIL THE SOIL IS COMPACTED.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL):1 (VERTICAL) UNLESS OTHERWISE APPROVED BY THE SOILS REPORT AND SPECIFICALLY LOCATED ON THE PLANS AND APPROVED BY THE CITY ENGINEER.
- ALL LOW PLACES WHETHER ON SITE OR OFF SHALL BE GRADED TO PROVIDE DRAINAGE WITH TEMPORARY DITCHES.
- ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLOON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
- ALL TRENCH BACK FILLS SHALL BE GRANULAR BACK FILL, AND COMPACTED MECHANICALLY. ALL OTHER TRENCH BACK FILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS, OR STONES) AND COMPACTED USING EITHER MECHANICAL TAMPING OR WATER JETTING. GRANULAR MATERIAL AND EARTH MATERIAL ASSOCIATED WITH NEW CONSTRUCTION OUTSIDE OF PAVEMENTS MAY BE JETTED, TAKING CARE TO AVOID DAMAGE TO NEWLY LAID SEWERS. THE JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN 7.5 FOOT CENTERS WITH THE PROBE ROUTE COVER AREA PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTH GREATER THAN 10 FEET WILL REQUIRE MULTIPLE PROBES EVERY 7.5 FOOT CENTERS.
- DEPTH, TRENCH BACK FILL LESS THAN 6 FEET DEEP SHALL BE PROBED TO A DEPTH EXTENDING HALF THE DEPTH OF THE TRENCH BACK FILL, BUT NOT LESS THAN 3 FEET. TRENCH BACK FILL GREATER THAN 8 FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACK FILL, BUT NOT GREATER THAN 8 FEET.
- EQUIPMENT, THE EQUIPMENT PIPES SHALL BE A METAL PIPE WITH AN INTERIOR DIAMETER OF 1.5 TO 2 INCHES.
- METHODS OF SAWING SHALL BE PERFORMED FROM THE LOWEST SURFACE TOPOGRAPHIC POINT AND PROCEEDED TOWARD THE HIGHEST POINT, AND FROM THE BOTTOM OF THE TRENCH BACK FILL TOWARD THE SURFACE. THE FLOODING OF EACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL. WATER IS NOT ALLOWED TO FLOW AWAY FROM THE TRENCH WITHOUT FIRST SATURATING THE TRENCH.
- SURFACE BRIDGING. THE CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF THE SURFACE BRIDGING THE TENDENCY FOR THE UPPER SURFACE TO CAVIATE AND AVOID OVER THE TRENCH. WHETHER THE CONTRACTOR CONSIDERATE DURING THE JETTING PROCESS. THE CONTRACTOR SHALL BREAK DOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS WHEELS OR BUCKET OF A BACKHOE. WHEN SURFACE CRUSH IS COLLAPSED, THE VOID SHALL BE BACK FILLED WITH THE SAME MATERIAL USED AS TRENCH BACK FILL AND RE-JETTED. COMPACTION OF THE MATERIALS WITHIN THE SUNKEN/JETTED AREA SHALL BE COMPACTED SUCH THAT NO FURTHER SURFACE SUBLIMATION OCCURS.
- SITE GRADING:
 - WITHIN CITY RIGHT-OF-WAY, MATERIAL IS TO BE PLACED IN EIGHT (8) INCH TO TWELVE (12) INCH LOOSE LIFTS AND COMPACTED PER THE APPROVED COMPACTION REQUIREMENTS. ONE (1) COMPACTION TEST WILL BE PERFORMED EVERY TWO HUNDRED FIFTY (250) FEET ALONG THE CENTERLINE FOR EACH LIFT.
 - OUTSIDE OF CITY RIGHT-OF-WAY, MATERIAL IS TO BE PLACED IN EIGHT (8) INCH TO TWELVE (12) INCH LOOSE LIFTS AND COMPACTED PER THE APPROVED COMPACTION REQUIREMENTS. ONE (1) COMPACTION TEST WILL BE PERFORMED AT TWO (2) FOOT VERTICAL INTERVALS AND APPROXIMATELY EVERY ONE THOUSAND (1,000) CUBIC YARDS.
- ACCESS TO THE SITE FROM ANY OTHER LOCATION OTHER THAN THE PROPOSED CONSTRUCTION ENTRANCE IS STRICTLY PROHIBITED!

EARTHWORK QUANTITY ESTIMATE:

CUT TO FINISHED GRADE: +507 CUBIC YARDS
 FILL TO FINISHED GRADE: -7,418 CUBIC YARDS (NO FILL FACTOR)
 NET TO FINISHED GRADE: -6,911 CUBIC YARDS (SHORT)

PAVEMENT SUBGRADE: 20,339 SF x 11" / 27 = +691 CY
 CONCRETE S/W SUBGRADE: 2,060 SF x 7" / 27 = +41CY
 BUILDING SUBGRADE: 6,500 SF x 8" / 27 = +160 CY
 ASPALT TRAIL SUBGRADE: 2,172 SF x 7" / 27 = +47 CY
 NET TO SUBGRADE: +939 CY

TOTAL: -6,911 + 939 = -5,972 CY (SHORT)

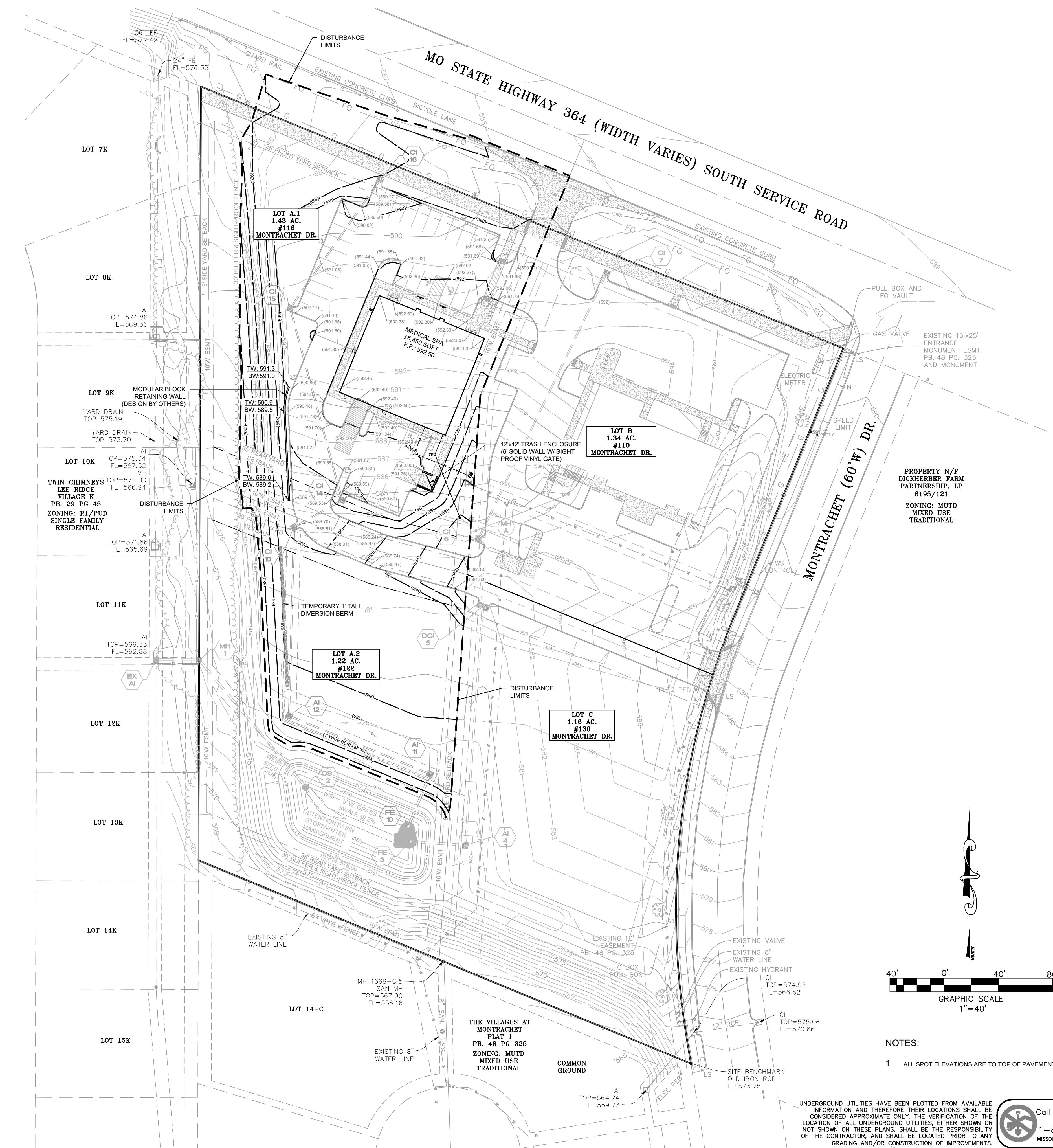
THE ABOVE CALCULATED QUANTITIES OF EARTHWORK ARE BE REGARDED AS AN ESTIMATE OF THE BULK QUANTITIES OF EARTHWORK REQUIRED FOR THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLAT. AS SUCH, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRIDES DUE TO EXCESS EXCAVATED MATERIALS, SHORTAGES OF FILL, REMOVAL OF UNSUITABLE MATERIALS OFF-SITE, IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY ST. CHARLES ENGINEERING & SURVEYING, INC.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EXCAVATION: THE ENGINEER IS NOT RESPONSIBLE FOR COMPACTING THE SOILS; MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS; SEWER STRUCTURES; PROCESS, OR TRANSFER PIPING; ELECTRICAL OR TELEPHONE CONDUITS; BASES FOR LIGHT STANDARDS OR OTHER STRUCTURES; BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

EXCESS MATERIAL TO BE SPREAD "LOST" ON-SITE AND WILL NOT BE HAULED OFF OF THE SITE.



ST. CHARLES ENGINEERING & SURVEYING, INC.
 801 S. FIFTH STREET, SUITE 202
 ST. CHARLES, MO 63301
 TEL: (636) 947-0607 FAX: (636) 947-2448
 ST. CHARLES ENGINEERING AND LAND SURVEYING, INC.
 PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
 MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379



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CONSTRUCTION PLAN SUBMITTAL	08-26-2025
CITY OF WENTZEL COMMUNITY REVIEWS	10-26-2025
REVISE GRADING QUANTITIES	11-04-2025
PWS/DR & DUCETT CREEK SUBMITTALS	12-04-2025
PWS/DR COMMENT REVIEW	12-10-2025

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 AND/OR CONSTRUCTION OF IMPROVEMENTS.

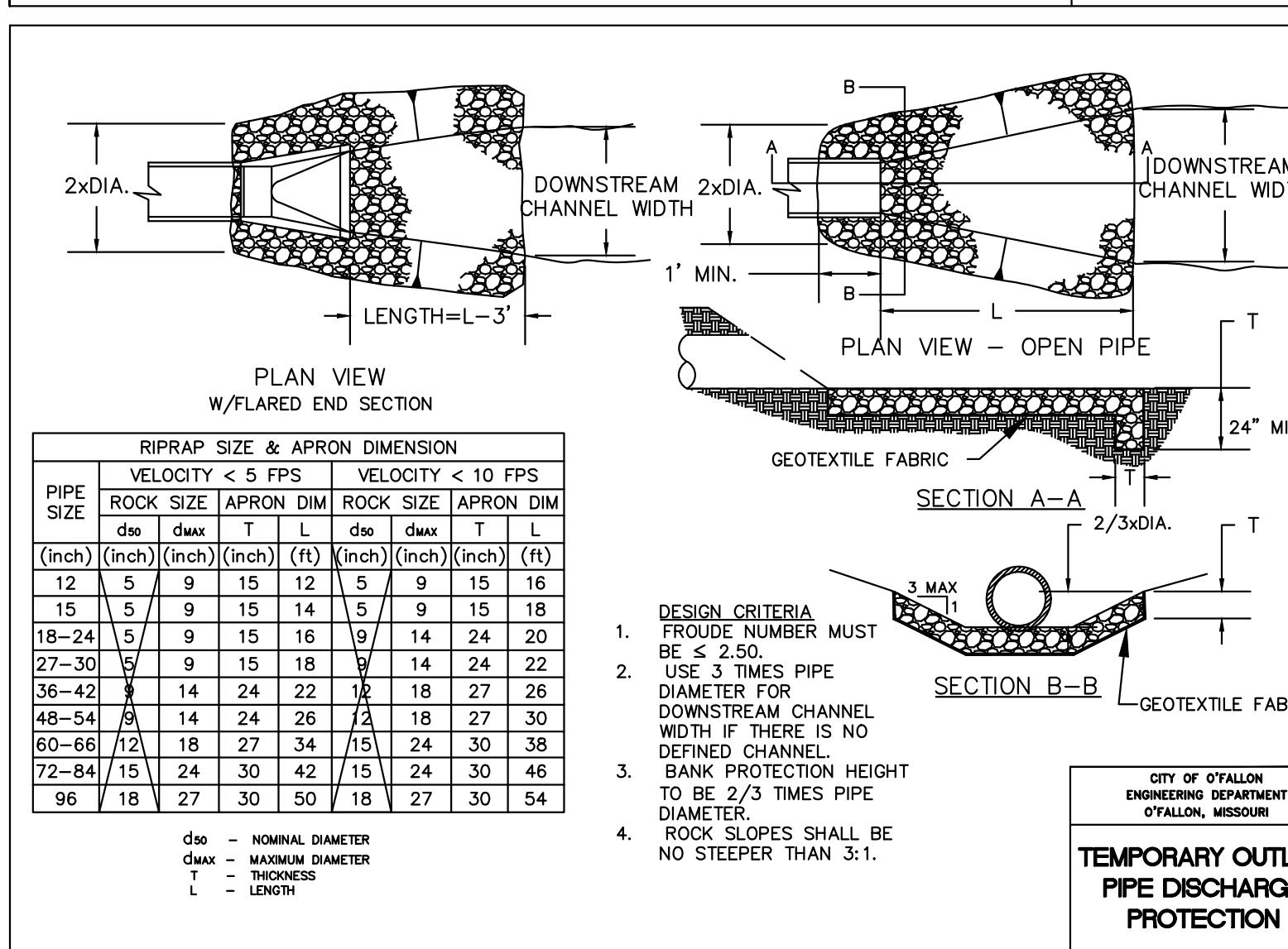
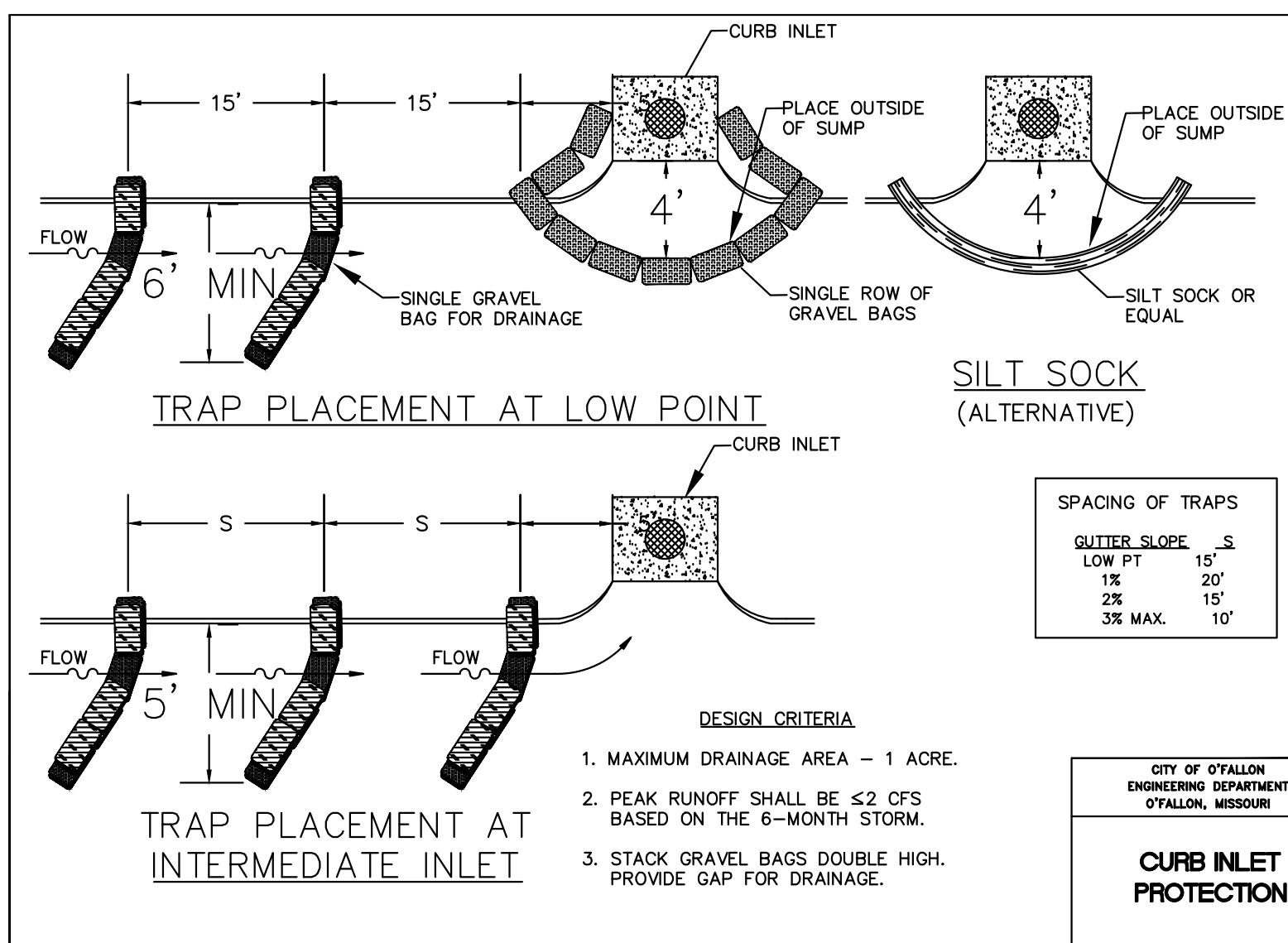
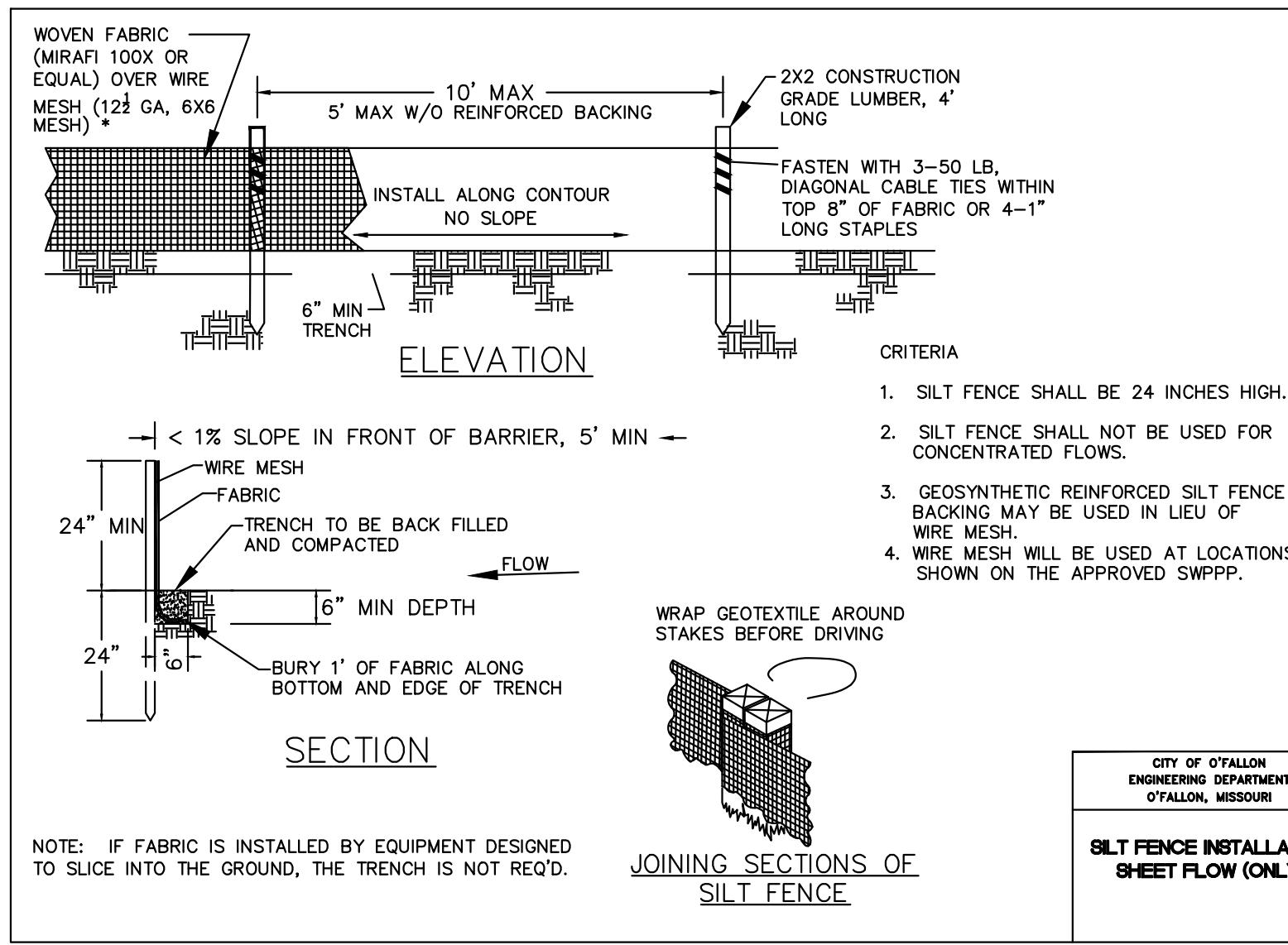
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STATE OF MISSOURI
 MICHAEL NEWELL, MEMBERS
 PROFESSIONAL ENGINEERS
 E-22483
 11/04/2025

