

A SET OF SEWER AS-BUILTS FOR DIRT CHEAP OF O'FALLON #708 MISSOURI HIGHWAY K O'FALLON, MISSOURI 63366



Legal Description

A description of a tract of land comprised of a parcel described in a deed to U-Gas Properties O'Fallon LLC as recorded in Book 5482, Page 538, and a parcel described in a deed to La Mina LLC as recorded in Book 3100, Page 1307, both of the St. Charles County, Missouri, Recorder's Office. Said parcel being a part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, in the City of O'Fallon and in St. Charles County, Missouri. Said parcel being as shown on Clayton Engineering project no. 10122 and being more particularly described as follows:

COMMENCING at an Iron Rod found for the Southeast corner of a 9.70 acre tract, and the Northeast corner of a 0.88 acre tract, both shown on Page 60, St. Charles County Surveyor's Record Book 8. Said Iron Rod being the Southeast corner of a tract of land described in a deed to JVL Investments as recorded in Book 1105, Page 1272, and the Northeast corner of a tract of land described in a deed to Roderick Associates LLC as recorded in Book 5663, Page 21, all of the St. Charles County, Missouri, Recorder's Office.

THENCE, with the South line of the said 9.70 acres tract, same being the common line between the said Roderick Associates LLC tract and JVL Investments tract, South 85 degrees 45 minutes 53 seconds West, a distance of 184.50 feet to an Iron Pipe set for the Southeast corner and the POINT OF BEGINNING of the herein described tract. Said Point being the Southwest corner of a tract of land described in a deed to T & J Auto Body Inc. as recorded in Book 1250, Page 1308, of the St. Charles County, Missouri, Recorder's Office;

THENCE, continuing, South 85 degrees 45 minutes 53 seconds West, a distance of 349.36 feet to an Iron Pipe found on the East right of way line of Highway M for the Southwest corner of the said U-Gas Properties O'Fallon LLC tract. Said Point being the Northwest corner of a tract of land described in a deed to Roy Thoele et ux as recorded in Book 422, Page 628, of the St. Charles County, Missouri, Recorder's Office.

THENCE, with the common line between the herein described tract and Highway M, North 01 degrees 16 minutes 31 seconds East, a distance of 167.81 feet to a Cross cut in concrete on the South line of McDonald Drive for the Northwest corner of the herein described tract;

THENCE, leaving the East line of Highway M with the common line between the herein described tract and McDonald Drive (private road), North 75 degrees 39 minutes 15 seconds East, a distance of 131.78 feet to an Iron Pipe found for an angle point. Said Point being the Northeast corner of the said U-Gas Properties O'Fallon LLC tract and the Northwest corner of the said La Mina LLC tract;

THENCE, continuing with the common line between the herein described tract and McDonald Drive, North 73 degrees 23 minutes 10 seconds East, a distance of 93.30 feet to a Cotton Spindle set in asphalt for an angle point;

THENCE, continuing with the said common line, North 86 degrees 45 minutes 52 seconds West, a distance of 32.32 feet to an Iron Pipe found for an angle point;

THENCE, continuing with the said common line, South 84 degrees 47 minutes 40 seconds West, a distance of 75.16 feet to an Iron Pipe found for the Northeast corner of the herein described tract; Said Point being the Northwest corner of the said T & J Auto Body, Inc., tract;

THENCE, leaving the South line of McDonald Drive with the common line between the herein described tract and the said T & J Auto Body, Inc., tract, South 05 degrees 46 minutes 47 seconds East, a distance of 215.47 feet to the Point Of Beginning and this tract containing approximately 66,993 square feet, or 1.53 acres, of land according to a survey performed by Clayton Engineering during the month of August of 2013. The Basis of Bearings is the recovered South line of the aforementioned 9.70 acres tract.

