

**STATE OF MISSOURI**  
**DEPARTMENT OF NATURAL RESOURCES**  
MISSOURI CLEAN WATER COMMISSION



# CONSTRUCTION PERMIT

The Missouri Department of Natural Resources hereby issues a permit to:

Fast Land Development LLC  
95 Wildcat Drive  
Wright City, MO 63390

for the construction of (described facilities):

See attached.

Permit Conditions:

See attached.

Construction of such proposed facilities shall be in accordance with the provisions of the Missouri Clean Water Law, Chapter 644, RSMo, and regulation promulgated thereunder, or this permit may be revoked by the Department of Natural Resources (Department).

As the department does not examine structural features of design or the efficiency of mechanical equipment, the issuance of this permit does not include approval of these features.

A representative of the department may inspect the work covered by this permit during construction. Issuance of a permit to operate by the department will be contingent on the work substantially adhering to the approved plans and specifications.

This permit applies only to the construction of water pollution control components; it does not apply to other environmentally regulated areas.

May 5, 2015  
Effective Date

May 4, 2017  
Expiration Date

Sara Parker Pauley, Director, Department of Natural Resources

John Madras, Director, Water Protection Program

## **CONSTRUCTION PERMIT**

### **COLLECTION SYSTEM:**

This project consists of the installation and construction of approximately 1800 linear feet (lf) of 8-inch polyvinyl chloride (PVC) Standard Dimension Ratio (SDR)-35 and 20 lf of 8-inch ductile iron pipe (DIP) gravity sewer lines with approximately 13 manholes and all the necessary appurtenances to make a complete and usable wastewater collection system to serve an estimated population equivalent of 133 and an estimated design average flow of 11,664 gallons per day. The project will also include general site work appropriate to the scope and purpose of the project.

These activities will be in the vicinity of Honeysuckle Creek Drive and Marble Bluffs Blvd. in the City of Wentzville, St. Charles County and discharge to an existing sewer system to be treated at the Wentzville Water Reclamation Center Wastewater Treatment Facility, Missouri State Operating Permit No. MO-0093599. Devon Dezort, civil engineer, with the city of Wentzville provided an acceptance letter dated April 6, 2015.

### **PERMIT CONDITIONS:**

1. All construction shall be in accordance with the plans and specifications submitted by the Musler Engineering Company as follows:
  - Plans and specifications received on April 13, 2015 and signed and sealed by Mr. Jeffrey R. Smith, P.E. on April 8, 2015.
2. The department must be contacted in writing prior to making any changes to the approved plans and specifications that would directly or indirectly have an impact on the capacity, flow, system layout, or reliability of the proposed wastewater treatment facilities or any design parameter that is addressed by 10 CSR 20-8, in accordance with 10 CSR 20-8.110(8).
3. State and federal law does not permit bypassing of raw wastewater, therefore steps must be taken to ensure that raw wastewater does not discharge during construction. If a sanitary sewer overflow or bypass occurs, report the appropriate information to the department's St. Louis Regional Office per 10 CSR 20-7.015(9)(E)2.
4. This construction permit is invalid for projects required to comply with the requirements contained in 10 CSR 20-4, "Grants and Loans".

5. Protection of drinking water supplies shall be in accordance with 10 CSR 20-8.120(10). “There shall be no physical connections between a public or private potable water supply system and a sewer, or appurtenance thereto which would permit the passage of any wastewater or polluted water into the potable supply. No water pipe shall pass through or come in contact with any part of a sewer manhole.”
  - A. Sewers in relation to water works structures shall meet the requirements of 10 CSR 23-3.010 with respect to minimum distances from public water supply wells or other water supply sources and structures.
  - B. Sewer mains shall be laid at least 10 feet horizontally from any existing or proposed water main. The distances shall be measured edge-to-edge. In cases where it is not practical to maintain a 10 foot separation, the department may allow a deviation on a case-by-case basis, if supported by data from the design engineer. Such a deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on either side of the sewer and at an elevation so the bottom of the water main is at least 18 inches above the top of the sewer. If it is impossible to obtain proper horizontal and vertical separation as described above for sewers, the sewer must be constructed of slip-on or mechanical joint pipe or continuously encased and be pressure tested to 150 pounds per square inch to assure water tightness.
  - C. Manholes shall be located with the top access at or above grade level.
  - D. Manholes should be located at least 10 feet horizontally from any existing or proposed water main.
  - E. Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. When it is impossible to obtain proper vertical separation as stipulated above, one of the following methods must be specified:
    - 1) The sewer shall be designed and constructed equal to the water pipe and shall be pressure tested to assure water tightness prior to backfilling; or
    - 2) Either the water main or sewer line may be continuously encased or enclosed in a watertight carrier pipe which extends 10 feet on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the department for use in water main construction.

