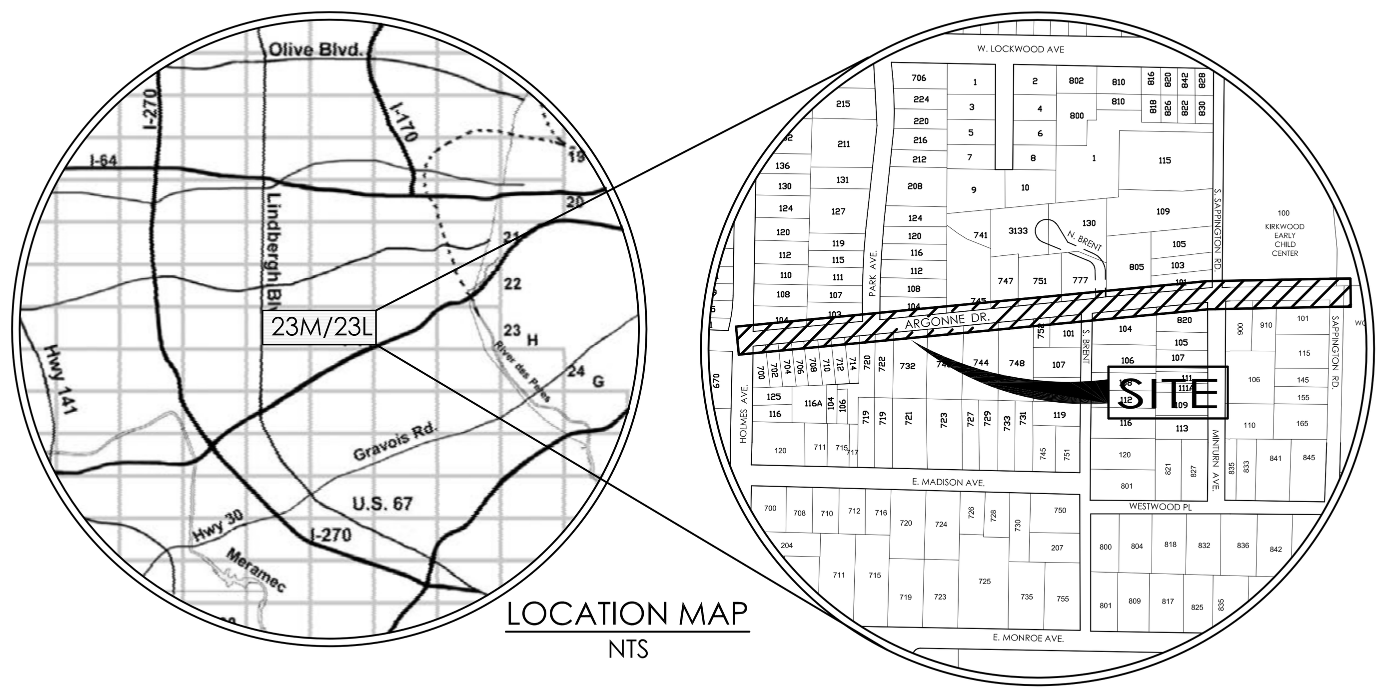

LOCATION MAP
NTS

IMPROVEMENT PLANS
FOR THE
RECONSTRUCTION OF PEDESTRIAN WALKWAYS
ALONG
ARGONNE DRIVE
BETWEEN HOLMES AVE AND SAPPINGTON RD
SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST
CITY OF OAKLAND, ST. LOUIS COUNTY, MISSOURI 63122

PERTINENT DATA

ZIP CODE : 63122
WUNNENBERG : S/R25-35
FIRE DISTRICT : KIRKWOOD
SCHOOL DISTRICT : KIRKWOOD
MUNICIPALITY : OAKLAND
SEWER DISTRICT : MSD
WATERSHED : GRAVOIS CREEK
FIRM PANEL : 29189C0309K

INDEX OF SHEETS

SERIES	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES/PROJECT DIRECTORY
C3	EXISTING CONDITIONS
C4	SITE PREPARATION+SWPPP
C5	FLAT PLAN/ SITE GEOMETRICS
C6	SANITARY SEWER PROFILES
C7	STORM SEWER PROFILES
~~C8~~	~~UTILITIES~~
~~C9~~	~~RETAINING WALLS~~
C10	PAVING
C11	SECTIONS
C12	TRAFFIC CONTROL
~~C13~~	~~GRADING POST INFRASTRUCTURE~~
~~C14~~	~~STORMWATER MANAGEMENT FACILITY~~
C15	DETAILS
C16	SITE & GRADING PLAN
C17	PRO DRAINAGE AREAS/HYDRAULIC DATA
~~C18~~	~~LANDSCAPING~~
~~C19~~	~~MASTER LOT MATRIX~~
~~C20~~	~~PLATTING AND EASEMENTS~~

NOTE: "SERIES" NUMBERING RESPECTS CONSULTANT'S STANDARD, MASTER SEQUENCE AND ANY SHEET NUMBERS NOT SHOWN WOULD INDICATE THOSE DRAWINGS AS OMITTED FROM THE PLAN SET. BASE SERIES E.G. C15 DETAILS MAY INCLUDE MULTIPLE SHEETS I.E. C.15.1, 15.2, ETC.

PRELIMINARY

PRELIMINARY PLAN DISCLAIMER

THIS PLAN HAS BEEN DEVELOPED USING RECORD OR AVAILABLE SURVEY, TOPOGRAPHIC, DRAINAGE, SEWER AND UTILITY INFORMATION. THE DESIGN OF SITE IMPROVEMENTS INCLUDING FINISH GRADES, SEWERS, DRAINAGE, UTILITIES, AND PAVING IS STRICTLY PRELIMINARY, SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN AND AGENCY PROCESSING. THIS PLAN IS NOT FOR CONSTRUCTION.

SOURCE OF BOUNDARY AND TOPOGRAPHIC INFORMATION

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY CHECKPOINT SURVEYING LLC, DUANE DORMEIER PLS NO. 201420710, DATED JANUARY 2018.

ADDITIONAL TOPOGRAPHIC INFORMATION FROM AVAILABLE RECORDS AND SITE RECONNAISSANCE.