MICHAEL NEWELL, MEMBERS
 PROFESSIONAL ENGINEERS
 E-22483
 11/04/2025

EROSION CONTROL NOTES:

1. THE PERMITTEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITTEE SHALL USE APPROPRIATE MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES. POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN. CONTROL SHALL COMMENCE WITH THE CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY CITY OF O'FALLOON AND AS NEEDED BY MODOT. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLOON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING CONCRETE SURFACES SHALL BE REMOVED. THE DEPOSITING OF SILT OR MUD ON NEW OR EXISTING CONCRETE SURFACES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLOON AND AS REQUIRED BY MODOT.
2. ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND CORRECTED WEEKLY, ESPECIALLY WITHIN 48 HOURS OF ANY RAIN STORM RESULTING IN ONE-QUARTER INCH OF RAIN OR MORE, AND SILT OR DEBRIS LEAVING THE SITE AND AFFECTING PUBLIC RIGHT OF WAY OR STORM WATER MANAGEMENT FACILITIES SHALL BE CLEANED UP WITHIN 24 HOURS AFTER THE END OF THE STORM.
3. EROSION CONTROL DESIGN AND FIELD SEDIMENT BASIN, ETC, SHALL BE IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES PROTECTING WATER QUALITY - A FIELD GUIDE TO EROSION, SEDIMENT AND STORMWATER BEST MANAGEMENT PRACTICES FOR DEVELOPMENT SITES IN MISSOURI AND KANSAS.
4. THIS DEVELOPMENT IS REQUIRED TO PROVIDE LONG TERM POST CONSTRUCTION BMP'S SUCH AS: LOW IMPACT DESIGN, SOURCE CONTROL AND TREATMENT CONTROLS THAT PROTECTS WATER QUALITY AND POST CONSTRUCTION RUN OFF TO MAXIMUM EXTENT PRACTICAL IN COMPLIANCE WITH THE STATE'S STORMWATER POLLUTION PREVENTION PLAN.
5. GRADED AREAS SHALL BE SEEDED AND MULCHED (STRAWED) WITHIN 14 DAYS OF STOPPING LAND DISTURBANCE ACTIVITIES. UNLESS IT CAN BE SHOWN TO THE CITY ENGINEER THAT WEATHER CONDITIONS ARE NOT FAVORABLE, VEGETATIVE GROWTH IS TO BE ESTABLISHED WITHIN 6 WEEKS OF STOPPING GRADING WORK ON THE PROJECT. THE VEGETATIVE GROWTH ESTABLISHED SHALL BE SUFFICIENT TO PREVENT EROSION AND THE STANDARD SHALL BE AS REQUIRED BY EPA AND DNR. (70% COVERAGE PER SQUARE FOOT) ORD. 6496, SECTION 405.095



dsd = NOMINAL DIAMETER
dmax = MAXIMUM DIAMETER
T = THICKNESS
L = LENGTH

1. DESIGN CRITERIA
2. GROOVE NUMBER MUST
BE < 2.50.
3. USE 3 TIMES PIPE
DIAMETER FOR
MINIMUM CHANNEL
WIDTH IF THERE IS NO
DEFINED CHANNEL.
4. ROCK SLOPES SHALL BE
NO STEEPER THAN 3:1.

TEMPORARY OUTLET
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PROTECTION

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SWPPP

(Storm Water Pollution Prevention Plan)

MODERN MED WEST 116 MONTRACHET DRIVE O'FALLON, MO 63368

July 22, 2025

THE VILLAGES AT MONTRACHET
WEST COMMERCIAL
S OUTER RD 364 & MONTRACHET DR
O'FALLON, MO 63368

Reference Numbers:
SCES: 2024030



Prepared by:
Michael N. Meiners, P.E.

801 South Fifth Street, Suite 202 ■ St. Charles, Missouri 63301
Telephone 636.947.0607 ■ Fax 636.947.2448

TEMPORARY STABILIZATION

Top soil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 14 days will be stabilized with temporary seed and mulch. Temporary seeding shall be applied at the rates and times specified below.

If the slope is greater than 3:1 (3 feet horizontal to 1 foot vertical) or if the slope is greater than 3% and greater than 150 ft in length, temporary stabilization must be installed within 7 days of ceasing operations.

Allowances to the 7-day completion period may be made due to weather or equipment malfunctions.

Temporary Fall Seeding

Plant Species	Rate ¹ (lb/acre)	Seeding Times
Side-Oats	65	8/16-9/30
Winter Rye	50	8/01-10/15
Winter Wheat	60	8/01-10/15
Orchard Grass	120	8/01-10/15
Perennial Ryegrass	80	8/01-10/15
Tall Fescue, Smooth Brome	80	8/01-10/15
K-31 Fescue	120	9/01-11/15
Ladino Clover	2 ²	8/15-9/15
Crimson Clover	6 ²	8/15-9/15
Orchard Grass and Oats or Rye	15 ²	8/15-9/15
	40 ²	

¹If using aerial or other broadcast method to apply seed without rolling or culti-packing, increase seeding rates by 50 percent.

²Pure Live Seed (PLS)

Temporary Spring Seeding

Plant Species	Rate (lb/acre)	Seeding Dates
Winter Rye	50	3/15-5/31
Spring Oats	65	3/15-5/31
Annual Ryegrass	4 ²	3/15-6/15
Sudangrass	16 ²	4/15-6/15
K-31 Fescue	30 ²	3/15-5/31
Red Clover & Oats	2 ²	3/15-5/31
	30 ²	

¹If using aerial or other broadcast method to apply seed without rolling or culti-packing, increase seeding rates by 50 percent.

²Pure Live Seed (PLS)

These documents, along with the plan sheets compose the Storm Water Pollution Prevention Plan (SWPPP). Items not specifically mentioned in this plan are to be completed as required in the NPDES permit.

Facility Name: Modern Med West

Facility Address: 116 Montrachet Dr, O'Fallon, MO 63368

Developer Name and Address: Pohle Properties LLC
6 Norman Groves Ct.
St. Louis, MO 63129

Developer Contact: Lauren Pohle
Phone: 314-369-2897
Email: nureslaurenstl@gmail.com

SITE DESCRIPTION

The project is located in The City of O'Fallon, St. Charles County, Missouri. The site is bounded by S Outer Road to the North, Montrachet Dr to the East, The Villages at Montrachet Subdivision to the South, Twin Chimneys Lee Ridge Village Subdivision to the West. The project is approximately 1.44 acres with 1.99 acres being disturbed.

WATERSHED CHARACTERISTICS

The existing runoff coefficient for this site would fall in the range 0.1-0.3 for undeveloped ground. The runoff coefficient for the development area would be increased to a range of 0.7-0.9 for commercial areas.

The runoff from this development exits the property to both the Southwest and Southeast corners of the property. Water exists to the southeast into the storm sewer system along Montrachet Dr. Water exits to the southwest into the storm sewer system that runs along the western property line. All water is eventually discharged into the Dardenne Creek.

SITE CHARACTERISTICS

The existing site has been found to contain no evidence of underground geological features such as sinkholes, springs, seeps, or other karst features.

There is also no evidence of endangered species or historic properties present on or near the site.

PERMITS

Locate and obtain all state and county land disturbance permits.

The site does not require 404/401 permits.

SEQUENCE OF ACTIVITIES

Construction sequence will generally be as follows:

1. Installation of 1 construction entrance; Temporary
2. Clearing and grubbing for those areas necessary for installation of perimeter control
3. Installation of perimeter control per plans; Temporary
4. Installation of sediment basins and traps per plans;
5. Remaining clearing and grubbing;
6. Site grading;
7. Utility installation;
8. Installation of BMPs to protect any storm drains installed; Temporary
9. Final seeding and stabilization.
10. All temporary BMPs may be removed once all construction is complete and final seeding and stabilization are established.

Changes to the sequence of construction operations may be modified by the person conducting the land disturbing activity or their representative and do not constitute a violation unless measures to control storm water runoff and sediment are not utilized.

EROSION & SEDIMENT CONTROLS

Silt fence, mulch rows, straw bale ditch checks and other measures either shown on the plan sheets or designated in the specifications shall be installed and maintained to the manufacturer's specifications.

All slopes should be roughened perpendicular to the slope with mechanical equipment.

Upon completion of storm sewer systems, if any, all inlets shall be protected with block and gravel, fabric drop, sod filter, or straw bales. All storm sewer outlets shall be protected with heavy stone revetment an adequate distance to reduce the peak runoff to a velocity that is non-erosive.

The above described BMPs are guidelines. If upon inspection and maintenance it is obvious that additional or alternative solutions are needed, the contractor shall do as necessary all work to comply with the NPDES permit.

SPILL PREVENTION

The contractor is expected to follow accepted practices in limiting the risk of spills. An effort should be made to store only enough products required to complete the job. Materials stored onsite will be stored in a neat, orderly manner in appropriate containers. When possible, all of the product shall be used before disposing of the container. The contractor to follow the manufacturer's recommended methods for use, disposal, and spill clean up. Any spills shall be cleaned-up immediately after discovery.

In the event of any loss of sediment or pollutants. All loss will be documented and reported to the special inspector. The area of BMP failure will then be repaired and reinforced to ensure there will be no future failure.

RUNOFF CONTAMINATION

To limit the risk of runoff contamination. There are to be no industrial activities located onsite. Including but not limited to concrete batch plant, asphalt batch plant, etc.

The developer will also be responsible for ensuring that all non-storm water discharges, will be diverted through a BMP filter before it is allowed to flow off-site. Potential sources of non-storm water discharges are the designated wash down area, as well as other washing of equipment and materials.

INDUSTRIAL ACTIVITIES

To limit the risk of runoff contamination. There are to be no industrial activities located onsite. Including but not limited to concrete batch plant, asphalt batch plant, etc.

DEVELOPER'S CERTIFICATION

I certify under penalty of law that this Storm Water Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements and regulations of St. Charles County and the Missouri Department of Natural Resources. To the best of my knowledge and belief, the information contained in this plan is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for known violations.

Signed: _____ Date: _____

Table 60-5 Soil Stabilization Schedule

Soil Disturbance Activity or Condition	Required Stabilization Time
Soil disturbance has ceased in areas greater than 2,000 square feet.	14 days
After construction of dikes, swales, diversions, and other concentrated flow areas	5 days
When slopes are steeper than 3 horizontal to 1 vertical	7 days
When slopes are greater than 3% and longer than 150 feet.	14 days
Perimeter controls around soil stockpiles.	End of workday
Stabilization or covering of inactive stockpiles.	30 days
When land disturbance is completed, permanent soil stabilization must be installed.	30 days

Table 60-6 Soil Amendment Rates

Soil Amendment Material	Application Rate (lb per Acre)
Fertilizer	Nitrogen (N) 30 ¹
	Phosphate (P ₂ O ₅) 90 ¹
	Potash (K ₂ O) 90 ¹
Lime	1,000 ²

Table 60-9 Mulching Materials

Material	Rate	Requirements	Installation/Uses
Straw	1.5-2.5 tons/ac (3-4 tons, if roller punched)	Dry, unchopped, unweathered; free of weed seeds & rot.	Spread by machine 1.5-2.5 inches deep; must be tacked or tied down.
Compost Blanket	1" thick	Double the application rate for embankments	Follow manufacturer's application method.
Wood fiber, wood cellulose, paper	1-2 tons/ac	Double the application rate in critical areas	Use with power mulcher or hydroseeder; may be used to tack straw on steep slopes. Cannot be used in hot dry weather.

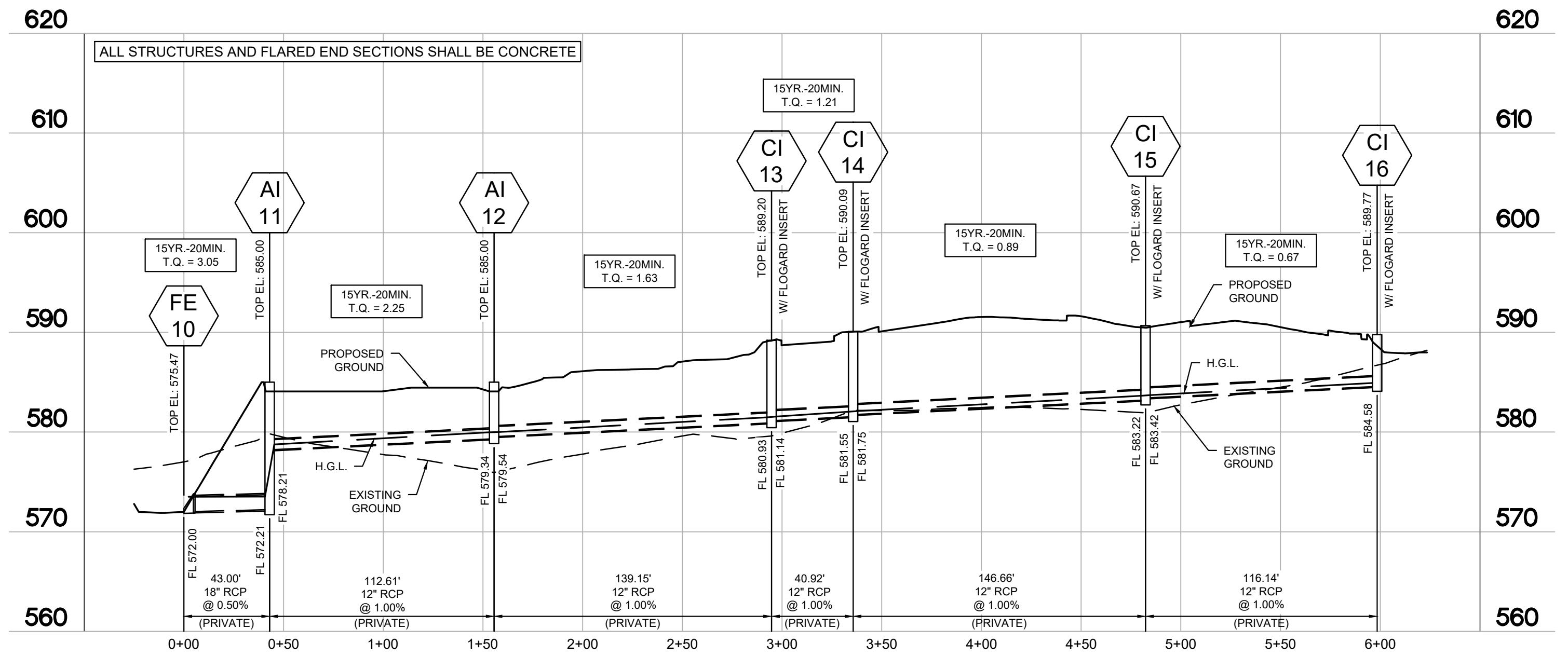
CONSTRUCTION PLAN SUBMITTAL
CITY OF WENTZVILLE COMMENT REVIEWS
REVISE GRADING QUANTITIES
PWS/PA & DUCETT CREEK SUBMITTALS
PWS/PA COMMENT REVIEWS

CONSTRUCTION PLAN MODERN MED WEST LOT A.1 OF THE VILLAGES AT MONTRACHET WEST COMMERCIAL SWPPP DOCUMENT
--

ST. CHARLES ENGINEERING & SURVEYING, INC. 801 S. FIFTH STREET, SUITE 202 ST. CHARLES, MO 63301 TEL: (636) 947-0607 FAX: (636) 947-2448 PROFESSIONAL ENGINEERING AND LAND SURVEYING, INC. MISSOURI STATE CERTIFICATES OF AUTHORITY - 001647 & 000379
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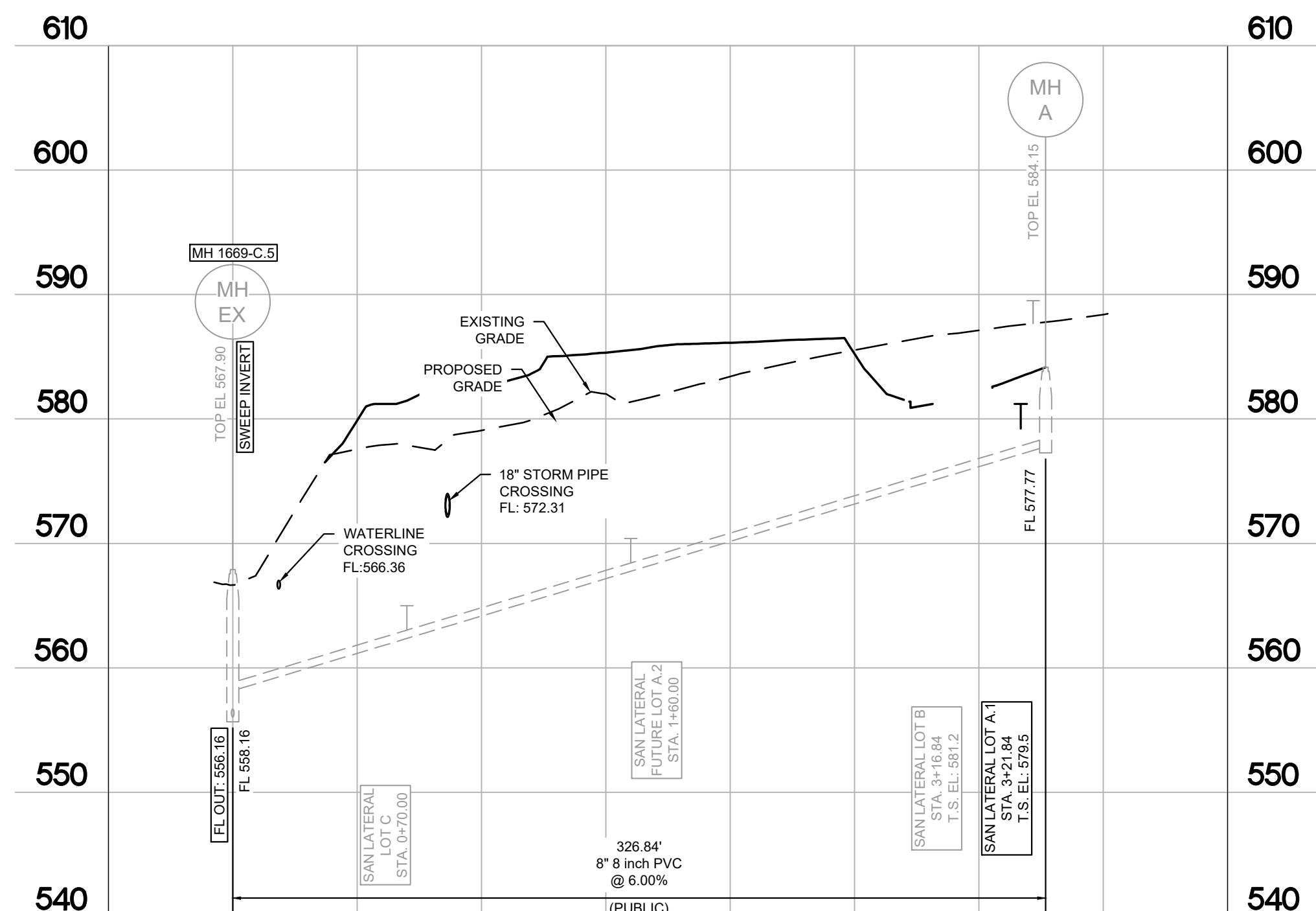
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRAVING AND/OR CONSTRUCTION OF IMPROVEMENTS.