6. In addition to the requirements for a construction permit, 10 CSR 20-6.200 requires land disturbance activities of one acre or more to obtain a Missouri state operating permit to discharge stormwater. The permit requires best management practices sufficient to control runoff and sedimentation to protect waters of the state. Land disturbance permits may only be obtained by means of the department's ePermitting system available online at [www.dnr.mo.gov/env/wpp/epermit/help.htm](http://www.dnr.mo.gov/env/wpp/epermit/help.htm). See [www.dnr.mo.gov/env/wpp/stormwater/sw-land-disturb-permits.htm](http://www.dnr.mo.gov/env/wpp/stormwater/sw-land-disturb-permits.htm) for more information.
7. A United States (U.S.) Army Corps of Engineers (COE) permit (404) and a Water Quality Certification (401) issued by the department or permit waiver may be required for the activities described in this permit. This permit is not valid until these requirements are satisfied. If construction activity will disturb any land below the ordinary high water mark of jurisdictional waters of the U.S. then a 404/401 will be required. Since the COE makes determinations on what is jurisdictional, you must contact the COE to determine permitting requirements. You may call the department's Water Protection Program at 573-751-1300 for more information. See [www.dnr.mo.gov/env/wpp/401/](http://www.dnr.mo.gov/env/wpp/401/) for more information.
8. In accordance with 10 CSR 20-6.010(6)(B), submit the enclosed form Application for Letter of Authorization – Sewer Extension to the department following completion of construction. Submit an electronic copy of the as-built drawings with this form if the project was not constructed in accordance with previously submitted plans and specifications.
9. Upon completion of construction, the City of Wentzville will become the continuing authority for operation, maintenance, and modernization of these facilities.

**Lei Hou, PE**  
**Engineering Section**  
**[lei.hou@dnr.mo.gov](mailto:lei.hou@dnr.mo.gov)**

RECEIVED

APR 20 2015  
AP 20991



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
WATER PROTECTION PROGRAM  
APPLICATION FOR CONSTRUCTION PERMIT -  
SEWER EXTENSION

WATER PROTECTION PROGRAM

FOR DEPARTMENT USE ONLY	
APP NO.	CP NO.
FEE RECEIVED 1300.00	CHECK NO. 1172
DATE RECEIVED 4/13/15	

NOTE ► PLEASE READ THE ACCOMPANYING INSTRUCTIONS BEFORE COMPLETING THIS FORM

1.0 APPLICATION INFORMATION (Note - If any of the questions in this section are answered NO, this application may be considered incomplete and returned.)

- 1.1 Is this a Federal/State funded project?  YES  N/A Funding Agency: Project #:
- 1.2 Has the Department of Natural Resources approved the proposed project's engineering report\*?  
 YES Date of Approval:  NO  N/A
- 1.3 Is a copy of the appropriate plans\* and specifications\* included with this application?  YES  NO
- 1.4 Is a summary of design\* included with this application?  YES  NO
- 1.5 Is the appropriate fee included with this application? (See instructions for appropriate fee.)  YES  NO

\* Must be affixed with a Missouri registered professional engineer's seal, signature and date.

2.0 PROJECT INFORMATION

2.1 NAME OF PROJECT

Stonegate Addition - Phase Three

ADDRESS	CITY	STATE	ZIP CODE	COUNTY
East side of Mexico Road	Wentzville	MO	63385	Saint Charles

2.2 Legal Description: ¼, ¼, ¼, Sec. 7 & 18, T 47N, R 2E

2.3 Project Components (check all that apply):

- Gravity sewers
- Pumping stations
- Force mains
- Alternative sewer system
- Other (Describe below.)

2.4 PROJECT DESCRIPTION

13 Manholes, 1,799 lin. ft. of 8" PVC and 20 lin. ft. of 8" DIP

2.5 DESIGN INFORMATION

- A. Population or number of lots to be served by this extension: 36 Lots
- B. Estimated flow to be contributed by this extension: Design Average Flow: 11664 gpd Design Peak Hourly Flow: 729 gph
- C. Industrial Wastes: Type: N/A Flow: N/A gpd
- D. Receiving Sewer: Size: 8 inches Capacity: 709 gpm

3.0 PROJECT OWNER

NAME	TELEPHONE NUMBER WITH AREA CODE	E-MAIL ADDRESS	
Fast Land Development LLC	(636) 745-2923	info@iivieleaguehomes.com	
ADDRESS	CITY	STATE	ZIP CODE
95 Wildcat Drive	Wright City	MO	63390

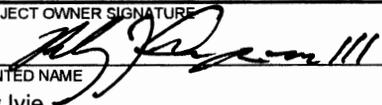
4.0 CONTINUING AUTHORITY: Permanent organization that will serve as the continuing authority for the operation, maintenance and modernization of the wastewater collection system.

