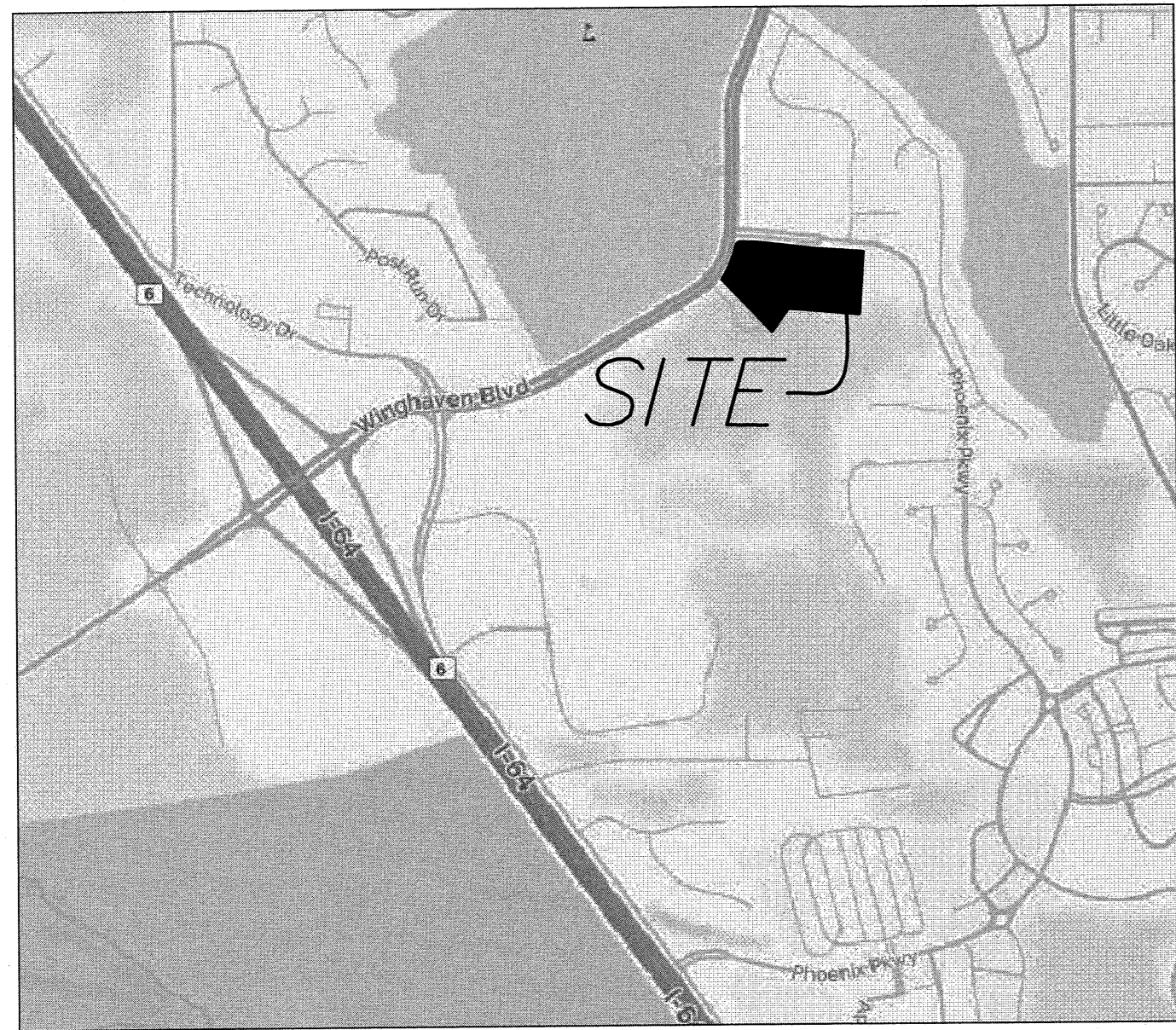


NORTEK GLOBAL HVAC

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

AS-BUILTS STORM



N.T.S.

LOCATION MAP

GENERAL NOTES

- Present Zoning: HTCD (PUD)-High Tech Corridor/Planned Unit Development
- Proposed Use: Office and Warehouse Building
- Area of Tract: 5.83 Acres
- Project is Served By:
 - City of O'Fallon Water
 - Laclede Gas Company
 - CenturyTel Telephone Company
 - City of O'Fallon Sewers
 - Ameren UE
 - O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from face of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
- Setback and yard requirements:
 - Front - 30 feet
 - Side - 20 feet
 - Rear - 35 feet.
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
- All easements shall be provided for on record plat.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0240G January 20, 2016, site is NOT located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture. Enclosures shall have vinyl gates matching building colors.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
- All new utilities under City streets shall be bored.
- All trash pick up and loading and unloading operations will not occur between the hours of 9:00 p.m. and 7:00 a.m.
- All sidewalks and handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements on the construction plans.
- No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
- Lighting shall meet the City of O'Fallon Standards for this site.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB point (or equivalent as approved by City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs. All signage shall be reviewed and approved through a separate permit process.
- Ground mounted HVAC and mechanical units shall be screened by vegetation, that has a minimum height that is at least as tall as the tallest unit being screened.
- Utility contractor shall coordinate utility connections with general contractor.
- This site will be in compliance with Phase II Illicit Storm Water Discharge guidelines per Ordinance 5082.

These "AS-BUILT" STORM plans are based on actual field observations conducted during DECEMBER 2016, and the results are shown hereon.

By: **STANLEY M. MUNDWILLER, P.L.S., #2005019226**
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

Benchmarks Project

REFERENCE BENCHMARK: SC-13
ELEVATION = 499.34 NAVD88 DATUM

DESCRIBED BY MISSOURI DEPARTMENT NATURAL RESOURCES 1990. THE STATION IS LOCATED APPROXIMATELY 2.70 MILES (4.35 KM) N.W. OF THE INTERSECTION OF HIGHWAY (94) AND HIGHWAY D, ON THE NORTH SIDE OF THE WESTBOUND LANES OF HIGHWAY 40, NEAR A FIELD ENTRANCE GOING NORTH FROM THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FT (9.01 M) NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FT (11.9 M) SW OF THE CENTER OF THE TOP OF THE NW END OF A CORRUGATED METAL PIPE, AND 10.0 FT (3.0 M) NW OF THE CENTER OF A FIELD ENTRANCE. THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT STAMPED SC-13 1990.

