

seal

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CHOUTEAU PARK

A TRACT OF LAND BEING PART OF THE CITY BLOCK
4878, OF THE CITY OF ST. LOUIS, MISSOURI

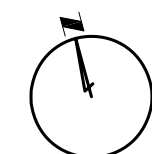
ST. LOUIS CITY HALL
1200 MARKET STREET, ROOM 325
ST. LOUIS, MO 63103

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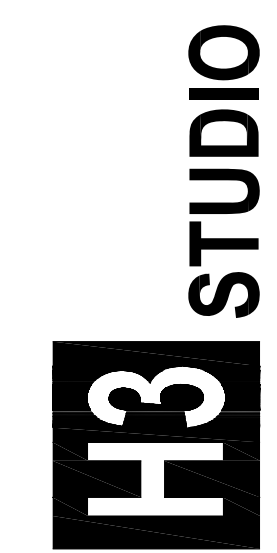
LOCATION MAP
NOT TO SCALE



GENERAL NOTES

1. THE GENERAL NOTES PROVIDED IN THIS SECTION SHALL APPLY TO ALL DRAWINGS, NOTES, AND SPECIFICATIONS CONTAINED WITHIN THIS DOCUMENT.
2. ALL DRAWINGS, NOTES, AND SPECIFICATIONS CONTAINED WITHIN THIS DOCUMENT ARE UNDERSTOOD TO BE CONCEPTUAL DESIGN MATERIALS ONLY AND MAY NOT BE USED FOR THE PURPOSE OF SOLICITING BIDS OR CONSTRUCTION.
3. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.
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5. ALL VENDORS UTILIZING THIS DOCUMENT FOR THE PURPOSE OF PREPARING BID DOCUMENTS AND/OR CONSTRUCTION DOCUMENTS ARE SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IMPACTING NEW WORK, INCLUDING BUT NOT LIMITED TO: EXISTING UTILITY LOCATIONS AND CAPACITIES, EXISTING UNDERGROUND STRUCTURES, EXISTING ABOVE-GROUND STRUCTURES & IMPROVEMENTS, EXISTING SITE TOPOGRAPHY, GRADING & ELEVATION, AND EXISTING SOIL CONDITION AND CAPACITY.
6. ALL NEW PATHWAYS TO BE CONSTRUCTED, UNLESS OTHERWISE NOTED IN THE DRAWINGS, SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 5-PERCENT (1:20).
7. ALL NEW PATHWAYS TO BE CONSTRUCTED, UNLESS OTHERWISE NOTED IN THE DRAWINGS, SHALL HAVE A CROSS SLOPE OF AT LEAST 2-PERCENT AND NOT TO EXCEED 3-PERCENT
8. A.D.A.-ACCESSIBLE CURB CUTS SHALL BE PROVIDED ON NEW SIDEWALKS AT THE CORNERS OF CHOUTEAU AVENUE & NEWSTEAD AVENUE AND CHOUTEAU AVENUE AND TOWER GROVE AVENUE.
9. ALL NEW PATHWAYS TO BE CONSTRUCTED, EXCLUDING SPECIAL DECORATIVE PAVEMENTS, MUST BE CONSTRUCTED TO SUPPORT A STANDARD SERVICE VEHICLE OF THE CITY OF SAINT LOUIS DEPARTMENT OF PARKS, RECREATION, AND FORESTRY.
10. THE INCLUDED TOPOGRAPHIC AND BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT FROM DEEDS OF RECORD AS SHOWN.
11. FIELD WORK FOR THE PROPERTY BOUNDARY SURVEY WAS PERFORMED BY DAVID MASON AND ASSOCIATES, INC. DURING THE MONTH OF NOVEMBER 2009.
12. ALL DRAWINGS, NOTES, AND SPECIFICATIONS CONTAINED WITHIN THIS DOCUMENT ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF SAINT LOUIS BOARD OF PUBLIC SERVICE (BPS), THE CITY OF SAINT LOUIS DEPARTMENT OF HUMAN SERVICES (DHS) OFFICE ON THE DISABLED, AND THE CITY OF SAINT LOUIS DEPARTMENT OF PARKS, RECREATION, AND FORESTRY.
13. ALL PROJECTS AND IMPROVEMENTS CONTAINED WITHIN THIS DOCUMENT HAVE BEEN PREPARED IN CONSULTATION WITH THE CITY OF SAINT LOUIS DEPARTMENT OF PARKS, RECREATION, AND FORESTRY AND WITH A SPECIAL TASK FORCE OF THE 17TH WARD PARK CENTRAL DEVELOPMENT CORPORATION.
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15. THIS DOCUMENT REPRESENTS A PROPOSED PROJECT ONLY AND IN NO WAY CONSTITUTES A FORMAL APPROVAL, IMPLIED OR EXPRESSED, BY THE CITY OF SAINT LOUIS OR ANY OF ITS RESPECTIVE DEPARTMENTS, AGENCIES, OFFICES, OR CORPORATIONS.
16. THIS DOCUMENT REPRESENTS THE FULL AND COMPLETE FULFILLMENT OF THE SCOPE OF PROFESSIONAL SERVICES CONTRACT ENTERED INTO BY THE CLIENT (CITY OF SAINT LOUIS DEPARTMENT OF PARKS, RECREATION, AND FORESTRY) AND THE CONSULTANT (H3 STUDIO, INC.)