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.
ORDER NO. 2024030
DATE 12/10/2025
ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR THE PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.



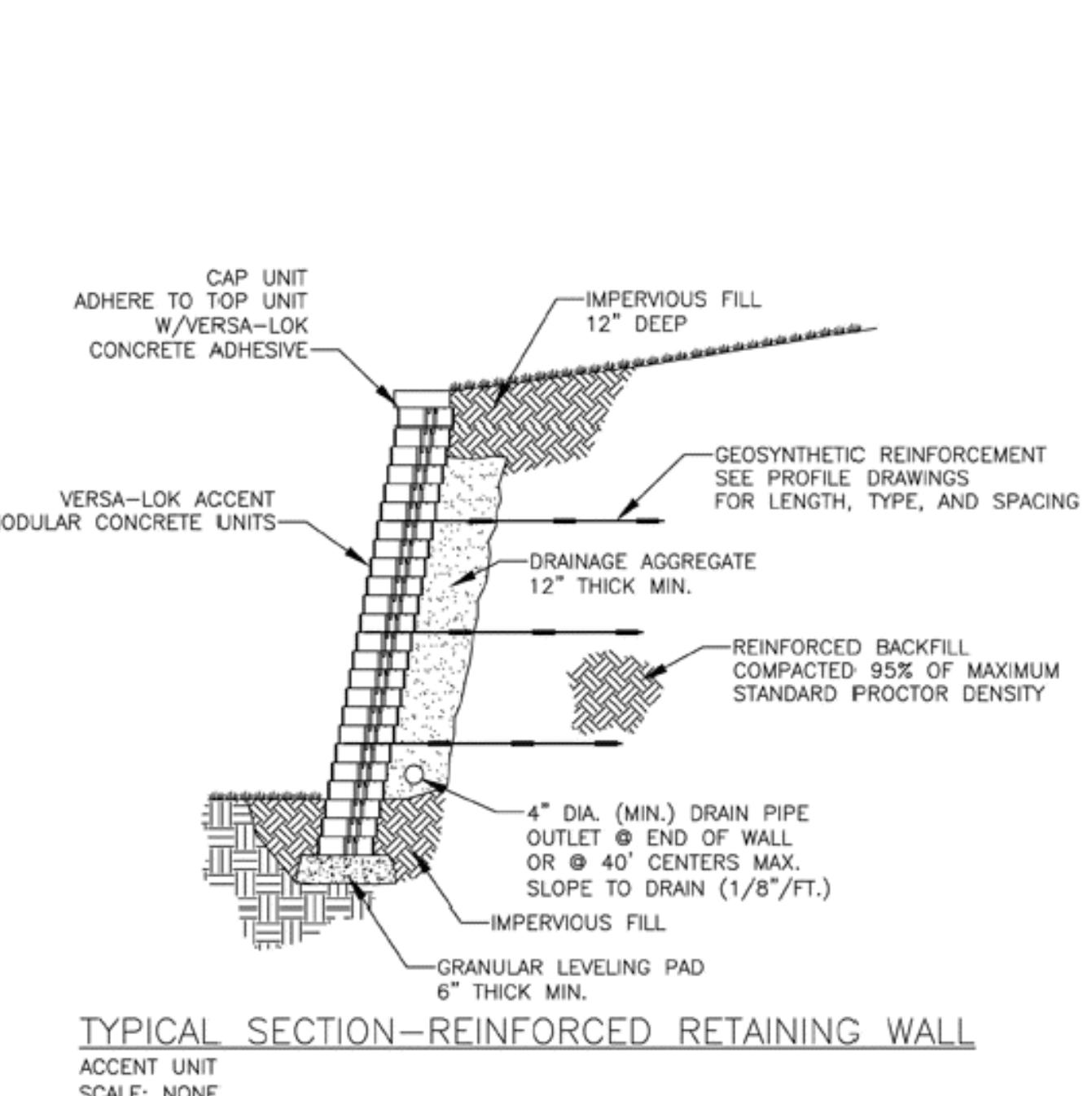
STORM SEWER PROFILES

SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 10'



SANITARY SEWER PROFILES

SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 10'



STORM SEWER NOTES:

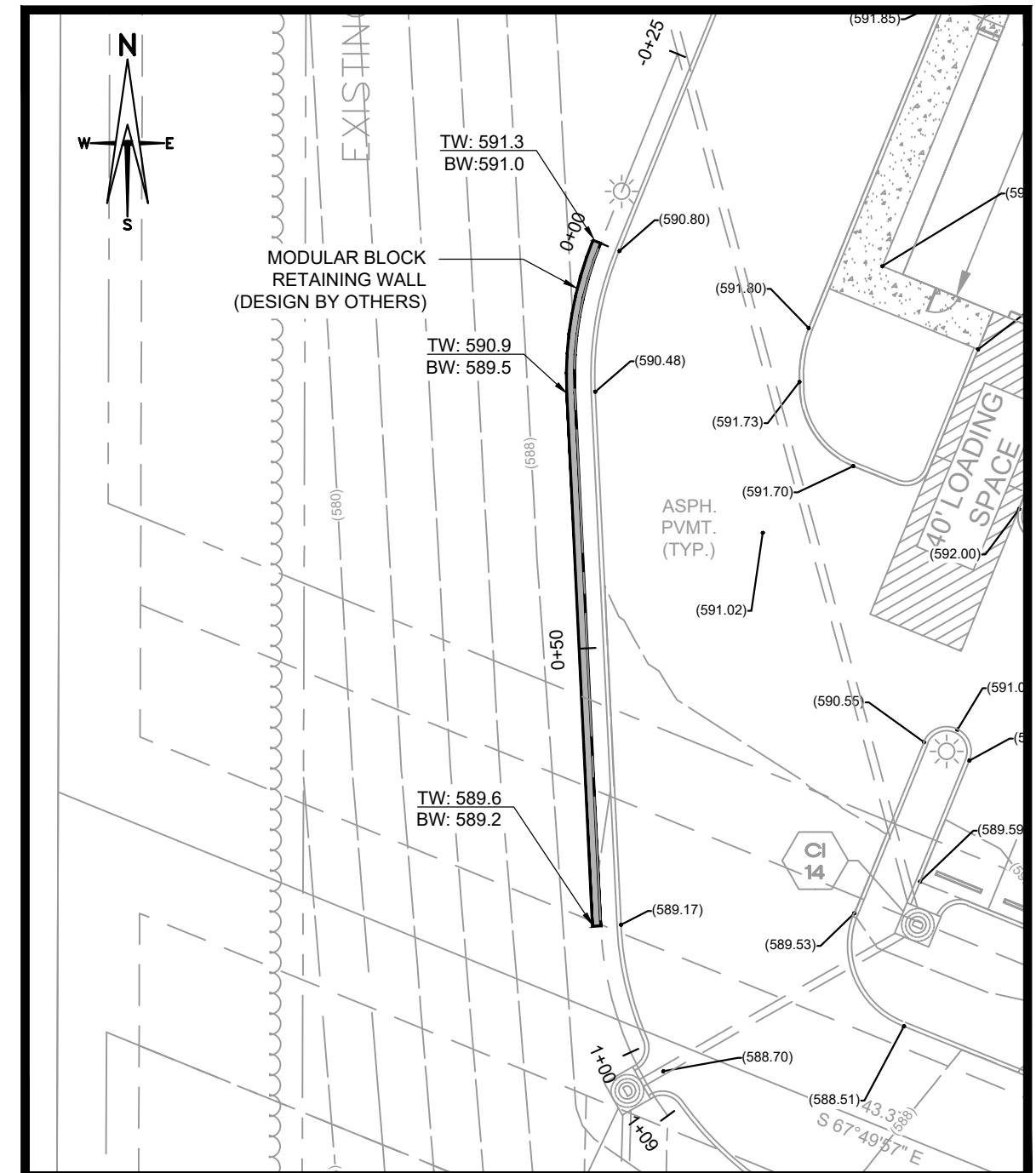
- ALL STORM SEWER INSTALLATION IS TO BE IN ACCORDANCE WITH M.S.D. STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM SEWER STRUCTURES. PRE CAST CONCRETE STRUCTURES ARE TO BE USED UNLESS OTHERWISE APPROVED BY THE CITY OF O'FALLON.
- A 5/8" TRASH BAR SHALL BE INSTALLED HORIZONTALLY IN THE CENTER OF THE OPENING(S) IN ALL CURB INLETS AND AREA INLETS.
- (INTENTIONALLY OMITTED)
- ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER. ADD CONCRETE CRADLE TO ONLY RCP STORM SEWER AND ENCASE FLEXIBLE STORM SEWER WHEN IT IS MORE THAN 18 INCHES ABOVE SANITARY LINE. SHOW ON PROFILE SHEET.
- THE STORM SEWERS SHOULD RUN DIAGONALLY THROUGH THE SIDE YARDS TO MINIMIZE ANY ADDITIONAL UTILITY EASEMENTS REQUIRED.
- ALL CONCRETE PIPES WILL BE INSTALLED WITH O-RING RUBBER TYPE GASKETS.
- CONNECTIONS AT ALL STORM STRUCTURES ARE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
- PRE CAST CONCRETE INLET COVERS ARE NOT TO BE USED.
- THE SWALE IN THE DETENTION BASINS SHALL HAVE A MINIMUM 2% LONGITUDINAL SLOPE AND BE LINED WITH A PERMANENT EROSION CONTROL BLANKET THAT WILL ALLOW INFILTRATION OF STORM WATER.
- ALL STRUCTURES AND FLARED END SECTIONS MUST BE CONCRETE. H.D.P.E. PIPE WILL NOT BE ALLOWED FOR DETENTION BASIN OUTFLOWS, FINAL PIPE RUN TO DETENTION BASINS, CREEK DISCHARGE OR OTHER APPROVED MEANS.
- (INTENTIONALLY OMITTED)
- RIP RAP SHOWN AT FLARED END SECTIONS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTORS AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY TO REDUCE EROSION ON AND OFF SITE.
- ADD 1" MINUS ROCK BACK FILL TO ALL STORM SEWER THAT LIE WITHIN THE 1:1 SHEAR PLANE OF THE ROAD.
- (INTENTIONALLY OMITTED)

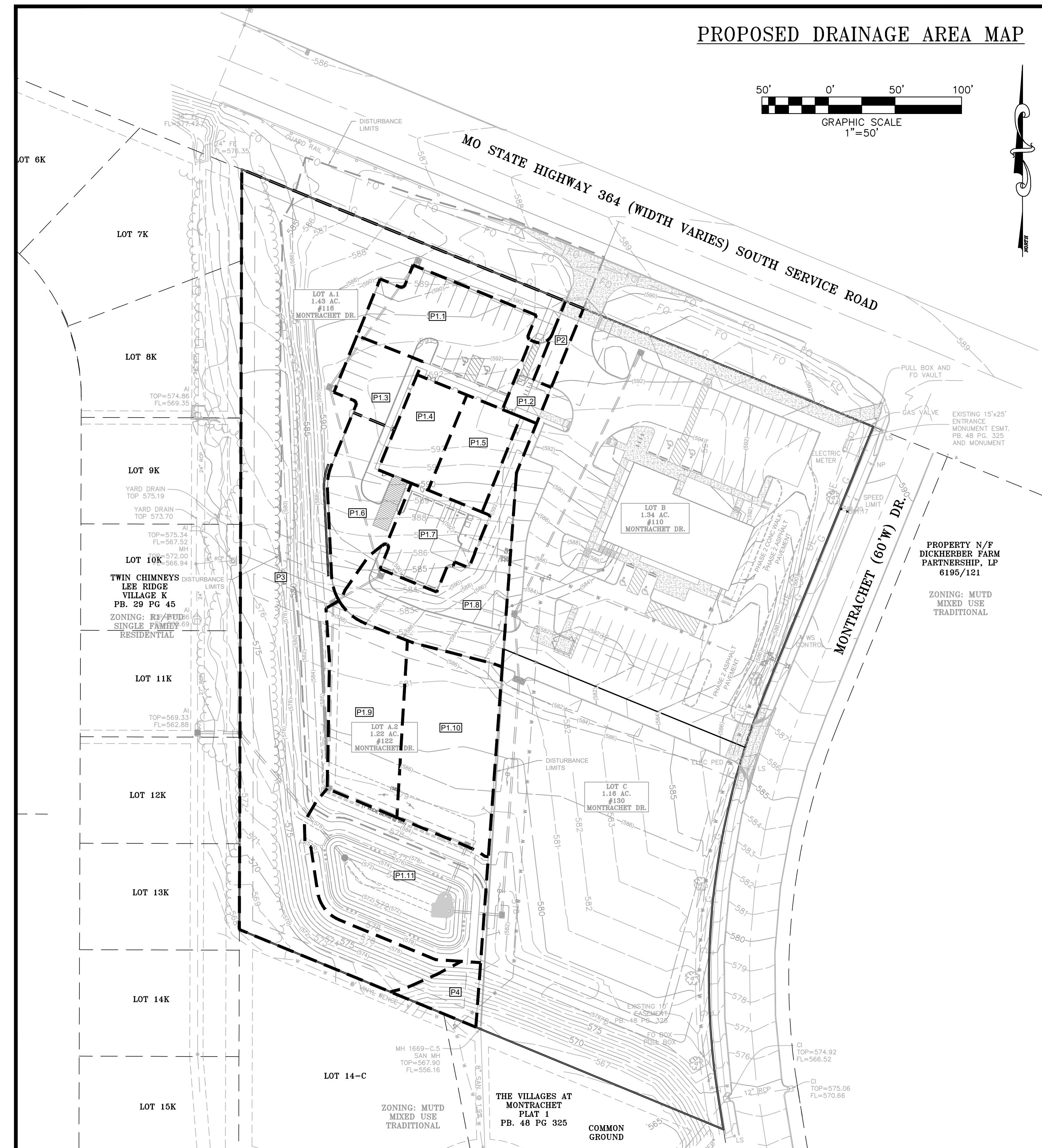
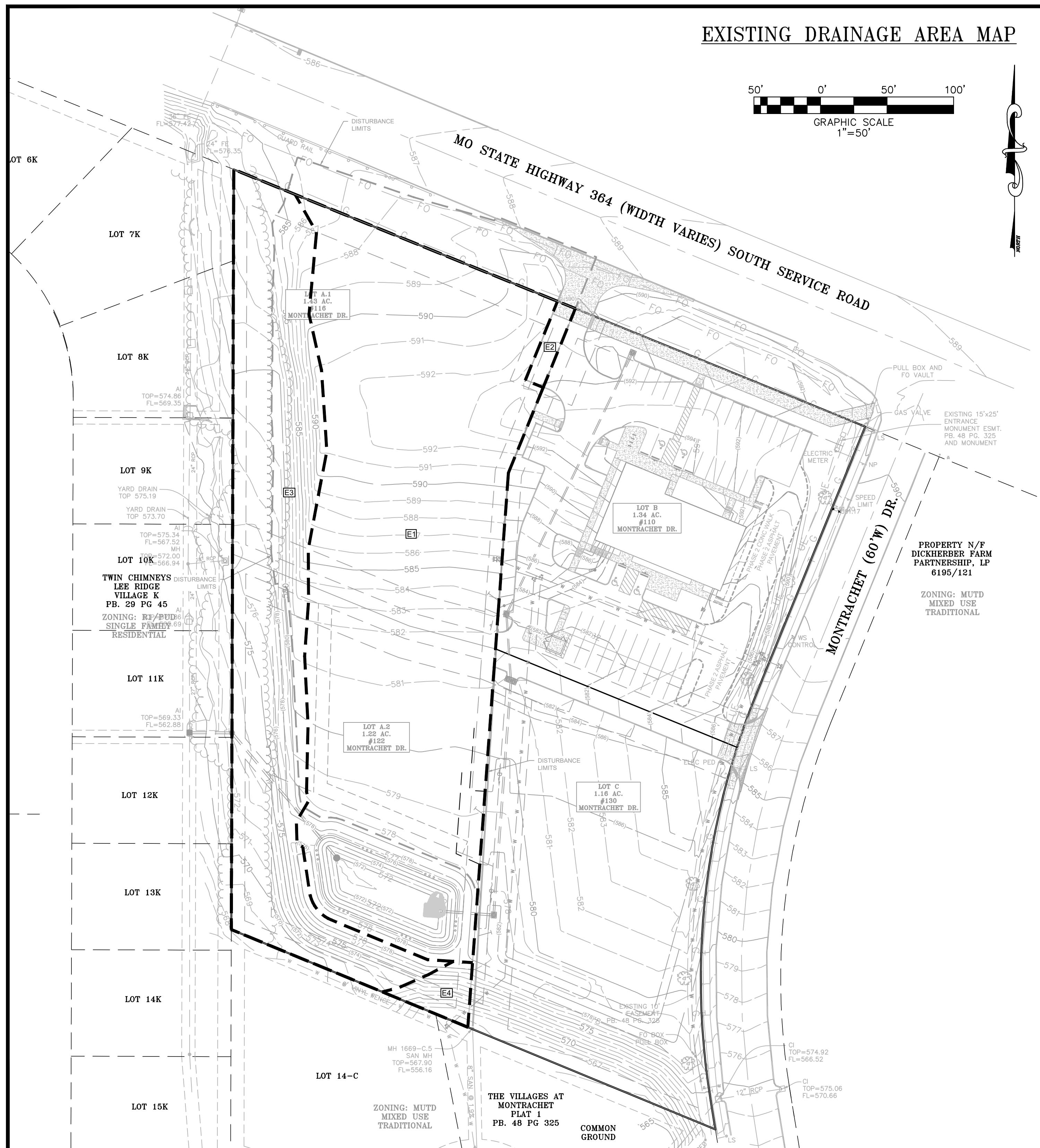
15YR.-20MIN. PIPE HYDRAULICS