Site BENCHMARK:
ELEVATION = 580.20 CUT BOX ON CONCRETE CURB JUST NORTH OF THE ENTRANCE TO THE SITE ALONG PHOENIX PARKWAY.

Legend

LEGEND	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
WATER LINE & SIZE	
WATER VALVE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING CONTOUR	
PROPOSED CONTOUR	
CONCRETE PAVEMENT	
POWER POLE	
GUY WIRE	
LIGHT STANDARD	
GAS VALVE	

Conditions of Approval From Planning and Zoning

(9831.67) FINAL PLAN APPROVED JUNE 3, 2016
PROPOSED USE: PARKING LOT ADDITION

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

- PROVIDE A REVISED PHOTOMETRIC PLAN. THE FOOT CANDLES SHALL NOT EXCEED 0.5 AT THE PROPERTY LINES

PLEASE NOTE:

- Approval of the Final Site Plan of a PUD shall expire and be of no effect one hundred and eighty (180) days after the date of approval unless and until all appropriate fees have been paid and the City shall have issued a building permit for the development authorized by said approved plan. Approval of the Final Site Plan in a PUD shall expire one (1) year after the date of approval unless construction has begun and is diligently pursued in accordance with the approved plan. Expiration of the approved Plan shall authorize the Commission to require filing and review of a new Final Site Plan in accordance with the provision of this article.
- A Construction Site Plan must be reviewed and approved by City Staff. A checklist outlining the Construction Site Plan process and application are available on the City's Website via www.ofallon.mo.us, or by request.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- All Conditions of Approval shall be noted on the Construction Site Plans.

Drawing Index

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	O'FALLON COMMERCIAL NOTES SHEET
3	EXISTING AND DEMO PLAN
4	SITE PLAN
5	GRADING PLAN
6	DRAINAGE AREA MAP
7-8	DETAILS
8	BMP DETAIL

* 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 7.93 ACRES
The area of land disturbance is _____
Number of proposed lots is ONE.
Building setback information. Front 30'
Side 20'
Rear 35'

* The estimated sanitary flow in gallons per day is 0 (no new building)

* Parking calculations
OFFICE: 1 SPACE PER 300 S.F. FLOOR AREA
WAREHOUSE: 1 SPACE PER 1,000 S.F. FLOOR AREA + 1 SPACE PER EMPLOYEE.
RESEARCH LAB: 1 SPACE PER 2 EMPLOYEES
OFFICE AREA = 35,000 SF
WAREHOUSE AREA = 10,000 SF
RESEARCH LAB = 40 EMPLOYEES
PARKING REQUIRED =
OFFICE: 35,000 / 300 = 117 SP
WAREHOUSE: 10,000 / 1000 = 10 SP
LAB: 40 / 2 = 20 SP
TOTAL: 147 SPACES REQUIRED
PARKING PROVIDED = 245 SPACES
INCLUDES 8 ADA ACCESSIBLE SPACES (ONLY 7 REQUIRED)

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.

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.

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
636-281-2858
- Electric**
Ameren UE
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

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jamie Dwork* DATE: 01/13/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE
IMPROVEMENT PLANS
NORTEK GLOBAL HVAC
COVER SHEET

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

ENGINEERS AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREBY ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS DRAWING IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO LICENSE #00026

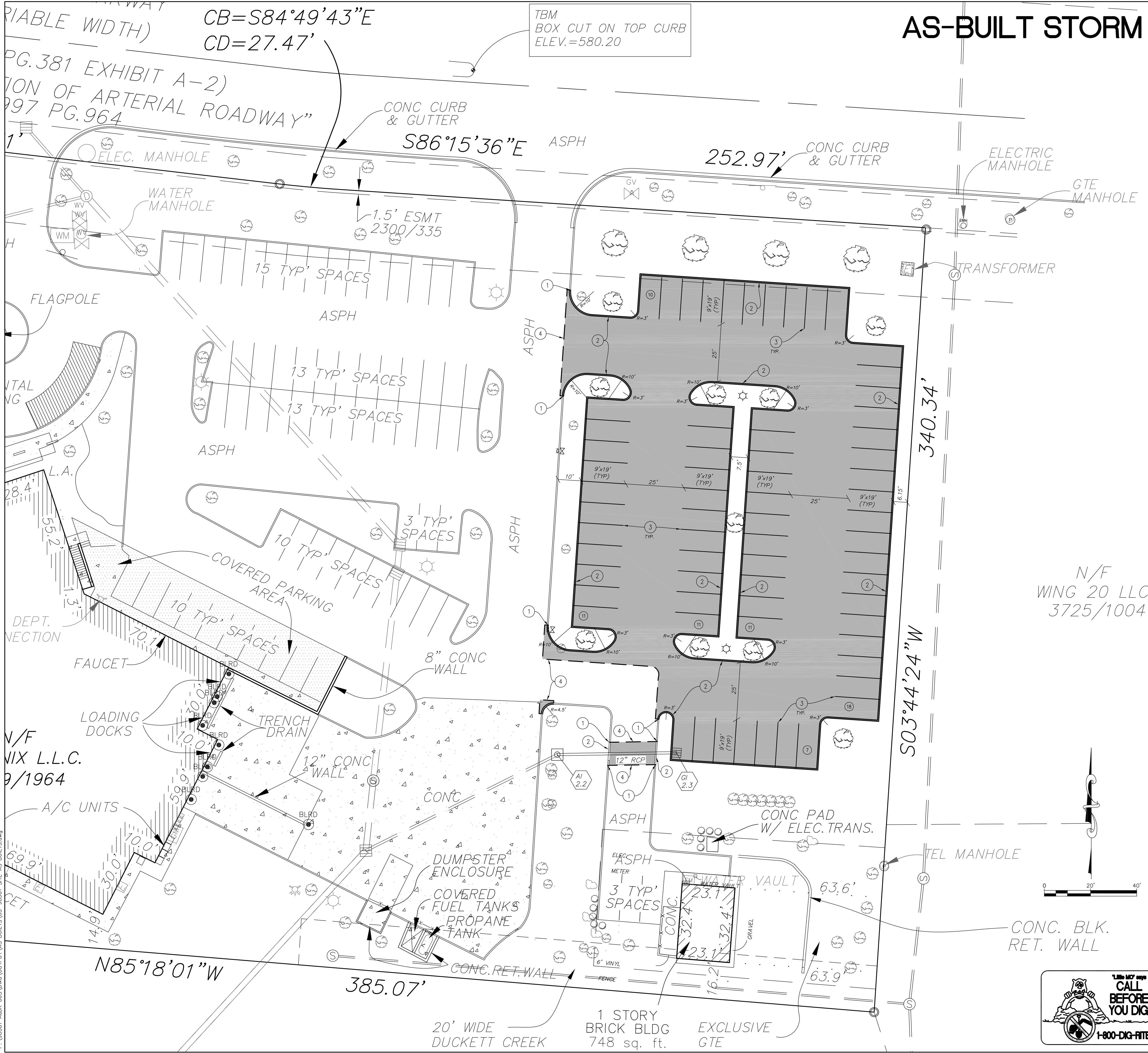
07/22/16
KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015030