BENCHMARK

PROJECT BENCHMARK-NAVD88(SLC2011A) ELEV = 605.72 FTUS (OR) 184.623 METER NGVD29 ELEV = 606.05 FTUS "L" ON TOP NORTHWEST CORNER OF 14 FOOT LONG CONCRETE HEADWALL SOUTH OF PROPERTY ADDRESSED AS #675 EAST ADAMS AVENUE AT THE NORTH END OF AN 8'X12' BOX CULVERT FOR GRAVOIS CREEK UNDER EAST ADAMS AVENUE (ALSO KNOWN AS LOCKWOOD AVENUE); ROUGHLY 17 FEET NORTH OF THE NORTH EDGE OF ASPHALT ALONG THE WESTBOUND LANESOF EAST ADAMS AVENUE, 65 FEET WEST OF THE CENTERLINE OF LUTHER LANE, AND 80 FEET MORE OR LESS EAST OF THE NORTHERLY PROLONGATION OF HOLMES AVENUE. THIS BENCHMARK IS AT THE POINT WHERE WEST LOCKWOOD AVENUE FROM THE EAST BECOMES KNOWN AS EAST ADAMS AVENUE TO THE WEST, AND IS SOUTH OF THE EASTERNMOST PROPERTY WHICH IS ADDRESSED ALONG EAST ADAMS AVENUE. SP MO EAST N=305172+/- E=259505+/- METER - ESTIMATED ROUGH NAD83 LAT=38.583219+/-(N+) LONG=90.390906+/-(W/-)

SITE BENCHMARK-NAVD88 ELEV =604.64' TOP OF CURB INLET #11 FROM FINAL MEASUREMENT DRAWINGS OF PARK AVENUE BETWEEN ARGONNE AND LOCKWOOD, LOCATED EAST SIDE OF PARK AVENUE.

LEGEND

EXISTING — DESCRIPTION — PROPOSED

FIELD 528 APPROX — CONTOURS — 528
x 528 — SPOT(S) — + 528
SLOPE DESIGNATOR
G GV — GAS W/ VALVE — G GV
T — UNDERGROUND TELEPHONE — T
CATV — CABLE TV — CATV
TRANSFORMER
P B F — PEDESTAL/BOLLARD/HANDHOLE — P
OVH — OVERHEAD LINES — OHV
PP EM — UTILITY POLE/ELEC MANHOLE — PP
E — UNDERGROUND ELECTRIC — E
AC — LIGHT STANDARD/AC UNIT
W — WATER — W
WV — WATER VALVE — WV
WM — WATER METER/VAULT — WM
FIRE HYDRANT
ST — STORM SEWER — ST
SS — SANITARY SEWER — SS
CURB INLET
AREA INLET & OPEN SIDE (ALL IF NO ARROWS)
GRATED INLET
MANHOLE
FLARED END SECTION WITH HEADWALL
DRAINAGE SWALE / DIRECTION OF FLOW
15 YR. 20 MIN HGL
100 YR. 20 MIN HGL
MH XXXX–XXXS EX — SANITARY STRUCTURE — A
AI/C1 XXXX–XXXD EX — STORM STRUCTURE — #
DRAINAGE AREA LIMITS
— DRAINAGE AREA DESIGNATOR —
CONCRETE
STAMPED CONCRETE BRICK
ASPHALT PAVEMENT
RIP RAP
BENCHMARK
SIGN (SINGLE POST)
X — FENCE
LAND DISTURBANCE
SAWCUT
SILT FENCE — X
RETAINING WALL
LANDSCAPE AREA
TREE
SHRUB
TREE STUMP

ABBREVIATIONS

AC	ACRE
AHJ	AUTHORITY HAVING JURISDICTION
ASP	ASPHALT
BF	BASEMENT FLOOR
BL	BUILDING LINE
CALC.	CALCULATED
℄	CENTER LINE
CO	CLEANOUT
CONC.	CONCRETE
DB	DEED BOOK
DS	DOWNSPOUT
ESMT.	EASEMENT
ELEV.	ELEVATION
EOP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FT	FEET
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE
GrLS	GRADE AT LOW SILL
HBW	HIGH BOTTOM WALL
HP	HIGH POINT
HORIZ.	HORIZONTAL
HWEL	HIGH WATER ELEVATION
HBW	HIGH BOTTOM WALL
LBW	LOW BOTTOM WALL
LP	LOW POINT
LS	LOW SILL
MH	MANHOLE
ME	MATCH EXISTING
MAX.	MAXIMUM
MIN.	MINIMUM
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
PIV	POST INDICATOR VALVE
#" PVC	POLYVINYL CHLORIDE
℞	PROPERTY LINE
#" RCP	RCP
R/W	RIGHT OF WAY
SAN.	SANITARY
SBM	SITE BENCHMARK
SF	SQUARE FEET
STA.	STATION
STM.	STORM
(TBA)	TO BE ABANDONED
(TBA&R)	TO BE ABANDONED & RELOCATED
(TBD)	TO BE DETERMINED
(TBR)	TO BE REMOVED
(TBR&R)	TO BE REMOVED & REPLACED
TF	TOP OF FOUNDATION
TW	TOP OF WALL
UNK	UNKNOWN
(UIP)	USE IN PLACE
#" VCP	VITRIFIED CLAY PIPE
VERT.	VERTICAL

UTILITIES/SERVICE PROVIDERS

CABLE TV
CHARTER CONSTRUCTION
101 NORTHWEST PLAZA DR.
ST. ANN, MO 63074
PHONE: 314-938-5367
SUE.SHELDON@CHARTER.COM

TELEPHONE
AT&T TELEPHONE COMPANY
13075 MANCHESTER ROAD 3WQ3
DES PERES, MO 63131
ATTN: DOUG LAMPERT
PHONE: 314-957-3747
PHONE: 314-963-3824

ELECTRIC
CITY OF KIRKWOOD
ELECTRIC DEPARTMENT
139 S. KIRKWOOD ROAD, 63122
PHONE: 314.822.5843

WATER
CITY OF KIRKWOOD WATER
212 S. TAYLOR
KIRKWOOD, MO 63122
PHONE: 314.984.5925

FIRE
KIRKWOOD FIRE DEPARTMENT
11804 BIG BEND
KIRKWOOD, MO 63122
PHONE: 314.984.5906

GAS
SPIRE INC
720 OLIVE STREET
ST. LOUIS, MO 63101
PHONE: 314.621.6960

SEWER
METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
ST. LOUIS, MO 63103
PHONE: 314.768.6260