Line No.	Line ID	DnStm Ln No	Invert Dn	Gnd/Rim El Dn	Invert Up	Gnd/Rim El Up	Line Length	Line Slope	Line Size	n-val Pipe	Capac Full	Known Q	Flow Rate	Vel Ave	Energy Loss	Minor Loss	HGL Dn	HGL Up	Rim-Hw
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)	(in)	(cfs)	(cfs)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	10-11	Outfall	572.00	575.47	572.22	585.00	43.000	0.51	18	0.012	8.14	0.80	2.93	1.73	0.027	0.08	573.50	573.52	11.41
2	11-12	1	578.21	585.00	579.34	585.00	112.606	1.00	12	0.012	3.86	0.62	2.13	4.59	0.000	n/a	578.74	579.96	5.04
3	12-13	2	579.54	585.00	580.93	589.20	139.145	1.00	12	0.012	3.86	0.30	1.51	4.13	0.000	n/a	579.97	581.45	7.75
4	13-14	3	581.14	589.20	581.55	590.09	40.922	1.00	12	0.012	3.86	0.32	1.21	3.87	0.000	n/a	581.52	582.01	8.08
5	14-15	4	581.75	590.09	583.22	590.00	146.665	1.00	12	0.013	3.57	0.22	0.89	3.43	0.000	0.18	582.09	583.61	6.39
6	15-16	5	583.42	590.00	584.58	589.77	116.142	1.00	12	0.012	3.86	0.67	0.67	3.26	0.000	0.12	583.70	584.92	4.85

WALL PLAN

SCALE: 1" = 20'





ZONE	SQ.FT.	AC.	P.I.	CFS
E1	76172.857	1.749	1.70	2.97
E2	927.925	0.021	1.70	0.04
E3	36914.024	0.847	1.70	1.44
E4	1719.465	0.039	1.70	0.07
		2.657		

ZONE	SQ.FT.	AC.	P.I.	CFS
P1.1	8209.473	0.188	3.54	0.67
P1.2	1189.285	0.027	3.54	0.10
P1.3	2758.444	0.063	3.54	0.22
P1.4	3123.183	0.072	3.54	0.25
P1.5	3370.216	0.077	3.54	0.27
P1.6	5078.606	0.117	3.54	0.42
P1.7	3939.605	0.090	3.54	0.32
P1.8	8687.622	0.199	3.54	0.71
P1.9	7646.393	0.176	3.54	0.62
P1.10	9848.653	0.226	3.54	0.80
P1.11	11899.430	0.273	1.70	0.46
P2	927.925	0.021	3.54	0.08
P3	47335.213	1.087	1.70	1.85
P4	1719.465	0.039	1.70	0.07
		2.657		

**FOR DRAINAGE PURPOSES ONLY.
NOT FOR CONSTRUCTION!**

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 AND/OR CONSTRUCTION OF IMPROVEMENTS.

ENGINEER'S AUTHENTICATION

08-28-2025	CONSTRUCTION PLAN SUBMITTAL
10-20-2025	CITY OF WENTZVILLE COMMENT REVISIONS
11-04-2025	REVISE GRADING QUANTITIES
12-04-2025	PWSD# & DUCKETT CREEK SUBMITTALS
12-10-2025	PWSD#2 COMMENT REVISION

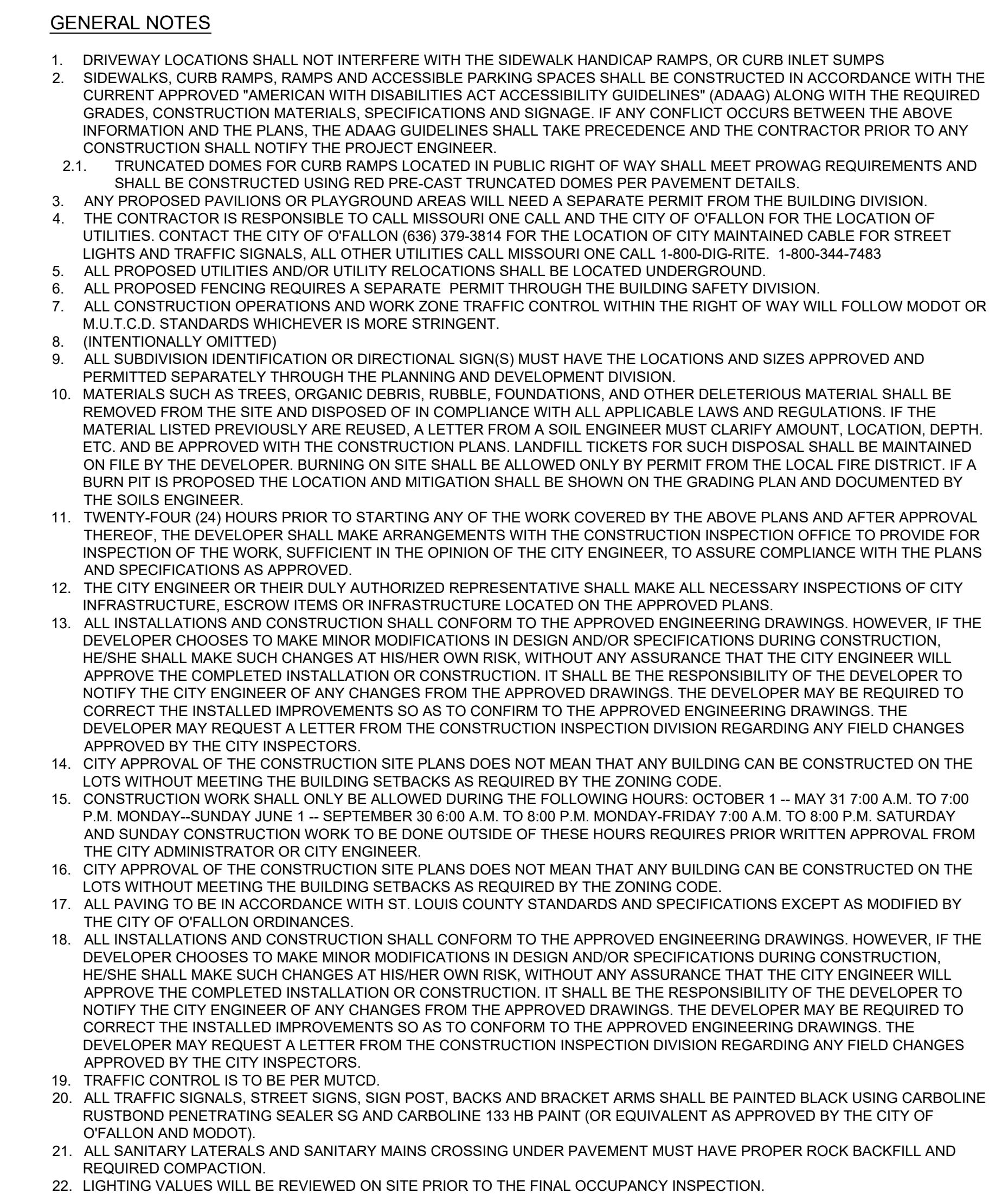
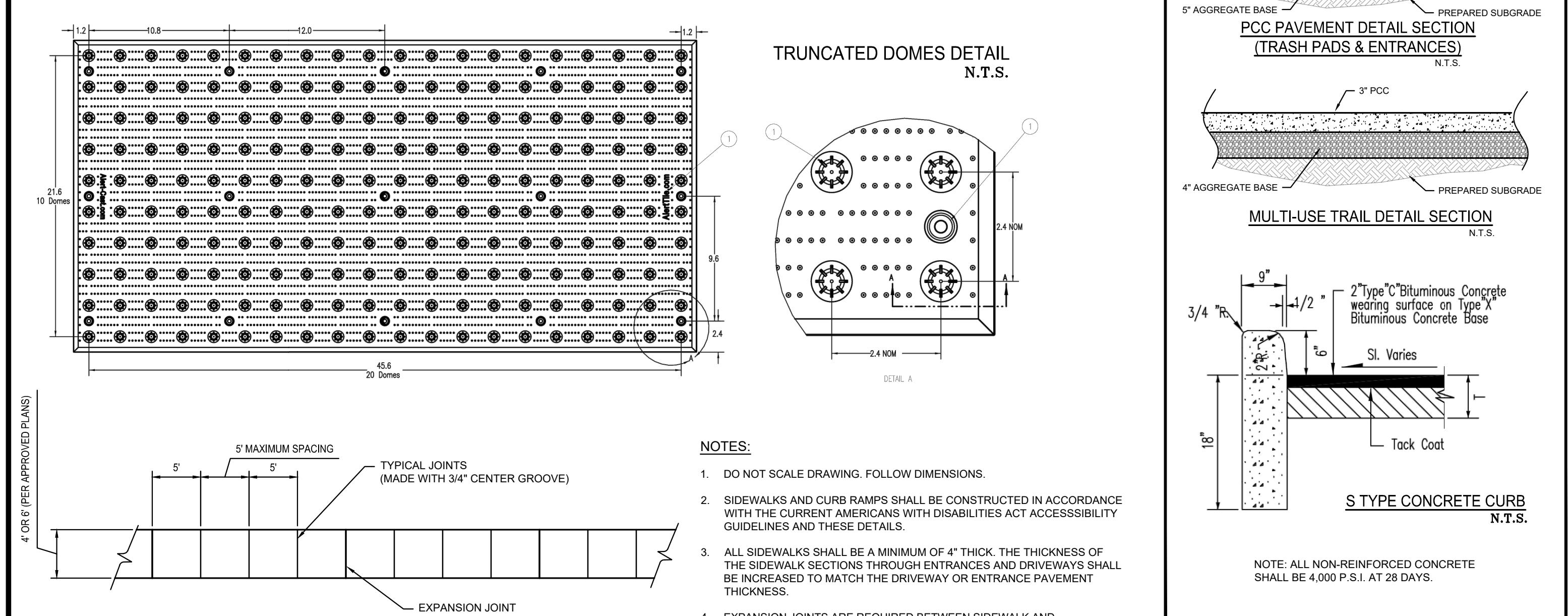
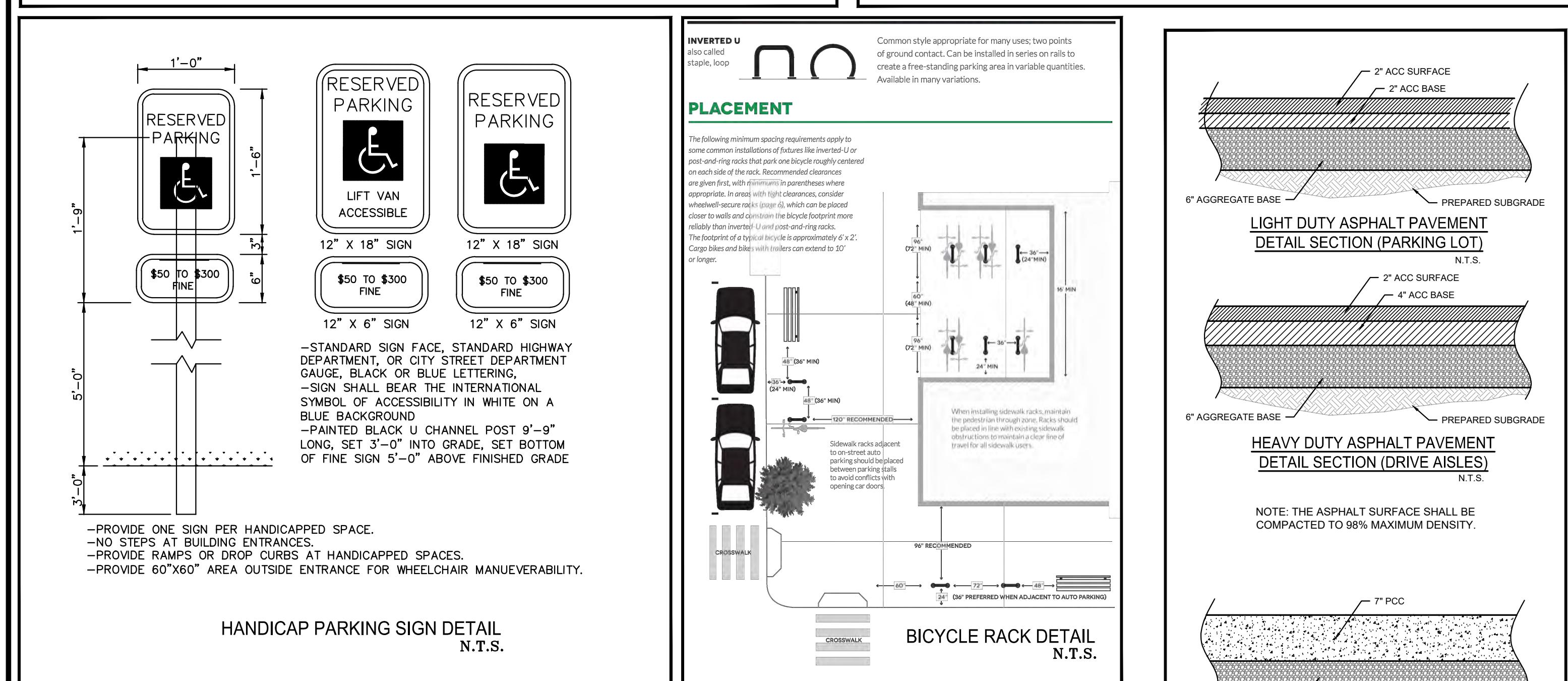
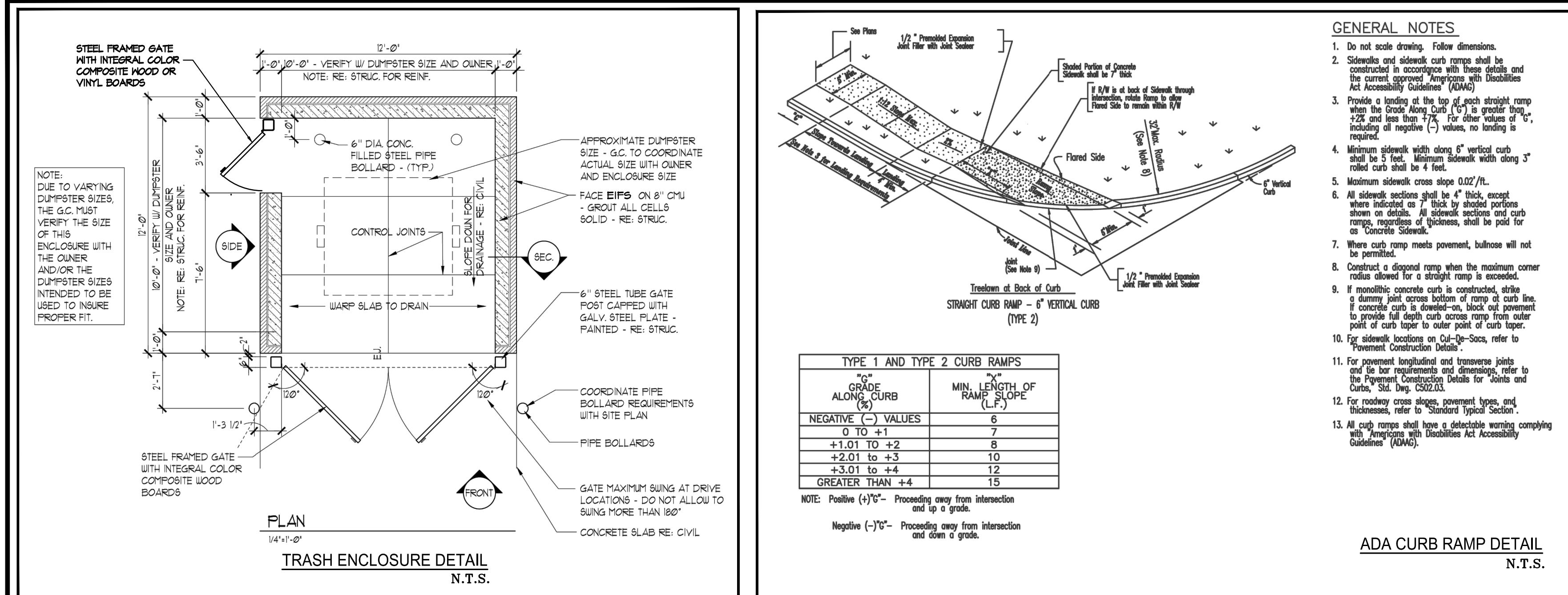
CONSTRUCTION PLAN
MODERN MED WEST
LOT A OF THE VILLAGES AT
MONTRACHET WEST COMMERCIAL
DRAINAGE AREA MAPS