Developer / Owner Information
AJ BROWN, INC.
685 Trade Center Boulevard
Chesterfield, Missouri 63005-1247

P+Z No. 15-1501
City No. 46-066860-AB17-000001
Page No. COVER SHEET 01 of 08

AS-BUILT: CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES





AS-BUILT STORM

- GENERAL NOTES**
1. ALL PEDESTRIAN WALKWAYS SHALL BE HANDICAPPED ACCESSIBLE PER APPLICABLE REQUIREMENTS.
 2. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 3. ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ANS: THE ACCESS MUST BE AT GRADE OR THE ACCESS RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
 4. ALL SIDEWALKS ENDING AT A CURB SHALL BE HANDICAP ACCESSIBLE.
 5. ALL EXISTING PAVEMENT AT ENTRANCES SHALL BE SAW CUT.
 6. ALL NON-PAVED AREAS SHALL BE GRASS.
 7. ALL CURBING TO BE CONCRETE AND DOMEDED ON CURBING IS NOT ALLOWED.
 8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE COLORS STANDARDS AND SPECIFICATIONS REFERENCED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
 9. CONCRETE WALKS AND CURBS TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST CONTRACTION OR EXPANSION JOINT.
 10. SIGNAGE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED UPON COMPLETION OF CONSTRUCTION.

- FLAT PLAN KEY NOTES**
- 1 MATCH EXISTING CURB ELEVATION
 - 2 CONSTRUCT 6-INCH TALL VERTICAL CURB
 - 3 PAINT 4-INCH WIDE STRIPE, WHITE
 - 4 FULL DEPTH SAW-CUT & REMOVE 1.0' OF EXISTING PAVEMENT & CURB, TO FORM SMOOTH, UNIFORM EDGE.
- STANDARD DUTY ASPHALT PAVEMENT SECTION
(3" ASPHALT OVER 8" AGGREGATE BASE)

APPROVED TREE LIST

Common Name	Scientific Name	Description
Alder	<i>Alnus incana</i>	45 feet
American Elm	<i>Ulmus americana</i>	45 feet
Arbutus "Green Giant"	<i>Thuja (standishii x plicata)</i>	45 feet
Austrian Pine	<i>Pinus nigra</i>	Taller than 45 feet
Baldcypress	<i>Taxodium distichum</i>	Taller than 45 feet
Birch "Dura Heart"	<i>Betula nigra</i>	Taller than 45 feet
Birch, River	<i>Betula nigra</i>	25 feet
Blackgum	<i>Nyssa sylvatica</i>	45 feet
Coffeetree, Kentucky	<i>Gymnocladia dioica</i>	Taller than 45 feet
Colorado Spruce	<i>Picea pungens</i>	Taller than 45 feet
Corneliancherry Dogwood	<i>Cornus mas</i>	15 feet
Crabapple, Flowering	<i>Malus species</i>	25 feet
Dogwood, Flowering	<i>Cornus florida</i>	15 feet
Eastern Red Cedar	<i>Juniperus virginiana</i>	25 feet
Eastern White Pine	<i>Pinus strobus</i>	Taller than 45 feet
Fringetree	<i>Chionanthus virginicus</i>	15 feet
Ginkgo	<i>Ginkgo biloba</i>	Taller than 45 feet
Goldenrain Tree	<i>Koeleretaria paniculata</i>	25 feet
Blackberry	<i>Calix occidentalis</i>	Taller than 45 feet
Hawthorn, Green	<i>Crataegus viridis</i>	25 feet
Hawthorn, Washington	<i>Crataegus phaenopyram</i>	25 feet
Honeylocust	<i>Gleditsia tricanthus</i>	Taller than 45 feet
Hophornbeam	<i>Ostrya virginiana</i>	45 feet
Hornbeam American	<i>Carpinus caroliniana</i>	45 feet
Hornbeam, European	<i>Carpinus betulus</i>	45 feet
Japanese Tree Lilac	<i>Syringa reticulata</i>	15 feet
Linden "Redmond"	<i>Tilia americana</i>	Taller than 45 feet
Linden, American (Basswood)	<i>Tilia americana</i>	Taller than 45 feet
Linden, Littleleaf	<i>Tilia cordata</i>	45 feet
Linden, Silver	<i>Tilia tomentosa</i>	Taller than 45 feet
London Planetree	<i>Platanus acerifolia</i>	Taller than 45 feet
Magnolia, Saucer	<i>Magnolia x soulangeana</i>	25 feet
Magnolia, Sweetbay	<i>Magnolia virginiana</i>	15 feet
Maple "Autumn Blaze"	<i>Acer x freemanii</i>	Taller than 45 feet
Maple "Autumn Fantasy"	<i>Acer x freemanii</i>	Taller than 45 feet
Maple "Jeffers Red"	<i>Acer x freemanii</i>	Taller than 45 feet
Maple "Sienna Glen"	<i>Acer x freemanii</i>	Taller than 45 feet
Maple, Amur	<i>Acer ginnala</i>	15 feet
Maple, Black	<i>Acer nigrum</i>	Taller than 45 feet
Maple, Hedge	<i>Acer campestre</i>	25 feet
Maple, Red	<i>Acer rubrum</i>	45 feet
Maple, Sugar	<i>Acer saccharum</i>	45 feet
Maple, Trident	<i>Acer buergerianum</i>	45 feet
Northern Catalpa	<i>Catalpa speciosa</i>	Taller than 45 feet
Norway Spruce	<i>Picea abies</i>	Taller than 45 feet
Oak, Bur	<i>Quercus macrocarpa</i>	Taller than 45 feet
Oak, English	<i>Quercus robur</i>	Taller than 45 feet
Oak, Northern Red	<i>Quercus rubra</i>	Taller than 45 feet
Oak, Pin	<i>Quercus palustris</i>	Taller than 45 feet
Oak, Shingle	<i>Quercus imbricaria</i>	Taller than 45 feet