Conditions of Approval From Planning and Zoning

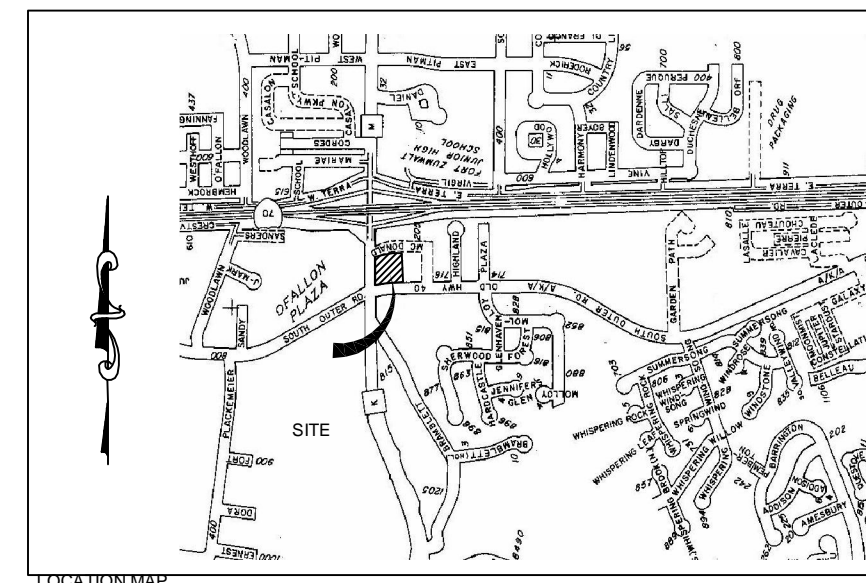
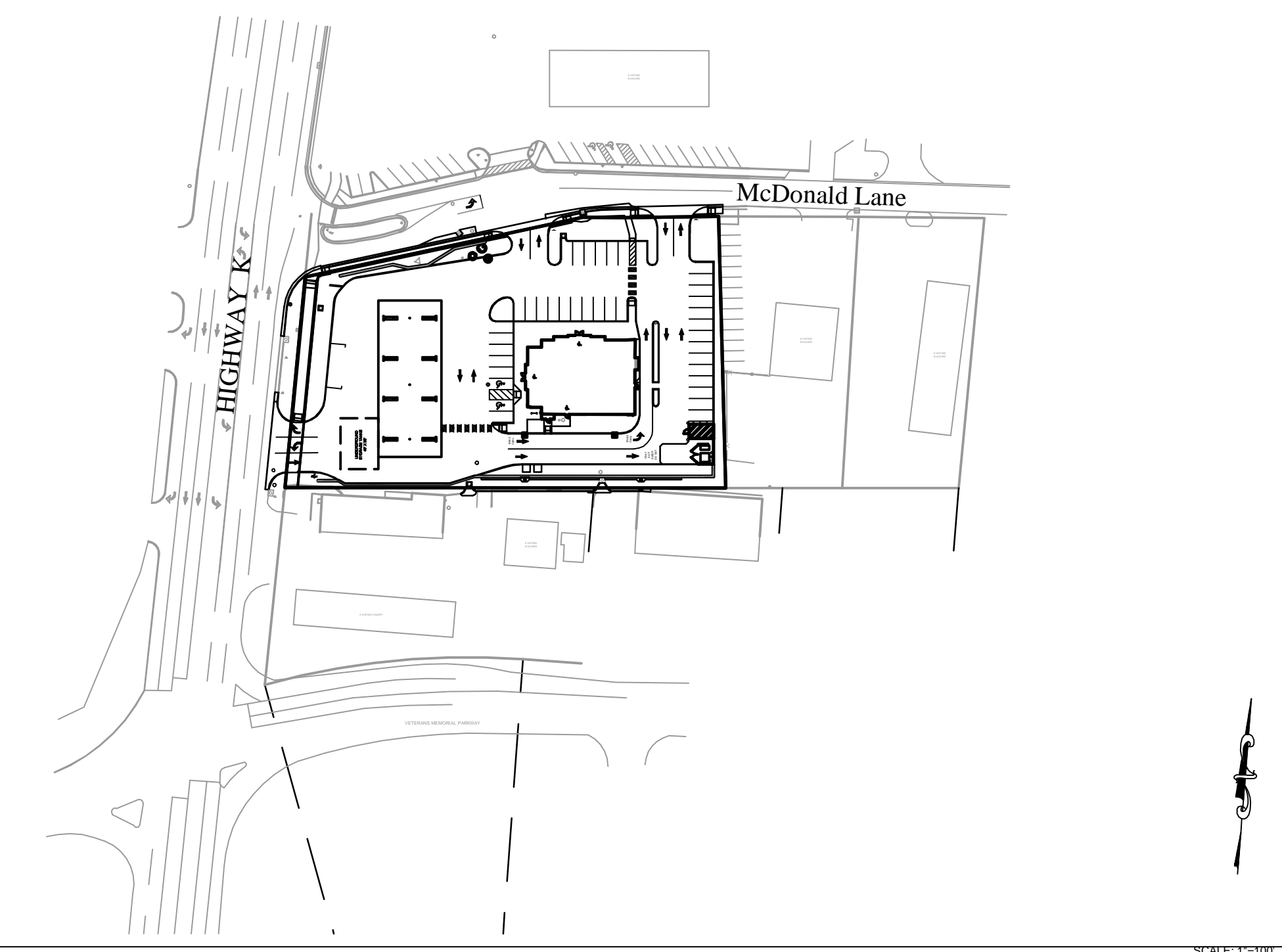
On October 3, 2013, the Planning and Zoning Commission approved (23-13.02) Request for Consideration and Motion for Action on a Site Plan for 708 Highway K and 102 McDonald Lane

- The approval is conditional upon the following staff recommendations being met:
- The eastern most curb cut into McDonalds Lane shall remain open only upon the showing of necessity evidenced by truck turning movements or a request from another governmental entity having jurisdiction.
 - The utility poles shall be relocated to accommodate the sidewalk along McDonald Lane and the northern drive aisle.
 - The petitioner shall provide a plan that shows the turning movements of the tanker trucks.
 - The application shall abide by the Municipal Code Requirements listed below.

- The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
- Interior parking lot landscaping calculations shall be provided with the construction plans.
 - The photometric lighting plan shall be revised. The maximum foot candle at the property line is 0.5.
 - Only one free standing sign will be permitted on the lot. Show on the construction plans which signs will be removed.
 - The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plans sheets can be found at <http://www.ofallon.mo.us/engineering>.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Planning and Zoning Commission Division File No. (23-13.02) Approved October 3, 2013



Drawing Index

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5	GRADING PLAN
6	UTILITY PLAN
7	SEWER PROFILES
8	STORMWATER POLLUTION PREVENTION PLAN
9	EROSION CONTROL DETAILS
10	EROSION CONTROL DETAILS
11	WATER QUALITY DETAILS
12	CONSTRUCTION DETAILS
13	SEWER DETAILS
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* 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 66,993 S.F. (1.53 AC.)

The area of land disturbance is 1.63± Acres.

Number of proposed lots is 1

Building setback information.
FRONT YARD: Not less than twenty-five (25) feet, excluding all signs, pump islands, and canopies of gasoline service stations.

SIDE YARD: No side yard is required except that a side yard of twenty-five (25) feet shall be provided on the street side of a corner lot.

REAR YARD: No rear yard is required.

* The estimated sanitary flow in gallons per day is 500.

* PARKING CALCULATIONS
BUILDING SQUARE FOOTAGE = 5,208 SQ. FT.
1 PARKING SPACE PER 250 SQ. FT. OF BUILDING AREA + 1 PARKING SPACE PER 2 GAS PUMPS
REQUIRED = 1 SPACE / 250 SQ. FT. + 1 SPACE / 2 PUMPS = (5208/250) + (8/2) = 25 SPACES
+1 (12'x35') LOADING SPACE

PROVIDED = 40 PARKING SPACES
(INCLUDING 2 ADA SPACES)
+1 (12'x35') LOADING SPACE PROVIDED

BIKE RACK CALCULATION
1 BIKE SPACE PER 15 PARKING SPACES (4 MINIMUM)
REQUIRED = 40 Spaces / 15 Spaces = 3 Bike Spaces (4 Minimum)

PROVIDED = 5 BIKE SPACES

* Tree preservation calculations

Benchmarks

Project Benchmark: GPS observation per Missouri Department of Transportation (MODOT) GPS Network System, NAVD 1988 Datum, Missouri East (2401), State Plane Coordinate System.