KEY MAP:NTS

EXISTING CONDITIONS

THIS DRAWING REFLECTS THE RESULTS OF TOPOGRAPHIC AND BOUNDARY SURVEYS (AS MAY BE BASED UPON FIELD WORK, AVAILABLE RECORDS, OR A COMBINATION THEREOF), AND RESEARCH OF AVAILABLE UTILITY RECORDS, AS MAY OR MAY NOT HAVE BEEN SUPPLEMENTED BY SITE RECONNAISSANCE, TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, CURRENT AS OF JANUARY 2018 PUBLICATION OF THIS DRAWING DOES NOT CONSTITUTE OR IMPLY A WARRANTY OR GUARANTEE OF SITE CONDITIONS. IT IS NOT INTENDED AND SHOULD NOT BE USED TO SUBSTITUTE OR REPLACE THE INVESTIGATIVE EFFORT(S) OF ANY DESIGN PROFESSIONAL, CONTRACTORS (PRIME OR SUB), OWNER, LENDER, END USERS, PURCHASERS OR ANYONE ELSE NOW HAVING OR AS WILL (MAY) HAVE AN INTEREST IN THE PROPERTY, SAME TO PERFORM THEIR OWN INDEPENDENT RESEARCH PRIOR TO OR DURING CONSTRUCTION, TO ASCERTAIN CONDITIONS AS EXIST AT THE SITE. REFER TO PROJECT GEOTECHNICAL REPORT FOR INFORMATION AS TO SUBSURFACE CONDITIONS. SEE NOTICES TO CONTRACTOR THIS SHEET. CONTACT 1-800-DIG-RITE FOR LOCATES OF MEMBER UTILITIES. PRIVATE SERVICE LINES MAY/WILL ADDITIONAL INVESTIGATION, BEYOND ANY PRIOR EFFORTS OF THIS OFFICE AS TO EXISTENCE AND/OR LOCATIONS.

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THESE DRAWINGS HAVE BEEN APPROXIMATED FROM: FACILITY MAPS PROVIDED TO OUR OFFICE BY UTILITY PROVIDERS, RECEIVED AS OF THE DATE OF THIS DRAWING: EXTRAPOLATION FROM SURFACE FEATURES AS MAY HAVE BEEN NOTED DURING FIELD RECONNAISSANCE OR FIELD SURVEYS, AND/OR LOCATES AS MAY HAVE BEEN MARKED ON THE SURFACE BY MO ONE CALL / DIG-RITE. THEIR LOCATION(S) MUST BE CONSIDERED STRICTLY APPROXIMATE, ARE INTENDED FOR GENERAL INFORMATION ONLY, AND SHOULD NOT BE RELIED UPON BY ANYONE HAVING ACCESS TO THIS DRAWING. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS / SUBCONTRACTORS OR ANYONE PERFORMING EXCAVATIONS OR CONSTRUCTING IMPROVEMENTS ON THIS SITE TO VERIFY NOT JUST THE X-Y-Z LOCATION(S) OF UTILITIES AS MAY BE SHOWN, BUT ALSO THE EXISTENCE OF ANY FACILITIES AS MAY NOT BE SHOWN, INCLUDING SERVICE LINES, AND THE RELATIONSHIP / COMPATIBILITY BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION. REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND THE CONTRACTOR(S) SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD. ADDITIONALLY, CONTRACTORS/ SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY PROVIDERS AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED DOLLAR CHARGES; AND/OR SPECIAL BACKFILL OR RESTORATION REQUIREMENTS. SUCH INVESTIGATIONS TO INCLUDE BUT NOT BE LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENT OF ANY AND ALL REQUIRED FEES.}

BEFORE YOU
DIG – DRILL – BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

GENERAL NOTES

1. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY AND ADA STANDARDS.
2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF OAKLAND STANDARDS.
4. NO SLOPES WITHIN RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
5. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. NO WORK SHALL BE DONE WITHIN THE RIGHT-OF-WAY OF THE CITY OF OAKLAND WITHOUT PRIOR APPROVAL.

AREA OF LAND DISTURBANCE

PROJECT DISTURBANCE = 0.39ACRES
PROJECT RUNOFF DIFFERENTIAL = 0.10CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN).

RESERVED FOR AGENCY REVIEW

ARGONNE DRIVE PEDESTRIAN IMPROVEMENTS
CITY OF OAKLAND, ST. LOUIS COUNTY, MO
TITLE SHEET

Prepared For:
THE CITY OF OAKLAND, MISSOURI
P.O. BOX 220511
OAKLAND, MO 63122
314-416-0026

Prepared By:
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.WIND
Fax: 314.965.7592
Email: wind@windengr.com
C.O.A. #E-1607-D

No.	Date:	Description:	P.E. Signature

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Date:	01/09/18
Field Work: DD	Field Checked: GS
Drawn By: PC	C. S. O.: GS
Checked By:	DW
Project Number:	17059
Sheet Number:	C1
MSD P-	BASEMAP : 23M,23L
H & T #:	

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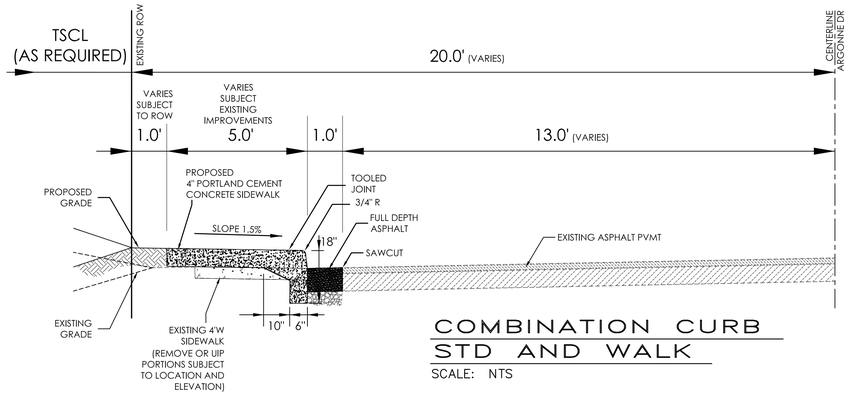
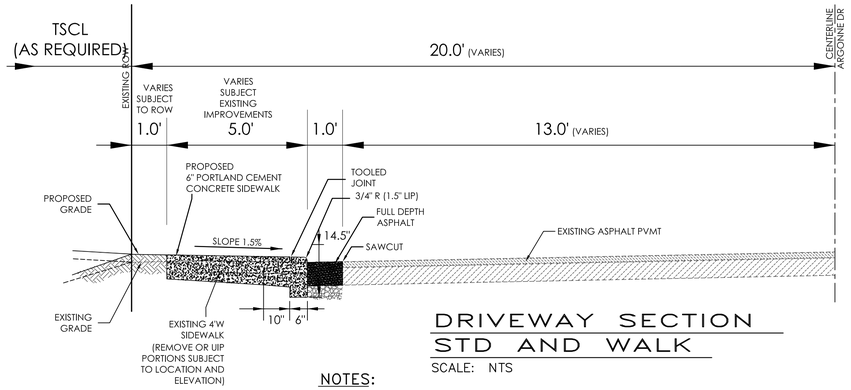