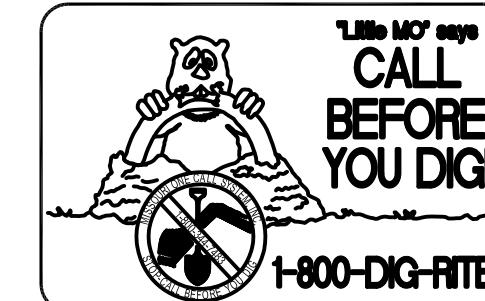
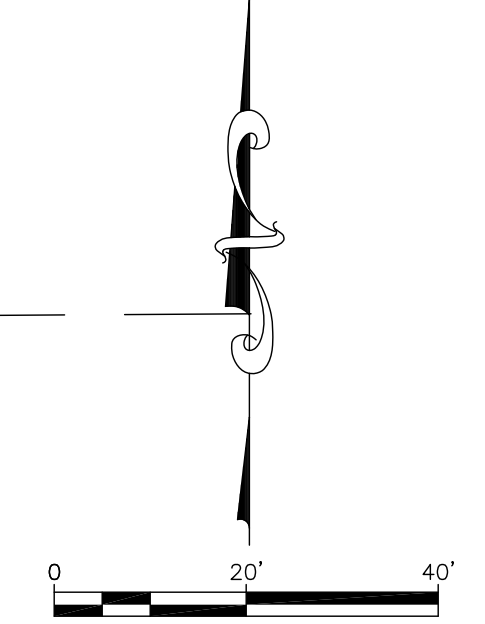
- STREET TREE NOTES:**
1. NO TREE IS TO BE PLANTED CLOSER THAN FIFTEEN (15') FEET OF BACK OF CURB OF STREET.
 2. NO TREE IS TO BE PLANTED WITHIN TWENTY-FIVE (25') FEET OF A STREET LIGHT.
 3. NO TREE SHALL BE PLANTED WITHIN TWENTY-FIVE (25') FEET OF A TRAFFIC CONTROL OR STREET SIGN.
 4. NO TREE IS TO BE PLANTED WITHIN FIVE (5') FEET OF AN UNDERGROUND UTILITY OR LATERAL LINE.
 5. NO TREE SHALL BE PLANTED WITHIN TEN (10') FEET OF A STORM WATER INLET OR MANHOLE.
 6. TREES ARE TO BE FROM TABLE 3 APPROVED LIST FROM THE CITY OF O'FALLON ORDINANCES SECTION 402.250.
 7. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 402.130.
 8. TREES SHALL NOT BE PLANTED WITHIN EASEMENTS.
- ☉ = APPROXIMATE LOCATION OF STREET TREE. EXACT LOCATION TO BE DETERMINED IN FIELD.

STREET TREE SETBACK FROM OVERHEAD POWER LINES.

MAXIMUM MATURE TREE HEIGHT (FT)	MINIMUM DISTANCE FROM CENTERLINE (FT)
<15	NO MINIMUM
15-24	15
25-45	35
>45	45

STREET TREE SETBACK FROM SIDEWALKS

MAXIMUM MATURE TREE HEIGHT (FT)	MINIMUM DISTANCE FROM SIDEWALK (FT)
<15	5
15-25	10
26-45	15
>45	20



PROJECT TITLE
IMPROVEMENT PLANS
NORTEK GLOBAL HVAC
SITE PLAN

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

22 Richmond Center Court
St. Peter, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

DESIGNER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS WHOLLY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO. LICENSE #000025

07/22/16

KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
AJ BROWN, INC.
635 Trade Center Boulevard
Chesterfield, Missouri 63005-1247