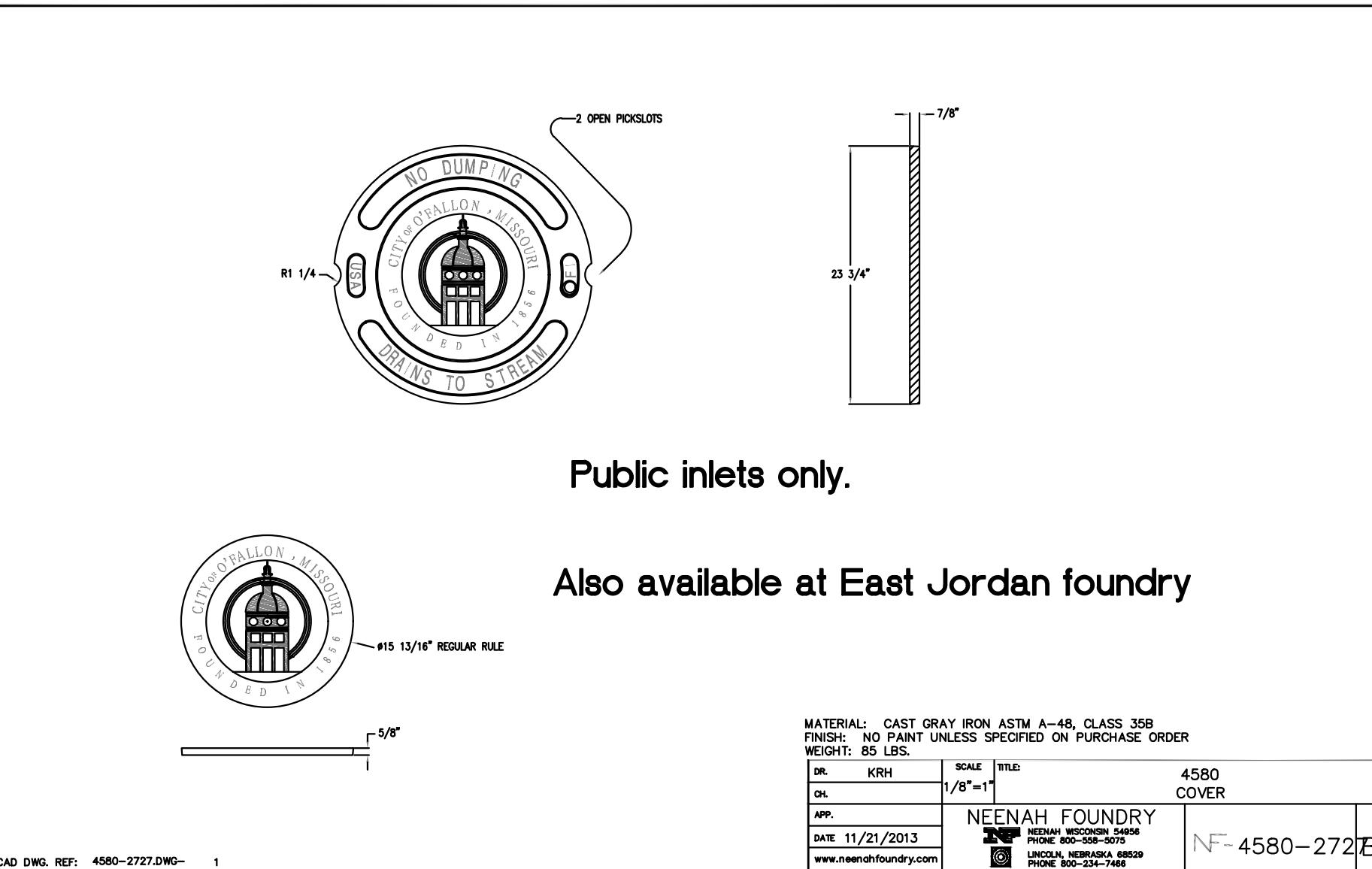
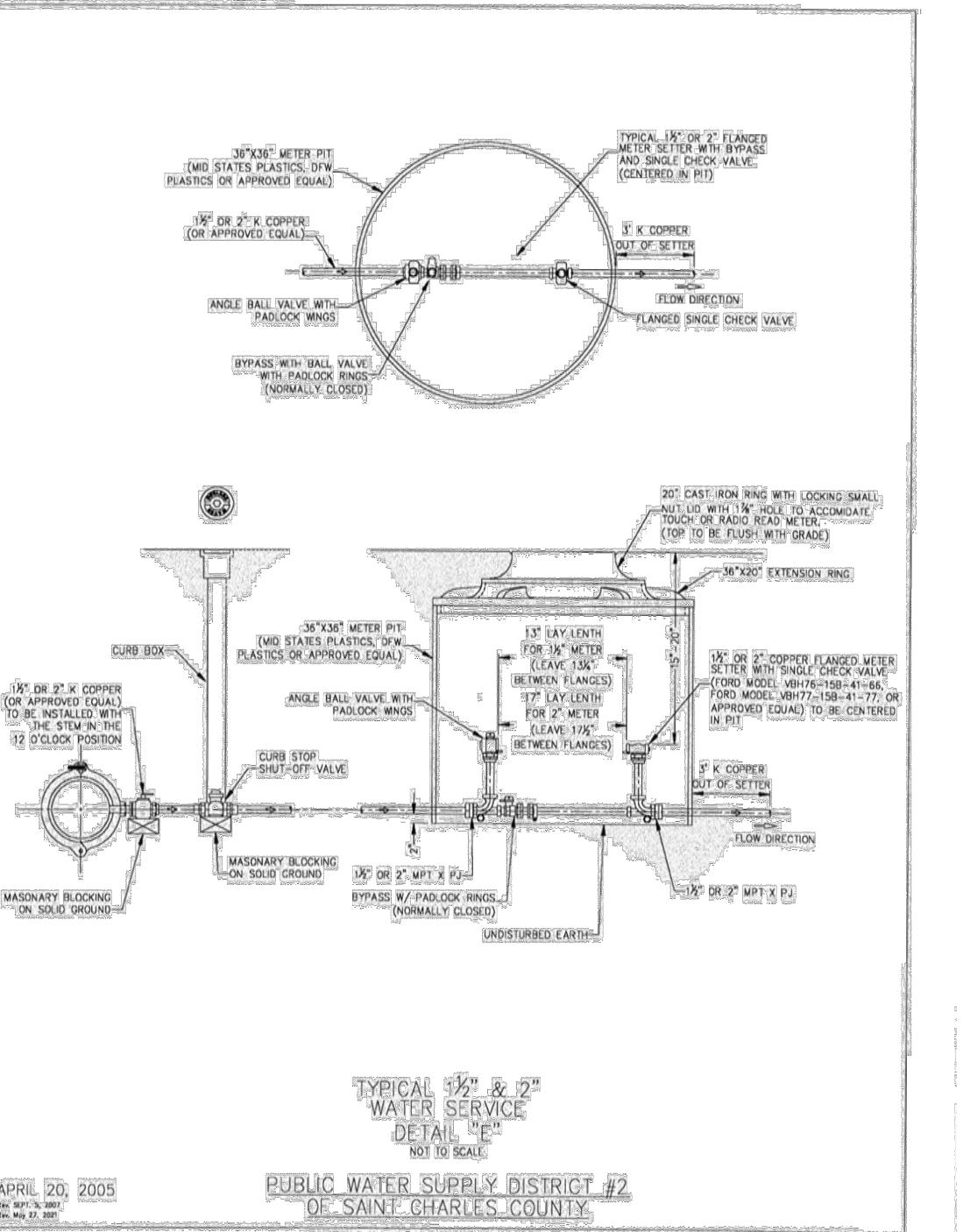
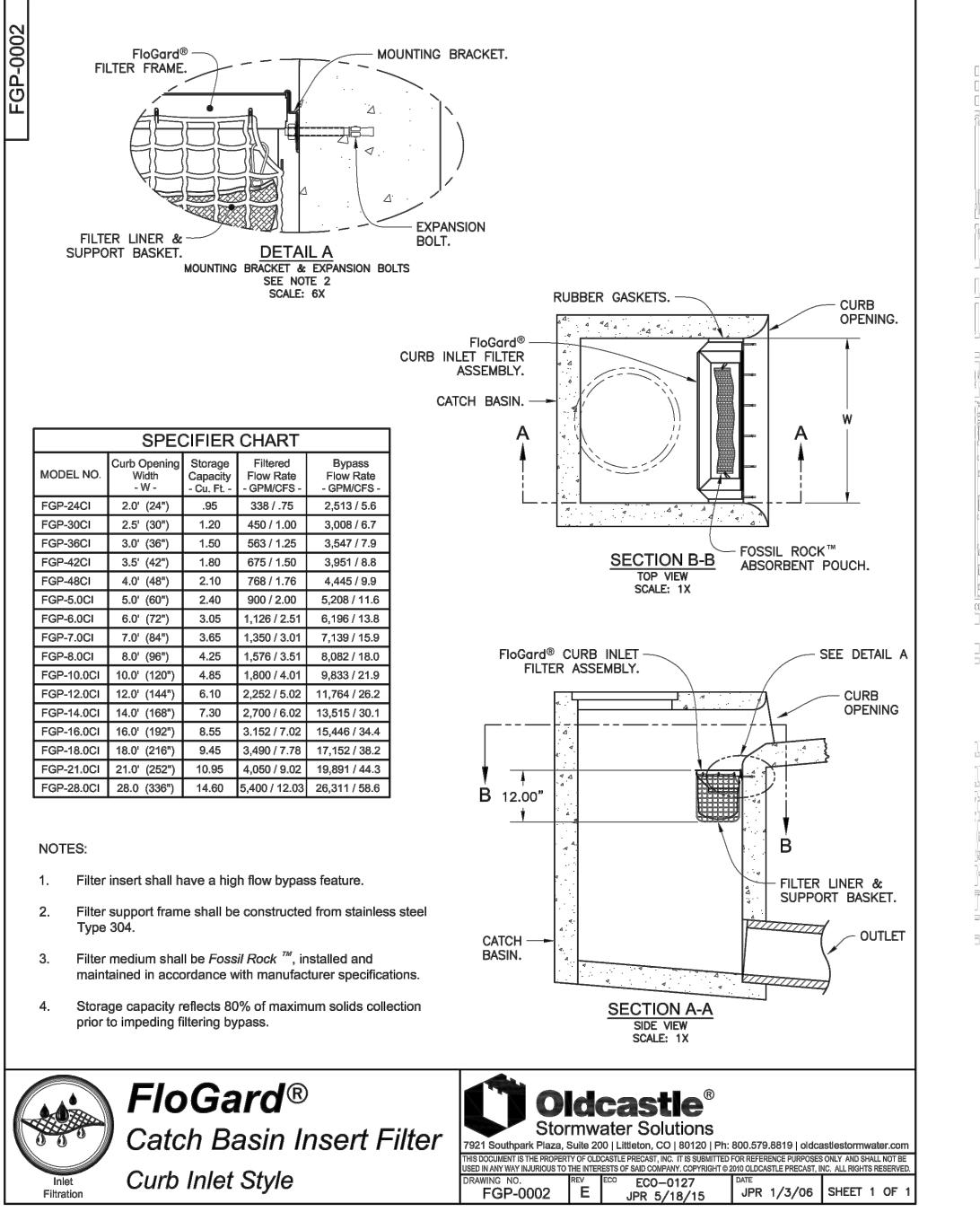
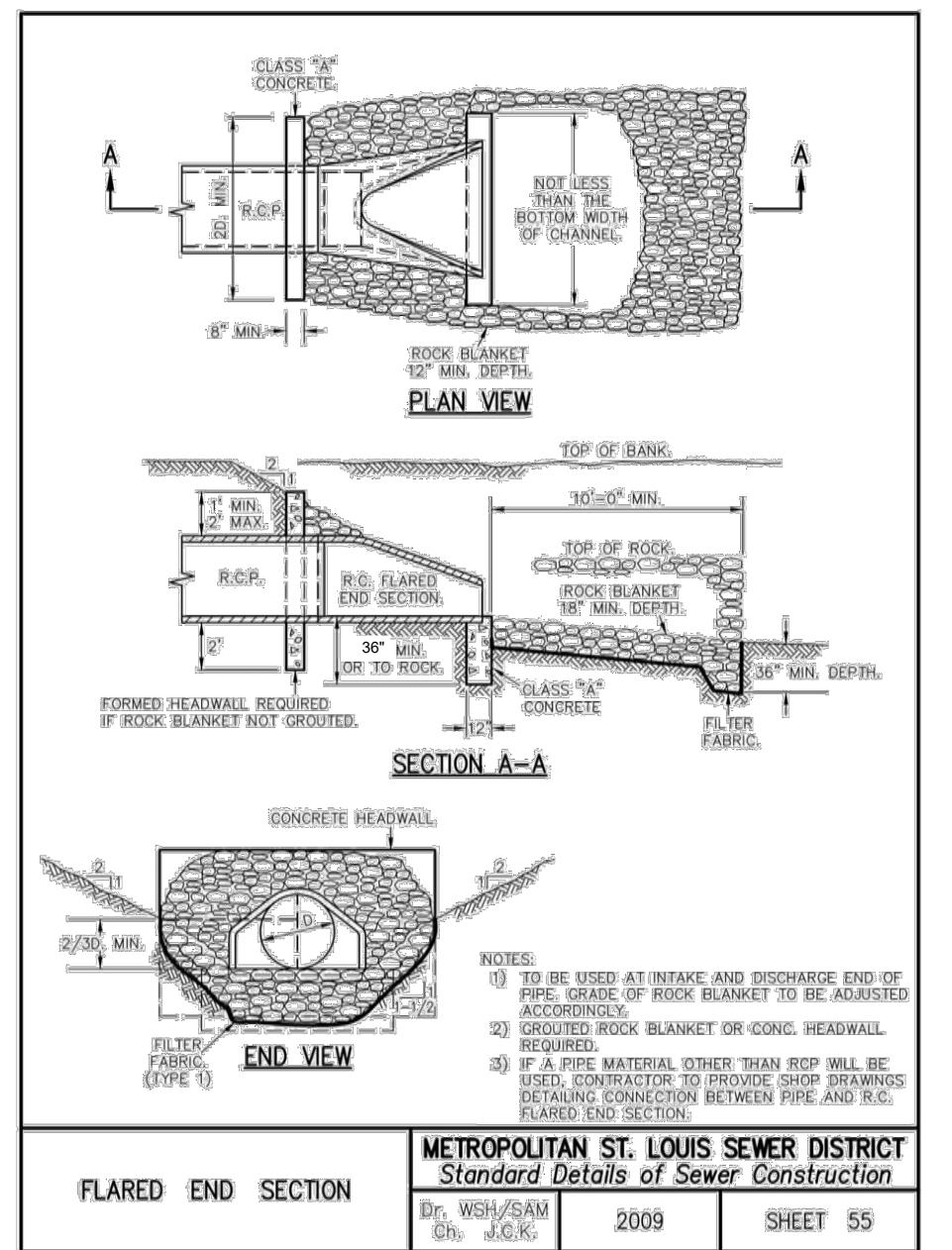
ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
10000 STATE CERTIFICATE OF AUTHORITY 2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-20100-20101-20102-20103-20104-20105-20106-20107-20108-20109-20110-20111-20112-20113-20114-20115-20116-20117-20118-20119-20120-20121-20122-20123-20124-20125-20126-20127-20128-20129-20130-20131-20132-20133-20134-20135-20136-20137-20138-20139-20140-20141-20142-20143-20144-20145-20146-20147-20148-20149-20150-20151-20152-20153-20154-20155-20156-20157-20158-20159-20160-20161-20162-20163-20164-20165-20166-20167-20168-20169-20170-20171-20172-20173-20174-20175-20176-20177-20178-20179-20180-20181-20182-20183-20184-20185-20186-20187-20188-20189-20190-20191-20192-20193-20194-20195-20196-20197-20198-20199-20200-20201-20202-20203-20204-20205-20206-20207-20208-20209-202010-202011-202012-202013-202014-202015-202016-202017-202018-202019-202020-202021-202022-202023-202024-202025-202026-202027-202028-202029-202030-202031-202032-202033-202034-202035-202036-202037-202038-202039-202040-202041-202042-202043-202044-202045-202046-202047-202048-202049-202050-202051-202052-202053-202054-202055-202056-202057-202058-202059-202060-202061-202062-202063-202064-202065-202066-202067-202068-202069-202070-202071-202072-202073-202074-202075-202076-202077-202078-202079-202080-202081-202082-202083-202084-202085-202086-202087-202088-202089-202090-202091-202092-202093-202094-202095-202096-202097-202098-202099-2020100-2020101-2020102-2020103-2020104-2020105-2020106-2020107-2020108-2020109-2020110-2020111-2020112-2020113-2020114-2020115-2020116-2020117-2020118-2020119-2020120-2020121-2020122-2020123-2020124-2020125-2020126-2020127-2020128-2020129-2020130-2020131-2020132-2020133-2020134-2020135-2020136-2020137-2020138-2020139-2020140-2020141-2020142-2020143-2020144-2020145-2020146-2020147-2020148-2020149-2020150-2020151-2020152-2020153-2020154-2020155-2020156-2020157-2020158-2020159-2020160-2020161-2020162-2020163-2020164-2020165-2020166-2020167-2020168-2020169-2020170-2020171-2020172-2020173-2020174-2020175-2020176-2020177-2020178-2020179-2020180-2020181-2020182-2020183-2020184-2020185-2020186-2020187-2020188-2020189-2020190-2020191-2020192-2020193-2020194-2020195-2020196-2020197-2020198-2020199-2020200-2020201-2020202-2020203-2020204-2020205-2020206-2020207-2020208-2020209-20202010-20202011-20202012-20202013-20202014-20202015-20202016-20202017-20202018-20202019-20202020-20202021-20202022-20202023-20202024-20202025-20202026-20202027-20202028-20202029-20202030-20202031-20202032-20202033-20202034-20202035-20202036-20202037-20202038-20202039-20202040-20202041-20202042-20202043-20202044-20202045-20202046-20202047-20202048-20202049-20202050-20202051-20202052-20202053-20202054-20202055-20202056-20202057-20202058-20202059-20202060-20202061-20202062-20202063-20202064-20202065-20202066-20202067-20202068-20202069-20202070-20202071-20202072-20202073-20202074-20202075-20202076-20202077-20202078-20202079-20202080-20202081-20202082-20202083-20202084-20202085-20202086-20202087-20202088-20202089-20202090-20202091-20202092-20202093-20202094-20202095-20202096-20202097-20202098-20202099-202020100-202020101-202020102-202020103-202020104-202020105-202020106-202020107-202020108-202020109-202020110-202020111-202020112-202020113-202020114-202020115-202020116-202020117-202020118-202020119-202020120-202020121-202020122-202020123-202020124-202020125-202020126-202020127-202020128-202020129-202020130-202020131-202020132-202020133-202020134-202020135-202020136-202020137-202020138-202020139-202020140-202020141-202020142-202020143-202020144-202020145-202020146-202020147-202020148-202020149-202020150-202020151-202020152-202020153-202020154-202020155-202020156-202020157-202020158-202020159-202020160-202020161-202020162-202020163-202020164-202020165-202020166-202020167-202020168-202020169-202020170-202020171-202020172-202020173-202020174-202020175-202020176-202020177-202020178-202020179-202020180-202020181-202020182-202020183-202020184-202020185-202020186-202020187-202020188-202020189-202020190-202020191-202020192-202020193-202020194-202020195-202020196-202020197-202020198-202020199-202020200-202020201-202020202-202020203-202020204-202020205-202020206-202020207-202020208-202020209-2020202010-2020202011-2020202012-2020202013-2020202014-2020202015-2020202016-2020202017-2020202018-2020202019-2020202020-2020202021-2020202022-2020202023-2020202024-2020202025-2020202026-2020202027-2020202028-2020202029-2020202030-2020202031-2020202032-2020202033-2020202034-2020202035-2020202036-2020202037-2020202038-2020202039-2020202040-2020202041-2020202042-2020202043-2020202044-2020202045-2020202046-2020202047-2020202048-2020202049-2020202050-2020202051-2020202052-20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A circular Missouri state seal is overlaid with a large, handwritten signature of the name "Michael Newell Meiners". The signature is written in black ink and is very fluid and cursive. The seal itself has a decorative border and contains the text "STATE OF MISSOURI" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The entire stamp is on a white background.