COMBINATION CURB STD AND WALK

SCALE: NTS

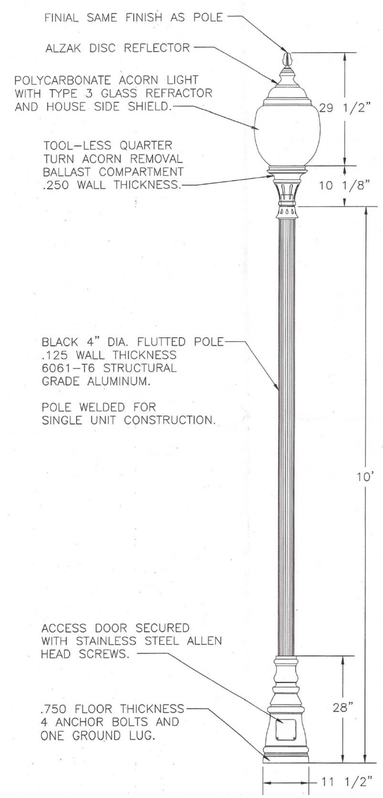


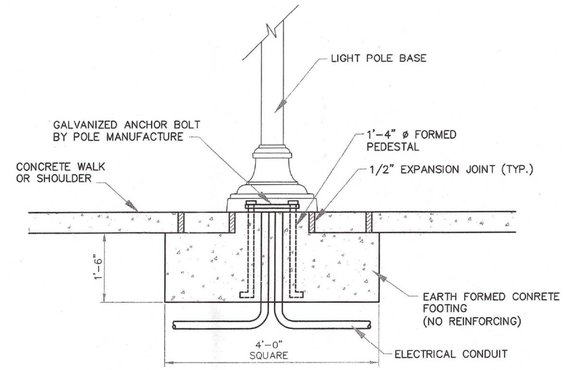
DRIVEWAY SECTION STD AND WALK

SCALE: NTS

NOTES:

1) PROVIDE 1/2" EXPANSION JOINTS @ 20' C.C.
2) INSTALL CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK, 5' MAX SPACING, EVENLY SPACED BETWEEN EXPANSION JOINTS. DEPTH OF CONTROL JOINT TO BE 1/4 OF PAVEMENT THICKNESS.
3) MODIFY REQUIREMENTS OF NOTES 1 AND 2 ABOVE AS MAY BE SHOWN ON JOINTING PLANS.
4) APPLY BROOM FINISH IN DIRECTION OF SLOPE





TYPICAL STREET LIGHT STANDARD

BID AS "ALTERNATE"

N.T.S.

GENERAL NOTES:

1. ONE-PIECE, 10' IN HEIGHT, 12 SIDED STRAIGHT FLUTED 4" TUBE OF ASTM6061 CAST ALUMINUM EXTRUDED POLE AND TEMPERED TO A T6 CONDITION. A 2" BY 4-1/2 INCH MAINTENANCE OPENING, COMPLETE WITH COVER AND COPPER GROUND LUG. THE BASE SHALL BE 28" IN HEIGHT AND 11-1/2 INCH DIAMETER
2. COLOR SHALL BLACK FROM MANUFACTURER'S STANDARD COLORS.
3. APPROVED OR EQUAL STREET LIGHT MANUFACTURES
   1. STERNBERG VINTAGE LIGHTING
   2. SPRING CITY
   3. HOLOPHANE
4. POWER SUPPLY
   A. THE SWITCHED LOAD SERVICE PEDESTAL SHALL BE 100 AMP, WITH A 200 AMP METER SOCKET AND WIRED FOR 120/240 VOLT WITH 24 HOUR TIME CLOCK, NO PHOTOELECTRIC CELL.
   B. THE PEDESTAL MOUNTING BASE (INCLUDES MOUNTING HARDWARE).
   C. APPROVED OR EQUAL POWER SUPPLY SWITCHED LOAD CENTER
      1. MILBANK
      2. GE
      3. SIEMENS
5. LUMINAIRES
   A. POLYCARBONATE ACORN, WITH 150 WATT HIGH PRESSURE SODIUM BULB AND WITH CAST ALUMINUM FINIAL (SAME FINISH AS POLE) AND A STANDARD CAST ALUMINUM FITTER.
      (A) OPTICAL OPTIONS, ALZK DISK, GLASS REFRACTOR TYPE 3, HOUSE SIDE SHIELD.
      (B) QUICK RELEASE BALLAST ASSEMBLY.
      (C) TOOL-LESS QUARTER TURN ACORN REMOVAL;

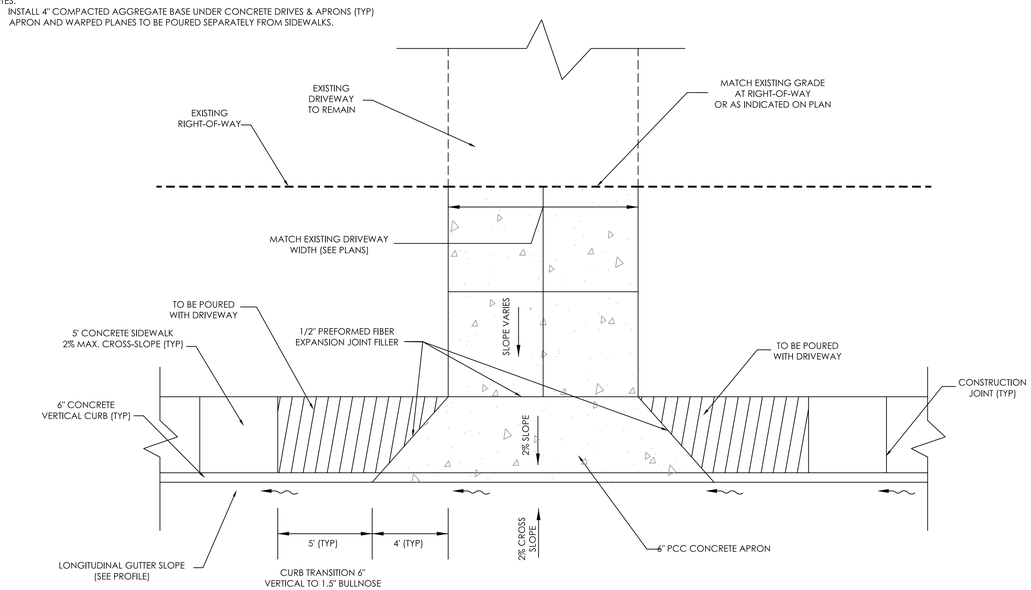
NOTE: CONCRETE GUTTER NOT INCLUDED

EXAMPLE PHOTO

SCALE:

TYPICAL APRON & DRIVEWAY WITH SIDEWALK AT BACK OF CURB

NOTES:
1. INSTALL 4" COMPACTED AGGREGATE BASE UNDER CONCRETE DRIVES & APRONS (TYP)
2. APRON AND WARPED PLANES TO BE POURED SEPARATELY FROM SIDEWALKS.



TYPICAL APRON & DRIVEWAY WITH SIDEWALK AT BACK OF CURB

SCALE: NTS

PRELIMINARY

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ARGONNE DRIVE PEDESTRIAN IMPROVEMENTS
CITY OF OAKLAND, ST. LOUIS COUNTY, MO
DETAILS

Prepared For:
THE CITY OF OAKLAND, MISSOURI
2121 SOUTH LACLEDE
OAKLAND, MO 63122
314-645-8026

Prepared By:
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.WIND
Fax: 314.965.9702
Email: wind@windengr.com
C.O.A. #E-1607-D

No.	Date:	Description:	P.E. Signature

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Field Work: DD	Field Checked: GS
Drawn By: PC	C. S. O.: GS
Checked By:	DW
Project Number:	17059
Sheet Number:	C15.3
MSD P-	BASEMAP : 23M,23L
H & T #:	

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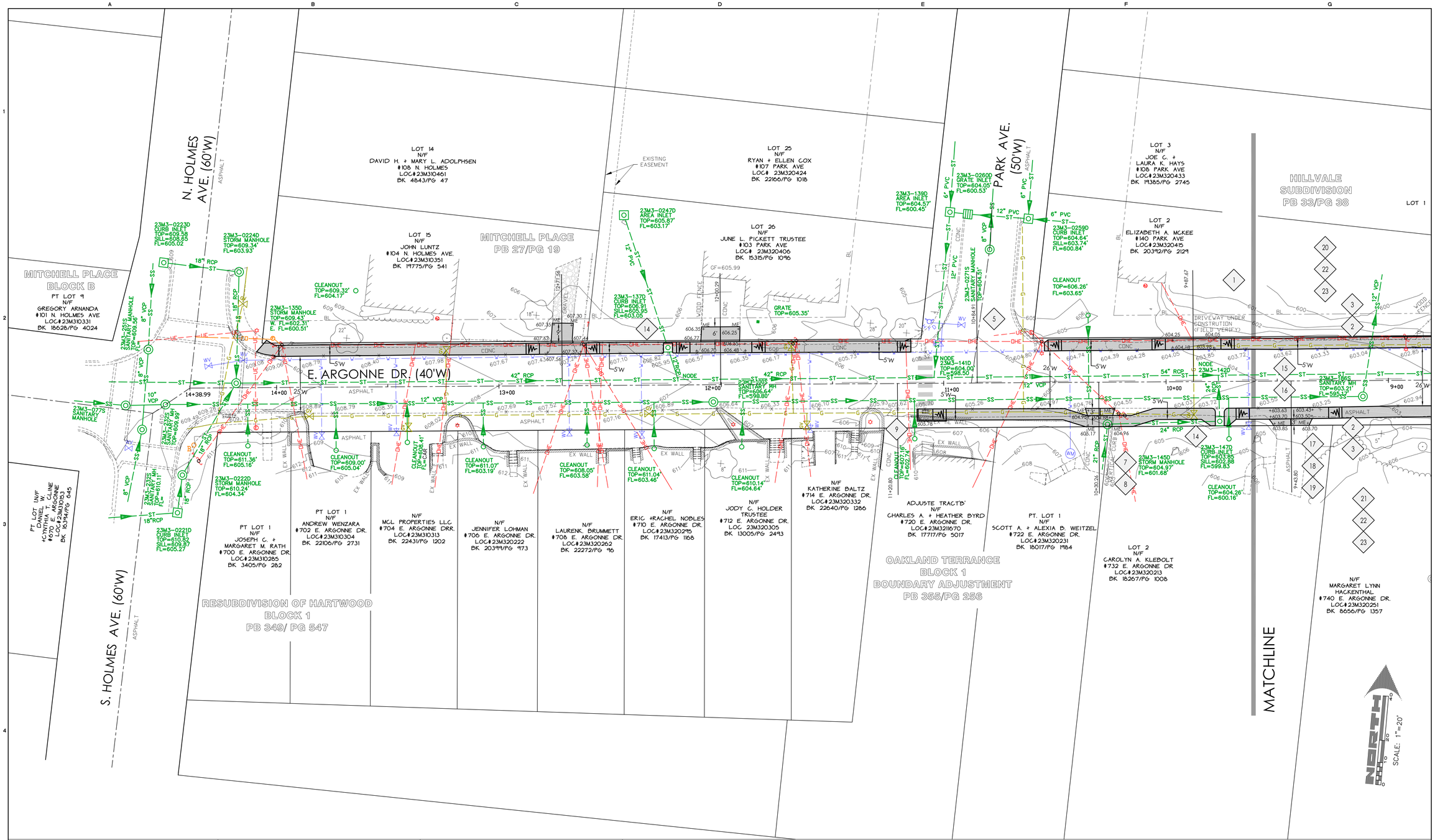