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	1	07/19/2011

THE CITY OF ST. LOUIS, MISSOURI
CHOUTEAU AND NEWSTEAD
ST. LOUIS CITY HALL
1200 MARKET STREET, ROOM 325
ST. LOUIS, MISSOURI 63103

date 03/15/2010

ds. TDB/ck. JTH & CG
sheet no.

1 of 7
C-01

TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING PART OF CITY BLOCK 4878, OF THE CITY OF ST. LOUIS, MISSOURI

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Architecture
Surveying

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1200 MARKET STREET, ROOM 325
ST. LOUIS, MISSOURI 63103

date 11/19/2009

ds.MPM dr. ck. RDL

sheet no. 2 of 7

S-01

LEGEND

- MANHOLE
- ◼ INLET MANHOLE
- ◼ GRATED INLET
- 6"SS— SANITARY SEWER W/SIZE & DIRECTION
- 10"ST— STORM SEWER W/SIZE & DIRECTION
- FENCE
- 2"0— UNDERGROUND UTILITIES
- GUARD RAIL
- TREE
- BUSH
- HEDGE ROW
- UTILITY METER OR VALVE
- PP POWER POLE
- PP → POWER POLE & GUY
- STREET SIGN
- FIRE HYDRANT
- LIGHT STANDARD
- MAIL BOX
- SEWER VENT/CLEAN OUT
- BOLLARD
- YARD LIGHT
- SPRINKLER HEAD
- DOWN SPOUT
- CONTROL POINT
- SURVEY TRAVERSE POINT & NO.
- IR IRON PIPE
- IR IRON ROD
- CONCRETE MONUMENT
- CROSS CUT CROSS
- ANCHOR CUT ANCHOR

ABBREVIATIONS

- 6" G 6 INCH GAS (TYPICAL)
- 4" W 4 INCH WATER (TYPICAL)
- CO CLEAN OUT
- CONC. CONCRETE
- CV CONTROL VALVE
- DS DOWN SPOUT
- EM ELECTRIC METER
- ELEV. ELEVATION
- FL FLOWLINE
- GI GRATED INLET
- GM GAS METER
- GV GAS VALVE
- OHE OVER HEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- UNK UNKNOWN UTILITY
- UT UNDERGROUND TELEPHONE
- T TOP
- WL WATER LINE
- WM WATER METER
- WV WATER VALVE

BENCHMARK

BM-706 - "SQ." CUT ON THE EAST END OF IRON DOOR SILL ON NORTH SIDE OF #4398A GIBSON AVE.; 7' EAST OF NORTHWEST CORNER OF BUILDING; SOUTHEAST OF NEWSTEAD AVE. 78.62+413.69=492.31

BM-707 - "SQ." ON THE IRON DOOR SILL ALONG NORTH SIDE OF #4400 CHOUTEAU AVE.; 8' WEST OF NORTH EAST CORNER OF BUILDING; SOUTHWEST CORNER OF NEWSTEAD AVE. 81.79+413.69=495.48

TBM-1 CONTROL POINT #10 CUT CROSS (SEE REFERENCE TIES). 496.16

TBM-2 CONTROL POINT #11 IRON ROD (SEE REFERENCE TIES). 508.50

TBM-3 CONTROL POINT #12 IRON ROD (SEE REFERENCE TIES). 500.66

SURVEYOR'S NOTES

1. BASIS OF BEARINGS - SURVEYED BEARINGS ARE BASED ON GPS OBSERVATIONS FROM CONTINUOUSLY OPERATING REFERENCE STATIONS "SIHQ" AND "WIFH" (MISSOURI STATE PLANE COORDINATE SYSTEM NAD 1983, EAST ZONE - EPOCH DATE 2002).

COORDINATE VALUES FOR CORN STATIONS:
SIHQ: NORTH = 307149.887 METERS (1007707.5870 U.S. FEET)
EAST = 262919.021 METERS (862593.4889 U.S. FEET)
WIFH: NORTH = 307745.367 METERS (1009661.2567 U.S. FEET)
EAST = 295331.344 METERS (969893.9165 U.S. FEET)

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT FROM DEEDS OF RECORD AS SHOWN.