DIG	MICHAEL NEWELL MEINERS CIVIL ENGINEER PE-22483 ELECTRONIC SEAL
33 INC.	ORDER NO. 2024030
EBY	DATE 12/10/2025

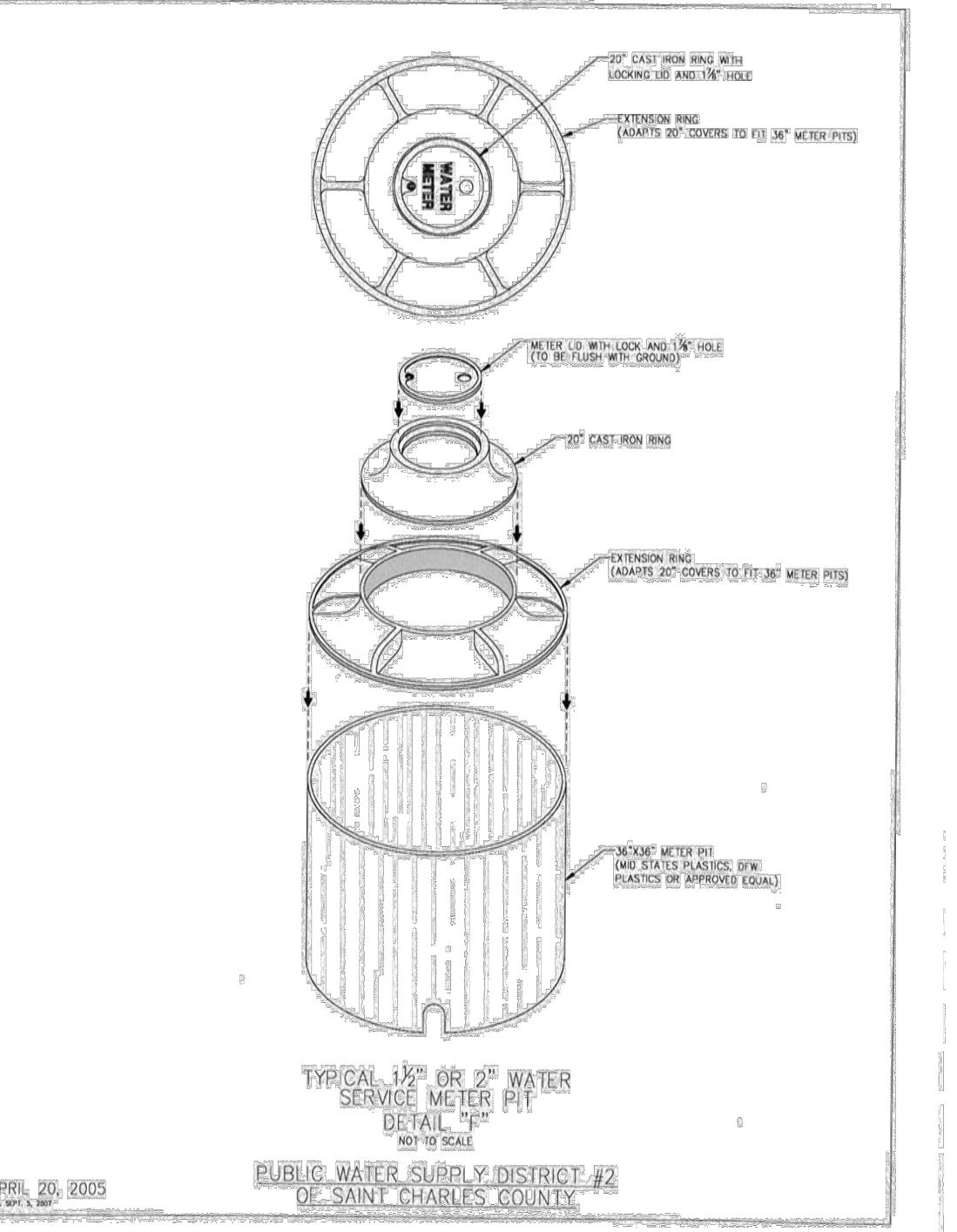
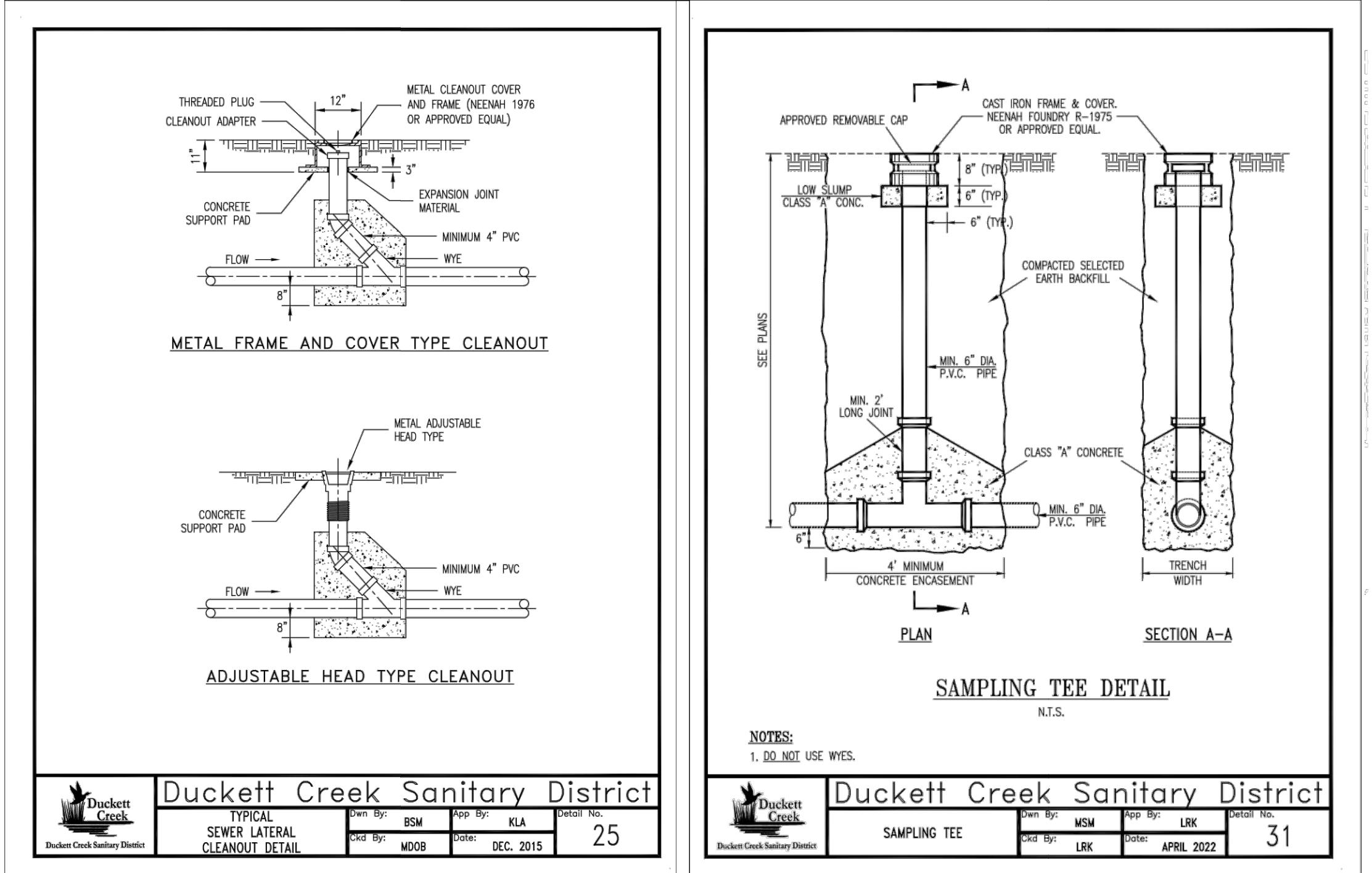
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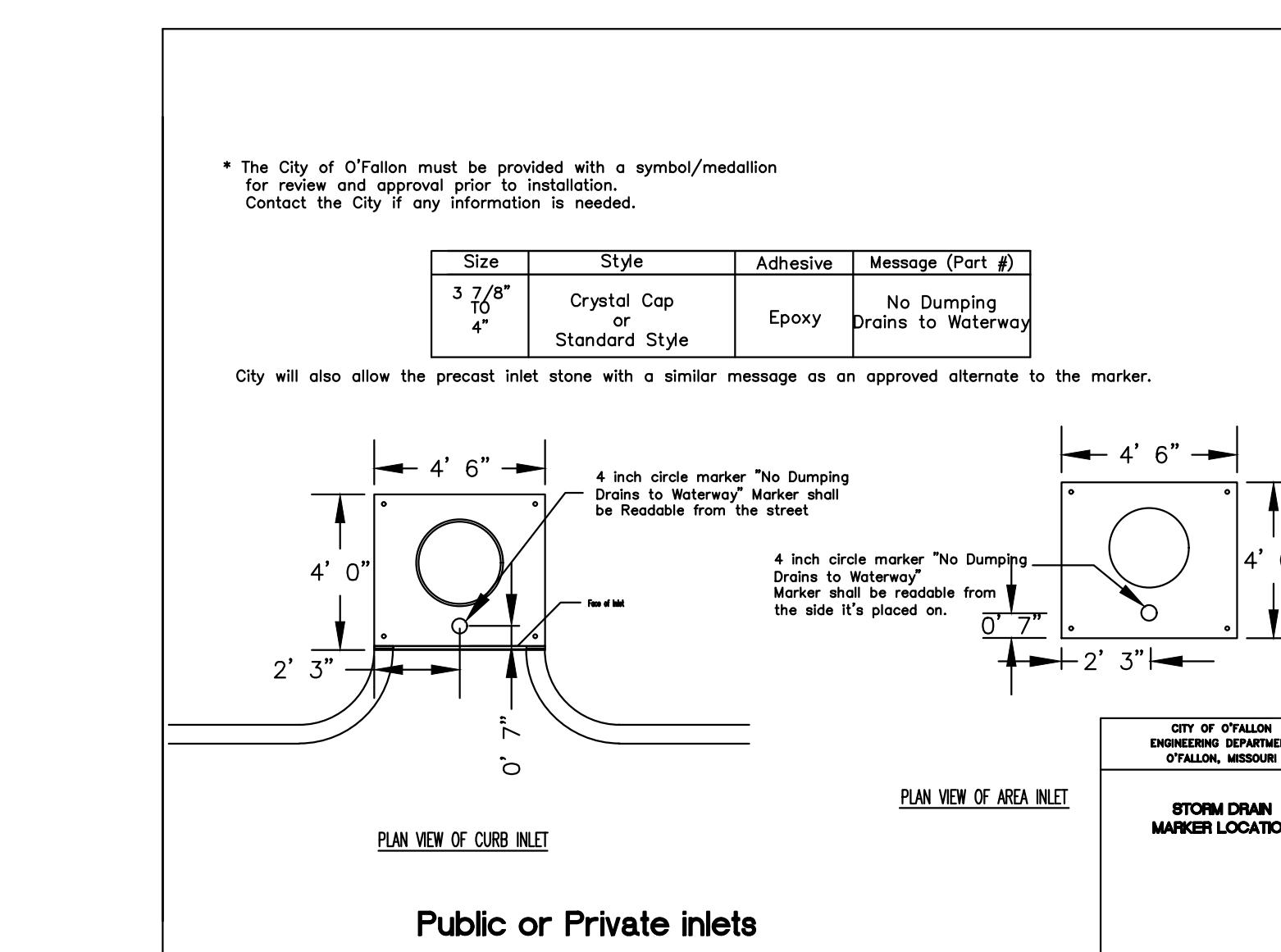


CONSTRUCTION PLAN SUBMITTAL
CITY OF WENTZVILLE COMMENT REVISIONS
REVIEW GRADING QUANTITIES
PWIS# & DUCETT CREEK SUBMITTALS
PWIS# COMMENT REVISIONS

CONSTRUCTION PLAN
MODERN MED WEST
LOT A OF THE VILLAGES AT
MONTRACHEC WEST COMMERCIAL
CONSTRUCTION DETAILS



Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal. "Peel and stick" adhesive pads will not be allowed.					
Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com



Underground utilities have been plotted from available information and therefore their location shall be considered approximate. The contractor or owner, at their own expense, shall determine the exact 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 and/or construction of improvements.