KEYED NOTES

GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO PROCUREMENT OF MATERIAL AND START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY CHANGES FROM EXISTING SITE PLAN. (TYP)
2. INSTALL NEW FIVE (5'W) FOOT WIDE, 6" HIGH CURB CONCRETE SIDEWALK. ADJUST HEIGHT TO 1.5" AT FRONT OF WALK AT DRIVES / DRIVEWAYS AND AREAS WHERE REDUCED CURB HEIGHT OF WALK IS REQUIRED. WHERE ADJACENT DRIVEWAYS ARE CLOSE TOGETHER, CONTINUE REDUCED CURB HEIGHT. SEE PLAN FOR LOCATIONS. COORDINATE WITH ENGINEER FOR FIELD ADJUSTMENTS AS NEEDED. (TYP) SEE TYPICAL SECTION.
3. BACKFILL BEHIND WALK WITH LOW CLAY CONTENT SOIL SUITABLE FOR GRASS. SHAPE FINISH GRADES / BACKFILL AN ADEQUATE DISTANCE TO ENABLE RESIDENT TO MOW LAWN TO PREVIOUS MAINTENANCE CONDITION LEVEL. BLEND BACK FILL TO MATCH EXISTING GRADE AND TO PROVIDE POSITIVE DRAINAGE. (TYP). PROVIDE TSCL FOR WORK IN PRIVATE PROPERTY (GRADING / DRIVEWAY R&R, ETC.) (TYP).
4. CONTINUE HEIGHT OF BACK OF WALK WITH PROUD CURBING ALONG REAR OF RECONSTRUCTED ADA RAMP. EXTEND TEN (10') FEET OF 6" VERTICAL CURB NORTH TO DIRECT VEHICULAR TRAFFIC. MATCH EXISTING PAVEMENT WITH FRONT OF NEW CURB.
5. DO NOT EXTEND NEW WALK ALONG ARTERIAL STREETS (PARK AVE & SOUTH BRENT).
6. EXTEND NEW WALK ALONG NORTH BRENT DRIVE.
7. RELOCATION OF POWER POLE(S) AT 722 E ARGONNE IS PENDING AMEREN REVIEW. CONTACT ENGINEER PRIOR TO BID. IF POWER POLES ARE NOT RELOCATED, TURN PROPOSED SIDEWALK ALIGNMENT BEHIND EXISTING UTILITY TO PROVIDE A MINIMUM OF FOUR (4'W) WIDE WALKING SURFACE (AS SHOWN ON PLAN).
8. SAWCUT AND TAPER REMAINING EDGE OF EXISTING CONCRETE VERTICAL CURB ON DRIVEWAY.
9. PROVIDE TAPERED VERTICAL CURB AT REAR OF WALK IF NEEDED TO MATCH EXISTING GRADES.
10. 745 E ARGONE FRONT WALK CONC STEPS - POUR NEW WALK UP TO EXISTING SECOND STEP TREAD ELEVATION. MATCH EXISTING, REMOVE AND REPLACE HAND RAIL WITH SIMILAR AS APPROVED BY RESIDENT.
11. EXISTING METAL FENCE WITH 4- SCREW ANCHORS / POST, ALONG BOX CULVERT ON TOP EXISTING SIDEWALK. REMOVE AND REPLACE ON TOP OF NEW SIDEWALK. REPLACE DAMAGED OR DEFECTIVE SECTIONS AS APPROVED BY CITY OF OAKLAND.
12. REMOVE AND HAUL OFF TREES TBR.
13. REMOVE EXISTING SHRUB VEGETATION WITHIN ROW AS REQUIRED FOR NEW SIDEWALK. COORDINATE WITH ADJOINING PROPERTY OWNER FOR CAREFUL REMOVAL OF PLANTS & ROOTS FOR POSSIBLE RELOCATION OF SHRUBS BY OWNER. ANY SPECIAL TECHNIQUES TO PROVIDE RELOCATION SHALL BE BY SEPARATE CONTRACT BETWEEN CONTRACTOR AND OWNER. REMOVE ALL VEGETATION TBR THAT IS NOT TO BE RELOCATED AS CONFIRMED BY ADJOINING PROPERTY OWNER.
14. RAISE SEWER STRUCTURE TOPS TO PROPOSED SIDEWALK HEIGHT AS REQUIRED (TYP).
15. RELOCATE EXISTING ROAD SIGNS AS DIRECTED BY CITY OF OAKLAND (TYP).
16. ADJUST TO GRADE EXISTING PRIVATE UTILITY VALVE BOXES AND ACCESS STRUCTURES (TYP).
17. REMOVE AND REPLACE DRIVE / DRIVEWAY APRONS AN ADEQUATE DISTANCE TO PROVIDE COMFORTABLE DRIVING CONDITIONS / NO VEHICULAR DRAGGING. MAXIMUM GRADE CHANGE WITHOUT VERTICAL CURVE SHALL BE 10% AT CRESTS, AND 9% AT SAGS. ADJUST DISTANCE TO PROVIDE POSITIVE DRAINAGE (TYP). PROVIDE TSCL FOR WORK IN PRIVATE PROPERTY (GRADING / DRIVEWAY R&R, ETC.) (TYP).
18. THE THICKNESS OF THE FIRST SECTION OF SIDEWALK ON EACH SIDE OF THE DRIVE / DRIVEWAY ENTRANCE SHALL BE INCREASED TO MATCH THE DRIVE / DRIVEWAY PAVEMENT THICKNESS (6 INCHES) (TYP). USE FAST-CURING CONCRETE MIX TO MINIMIZE THE NUMBER OF DAYS DRIVES WILL BE INACCESSIBLE. SEE TYPICAL SECTION.
19. PROVIDE STANDARD LONGITUDINAL JOINT AT CL OF DRIVES / DRIVEWAYS.
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PRELIMINARY

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ARGONNE DRIVE PEDESTRIAN IMPROVEMENTS
CITY OF OAKLAND, ST. LOUIS COUNTY, MO
SITE & GRADING PLAN

Prepared For:
THE CITY OF OAKLAND, MISSOURI
4005 MAPLE AVE.
OAKLAND, MO 63123
314-645-8026
CITY OF OAKLAND

Prepared By:
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.WIND
Fax: 314.965.9629
Email: wind@windengr.com
C.O.A. #E-1607-D