3. FIELD WORK FOR THE PROPERTY BOUNDARY SURVEY WAS PERFORMED DURING THE MONTH OF NOVEMBER 2009.

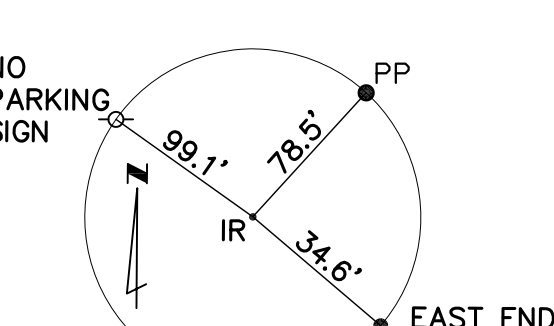
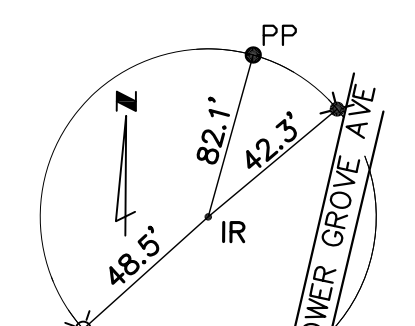
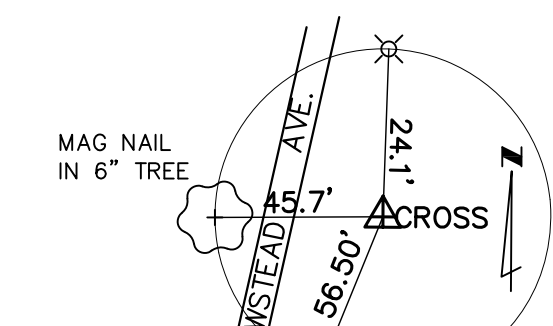
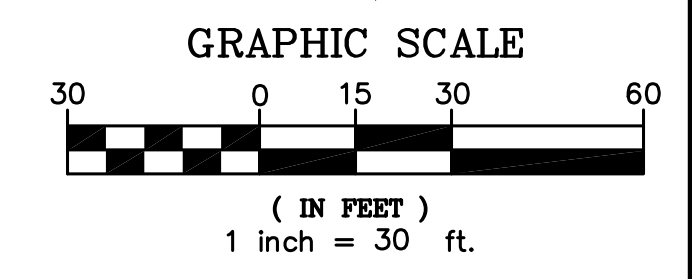
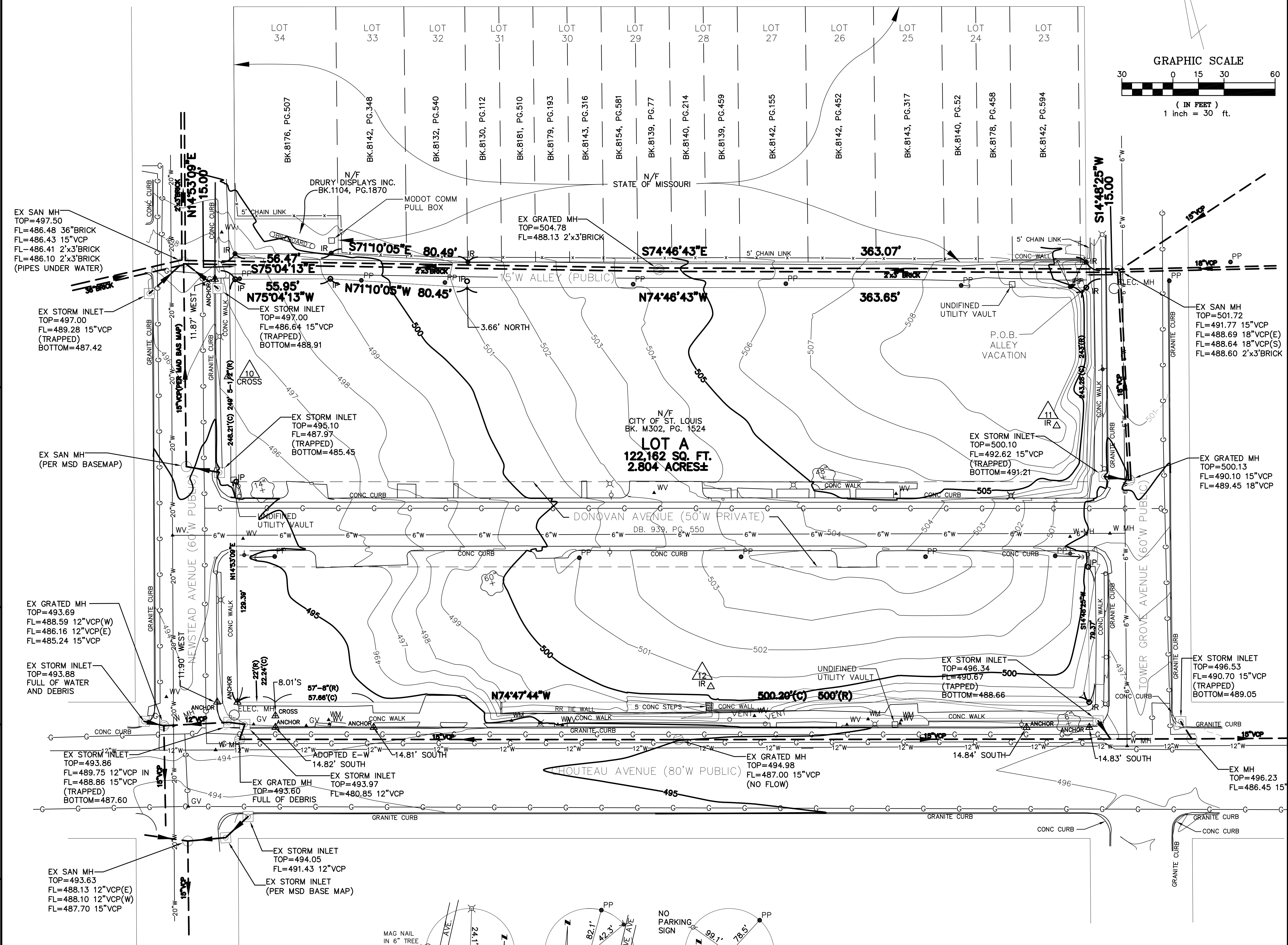
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, AT THE REQUEST OF THE CITY OF ST. LOUIS, DURING THE MONTH OF NOVEMBER, 2009 PERFORMED AN URBAN PROPERTY BOUNDARY SURVEY OF TRACT OF LAND IN CITY BLOCK 4878, CITY OF ST. LOUIS, MISSOURI, AS SHOWN HEREON, AND PREPARED AN ALLEY VACATION PLAT OF SAID TRACT OF LAND. THE RESULTS OF SAID SURVEY IS TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL OPINION CORRECTLY REPRESENTED ON THE ABOVE PLAT AND WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS ____ DAY OF 2009.