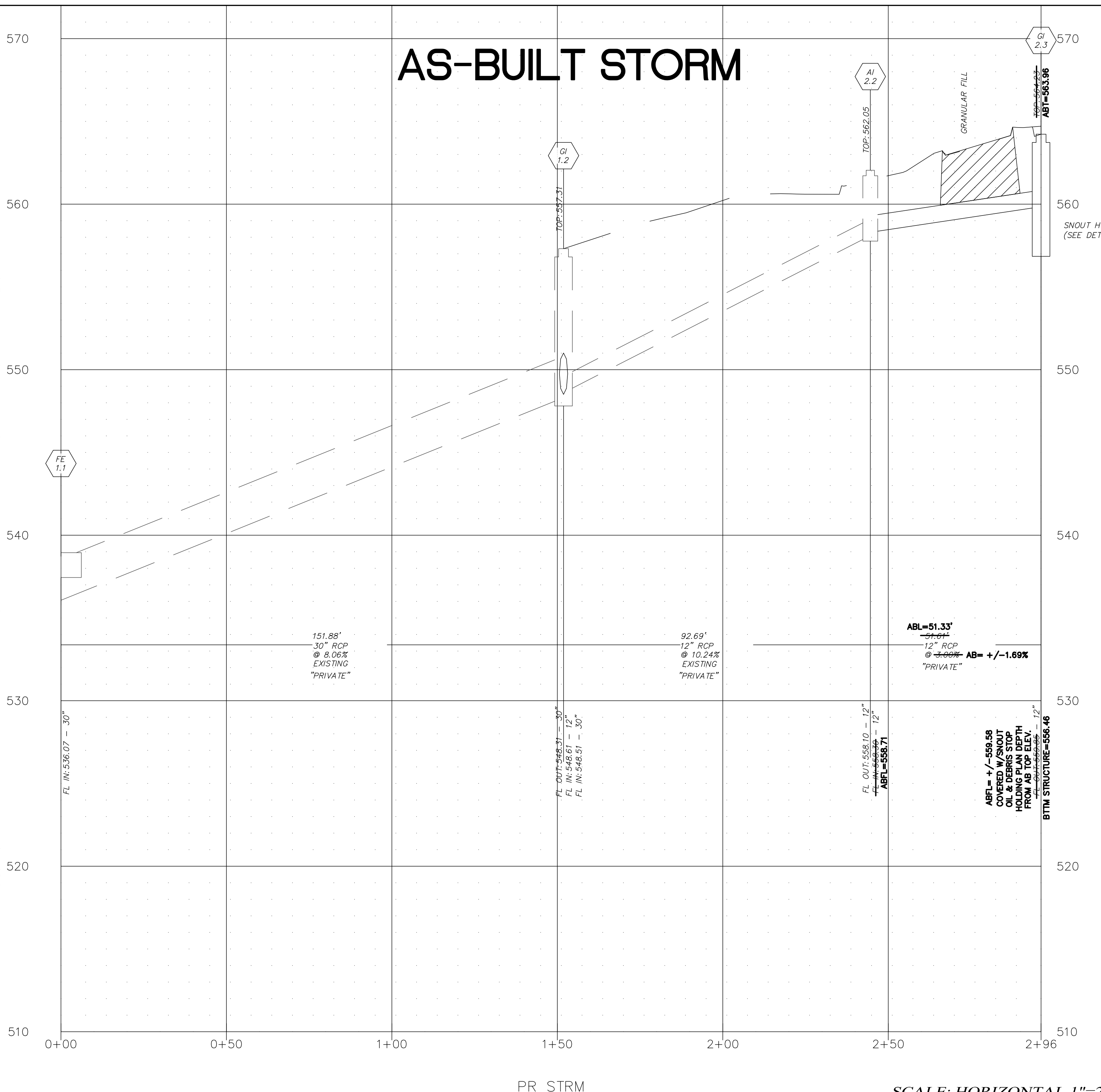
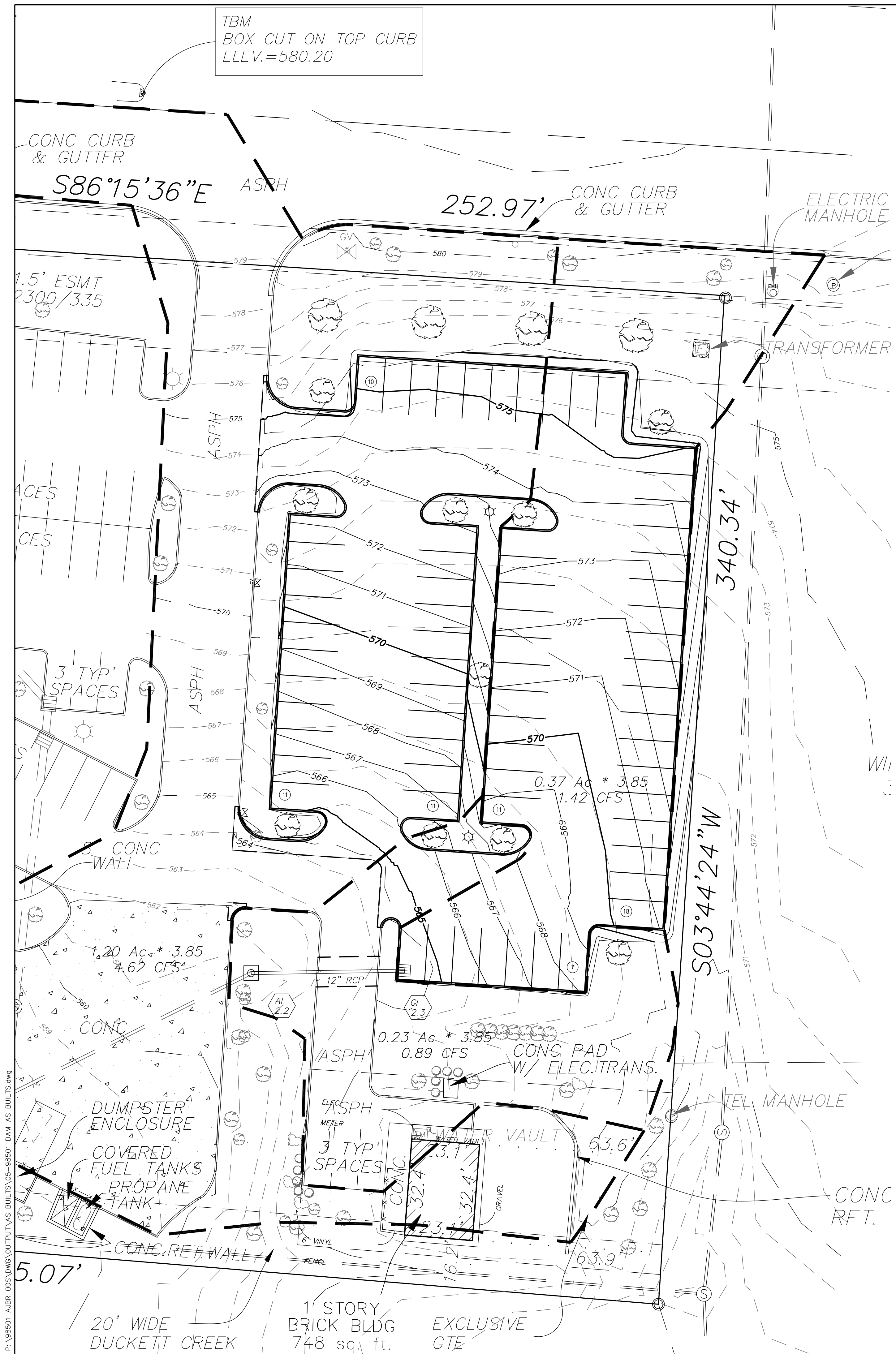
P+Z No. 15-15.01