No.	Date:	Description:	P.E. Signature

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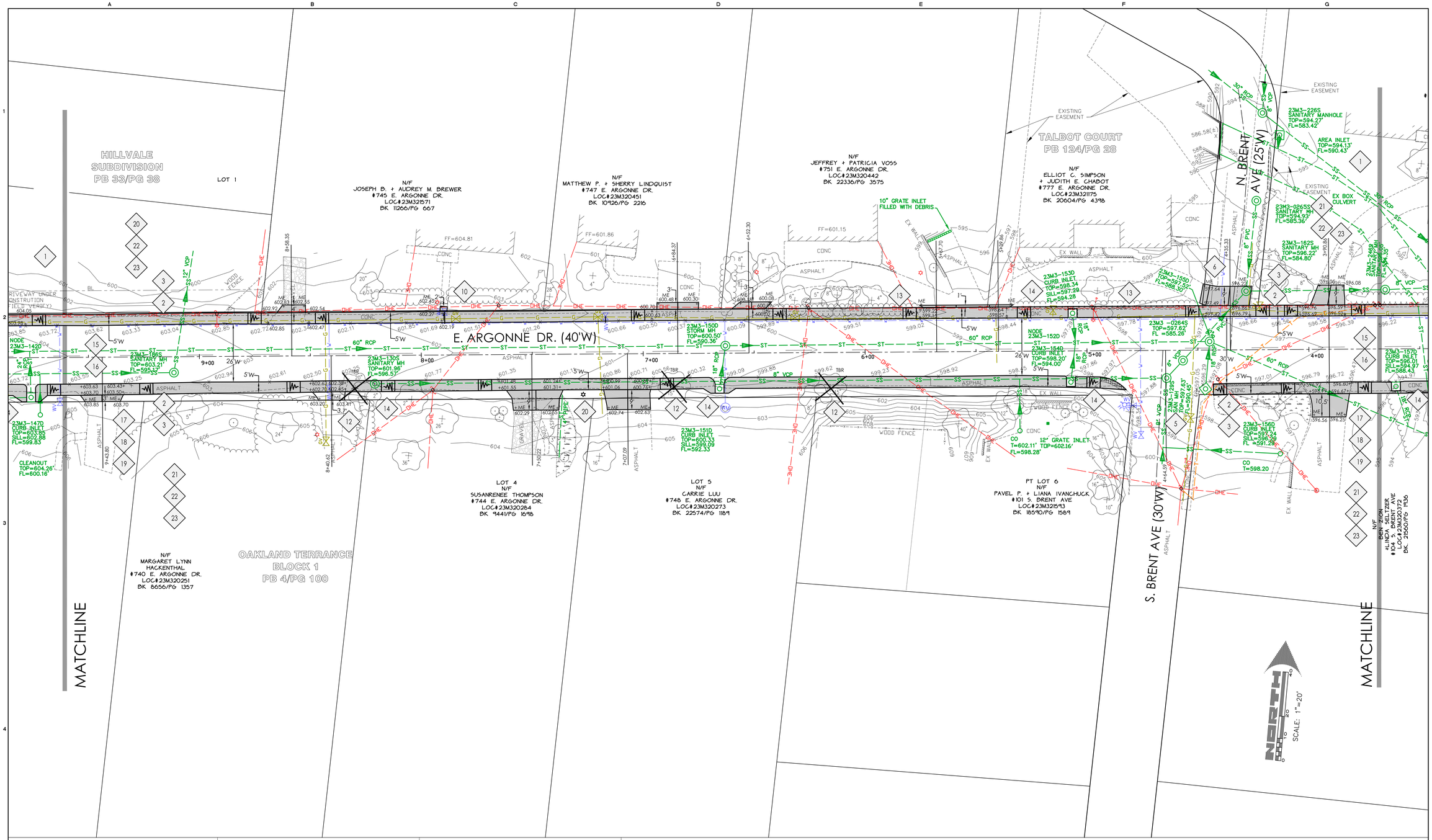
Date:	01/09/18
Field Work: DD	Field Checked: GS
Drawn By: PC	C. S. O.: GS
Checked By:	DW
Project Number:	17059
Sheet Number:	C16.1
MSD P-	BASEMAP : 23M.23L
H & T #:	



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CITY OF OAKLAND, ST. LOUIS COUNTY, MO
SITE & GRADING PLAN

THE CITY OF OAKLAND, MISSOURI
5055 DUNN ROAD
OAKLAND, MO 63123
314-645-8026

Prepared for:

CITY OF OAKLAND

Prepared By:
WIND
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.WIND
Fax: 314.965.7502
Email: wind@windengr.com
C.O.A. #E-1607-D

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Date:	01/09/18
Field Work: DD	Field Checked: GS
Drawn By: PC	C. S. O.: GS
Checked By:	DW
Project Number:	17059
Sheet Number:	C16.2
MSD P-	BASEMAP : 23M,23L
H & T #:	