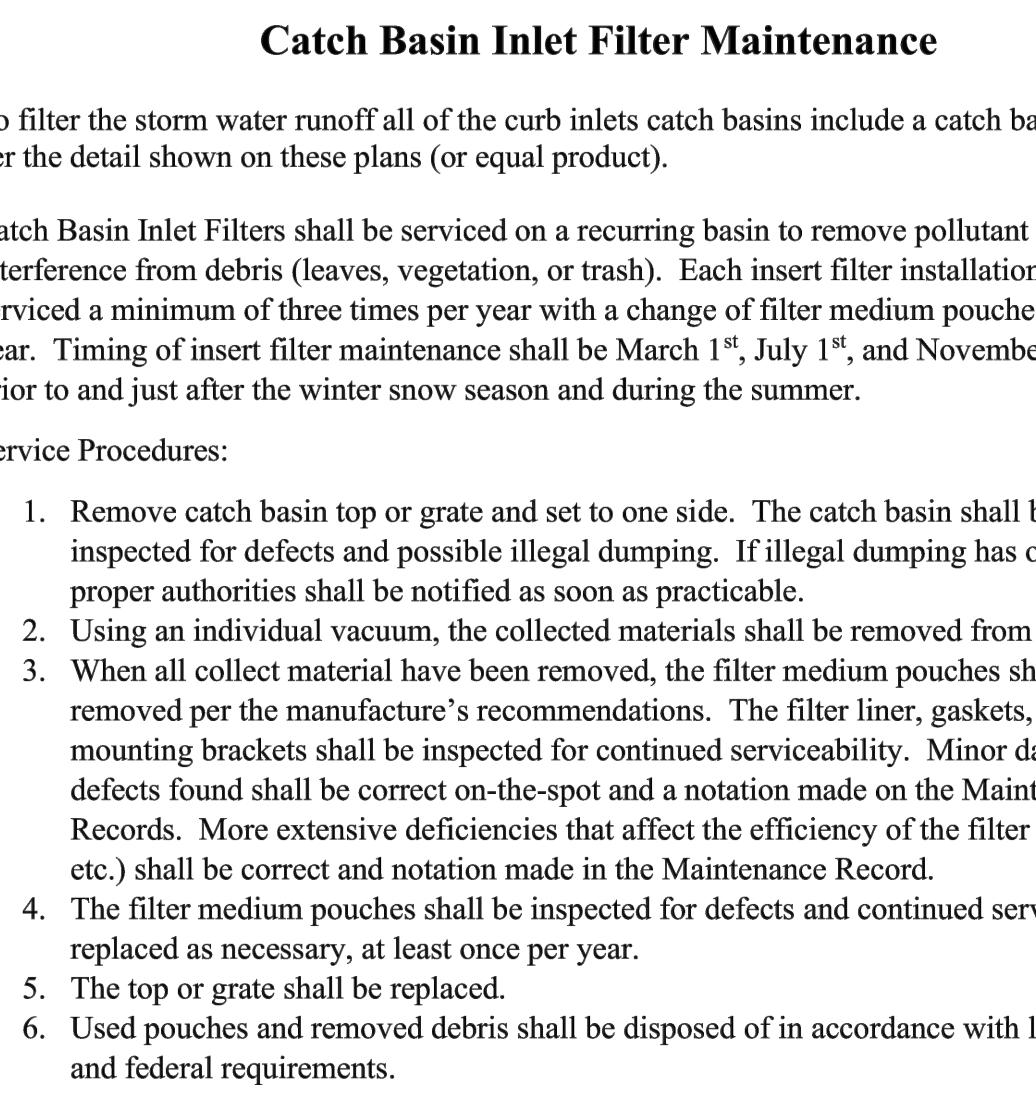
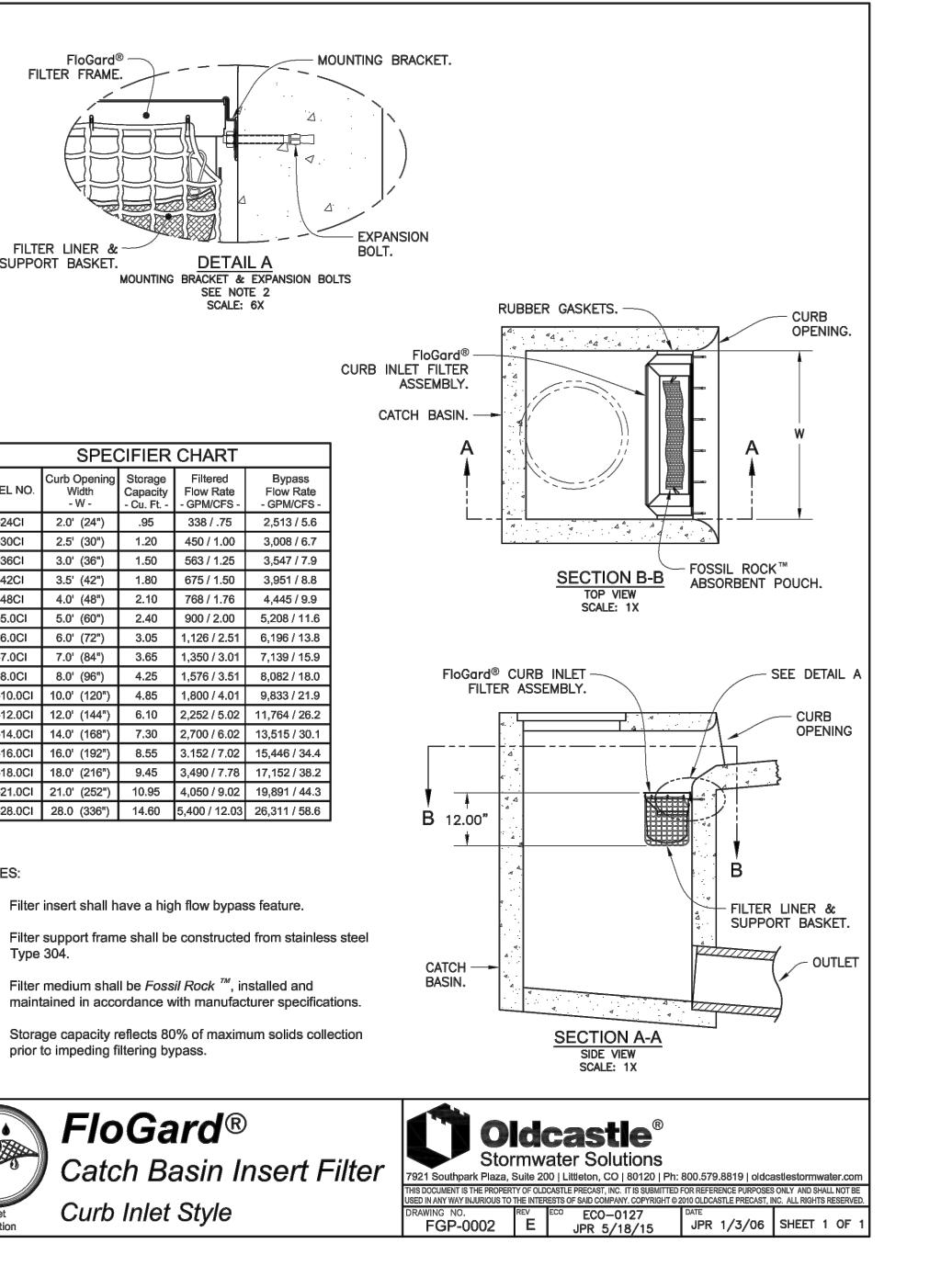
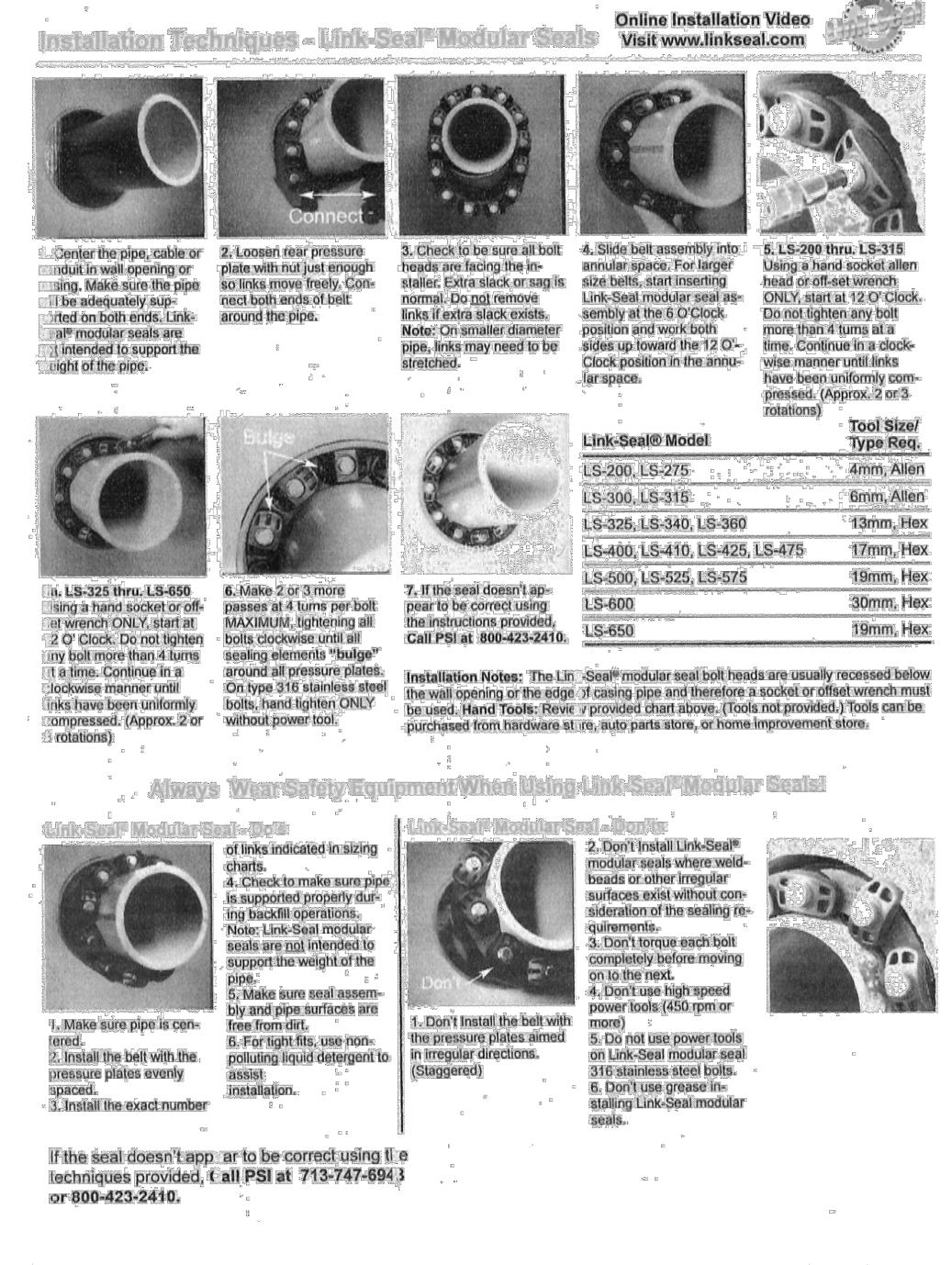
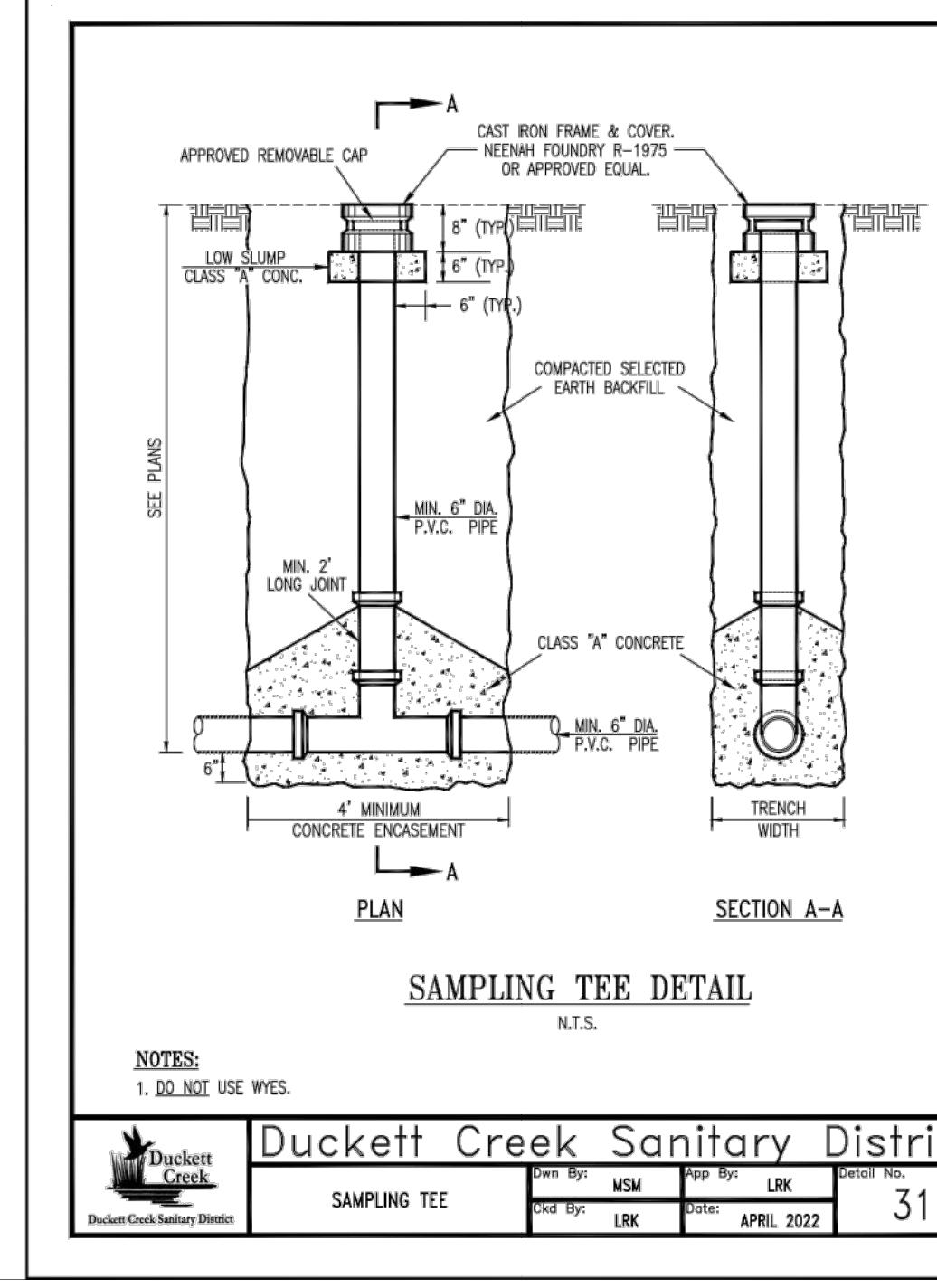
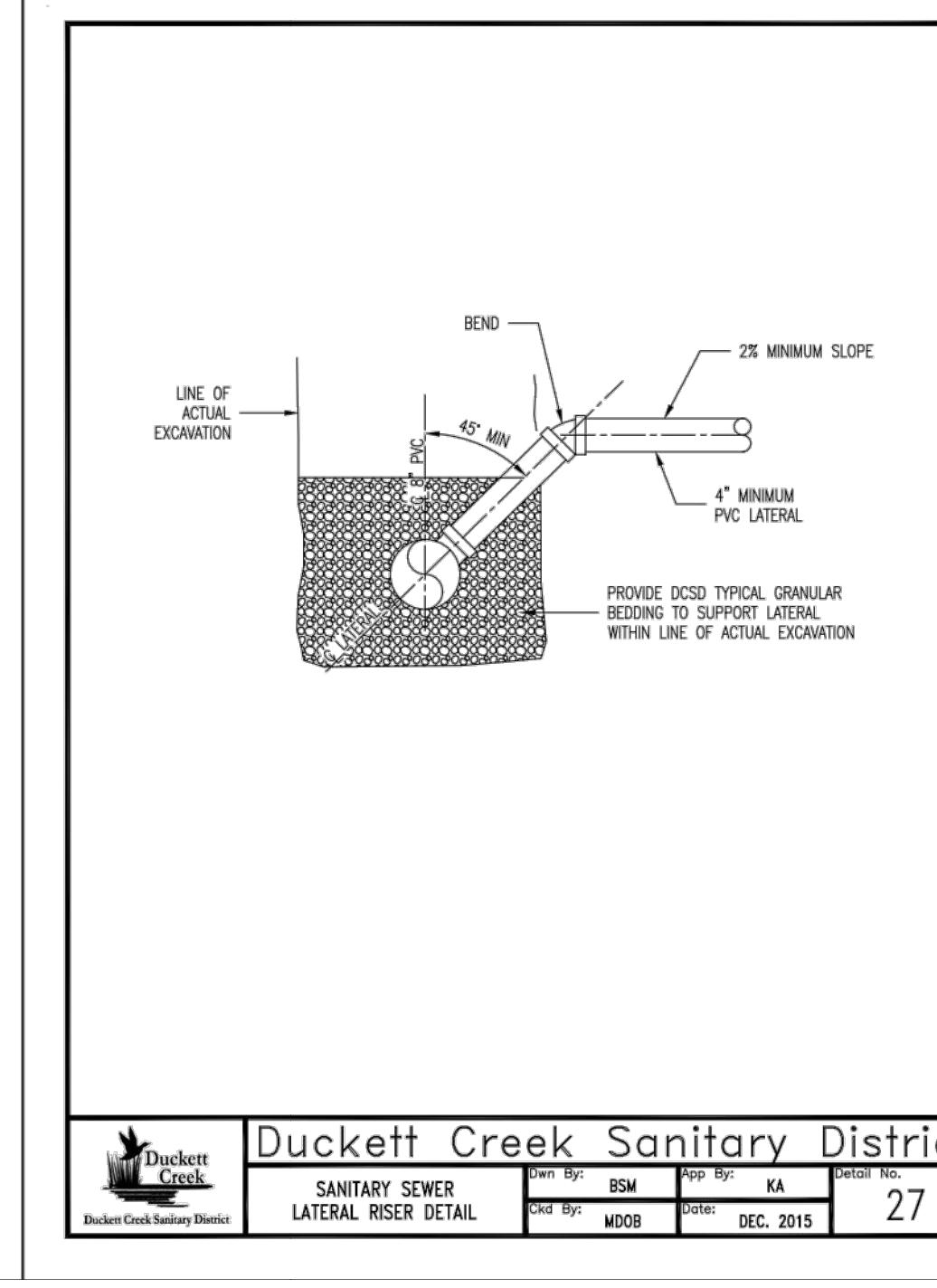
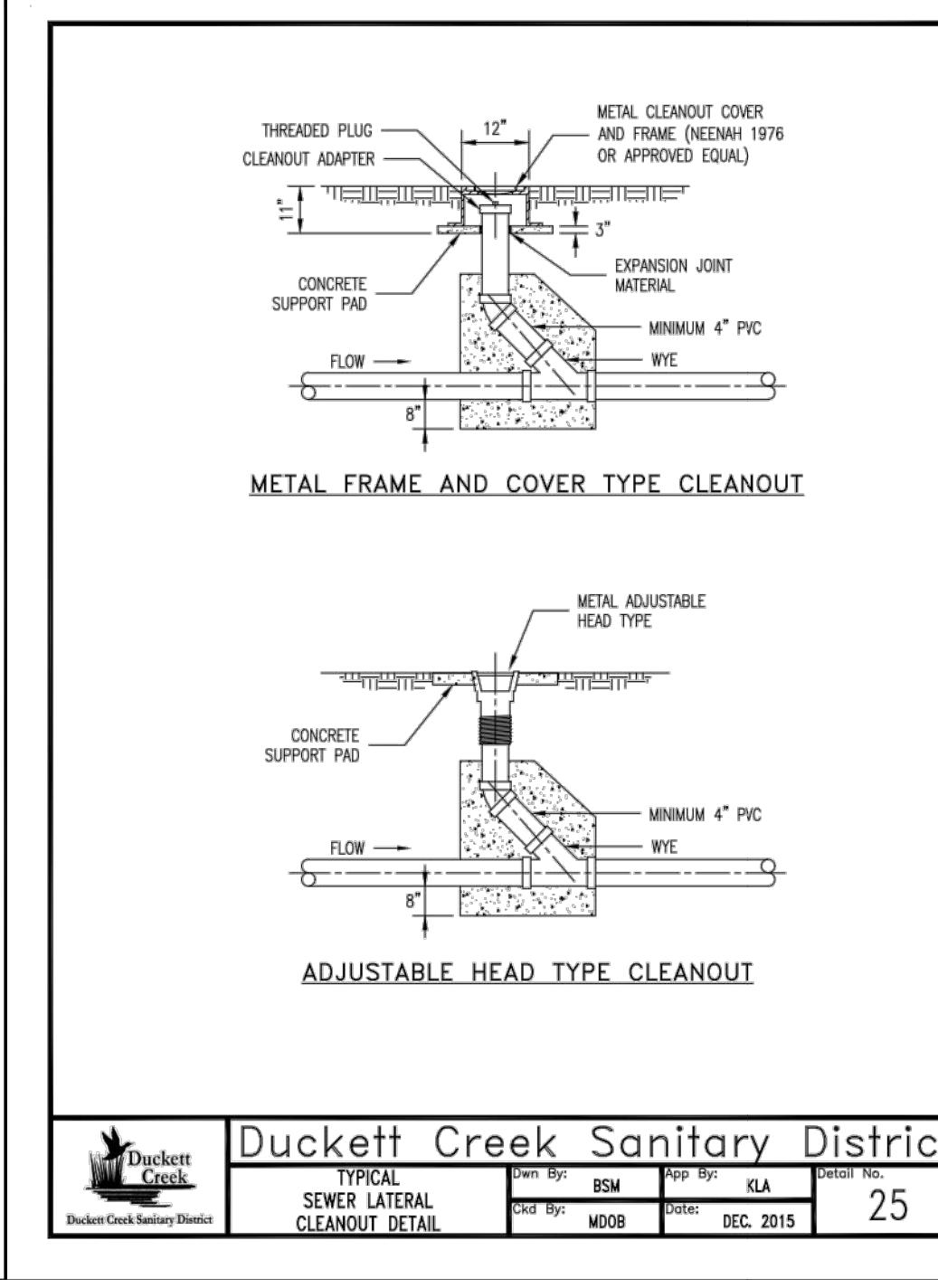
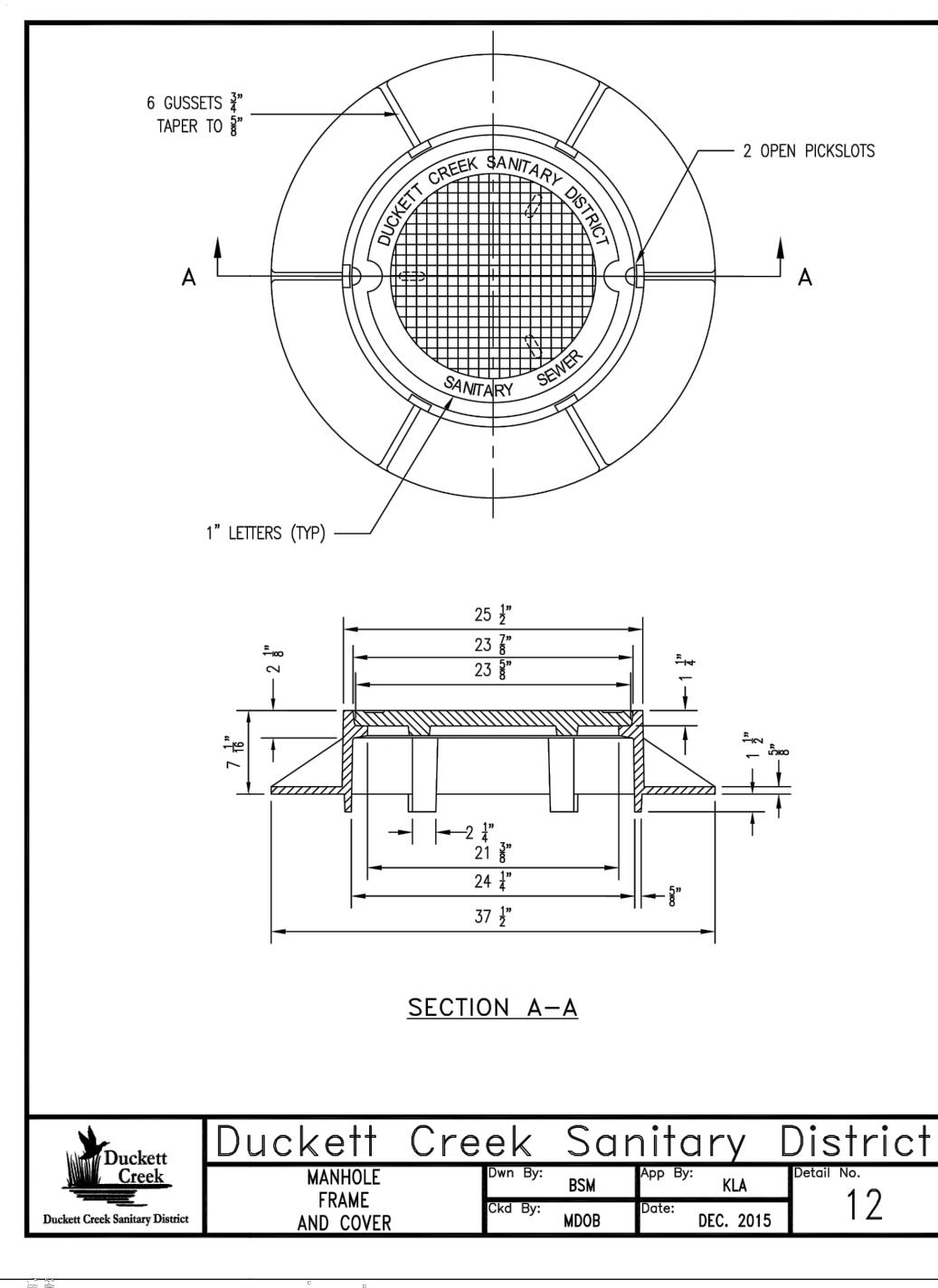
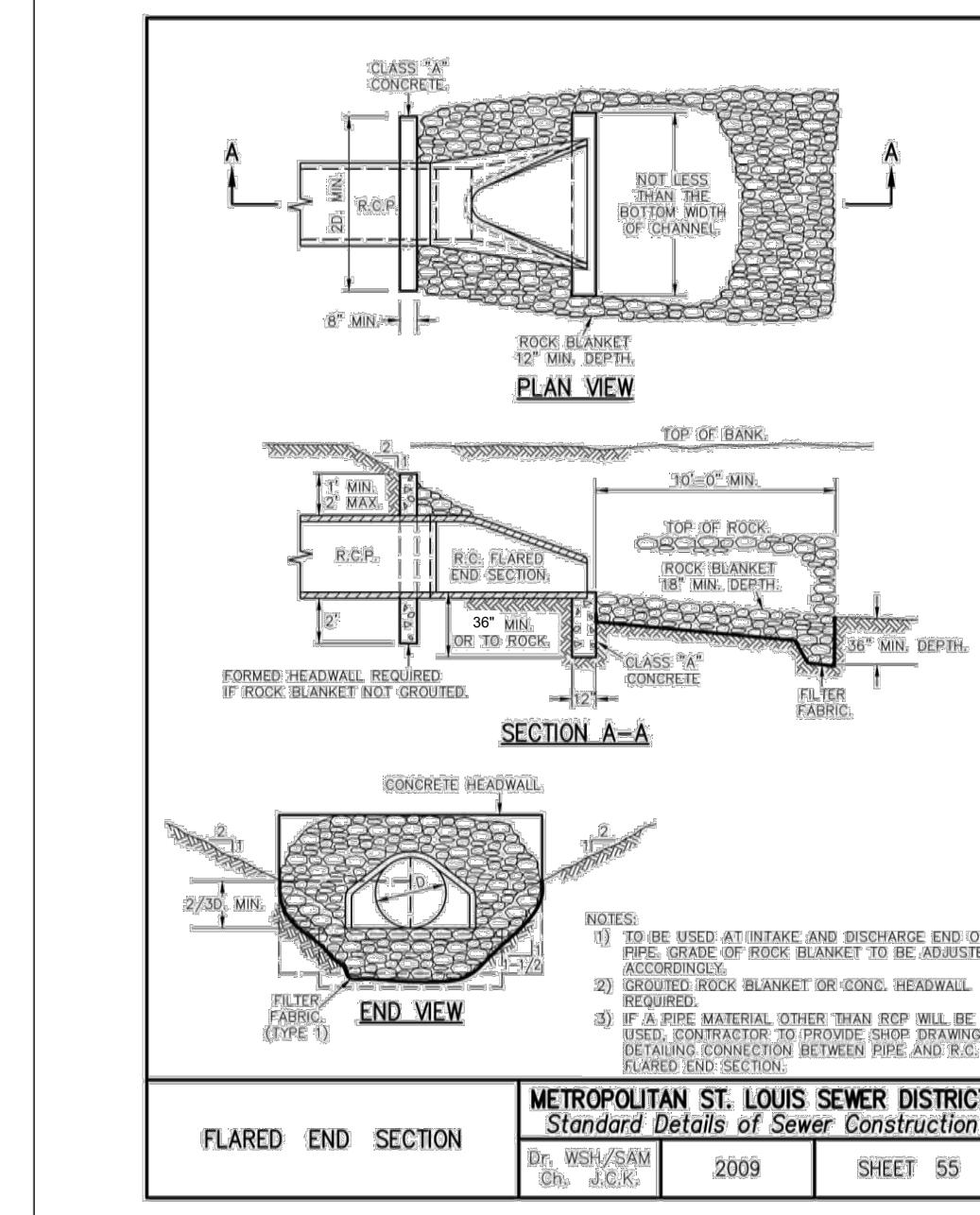
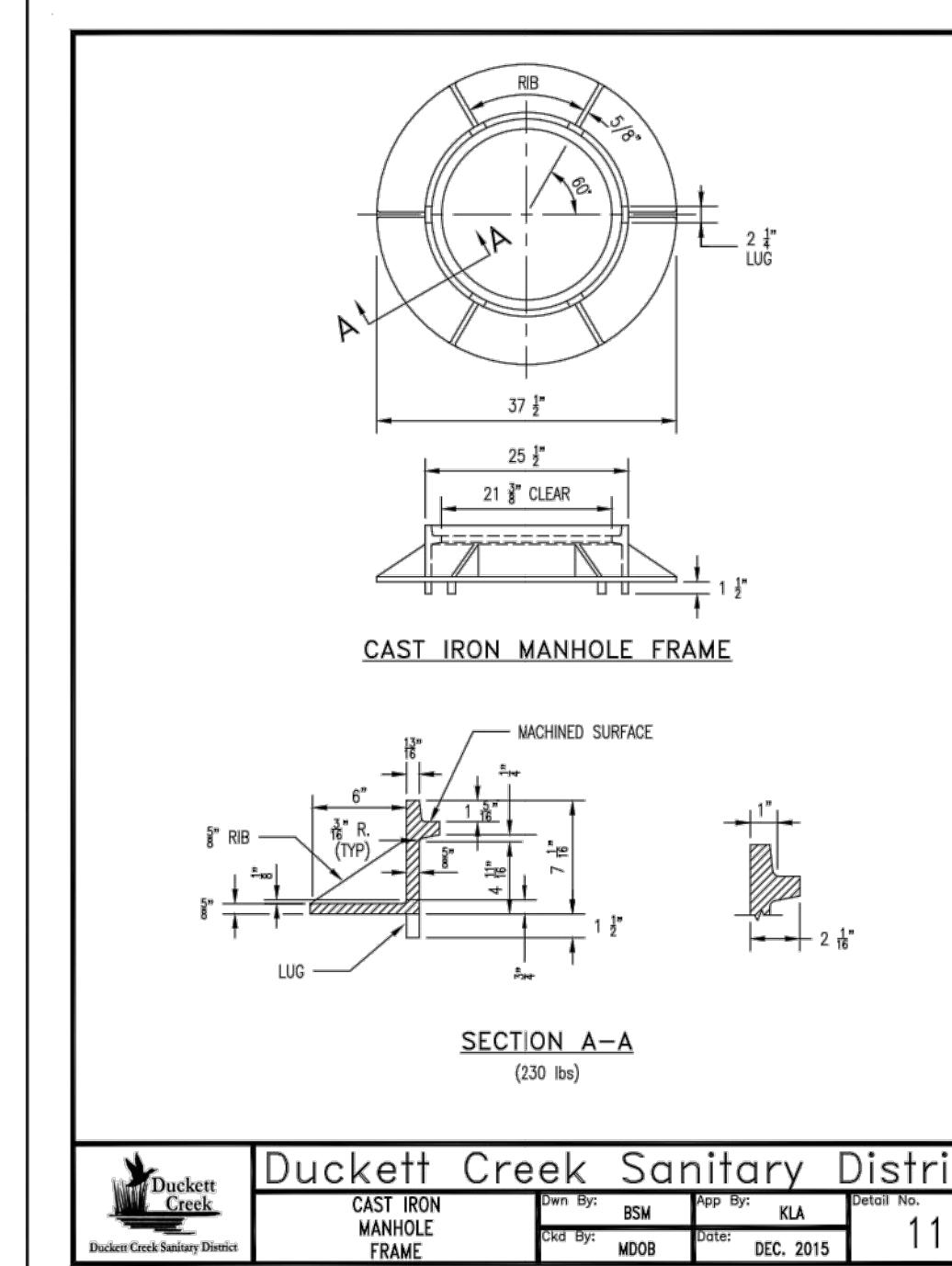
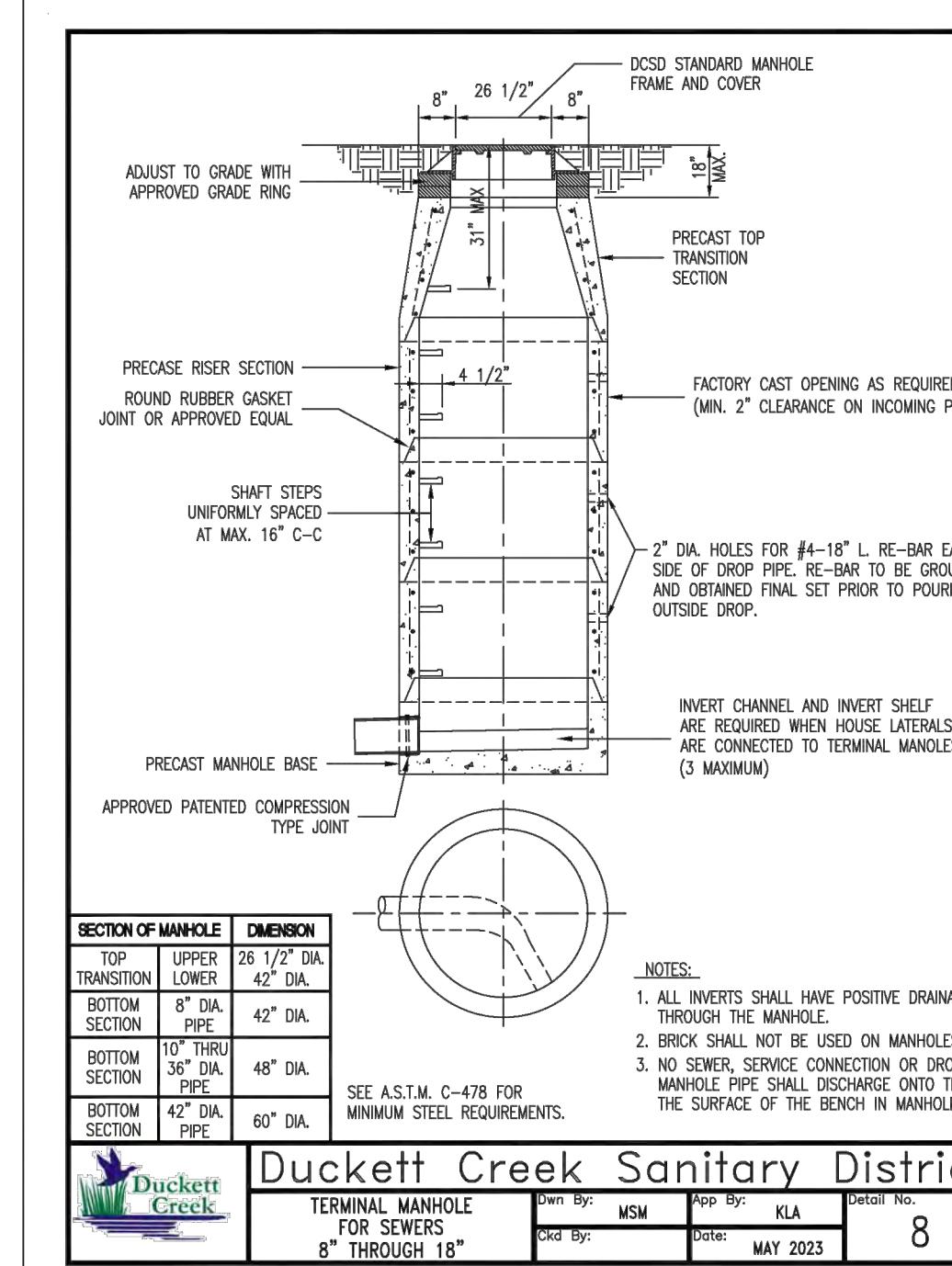
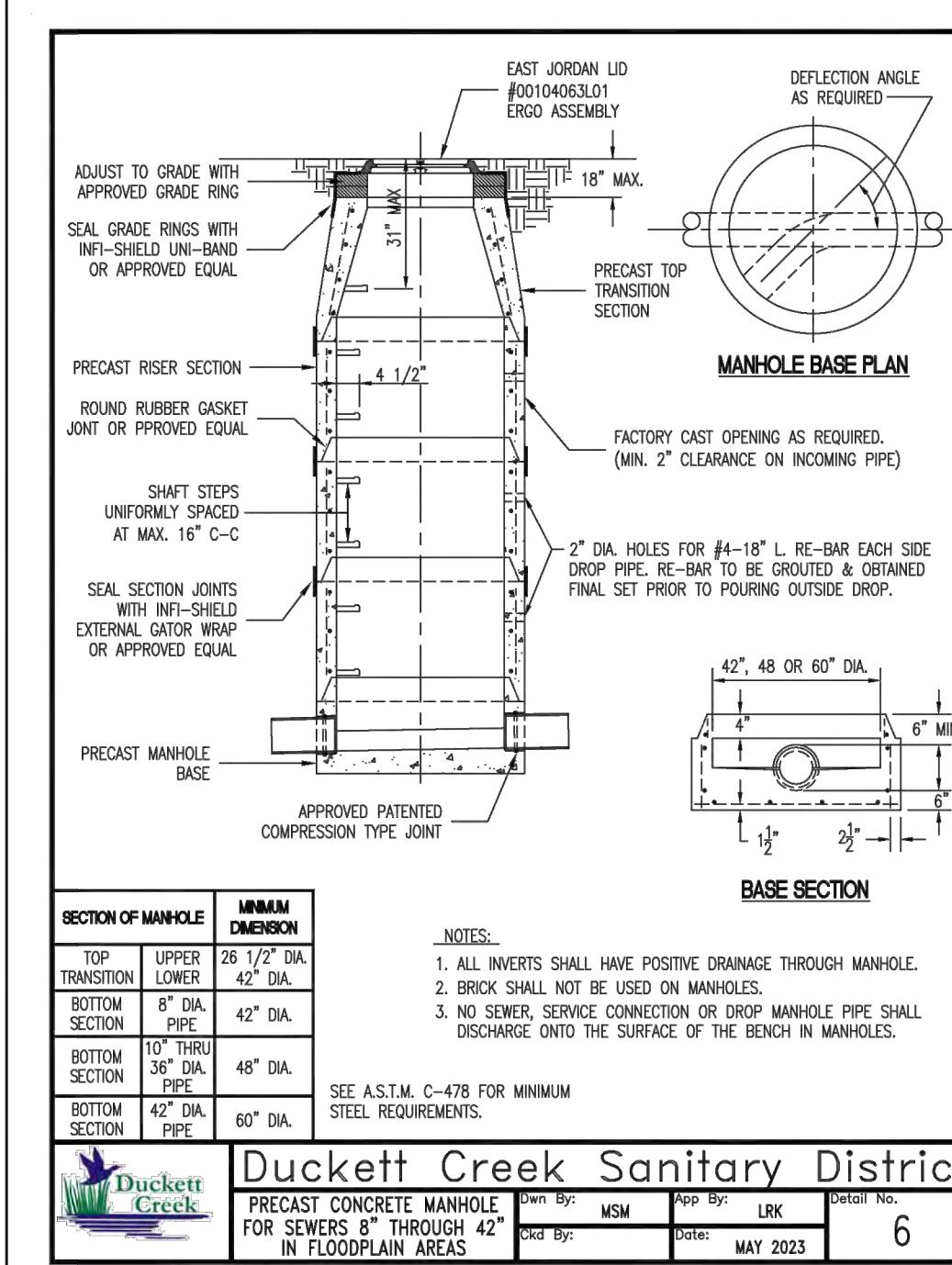
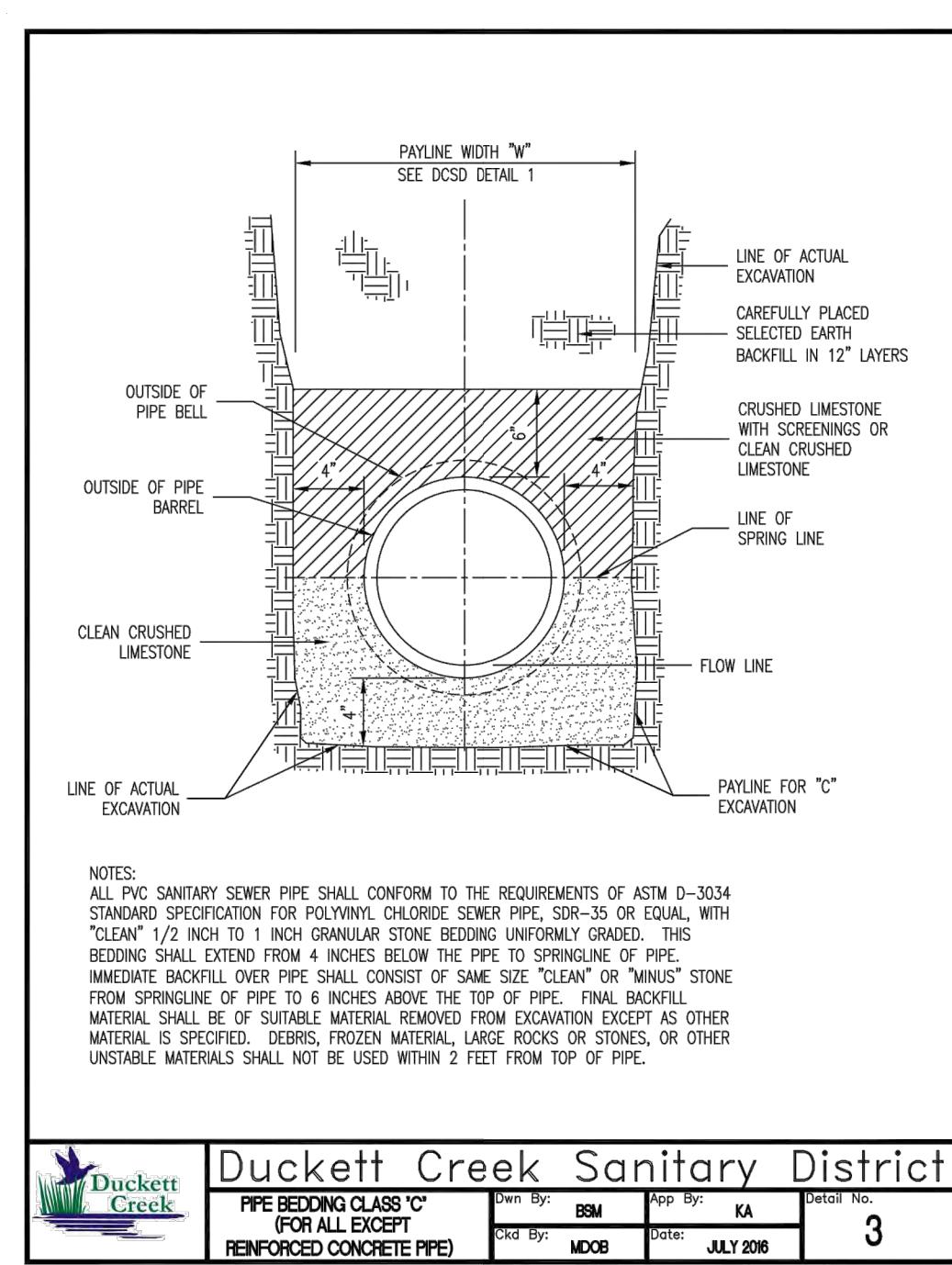
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