Site Benchmark: Iron pipe located at the northeast corner of a tract of land conveyed to T&J Autobody Inc. per Bk 1250 pg 1308. Approximately 111' east of the northeast corner of the U-Gas property. Elevation=573.14

Locator Map

Legend

ABBREVIATIONS	LEGEND
AI	Area Inlet
Asph	Asphalt
BW	Bottom of Wall
BB	Back to Back
CB	Catch Basin
CHB	Chord Bearing
CI	Curb Inlet
CL or c	Centerline
CMP	Corrugated Metal Pipe
Conc	Concrete
DCB	Deed Book
DCB	Double Catch Basin
DCI	Double Curb Inlet
DIP	Ductile Iron Pipe
DS	Downspout
FES	Flared End Section
FF	Finished Floor
FL or f	Flow Line
FF/F	Face to Face
GI	Grated Inlet
L	Length of Curve
MH	Manhole
NF	Now or Formerly
OHE or OHW	Overhead Electric or Wires
OIP	Old Iron Pipe
PG	Pipe
PB	Plot Book
PL or l	Property Line
PVC	Polyvinyl Chloride Pipe
Pvmt	Pavement
R	Radius
RCP	Reinforced Concrete Pipe
RW	Right of Way
Trans	Transformer
TW	Top of Wall
Typ	Typical
UGE	Underground Electric
UGFO	Underground Fiber Optic
UGT	Underground Telephone
VCP	Vitrified Clay Pipe
Anchor	Anchor
Benchmark	Benchmark
Control Point	Control Point
Monument	Monument
Soil Boring	Soil Boring
Stone	Stone
Traverse Point	Traverse Point

EXISTING	PROPOSED
500	Contour (500)
x 500.00	Spot Elevation (500) or (500)
—	Sanitary Sewer
—	Storm Sewer
—OHW—	Utility Service (E, T, G, etc.)

GENERAL NOTES

- City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.
- We have examined Flood Insurance Rate Map (Community Panel Number 290316-0237-E), Map Number 29183C0237 E, having an effective date of August 2, 1996 by the Federal Emergency Management Agency for the area containing the subject property. By graphic plotting only, the subject property is located within Zone "X" - Areas determined to be outside 500-year floodplain. This note is for the purpose of providing information as indicated on the current Flood Insurance Rate Maps for this area, and should not be construed as an indication as to whether flood insurance should, or should not be purchased.
- All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.
- Lighting values will be reviewed on site prior to the final occupancy inspection.
- The Owner must provide the City with a copy of the MDNR approval for the underground fuel tank removal.

Utility Contacts

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

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

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

Electric
Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

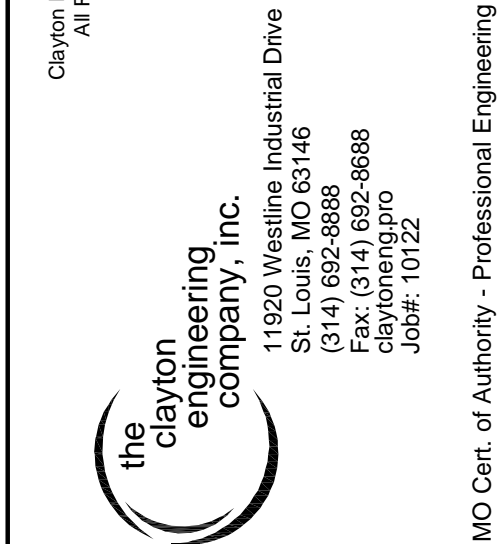
Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

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

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

PROJECT TITLE:
SITE CONSTRUCTION PLANS
DIRT CHEAP OF O'FALLON
#708 MO. STATE HIGHWAY K
O'FALLON, MISSOURI 63366

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Plan Date: November 8, 2013
Revision Date: April 28, 2014
Revision Date: May 22, 2014
Revision Date: August 1, 2014
Revision Date: Sept. 4, 2014
Construction Set: Nov. 17, 2014