City No. 16-006869-
AB17-000001

Page No. 04 of 08

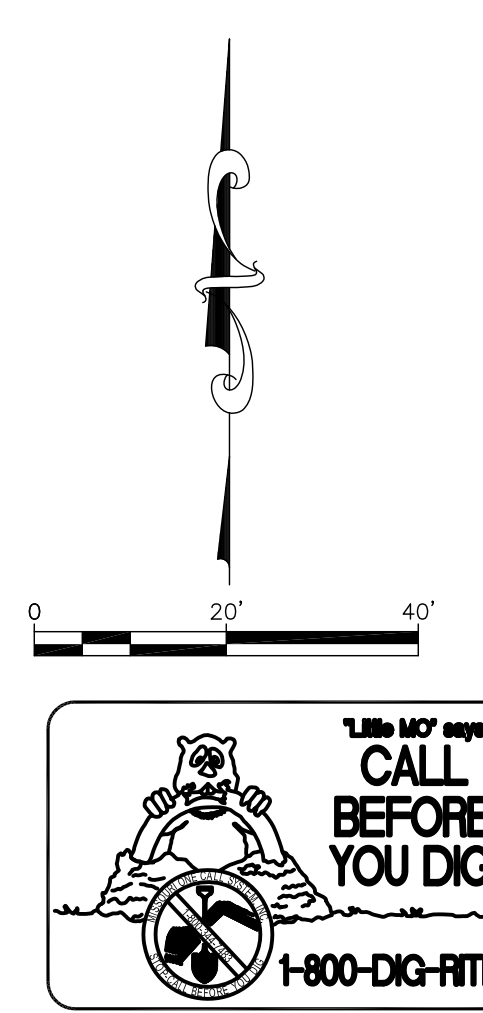
SITE PLAN

CITY REVIEW SUBMITTAL 07/22/16



St Charles County Government Hydraulic Review Output Data

Upp Str	Low Str	PL	S	Upp FL LN	Low FL LN	PS	ST EL	Depth HY GR	Upp HY EL	Low HY EL	Hydr Grade	FR Head	VEL	Upp Head	Low Head	Turn Loss	Curve Loss	STR Loss	Int Grade	DR Cap	DR Area	PL	Q	TQ	Pipe Cap	Remarks
1	GI2.3	AI2.2	82	12	556.95	559.30	3.00	584.23	4.05	580.17	559.30	0.00190	0.38	1.81	0.05	0.05	0.00	0.00	0	18.00	0.37	3.85	1.42	1.42	8.17	
2	AI2.2	GI1.2	88	12	558.10	549.81	10.24	552.05	3.85	553.40	551.00	0.00420	0.39	2.94	0.19	0.00	0.02	0.00	0	12.00	0.23	3.85	0.89	2.91	11.40	EXISTING (TOP=551.0)



PROJECT TITLE
 IMPROVEMENT PLANS
 NORTEK GLOBAL HVAC
 STORM PROFILE AND DRAINAGE AREA

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 Storm Profile and Drainage Area
 22 Richmond Center Court
 St. Peters, MO 63376
 Phone (636) 397-1211 Fax (636) 397-1104
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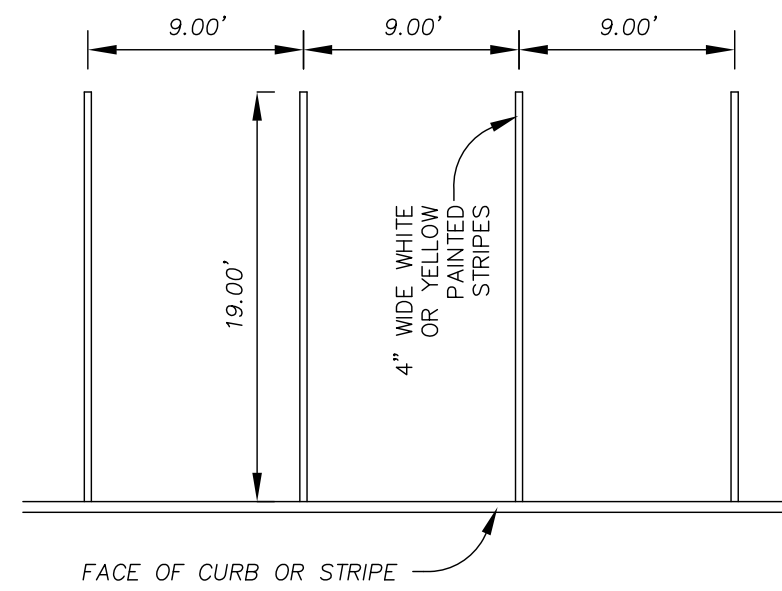
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PICKETT, RAY & SILVER, INC. MO LICENSE #000025

07/22/16
 KARL A. SCHOENKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

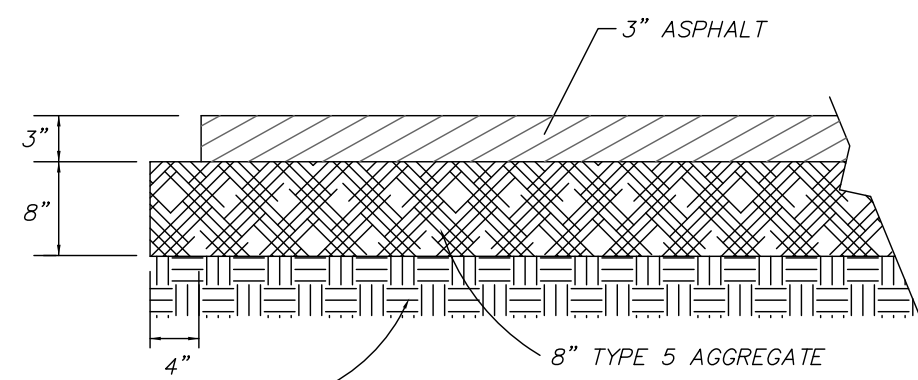
Developer / Owner Information
AJ BROWN, INC.
 635 Trade Center Boulevard
 Chesterfield, Missouri 63005-1247