DAVID MASON & ASSOCIATES, INC. LS-336D
800 SOUTH VANDEVENTER
ST. LOUIS, MISSOURI 63110
(314)534-1030

BY: RONNIE D. LOWE
MISSOURI PLS-2557



NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.

PRELIMINARY DEMOLITION PLAN

A TRACT OF LAND BEING PART OF CITY BLOCK 4878, OF THE CITY OF ST. LOUIS, MISSOURI

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CHOUTEAU AND NEWSTEAD
ST. LOUIS CITY HALL
1200 MARKET STREET, ROOM 325
ST. LOUIS, MISSOURI 63103

date 03/15/2010

ds. TDB/ck. JTH & CG

sheet no.
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D-01

LEGEND

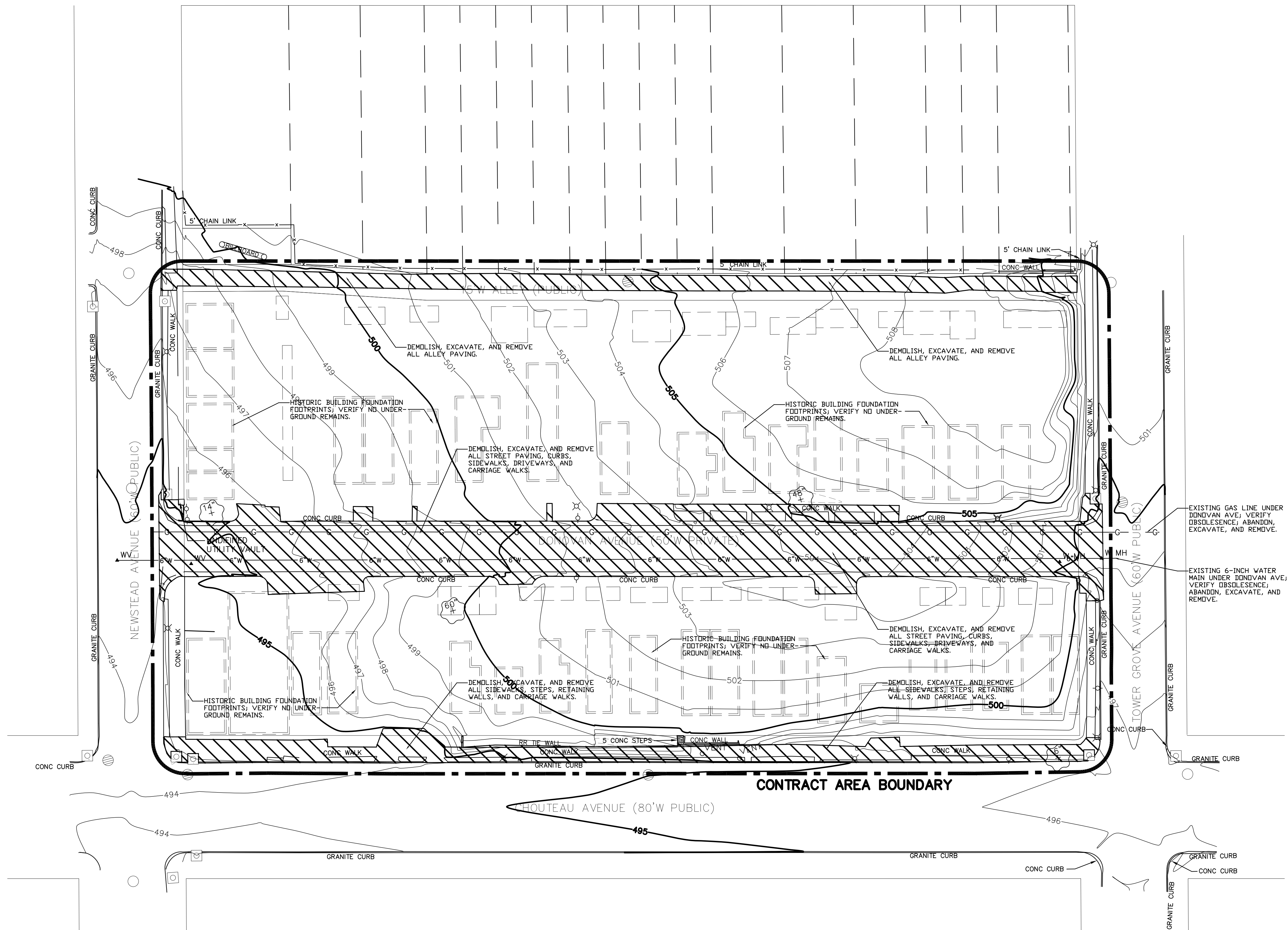
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- 10"ST — STORM SEWER W/SIZE & DIRECTION
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- ⊕ BUSH
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- PP → POWER POLE & GUY
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- ⊕ LIGHT STANDARD
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- BOLLARD
- YL YARD LIGHT
- SPRINKLER HEAD
- DS DOWN SPOUT
- ▲ CONTROL POINT
- ▲ SURVEY TRAVERSE POINT & NO.
- IRON PIPE
- IRON ROD
- CONCRETE MONUMENT
- ▲ CROSS OUT CROSS
- ▲ ANCHOR OUT ANCHOR
- BIOSWALE