NAME	TELEPHONE NUMBER WITH AREA CODE	E-MAIL ADDRESS	
City of Wentzville - Wastewater Division	(636) 639-2049	john.gripentrog@wentzvillemo.org	
ADDRESS	CITY	STATE	ZIP CODE
2455 Mette Road	Wentzville	MO	63385

4.1 A letter from the continuing authority, if different than the owner, is included with this application.  YES  NO  N/A

5.0 ENGINEER

ENGINEER NAME / COMPANY NAME	TELEPHONE NUMBER WITH AREA CODE	E-MAIL ADDRESS	
J.R. Smith, PE/Musler Engineering Company	(636) 906-0444	muslerjs@swbell.net	
ADDRESS	CITY	STATE	ZIP CODE
32 Portwest Court	Saint Charles	MO	63303

6.0 RECEIVING WASTEWATER TREATMENT FACILITY		
NAME Wentzville Water Reclamation Center	TELEPHONE NUMBER WITH AREA CODE (636) 327-4174	E-MAIL ADDRESS john.gripentrog@wentzvillemo.org
MISSOURI STATE OPERATING PERMIT # MO-0093599	REMAINING CAPACITY (GPD) 1,078,428	
6.1 Has the receiving treatment facility agreed to accept the additional wastewater flow? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
6.2 A letter from the receiving wastewater treatment facility, if different than the continuing authority, is included with this application. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
<b>7.0 PROJECT OWNER:</b> I hereby certify that I am familiar with the information contained in this application and to the best of my knowledge and belief such information is true, complete, and accurate, and if granted this permit, I agree to abide by the Missouri Clean Water Law and all rules, regulations, orders, and decisions, subject to any legitimate appeal available to applicant under Missouri Clean Water Law.		
PROJECT OWNER SIGNATURE 		
PRINTED NAME Billy Ivie	DATE 04/08/2015	
TITLE OR COPORATE POSITION President	TELEPHONE NUMBER WITH AREA CODE (636) 745-2923	E-MAIL ADDRESS info@ivieleaguehomes.com
Mail completed copy to:	MISSOURI DEPARTMENT OF NATURAL RESOURCES WATER PROTECTION PROGRAM P.O. BOX 176 JEFFERSON CITY, MO 65102-0176	



CITY OF WENTZVILLE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
200 E. FOURTH STREET  
WENTZVILLE, MO 63385

April 6, 2015

Fast Land Development, LLC  
Attention: Billy J. Ivie II  
95 Wildcat Drive, STE 300  
Wright City, MO 63390

Project: **Stonegate Addition, Phase Three -Improvements**  
Project Number: *ENG-2015-002A*

Dear Mr. Ivie:

The City of Wentzville has approved the improvement plans for the above referenced project. Two (2) sets of plans, marked approved, are available to be picked up from the Public Works Building.

The wastewater plans at the above referenced location have been reviewed and meet city standards. Wastewater capacities are available from the City of Wentzville. The City of Wentzville will act as the continuing authority for acceptance and treatment of the sanitary sewage and maintenance of the public mains.

The available treatment capacity at the Wentzville Water Reclamation Center is 1,078,428 gallons per day of a total treatment capacity of 6.1 MGD (MO-0093599). This project has an estimated daily flow of 34,992 gallons per day, which was previously accounted for in the City's capacity calculations. The numbers for available capacity are a planning tool used by the City of Wentzville and the Missouri Department of Natural Resources. The value does not represent actual capacity at this time, but is the amount of actual available capacity of the Wentzville Water Reclamation Center less the committed lateral connections. The City of Wentzville continues to track treatment capacity versus committed lateral connections, in cooperation with the Missouri Department of Natural Resources, to insure that adequate measures are in place to allow for planned growth in the Community. However, regardless as to the available capacity indicated above, the City cannot guarantee that there will be capacity should actual conditions significantly differ from our projections and estimates.

The water plans at the above referenced location have been reviewed and meet city standards. Water capacities are available for from the City of Wentzville and the City of Wentzville will own, operate and maintain the public mains installed under this permit. Please note that the City's current Missouri DNR Reference Review number for Water Main Specifications is 6052425-14.

Prior to the start of any construction, the Developer must submit the following documentation:

- Obtain a MoDNR Construction permit for the water main extension and sanitary sewer extension.
- The cost estimate submitted by Musler Engineering has been approved. An escrow agreement of **\$8,146.50** will be required for sediment and erosion control. An escrow agreement of **\$324,726.10** will be required for public improvements.
- Schedule a pre-construction meeting prior to any construction by contacting the Engineering Division at 636-639-2054.
- A construction permit fee of **\$4,883.71** and the escrow for erosion control will be required prior to the Construction Permit being issued. The amount for the construction permit fee is based on 1 ½% of the cost estimate for public improvements and \$5.00 per disturbed acre of the site.

If you have any additional comments, please contact me at 636-639-2054, or [devon.dezort@wentzvillemo.org](mailto:devon.dezort@wentzvillemo.org) .

Sincerely,



Devon Dezort  
Civil Engineer

Cc: File

Musler Engineering Company  
Attn: J.R. Smith  
32 Portwest Court  
St. Charles Mo. 63303