PROFESSIONAL ENGINEERING
STATE OF MISSOURI
MICHAEL NEWELL, MEMBERS
CHL DRILLING CONTRACTORS
E-22483
12/10/2025

ORDER NO.
2024030

DATE
12/10/2025

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Catch Basin Inlet Filter Maintenance

To filter the storm water runoff all of the curb inlets catch basins include a catch basin inlet filter per the detail shown on these plans (or equal product).

Catch Basin Inlet Filters shall be serviced on a recurring basin to remove pollutant loading and interference from debris (leaves, vegetation, or trash). Each insert filter installation shall be serviced a minimum of three times per year with a change of filter medium pouches once per year. Timing of insert filter maintenance shall be March 1st, July 1st, and November 1st being prior to and just after the winter snow season and during the summer.

Service Procedures:

1. Remove catch basin top or grate and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities shall be notified as soon as practicable.
2. Using an individual vacuum, the collected materials shall be removed from the liner.
3. When all collect material have been removed, the filter medium pouches shall be removed per the manufacture's recommendations. The filter liner, gaskets, frame, and mounting brackets shall be inspected for continued serviceability. Minor damage or defects found shall be correct on-the-spot and a notation made on the Maintenance Records. More extensive deficiencies that affect the efficiency of the filter (torn liner, etc.) shall be correct and notation made in the Maintenance Record.
4. The filter medium pouches shall be inspected for defects and continued serviceability and replaced as necessary, at least once per year.
5. The top or grate shall be replaced.
6. Used pouches and removed debris shall be disposed of in accordance with local, state, and federal requirements.

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 AND/OR CONSTRUCTION OF IMPROVEMENTS.

ENGINEER'S AUTHENTICATION

THE RESPONSIBILITY FOR THE PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.

ST. CHARLES ENGINEERING & SURVEYING, INC.

STATE OF MISSOURI
MICHAEL NEWELL
MEIMERS
NUMBER E-22483
REGISTERED PROFESSIONAL ENGINEER
Michael Newell MEIMERS
2005

 MICHAEL NEWELL MEINERS CIVIL ENGINEER PE-22483 ELECTRONIC SEAL	
ORDER NO. 2024030	
DATE 12/10/2025	

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