ABBREVIATIONS

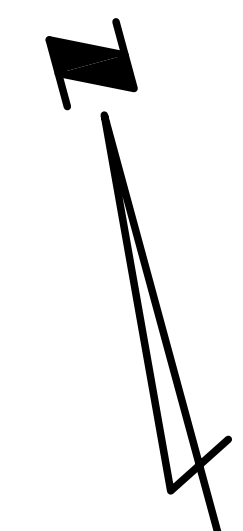
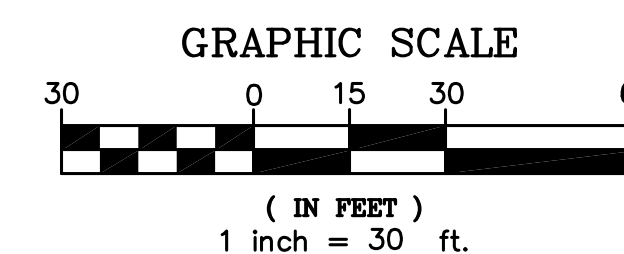
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- FL FLOWLINE
- GI GRATED INLET
- GM GAS METER
- GV GAS VALVE
- OHE OVER HEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- UNK UNKNOWN UTILITY
- UT UNDERGROUND TELEPHONE
- T TOP
- WL WATER LINE
- WM WATER METER
- WV WATER VALVE

GENERAL NOTES

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ROUGH GRADING PLAN

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LEGEND

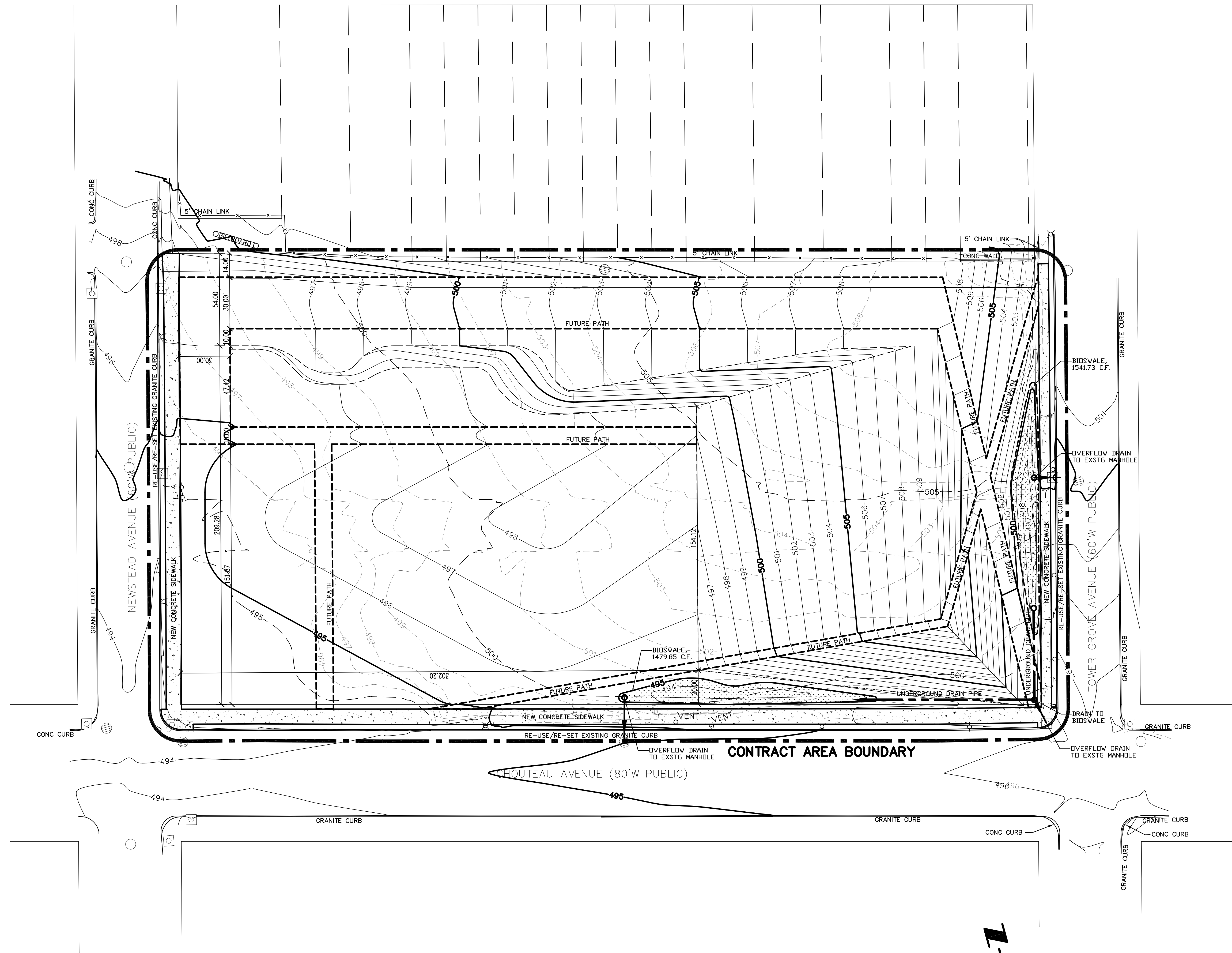
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- △ CONTROL POINT
- △ ID SURVEY TRAVERSE POINT & NO.
- IR IRON PIPE
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ABBREVIATIONS