P+Z No. 15-1501
 City No. 16-006869
 AB17-000001
 Page No. 06 of 08
 STORM PROFILE AND DRAINAGE AREA

CITY REVIEW SUBMITTAL 07/22/16
 PRR No. 98501A-JBR00R
 TASK 001 FIELD BOOK X

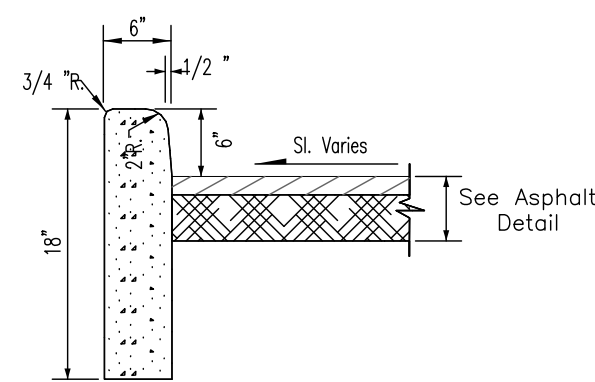


TYPICAL PARKING DIMENSION
N.T.S.

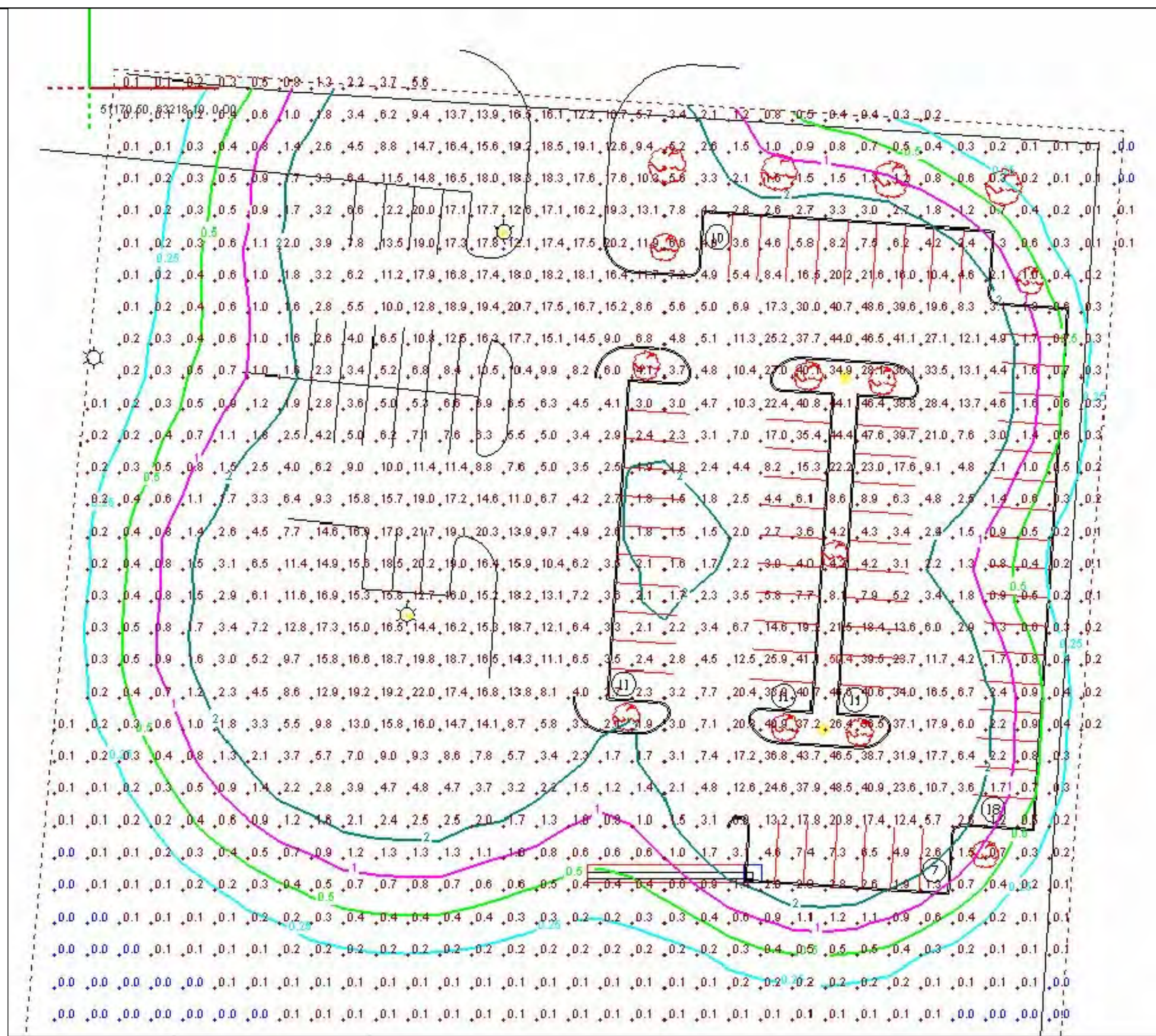


PREPARED SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR OR 100% STANDARD MAXIMUM DENSITY.

ASPHALT PARKING DETAIL
N.T.S.



TYPE S CONCRETE CURB DETAIL
N.T.S.