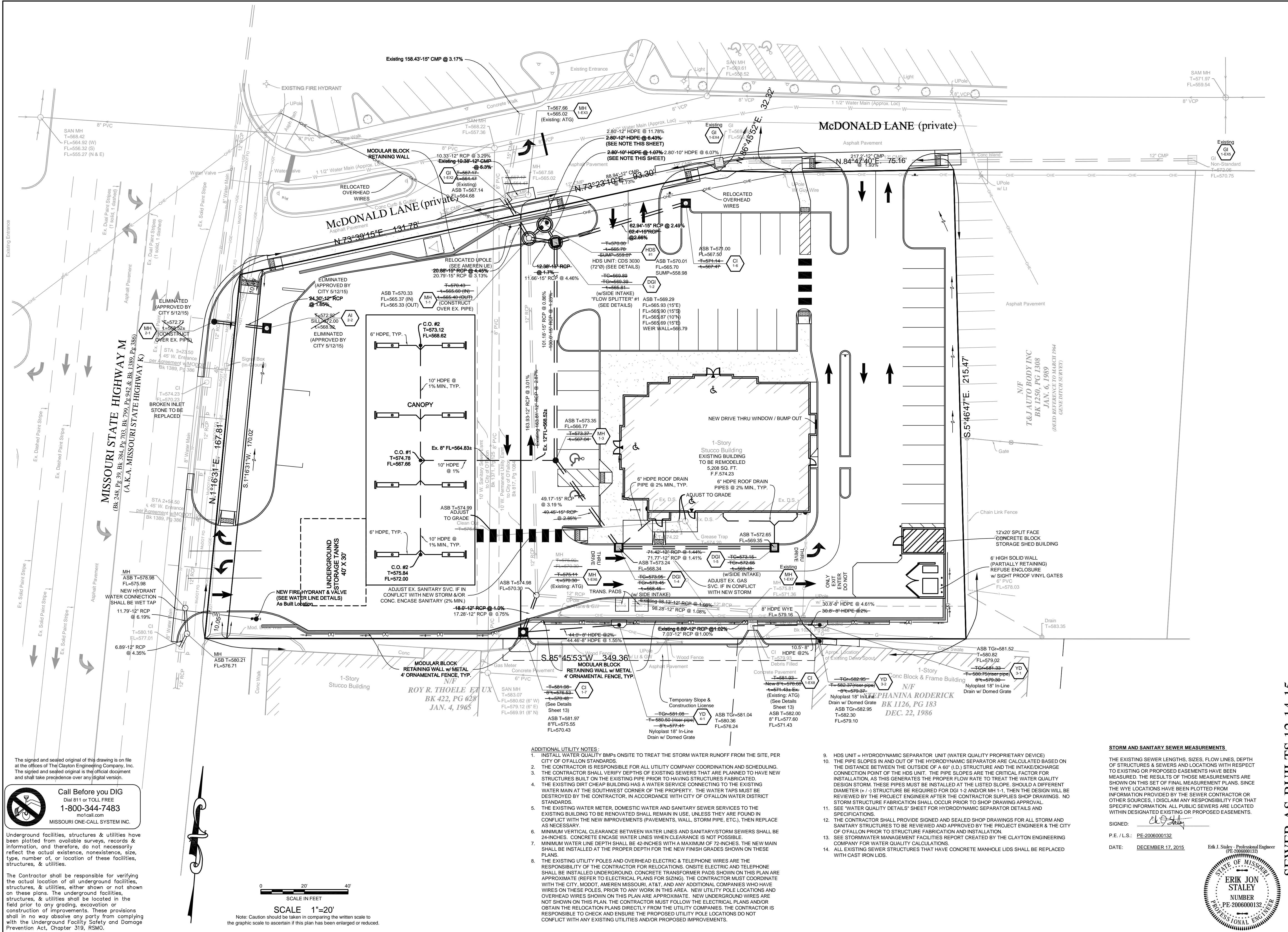
SEWER AS-BUILTS 12-14-15
Developer / Owner Information:
U-GAS PROPERTIES OF FALLON LLC
895 Bolger Court
Fenton, Missouri 63026
(636) 343-9770 FAX: (636) 343-9768

P+Z No: (23-13.02)
Approval Date: 10/03/13
City No.

Page No.

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PROJECT TITLE:
SITE CONSTRUCTION PLANS
DIRT CHEAP OF O'FALLON
#708 MO. STATE HIGHWAY K
O'FALLON, MISSOURI 63366

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 Clayton Engineering Company, Inc.
 11920 Westline Industrial Drive
 St. Louis, MO 63146
 (314) 692-9888
 Fax: (314) 692-9888
 Job#: 10122

Plan Date: November 8, 2013
 Revision Date: April 28, 2014
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SEWER AS-BUILTS 12-14-15

UTILITY PLAN

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 1-800-344-7483
 mo1call.com
 MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

Scale: 1"=20'
 Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

- ADDITIONAL UTILITY NOTES:**
- INSTALL WATER QUALITY BMPs ON SITE TO TREAT THE STORM WATER RUNOFF FROM THE SITE, PER CITY OF O'FALLON STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COMPANY COORDINATION AND SCHEDULING.
 - THE CONTRACTOR SHALL VERIFY DEPTHS OF EXISTING SEWERS THAT ARE PLANNED TO HAVE NEW STRUCTURES BUILT ON THE EXISTING PIPE PRIOR TO HAVING STRUCTURES FABRICATED.
 - THE EXISTING DIRT CHEAP BUILDING HAS A WATER SERVICE CONNECTING TO THE EXISTING WATER MAIN AT THE SOUTHWEST CORNER OF THE PROPERTY. THE WATER TAPS MUST BE DESTROYED BY THE CONTRACTOR, IN ACCORDANCE WITH CITY OF O'FALLON WATER DISTRICT STANDARDS.
 - THE EXISTING WATER METER, DOMESTIC WATER AND SANITARY SEWER SERVICES TO THE EXISTING BUILDING TO BE RENOVATED SHALL REMAIN IN USE, UNLESS THEY ARE FOUND IN CONFLICT WITH THE NEW IMPROVEMENTS (PAVEMENTS, WALL, STORM PIPE, ETC.), THEN REPLACE AS NECESSARY.
 - MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINES AND SANITARY/STORM SEWERS SHALL BE 24-INCHES. CONCRETE ENCASE WATER LINES WHEN CLEARANCE IS NOT POSSIBLE.
 - MINIMUM WATER LINE DEPTH SHALL BE 42-INCHES WITH A MAXIMUM OF 72-INCHES. THE NEW MAIN SHALL BE INSTALLED AT THE PROPER DEPTH FOR THE NEW FINISH GRADES SHOWN ON THESE PLANS.
 - THE EXISTING UTILITY POLES AND OVERHEAD ELECTRIC & TELEPHONE WIRES ARE THE RESPONSIBILITY OF THE CONTRACTOR FOR RELOCATIONS. ON-SITE ELECTRIC AND TELEPHONE SHALL BE INSTALLED UNDERGROUND. CONCRETE TRANSFORMER PADS SHOWN ON THIS PLAN ARE APPROXIMATE (REFER TO ELECTRICAL PLANS FOR SIZING). THE CONTRACTOR MUST COORDINATE WITH THE CITY, MODOT, AMEREN MISSOURI, AT&T, AND ANY ADDITIONAL COMPANIES WHO HAVE WIRES ON THESE POLES. PRIOR TO ANY WORK IN THIS AREA, NEW UTILITY POLE LOCATIONS AND OVERHEAD WIRES SHOWN ON THIS PLAN ARE APPROXIMATE. NEW UNDERGROUND WIRES ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR MUST FOLLOW THE ELECTRICAL PLANS AND/OR OBTAIN THE RELOCATION PLANS DIRECTLY FROM THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO CHECK AND ENSURE THE PROPOSED UTILITY POLE LOCATIONS DO NOT CONFLICT WITH ANY EXISTING UTILITIES AND/OR PROPOSED IMPROVEMENTS.
 - HDS UNIT = HYDRODYNAMIC SEPARATOR UNIT (WATER QUALITY PROPRIETARY DEVICE)
 - THE PIPE SLOPES IN AND OUT OF THE HYDRODYNAMIC SEPARATOR ARE CALCULATED BASED ON THE DISTANCE BETWEEN THE OUTSIDE OF A 60" (I.D.) STRUCTURE AND THE INTAKE/DISCHARGE CONNECTION POINT OF THE HDS UNIT. THE PIPE SLOPES ARE THE CRITICAL FACTOR FOR INSTALLATION. THIS GENERATES THE PROPER FLOW RATE TO TREAT THE WATER QUALITY DESIGN STORM. THESE PIPES MUST BE INSTALLED AT THE LISTED SLOPE. SHOULD A DIFFERENT DIAMETER (+/-) STRUCTURE BE REQUIRED FOR DGI 1-2 AND/OR MH 1-1, THEN THE DESIGN WILL BE REVIEWED BY THE PROJECT ENGINEER AFTER THE CONTRACTOR SUPPLIES SHOP DRAWINGS. NO STORM STRUCTURE FABRICATION SHALL OCCUR PRIOR TO SHOP DRAWING APPROVAL.
 - SEE WATER QUALITY DETAILS SHEET FOR HYDRODYNAMIC SEPARATOR DETAILS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR ALL STORM AND SANITARY STRUCTURES TO BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER & THE CITY OF O'FALLON PRIOR TO STRUCTURE FABRICATION AND INSTALLATION.
 - SEE STORMWATER MANAGEMENT FACILITIES REPORT CREATED BY THE CLAYTON ENGINEERING COMPANY FOR WATER QUALITY CALCULATIONS.
 - ALL EXISTING SEWER STRUCTURES THAT HAVE CONCRETE MANHOLE LIDS SHALL BE REPLACED WITH CAST IRON LIDS.