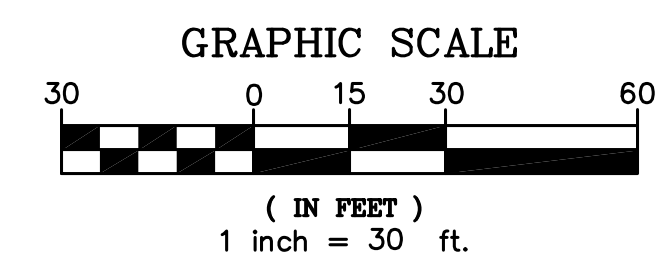
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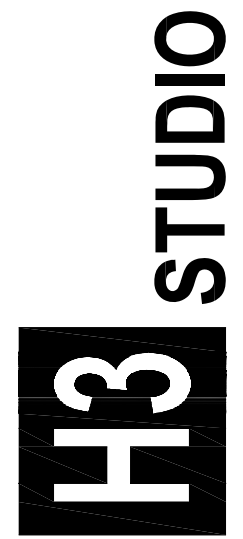
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A-01

CONCEPTUAL DESIGN PLAN

A TRACT OF LAND BEING PART OF CITY BLOCK 4878, OF THE CITY OF ST. LOUIS, MISSOURI

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A-02

LEGEND

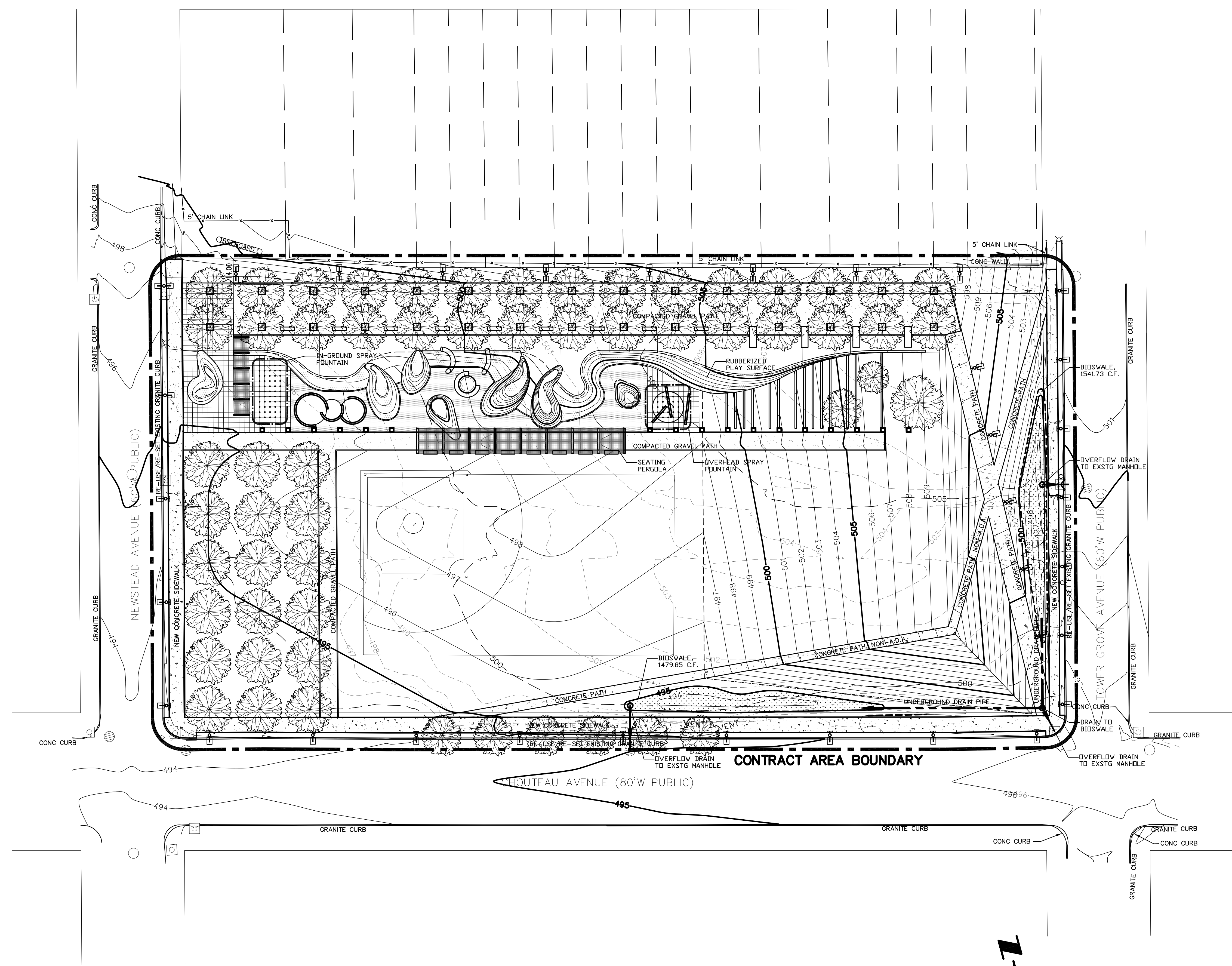
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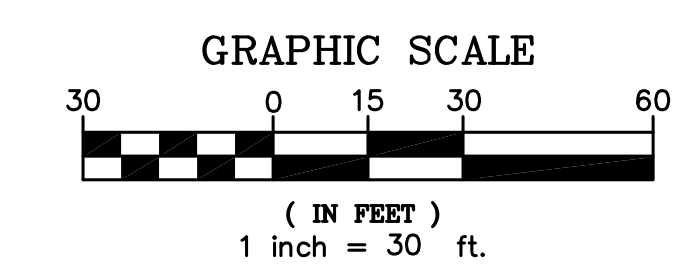
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- GM GAS METER
- GV GAS VALVE
- OHE OVER HEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- UNK UNKNOWN UTILITY
- UT UNDERGROUND TELEPHONE
- T TOP
- WL WATER LINE
- WM WATER METER
- WV WATER VALVE

GENERAL NOTES

1. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.