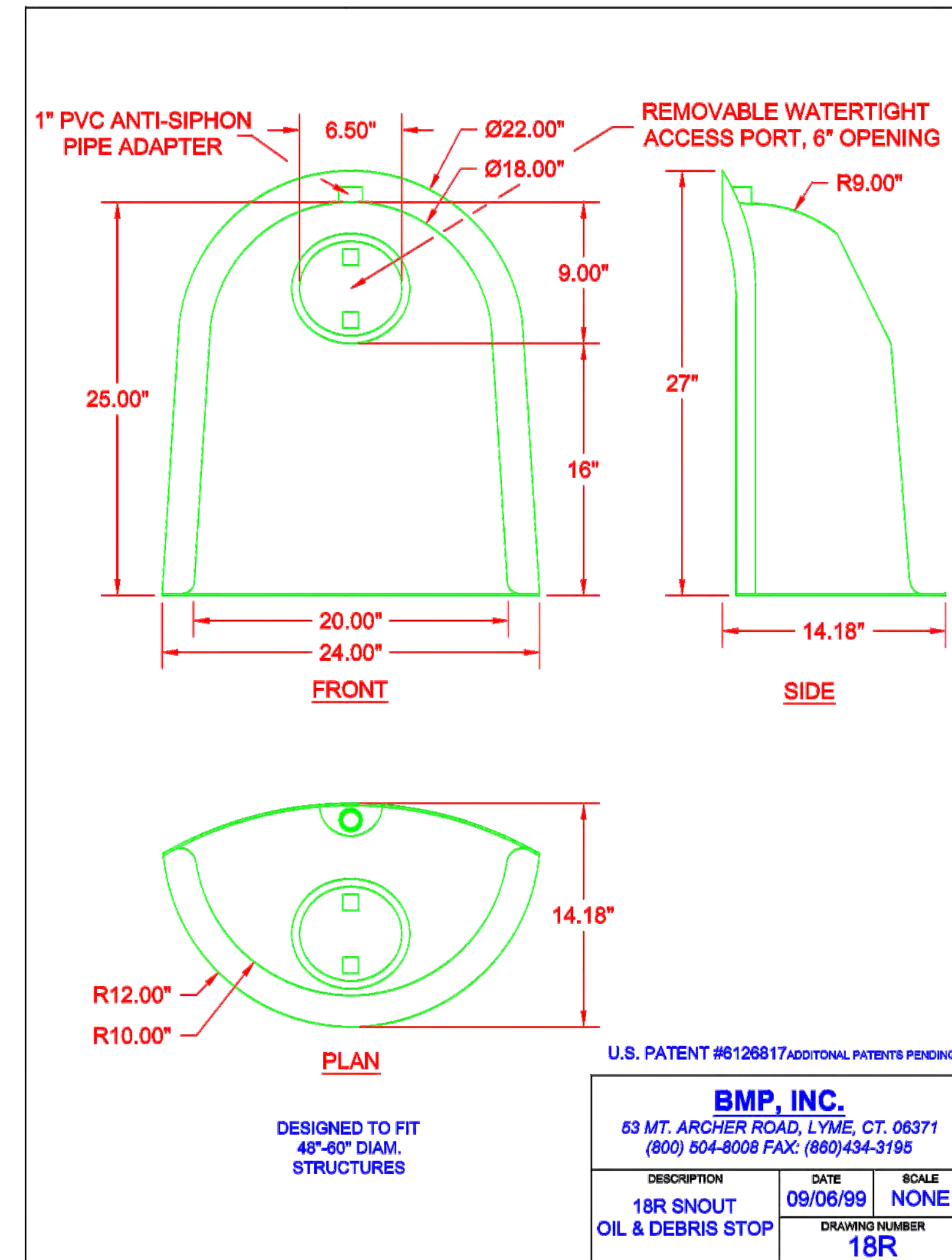


LIGHTING CALCULATIONS

TWO (2) PROPOSED LIGHT FIXTURES:
GREENBRIAR FLAT LENS
(GFR 5 1000 PSMV-F)

LIGHT MOUNTING HEIGHT - 15 FEET

AVERAGE FOOT CANDLES: 5.4
MAXIMUM FOOT CANDLES: 48.5
MINIMUM FOOT CANDLES: 0.0



DESIGNED TO FIT
48"-60" DIAM.
STRUCTURES

BMP, INC.
83 MT. ARCHER ROAD, LYME, CT, 06371
(800) 804-8008 FAX: (860) 434-3195

DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
DRAWING NUMBER		18R

NOTES:

MINIMUM SUMP DEPTH FOR GI 2.3 = 36 INCHES

- MAINTENANCE RECOMMENDATIONS:**
- MONTHLY MONITORING FOR THE FIRST YEAR OF A NEW INSTALLATION AFTER THE SITE HAS BEEN STABILIZED.
 - MEASUREMENTS SHOULD BE TAKEN AFTER EACH RAIN EVENT OF 0.5 INCHES OR MORE, OR MONTHLY, AS DETERMINED BY LOCAL WEATHER CONDITIONS.
 - CHECKING SEDIMENT DEPTH AND NOTING THE SURFACE POLLUTANTS IN THE STRUCTURE WILL BE HELPFUL IN PLANNING MAINTENANCE.
 - THE POLLUTANTS COLLECTED IN SNOUT EQUIPPED STRUCTURES WILL CONSIST OF FLOATABLE DEBRIS AND OILS ON THE SURFACE OF THE CAPTURED WATER, AND GRIT AND SEDIMENT ON THE BOTTOM OF THE STRUCTURE.
 - IT IS BEST TO SCHEDULE MAINTENANCE BASED ON THE SOLIDS COLLECTED IN THE SUMP.
 - OPTIMALLY, THE STRUCTURE SHOULD BE CLEANED WHEN THE SUMP IS HALF FULL (E.G. WHEN 1.5 FEET OF MATERIAL COLLECTS IN A 3.0 FOOT SUMP, CLEAN IT OUT).
 - STRUCTURES SHOULD ALSO BE CLEANED IF A SPILL OR OTHER INCIDENT CAUSES A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE.
 - MAINTENANCE IS BEST DONE WITH A VACUUM TRUCK.
 - ALL COLLECTED WASTES MUST BE HANDLED AND DISPOSED OF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS.
 - TO MAINTAIN THE SNOUT HOODS THEMSELVES, AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED. A SIMPLE FLUSHING OF THE VENT, OR A GENTLE RODDING WITH A FLEXIBLE WIRE ARE ALL THAT'S TYPICALLY NEEDED TO MAINTAIN THE ANTI-SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR ENSURES A LIFETIME OF TROUBLE FREE SERVICE.

PROJECT TITLE
IMPROVEMENT PLANS
NORTEK GLOBAL HVAC
DETAILS

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO
LICENSE #000026

07/22/16

KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
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16-006060
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AS-BUILT STORM