STORM AND SANITARY SEWER MEASUREMENTS

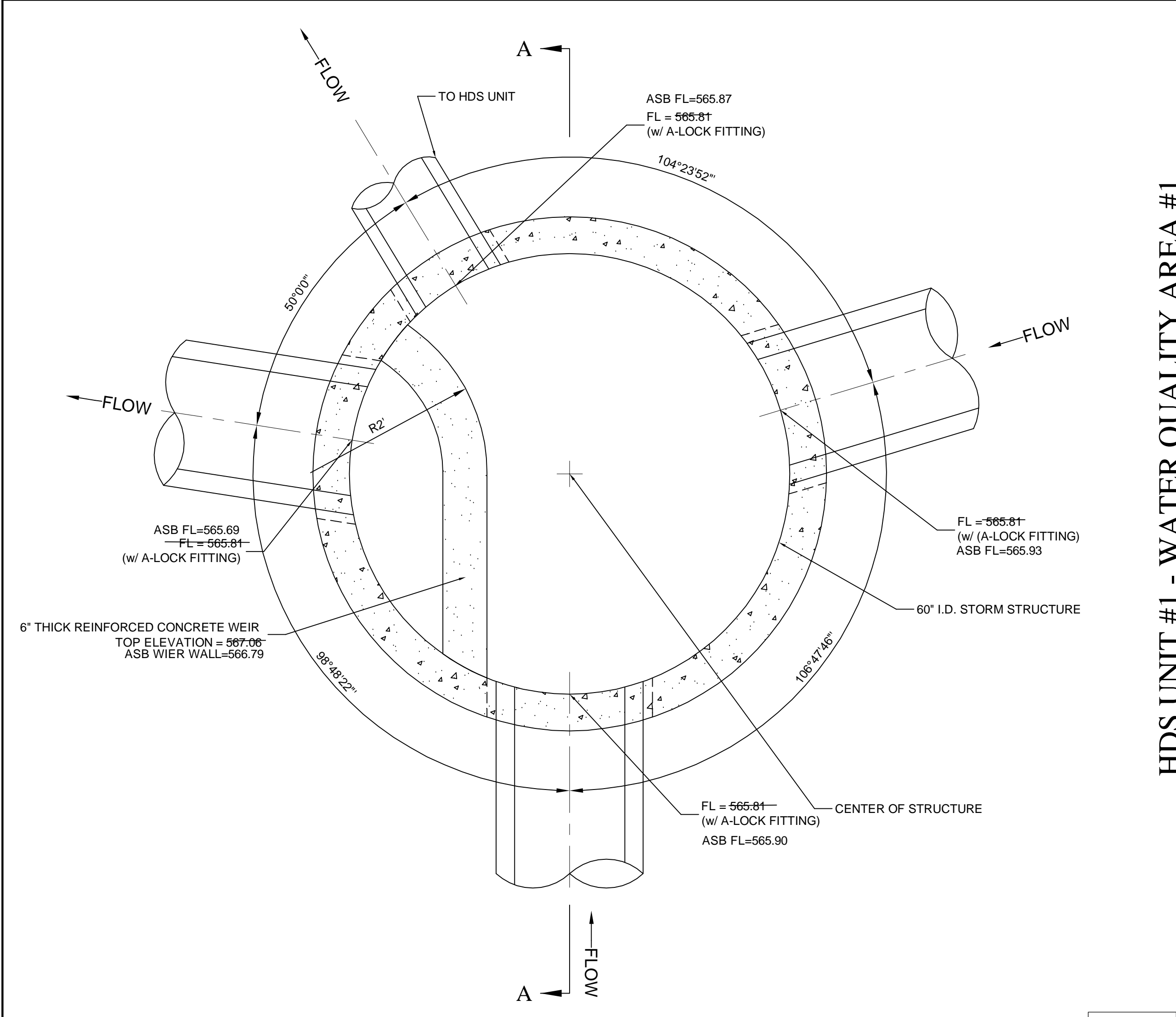
THE EXISTING SEWER LENGTHS, SIZES, FLOW LINES, DEPTH OF STRUCTURES & SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION. ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