2. THE INFORMATION CONTAINED HEREIN REPRESENTS A TOPOGRAPHY & BOUNDARY SURVEY AND SCHEMATIC DESIGN PLAN ONLY. NO GEOTECHNICAL SURVEY AND SOILS ANALYSIS HAVE BEEN PERFORMED. THE PRESENCE OF THE TOPOGRAPHY & BOUNDARY SURVEY AND SCHEMATIC DESIGN PLAN IN NO WAY REPRESENT AN OPINION, JUDGEMENT, OR BELIEF, EXPRESSED OR IMPLIED, ON THE PART OF H3 STUDIO, INC. OR DAVID MASON & ASSOCIATES, INC. THAT THE GEOTECHNICAL CONDITION AND SOILS CAPACITY OF THE SITE ARE ADEQUATE OR SUFFICIENT TO SUPPORT THE SCHEMATIC DESIGN PROPOSAL. H3 STUDIO, INC. AND DAVID MASON & ASSOCIATES, INC. ASSUME NO LIABILITY OR RESPONSIBILITY FOR ANY AND ALL FINDINGS AND JUDGEMENTS ARISING FROM SUBSEQUENT GEOTECHNICAL SURVEYS AND SOILS ANALYSIS.
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4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT FROM DEEDS OF RECORD AS SHOWN.
5. FIELD WORK FOR THE PROPERTY BOUNDARY SURVEY WAS PERFORMED BY DAVID MASON AND ASSOCIATES, INC. DURING THE MONTH OF NOVEMBER 2009.



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REVISED CONCEPTUAL DESIGN PLAN