KEYED NOTES

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2. INSTALL NEW FIVE (5'W) FOOT WIDE, .6" HIGH CURB CONCRETE SIDEWALK. ADJUST HEIGHT TO 1.5" AT FRONT OF WALK AT DRIVES / DRIVEWAYS AND AREAS WHERE REDUCED CURB HEIGHT OF WALK IS REQUIRED. WHERE ADJACENT DRIVEWAYS ARE CLOSE TOGETHER, CONTINUE REDUCED CURB HEIGHT. SEE PLAN FOR LOCATIONS. COORDINATE WITH ENGINEER FOR FIELD ADJUSTMENTS AS NEEDED. (TYP) SEE TYPICAL SECTION.
3. BACKFILL BEHIND WALK WITH LOW CLAY CONTENT SOIL SUITABLE FOR GRASS. SHAPE FINISH GRADES / BACKFILL AN ADEQUATE DISTANCE TO ENABLE RESIDENT TO MOW LAWN TO PREVIOUS MAINTENANCE CONDITION LEVEL. BLEND BACK FILL TO MATCH EXISTING GRADE AND TO PROVIDE POSITIVE DRAINAGE. (TYP). PROVIDE TSCL FOR WORK IN PRIVATE PROPERTY (GRADING / DRIVEWAY R&R, ETC.) (TYP).
4. CONTINUE HEIGHT OF BACK OF WALK WITH PROUD CURBING ALONG REAR OF RECONSTRUCTED ADA RAMP. EXTEND TEN (10) FEET OF 6" VERTICAL CURB NORTH TO DIRECT VEHICULAR TRAFFIC. MATCH EXISTING PAVEMENT WITH FRONT OF NEW CURB.
5. DO NOT EXTEND NEW WALK ALONG ARTERIAL STREETS (PARK AVE & SOUTH BRENT).
6. EXTEND NEW WALK ALONG NORTH BRENT DRIVE.
7. RELOCATION OF POWER POLE(S) AT 722 E ARGONNE IS PENDING AMEREN REVIEW. CONTACT ENGINEER PRIOR TO BID. IF POWER POLES ARE NOT RELOCATED, TURN PROPOSED SIDEWALK ALIGNMENT BEHIND EXISTING UTILITY TO PROVIDE A MINIMUM OF FOUR (4'W) WIDE WALKING SURFACE (AS SHOWN ON PLAN).
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11. EXISTING METAL FENCE WITH 4- SCREW ANCHORS / POST. ALONG BOX CULVERT ON TOP EXISTING SIDEWALK. REMOVE AND REPLACE ON TOP OF NEW SIDEWALK. REPLACE DAMAGED OR DEFECTIVE SECTIONS AS APPROVED BY CITY OF OAKLAND.
12. REMOVE AND HAUL OFF TREES TBR.
13. REMOVE EXISTING SHRUB VEGETATION WITHIN ROW AS REQUIRED FOR NEW SIDEWALK. COORDINATE WITH ADJOINING PROPERTY OWNER FOR CAREFUL REMOVAL OF PLANTS & ROOTS FOR POSSIBLE RELOCATION OF SHRUBS BY OWNER. ANY SPECIAL TECHNIQUES TO PROVIDE RELOCATION SHALL BE BY SEPARATE CONTRACT BETWEEN CONTRACTOR AND OWNER. REMOVE ALL VEGETATION TBR THAT IS NOT TO BE RELOCATED AS CONFIRMED BY ADJOINING PROPERTY OWNER.
14. RAISE SEWER STRUCTURE TOPS TO PROPOSED SIDEWALK HEIGHT AS REQUIRED (TYP).
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17. REMOVE AND REPLACE DRIVE / DRIVEWAY APRONS AN ADEQUATE DISTANCE TO PROVIDE COMFORTABLE DRIVING CONDITIONS / NO VEHICULAR DRAGGING. MAXIMUM GRADE CHANGE WITHOUT VERTICAL CURVE SHALL BE 10% AT CRESTS, AND 9% AT SAGS. ADJUST DISTANCE TO PROVIDE POSITIVE DRAINAGE (TYP). PROVIDE TSCL FOR WORK IN PRIVATE PROPERTY (GRADING / DRIVEWAY R&R, ETC.) (TYP).
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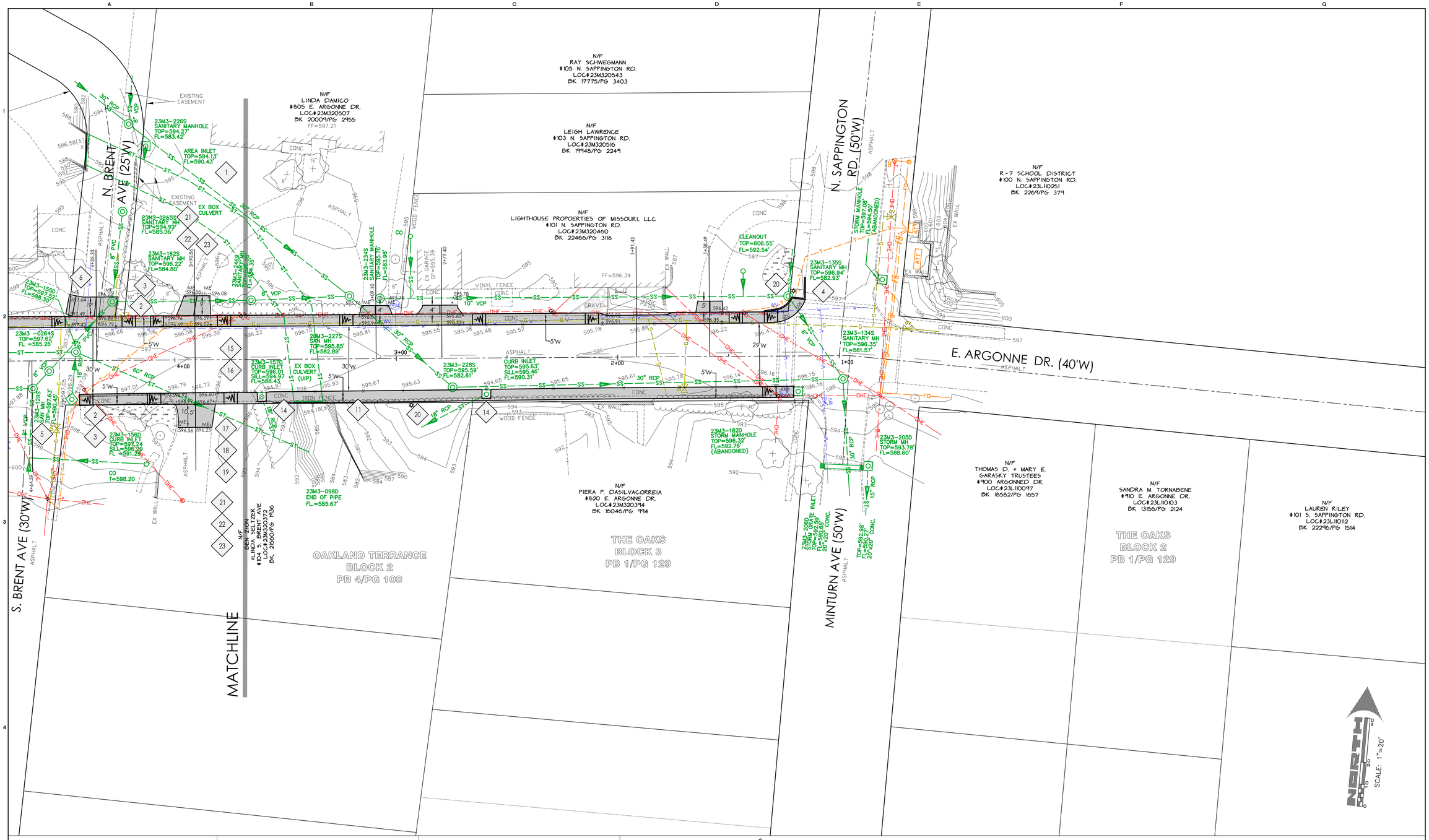

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CITY OF OAKLAND, ST. LOUIS COUNTY, MO
SITE & GRADING PLAN

THE CITY OF OAKLAND, MISSOURI
5595 MARYLAND AVE
OAKLAND, MO 63123
314-645-8028

Prepared for:

CITY OF OAKLAND

Prepared By:
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.WIND
Fax: 314.965.7202
Email: wind@windengr.com
C.O.A. #E-1607-D

No.	Date:	Description:	P.E. Signature

REVISIONS/STATUS

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Date:	01/09/18
Field Work: DD	Field Checked: GS
Drawn By: PC	C. S. O.: GS
Checked By:	DW
Project Number:	17059
Sheet Number:	C16.3
MSD P-	BASEMAP : 23M.23L
H & T #:	

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