SIGNED: *Erik J. Staley*
 ERIK J. STALEY
 PROFESSIONAL ENGINEER
 No. PE-2006000132
 DATE: DECEMBER 17, 2015

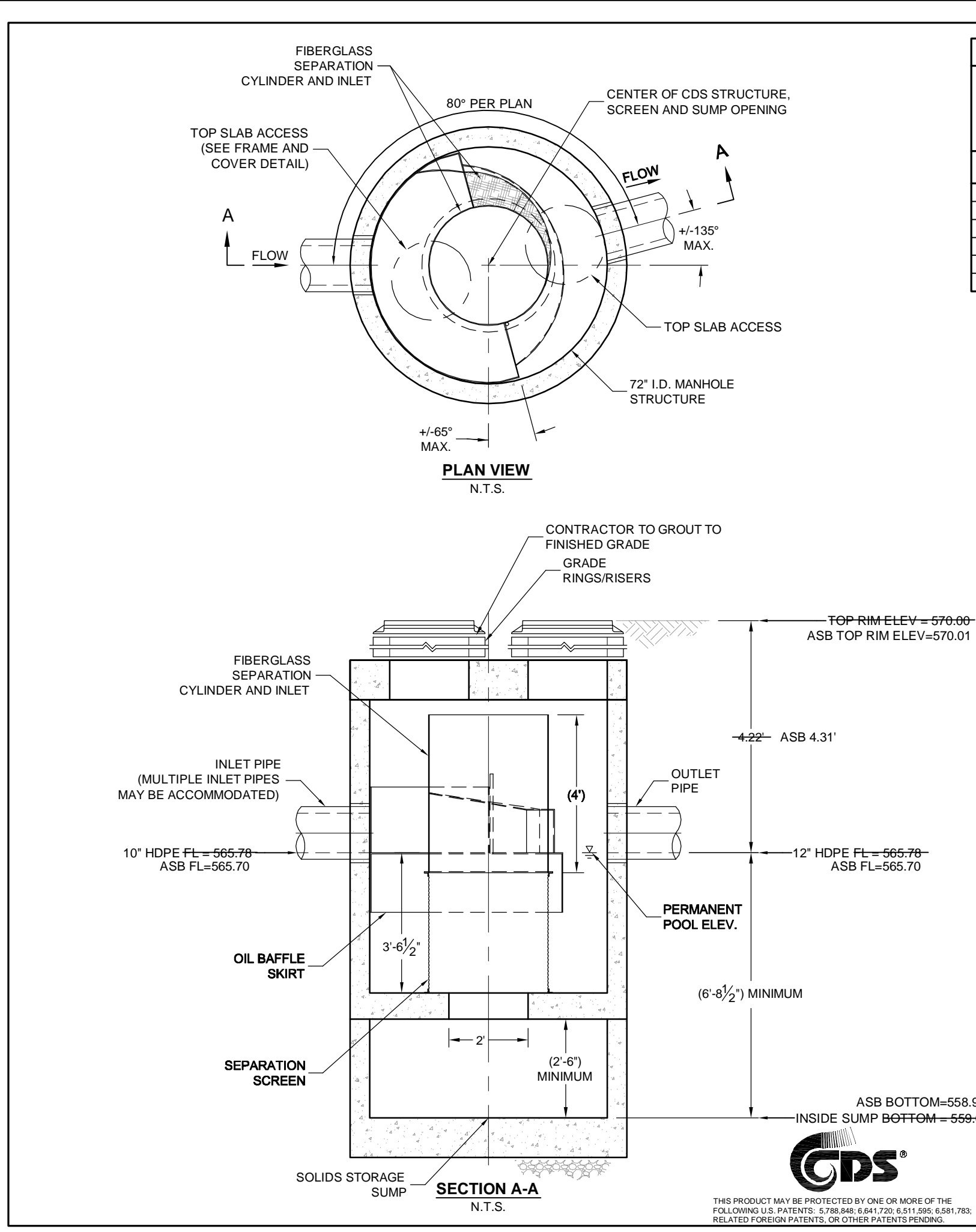
P+Z No: (23-13.02)
 Approval Date: 10/03/13
 City No.

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CONSTRUCTION SET - NOVEMBER 17, 2014



HDS UNIT #1 - WATER QUALITY AREA #1



CDS3030 DESIGN NOTES

CDS3030 RATED TREATMENT CAPACITY IS 3.0 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 20.0 CFS. IF THE SITE CONDITIONS EXCEED 20.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD CDS3030 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES
B	SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
W	SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	HDS #1
WATER QUALITY FLOW RATE (CFS)	2.38
PEAK FLOW RATE (CFS)	-
RETURN PERIOD OF PEAK FLOW (YRS)	-
SCREEN APERTURE (2400 OR 4700)	-

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	565.77	HDPE	10"
INLET PIPE 2	n/a	n/a	n/a
OUTLET PIPE	565.77	HDPE	12"