A TRACT OF LAND BEING PART OF CITY BLOCK 4878, OF THE CITY OF ST. LOUIS, MISSOURI

NOT FOR CONSTRUCTION

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H3 STUDIO

revisions number	date
1	07/19/2011

THE CITY OF ST. LOUIS, MISSOURI
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ST. LOUIS, MISSOURI 63103

date 03/15/2010

ds. TDB/ck. JTH & CG

sheet no. 7 of 7

A-03

LEGEND

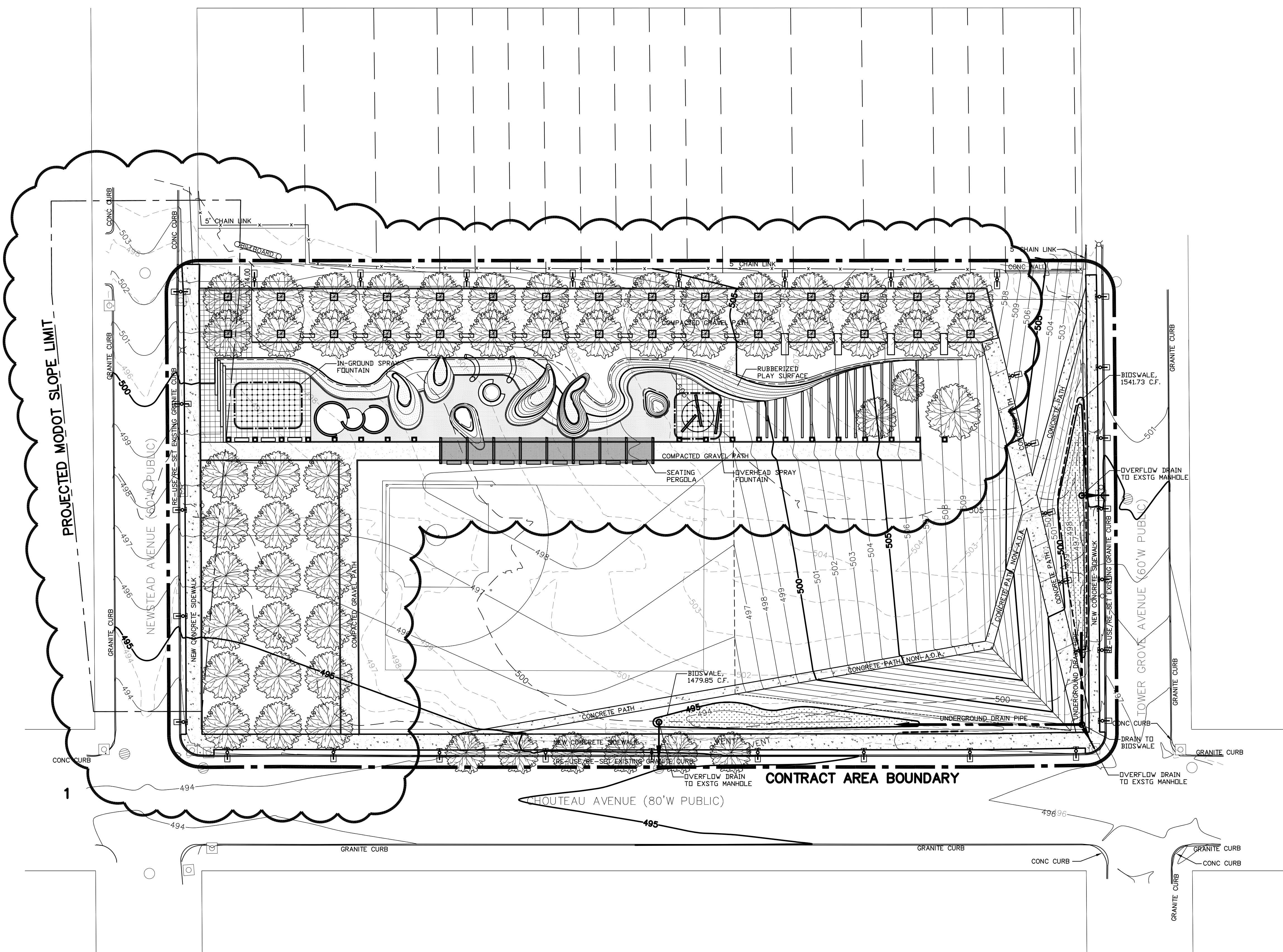
- MANHOLE
- ◻ INLET MANHOLE
- GRATED INLET
- 4" S— SANITARY SEWER W/SIZE & DIRECTION
- 10" ST— STORM SEWER W/SIZE & DIRECTION
- FENCE
- 2" 2" UNDERGROUND UTILITIES
- GUARD RAIL
- ⊕ TREE
- ⊕ BUSH
- HEDGE ROW
- UTILITY METER OR VALVE
- PP POWER POLE
- PP POWER POLE & GUY
- STREET SIGN
- ⊕ FIRE HYDRANT
- ⊕ LIGHT STANDARD
- ⊕ MAIL BOX
- VENT
- BOLLARD
- ⊕ YARD LIGHT
- ⊕ SPRINKLER HEAD
- ⊕ DOWN SPOUT
- △ CONTROL POINT
- △ SURVEY TRAVERSE POINT & NO.
- ⊕ IR IRON PIPE
- ⊕ IR IRON ROD
- CONCRETE MONUMENT
- △ CROSS
- △ OUT CROSS
- ⊕ ANCHOR
- ⊕ OUT ANCHOR
- BIOSWALE

ABBREVIATIONS

- 6" G 6 INCH GAS (TYPICAL)
- 4" W 4 INCH WATER (TYPICAL)
- CO CLEAN OUT
- CONC. CONCRETE
- CV CONTROL VALVE
- DS DOWN SPOUT
- EM ELECTRIC METER
- ELEV. ELEVATION
- FL FLOWLINE
- GI GRATED INLET
- GM GAS METER
- GV GAS VALVE
- OHE OVER HEAD ELECTRIC
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