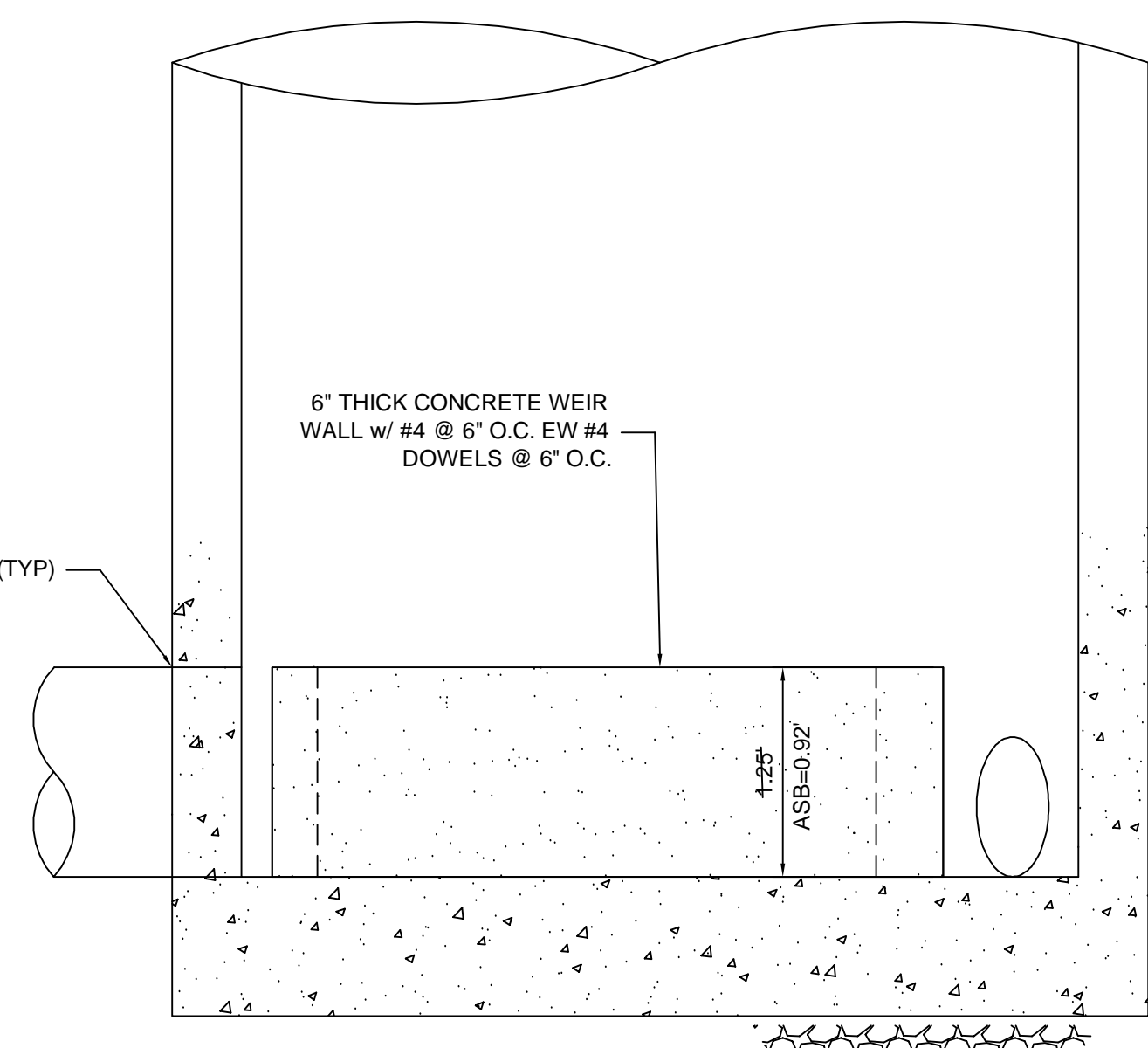
RIM ELEVATION	WIDTH	HEIGHT
570.00		

ANTI-FLOTATION BALLAST: * PER ENGINEER OF RECORD

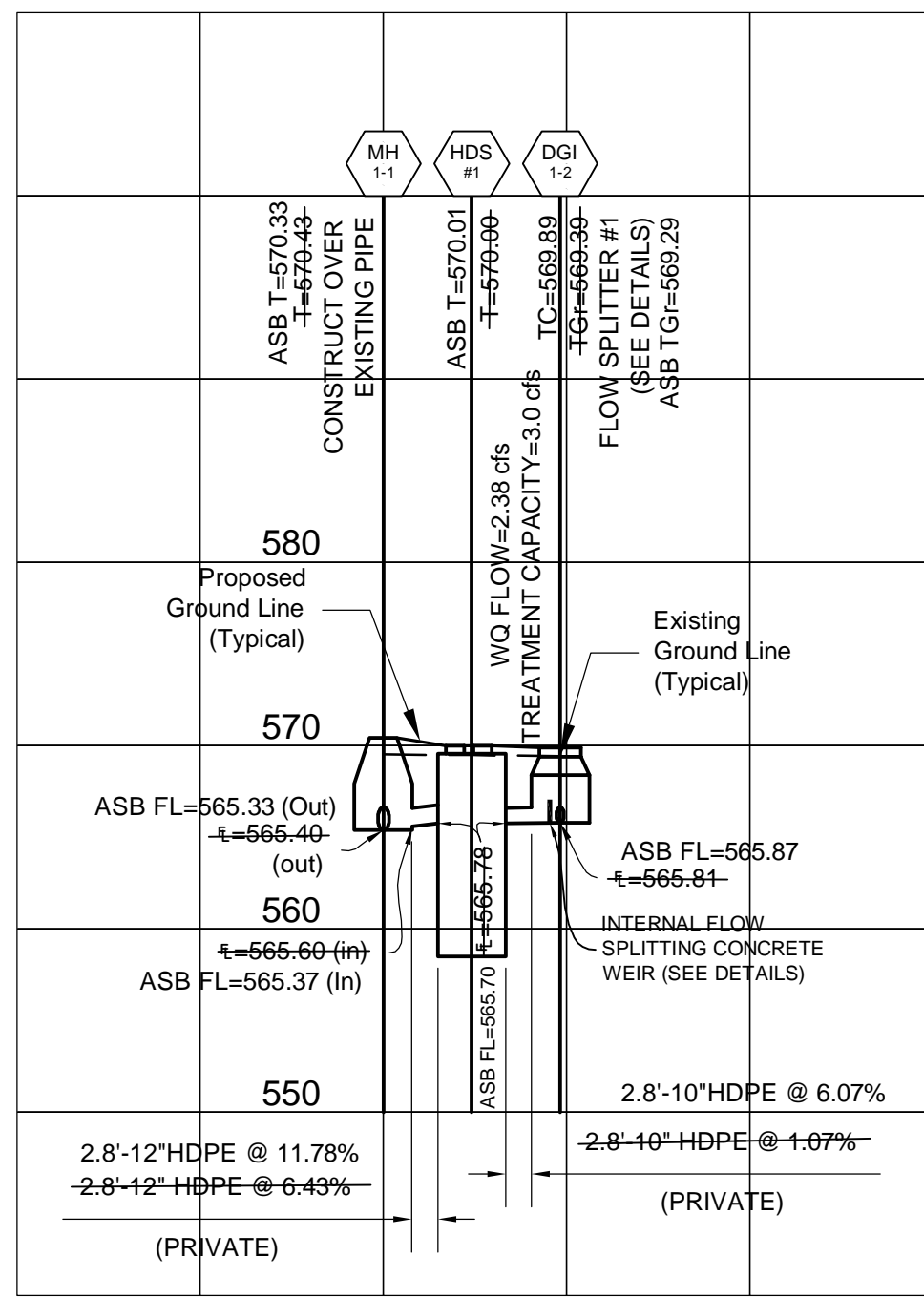
- GENERAL NOTES**
- INSTALLATION TO FOLLOW CDS STORMWATER TREATMENT DEVICE SPECIFICATIONS AVAILABLE FROM CONTECH.
 - CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND HEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATINGS.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS3030 PRECAST CONCRETE WATER QUALITY SYSTEM STANDARD DETAIL

FLOW SPLITTER #1 (DGI 1-2) - PLAN VIEW
SCALE: 1"=1'



FLOW SPLITTER #1 (DGI 1-2) - SECTION A-A VIEW
SCALE: 1"=1'



HDS UNIT PROFILE VIEW
SCALE: 1"=20' V
1"=10' H

- HDS UNIT NOTES:**
- HDS UNIT = HYDRODYNAMIC SEPARATOR UNIT (WATER QUALITY PROPRIETARY DEVICE)
 - THE PIPE SLOPES IN AND OUT OF THE HYDRODYNAMIC SEPARATOR ARE CALCULATED BASED ON THE DISTANCE BETWEEN THE OUTSIDE OF A 60" (D) STRUCTURE AND THE INTAKE/CHARGE CONNECTION POINT OF THE HDS UNIT. THE PIPE SLOPES ARE THE CRITICAL FACTOR FOR INSTALLATION, AS THIS GENERATES THE PROPER FLOW RATE TO TREAT THE WATER QUALITY DESIGN STORM. THESE PIPES MUST BE INSTALLED AT THE LISTED SLOPE. SHOULD A DIFFERENT DIAMETER (+/-) STRUCTURE BE REQUIRED FOR DGI 1-2 AND/OR MH 1-1, THEN THE DESIGN WILL BE REVIEWED BY THE PROJECT ENGINEER AFTER THE CONTRACTOR SUPPLIES SHOP DRAWINGS. NO STORM STRUCTURE FABRICATION SHALL OCCUR PRIOR TO SHOP DRAWING APPROVAL.

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THE EXISTING SEWER LENGTHS, SIZES, FLOW LINES, DEPTH OF STRUCTURES & SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION. ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

SIGNED: *Erik J. Staley*
P.E. / L.S.: PE-2006000132 Erik J. Staley - Professional Engineer
DATE: DECEMBER 17, 2015



The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

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MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

SHOP DRAWINGS REQUIRED
CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER & CITY.

IMPORTANT: INSTALLATION OF THE HYDRODYNAMIC SEPARATOR BMP SHALL ONLY BE PERFORMED WITH THIS BMP KEPT OFFLINE, WITH NO RUNOFF PASSING THROUGH IT. IT CAN NOT BE BROUGHT ONLINE UNTIL THE PAVEMENT AND GROUND SURFACE, INCLUDING VEGETATION, IS ESTABLISHED OVER THE AREA THAT DRAINS TO IT. CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO THIS BMP. ALL STORMWATER FLOW TO THIS BMP SHALL BE DIVERTED PLUGGED OR DISCONNECTED AT THE UPSTREAM METERING STRUCTURE OR TEMPORARY GRADING UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP'S ONLINE.

BMP Maintenance & Operation Plan
The Property Owner's appointed Maintenance Staff shall be responsible for cleaning and maintaining the Hydrodynamic Separator.

The specific methods and practices required for the maintenance and operation of these stormwater facilities is explained in the "Stormwater Management Facilities Report" - dated NOVEMBER 2013, or latest edition, by The Clayton Engineering Company, Inc.

PROJECT TITLE:
SITE CONSTRUCTION PLANS
DIRT CHEAP of O'FALLON
#708 MO. STATE HIGHWAY K
O'FALLON, MISSOURI 63366

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the clayton engineering company, inc.
11920 Westline Industrial Drive
St. Louis, MO 63146
(314) 692-9888
Fax: (314) 692-9888
Job#: 10122

MO Cert. of Authority - Professional Engineering #00067
& Professional Surveying #000014

Plan Date:	November 8, 2013
Revision Date:	April 28, 2014
Revision Date:	May 22, 2014
Revision Date:	August 1, 2014
Revision Date:	Sept. 4, 2014
Construction Set:	Nov. 17, 2014

SEWER AS-BUILTS 12-14-15

Developer / Owner Information:
U-GAS PROPERTIES OF FALLON LLC
895 Bolger Court
Fenton, Missouri 63026
(636) 343-9770 FAX: (636) 343-9768

WATER QUALITY DETAILS

P+Z No: (23-13.02)
Approval Date: 10/03/13
City No.

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